



ARCHIVES
ARCHITECTURE
PO BOX 1332
SAN JOSE CA 95109

September 9, 2022

Attn: Brian Froelich, AICP
Senior Planner
City of Capitola
420 Capitola Avenue
Capitola, CA 95010
(Via email)

RE: Preliminary Historical Evaluation of Detached Garage – 529 Capitola Avenue, Capitola, CA
APN# 035-093-01

Dear Brian:

This letter constitutes a preliminary historic resource evaluation (Phase One Report) for the garage on the property located in the City of Capitola, County of Santa Cruz, at 529 Capitola Avenue. The property contains two buildings: the main house and a detached garage.

Executive Summary

The detached garage at 529 Capitola Avenue, although being built on the site by at least 1927, does not meet the criteria for listing on the California Register of Historical Resources as a contributing structure to the significant property, nor does the garage meet the criteria for designation as a Historic Resource utilizing the criteria of the City of Capitola Historic Resource Ordinance.

INTRODUCTION

Intent of this Memorandum

In the City of Capitola, California, an historical resource evaluation is often required to accompany a project submittal when the city determines that extant structures on the property are at least 50 years old. This property is listed on the 2005 City of Capitola Historic Structures List; however, a property does not have to be listed on a historic resource inventory or historic property register to warrant this type of evaluation as a part of the development review process. Based on the information presented in this letter, findings can be made or subsequent additional documentation could be required by the City of Capitola Community Development Department.

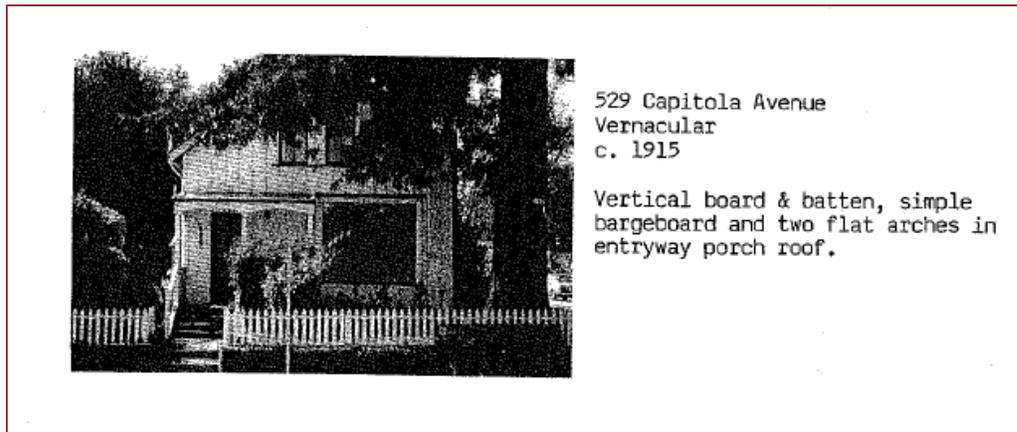
The detached garage and its non-historic lean-to addition are currently proposed for demolition and replacement. A preliminary historic evaluation, such as presented in this letter, can be used to determine the potential for historical significance of a building, structure, site, and/or improvement.

Policy and Regulatory Background

The City's historic preservation policies recognize older buildings for their historical and architectural significance as well as their contributions to the identity, diversity, and economic welfare of the community. The historic buildings of Capitola highlight the City's unique heritage and enable residents to better understand its identity through these links with the past. When a project has the potential to affect a historic resource which is either listed, or eligible for listing, on the California Register of Historical Resources, or is eligible for designation as a Historic Resource under City of Capitola's criteria, the City considers the impact of the project on this significance. Each of these listing or designation processes is based on specific historic evaluation criteria.

Property Status

The parcel at 529 Capitola Avenue is identified on the 2005 City of Capitola Historic Structures List with the status of 7N. This designation, according to the State of California Historical Resource Status Codes, indicates that the property may require additional evaluation. The property was first identified as part of the Capitola Architectural Survey published in 1986 (indicated by the designation "D" on the Historic Structures List), and as shown in the *Capitola Architectural Survey*.



