



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
PAIA LEVINE, INTERIM PLANNING DIRECTOR

January 12, 2022

AGENDA: January 19, 2022

HISTORIC RESOURCE PRESERVATION PLAN REVIEW

Applicant:.....Marilyn Crenshaw, Architect
Owner:.....Annette Marines
APN:027-143-24
Location:246 8TH Avenue in Santa Cruz, approximately 650 ft north of East Cliff Drive
Historic Name: Unknown
Rating:..... NR5 (Local Historic Significance)

Existing Site Conditions

Parcel Size:Approximately 3,049 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 an addition and alterations to an approximately 1,261 sf 2-story residence located at 246 8th Avenue in Santa Cruz. The residence is a designated historic resource of local historic significance (NR-5) and is described in the County's Historic Resources Inventory as a Victorian Farmhouse, estimated to have been constructed in 1890 (Exhibit C).

As noted in the application (Exhibit D), the purpose of the historic preservation plan (HPP) addition and remodel is to address mold and mildew issues and provide a more functional and comfortable residence that retains the Victorian farmhouse character, significant exterior features and materials, and the overall form and integrity of the residence. In the middle wing of the residence, the new proposed conservatory style roof and new conservatory style south-facing wall constructed in a Victorian style, and the addition

of second story, will allow for the construction of a more functional kitchen, an additional bathroom, new stairs that meet current building code requirements, and provide a more energy-efficient indoor environment with improved natural lighting and passive solar heating.

At the front original two-story wing of the residence, no changes are proposed to the front (west) elevation facing 8th Avenue (Exhibit E, photos, "west"). A new wood-framed French door would be added on the back (east) side of the front wing on the ground floor (Exhibit E, photos, "southeast"). The chimney at the back of the front wing would be removed to allow for a passage between the front and middle wing. The window at the rear of the front wing would become an interior window between the front wing and the new second story of the middle wing. The front wing would retain the existing windows, the clapboard siding, the decorative and distinctive cut shingles under the roof eaves, the front porch, and the tall narrow proportions that give the residence its Victorian farmhouse character.

In middle wing of the residence, a 47-sf ground-floor addition at the south elevation is proposed (Exhibit D, photos, "south kitchen wall to be rebuilt"), providing a slightly expanded footprint. A second story would also be added, increasing the roof height by approximately 7' 4" to match the roof height of the front wing. At the north elevation, the existing wall would be retained and extended to accommodate a second story. The wall would be clad in horizontal wood clapboard siding, with the siding dimensions varying slightly from the existing siding to help differentiate the original construction from the addition. The foundation, floor framing, and east wall of this middle wing would remain. The south-facing wall of the middle wing would be demolished and replaced with a glass wall, with narrow glass panes and white aluminum mullions consistent with greenhouses and conservatories from the Victorian period (see "sample image," page 2, Exhibit E). The new roof in the middle wing would be composition shingle on the north facing side and along the roof ridge to match the existing roofing, and a greenhouse style glass roof on the south-facing side, with the roof ridge remaining perpendicular to the front ridge consistent with the current roof orientation. Solar panels are also proposed on the south facing side of the new roof. The middle wing would retain a smaller footprint and remain set back from the front wing, such that the front original wing of the residence would continue to be prominent when viewed from 8th Avenue.

At rear wing of the residence, a window and door would be removed at the west elevation on the south side and replaced with a French door to accommodate the middle wing addition. No other exterior changes are proposed to the rear wing.

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

As described in the County's Historic Resources Inventory, the residence at 246 8th Avenue was constructed circa 1890 in a Victorian Farmhouse style, with narrow proportions, a gable roof and textured shingles in the gable ends, otherwise covered in clapboard. The residence is further described as a basic utilitarian farmhouse design with 1890's stylistic touches. The residence includes the original front two-story wing, with a footprint of 341 sf and a total square footage of 642 sf, constructed circa 1890. The 1905 Sanborne map provided by the property owner confirms that this rectangular two-story wing was the original configuration of the residence (Exhibit F). The middle single-story addition, constructed between 1905 and 1928 per the Sanborn maps, has a small 186 sf footprint and is set back from the front wing. The third single-story rear addition is believed by the property owner to have been constructed in

the 1980s or 1990s. The Sanborne maps confirm that this rear wing was constructed sometime after 1950.

