



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
TOM BURNS, PLANNING DIRECTOR

October 6, 2004

AGENDA. October 13, 2004

HISTORIC RESOURCE PRESERVATION PLAN

Applicant: John Craycroft
Owner: Bob Locatelli
Application No.:04-03H (ref. b.p. app. 52807M)
APN:065-081-21
Situs: 6250 Highway 9
Location: East side of Highway 9 about 175 feet south of intersection with
Graham Hill Road
Historic Name: Cremer Hotel
Current Name: N/A

Existing Site Conditions

Parcel Size: . 13,672 square feet
Use: Restaurant and apartments

Planning Policies

Planning Area: San Lorenzo Valley
Zone District: C-2-L
General Plan Land Use Designation: Community Commercial
Community, Specific, or Town Plan: Felton Town Plan
General Plan Resources and Constraints: Water Supply Watershed, Ground Water
Recharge, Biotic, Riparian,
Archaeological
Coastal Zone: No

I. PROJECT DESCRIPTION

According to the application, the proposal is to construct a covered porch on the south side of the building to match the original porch that was removed at some time in the past. The plans submitted with the application indicate the porch would be about 51 feet long and almost eight-and-one-half feet wide.

II. DISCUSSION

A. Background and Site Description

The existing building on this parcel is listed in the County's Historic Resources Inventory (HRI) with a historic rating of NR5, which the County Code defines as "[a] property determined to have local historical significance." Please refer to the attached pages from the Historic Resources Inventory for information about the historic and architectural significance of the building.

The building is located in downtown Felton on a 59 foot wide lot that varies in length from 209 to 237 feet. The lot slopes from the front (west) to the rear (east). The building is situated on the western most 100 feet of the lot and fronts on Highway 9. .

B. Proposal

The proposal involves reconstruction of a porch that existed on the building, but was removed at an unknown time in the past. The porch would be about 435 feet in size and would run about 80 percent of the length of the building. The applicant has already submitted a building permit application for the proposal. That application was routed to the Historic Resources Commission staff for review and that is the genesis of this Historic Resources Preservation Plan.

C. Purview of the HRC

Your Commission is requested to consider an Historic Resource Preservation Plan to address the proposed alteration to an existing designated historic resource. In so doing, your Commission will be considering the effect of the proposal on the architectural and historic integrity, significance, and setting of the existing historic building.

D. Historic Preservation Criteria

General Plan Policies 5.20.3 and 5.20.4 require that development activities on property containing historic resources protect, enhance, and/or preserve the "historic, cultural, architectural, engineering, or aesthetic values of the resource as determined by the Historic Resources Commission" based on the Commission's review and approval of historic preservation plans. Chapter 16.42 of the County Code implements those General Plan Policies.

County Code Subsection 16.42.040(a) and Section 16.42.070 are applicable to the proposal. Subsection 16.42.040(a) states, in relevant part, that

[n]o person shall make or cause any material change to the exterior of an historical structure. . . unless such action is in conformance with a valid Historic Resource Preservation Plan approved by the Historic Resources Commission

Subsection 16.42.070, Historic Preservation Criteria, requires that alteration of historic resources and new construction on historic properties meet certain criteria. Those criteria are

listed below, each followed by a discussion of the applicability of the criterion and how the proposal does or does not meet that criterion.

E. Alteration Criteria

- I. *Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure or site and its environment, or to use a property for its originally intended purpose.*

No change in use is proposed. Most recently, the building has been used as a restaurant with two apartments. Historically, it was constructed as the Cremer House Hotel and was used for lodging and retail uses.

2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*

The distinguishing original qualities or character of the building is the five bay arcade front façade. According to the Historic Resource Inventory (HRI),

various alterations have been made to the window and door arrangements. Originally, the structure had a commercial bill board top and the two story arcade was composed of wooden piers and an stick *frieze*, and wrapped around the lower story. Now the structure is covered with stucco.

It does not appear that the proposal would significantly alter historic material or distinctive architectural features, but would in fact enhance the building's distinctive features. The HRI states that "the hotel retains architectural significance that can be enhanced by proper rehabilitation."

