



COUNTY OF SANTA CRUZ

HISTORIC RESOURCES COMMISSION PLANNING DEPARTMENT

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KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

April 5, 2016

AGENDA: April 14, 2016

HISTORIC RESOURCE PRESERVATION PLAN REVIEW

Applicant:Heidi Spicer
Owner:Ayshe Tuncer and Mike Anderson
APN:041-021-41
Situs:8057 Valencia St., Aptos, CA
Location:The residence is located on the north side of Valencia St. approximately 200 feet east of Trout Gulch Rd.
Historic Name: None
Rating:..... NR3

Existing Site Conditions

Parcel Size:Approximately 32,529 square feet/ .75 acres
Use:.....Single-family Residence, with commercial structures on parcel

Planning Policies

Planning Area:Aptos
Zone District:SU-L
General Plan Land Use Designation:Community Commercial, Urban Open Space
Coastal Zone:Yes

PROJECT DESCRIPTION

This application is for a Historic Resource Preservation Plan (Plan) (Exhibit D) for partial demolition with reconstruction of a historic residence, and construction of an 89 square foot rear addition. The property is included in the County's Historic Resources Inventory as an NR-3 resource, meaning a resource eligible in the opinion of the Historic Resources Commission for listing on the National Register. 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.

On November 7, 2014 your Commission approved a historic preservation plan to rehabilitate the residence and add a 20 square foot rear addition (Exhibit E). The original plan proposed significant structural improvements to the residence to correct known structural issues, and replacement of the existing T-111 modern siding with historically appropriate siding, while retaining the overall historic form,

design and character of the original residence, retaining the majority of the existing wall and roof framing, and maintaining the design and appearance of the front elevation and original front windows. Subsequent to the approval of the historic preservation plan, the project architect Heidi Spicer identified additional significant structural deficiencies with the residence through destructive testing. A documentation report prepared by Redwood Engineering and an inspection by County building inspector Jose Perez, documented extensive structural issues and termite damage to the substandard structural framing and concluded that preservation of the structure is not feasible due to the deteriorated condition of the residence. The applicant is now proposing to demolish and reconstruct the residence, with the proposed design for reconstruction very similar to that previously approved by your Commission. The proposed demolition of the structure with reconstruction is a "partial demolition" as defined in SCCC 16.42.030(C), which requires review and approval by your Commission.

As with the previously approved Historic Preservation Plan, the intention of the proposed project is to correct structural issues with the residence, with minor alterations to the form and design of the residence to improve comfort and livability. The proposed reconstruction retains the overall design, appearance, form and historic character of the residence including the general roof profile, using materials similar in appearance to the existing or historic materials. The front elevation would retain its current appearance, including wood frame windows the same size and design as the existing large picture windows, and the large front porch with roof overhang. The side elevations would retain their overall appearance, with minor modifications to window design. Existing vinyl and aluminum windows and doors would be replaced with historically appropriate wood frame windows and doors. As in the previously approved plan, the roof pitch at the back portion of the residence would be raised slightly to allow for a standard 8' interior ceiling height. The plan would replace the contemporary siding (T-111) with rough-sawn vertical plywood siding with narrower gaps between siding members, which is an affordable material that is intended to more closely match the historic siding. The front door is proposed to be replaced. Changes to the previously approved design include replacing the existing window in the middle section of the west side of the residence with two smaller double-hung windows, to provide more light to the kitchen area. An additional change is a larger 89 square foot addition at the rear of the residence in place of the 20 square foot addition proposed earlier, which would extend across the entire back elevation and would better maintain the rectangular form of the residence.

Staff Recommendation: Approval of the Historic Preservation Plan for partial demolition with reconstruction of a historic residence, as conditioned.

I. DISCUSSION

A. Background and Site Description

This historic property is one of the original residences in the Hihn Subdivision in Aptos, which in turn is one of the oldest subdivisions in Aptos. The house was first to the Inventory in 1986 as an NR-5 resource. In 1994 the inventory listing was updated and the rating was changed to NR-3, meaning "a property eligible, in the opinion of the County Historic Resources Commission, to be listed on the National Register of Historic Places." The Inventory describes the residence as "a small pre-1888 cottage", with noted features including the steeply-pitched side-gable roof, the front door with 9 lites, and the two large front picture windows. Although the siding is described in the inventory as "bevel-drop siding", this siding was later replaced without benefit of a permit with T1-11 siding by a previous owner. The 1994 DPR form notes that the house is significant due to its association with the broad patterns of local history, and because it "embodies the distinctive characteristics of early vernacular architecture of the region and has a high level of integrity to its original construction."

At a recent site visit, staff noted that several of the windows are vinyl or aluminum frame, and are therefore not original to the building and not compatible with the historic character. At the east side of

the residence, the window closest to the rear of the building is aluminum frame. At the rear (north) elevation, which is a more recent addition to the residence, both windows as well as the door are vinyl frame. The 1994 DPR form indicates that the windows on the west elevation also do not appear to be original to the structure, although they are wood frame. At the front elevation, the frames of the two large wood-frame picture windows are deteriorated due to termite damage.

A 1911 photograph provided by John Hibble of the Aptos Museum (Exhibit B), depicts the front and west side of the structure (the second residence from the left in the photo). The photograph demonstrates that the overall form of the front two-thirds of the structure today is similar to the form shown in the 1911 photo and remains intact, including the steeply pitched side gable roof which slopes down toward the rear, and front porch with roof overhang. At the west elevation, the original windows appear to have been replaced with smaller windows. It is also apparent from the photo that the back third of the residence was added sometime after 1911. Although the inventory suggests that the original siding may have been board and batt, the siding in 1911 photo appears to be straight vertical boards without battens, evident in the one siding board visible on the west side that is extending out from the wall.

B. Purview of the HRC

Under Subsection 16.42.030 (C) of the Santa Cruz County Code, demolition with reconstruction of a historic resource is a partial demolition, which requires submittal of a historic preservation plan, with review and approval by your Commission. Additionally, projects for partial demolition of a historic resource require submittal of a special inspection report from the County Planning Department on the Condition of the structure and a historic documentation report (Exhibit D), documenting that the proposed projects meets applicable criteria in the SCCC for partial demolition. The criteria for alterations to historic resources are also applicable to the reconstruction. Your Commission is requested to consider the Historic Resource Preservation Plan (Exhibit D) for compliance with the criteria for alterations to a historic resource, and for partial demolition of a historic resource, and consider the staff recommendation to approve the Historic Preservation Plan. 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. In order for your Commission to approve or conditionally approve the historic resource preservation plan, all of the required findings (Exhibit A) must be made.

C. Historic Preservation Criteria

Compliance with the General Plan

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. Preserving the historic values of the resource would include ensuring that any proposed development protects the historic ratings, in this case an NR-3 rating, meaning a resource eligible in the opinion of the HRC for listing on the National Register.

For this project, as restoration of the original structure would not appear to be feasible due to its deteriorated condition, reconstruction of the residence appears to be the best option for preserving the "historic, cultural, architectural, engineering, or aesthetic values of the resource." Therefore, this project complies with the intention of the General Plan to protect historic resources. Additionally, as the proposed project design retains the overall historic character and form of the residence, preserving the small cottage character, vernacular architectural style, steeply pitched side-facing gable roof, and front

elevation identified in the Inventory as being significant historically, and installing wood frame replacement windows and vertical board wood siding, staff believes that the proposed project would retain the existing NR-3 rating of the property.

Application requirements for projects involving partial demolition of a historic resource

For demolition or partial demolition of a historic resource, SCCC Section 16.42.060 requires the applicant to provide a historical documentation report which contains "information which supports the claim that preservation is not feasible due to the deteriorated condition of the structure or object, or would create exceptional hardship, or is necessary to alleviate a dangerous condition."

The applicant has submitted a documentation report, including a report prepared by Redwood Engineering evaluating the overall condition of the residence, with additional evaluation and analysis provided by the project architect Heidi Spicer. The report from Redwood Engineering concludes that "the structure has absolutely no structural integrity", and "is not a viable candidate for use or (rehabilitation) occupation" (Exhibit D). The engineer further concludes that to restore the residence would require reconstruction of essentially the entire structure, including reconstructing the roof framing, construction of new wall framing, floor framing, and the construction of a new concrete foundation. The engineer also notes that due to poor construction a lack of structural integrity, there is "nothing to prevent a catastrophic collapse of the structure." Inspection by a County Building Inspector also agreed with the conclusion of the engineer that the existing building cannot be restored. The "as-built" drawings prepared by the architect illustrate the structural deficiencies of the residence as it is currently constructed, including extensive termite damage to the roof rafters and floor joists, lack of continuity between structural roof members, and the lack of wall framing, resulting in a structurally unsound and unsafe building (Exhibit D).

As the information provided in the report would support the finding required for partial demolition, specifically "that preservation is not feasible due to the deteriorated condition of the structure or object" staff concludes that the proposed project complies with requirements in the SCCC for partial demolition of a historic resource.

Criteria for exterior alteration of a historic resource

As the proposed project will reconstruct the residence to retain the over original form and historic character, criteria for alteration of a historic resource also apply.

Santa Cruz County Code Chapter 16.42.060 (C) 1

1. 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 is proposed to the use. The property will continue to be used as a residence, consistent with its originally intended purpose.

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 DPR form notes that the cottage is historically significant in part because "it embodies the distinctive characteristics of early vernacular architecture of the region and has a high level of integrity to its original construction." Architectural features noted in the DPR form include steeply-pitched side-gable roof and the two large picture windows. Although the documentation report indicates that

essentially all components of the structure require replacement, the residence would be reconstructed to maintain the overall appearance, form, character and significant architectural features of the original residence. Replacement windows, which show evidence of extensive dry rot and termite damage, would be wood frame. The plan proposed to slightly alter the roof pitch at the rear of the structure, but will maintain the overall form of the steeply-pitched side gable roof. The addition at the rear will not significantly alter the form of the structure, and will not alter the appearance of the structure when viewed from the front. The front elevation would be reconstructed to replicate its current appearance including the fixed windows, and front porch with roof overhang.

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 proposed reconstruction is intended to replicate the overall form and appearance of the existing residence, and does not propose alterations that have not historical basis. For this project, we are fortunate to also have a photograph from 1919 depicting the residence as it appeared approximately 100 years ago. As the original siding was recently replaced with T-111 siding, the proposed siding constructed from vertical rough-sawn plywood siding is intended to resemble vertical board siding visible in the 1919 photograph in size, profile and overall appearance (Exhibit _).

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.

The proposed design maintains changes to the building that have occurred over time, including the rear third of the building that was added sometime after the original construction of the residence.

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

Distinctive stylistic features are proposed to be reconstructed, including the front elevation with fixed windows, the sloping roof profile, wood frame windows, large front porch, and the small cottage character of the residence.

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.

As previously noted, very little exists of the current residence that can be retained. Replacement materials are intended to match the existing in design, texture and other visual qualities, including wood frame replacement windows. The plan does not propose to replace any missing architectural features, with the exception of the wood siding. Although the proposed plywood siding is not an exact match with the original siding which was likely to have been vertical redwood boards, the proposed siding is a more affordable option which would resemble the general appearance of the siding in the 1919 photo in overall size, dimension, and texture. At the rear of the structure, the plan proposed to remove existing incompatible vinyl windows and doors, and replace with wood frame windows and wood doors compatible with the existing residence.

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 site is within a mapped archaeological resource area, no work is proposed that would disturb any known archaeological resource. As a recommended condition, 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 until an Archaeological Site Development Approval can be issued.

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 is compatible with the size, scale, color, materials, and character of the property. New materials will be compatible with existing materials, including use of wood frame windows and wood French doors at the rear of the residence. The size of the addition is modest and would not significantly alter the overall size or character of the residence.

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 proposed reconstruction and addition does not impair the essential form and integrity of the structure. Although the roof pitch at the rear of the residence would be slightly altered, the proposed reconstruction maintains overall roof form, including steeply pitched side gable roof, and repeats the design and materials of the existing windows in the rear addition.

Secretary of the Interior Standards for Reconstruction

As this project requires reconstruction of the original residence, the Secretary of the Interior Standards for reconstruction are also relevant. Under the Secretary of the Interior Standards, reconstruction can be an appropriate treatment "when sufficient historical documentation exists to ensure an accurate reproduction." Structures that have been altered extensively over time, and/ or structures for which information depicting the historic appearance of the residence is not available are not good candidates for reconstruction as it is not possible to reconstruct the building to retain the historic character and value of the resource. Fortunately for this residence, the historic photograph from 1919 accurately depict the overall form of the structure, including the steeply pitched roof at the front portion of the residence, front porch roof overhang, and vertical board siding. The photograph also demonstrates that the overall form and appearance of the front portion of the structure has remained relatively unaltered. This historic image, along with information provided in the DPR form, as well as the existing structure, has guided the project design to ensure that the proposed reconstruction will retain the historic character and appearance of the resource.