The residence faces 8th Avenue in Santa Cruz, an eclectic residential street with a mixture of older and newer residences. Viewing the 1905 Sanborn map, the 1890 residence is one of the earliest homes on 8th Avenue (then "Avenue C.") Newer residences now exist in close proximity to the north and south. The front 1890 wing is prominent when viewed from the street, given its two-story height, and the fact that the middle wing is set back 2 feet from the front wing on the north side and 8 feet from the front wing on the south side (Exhibit D, pg. 4, photos, "southwest corner.")

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 D and E) 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. 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. As discussed in the following section, staff believes that the project complies with the Santa Cruz County Code Criteria for alteration, which are consistent with the Secretary of the Interior Standards for Rehabilitation.

III. CONFORMANCE WITH ALTERATION CRITERIA

Section 16.42.060 (C) "Alteration" of Chapter 16.42 of the Santa Cruz County Code, "Historic Preservation", states that "a historic resource preservation plan for alterations and changes to the exterior of an historical structure or object shall conform to the following criteria." As provided in the analysis below, the proposed HPP is consistent with these Alteration criteria:

(1) 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.

The property will continue to be used as a residence, and no change in use is proposed.

(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 proposed HPP minimizes the removal of historic materials to that necessary to accommodate the proposed addition and retains distinctive architectural features. The plan proposes minimal changes to the front two-story original wing of the residence constructed circa 1890, retaining its original and distinctive features including the clapboard siding, the textured shingles under the north and south-facing roof gables, front porch, and the existing symmetrical windows. The removal of the chimney would not affect the overall appearance of the front wing, as this chimney is not visible from the front of the residence. In the center wing, constructed circa 1920s, the 15' 6" south-facing wall would be demolished and replaced with a conservatory-style glass wall. Although this would remove historic material, this wall is recessed and not a prominent feature of the residence, and furthermore does not contain features that are particularly distinctive. The style of windows and siding on the south wall are repeated throughout the exterior of the residence. Changes to the rear wing are minimal, consisting of the removal of a door and a window to accommodate the addition in the middle wing.

(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.

The addition of the conservatory style glass wall and greenhouse style roof is consistent with the Victorian period during which the front wing of the residence was constructed. The new construction is not intended to invoke a different time period.

(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.

The plan respects changes to the building that have occurred over time. The changes to the front of the residence, constructed circa 1890, are minor. Changes to the middle wing of the residence, constructed circa 1920s, are more extensive, but the character of this section of the residence is retained at the north elevation, including the clapboard siding, original windows, and composition shingle roof. Changes to the rear portion, constructed most recently, are minor. The residence will continue to reflect the character of a residence that has been altered over time.

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

The changes proposed retain distinctive stylistic features of the building, including the clapboard siding, overlapping cut shingles, windows, and front porch.

(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.

No replacement of deteriorated materials or features is proposed. (Several deteriorated windows were replaced in 2017 with wood-frame windows in the same material, size, and design as the original windows.). New windows proposed on the new second floor of the middle wing will match the existing windows in design, and will be of wood-frame construction.

(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.

No surface cleaning or sandblasting is proposed.

(h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

The project will be conditioned to protect any existing archaeological resources that may be uncovered during any excavation.

(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.

The proposed addition to the middle wing appears to be compatible with the size, scale, color and character of the property. The proposed second story in the middle wing of the residence would be no taller than the existing second story in the front wing of the residence, and is setback from the front wing with a smaller footprint. The conservatory style addition and materials are compatible with the Victorian farmhouse character of the residence and the Victorian era.

(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.

The proposed alterations and addition to the middle wing retain the essential form and integrity of the residence. The overall form of the residence remains, including the H-shaped layout with the narrower middle wing of the residence set back from the front, with the original front wing remaining prominent when viewed from the street. The roof form and gable orientation does not change, and the overall footprint of the residence is increasing modestly by 47 sf. Changes to the remainder of the residence are minimal.