Detail from the 1986 City of Capitola Architectural Survey

The property was further identified within the 2004 Draft *Historic Context Statement For the City of Capitola* (Context Statement), written by Carolyn Swift (indicated by the designation "C" on the Historic Structures List).

For a rehabilitation and addition project at the property, a Secretary of the Interior's Standards Review was conducted in May 2019 by Archives & Architecture LLC, and the character-defining features of the property were listed (see addendum). No evaluation of the historic significance was undertaken. The main portion of the detached garage was not part of the project scope, so the garage was not evaluated for its contribution to the property at that time.

The buildings on the property at 529 Capitola Ave. have not been previously evaluated locally at an intensive level. The property is not listed or designated as a part of any state or national survey of historic resources. The preparer of this report reviewed the detached garage building on the subject property under local, state, and national criteria, to analyze eligibility for listing or designation as a historic property.

**Vincent Canepa home, 529
Capitola Avenue (Survey, 52):**

Architectural style:
Vernacular board-and-batten
Construction date: ca.1874
Theme: Economic
Development



Vincent Canepa home, 529 Capitola Avenue (Survey, 52): Canepa migrated to California in 1896, and his daughter, Edith Canepa Castagnola, was born in the house, a vernacular, two-story board-and-batten built in the mid-1870s. Historians believe the home may have originally been associated with the California Beet Sugar Mill located nearby.

Detail photo and text from the 2004 Draft Historic Context Statement for the City of Capitola

Qualifications

Archives & Architecture, LLC, is a cultural resource management firm located in San Jose, California. Leslie Dill, partner in the firm and the author of this letter, meets the Secretary of the Interior's qualifications within the fields of architectural history and historic architecture to perform identification, evaluation, registration, and treatment activities in compliance with state and federal environmental laws, and are listed with the California Historical Resource Information System (CHRIS). The standards are outlined in 36 CFR Part 61.

Methodology

The methodology used for this historic evaluation included an on-site visual observation of the extant buildings, property, and neighborhood setting; a preliminary-level investigation into the history of the property and its associations. The report references the historic survey listing of the residence in the Capitola Architectural Survey and reviews historic documentation of the property including the City of Capitola Architectural Survey and the Draft *Historic Context Statement for the City of Capitola*. This letter includes an evaluation of the garage within the context of the development of the local area and early development in what is now the City of Capitola, as well as architectural associations.

Property Description

The subject property consists of a rectangular parcel of just under a tenth of an acre. The one-and-one-half-story house is set to the northeast on the parcel, facing the main frontage on Capitola Avenue (approximately east) and running parallel to the secondary frontage along Beverly Avenue. The one-story detached garage, the subject of this preliminary review letter, is located in the northwest corner of the property, accessed directly from Beverly Avenue.



*Assessor's Map of 529 Capitola Avenue, Capitola
The blue rectangle follows the property lines; the red oval encircles the subject garage building*

HISTORICAL BACKGROUND

Historical Context

The Context Statement notes: "Significant single-family residences are those directly related to Capitola's architectural chronology..." [as summarized at the end of the Context Statement as follows]:

1906-1920

Types of Existing Resources:

Capitola Heights subdivision houses along Wharf Road

Vacation homes built in village, on Depot Hill, Fairview Tract, and Opal Cliff

Rosedale Avenue subdivision homes

Lawn Way cottages

Village apartment buildings and single-family structures

Houses built on former beet sugar mill factory site

Village commercial structures

El Salto cottages

Farm Structures between Wharf Road and Forty-first Avenue

Associated themes:

Economic Development: Industry; Agriculture; Land Development, Business, and Tourism; Real Estate Management

The property has been identified as significant to the City of Capitola and appears on the City's 2005 Historic Structures List. Earlier evaluations, all brief mentions in larger surveys, indicate that the parcel, particularly the main house, conveys significant historical aspects of the economic growth of Capitola, as the property embodies associations with historic patterns of development, including the residential development along Capitola Avenue and associations with the Sugar Beet Factory that was located immediately north of this property in the late-nineteenth century. The property is

associated with an original owner, Vincent Canepa, who fished out of Capitola around the turn of the twentieth century, and his daughter, Edith Canepa Castagnola.

