



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: CALL 711
KATHLEEN MOLLOY, PLANNING DIRECTOR

June 21, 2018

AGENDA: July 2, 2018

HISTORIC RESOURCE PRESERVATION PLAN REVIEW

Applicant:..... Rennie Boyd, Architect
Owner:..... Sarah Lloyd and Neil Trevett
Application No.:.... 181061
APN: 027-171-10
Situs: 2721 E. Cliff Dr., Santa Cruz
Location:..... Property located on the north side of East Cliff Drive, between 7th and 8th
Avenue in Santa Cruz
Historic Name:..... Unknown
Rating:..... NR5

Existing Site Conditions

Parcel Size:..... Approximately 2,124 sq. ft
Use:..... Residence

Planning Policies

Planning Area:..... Live Oak
Zone District:..... R-1-3.5-L (Single Family Residential, Historic Landmark)
General Plan Land Use Designation:.... R-UH (Residential, Urban High)
Coastal Zone:..... Yes

I. PROJECT DESCRIPTION

Application for a Historic Resource Preservation Plan (Exhibits D and E) for alterations to an Eastlake Victorian residence located at 2721 East Cliff Drive in Santa Cruz. The residence is a designated historic resource included in the County's Historic Resources Inventory with an NR-5 rating, meaning a resource of local historic significance. The residence includes a main level

and a basement level, which is located partially under the existing grade. The house includes the original residence, and a more recent 112 sq. ft. rear addition that appears to be a walled-in porch.

As noted in the application, the purpose of the historic preservation plan (HPP) is to rehabilitate the residence, preserving and restoring the historic materials and character-defining features and raising the structure to install a new concrete perimeter foundation, convert the basement area to habitable space by excavating under the basement and increasing the lower level ceiling height, and modifying the roof design at the rear newer portion to allow for a more comfortable ceiling height. The existing building footprint would not change.

At the main level in the original portion of the residence, all existing exterior historic materials including clapboard and fish-scale siding would be repaired and restored. Any material which cannot be repaired due to its deteriorated condition would be replaced in kind. Of the eight existing windows at the main level, six are proposed to be retained and repaired, and two are proposed to be replaced in kind with wood frame windows of the same design due to their deteriorated condition (Project Plans, Exhibit E). The existing front porch would be retained and repaired. The existing front doors would be retained.

The lower, basement level portion of the residence would be reconstructed, excavating two feet under the existing floor level two feet and raising the wall height an additional one foot above the current height, increasing the overall structure height by approximately one foot. The reconstructed lower level would be clad in vertical wood siding similar to the original historic siding. At the lower level front (south) elevation, a new wood-framed glass door would be added with two vertical solid pane single lite windows on either side of the new door, in the same locations where a door and windows existed historically. A new patio would be added that would be accessible from the lower level. Eight additional wood-frame windows and 3 glass block windows with wood trim would be added to the newly habitable lower level, with the window design, size and configuration compatible with the existing historic windows at the main level. A flagstone patio would also be added, with landscaped areas. The existing front retaining wall would be retained.

At rear (north elevation), the 112 sq. ft. rear closed-in porch addition would be demolished and reconstructed to provide access for the basement excavation. The roof design at the rear would be modified to add a rear-facing gable at the west end above the existing roof framing to allow for a more comfortable interior ceiling height of 8' rather than the current 7'. The change in roof design would not be visible from the front of the residence. Four windows would be added to the rear addition at the main level. A porch similar in style to the existing porch would also be added. The newer skylight in this area would not be retained.

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.

II. DISCUSSION

A. Background and Site Description

The residence at 2721 East Cliff Drive was constructed in approximately 1895. The residence faces East Cliff Drive and overlooks Twin Lakes Beach (Exhibit H). The front (south) elevation is visible to the public from East Cliff Drive. The west and east elevations of the front portion of the residence are visible to a more limited extent from East Cliff Drive, as residences exist in close proximity to the west and east. The rear (north elevation) of the residence faces an alley. The residence can be seen in an 1890's photo provided by Linda Lawrence from the Santa Cruz Public Library collection and is one of the few remaining Victorian homes or buildings from that era still remaining along this section of East Cliff Drive. The Department of Parks and Recreation 523A form (DPR form) (Exhibit C) from the Santa Cruz County Historic Resources Inventory describes the home as follows: "This two-story L-plan residence with a cross-gable roof is an elegant example of Eastlake architecture. The front facade of the house displays a large gable end with a hooded window and an arched window to the ocean. Next to the gable is a recessed covered porch.... Textured shingle and clapboard are used for sheathing." The DPR form further notes that "the significance of this building is the fine architectural representation of the Eastlake/ Queen Anne design."