3. *All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier or later appearance shall be discouraged.*

The application indicates that the proposed alterations are to restore the original porch. The HRI notes that verandas were removed. The Felton Town Plan, adopted by the Board of Supervisors in 1987, includes a list of "[i]ncremental improvements to the existing architectural fabric... which would create a more pleasant and exciting walking environment," including "the original side porch" of the building.

4. *Changes which may have taken **place** in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*

No changes through time would be affected by the proposed work.

- 5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.*

The proposed alterations would not adversely affect the original style of the building.

- 6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features substantiated by historic, physical or pictorial evidence rather than on conjectural design or the availability of different architectural elements from other buildings or structures.*

No deteriorated architectural features are involved. The work would generally be in keeping with the architectural features of the existing building. There are no known images of the original porch.

- 7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material should not be utilized.*

No surface cleaning is proposed.

- 8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.*

While the area of Felton where the building is located generally is an archaeologically sensitive area, no work is proposed that would disturb any known archaeological resource.

- 9. Alterations and additions to existing properties shall not destroy significant historical, architectural or cultural elements or materials, and shall be compatible with the size, scale, color, materials, and character of the property, neighborhood or environment.*

The work proposed appears to be compatible with the size, scale, color, materials, and character of the property.

- 10. Whenever possible, new additions or alterations to structures shall be done in a manner so that the essential form and integrity of the structure would be unimpaired.*

The application indicates that the proposed alterations are to restore the original porch. The HRI notes that verandas were removed. The Felton Town Plan, adopted by the Board of Supervisors in 1987, includes a list of "[i]ncremental improvements to the existing architectural fabric... which would create a more pleasant and exciting walking environment," including "the

original side porch of the building. It does not appear that the work would impair the integrity of the building.

III. CONCLUSION

The proposal involves reconstruction of a porch that existed on the building, but was removed at an unknown time in the past. The porch would be about 435 feet in size and would run about 80 percent of the length of the building. The applicant has already submitted a building permit application for the proposal. That application was routed to the Historic Resources Commission staff for review and that is the genesis of this Historic Resources Preservation Plan. As described above, the work was also anticipated by the Felton Town Plan and appears to be compatible with the existing building

IV. RECOMMENDATION

Therefore, it is RECOMMENDED that your Commission take the following actions:

A. Adopt the following Findings:

1. The Historic Resource Preservation Plan is consistent with General Plan Objective 5.20 and General Plan Policies 5.20.3 and 5.20.4 and with the purposes and goals of County Code Chapter 16.42; and
2. The Historic Resource Preservation Plan is in conformance with the requirements of Section 16.42.070 (Historic Preservation Criteria) of the County Code; and
3. The Historic Resource Preservation Plan will preserve and maintain the cultural and historical heritage of the County and/or further cultivate the knowledge of the past.

B. Approve the Historic Resource Preservation Plan as submitted

Exhibits

- A. Applicant's Historic Resource Preservation Plan Submittal
- B. Historic Resources Inventory pages for the subject site

SANTA CRUZ COUNTY HISTORICAL RESOURCE PRESERVATION PLAN APPLICATION FORM

Please complete the following regarding your proposed project and return it to the Planning Department. You may submit this application by mail or you may drop it off in person at the Planning Department General Information Desk (GID). You do not need to make an appointment to drop off the completed application. There is no fee for this application.

Please be clear, complete, and concise. This information will be used to evaluate your project. Use additional sheets if necessary. FAILURE TO PROVIDE THE REQUIRED INFORMATION WILL DELAY THE PROCESSING OF YOUR APPLICATION.

Owner

Name: Bob Locatelli

Address: P.O. Box 73
Ben Lomond CA

Phone Number: 338-2241

Applicant

Name: John Cramer

Address: 1244 Happy Valley
Santa Cruz, CA

Phone Number: 427-3048

Assessor's Parcel Number(s): 065-081-21

Site Address: 6250 Highway 9, Felton

Historic and/or Common Name: Cramer House

Present Use: restaurant/apartments Proposed Use: same

Type of Project

- Alteration Sign Review New Construction X
Relocation Demolition Historic Site Ground Disturbance

1. Please describe the proposed project.

Construct covered porch on the south side of the building to match the original porch which has been removed.