The house at 529 Capitola Ave. was likely built in the late nineteenth century, identified by the Context Statement as early as ca. 1874. The HRI originally estimated the house as ca. 1915, possibly identifying a move-on date, but also identifying the earliest date known in a range of years when the house was first constructed or moved onto the current location. Confusing the historical record, Edith Canepa Castagnola was reported to have been born in the house; however, her birthday was in 1899, well before the house appears in its current location. The house represents an older form of residence and use of materials in the City of Capitola and the region. It is clad in board-and-batten and has a simple gabled form associated with the National Style of that time.

The date of the detached garage could also be ascertained only within a range between 1914, when no buildings are identified at this location on the USGS Map, and 1927, when the garage appears on the Sanborn Insurance Map of that year (labeled “A” for “automobile-related”). The garage is also a simple structure, with a rectangular footprint, mud sill, and gabled roof.

Neighborhood History

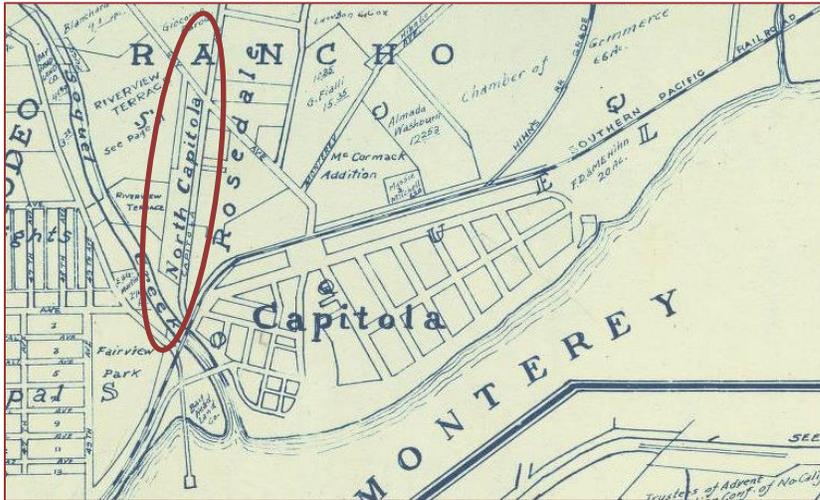
In the first decades of the twentieth century, Capitola Avenue was a rural road leading into Capitola Village from Santa Cruz and the South San Francisco Bay Area. With a background of fields and orchards, a scattering of single-family houses had been built along its route. The road was developed over time as methods of transportation changed from carriage and rail to automobile.

The 2004 *Draft Historic Context Statement of the City of Capitola* (Context Statement) focuses on the history of Capitola Village and highlights significant subdivisions that were developed during the Frederick A. Hihn years around the turn of the last century and under H. Allen Rispin’s ownership from 1919 to around 1926. The property is outside of these focal areas; it is in a neighborhood that was sold as individual parcels and developed more organically over time than many areas of Capitola.

Although outside the main boundaries of the early Village of Capitola, the property would be considered within the patterns and themes of the Residential Phase II development of the city’s Context Statement. The Context Statement notes: “Hihn planned expansive improvements for Capitola between 1895 and 1905 to transition from Camp Capitola to Capitola By-the-Sea. In addition to an expanded number of rental units and apartments, Hihn planned several new subdivisions in areas previously occupied cabins or tents...” “Examples of Property Types” of this phase of development “... include bungalow cottages, duplex vacation homes, apartments, and single-family dwellings.” In the early twentieth century, the subdivision of the subject area into a regular series of residential parcels was undertaken by Frederick A. Hihn, the well-known and significant figure in the historical development of the city and region. In the 1880s and earlier, F. A. Hihn had acquired the larger immediate acreage as a part of his substantial real estate investment in Capitola and other coastal communities.