As required by the County for this project, the applicant submitted a report prepared by a qualified historic consultant, Leslie Dill with Archives and Architecture, analyzing the proposed alterations for conformance with the Secretary of the Interior Standards for Rehabilitation and with the Santa Cruz County Code (Exhibit F). The report lists 21 character-defining features not specifically identified in the original DPR, including the raised "L" shape 19th-century central wing with its balloon-framing and high roof plates; cross-gable roof form with the lower rear roof; horizontal siding and fish-scale siding; pendant and corbel bargeboard trim in the apex of the front gable; windows including the focal front window opening, the 1/1 double hung windows, the arched window in the front gable end; and steep front yard setting with retaining wall. The report also identified "alterations or added elements, appropriate for removal or further alteration," including the rear-most square footage of the house and rear porch, and the added front door at the front basement level.

As requested by the county, the applicant has also provided a letter from an engineer, Buchanan Engineering (Exhibit G), assessing the condition of the structure. The report indicates "per a visual site observation of the first-floor [upper floor] wall framing, the existing first [upper] floor structural walls will not require reconstruction to raise the structure to the proposed elevation and install the new perimeter concrete foundation and floor slab." In a follow-up conversation, the engineer noted that the residence was solidly built with balloon framing and full dimensional lumber, sufficient to withstand raising the structure to install a new foundation.

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 (Exhibit D) 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 historic integrity, significance, and setting of the existing historic resource. 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

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-5 rating, meaning a resource of local significance.

County Code Subsection 16.42.040(A) and Section 16.42.060 are applicable to the proposal. Subsection 16.42.040(A) states, in relevant part, that

"no person shall make or cause any material change to the exterior of an historical structure. . . unless such action is in conformance with a valid Historic Resource Preservation Plan approved by the Historic Resources Commission".

Subsection 16.42.060(C)(1), Historic Preservation Criteria, requires that alteration of historic resources meet certain criteria. The report provided by Leslie Dill provides an analysis of the proposed alterations for conformance with conformance with the Secretary of the Interior Standards for Rehabilitation and with the Santa Cruz County Code Criteria for alteration (Exhibit F).

CALIFORNIA ENVIRONMENTAL QUALITY ACT

This project for rehabilitation of a historic resource is categorically exempt under CEQA Section 15331, Historical Resource Restoration/ Rehabilitation, as the project follows the Secretary of the Interior Standards for the Treatment of Historical Properties for Rehabilitation. As indicated in the attached report provided by Leslie Dill, and as provided in the analysis below, the project complies with the Secretary of the Interior Standards and preserves the historic integrity of the property. A CEQA Notice Exemption is provided (Exhibit B).

III. ANALYSIS AND CONCLUSION

As indicated in the report from Leslie Dill, the proposed alterations are consistent with the Secretary of the Interior Standards and with Santa Cruz County Criteria for alterations to historic resources. As proposed, the historic preservation plan would preserve and restore the significant character-defining features of this historic 1895 Victorian residence, except for the vertical wood siding at the basement level which will be replaced with vertical siding of similar material and appearance to the original siding. The addition of a perimeter concrete foundation will further ensure the longevity of this historic resource. The new windows at the lower level are compatible with the design, size and placement of the existing historic windows at the main level but are differentiated to identify them as new. At the main level, the original portion will remain largely as it has appeared historically, with preservation and restoration of the character-defining features including the historic windows, porch and railing, siding and decorative woodwork. The

reconstruction of the rear addition, which was not part of the original residence and is identified as “appropriate for removal or further modification” in the report from Leslie Dill, will be compatible with the design and materials of the existing residence, and with vertical trim and a different siding configuration to identify the addition as new. The modifications to the rear addition and modified roof design will not be visible when viewed from East Cliff Drive.

The report from Ms. Dill recommends several conditions of approval which are include below. Additionally, the front yard setting is identified as a character-defining feature. The proposed addition of the patio and flagstone at the front area reduces the amount of landscaped area in the front yard. Staff therefore recommends that the landscape plan be submitted to the county historic resources planner for review, to ensure that the site is sufficiently landscaped to provide an appropriate setting for the Victorian residence.

With the recommended conditions of approval, the proposed historic preservation plan including the construction of a new concrete foundation and repair and restoration of the historic materials will help to preserve this 1895 Victorian residence in the Twin Lakes area for future generations as a reminder of its historic past. Based upon the attached plans (Exhibit E), the attached findings (Exhibit A) and with the recommended conditions of approval as provided below, the proposed work is consistent with the requirements of County Code and General Plan for alterations to historic resources.

IV. RECOMMENDATION

Therefore, it is **RECOMMENDED** that your Commission approve attached Notice of Exemption (Exhibit B) and approve the Historic Resource Preservation Plan as submitted (Exhibits D and E), 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. The historic elements of the residence are to be protected during construction.
3. Deteriorated historic features will be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature will match the old in design, texture, and where possible, materials.
4. The Coastal Development Permit and Building permit shall conform to the approved HPP, and shall be submitted to historic resources planner to review for conformance with approved Historic Preservation Plan prior to issuance.
5. The landscape plan shall be submitted to the county historic resources planner for review, to ensure that the site is sufficiently landscaped to provide an appropriate setting for the Victorian residence.