IV. 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 provided in the analysis below and in Section III, the project complies with the Secretary of the Interior Standards which are reflected in the Santa Cruz County Criteria for alterations to a historic resource, and preserves the historic integrity of the property. A CEQA Notice Exemption is provided (Exhibit B).

V. ANALYSIS AND CONCLUSION

As discussed in this report, the proposed alterations are consistent with the Santa Cruz County Criteria for alterations to historic resources. As proposed, the historic preservation plan would preserve the significant features of this historic circa 1890 Victorian farmhouse residence, including the original 1890 front two-story wing with the distinctive cut shingles in the north and south-facing roof gables, as well as the overall form and features of the entire residence including the clapboard siding, H-shaped layout, windows, and roof orientation. The alterations to the middle wing, including the new second story, small ground-floor addition, and new greenhouse style south wall and roof, are compatible with the overall Victorian farmhouse character. The middle wing remains set back from the front wing to retain the prominence of the original front wing of the residence when viewed from the street.

The proposed alterations will help to provide a more functional and energy efficient interior, while preserving the overall form, character, and distinctive features of this circa 1890 Victorian Farmhouse residence in the Twin Lakes area for future generations. The front of the residence will remain largely unchanged, with its tall rectangular form, front porch, and distinctive shingles, retaining the simple presence and stature as one of the earliest residences on 8th Avenue. 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. The building permit and Coastal Development 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 approval.
4. The existing redwood tree in the front yard shall be retained and protected during construction.

Action Date: _____

Effective Date: _____

Expiration Date: _____

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

Date: _____

Annie Murphy

Annie Murphy
Secretary to the Commission

Exhibits

- A. Findings
- B. Notice of Exemption
- C. Historic Resources Inventory listing/ DPR form
- D. Applicant's Historic Preservation Plan Application
- E. Copies of the Project Plans
- F. Sanborn Maps and letter from Norman Poitevin, local historian

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 distinctive historic features 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 the historic character, street-side appearance, and important historic features, with a remodel of the middle wing that is compatible with the historic Victorian character and differentiated from the original construction, to help ensure its continued existence and value as a historic 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.

Assessor Parcel Number: 027-143-24

Project Location: 246 8TH Avenue, Santa Cruz 95062

Project Description: Historic Preservation Plan application for alterations to a historic resource, including the addition of 47 sf at the ground floor and a new second story to the middle wing of the two-story residence. The Historic Preservation Plan requires a public hearing and approval by the Historic Resources Commission.

Person or Agency Proposing Project: Marilyn Crenshaw, 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 reflected in the Santa Cruz County criteria for alterations to a historic resource as provided in Chapter 16.42 of the Santa Cruz County Code. 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: _____

Date: January 14, 2022

Annie Murphy

13. Condition: Excellent ____ Good ☒ Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: porch added
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: ____

SIGNIFICANCE

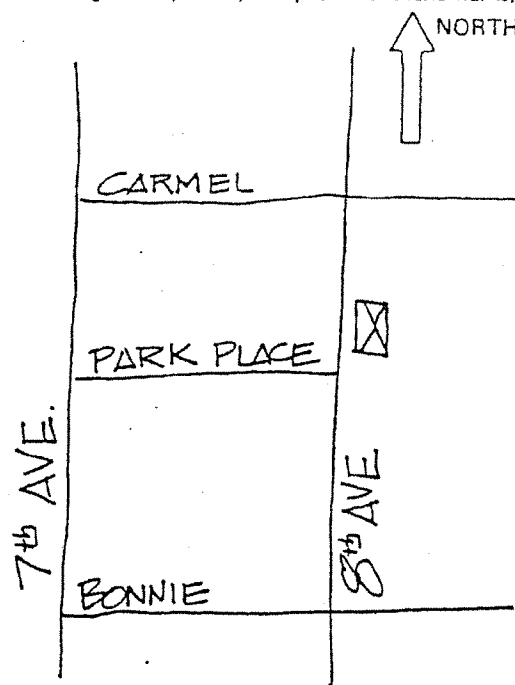
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Constructed in the basic utilitarian design of a nineteenth century farm house, this building has had 1890's touches of style added. The cut shingles and porch appear to have been added c.1890 while the shutters are more modern.