As early as January 1911, Lloyd Bowman, a local surveyor, created a subdivision map of the area. The subdivision is officially referred to as “North Capitola” in real estate documents, although the area was also referred to as “Sugar Mill Field.” The sugar mill field refers to the nineteenth-century sugar-beet processing mill property that was divided into the parcels along the west side of Capitola Avenue north of the subject property and also divided into the Riverview Terrace neighborhood bordering the Soquel River, across Beverly Street and northwest of the subject property. There is at least one legal reference to “North Capitola” from 1902, so this term may have been in use earlier than the Hihn subdivision map of 1911. The North Capitola subdivision

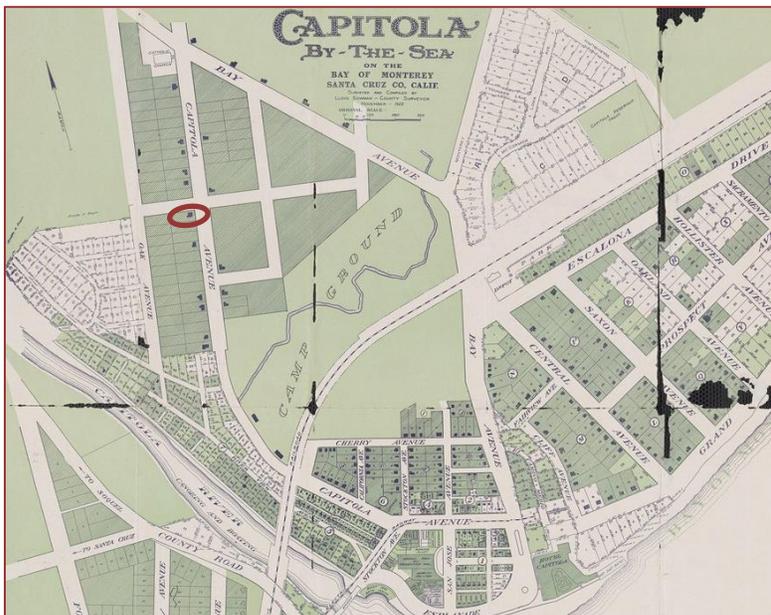
encompasses two long blocks on the west side of Capitola Avenue. The main property frontages are along Capitola Avenue and Oak Drive, and the blocks span from Bay Avenue, across Beverly Avenue, and to the rear of the parcels that front Riverview Drive. The neighborhood was advertised with parcels for sale in 1926, but the area was still largely rural and residential and didn't fully develop until the post-WWII era.



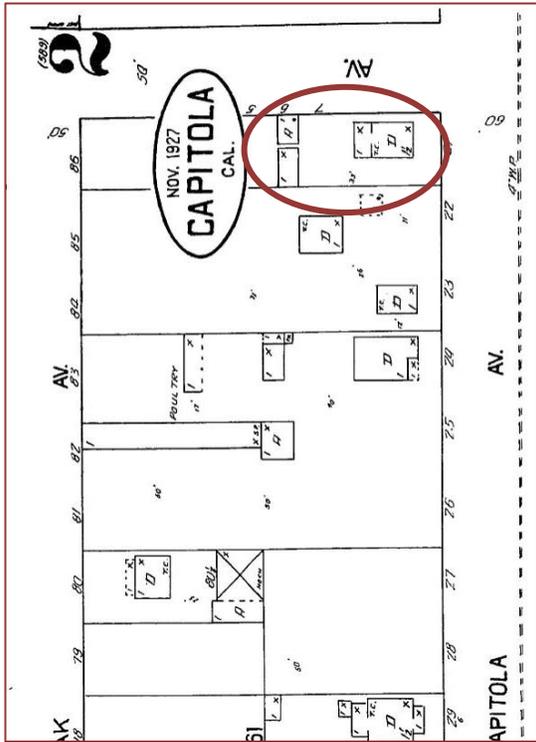
*1931 Standard Map Service Atlas of Santa Cruz County, page 29, illustrating North Capitola Subdivision. University of California, Santa Cruz. McHenry Library, Special Collections (online)
The subject property is approximately located at the "C" in "North Capitola"*

Property Development

In 1912, the USGS topographic maps do not illustrate any buildings in the immediate location of the subject property. After 1922 the house and property are clearly illustrated at the current address.