Action Date: _____

Effective Date: _____

Expiration Date: _____

ACTION: **Ayes** _____
 Noes _____
 Absent _____

Date: _____

Annie Murphy
Secretary to the Commission

Exhibits

- A. Findings
- B. Notice of Exemption
- C. Historic Resources Inventory listing/ DPR form for the subject site
- D. Applicant's Historic Preservation Plan Application
- E. Copies of the Project Plans
- F. Review of proposed addition and rehabilitation project from Leslie Dill, Archives and Architecture
- G. Letter from Buchanan Engineering
- H. Photographs of site and adjoining residences, including 1890's photograph

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. The proposed remodel maintains the historic character and preserves the historic portions of the residence. As such, the Plan protects the historic significance and the NR-5 rating.

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, including criteria in Chapter 16.42 for alterations to historic resources.

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 protects the historic integrity of the residence by preserving and restoring the historic character and important historic features, with a rear remodel of a newer addition that is compatible with the historic character and differentiated from the original historic portion, and adds a new foundation to protect the structural integrity of the residence and ensure its continued existence and value as a historic beach-side Victorian residence in Live Oak for future generations.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 181061

Assessor Parcel Number: 027-171-10

Project Location: 2721 East Cliff Drive, Santa Cruz 95062

Project Description: Historic Preservation Plan application for alterations to a historic resource, with 89 additional square feet added to the rear of the residence. The Historic Preservation Plan requires a public hearing and approval by the Historic Resources Commission.

Person or Agency Proposing Project: William Rennie Boyd, Architect

Staff Contact and Phone Number: Annie Murphy: 831-454-3111

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
- E. ☒ **Categorical Exemption: CEQA Guidelines section 15331: Historical Resource Restoration/ Rehabilitation**

F. **Reasons why the project is exempt:** This project for rehabilitation a historic resource is categorically exempt under CEQA Section 15331, Historical Resource Restoration/ Rehabilitation, as the project follows the Secretary of the Interior Standards for the Treatment of Historical Properties for Rehabilitation. As the project conforms to the Secretary of the Interior Standards, the project does not have the potential to cause a substantial adverse change in the significance of a historic resource and the exception noted in 15300.2(f) pertaining to historic resources does not apply.

Staff Planner: Annie Murphy
Date: June 20, 2018

HISTORIC RESOURCES INVENTORY

EXHIBIT C

Ser. No. 5060-232

HABS HAER Loc SHL No. NR Status 5
UTM: A 10/589287.4091121 C
B D

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 2721 East Cliff Drive Live Oak
City Santa Cruz Zip 95062 County Santa Cruz
4. Parcel number: 027-171-10
5. Present Owner: Cecelia Denton Address: 3836 Vienna Drive
City Aptos Zip 95003 Ownership is: Public Private X
6. Present Use: Residence Original use: Residence

DESCRIPTION

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

This two story L plan residence with a cross gable roof is an elegant example of Eastlake architecture. The front facade of the house displays a large gable end with a hooded window and an arched window to the ocean. Next to the gable is a recessed covered porch. East lake pendants are applied under the pendant of the gable, next to the table leg porch supports and under the window hood and moldings. Textured shingle and clapboard are used for sheathing.



8. Construction date:
Estimated 1895 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 34 Depth 67
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1986

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

SIGNIFICANCE

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

This house is an excellent example of modest Eastlake architecture. Its prominent beachside location indicates it may have been a resort residence of some stature.

The significance of this building is the fine architectural presentation of Eastlake/Queen Anne design. Future research may uncover important associations with an early family or the Baptist Camp, close by, which may add to the significance.

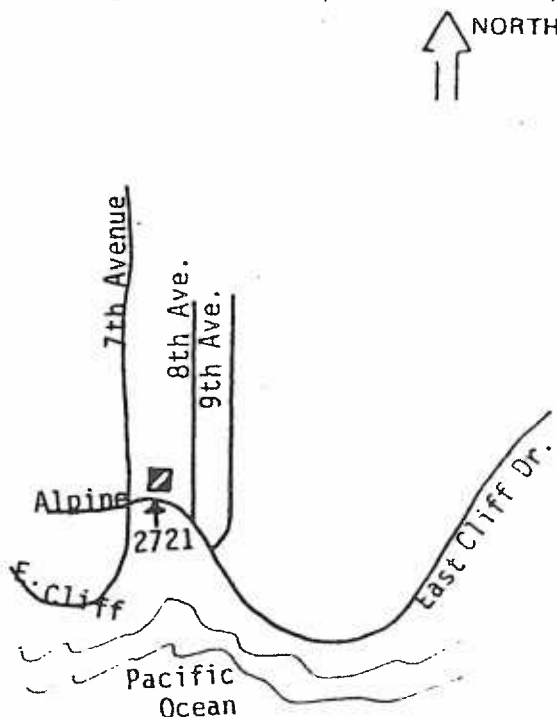
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

Live Oak General Plan
Live Oak Folks, An Oral History
Harry Carde and Mike Sullivan