An attractive residence that may have a historical significance that only further research could determine.

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 1905
A Field Guide to American Houses, McAlister
22. Date form prepared April 1986
By (name) The Firm of
Organization BONNIE L RAMBURG
Address: 247 N Third Street
City San Jose, CA 95121
Phone: (408) 971-1421

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



246 8th Avenue

ADDENDUM—1994

PHYSICAL INSPECTION

Date: July 18, 1994

Result of Inspection: No apparent changes.

CONSULTANT'S PRELIMINARY RECOMMENDATIONS:

No change.

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #

HRI#

Trinomial

CONTINUATION SHEET

Page 4 of 4

*Resource Name or # (Assigned by recorder) 027-143-24

*Recorded by: Sheila McElroy, Circa Historic Property Development *Date: 9/7/04 ☐ Continuation ☒ Update

246 8th Avenue was re-inspected on July 29, 2004. There have been minor physical changes to the property, however the property retains integrity and should be rated NR5

01/05/2021 REV

EXHIBIT D

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

Name: ANNETTE MARINES

Address: 246 8TH AV
SANTA CRUZ, CA 95062

Phone Number: 831.291.1787

Applicant

Name: MARILYN CRENSHAW ARCHITECT

Address: PO BOX 4204
SANTA CRUZ, CA 95063

Phone Number: 831.713.9860

Assessor's Parcel Number(s): 027-143-24

Site Address: 246 8TH AV, SANTA CRUZ, CA 95062

Historic and/or Common Name: 1893 RALPH WILLY HOUSE

Present Use: OWNER OCCUPIED

Proposed Use: OWNER OCCUPIED

Type of Project

☒ Alteration ☐ Sign Review ☐ New Construction ☐ Restoration
☐ Relocation ☐ Historic Site Ground Disturbance
☐ Historic Resource Designation ☐ Removal from the Historic Resources Inventory

1. Please describe the proposed project.

3 FT X 15'6" ADDITION ON LOWER FLOOR SOUTH SIDE
47 SQ FT ADDITIONAL FOOTPRINT ON PROPERTY
REMOVE ROOF 12 FT X 15 FT 6 IN OVER CENTRAL 1929 SECTION
NEW ROOF 15 FT X 15 FT 6 IN TO ACCOMMODATE HEAD RM FOR
RELOCATED INTERIOR STAIR.
SEE COMPLETE DESCRIPTION ON SHEET 1.

THE EXISTING BUILDING HAS 3 RECTANGLES. THE FRONT & WEST IS
THE 1893 HISTORICAL PART. THE CENTER RECTANGLE WHERE THE
REMODEL OCCURS WAS BUILT IN 1929. THE REAR & EAST
RECTANGLE BUILT IN 1980 HAS NO PROPOSED EXTERIOR CHANGES

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.

EXISTING INTERIOR STAIR DOESN'T MEET CODE & IS TOO NARROW

FIX MOLD & MILDREW PROBLEMS. HOUSE IS COLD & DRAFTY.
THE EXISTING FIRE PLACE IS THE ONLY HEATING & DOESN'T WORK.

THE PROPOSED ADDITION WILL HAVE SOUTH FACING DOUBLE PANE GLASS WHICH WILL ADD PASSIVE SOLAR HEAT. THE NEW ROOF WILL HAVE INSULATION. THE NEW RELOCATED GAS FIRE PLACE WILL HEAT HOUSE.

OPTIONAL SOLAR PANELS WITH CONTRIBUTE TO GENERAL CALIF. ENERGY CODE UP DATE. THE PROJECT WILL RESULT IN A BETTER KITCHEN.

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, or with Section 16.42.060(D), Inventory Amendment

CURRENT KITCHEN IS TOO SMALL, RUN DOWN, EVERY THING NEEDS REPLACING (CABINETS & APPLIANCES & FIXTURES)

PROPOSED ROOF LINES AND BUILDING MATERIALS WILL BE SIMILAR BUT DIFFERENTIATED.