SANTA CRUZ COUNTY HISTORICAL RESOURCE PRESERVATION
PLAN APPLICATION FORM (can't)

2. Please explain the reason for this project.

To restore the original appearance
and use of the building.

3. Please describe how the project will comply with the Historic Preservation Criteria contained in Section 16.42.070 of the Historic Resources Preservation Ordinance (see enclosed information).

The proposed porch complies with the criteria.
It is designed to re-create the original
configuration, appearance and use of the
building.

4. Please provide any additional information about the history and/or architecture of the property/site.

Historical photos and description have been
included in building permit application. A copy
of the cover of the Felton Town Plan with a
drawing of the Cramer Building with the porch
is included in this application.


Signature of Owner or Authorized Agent

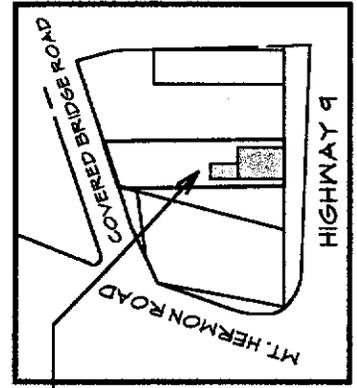
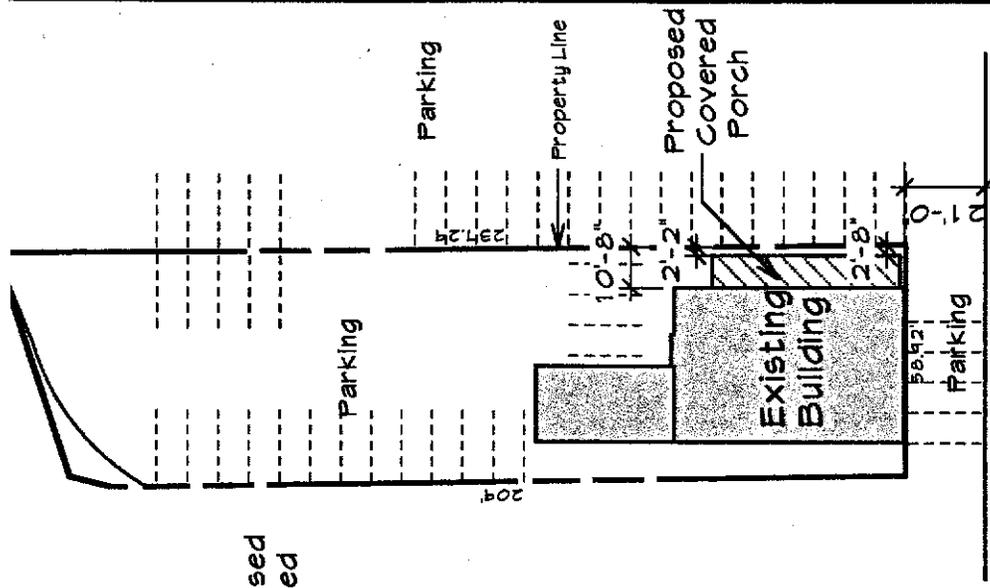
JOHN CRAYCROFT AND ASSOCIATES
 RESIDENTIAL DESIGN AND PLANNING
 1244 HAPPY VALLEY RD, SANTA CRUZ, CA 95142-73048