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

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SANTA CRUZ, UNINCORPORATED AREA AND IS DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 8, BLOCK 1, AS SAME IS SHOWN UPON THE MAP ENTITLED, "SUBDIVISION NUMBER 1, TWIN LAKES PARK", FILED FOR RECORD ON MAY 29, 1890, IN MAP BOOK 5, PAGE 77, SANTA CRUZ COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 8 ON THE NORTHERLY LINE OF EAST CLIFF DRIVE; THENCE FROM SAID POINT OF BEGINNING ALONG SAID NORTHERLY LINE OF EAST CLIFF DRIVE AND THE SOUTHERLY LINE OF LOT 8 SOUTH $65^{\circ} 36'$ EAST 31.55 FEET TO THE SOUTHWESTERLY CORNER OF THAT 17.25 FOOT STRIP OF LAND CONVEYED TO PHILIP E. ATKINSON BY DEED RECORDED IN VOLUME 981, PAGE 540, OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THENCE LEAVING EAST CLIFF DRIVE ALONG THE WESTERLY LINE OF SAID LANDS OF ATKINSON NORTH $6^{\circ} 31'$ EAST 73.11 FEET TO THE NORTHWESTERLY CORNER THEREOF ON THE NORTHERLY LINE OF SAID LOT 8, THENCE ALONG THE NORTHERLY AND WESTERLY LINE OF SAID LOT 8 NORTH $83^{\circ} 29'$ WEST 32.75 FEET TO THE NORTHWESTERLY CORNER THEREOF AND SOUTH $6^{\circ} 31'$ WEST 62.10 FEET TO THE POINT OF BEGINNING.

A.P. NO.: 027-171-10

Top Area Code
02-012

POR. OF N.W. 1/4 SEC. 20, T.11S., R.1W., M.D.B.&M.

FOR TAX PURPOSES ONLY

EXHIBIT C

Assessor's Map No. 27-1
County of Santa Cruz, Co
June 1950

24011
NINTH AVE. -
70-55-41
6-20-85

24012
TWIN LAKE PARK SUB. NO. 1
14, 2, 10-26 9-25-90

BONNIE - SECOND -



2402
SEVENTH - CENTRAL -
AVE.

ALPINE ST.
- FIRST -

(18)

70-55-41
6-20-85
10-26-90
9-25-90

THIS MAP MAY OR MAY NOT BE A SURVEY OF THE
LAND DEPICTED HEREON. FIRST AMERICAN EXPRESSLY
DISCLAIMS ANY LIABILITY FOR LOSS OR DAMAGE WHICH
MAY RESULT FROM RELIANCE ON THIS MAP EXCEPT TO THE
EXTENT COVERAGE FOR SUCH LOSS OR DAMAGE IS
EXPRESSLY PROVIDED BY THE TERMS AND PROVISIONS OF
THE TITLE INSURANCE POLICY, IF ANY, TO WHICH THIS MAP
IS ATTACHED

Note - Assessor's Parcel Block &
Lot Numbers Shown in Circles

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

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**Applicant**Name: SARAH LLOYD/NEULTREVETName: RENNIE BOYD, ARCHT.Address: 401 SANTA BARBARA DR.Address: 200 7TH AVE #110LOS ANGELES CA 94022SANTA CRUZ 95062Phone Number: 650-740-2148Phone Number: 831-465-9910Assessor's Parcel Number(s): 027-171-10Site Address: 2721 B. CLIFF DRIVE SC 95062

Historic and/or Common Name: _____

Present Use: SFRProposed Use: SFR**Type of Project**☒ Alteration☐ Sign Review☐ New Construction☒ Restoration☐ Relocation☐ Demolition with reconstruction☐ Historic Site Ground Disturbance**1. Please describe the proposed project.**

LIFT EXISTING STRUCTURE AND PROVIDE SPREAD FOOTING
& STEM WALL CONCRETE FOUNDATION. EXCAVATE APPROX. 2'
IN EXISTING BASEMENT/ CRAWL SPACE TO CREATE HABIT-
ABLE SPACE/ WALK-OUT BASEMENT. RESTORE EXISTING
HISTORIC PORTION OF HOUSE PER SCCC 16.42 AND
SEL. OF INTERIOR STDs, FOR REHABILITATION GUIDELINES.

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.

HOME HAS SUFFERED FROM DEFERRED MAINTENANCE - NEEDS A PROPER PERIMETER FOUNDATION, REPLACEMENT OF ROTTED SIDING, TRIM, FRAMING, ETC. OWNERS ALSO DESIRE MORE LIVING SPACE, ANOTHER BATHROOM, NEW KITCHEN, ETC.

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).