*1922 Capitola By-the-Sea Real Estate Map, showing the "North Capitola" blocks as not-for-sale
Note: No outbuildings are illustrated on any properties on this map*



1927 Sanborn Insurance Map, showing historic house and two outbuildings.
One of the outbuildings is no longer extant

Outside the main boundaries of the early Village of Capitola, the house and detached garage appear on the parcel during the Rispin era of the 1920s; however, the house does not represent a 1920s design, and the parcel is not included in any of the specific subdivisions mentioned in the Context Statement. Instead, the house represents an older structure, likely moved onto the site in the early twentieth century. The significance is conveyed from the older National Style residence, and what that represents in the larger context of Capitola's development. The parcel is across Beverly Avenue from the Sugar Beet Mill property, and the age and materials of the construction suggest that the house may have been associated with that complex. The detached garage is more likely to have been built in-situ, again based on its construction materials and detailing.

Personages

The property is associated with the Vincent Canepa family. They are a significant Capitola and Santa Cruz area Italian-American fishing family. This researcher could not find any documents or resources that could identify the detached garage in any meaningful way with the legacy of this family.

ARCHITECTURAL BACKGROUND

Architecture and Description

The form and detailing of the house at the front of the property serve to document its age and provide its character. It features a low, almost cubical volume, topped by a relatively steep full-width gabled roof that encloses a second story, recently expanded with differentiated dormers. The one-story rear wing, now altered, featured a shed roof typical of nineteenth-century designs. The house displays distinctive board-and-batten siding, single-wall construction, and simple decoration that indicate that the house is from the late-nineteenth century. The front porch features flat arches

that were utilized in porch designs of the 1860s; the porch does not appear on the 1927 Sanborn Insurance maps, so is not historic, but its design, size, and scale are compatible with the age and original design of the house. Per the 1986 Historic Resources Inventory, the original cottage was of note for its “Vertical board & batten, simple bargeboard and two flat arches in entryway porch roof.” According to the Draft Historic Context Statement, the style of the house is “Vernacular board-and-batten,” and the house was likely built ca. 1874.

The subject detached garage building is a vernacular design, not associated with a specific style, meaning it doesn’t include such elements such as trim or cladding that might visually tie it to the house design or other design movements, even though the house and garage share board-and-batten exterior siding design. It features a rectangular footprint on a mud sill with a recent brick floor. The board-and-batten vertical walls serve as both structure and siding. The roof is a moderately pitched gable, covered in rolled roofing. The shallow eaves have exposed rafter tails and no blocking. The front (north), main opening consists of a pair of swinging board-and-batten doors. There is a small gable-end window facing south; it is a fixed wood sash with three lites and thin muntins; it appears to be salvaged from an earlier structure and added into a simple opening cut into the rear wall without trim.



*Detached Garage – 529 Capitola Ave., Viewed from the north (from Beverly Avenue), August 2022
(Photo by Leslie Dill)*

The materials and form of the garage are not distinctive in a way that tie the building to a place, style, materials, or personages. Many other single-wall structures in the region were decoratively clad in horizontal siding and included such features as boxed eaves or special window trim, but this garage exhibits a purely functional design where the exterior exposed envelope is also the structure. The garage features board-and-batten siding and built using board framing; these building techniques are associated with residential framing in the late 1800s in this part of California, and, in more rural local areas, they were used into the early 1900s for sheds and