II. ANALYSIS AND CONCLUSION

As discussed in detail in Section C above, the historic preservation plan (Exhibit D) would reconstruct the structurally compromised and deteriorated residence with minor alterations to the existing design to

provide structural stability and livability, while preserving the overall form, appearance and historic character of the residence for future generations. The reconstruction further restores the historic character of the structure by replacing the existing T-111 siding with rough-sawn plywood siding that more closely resembles the vertical siding evident in the 1919 photo, and replaces existing modern aluminum and vinyl frame windows and doors with wood frame windows and doors. As the proposed reconstruction maintains the overall form, character and significant architectural features of the residence, and in addition replaces modern materials with more historically appropriate materials, the project is not anticipated to negatively impact the NR-3 rating. Based upon the attached plans (Exhibit F), the attached findings (Exhibit B) and as conditioned, the proposed work is consistent with the requirements of County Code regarding alterations to historic resources.

III. RECOMMENDATION

Therefore, it is RECOMMENDED that your Commission approve the Historic Resource Preservation Plan for partial demolition with reconstruction and the attached project plans as submitted (Exhibit D), 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. All exterior replacement material and color shall visually match the existing or historic materials.

Action Date:

4/14/16

Effective Date:

4/29/16

Expiration Date:

4/29/19

ACTION:

Ayes

Noes

Absent

Swift, Jenkins, Orlando, Phillips
0
Merriam

Date:

4/29/16

Annie Murphy

Secretary to the Commission

Exhibits

- A. Findings
- B. Historic Photograph
- C. Historic Resources Inventory pages/ DPR form for the subject site
- D. Applicant's Historic Preservation Plan, documentation report and photographs
- E. Staff report for the original Historic Preservation Plan, approved on November 7, 2014

Required Findings

SCCC 16.42.060(I)

- (1) *That the historic resource preservation plan is consistent with the purposes and goals of this chapter and the County General Plan.*

As the historic residence is in a deteriorated condition due to extensive termite damage, and further lacks structural integrity such that the structure is susceptible to collapse, preservation of the existing structure is not possible. The proposed reconstruction which recreates the form, historic character and appearance of the existing historic residence using historically appropriate materials and based on the existing structure and historic photographs, will implement the goals of the County Code and General Plan to preserve, protect, and enhance historic resources for future generations.

- (2) *That the historic resource preservation plan is in conformance with the requirements of this chapter.*

The historic preservation plan conforms to the requirements of Chapter 16.42, Historic Preservation, as the plan is consistent with requirements for partial demolition of a historic resource and with the criteria for alterations to historic resources.

- (3) *That the historic resource preservation plan, if implemented, will preserve and maintain the cultural and historical heritage of the County and/or further cultivate the knowledge of the past.*

The proposed reconstruction of the structurally unsound and unstable structure will preserve the structure for future generations, preserving an important historic resource that would otherwise continue to deteriorate and eventually be lost.

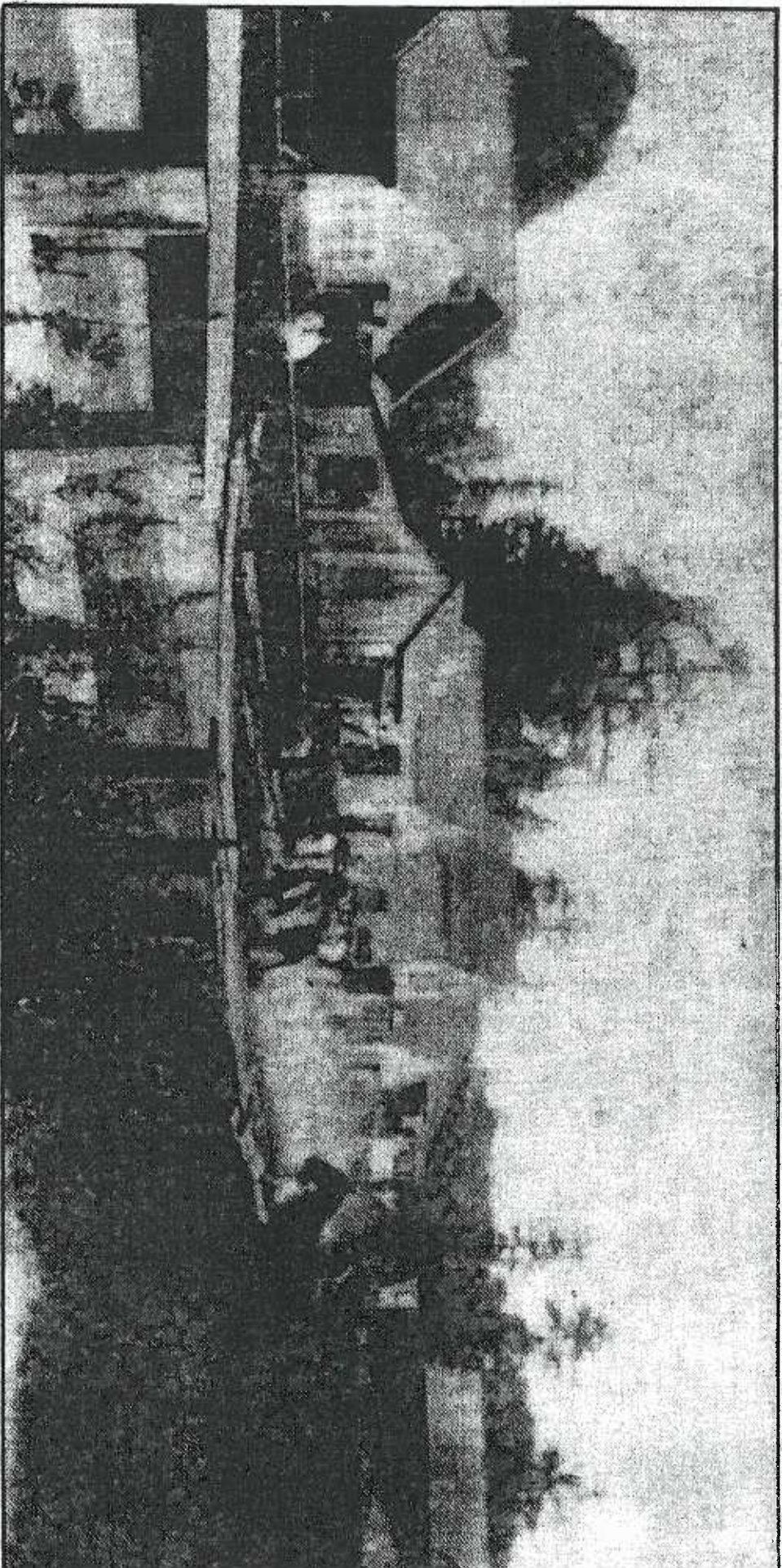


Photo from 1919 looks east down Valencia Street during filming of movie.

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 8057 Valencia Street

EXHIBIT 70

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County: Santa Cruz

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Soquel Date 1994 Revised T 11S R 1E B.M. Mt. Diablo

c. Address 8057 Valencia Street City Aptos Zip 95003

d. UTM: (Give more than one for large and/or linear resources) Zone 10S 598094mE 4092732mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 041 021 10

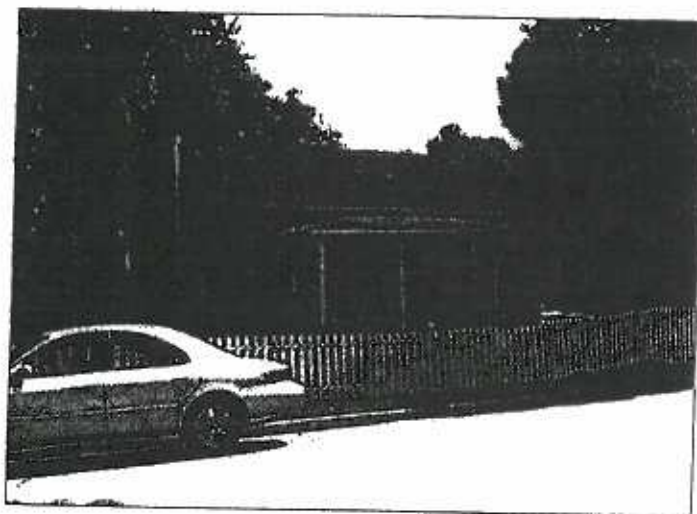
*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

CONTRIBUTING BUILDING

Sited at 8057 Valencia Street is a small pre-1888 cottage. This single-story cottage has no characteristics that would associate it with a well-known architectural style.

This small cottage of frame construction sits atop either a concrete perimeter foundation or a mudsill foundation. Clad in beveled drop siding, the square massing of this house is sheltered beneath the saltbox-like, side-facing gable roof. Sheltered beneath the three-quarter front porch that spans the front of the house is a front door with nine lites flanked by large picture windows with single light transoms. Other lite/pane arrangements on the building include a six-lite casement window, a pair of single-lite casement windows, and one-over-one double-hung windows. Wide architrave trim surrounds all doors and windows and wood louvered vents are located in the apex of each gable end. (Continued page 2)

*P3b. Resource Attributes: (List attributes and codes) HP2

*P4 Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (isolates, etc.)

*P5b. Description of Photo: (View, date, accession #)

Photo of the southwest elevation.

June 2002, K. Oosterhous

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

pre-1888

*P7. Owner and Address:

Anthony Eredia, Trustee
487 Kentucky Ave.
Berkley, CA 94707

*P8. Recorded by: (Name, affiliation, and address)

Kara Oosterhous
Dill Design Group
110 N Santa Cruz Ave
Los Gatos, CA 95030
Charlene Duval (Consultant)

*P9. Date Recorded: June 2002

*P10. Survey Type: (Describe)
Reconnaissance

*P11. Report Citation: (Site survey report and other sources or other name) Aptos Village Historic District, by Dill Design Group, September 13, 2002, prepared for the County of Santa Cruz.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Mining State Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List)

Alterations to the house occurred historically. The building's present-day appearance mimics that of a saltbox with its moderate-pitched roof becoming a low-slop roof at the back of the building. However, it is feasible that this was originally a central hall house clad in board and batten siding. At what time the entire building was sheathed in the present-day siding and the rear portion was added is unknown.

Located parallel to Valencia Street is a white picket fence that delineates the front yard.

Some of the historic residential buildings within the neighborhood have been converted into office or business space. The housing stock is a mixture of historic and new construction. The Works Progress Administration (WPA) installed the sidewalks and curbing (1940) located throughout the neighborhood. Historic vegetation permeates the neighborhood in conjunction with non-historic vegetation. Despite the new construction, this small, primarily residential neighborhood still possesses a sense of place.

This house possesses integrity of location, setting, design, feeling, association, workmanship, and materials as it remains true to its historic design and appearance. It is a contributing resource to the Aptos Village Historic District.

History

The house located at 8057 Valencia Street is one of the oldest residences in Hihn's subdivision and may actually predate the subdivision of that property in the mid 1880s. Hihn purchased ten acres from Maria Antonia Castro de Bernal and her husband Guadalupe Bernal in 1884. At the time of the purchase, the land was described as being the same property that was then occupied by the Bernals and A. J. Jennings. This house is shown on the 1888 Sanborn map of Aptos, located just to the east of a very large hay barn. An alleyway is shown on the map of the Town of Aptos, the survey of the subdivision that enters to the rear of the barn and up to this house. It is possible that this house relates to the Bernal occupation of this property, perhaps as a dwelling for laborers on the property. A. J. Jennings, who is also mentioned as occupying the property in 1884, came to Aptos in 1882 and operated a general merchandise store and postmaster for awhile. His store was located at the northeast corner of Trout Gulch Road and Aptos Street, and he may have been living in this area until he moved to Santa Cruz in 1890. William C. Horstman, son of Charles W. Horstman, was the owner of this house in the 1920s and 1930s. In the 1950s, this house was owned by A. Brumit; and by the late 1960s, it was owned by Mrs. Icie Foster.

Sources

Santa Cruz County

n.d. Assessor's Map, T11S, R1E, Sec 18, [after 1945].

1884 Bernal to Hihn. 12 August. Deeds, Book 42:71.

Harrison, E. S.

1892 *History of Santa Cruz County, California*. San Francisco: Pacific Press Publishing Company

Photograph of Valencia Street, Carolyn Swift Collection. 1919.