PROPOSED ADDITION
 FOR BOB LOCATELLI
 6250 HWY 9
 FELTON, CA

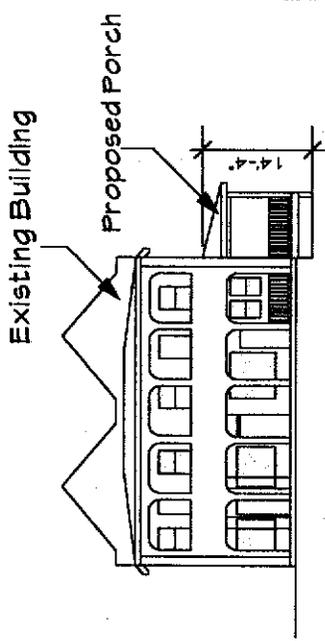
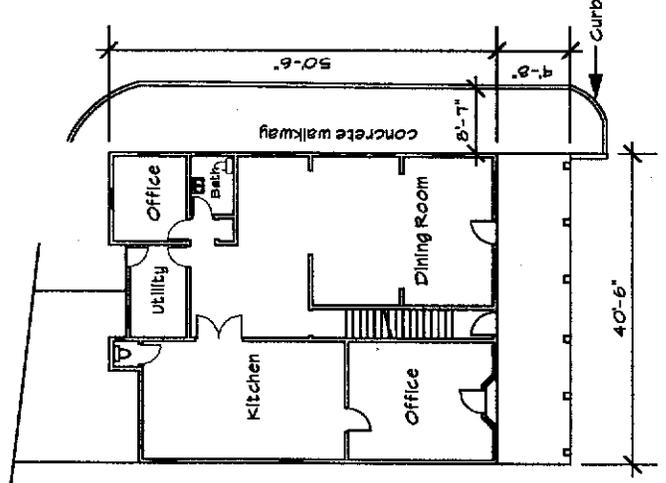
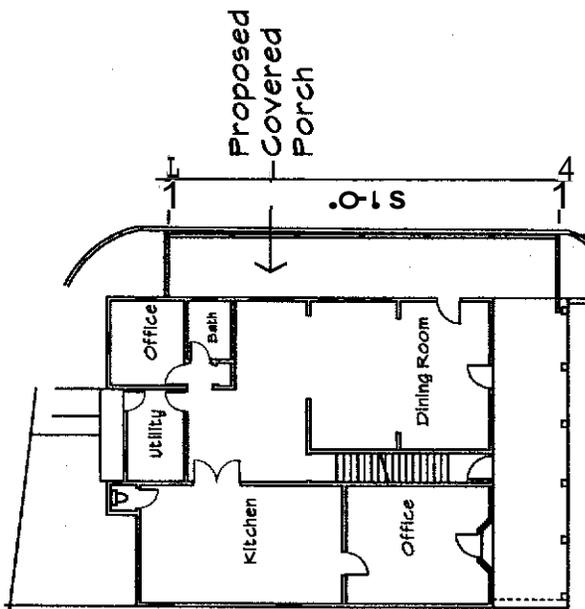
APN: 65-081-21
 7/27/04

SHEET NO:
 1

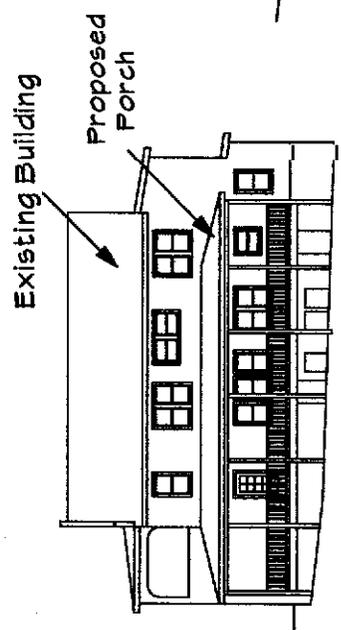
Site Plan
 Floor Plan
 Elevation



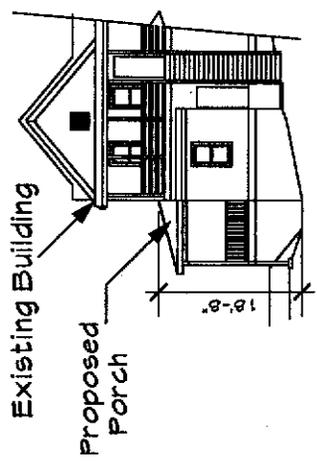
Site:
 6250 Highway 9
 APN 65-081-21



Front (West) Elevation



South Elevation



Rear Elevation

Photos--Existing Building
Historic Cramer House, 6250 Highway 9, Felton, CA



13. Condition: Excellent X Good _____ Fair _____ Deteriorated _____ No longer in existence _____
 stucco added 1950 - verandas removed
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
 Residential _____ Industrial _____ Commercial X Other: _____
16. Threats to site: None known _____ Private development _____ Zoning _____ Vandalism _____
 Public Works project _____ Other: X _____
17. Is the structure: On its original site? _____ Moved? _____ Unknown? _____
18. Related features: _____

