



COUNTY OF SANTA CRUZ

HISTORIC RESOURCES COMMISSION

PLANNING DEPARTMENT

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KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

April 16, 2013

AGENDA: April 25, 2013

HISTORIC RESOURCE PRESERVATION PLAN REVIEW

Applicant: Mark and Elizabeth Bowman
Owner: Mark and Elizabeth Bowman
Application No.: BP-131280
APN: 108-181-36
Situs: 245 Corralitos Rd., Corralitos CA
Location:..... Westside of Highway 9 in Corralitos, approximately .35 miles north of Freedom Blvd
Historic Name: Gardner House
Rating: NR5

Existing Site Conditions

Parcel Size:..... Approximately 6.52 acres (approximately 283,832 square feet)
Use:.....Residential

Planning Policies

Planning Area: South County
Zone District:..... RA-L (Residential Agricultural/ Historic Landmark)
General Plan Land Use Designation: Rural Residential, Agriculture
Community, Specific or Town Plan:.....N/A
Coastal Zone: No

I. PROJECT DESCRIPTION

Application for a Historic Resource Preservation Plan (Plan) for the Gardner House property in Corralitos (included in the County's Historic Resources Inventory as a resource of local historic significance/ NR-5, Exhibit C), to construct a new non-habitable 2-story accessory structure on a property designated as a historic resource, approximately 35 feet west of the existing residence. The proposed structure is 999 square feet, with a 561 square foot garage on the ground floor and a 438 square foot storage room on the second floor. Design and materials are intended to be compatible with the existing historic residence. No changes are proposed to the existing historic residence.

The historic preservation plan is required to comply with Chapter 16.42 of the Santa Cruz County Code. The Plan requires review and approval by the Historic Resources Commission.

Staff Recommendation: Approval of the Historic Preservation Plan with the recommended conditions. .

II. DISCUSSION

A. Purview of the HRC

Subsection 16.42.040(B) states that alteration of a historic property requires a public hearing and final action by the Historic Resources Commission. Subsection 16.42.060 (D) requires submittal of a historic preservation plan for new construction, of new structures on historic properties, complying with the criteria noted in Section C below. Your Commission is requested to consider the Historic Resource Preservation Plan (Exhibit B) to consider the construction of a new structure on a historic property. 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.

B. Background and Site Description

The property is listed in the County's Historic Resources Inventory (HRI) with a historic rating of NR5 (Exhibit C). The 2-story U-shaped residence constructed in 1923 in an "Elizabethan/ Jacobean revival style" is described in the Historic Resources Inventory listing as "one of the most beautiful period revival residences extant in Santa Cruz County." The Inventory notes that the most distinctive feature of the residence is the shingled hipped roof, "constructed to simulate the curving flaws of a thatched roof" (see photos in Exhibit B). Punctuating the roofline are tall rectangular concrete chimneys with molded caps and eyebrow dormer windows. Wood shingles sheath the exterior walls. The residence is well-maintained, and appears to have few alterations aside from the replacement of the wood shingled roof with composition shingles designed to replicate the appearance of the original roof. The Inventory also notes the large pergola with raised patio at the center of the "U". There is a shingled garage on the property, which is in poor condition. Other structures on the property include a pump house and guest house, which are not visible from the main residence. The area around the residence is landscaped, with primarily native vegetation on the remainder of the parcel.

C. Analysis of Historic Preservation Plan

Section 16.420.60 (D) "New Construction" of Chapter 16.42 of the Santa Cruz County Code, "Historic Preservation", states that "a historic resource preservation plan for construction of new structures on historic properties or in historic districts shall conform to the following criteria:

(1) The location, siting and size of new construction on an historical property shall not detract from the historic character of the property, and between existing buildings, landscape features and open space.

The proposed garage will be sited approximately 35 feet to the west of the existing residence, preserving the setting and landscaped area around the historic residence. The view of the house from the driveway will not be obscured by the new building. The garage will be sited in a relatively open area to the west of the existing driveway, requiring relatively little disturbance of existing landscaping.

(2) All structures shall be designed in proportion and integrated into the historic character of the property or district by the use of compatible building materials and textures, construction methods, design, and color.