Polk's Watsonville City Directory

1967 Valencia Street.

U. S. Population Census

1930 Aptos.

Watters, Vonnice Davis

2002 Personal communication with C. duval regarding buildings in Aptos.

P1. Other Identifier: 64

*P2. Location: Not for Publication X Unrestricted *a. County Santa Cruz
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Soquel Date 1954 Revised 1994 R1E T11S Mt Diablo S.M.

c. Address: 8057 Valencia Street City Aptos ZIP: 95003

d. UTM: (Give more than one for large or linear resources). 10S 598013mE 4092937mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

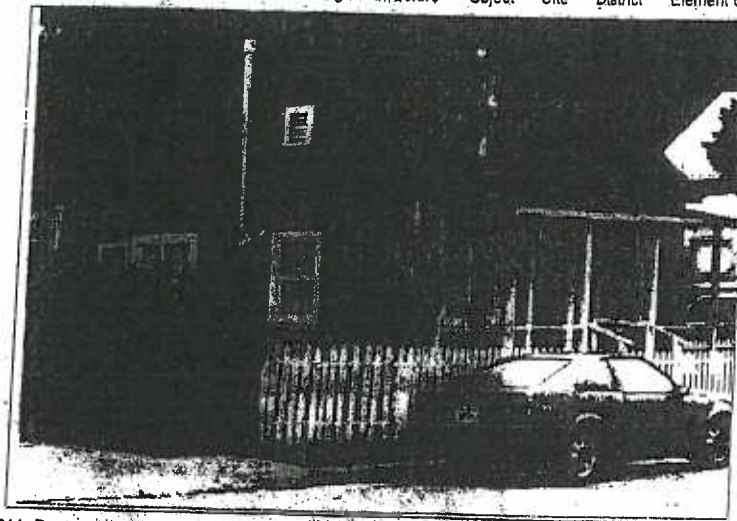
Assessor's Parcel Number: 041-021-10

*P3a. Description:: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This side gabled building is one and a half stories with a steeply pitched roof that is currently covered with composition shingles. A hipped roof supported by square posts covers the front porch. The front door is centrally located along the south, front, façade and is flanked by two windows. Each window has four lites while the front door has nine. Windows on the west façade do not appear to be original to the structure. A vent has also been added under the eaves at one gable end. There is a one-story addition to the rear that is covered by a shed roof in a salt box configuration.

*b. Resource Attributes: (List attributes and codes) HP2 - Single family property

*P4 Resources Present: X Building Structure Object Site District Element of District Other (Isolates, etc.)



*P5b. Description of Photo:

(View, date, accession #)

February 2001

View from west

*P6. Date Constructed/Age Sources:

c1870

1986 DPR

*P7. Owner and Address:

Lorraine & Miguel Arroyo

9176 Tangerine Street

San Ramon CA 94583

*P8. Recorded by:

A. Engle/C. Duval

Dill Design Group

110 North Santa Cruz Ave

Los Gatos CA 95030

*P9. Date Recorded: March 2001

*P10. Survey Type: (Describe)

Survey Update

*P11. Report Citation: (City survey report and other sources, or enter "none")

Dill Design Group, Historic Inventory Update Year 1, for the County of Santa Cruz, March 2001.

Attachments: NONE Location Map Sketch Map Continuation Sheet X Building, Structure and Object Record Archaeological Record

District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)

DPR 523A (1/85)

*Required Information

Resource Name or #

(Assigned by recorder)

SUCOR

B1. Historic Name: None
B2. Common Name: None
B3. Original Use: Single family residential B4. Present Use: Single family residential
B5. Architectural Style: National Style
B6. Construction History: (Construction date, alterations, and date of alterations)
Built c1870's

B7. Moved? No Date: N/A Original Location:

B8. Related Features: None

B9. Architect: Unknown b. Builder: Unknown

B10. Significance: Theme Residential architecture Area Aptos

Period of Significance 1870's-1900 Property Type Residential Applicable Criteria A & C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house is located in one of Aptos' oldest subdivisions, created in 1883 by F.A. Hihn. Frederick A. Hihn was Santa Cruz County's first millionaire. He was a pioneer merchant, lumber mill owner, agriculturist, and real estate developer. He built the original Camp Capitola and the Santa Cruz Railroad to Watsonville. During Aptos' building boom, from the 1880's to the turn of the century, he subdivided his property in Aptos, where 8057 Valencia is located. Hihn not only subdivided the land but he also built many of the houses in the subdivision on a speculative basis. The house at 8057 Valencia is significant as one of the houses in a Hihn development. It is also one of the oldest existing residences in Aptos and the oldest extant building in this subdivision created by Hihn.

This building is associated with the broad patterns of local history and is a significant example of those events. It also embodies the distinctive characteristics of early vernacular architecture in the region and has a high level of integrity to its original construction. It would therefore appear to be eligible for the National Register under Criteria A and C, and has already been reviewed by the State Historic Preservation Officer who found that it may be eligible as a separate property. While associated with Frederick Hihn's development company, it is not directly associated with him as an individual and would not be eligible under Criterion B. It would qualify locally as an NR-3.

B11. Additional Resource Attributes: (List attributes and codes) None

B12. References

Bamberg, B., Historical Resources Inventory Form, 1986.

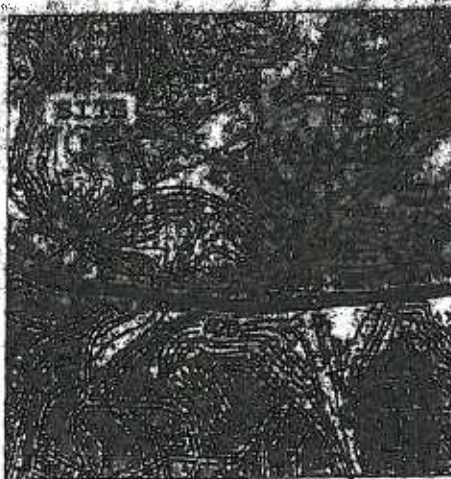
B13. Remarks: None

B14. Evaluator: Franklin Maggi

Date of Evaluation: March 2001

NORTH

(This space reserved for official comments)



HISTORIC RESOURCES INVENTORY

HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status 5
UTM: A 10/598056.409277
B _____ D _____

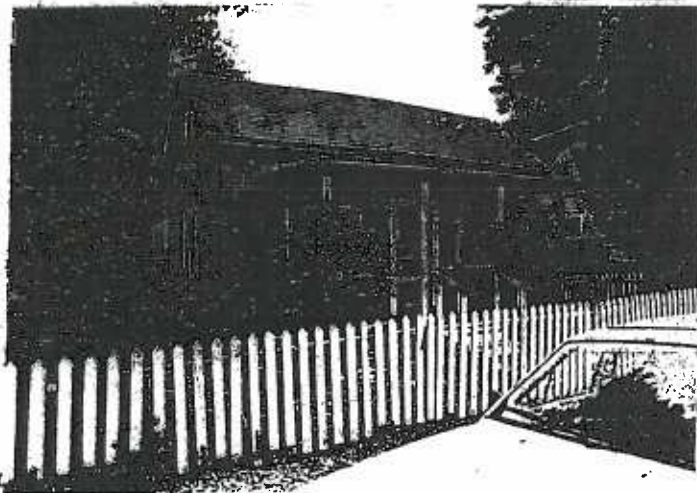
IDENTIFICATION

1. Common name: _____
2. Historic name: Hihn - Aptos Subdivision
3. Street or rural address: 8057 Valencia Street
City Aptos Zip 95003 County Santa Cruz
4. Parcel number: 04102110
5. Present Owner: ARROYO, LORRAINE & MIGUEL Address: 9176 TANGERINE ST.
City SAN RAMON CA Zip 94583 Ownership is: Public _____ Private X
6. Present Use: Residence Original use: Residence

DESCRIPTION

- 7a. Architectural style: Early Pioneer
- 7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This two story structure with a steep pitched roof has a rear addition that brings the of form into a shed slope. The porch overhang is hipped in a design supported on straight posts. Windows, perhaps enlarged, frame the central entry. The structure is sheathed in horizontal siding.



8. Construction date:
Estimated 1870 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 62 Depth 253
or approx. acreage 15,700 #
12. Date(s) of enclosed photograph(s)
May 1986

13. Condition: Excellently ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: changes in windows and an addition in the rear
15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☒
Residential ☒ Industrial ☐ Commercial ☐ Other: ☐
16. Threats to site: None known ☒ Private development ☐ Zoning ☐ Vandalism ☐
Public Works project ☐ Other: ☐
17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐
18. Related features: Mature Redwood Trees

SIGNIFICANCE

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

Frederich A. Hihn was Santa Cruz County's first millionaire. He was a pioneer merchant, lumber mill owner and agriculturist. He built the original Camp Capitola and the Santa Cruz Railroad to Watsonville.

Hihn was also an early real estate developer. During Aptos' building boom, from the 1880s to the turn of the century, he subdivided his property in the area of Aptos. Hihn also built many of the houses in the subdivisions on a speculative basis. This house is significant as one of those in Hihn's development, which had a great impact on Aptos' growth.

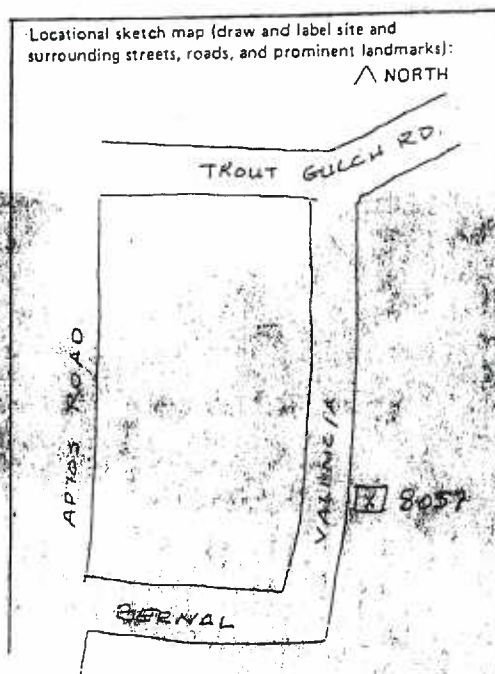
One of the oldest residences in Aptos, and certainly the oldest in this subdivision, the structure is an important component in the streetscape of this old subdivision created by F.A. Hihn in 1883.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ☐
Economic/Industrial ☐ Exploration/Settlement ☐
Government ☐ Military ☐
Religion ☐ Social/Education ☐

21. Sources (List books, documents, surveys, personal interviews, and their dates).

Sanborn Maps 1888, 1906
Parade of the Past, Margaret Koop
A Field Guide to American Houses, McKimister

22. Date form prepared April 1986
By (name) The Firm of
Organization BONNIE L. BAMBURG
Address 247 N. Third Street
City San Jose, CA 95112 Zip 95112
Phone: (408) 971-1421



Santa Cruz County
Historic Resources Preservation Plan
application form for projects involving historic resources,
except for demolition without reconstruction

EXHIBIT D

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: ASHLEY MICHAEL ANDERSON

Address: 3821 COYOTE CANYON RD
SOQUEL, CA 95073

Phone Number: 831-464-1428

Applicant

Name: HEIDI ANDERSON SACRE, ARCHT

Address: 180 7TH AVE, SUITE 102
SANTA CRUZ, CA 95062

Phone Number: 831-425-2020

Assessor's Parcel Number(s): 041-021-41

Site Address: 8057 VALENCIA ST, APTOS, CA, 95005

Historic and/or Common Name: _____

Present Use: SFD Proposed Use: _____

Type of Project

☐ Alteration ☐ Sign Review ☐ New Construction ☐ Restoration
☐ Relocation ☒ Demolition with reconstruction ☐ Historic Site Ground Disturbance

1. Please describe the proposed project.

PLEASE SEE ATTACHED

Santa Cruz County Historic Resources Preservation Plan application form
for projects involving historic resources, other than demolition without reconstruction (con't)

2. Please explain the reason for this project.

PLEASE SEE ATTACHED

3. Please describe how the project will comply with the Historic Preservation Criteria contained in Section 16.42.060 of the Historic Resources Preservation Ordinance (see enclosed information).

PLEASE SEE ATTACHED

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

PLEASE SEE ATTACHED


Signature of Owner or Authorized Agent

12/17/15
Date

HEIDI ANDERSON SPICER Architect

Anne Murphy
Historical Resources Planner
Santa Cruz County Building Dept
701 Ocean Street
Santa Cruz, CA 95060

16 December, 2015

Re: 8057 Valencia Street, Aptos, CA 95003 APN Chanticleer Ave, CA 95062
APN 041 021 41

Dear Annie,

Included in this letter are responses to the queries on the Santa Cruz County Historic Resources Preservation Plan application form. I do this in the interests of providing a more legible response than I might provide in a hand lettered response.