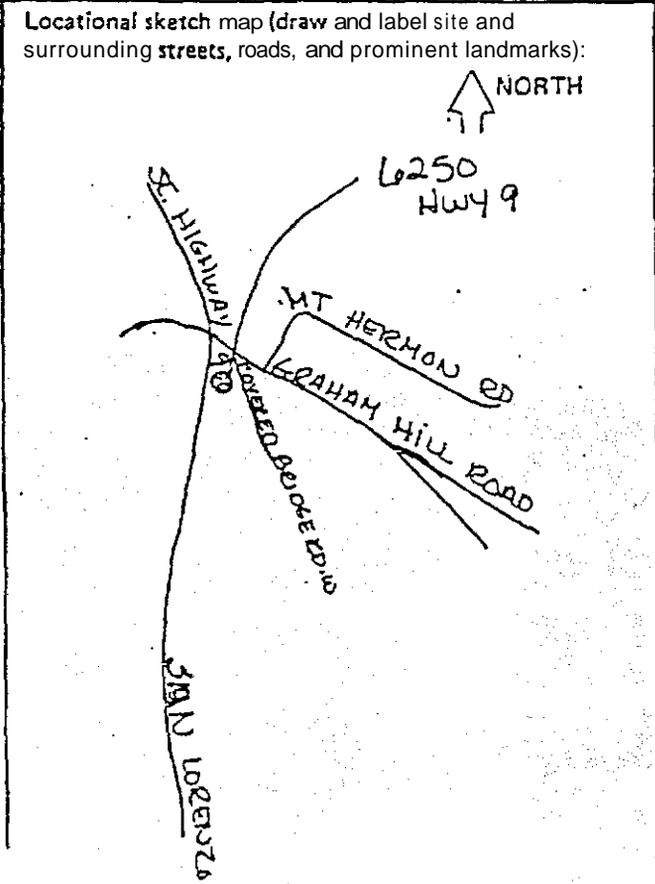
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Built in 1876 by German immigrant Thomas Cremer, the Cremer House Hotel catered to teamsters and other single working men. The hotel offered rooms at twenty-five cents per night and meals at twenty-five cents each. In 1898, the hotel was purchased by Mr. & Mrs. Wallace Hendricks, who changed the name to the Felton Hotel. The Hendricks were the parents of W. R. Hendricks, later sheriff of Santa Cruz County. Subsequent owners were the Colby's and then George Fetherston. For a period, it was the headquarters of a bee farm and later converted into apartments. Purchased in 1930 by Mr. & Mrs. Nelson and in 1940's Dr. Steel's office and a Drugstore were located in the ground floor. Current uses are apartments and small retail uses.

Significant for its association with the economic eras of Felton, the hotel retains architectural significance that can be enhanced by proper rehabilitation.

20. Main theme of the historic resource: (If more than one is checked, numbered in order of importance.)
 Architecture 2 Arts & Leisure _____
 Economic/Industrial _____ Exploration/Settlement _____
 Government _____ Military _____
 Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews)
 Sanborn Maps 1895, 1918 Sanborn Maos
 A Field Guide to American Houses, McAlister
 1876 Santa Cruz Surf and Cremer Obituary
 Valley Press
 Felton Historic Walking and Driving Tour
 Ellis, McHugh, and Rowland
22. Date form prepared 1-1-81
 By (name) BONNIE J. BAMBURG
 Organization 247 N. Third Street
 Address San Jose, CA 95112
 City (408) 971-1421 Zip _____
 Phone: _____



Cremer Hotel (6256 Highway 9)

ADDENDUM—1994

PHYSICAL INSPECTION

Date: April 8, 1994

Result of Inspection: No **apparent** structural changes.

CONSULTANT'S PRELIMINARY RECOMMENDATIONS:

No change.

(Change of rating pending public hearing before the Historical Resources Commission with final approval by the Board of Supervisors).

Context: 1 (Lumber)

Property Type: Hotel