The design of the proposed accessory structure will complement the historic residence, including a hipped roof with curving eaves, and divided windows on exterior walls. Materials will also complement

the existing residence, with a composition shingle roof patterned to match the residence, and cedar shake siding on the exterior walls. Details include ceramic roof gable vents that match those of the existing residence. The size of the accessory building is in proportion to the existing residence, with a 500 square foot footprint that is appropriate to the existing 4,200 square foot residence. Locating the structure within the oak grove will also help to integrate the garage into the existing site and maintain the prominence of the residence on the site.

(3) The size, location and arrangement of new on-site parking or loading ramps shall be designed so that they are as unobtrusive as possible and preserve the features of the property or district.

(4) Ingress and egress, and internal traffic circulation shall preserve the historic features of the property.

The location of the proposed accessory structure is adjacent to the existing driveway, and requires only an approximately 6-foot extension of the existing driveway to provide access to the garage. The location of the new building to the west of the residence preserves the existing residence as focal point of the property.

(5) Landscaping should be provided in keeping with the character and design of the historic site, property or district.

The proposed accessory building is to be located in an open area among a grove of live oak trees (Exhibit B). The project proposes to maintain the existing oaks and natural vegetation, preserving existing oaks within the area of the proposed garage to the greatest extent feasible.

(6) Disturbance of terrain around existing buildings or elsewhere on the property should be minimized to reduce the possibility of destroying unknown archaeological materials. Where any proposed land alterations may impact important archaeological resources, a professional archaeological survey shall be provided and its recommendations implemented to mitigate potential impacts as provided for in Chapter 16.40 SCCC.

A recommended project condition would require that if any artifact that reasonably appears to exceed 100 years of age or if human remains are exposed during grading or construction, activity shall cease and desist until an Archaeological Site Development Approval can be issued.

III. CONCLUSION

As outlined in Section above, the attached Historic Preservation Plan to construct a new 2-story non-habitable accessory structure with a garage on the ground floor is consistent with the criteria for the construction of new structures on historic properties in Section 16.42.060(D) of the County Code. Specifically, the design and materials of the proposed garage complement the appearance of the historic residence, and the location of the garage maintains the prominence of the residence on the site and requires minimal alterations the existing landscape or to circulation patterns.

Based upon the attached plans (Exhibit B), the attached findings (Exhibit A) and with the recommended conditions, the proposed work is consistent with the requirements of County Code for construction of new structures on historically designated properties.

IV. RECOMMENDATION

Therefore, it is **RECOMMENDED** that your Commission Approve the Historic Resource Preservation Plan as submitted (Exhibit B), based upon the attached findings (Exhibit A), and the following **Conditions of Approval**:

1. If any artifact or other evidence of a Native American cultural site that reasonably appears to exceed 100 years of age or if human remains are exposed, activity shall cease and desist until an Archaeological Site Development Approval can be issued under County Code sections 16.40.040 and 16.40.050.
2. Future alterations to the historic property involving a material change as defined in subsection 16.42.030 shall require historic review and approval.

Action Date: _____

Effective Date: _____

Expiration Date: _____

ACTION: **Ayes**
 Noes
 Absent

Date: _____

Annie Murphy
Secretary to the Commission

Exhibits

- A. Findings
- B. Applicant's Historic Preservation Plan, including Building Permit plans and photographs
- C. Historic Resources Inventory pages/ DPR form for the subject site

Exhibit A: Historic Development Findings

1. *The Historic Resource Preservation Plan is consistent with the purposes and goals of County Code Chapter 16.42 and the County General Plan.*

The Historic Resource Preservation Plan submitted is consistent with the policies of the general Plan and Chapter 16.42 of the County Code in that the proposed project protects the existing historic residence on the property for future generations, and the proposed new construction is compatible with the existing historic resource.

2. *The Historic Resource Preservation Plan is in conformance with the requirements of Chapter 16.42 of the County Code.*

The Historic Resource Preservation Plan submitted is in conformance with the requirements contained in the ordinance.

3. *The Historic Preservation Plan will preserve and maintain the cultural and historical heritage of the County and/or further cultivate the knowledge of the past.*

The Historic Resource Preservation Plan will preserve the existing historic structures on the parcel, helping to protect the historical heritage of the County.