Sincerely yours,

Heidi Anderson Spicer

1. Please describe the proposed project.

The intention is to replace existing seven hundred ninety seven (797) square foot two bedroom structure which is damaged beyond repair with a new structure in essentially the same configuration which results in an eight hundred seventy five (875) square foot single family dwelling with two bedrooms, two $\frac{3}{4}$ bathrooms (water closet, lavatory and shower), a kitchen, dining room and living room. The new structure will replace single wall construction with construction conforming to current Fire and Life Safety, Building, Electrical, Plumbing, Mechanical and California Title 24 Energy Code. The structure will present the same front elevation, complete with a front porch matching the existing construction details. Any changes made (guardrails, handrails, etc.) are addressing the existing deficiencies to the above mentioned codes but have taken cues from the historic documentation of the this and surrounding historically significant structures. The exterior cladding, which was either demolished or covered up by un-permitted work by a previous owner, will be replaced to replicate the original 'board and batten' cladding, following the suggestion of Anne Murphy based on documentation as possible cladding in the Historic Resources write-up on the existing structure. The intention is to continue the presence of the existing structure with construction that is safe, conforming to current fire, life safety and energy codes, and is maintainable as a single family dwelling.

2. Please explain the reason for this project:

The structure in it's current state is in a state of extreme dilapidation due to years of deferred maintenance. The structure appears to have no foundations of any substance or function. The

HEIDI ANDERSON SPICER Architect

exception is the rear third of the house which appears to have been recently constructed (apparently by a former owner, without the benefit of a building permit) with the floor being concrete slab on grade.

Most exterior, as well as all interior walls, many of them bearing, are of single wall construction. There is substantial differential settling in the floors throughout the structure due to the deterioration of the existing redwood "foundation", extensive deterioration of the floor framing by insect infestation and rot. Because of the single wall construction there is no way to set functioning windows or doors for required egress or to insulate adequately to render the structure habitable in any way through the cold season. The ceiling height in the kitchen and rear bedroom is 6'-10", substandard by any measure. There is significant rot in floors, walls, ceiling and roof framing that provides inroads for insects and vermin and harbors mold and moisture. It appears that the recent unpermitted construction included covering over the entire structure with T-111 siding, destroying/covering the original siding which is extremely deteriorated from insect infestation and rot, where it remains at all.

The current owners recognize the historic significance of the structure and wish to restore it to its original configuration with a small addition, with historically appropriate exterior cladding and details. They wish to accomplish this without creating undue financial hardship.

Please describe how the project will comply with the Historic Preservation Criteria in Section 16.42.060 of the Historic Preservation Ordinance.

The proposed project maintains the distinguishing original qualities, character, form and integrity of the house which are largely expressed in its massing and progressive roof pitches and covered porch. The T-111 cladding will be replaced with 'board and batten' detailing. Deteriorated architectural features shall be replaced in kind. The rear third of the building (constructed I believe in the last ten years without permits by the previous owner) the floor level will be raised to match the rest of the interior floors and integrated into the older, original construction. The proposed guardrail at the covered porch reflects typical porch rail detailing found in the immediate neighborhood and is replacing light gauge garden trellis that has been tacked on as a stop-gap measure. The porch deck and roof will be replaced in its existing configuration with a commitment to replicating the few architectural details with exacting attention. The existing bedroom windows may require replacing for egress compliance but will be trimmed as the current windows are.

The project will allow the structure to be safely used as either its original use as a single family residence or for light commercial/retail as are several structures in the immediate neighborhood.

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

The house is the remainder structure on a site that was developed for mixed commercial/residential use with two additional structures. The building behind it is new construction. The second structure's provenance and history is unknown. I was unable to find any other information on the subject structure besides what is provided in the County Historic

HEIDI ANDERSON SPICER Architect

Resources inventory write-up. This structure is recognized as an historic resource and will be replicated in recognition of the value of such structures in the Aptos area.

5. Please provide information clarifying why preservation is not feasible due to the deteriorated condition of the structure.

I wish to clarify some points about the progression of this proposal. This was initially proposed as a remodel/reconstruction of the structure based upon an initial visual inspection of it's most evident deficiencies, specifically regarding unpermitted work by the previous owner which was disclosed in the sale of the property to the current owner. The original remodel proposal recognized the need for a foundation which was thought would correct some obvious settlement in the floors and provide stable support. Some repair/replacement of framing was anticipated as well, given the age of the structure. Repairs or replacement of substandard electrical, plumbing and heating systems for basic fire and life safety was also included as part of the proposal. Because the front third of the building had 'finished' walls, it appeared to have wood framed exterior walls. It was thought that the front third of the structure was providing some structural stability to the middle section which was clearly single wall construction.

In order to get an estimate for the new foundation and repairs, floors, walls and ceilings were opened up to determine the extent of needed repairs. The first most significant revelation was that the exterior walls (specifically in the front, or main section of the house) that were thought to be fully framed walls with 2x4 studs was in fact revealed to be single wall construction with no double top plates. At some point, sheetrock was installed on the inside of the walls which obscured this condition. Once opened up, it was clear that there is no structure to the walls. The sheetrock spans from the floor to the 10' high ceiling with no studs to support it.

The exterior vertical siding (1x12 boards) on the outside of the structure extends into the ground on the outside which explains the extensive rot and insect infestation extending far up the boards from grade. One can literally pull the boards apart, the wood being paper thin in places. The component supporting the roof – the exterior vertical siding - is for all intents and purposes non-existent for structural purposes. Any attempt to move the structure would very likely result in the structure collapsing under the weight of the roof. The rot is so extensive it requires virtually all of the exterior siding to be replaced. Keeping any of it will only spread the infestation to new construction. I refer you to the report by Leonard Willis, Structural Engineer. Completely new framing is required in order to create a structurally sound building suitable for safe occupancy. The rot and termite damage extends to floor framing members which are, in addition, improperly framed and are unsupported by any kind of functioning foundation. Even the roof rafters and sheathing are deeply eaten out by termites and require full replacement.

I provide the accompanying details to illustrate how buildings generally are constructed and how they behave under seismic loading. For comparison, I also show in Figure A – SKEC how the existing structure is put together. While we do not experience earthquakes every day, they are a significant consideration in structural design and building construction. Even historic structures must to a significant extent consider this in terms of life safety.

Figure A SKEC shows the structure's existing construction. There is no wall framing. The top plate is a single member only with nothing to keep gaps from opening up where it is discontinuous. There are several basic building components missing, including wall framing,

HEIDI ANDERSON SPICER Architect

fire blocking, adequate nailing, structural siding, foundation, etc. The components that are in place are severely damaged without enough material left to nail through and to other parts to stitch it together in a meaningful way structurally.

Figure B – SK1 shows a typical wall section based upon the minimum standards of the California Uniform Building Code. The significant difference from Figure A – SKEC includes wood stud wall framing, fire blocking, a double 2x4 top plate which provides a continuous 'collar' around the top of the wall which will not open up at breaks. 4'x8' plywood sheets, nailed continuously at all edges and at interior wood studs creates a 'shear panel', which resists racking and collapse.

Figure C – SK2 shows an elevation of a typical wood framed wall built to the **minimum standards of the California Uniform Building Code**. Observing how the 4' x 8' sheet of plywood is fastened to the wood studs of the wall framing, one may intuit how the plywood resists racking when subjected to sideways earthquake forces. Figure D – SK2 shows how 1x12 boards, nailed only at the top and bottom will rack and collapse under the same forces which is why they are no longer allowed as structural siding under the current code.

Something to consider is that this structure was obviously constructed as a shed and temporary structure. As old as it is, it was not constructed according to even the basic standards of residential structures of its day. If it had been better constructed, it might have more structural integrity than it does. As it is, it is so compromised at this point as to make it impossible to lift or move without the significant risk of collapse. The condition of the structure is thoroughly described in the report prepared by Leonard Willis, Structural Engineer, which is part of this submittal. The Building Official of the Santa Cruz County Building Department also concurred during his Special Inspection of the structure that it was not a candidate for lifting or moving and that it was not in any way salvageable.

What was originally conceived of as a rehabilitation (i.e. remodel with significant reconstruction) is now realistically feasible only as a reconstruction in kind. The building in its current state is not safe to occupy or use in any capacity. As is, it constitutes a hazard to life safety and will attract mischief or worse. Without action, it will soon be a memory. The loss of use of this structure has been a financial hardship for the Owners, Ayshe and Mike Anderson. They ardently wish to return this building to useful service while honoring its historic provenance. While the structure itself is not salvageable, the intent here is to reproduce the building essentially in kind as faithfully as possible with a careful eye to reproducing the few details that are in any way notable. The front windows on the porch are a distinctive feature and will be retained. The front porch roof and post details, the main roof eave and rake (gable) details can all be exactly reproduced. Attic vents will be reproduced in kind. The result will be a structure that will preserve the presence of Aptos's history while serving its user's and the community in a meaningful way.

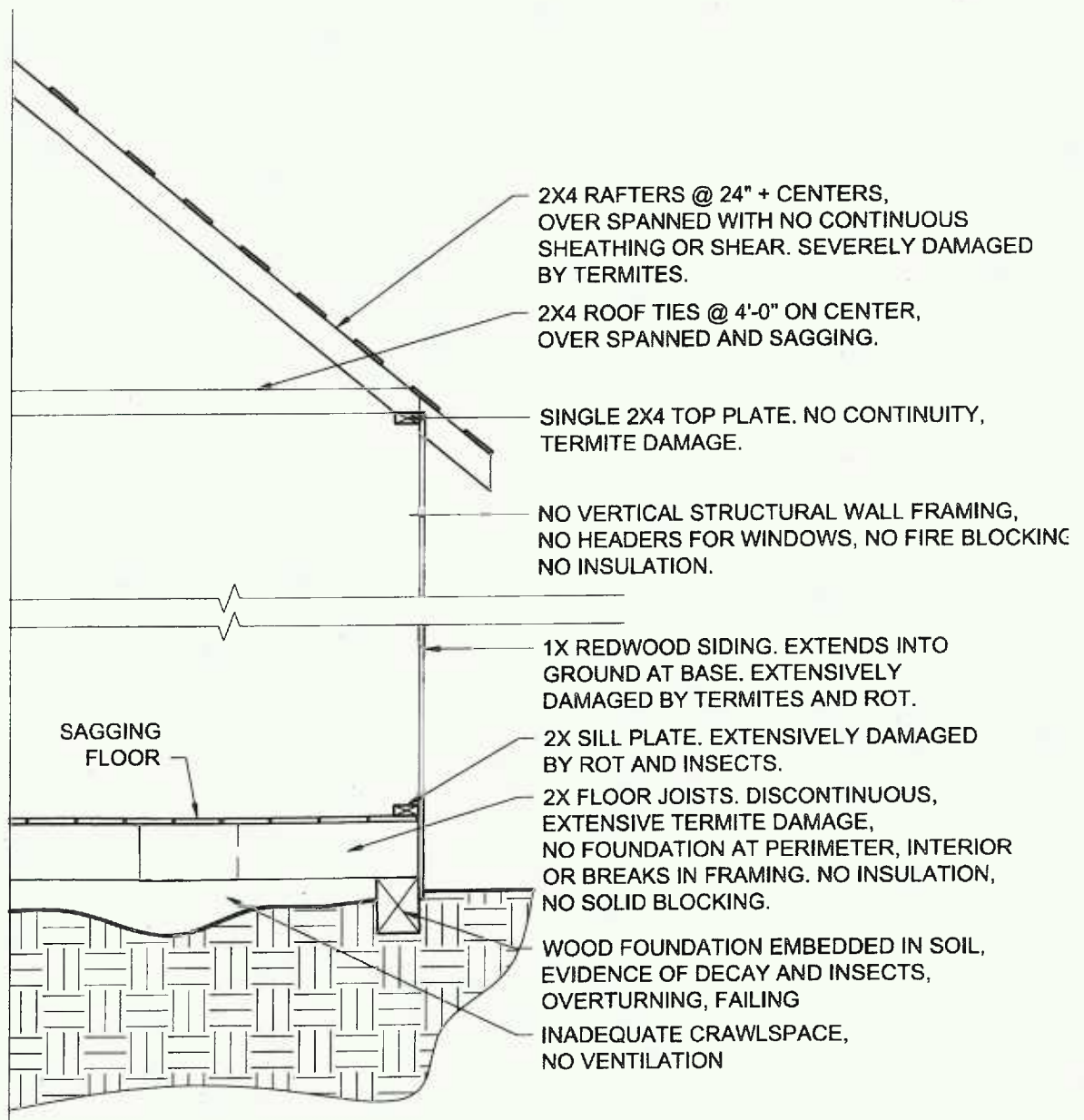


FIGURE A

1/2" = 1'-0"