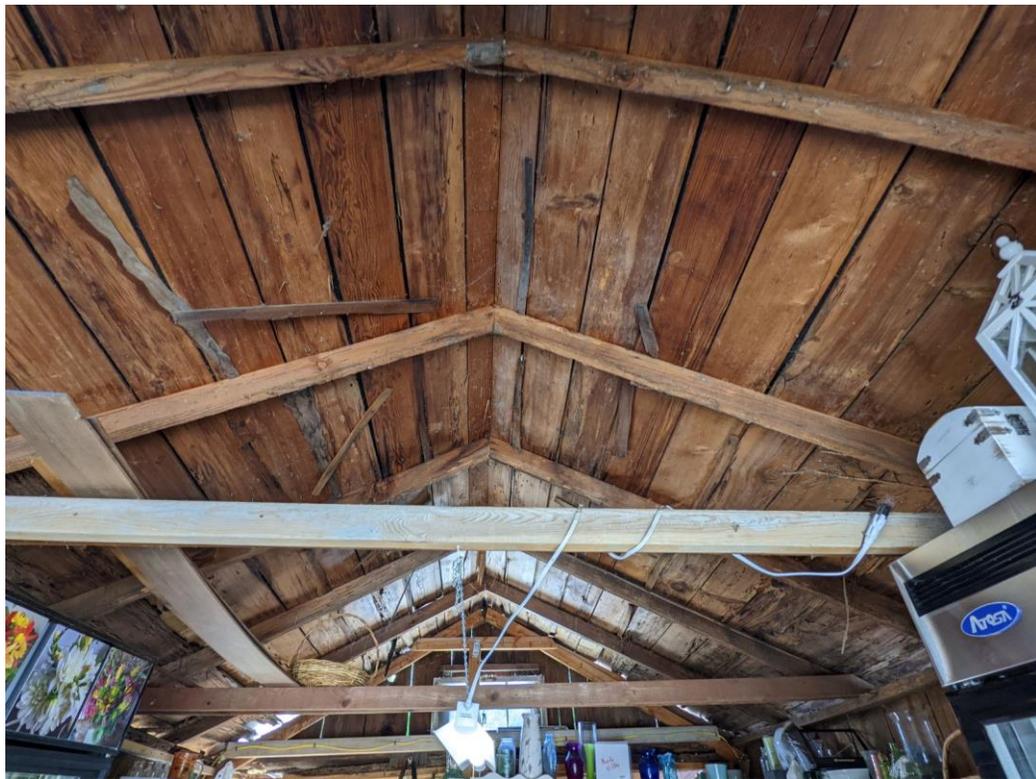
agricultural buildings. The boards do not exhibit saw cuts or square nails that would associate the design with an early (i.e., mid-nineteenth-century) structure. The closely spaced board sheathing also suggests that the structure is not from the 1860s through 1870s when skip sheathing was used (boards laid with gaps). The board walls do not appear to be old-growth redwood, which would signify age and regional use of materials, and the boards and structure are seriously deteriorating. The lack of ridge board or ridge beam, along with the single-wall construction, suggests a turn-of-the-twentieth-century design, and likelihood of having been built on-site, but these features could have been incorporated into a later building (1910 or 20s) because of the building's simple historic function as a shed or garage in a relatively rural area. So, the materials and design of the building are consistent with the maps that show the range of construction from 1914 to 1926, most likely at the earlier end of that range.



Detached Garage – 529 Capitola Ave., Viewed from the northeast, August 2022 (Photo by Leslie Dill)



*Rear of Detached Garage and Shed Addition – 529 Capitola Ave., Viewed from the south, August 2022
(Photo by Leslie Dill)*



Detached Garage View of Interior Roof Framing – Detail, August 2022 (Photo by Leslie Dill)



Detached Garage Round Nail Examples – Details, August 2022 (Photo by Leslie Dill)

PRELIMINARY EVALUATION

Integrity

According to the Office of Historic Preservation *Technical Assistance Series #6*

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

The historic integrity of the detached garage on the residential property at 529 Capitola Avenue is substantially intact, although some aspects have been slightly compromised over time.

From observing lack of ridge beam (creating a vulnerable structure for relocation), one can assume that the garage was likely built in-situ, so the **location** is likely original or at least dating from almost 100 years ago, the established period of significance of the property.

The neighborhood **setting** continues to convey an area of single-family residences with a variety of designs and eras represented.

The south lean-to addition has removed some original materials, but the vast majority of its **materials** are obviously of an earlier age. The board-wall **design** of the garage is authentic. There is no “**workmanship**” to evaluate.

Although the use of the building is identified on the Sanborn Insurance Map as automobile-related in 1927, and it is of a size that might have housed a single car of that era, the **feeling** the garage conveys is more of a stripped-back functional outbuilding (e.g., more of a storage shed). It has no architectural features, such as trim or windows, siding, or even cross-facing boards that might indicate that it would house something of value. It does not embody strong **associations** with the house design or the historical development of the city in this neighborhood.

After reasonable research efforts were undertaken for a report of this kind, no new historical documentation was discovered for this parcel, so the evaluation that follows in this report is based primarily on the design and materials of the garage itself and its larger known context. A building can be considered a “primary resource” the same way a diary or first-person account of historic events is a primary resource. The building itself tells its own stories, in its design, materials, workmanship, etc.