ORIGINAL CHARACTER OF BUILDING AND ITS COMPONENTS TO BE MAINTAINED & REPAIRED RATHER THAN REPLACED WHENEVER POSSIBLE. ALTERATIONS AND ADDITIONS WILL NOT DESTROY HISTORICAL OR ARCHITECTURAL MATERIALS AND BE COMPATIBLE WITH EXISTING STRUCTURE AND NEIGHBORHOOD. NEW ADDITIONS WILL BE DISTINGUISHABLE FROM EXISTING HISTORIC STRUCTURE AND HARMONIOUS IN SCALE, SIZE, COLOR, ETC.

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

SEE ATTACHED HISTORIC RESOURCES INVENTORY REPORT (COPY).

Signature of Owner or Authorized Agent

Date



County of Santa Cruz, PLANNING DEPARTMENT
Development Permit Application

181061

701 Ocean Street, Santa Cruz, CA 95060 | TDD (831) 454-2123 | FAX (831) 454-2131 | Tel (831) 454-2130

Application Date:

Print Date: 03/27/2018

At Cost No:

Parcel No. 02717110**Address** 2721 E CLIFF DR, SANTA CRUZ CA 95062-4716**PROJECT DESCRIPTION**

Proposal to add habitable space to the under floor an existing non-conforming single family dwelling.
Requires a Historic Resources Review. Property located on the north side of East Cliff Drive approximately 100 feet east of 7th Avenue at 2721 East Cliff Drive.

Directions to Property 2721 E. Cliff Drive**Related Applications** None

Primary Contact William Rennie Boyd
200 7th Ave
Suite 110
Santa Cruz, ca 95062
(831)465-9910
wrboyd@cruzio.com
Contact Type: Architect

Owner TREVETT NEIL F TRUSTEES
401 SANTA BARBARA DR
LOS ALTOS, CA 94022

PARCEL CHARACTERISTICS

Zone District(s): R-1-3.5-L
General Plan Designation: URBAN HIGH RESIDENTIAL
Planning Area: LIVE OAK
Urban Service Line: Yes
Coastal Zone: Yes
General Plan Resources & Constraints*:
Assessor Land Use Code: 020 SFR
District : SUPER-1
Parcel Size**: 2,134.40 Square Feet (0.05 Acres)

* Actual conditions on this property may not coincide with the description above, because the mapped information is somewhat generalized. The application of specific resources and constraint policies is dependent on the actual conditions on the property and in the area of the development.

** This parcel size has been calculated by the County's geographic information system (GIS) and is an estimate only. If a minimum parcel size is required to meet County standards, you may need to obtain a survey to demonstrate that you have sufficient land area.

APPLICATION FEES

Date Paid	Fee Description	Fee Code	Amount	Receipt
				0


TOTAL FEES**NOTICE TO DEVELOPMENT PERMIT APPLICANT**

1. You may call the General Information Desk at 831-454-3252 after one week for the name and phone number of your project planner.
2. With a finding of extraordinary circumstances, reviews normally charged a fixed fee may be charged on an actual cost basis. This determination may be made either at application intake during application review. Authority for these charges is found in the Planning Department Fee Schedule.
3. Your application fees are not refundable except as specified in the Planning Department Fee Schedule.
4. You must advise residents of the subject property that Planning Department staff may be visiting the site. The site must be clearly marked/staked for staff inspection. Incomplete directions or markings will delay the review of the project.
5. If you have begun any activity requiring County review or approval without first obtaining a permit, you will be charged for staff time incurred to investigate the violation and costs for staff time that accrues until the violation is resolved. Authority for these charges is found in Chapter 1.12 of the Santa Cruz County Code.
6. Actions by County staff may be appealed. For guidance on how to file an appeal contact your project planner.
7. If you have applied for a technical review you will receive a letter with the results of that review.

SIGNATURES

The undersigned property owner(s) hereby authorize the filing of this application, and authorize staff to visit the subject property for purposes of reviewing this proposed project. I certify to the best of my ability that the above and attached information is true and correct, and that I have read and understood the above information.

SIGNATURE OF PROPERTY OWNER/OWNERS'S AGENT



SIGNATURE OF PROPERTY OWNER/OWNER'S AGENT

APPLICATION TAKEN BY: Randall Adams
PLANNING DEPARTMENT
SUBMITTED AT: 701 OCEAN STREET



SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

and

COUNTY OF SANTA CRUZ PRESERVATION PLAN REVIEW

PROPOSED ADDITION AND REHABILITATION PROJECT

at an

HISTORIC RESOURCE

Lloyd/Trevett Residence

2721 East Cliff Drive

(Parcel Number 027-171-10)

Santa Cruz, unincorporated Santa Cruz County, California

For:

Sarah Lloyd and Neil Trevett

401 Santa Barbara Dr.

Los Altos, CA 94022

Prepared by:

ARCHIVES & ARCHITECTURE LLC

PO Box 1332

San Jose, CA 95109

408.369.5683 Vox

408.857.3323 Direct

www.archivesandarchitecture.com

Leslie A. G. Dill, Partner and Historic Architect

March 27, 2018

INTRODUCTION

Executive Summary

With some general project notes that should be added to the building permit drawings, this proposed residential addition and rehabilitation project meets the *Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Standards* (Standards) and the Santa Cruz County Preservation Plan (plan [16.42.050 (C) (1).