AS-BUILT CONDITION OF EXISTING STRUCTURE

8057 VALENCIA STREET
APTOS, CA 95003

SK-EC

011216

HEIDI ANDERSON SPICER, ARCHITECT

180 7TH AVENUE, SUITE 102 SANTA CRUZ, CA 95062 831 425 2020

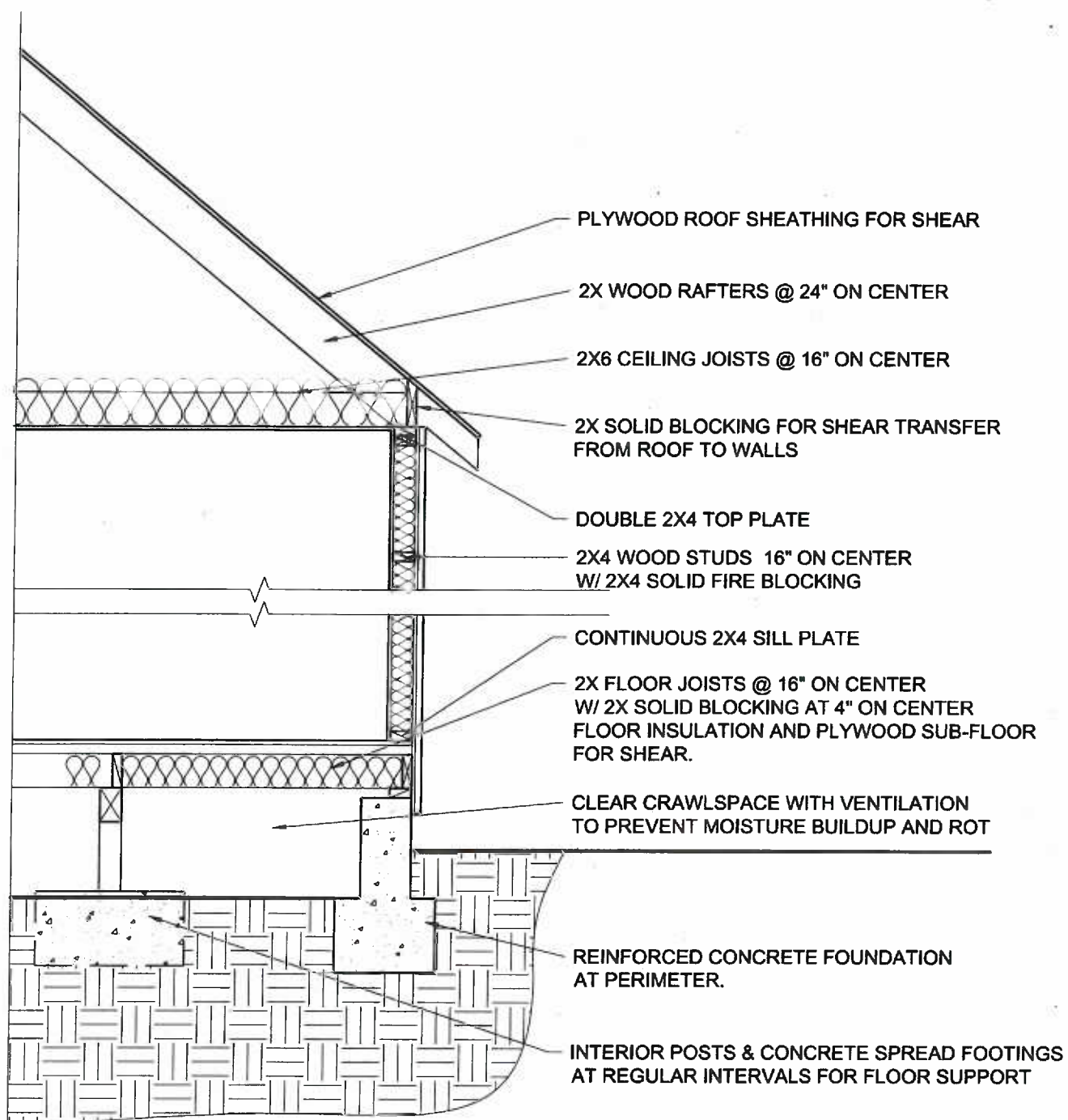


FIGURE B

1/2" = 1'-0"

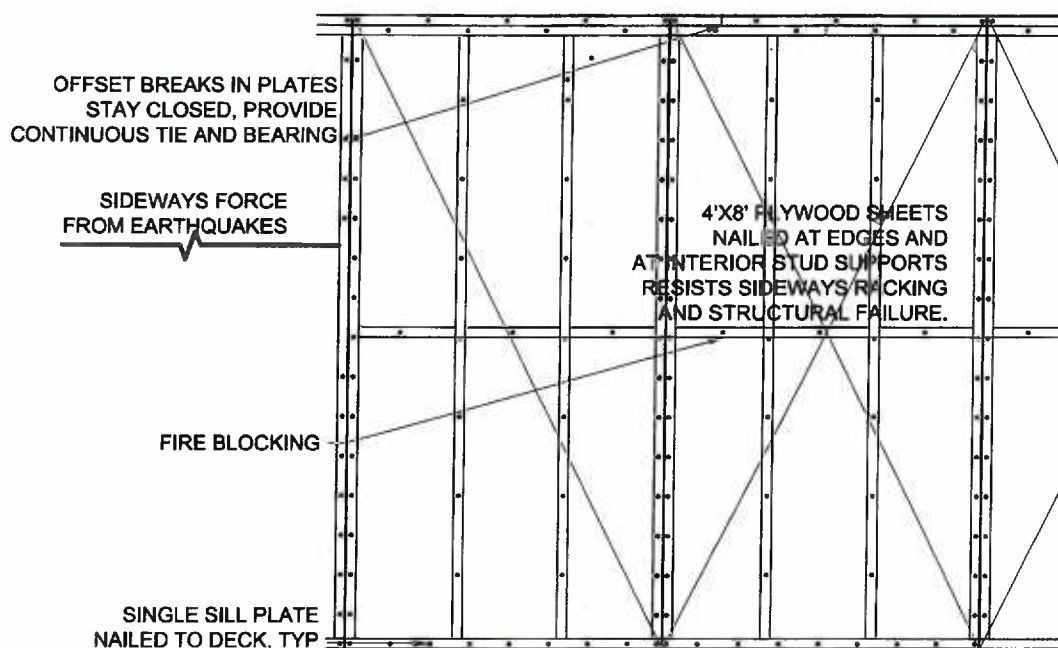


FIGURE C CONSTRUCTION W/ 4'X8' PLYWOOD NO SCALE

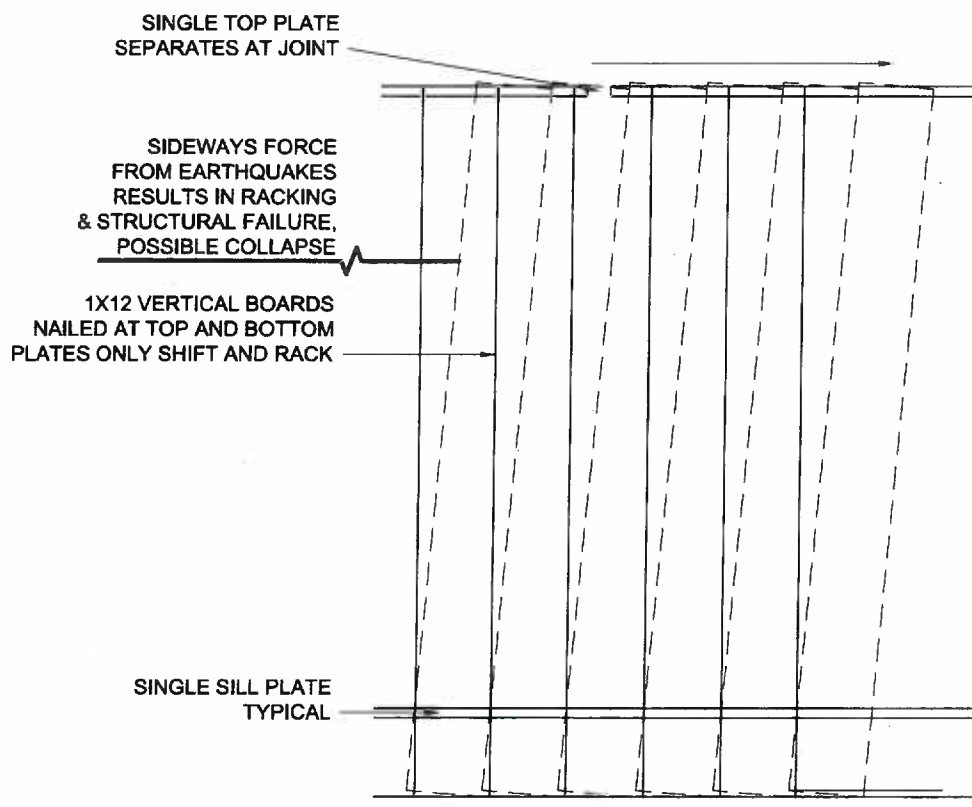


FIGURE D CONSTRUCTION W/ 1X12 VERTICAL SIDING $1/2" = 1'-0"$

CONSTRUCTION COMPARISON

8057 VALENCIA STREET
APTOS, CA 95003

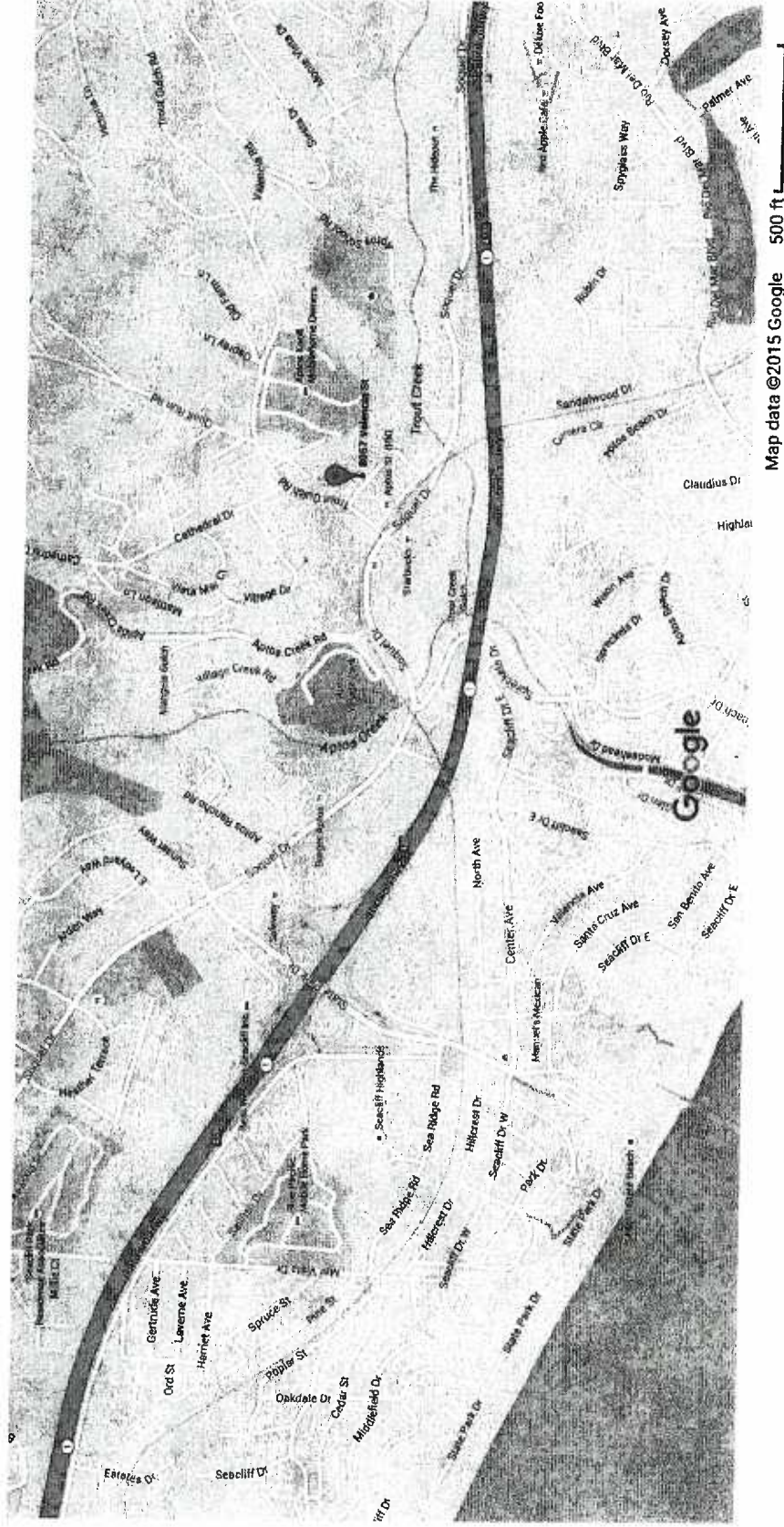
SK-2

011216

HEIDI ANDERSON SPICER, ARCHITECT

180 7TH AVENUE, SUITE 102 SANTA CRUZ, CA 95062 831 425 2020

Google Maps 8057 Valencia St









REDWOOD ENGINEERING

716-A SOQUEL AVENUE, SANTA CRUZ, CA. (831) 426-8444

May 19, 2015

Mr. Mike Anderson
Building Owner

Reference: Structural Evaluation of Existing Structure
8057 Valencia Street, Aptos CA 95003

Mr. Anderson,

At your request, Redwood Engineering performed several site visits to the above-mentioned existing residential structure between December, 2014 and January, 2015.