California Register of Historic Resources

The California Office of Historic Preservation describes the California Register as a “...program [that] encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act.” There are four criteria for designation, evaluated for the garage at 529 Capitola Avenue as follows:

Historic Events and Patterns

The main house (and, therefore, property) is identified within the Context Statement, for how it conveys its associations to the development of Capitola (especially Capitola Avenue) and its associations with a family with ties to the significant early-twentieth-century fishing industry, as well as its potential associations with the Sugar Beet Mill history. Although the house at 529 Capitola Ave. is at least 100 years old—and more likely older—it is not merely its age that makes it representative of broad historical patterns of development. The construction materials and methods of the house clearly convey the age of the house and its original modest size (even with recent additions). Even without additional intensive research and evaluation, the property would, therefore, continue to have potential for eligibility for the California Register based on significant events or patterns of history under California Register Criterion (1), as represented by the main house.

Meanwhile, the garage does not contribute to these historical associations. It is known to be in place by 1927, but it does not have features or materials that are readily understood to represent the residential values of people in Capitola in the early 1900s.

Personages

Although the Canepa family is associated with the property, the garage structure does not illustrate or convey aspects of their lives that make the family significant in the City of Capitola. The garage does not embody known stories, materials, or design traits that

illustrate the family's trade or growth over time. Although the property may be evaluated as a whole to be associated with significant personages (California Register Criterion 2), the garage can be found not to be an important contributor to that narrative.

Architecture

Although recognizable from its framing techniques as a building from an earlier era, and although the building stands out somewhat in the neighborhood because of its unpainted wood exterior, the garage does not represent a distinguished example among vernacular garages from its period. The materials are conventional for their time, used in a very basic manner, and do not embody exceptional significance for their quality or workmanship. A small, detached garage can sometimes capture or embody the feelings and association of an austere era or provide associations with early automobile use; however, this garage is not a distinctive representation of the use of materials or composition, nor does it clearly embody design elements that might differentiate between a garden shed and an automobile garage. Unadorned, it does not convey strong design connections to the house on the property. The property would therefore not qualify for the California Register under Criterion (3).

Potential to Provide Information

The property has no known associations or identified materials that indicate that it might lead to the discovery of significant information. The property would therefore not qualify for the California Register under Criterion (4).

Capitola Historic Features Ordinance

The Capitola Designated or Potential Historic Resources Ordinance (Municipal Code 17.84.060) allows for the identification and/or designation of local historic resources, formerly known as "historic features." Per the ordinance, "The City Council may classify a property as a Designated Historic Resource if it meets any of the following criteria":

1. *It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural or natural history.*
2. *It embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the uses of indigenous materials or craftsmanship.*
3. *It is an example of a type of building once common in Capitola but now rare.*
4. *It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related groupings of properties which contribute to each other and are united aesthetically by plan or physical development.*

The ordinance also says that "Designated Historic Resources represent particularly noteworthy community resources that exemplify the City's unique historic identity, primarily from the pre-World War II era of Capitola's history. Designated Historic Resources possess iconic landmark status that contribute to Capitola's unique sense of place due to physical characteristics of the resource visible from a public place."

Analysis

In considering the significance of the property based on these City of Capitola criteria, the detached garage can be found not to meet the criteria of the City of Capitola Historic Resource Ordination, as follows:

1. Because of the garage's lack of documentary narrative that ties it into the property history or neighborhood development, and because of its unremarkable architectural materials and simplistic methods of construction, it cannot be found to exemplify special elements of the City's history per Criterion 1.
2. Although the garage is built using single-wall techniques which dates its construction back many years, it is not a distinctive, artistic, or high-quality example of that type of building. The garage can be found not to meet Criterion 2 for its lack of characteristics of a style, type, period or method of construction.
3. Because, as a detached garage and vernacular residential outbuilding, it is not a common type of building that is now rare, the building can be found not to meet Criterion 3.
4. Finally, the detached garage is not a contributing building to a larger narrative—it is not a piece of a jigsaw puzzle that might build a larger sense architectural, artistic, thematic, or historic-neighborhood community. The garage can be found not to meet Criterion 4.

CONCLUSIONS

The garage building, as a detached built element within an identified historic property, does not appear to be a contributing historic resource or a character-defining feature within the criteria of the California Register of Historical Resources nor within the City of Capitola Criteria for Designation of Historic Resources.