Per the analysis, it is recommended that the following specific notes be included in the final building permit documents:

- Note the historic significance of the property in the County of Santa Cruz; indicating that all changes to the project plans must be reviewed;
- Note that existing historic elements are to be protected during construction
- Include the following language: "Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials"
- Include specifications for gentle paint preparation

The analysis is described more fully in the report that follows.

Report Intent

Archives & Architecture (A&A) was retained by the owners to conduct a Santa Cruz County Preservation Plan and Secretary of the Interior's Standards Review of the rehabilitation project and lower-level addition proposed for the historic property at 2721 East Cliff Drive in unincorporated Santa Cruz County, California. A&A was asked to review the exterior elevations, plans, and site plan of the project to determine if the proposed design is compatible with the *Secretary of the Interior's Standards for Rehabilitation* (Standards) and the Santa Cruz County Criteria for Projects Involving the Exterior Alteration of a Historic Resource.

The understood goal is for the project to be compatible with the County's Preservation plan (16.42.050 (C) (1) and with the Secretary of the Interiors Standards for the Treatment of Historic Properties (Standards). Analysis of the project's conformance with SCCC Chapter 16.42 Criteria is required by the County for its planning process when a property is identified as an historic resource. Compliance with the Standards constitutes a project that is mitigated to a "less than significant impact" on the environment under the California Environmental Quality Act (CEQA).

Qualifications

Leslie A. G. Dill, Partner of the firm Archives & Architecture, has a Master of Architecture with a certificate in Historic Preservation from the University of Virginia. She is licensed in California as an architect. Ms. Dill is listed with the California Office of Historic Preservation as meeting the requirements to perform identification, evaluation, registration, and treatment activities within the professions of Historic Architect and Architectural Historian in compliance with state and federal environmental laws. The state utilizes the criteria of the National Park Service as outlined in 36 CFR Part 61.

Review Methodology

For this report, Leslie Dill referred to the 2017 County of Santa Cruz response to the initial application, along with the May 1986 State of California historic property recordation forms (DPR523) prepared by The Firm of Bonnie L. Bamberg. Ms. Dill then evaluated an electronically forwarded proposed design set, undated but received December 19, 2017. She prepared an initial design review memorandum dated February 16, 2018, that recommended some revisions to the

design. She met with the owner and architect on site to discuss the project February 22, 2018. The design was subsequently revised, and, for this report, she reviewed the planning submittal set (Sheets A-1 through A-4), dated March 15, 2018, from the architect, William Rennie Boyd Architect, according to the Standards.

Disclaimers

This report addresses the project plans in terms of historically compatible design of the exterior of the residence and its setting. The consultant has not undertaken and will not undertake an evaluation or report on the structural conditions or other related safety hazards that might or might not exist at the site and building, and will not review the proposed project for structural soundness or other safety concerns. The Consultant has not undertaken analysis of the site to evaluate the potential for subsurface resources.

PROJECT DESCRIPTION:

Character of the Existing Resource

The Department of Parks & Recreation Historic Resources Inventory Form 523 (DPR523) description by Bonnie L. Bamburg, dated April 1986, identifies the house as follows:

This two-story L-plan residence with a cross-gable roof is an elegant example of Eastlake architecture. The front façade of the house displays a large gable end with a hooded window and an arched window to the ocean. Next to the gable is a recessed covered porch. Eastlake pendants are applied under the pendant of the gable, next to the table leg porch supports and under the window hood and moldings. Textured shingle and clapboard are used for sheathing.

Character-Defining Features:

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

- raised "L"-shape nineteenth-century central wing with its balloon-framing and high roof plates;
- cross-gable roof form, with the lower rear roof;
- square bay projection to west, beneath roof continuation;
- angled front porch form with low-slope hipped roof;
- lower rear wing that abuts the main wing, with hipped roof;
- boxed shallow eaves;
- horizontal v-groove siding with flat-board corner trim;
- fish-scale-shingle and cut-shingle siding at the gable ends;
- vertical flat-board siding at the raised pony wall, below a shallow watertable with a flat-board apron;
- trim band at the base of the front gable end; frieze board under the eaves;
- arched window within the front gable end, with fanlight muntins above a single lite, and curved wood keystone at the top of the flat-board trim;
- pendant and corbel bargeboard trim in the apex of the front gable;
- shingled hood over the front focal window, featuring fish-scale shingles and supported by small corbels;
- front focal window opening (note: the sash was altered since the 1986 photograph that shows a four-lite window pattern above a 1-lite picture window)
- individually placed 1/1 double-hung wood windows;

- flat-board window side casings and headers with narrow, shaped aprons and apron blocks;
- two front doors with viewing lites and paired octagonal lower accent panels;
- front porch turned posts that square-off and are wrapped in trim at their bases and tops;
- front porch spandrel beam supported by jigsawn corbels at the corners;
- front porch low handrail, stair rail, and newel post;
- Steep front yard setting with retaining wall at the sidewalk.