The purpose of our visits was to initially evaluate the overall structural integrity of the existing structure and to secondly address the feasibility of restoring the structure to current building standards. After initial visits to the site and discussions with the project architect, it was determined that the structure is in an extremely dilapidated state and not a viable candidate for use or (rehabilitation) occupation. For the purposes of this report, the building is described as having front, middle and rear sections. The rear third being recently constructed (likely without the benefit of building permit) this area will not be addressed. After careful review, observation and analysis, the following items are noted:

1. Roof and Ceiling Framing

The existing roof framing in the front 'main' roof consists of 2x4 rafters spaced at 24 inches on center with no support beam at the ridge (Figure 1) and 2x4 ceiling joists. Roofing consists of recently installed asphaltic shingles and roll roofing applied over plywood sheathing over original skip sheathing. The results of engineering analysis suggest that these rafters/joists are significantly under sized for current roof loads of 20 pounds per square foot live load and 15 pounds per square foot dead load. No solid blocking between rafters is present at bearing locations: rafters are free to 'roll', shift and buckle when subjected to loads and, in fact, appear to have done so with splitting and 'checking', or cracking of the rafters and ceiling joists. There is extensive evidence of termite infestation and damage throughout the attic (Figure 2), affecting roof rafters most significantly.

Roof framing in the middle third of the building consists of 2x4 rafters spaced at 24 inches on center. Ceiling joists are 2x3 redwood at approximately 48" on center. Roofing consists of built-up asphaltic roll roofing. The rafters and ceiling joists are significantly undersized for the span and are sagging in the center. Evidence of recent efforts to correct this is inadequate and improperly constructed. There is evidence of extensive termite damage and infestation throughout the attic (Figure 3).



REDWOOD ENGINEERING

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2. Partition Construction

For the purposes of this analysis, 'partition' is more appropriate than 'wall', based on construction. Exterior and interior bearing partitions in the front two thirds of the building are constructed from 1" boards set vertically extending from top of partition to either floor deck or past mudsill to full contact with soil at grade. There is no actual wall framing in evidence (Figure 4). Typical framing for a small structure, even one of this age, would require at minimum 2x4 framing at 24" on center. The lack of any framing at all to support the roof structure is of concern. Construction is extremely sub-standard and boards show heavy infestation and damage from termite and other wood boring insect infestation as well as mold (Figures 5&6).

A single (rather than the usual double) flat framed top plate runs along the top of the partition, providing no continuity to keep partitions from separating at corners and joints. Openings at doors and windows are framed with a single 2x3 horizontally framed 'header' with no trimmer studs to bear upon (Figure 7). '2x3 King' studs extend only to the underside of a false ceiling, and provide no bearing support for the roof whatsoever. There is evidence of heavy termite infestation and damage (Figure 8). A minimum size for a 'header' or beam in this condition would be a 4x6, set vertically with 'trimmer' studs to bear upon, flanked by 'king' studs extending from floor deck to a double 2x top plate. Open joints between members over the window and door openings indicate both extremely substandard construction and connection failure between members, likely due to movement during past seismic events and wind loading, as well as degradation of wood due to termite damage.

3. Foundation and Floor Framing System

The original foundation appears to consist of a perimeter redwood mudsill directly into exposed native soils. The mudsill is completely embedded into soil in several locations (Figure 9). The floors consist of 1x6 tongue and groove decking on 2x6 floor joists at approximately 24" spacing. The decking shows evidence of heavy infestation in places by termites and other wood boring insects (Figures 12&13). The floor joists are cut and discontinuous in places (Figure 10), exhibiting extensive damage from termite infestation (Figure 11) and are dramatically 'crowned', sloping to the perimeter. Intermittent 2x4 posts, likely introduced in an attempt to correct cut, sagging and 'crowned' joists bear directly on soil (Figure 14).

A recent addition (appears to be recently constructed within the last 10-15 years) at the rear of the building appears to be founded on a concrete slab of unknown thickness which slopes irregularly to the perimeter as well.

4. Lateral Force Resisting System

Exterior and interior partitions in the front two thirds of the structure consist of 1x redwood boards set vertically from a single (not double) redwood 'top plate' extending down to the perimeter mudsill and then into the soil at the perimeter. No moisture protection is present.



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716-A SOQUEL AVENUE, SANTA CRUZ, CA. (831) 426-8444

There is extensive damage and rot at the bottoms of these load bearing boards due to direct contact with soil, exposure to moisture, mold, and insect infestation.

The original building construction did not consider lateral bracing among its requirements; no lateral bracing is present at this time, nor is there evidence that any was planned or provided in the past.

Lateral bracing in a building enables the structure to resist destructive 'racking' (side to side, or twisting) movement in the event of an earthquake or even a high wind event. In a building of this provenance lateral bracing would be at minimum a 1x board let into 2x4 wall framing diagonally and more contemporaneously a 1/2" - 5/8" plywood 'diaphragm' nailed to 2x4 wall framing and anchored to the (non-existent) concrete foundation. Lateral bracing is needed in roofs and floors as well as walls, with solid blocking or strapping between foundation/floor/wall/roof to resist the destructive forces of earthquakes.

Since there is no wall framing or continuous top plate present, it is impossible to create any lateral bracing, which leaves the structure completely vulnerable to catastrophic failure by racking, twisting, and collapse. Evidence of the structural failure of the walls by 'racking' is indicated in photographs showing that the walls have already shifted significantly with the front wall of the structure leaning forward and toward the Southwest corner. Figure 15 shows a 24" framing angle with the framing out of plumb by 1/2" over 24", a significant deviation from plumb bearing when considering the significant roof load above.

The 1x6 tongue and groove floor deck does not provide any lateral bracing in the floor plane. There is no solid blocking between floor joists (Figure 16). The roof rafters with 1x 'skip sheathing' (intermittent 1x boards laid across the 2x4 rafters) do not provide any lateral bracing in the roof plane either. There is no solid blocking between rafters to resist overturning and failure.

Deficiencies (when compared to basic building standards of practice) include: lack of lateral bracing in the roof, walls, floors ; lack of roof diaphragm; lack of diaphragm transfer to supporting walls; lack of shear walls at all sides of structure; lack of connection between walls and foundation; lack of foundation to transfer lateral forces to soil.

In layman's terms, this means that there is no connection between the roof, partitions, floor, or mudsill (there is no foundation for the majority of the structure). This means the building is free to 'rack' or twist freely under seismic loading, like a proverbial 'house of cards'. Already loose and unstable members are free to shift, separate, roll over and slide past each other with nothing to prevent a catastrophic collapse of the structure. The building already shows evidence of twisting collapse and, as noted above, has shifted toward the Southwest corner. Given the size and weight of the large roof mass in the front third of the building, it is probable that the structure could fail catastrophically in the event of even a modest earthquake.

5. Weatherproofing



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Due to lack of protection from exterior moisture, direct contact of the framing with soils, and lack of any effective ventilation of the underfloor crawlspace, the existing floor framing exhibits signs of extensive decay and mold, including black mold as well as extensive evidence of damage from termite and other wood boring insects.

6. Front porch

The front porch deck shows heavy damage (Figure 17) from rot due to support members bearing directly on soils and in contact with the concrete front steps, and sags significantly towards the street. There appears to be no foundation under the unrestrained 4x4 posts carrying the porch roof and posts do not even continue to the soil (Figure 18). The remaining deck framing members show extensive rot and damage. The guardrail appears to be a recent installation comprised of a single 2x4 rail spanning between the posts with lightweight garden trellis panels as infill. This does not appear to be compliant with current building codes and accepted construction practice.

7. Conclusion

Based on extensive field observation from an engineering standpoint, the existing building structure has absolutely no structural integrity or redeeming merit and has clearly outlived its service life. It is clear that this structure consists of profoundly substandard construction, even according to construction standards of its age. That, coupled with the extensive damage incurred over time from deferred maintenance, insect infestation, water damage, and rot from mold, leads to the conclusion that the structure would be extremely unsafe when subjected to even the most modest seismic event or high wind event. It should be taken into consideration that should the Building Official find it necessary to require that the structure be reconstructed to the lenient provisions of the Historic Building Code, the work would require a significant reconstruction of the roof framing, replacement of all 1" board partitions with framed wall construction, replacement of floor framing and decking as well as the construction of a new concrete perimeter and interior foundation. The extensive damage due to rot, mold, termites and other wood boring insects would require the removal of virtually all original framing and siding materials in order to keep the active infestation of insects and mold from spreading and damaging the new construction.

Please feel free to contact me if you require further assistance.

Thank You,

Leonard Willis, P.E.
Redwood Engineering
CA P.E. #62076 exp. 09-30-15





Figure 1. Roof framing, no ridge support, solid blocking



Figure 2. Heavy Termite infestation and damage at rafters

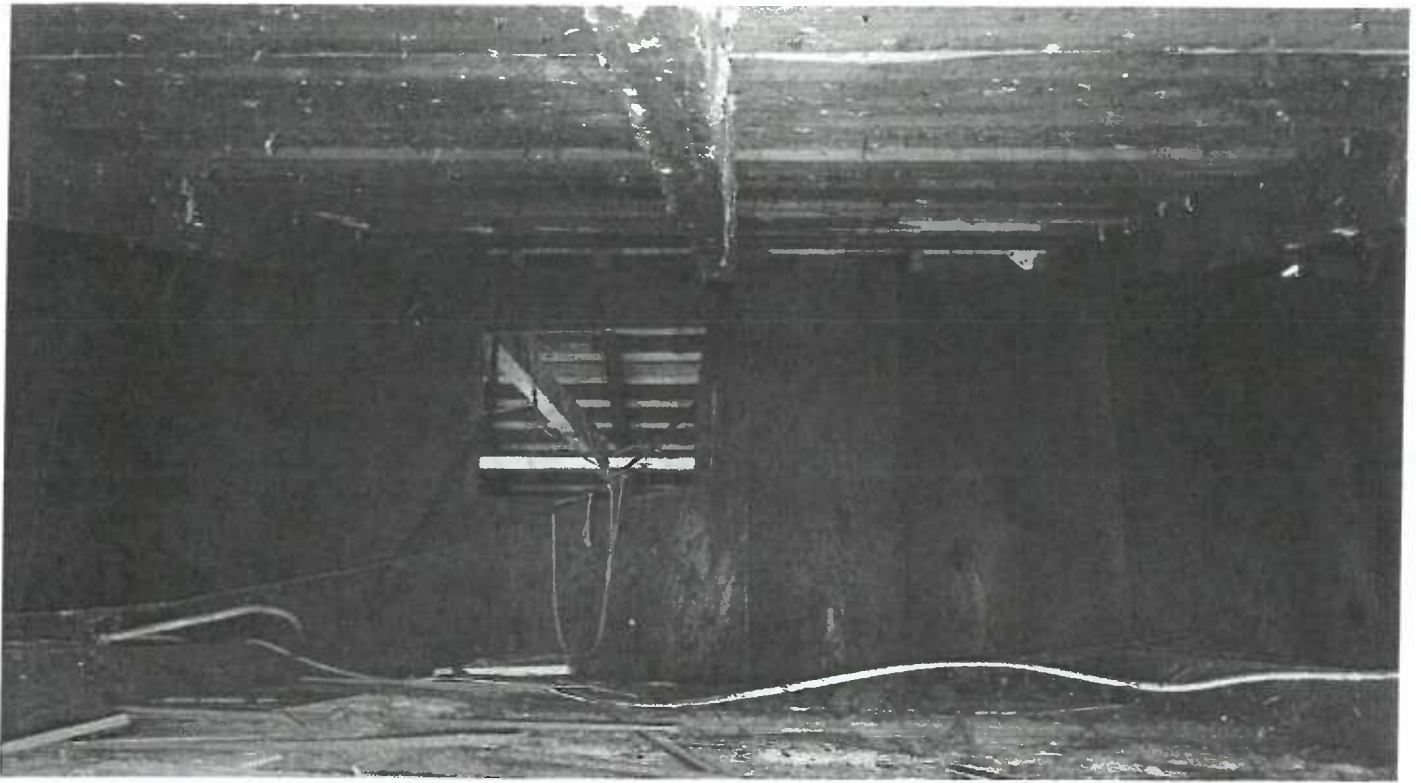


Figure 3. Heavy termite infestation and damage in rafters, no framing at lines of bearing.