It can be found that the proposed demolition of the detached garage would not have a significant effect on the environment under CEQA.

Sincerely:



Leslie A.G. Dill, Architectural Historian and Historic Architect
Archives & Architecture, LLC

REFERENCES CITED:

www.ancestry.com. Census Records, City Directories, etc. Accessed August 2022.

Capitola, City of.

Historic Structures List. 2005.

Capitola Architectural Survey. 1986.

Municipal Code. Title 17.84 Zoning Ordinance – Historic Preservation. 2020.

Museum Website. Accessed August 2022

David Rumsey Map Collection. Accessed August 2022.

Dill, Leslie A.G. for Archives & Architecture LLC. *Secretary of the Interior's Standards Review:*

Proposed Rehabilitation and Addition Project at a Historic Residence. 529 Capitola Avenue, Capitola, Santa Cruz County, California. May 2, 2019, Revised May 29, 2019.

Dill, Leslie A.G. for Archives & Architecture LLC. *Preliminary Historic Resource Evaluation Letter for 605 Capitola Avenue, Capitola.* September 12, 2017.

www.newspapers.com. Obituaries, etc. Accessed August 2022.

Sanborn Fire Insurance Maps. 1927, and 1933.

Santa Cruz County. Recorder. Accessed August 2022.

Santa Cruz County. Assessor Records.

<https://www.santacruztrains.com>. Accessed August 2022.

Swift, Carolyn. *Historic Context Statement for the City of Capitola*. Draft 2004.

ADDENDUM

(Page 4 from May 2019 Standards Review report that identified character-defining features of the property)

The house is recognizable as a somewhat altered National-style cottage. The National style is associated with the nineteenth century, from the 1860s into the late 1880s. The design is embodied by vernacular steeply-pitched gable-roofed houses with half stories at the upper level, supported by balloon framing. They are commonly clad in board-and-batten siding and feature 2/2 or 1/1 double-hung wood windows placed individually. Many are of single-wall construction.

Character of the Existing Resource

The primary character of the historic house is obtained from its simple form and materials. It features a low, almost cubical volume, topped by a relatively steep gabled roof that encloses a small second story. The one-story rear wing, now altered, featured a shed roof typical of nineteenth-century designs; it was expanded, and the roof form altered, leaving the side eaves of the original shed roof. The front porch features flat arches that were utilized in porch designs of the 1860s. The porch does not appear on the 1927 Sanborn Insurance maps, but its design, size, and scale are compatible with the age and original design of the house.

Per the 1986 Historic Resources Inventory, the original cottage was of note for its “Vertical board & batten, simple bargeboard and two flat arches in entryway porch roof.” According to the Draft Historic Context Statement, the style of the house is “Vernacular board-and-batten,” and the house was built ca. 1874.

To review the design of the proposed rehabilitation and addition project, Archives & Architecture, LLC created an initial in-house list of the house’s features. The list of character-defining features includes, but may not be limited to:

- Compact, approximately square main footprint with a full-width one-story rear wing (in this location by 1927)
- Low one-and-one-half-story massing with high wall plates (balloon framing)
- Full-width steeply-pitched gable roof form and lean-to shed roof to the rear
- Boxed shallow eaves
- Vertical board siding with flat-board fascia (with narrower siding on the rear wing)
- Placement of most of the window openings, as individually placed vertical windows

Unclear elements (not proposed for alterations, so no additional historical investigation was undertaken):

- Current version of the front porch. No projecting porch is shown on the 1927 or 1933 Sanborn Insurance maps; however, the porch design is commensurate with the age and design of the house.
- Eastern portion of the detached garage. It is illustrated on the property by 1927; however, its age is not necessarily indicative of its significance, as it is not associated with the nineteenth-century house design. The western portion has been altered (see below).

Alterations or added elements, appropriate for removal, include features that do not appear on the 1927 Sanborn Insurance maps—so appear to be later additions—and/or building elements that are clearly not original:

- Projecting rear porch
- Large plate-glass focal window
- Replacement sash for windows
- Gabled roof addition at the rear wing
- The lean-to (west) addition at the detached garage