Alterations or added elements, appropriate for removal or further alteration, include:

- the rear-most square footage of the house and the rear porch, under the saltbox-like shed roof extensions, at the alley;
- the added front door at the front, walk-out-basement level (note the 1986 photo shows a door and two 1/1 double-hung windows at this location);
- the front focal window has been altered; however, its location and scale are original.

Evaluation of Significance:

Part of the design analysis process is to apply the standards in keeping with the significance of the property. The goal is to assure that the historic integrity of the property, the authentic associations with the past, are preserved. Bonnie Bamburg's DPR523 evaluation is as follows:

This house is an excellent example of modest Eastlake architecture. Its prominent beachside location indicates it may have been a resort residence of some stature.

The significance of this building is the fine architectural presentation of Eastlake/Queen Anne design. Future research may uncover important associations with an early family or the Baptist Camp, close by, which may add to the significance.

The project, therefore, must be analyzed for its impact on the distinguishing architectural characteristics of the residence.

Summary of the Proposed Project

The project consists of raising the historic house onto a taller pony wall to create a walk-out living space at the lower level, the reconfiguration of the interior space at the rear of the house, and the alteration of the previous rear addition area on the exterior.

PROJECT ANALYSIS:

Secretary's Standard's Review

The *Secretary of the Interior's Standards for Rehabilitation* (Standards), originally published in 1977 and revised in 1990, include ten standards that present a recommended approach to repair, while preserving those portions or features that convey a resource's historical, cultural, or architectural values. Accordingly, Standards states that, "Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."

County of Santa Cruz Criteria for Projects Involving the Exterior Alteration of a Historic Resource

The Criteria follow the Rehabilitation Standards in direct parallel, per CEQA planning practices. The language is listed with the Standards, and the analysis is the same for both.

Analysis

Following is a summary of the review with a list of the Standards, Criteria, and associated analysis for this project:

1. **"A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships."**
 - (a) **Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.**

Analysis: There is no change of use proposed for this residential property.

2. **"The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."**
 - (b) **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.**

Analysis: No historic massing of the house is proposed for removal in this phase of work; the forms and footprints of the historic residence will be preserved. The project remains a detached single-family residence with yards on all sides. The alteration of a portion of the rear roofline does not adversely affect character-defining forms or materials; the proposed rear gable will be adequately differentiated per Standard 9. The proposed new walk-out living space requires the overall raising of the house approximately 12" and the creation of a dug-out patio area. The altered roof height and altered exposed amount of front pony wall is compatible with the prominent character of the house on East Cliff Drive. The project is compatible with this Standard.

3. **"Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other historic properties, will not be undertaken."**
 - (c) **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.**

Analysis: There are no proposed changes that might be mistaken for original features. All new elements have adequate differentiation (See also Standard 9).

4. **"Changes to a property that have acquired historic significance in their own right will be retained and preserved."**
 - (d) **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.**

Analysis: It is understood that no existing changes to the building(s) have acquired historic significance in their own right. The rear-most area of the house is not a significant character-defining feature.

5. **“Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.”**
- (e) **Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.**

Analysis: The features and finishes that characterize the main house are shown as preserved on the proposed drawings. Specifically, this includes: The raised “L”-shape nineteenth-century central wing with its balloon-framing and high roof plates; cross-gable roof form, with a lower rear roof; square bay on the west; angled front porch form with low-slope hipped roof; lower rear wing that abuts the main wing, with hipped roof; boxed shallow eaves; horizontal v-groove siding with flat-board corner trim; fish-scale-shingle and cut-shingle siding at the gable ends; vertical flat-board siding at the raised pony wall, below a shallow watertable with a flat-board apron; trim band at the base of the front gable end; frieze board under the eaves; arched window within the front gable end, with fanlight muntins above a single lite, and curved wood keystone at the top of the flat-board trim; pendant and corbel bargeboard trim in the apex of the front gable; shingled hood over the front focal window, featuring fish-scale shingles and supported by small corbels; front focal window opening; individually placed, primarily centered, 1/1 double-hung wood windows; flat-board window side casings and headers with narrow, shaped aprons and apron blocks; two front doors with viewing lites and paired octagonal lower accent panels; front porch turned posts that square-off and are wrapped in trim at their bases and tops; front porch spandrel beam supported by jigsawn corbels at the corners; front porch low handrail, stair rail, and newel post; Steep front yard setting with retaining wall at the sidewalk.

6. **“Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.”**
- (f) **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.**

Analysis: The current physical condition of the house appears visually in very good condition, and the historic features are shown as generally preserved in the project drawings. There are no specific notes regarding expected preservation techniques. It is recommended that general notes be conditioned for inclusion onto the final building permit documents, noting the historic significance of the property in the County of Santa Cruz, indicating that all changes to the project plans must be reviewed, and further noting that the existing historic elements are to be protected during construction.