Figure 4. No wall framing at lines of bearing



Figure 5. Heavy termite damage and infestation at partition boards



Figure 6. Heavy termite infestation and damage at partition boards.



Figure 7. Place holder Sub-standard door and window framing

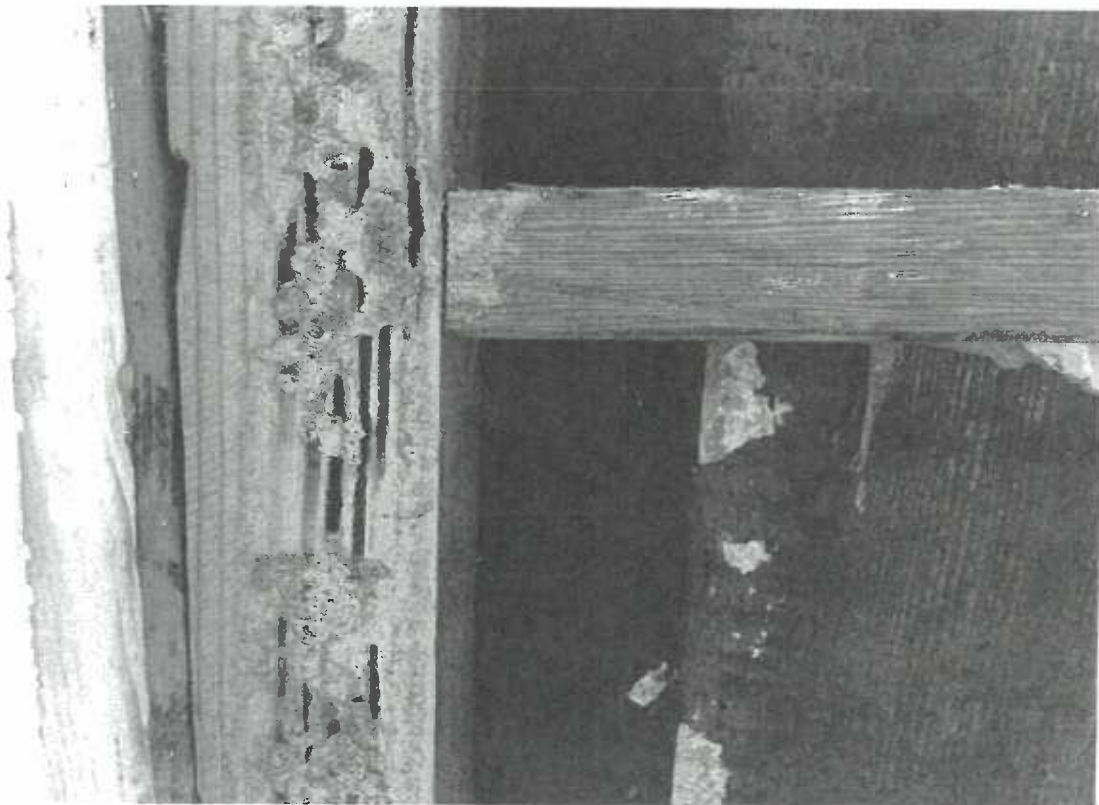


Figure 8. Heavy termite damage and infestation at wind/door openings



Figure 9. Mudsill completely embedded into soil

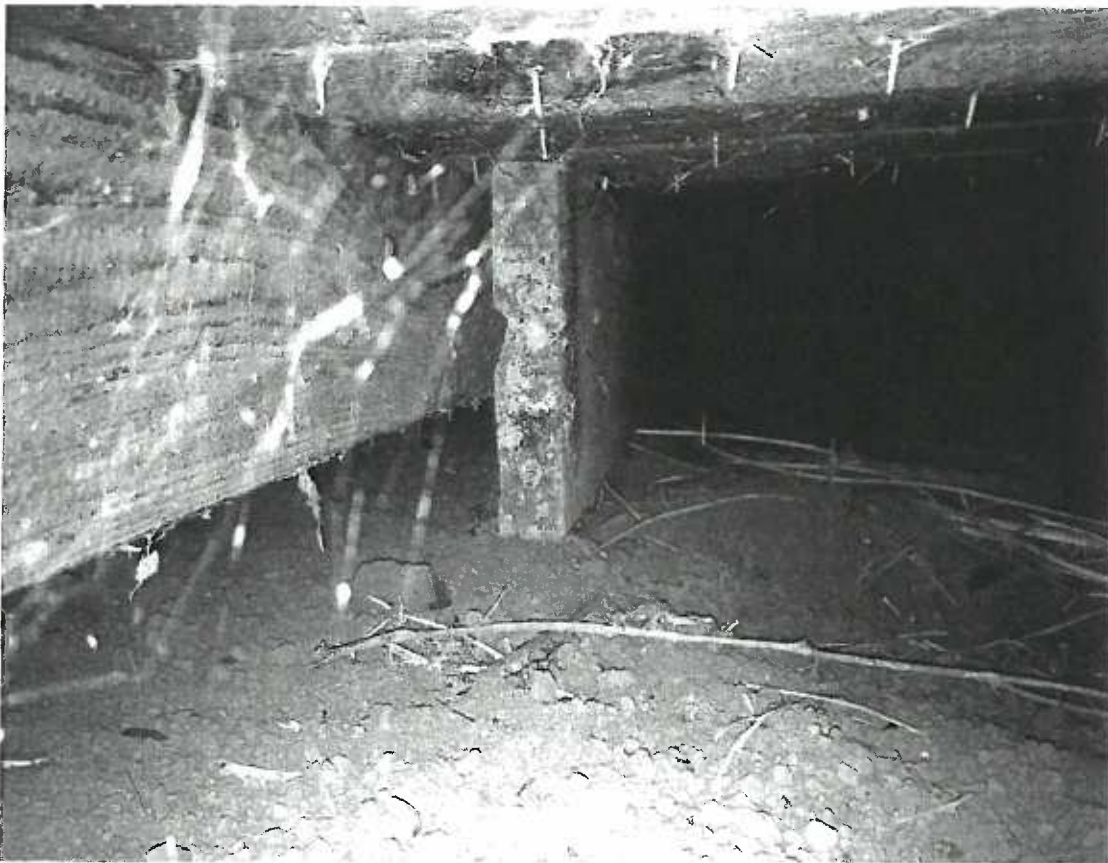


Figure 10. Discontinuous floor joists w/ no support



Figure 11. Heavy termite infestation and damage at floor joists



Figure 12. Heavy termite infestation and damage at floor deck

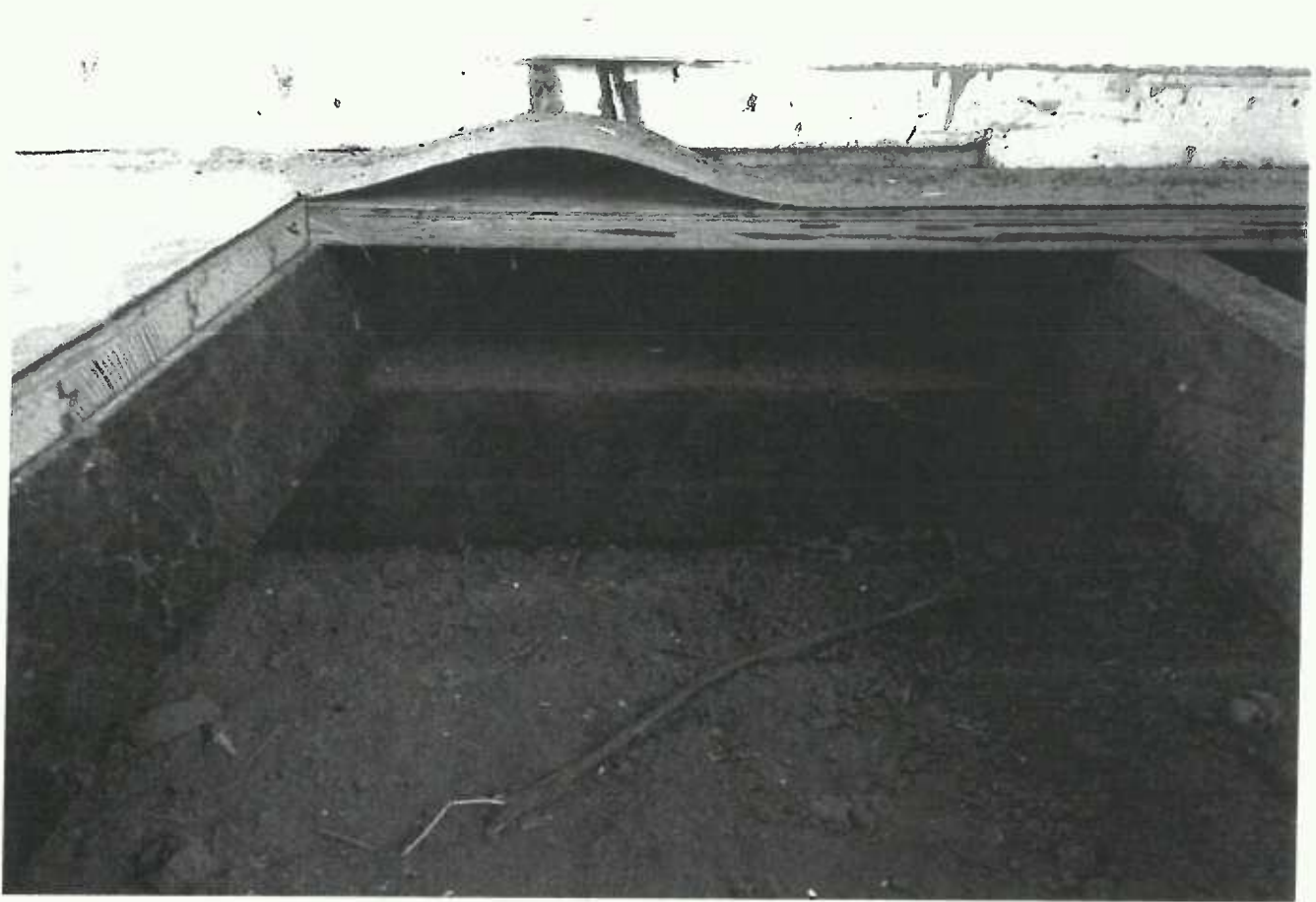


Figure 13. Heavy termite infestation and damage at floor deck



Figure 14. Posts bearing on soil alone



Figure 15. Front wall showing significant racking/shift towards SW corner



Figure 16. No solid blocking between floor joists



Figure 17. Porch deck shows heavy damage

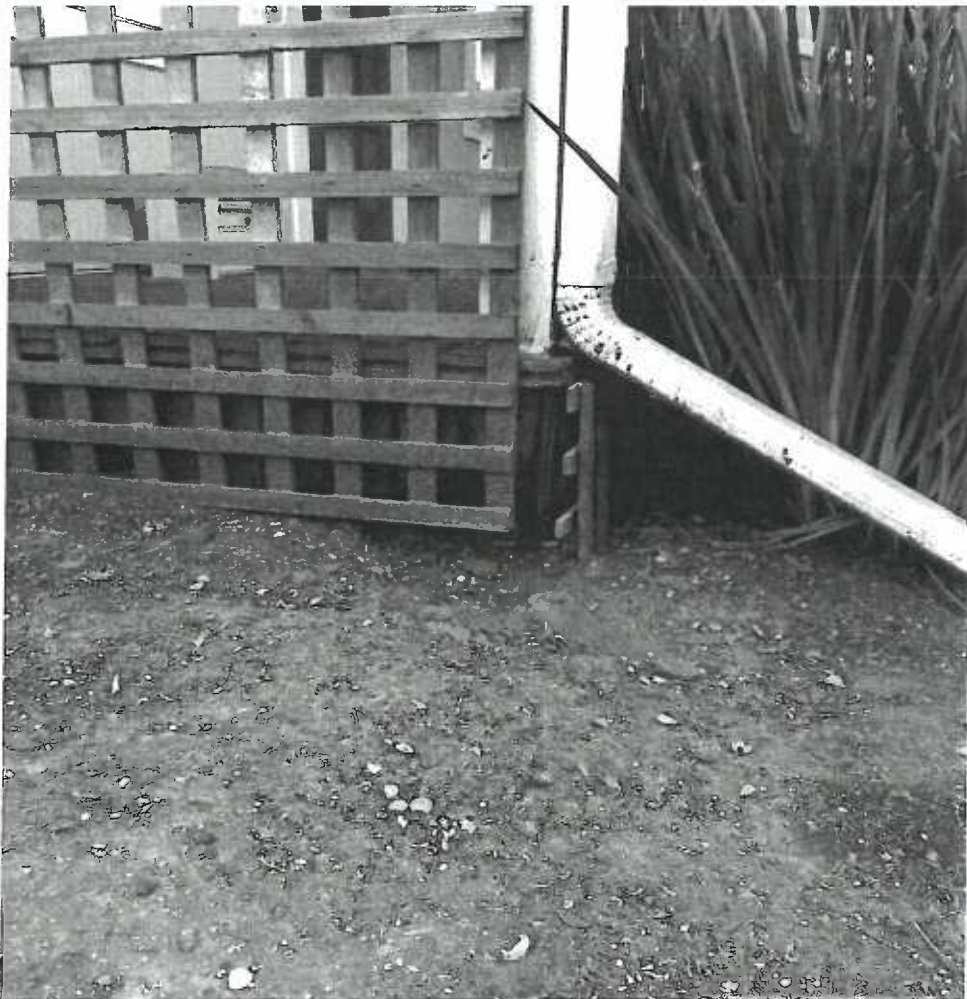


Figure 18. No bearing at porch posts. Extensive rot of remaining under deck members.



COUNTY OF SANTA CRUZ

HISTORIC RESOURCES COMMISSION PLANNING DEPARTMENT

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

October 30, 2014

AGENDA: November 7, 2014

HISTORIC RESOURCE PRESERVATION PLAN REVIEW

Applicant:.....Heidi Spicer
Owner:.....Ayshe Tuncer and Mike Anderson
Application No.:.....HA-24918
APN:041-021-41
Situs:8057 Valencia St., Aptos, CA
Location:The residence is located at 8057 Valencia St. in Aptos, on the north side of
Valencia St. approximately 200 feet east of Trout Gulch Rd.
Historic Name: None
Rating:..... NR3

Existing Site Conditions

Parcel Size:Approximately square feet
Use:.....Single-family Residence, and commercial use on parcel

Planning Policies

Planning Area:Aptos
Zone District:SU-L
General Plan Land Use Designation:.....Community Commercial, Urban Open Space
Coastal Zone:..... Yes

PROJECT DESCRIPTION

Application for a Historic Resource Preservation Plan (Plan) (Exhibit E and F) to remodel an historic residence, and add a 20 square feet rear addition. The property is included in the County's Historic Resources Inventory as an NR-3 resource, meaning it is a resource eligible in the opinion of the Historic Resources Commission for listing on the National Register. 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.

The intention of the remodel is to rehabilitate the house, correcting structural issues that threaten the structural integrity of the residence including rot in the flooring, walls, and roof framing. A foundation would be added to support the structure and correct settling and uneven flooring which has occurred over time. The rotting front porch would also be replaced, and a railing added. Additional revisions are proposed to improve the comfort and livability of the structure, including replacing the single wall construction in the middle portions of the house with dual wall construction to allow the structure to be insulated and to move exterior piping to the interior walls. The roof pitch at the back portion of the residence would be raised to allow for a standard 8' interior ceiling height, while retaining the overall side gable roof form with variations in roof pitch. A 20 sq ft utility closet would be added to the rear of the house. The plan would replace the contemporary siding (T-111) that was installed without benefit of a permit with more historically appropriate siding, proposed as board and batten. The front portion of the house would remain largely unaltered, retaining the fixed casement windows at the front (south) elevation, the roof overhang extension above the porch, and retaining other windows where feasible. Where window placement is required, windows would match the existing windows in design and materials. The front door is proposed to be replaced.

Staff Recommendation: Approval of the Historic Preservation Plan, as conditioned.

DISCUSSION

A. Background and Site Description

This historic property is one of the original residences in the Hihn Subdivision in Aptos, which in turn is one of the Aptos' oldest subdivisions. The house was first added to the Inventory in 1986 as an NR-5 resource. In 1994 the inventory listing was updated and the rating was changed to NR-3, meaning "a property eligible, in the opinion of the County Historic Resources Commission, to be listed on the National Register of Historic Places." The Inventory listing was updated again in 2003. The Inventory describes the residence as "a small pre-1888 cottage", with noted features including the steeply-pitched side-gable roof, the front door with 9 lites, and the two large front picture windows. Alterations to the structure have occurred historically, including a recent rear addition. The current siding is described as "bevel-drop siding", although the inventory form suggests that board and batten siding may have once clad the cottage. The 1994 DPR form notes that the house is significant due to its association with the broad patterns of local history, and because it "embodies the distinctive characteristics of early vernacular architecture of the region and has a high level of integrity to its original construction."

At a recent site visit, staff noted that several of the windows are wood or aluminum frame, and are therefore not original to the building and not compatible with the historic character. At the east side of the residence, the window closest to the rear of the building is aluminum frame. At the rear (north) elevation, both windows as well as the door are vinyl frame. The 1994 DPR form indicates that the windows on the west elevation also do not appear to be original to the structure, although they are wood frame and compatible with the design and materials of other windows on the structure.

A 1911 photograph provided by John Hibble of the Aptos Museum, depicts the front and west side of the structure (the second residence from the left in the photo). The overall form of the structure today is similar to the form shown in the 1911 photo, including the variations in roof pitch. It does appear that a rear addition was added after 1911. The siding in 1911 appears to be vertical boards, evident in the one siding board visible on the west side that is extending out from the wall.

B. Purview of the HRC

Subsection 16.42.060 (C) of the Santa Cruz County Code requires submittal of a historic preservation plan for alterations to a historic resource, complying with the criteria noted in Section C below. Your Commission is requested to consider the Historic Resource Preservation Plan (Exhibits E and F) to consider alterations to a designated historic resource, and consider the staff recommendation to approve the Historic Preservation Plan. 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. In order for your Commission to approve or conditionally approve the historic resource preservation plan, all of the required findings (Exhibit B) must be made.

C. 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. Preserving the historic values of the resource would include ensuring that any proposed development protects the historic ratings, in this case an NR-3 rating, meaning a resource eligible in the opinion of the HRC for listing on the National Register.

Subsection 16.42.060(C) 1, Historic Preservation Criteria, requires that alteration of historic resources meet certain criteria. Those criteria are included below, with a discussion of the applicability of the criterion and how the proposal does or does not meet that criterion.

CRITERIA FOR EXTERIOR ALTERATION OF A HISTORIC RESOURCE