7. **“Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.”**
- (g) **The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be utilized.**

Analysis: No chemical treatments are shown as proposed in this project. The major proposed physical treatments will be preparation of the wood for painting. It is recommended that the planned construction techniques be identified during the building permit submittal phase.

8. **“Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.”**
- (h) **Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.**

Analysis: Archeological resources are not evaluated in this report.

9. **“New additions, exterior alterations or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”**
- (i) **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.**

Analysis: The proposed design is both appropriately compatible with the historic character of the house and differentiated by its detailing and form.

As noted in the analysis for Standard 2 and Criteria (b), the proposed raising of the structure is compatible generally with the prominent, individual, historic character of the house. The vertical pony-wall siding will be used in the new pony wall, and its visual height and proportion with the upper house wall, will be preserved by setting it above a high foundation curb.

The rear alterations use the historic wall siding and pony-wall siding to create a differentiation line. The vertical siding will span the wall to a high sill band while the horizontal “main” siding will be narrower and continue into the gable end. The historic front gable end is distinctive for its shingled façade and elaborate trim. The proposed alteration of the rear roof is compatible with the historic roof forms. It will be a traditional form, lower than the historic rear roof. It will be differentiated by its low-slope gabled form attached to the historic house with its rear hip and steep front cross gables. The small roof addition will be subordinate to the overall composition.

The proposed new windows are also compatible and differentiated from the historic design. The size and scale of the glazed elements is commensurate with the size of the sash of the original double-hung windows. The overall size of the window groupings is similar/compatible in size with the overall size of the window units. The proposed windows

are centered beneath the historic windows, highlighting the symmetry within the historic design. The windows are differentiated through the use of a proposed "vocabulary" of smaller, single-glazed windows, and by their modern manufacturing. On the west side, the windows will be glass block, because of building codes. These will have more visual differentiation than the other new operable windows, but they will be trimmed out like a traditional window and be a size and scale that is compatible with the historic house windows. The windows in the rear addition area remain differentiated, as well. They are proposed to be a size, again, of the historic windows, but horizontal, and their multi-pane design provides a separate design element that is compatible in scale but does not mimic the historic design.

The proposed new door configuration beneath the main front focal window includes posts and proportions that visually supports the large window opening above. The 1-lite doors will be differentiated by their clearly modern manufacturing and style. The 1-lite glazing is proportionate with the large single-lite design of the focal window.

The proposed trim around the new elements will match the historic trim. Because the windows and doors will be differentiated, there is no need for additional differentiation of the width of the boards, for example. There is no proposed decorative trim, such as brackets or bargeboards, that would cause a false sense of history or bring too much attention to the rear addition. The design of the detailing preserves the prominence of the historic main portion of the house.

The front porch is shown to be generally preserved in this design. Although the house will be raised, the front staircase is not proposed to be lengthened; instead, the landscaping will provide the new first steps. The front porch guardrail is too low to meet code, so a compatible new guardrail will be added at the outside of the porch, adding the required height. The proposed rear porch replacement will be of a simplified traditional design, compatible with the modest rear addition, and, therefore, differentiated from the more decorative original house and porch.

10. **"New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."**
- (j) **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.**

Analysis: The proposed design would preserve the essential form and integrity of the historic property. The critical character-defining features of the house and site would be unimpaired in this project.

CONCLUSION

The currently proposed rehabilitation and addition project meets the *Secretary of the Interior's Standards for Rehabilitation* and the *County of Santa Cruz Criteria for Projects Involving the Exterior Alteration of a Historic Resource* (16.42.060 (C)(1)). Some notes are recommended for inclusion in the building permit submittal set.

BUCHANAN ENGINEERING, Inc.

1515 Capitola Road Suite H
Santa Cruz, Ca 95062
(831) 476 – 3145

May 21, 2018

Buchanan Engineering Job No.: 2018117

Rennie Boyd
200 7th Ave. Ste 110
Santa Cruz, CA 95062

Re: 2721 East Cliff Drive
Santa Cruz, CA
APN: 027-171-10

Plan Check Agency:
Planning Department
County of Santa Cruz, Ca
701 Ocean Street 4th Floor
Santa Cruz, CA 95060

Application Number: 181061
APN 031-152-69

Dear Mr. Boyd,

Structural response to item #1 of the planning department application letter regarding raising the existing structure.

Per a visual site observation of the first-floor wall framing, the existing first floor structural walls will not require reconstruction to raise the structure to the proposed elevation and install the new perimeter concrete foundation and floor slab.

Sincerely,

John Buchanan, President
Buchanan Engineering, Inc

cc: 1 to addressee – via email
1 to File

JJB/jjb



05/21/18



SOUTH ELEVATION



SOUTH - FRONT - ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



NORTHWEST VIEW



WINDOW  ROTTED SASH

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Santa Cruz, California

Google, Inc.

Street View - Jul 2017



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Santa Cruz, California

Google, Inc.

Street View - Jul 2017



Google Maps 2700 E Cliff Dr



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