Santa Cruz County Code Chapter 16.42.060 (C) 1

1. 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 is proposed to the use. The property will continue to be used as a residence, consistent with its originally intended purpose.

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 DPR form notes that the cottage is historically significant in part because "it embodies the distinctive characteristics of early vernacular architecture of the region and has a high level of integrity to its original construction." Architectural features noted in the DPR form include steeply-pitched side-gable roof, the front door with 9 lites, and the two large picture windows. The attached plans would minimize alterations to the structure, focusing on increasing the comfort of the structure for residents, and improve the structural integrity of the residence, while retaining significant features and historic materials. The plan proposed to slightly alter the roof pitch at the rear of the structure, but will maintain the overall form of the steeply-pitched side gable roof. The 20 sq ft. addition at the rear will not significantly alter the form of the structure, and will not alter the appearance of the structure when viewed from the front. The front (south) elevation of the residence would remain largely unaltered, retaining the fixed windows, and front porch with roof overhang. One exception is the proposal to replace the existing front door with a door of a different design. Although it is not known if the door is original, it does appear old and may have acquired historic significance. Therefore, as a condition of

approval it is recommended that the existing door be retained or a similar door be installed. To further comply with the criteria to avoid the removal of historic material when possible, it is also recommended that in the front portion of the house, the window on the east side and the window and west side of the cottage also be retained, as these windows are wood frame and also may have acquired historic significance.

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.

Proposed alterations are intended to be compatible in materials and design with the existing residence, and do not seek to create an earlier or later appearance. The plan proposes to replace the existing T-111 siding with board and batten siding. The photo from 1911 depicts vertical board siding, possibly board and batten siding. Therefore, the proposed board and batten siding does have a historical basis and would be appropriate to the cottage.

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.

As noted in 2 above, it is a recommended condition that the existing door and front windows be retained. Although these materials may not be original, they appear to have been added some time ago and are compatible with the historic character of the cottage.

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

As noted above, the proposed remodel seeks to retain historic materials to the greatest extent possible.

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.

Where replacement of materials are proposed, such as replacement of existing windows in remodeled areas, the design, materials and color of the replacement windows shall match the existing. The plan does not propose to replace any missing architectural features. At the rear of the structure, the plan proposed to remove existing incompatible vinyl windows and doors, and replace with wood frame windows and wood doors compatible with the existing residence. New proposed siding is consistent with photographic evidence.

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 site is within a mapped archaeological resource area, no work is proposed that would disturb any known archaeological resource. As a recommended condition, 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 until an Archaeological Site Development Approval can be issued.

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 is compatible with the size, scale, color, materials, and character of the property. New materials will be compatible with existing materials, including use of wood frame windows and wood French doors at the rear of the residence. The size of the addition is modest and would not significantly alter the overall size or character of the residence.

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 proposed remodel and addition does not impair the essential form and integrity of the structure. Although the remodel slightly alters the roof pitch at the rear of the residence, the proposed remodel maintains overall roof form, including steeply pitched side gable roof, and repeats the design and materials of the existing windows in the remodeled area.

III. ANALYSIS AND CONCLUSION

The attached Historic Preservation Plan (Exhibits E and F) proposes to remodel the residence and add a 20 sq ft rear addition. As discussed in detail in Section C above, the historic preservation plan would remodel the residence to improve structural stability and livability, while preserving the overall form, and retaining historic materials. A condition to retain the 2 windows at the east and west side of the front portion of the residence, and to retain the existing front door or install a door of similar materials and design, are recommended to retain historic materials and features to the greatest extent feasible. An additional condition is recommended to require that new siding match historic siding materials as closely as feasible, either the "bevel drop" siding material evident in recent photos, or vertical board siding evident in the 1911 photo. As the proposed remodel maintains the overall form of the residence, preserves historic materials, and further restores the historic appearance of the structure by replacing the T-111 siding with historically appropriate siding material, and replacing aluminum and vinyl frame windows and doors with wood frame windows and doors, the proposed alterations are not anticipated to negatively impact the NR-3 rating or potential eligibility for listing on the National Register. Based upon the attached plans (Exhibit F), the attached findings (Exhibit B) and as conditioned, the proposed work is consistent with the requirements of County Code regarding alterations to historic resources.

IV. RECOMMENDATION

Therefore, it is RECOMMENDED that your Commission approve the Historic Resource Preservation Plan as submitted (Exhibit E), the project plans marked Exhibit F, based upon the attached findings (Exhibit B), 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.

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Historic Resource Preservation Plan
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2. All exterior replacement material and color shall visually match the existing materials.
3. The front door shall be retained, or replaced with a door of similar design constructed of wood with 9 lites.
4. In the front portion of the house, the front-most window on east side of the house and the front-most window on west side of the house shall be retained.

Action Date: 11/7/14

Effective Date: 11/17/14

Expiration Date: 11/17/19

ACTION: Ayes Merriam, Jenkins, Swift, Phillips, Orlando
 Noes 0
 Absent 0

Date: 11/7/14

Annie Murphy

Annie Murphy
Secretary to the Commission

Exhibits

- A. Findings
- B. Historic Photograph
- C. Historic Resources Inventory pages/ DPR form for the subject site
- D. Applicant's Historic Preservation Plan
- E. Copies of the Project Plans

EXHIBIT D

**SEE APPLICATION # 161092 FOR COMPLETE SET OF
PLANS**