THE PROPOSED WORK IS IN THE CENTER 1929 SECTION.

NO WORK ON EXTERIOR IS PROPOSED IN THE REAR 1980 SECTION.

THE ONLY WORK AFFECTING THE EXTERIOR APPEARANCE OF

THE 1893 HISTORICAL FRONT SECTION ARE REMOVAL OF CHIMNEY (THAT IS NOT HISTORICAL), NEW FRENCH DOOR ON LOWER

FLOOR EAST SIDE, UPSTAIRS EAST WINDOW # 22 WILL BECOME AN INTERIOR WINDOW THAT OPENS INTO THE NEW

STAIR WELLS. THE NEW ROOF OVER THE 1929 SECTION WILL MATCH THE ROOF HEIGHT OF THE 1893 SECTION

THE INTEGRITY OF THE SIMPLE VICTORIAN FARM HOUSE STYLE WILL BE MAINTAINED. THE GLAZING OF THE WALL & SKYLIGHT

ROOF WILL BE CONSTRUCTED LIKE A CONSERVATORY / ORANGERIE GREEN HOUSE COMMON TO THE VICTORIAN PERIOD.

THE FRONT WEST ELEVATION VIEW FROM STREET IS UNCHANGED.

THE APPEARANCE FROM NEIGHBORS IS MINIMAL & REDUCED. THE

CENTER ROOF ADDITION IS RECESSED 5 FT FROM NORTH PROPERTY LINE. THE SOUTH SIDE OF NEW ROOF IS 20 FT FROM SOUTH PROPERTY LINE.

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

THE OWNER REPLACED A FEW WINDOWS WITH PERMIT # B175-246 IN 2017, WITH ALL WOOD, MARVIN DOUBLE PANE WINDOWS

IN THE 1893 SECTION. ALL NEW DOORS & WINDOWS WILL MATCH (EXCEPT THE GREENHOUSE). FLORIAN GREENHOUSE MAKES A VICTORIAN DOUBLE PANE PRODUCT.

Signature of Owner or Authorized Agent

Page 2 of 2

Date

01/05/2022

01/03/2022

MARINES AMENDED PROJECT DESCRIPTION

OWNER- Annette Marines

EXISTING PROPERTY- Historical Plaque on front, built 1929, 3,000 sq ft lot, single family dwelling, 2 story, 3 bed, 2 bath, 1261 sq ft existing home enclosed habitable area.

3 RECTANGLES- There are 3 rectangles that make the building.

The west rectangle fronting 8th Ave has the 1893 Historical plaque . The proposed exterior changes are addition of a door on the lower floor facing east. Gas fire place flue will be removed from the east and relocated on the north.

The mid rectangle was built in 1929 and is where the proposed kitchen addition and remodel, and raised conservatory solarium greenhouse roof will go.

The east rectangle was built in 1980. No proposed exterior changes.

ADDRESS- 246 8th Ave, Santa Cruz, CA 95062-4611

ZONING- R-1-3.5L. **STATISTICS-** 3000 sq. ft. lot. 40% lot coverage allowable = 1200.

Existing lot coverage of 946 plus 48 sq ft new footprint addition = 1004 sq ft, so under 1200 sq ft allowable. 50% FAR = 1500 sq ft. Actual = 1,261 existing plus 125 sq ft proposed (10% proposed addition) = 1386 sq ft under the allowable 1500 sq ft FAR

PRIOR PERMITS- B-175246

APN- 027-143-24

GENERAL

The proposed 47 ft addition (3 ft x 15 ft 6 in) is on the south side of the first floor
The proposed addition is located at the center of the residence in the 1929 middle rectangle

DEMOLITION- Proposed portions of the building

The lower floor wall of the kitchen 1929 section- approx. 15 ft 6 in long

The roof over the kitchen 1929 section approx. 15.5 x 12 ft wide, will be raised up approximately 7 ft 3 inches.

The area of the wall and roof demolition is 15.5 x 12 ft wide = 186 sq ft .

Note that the foundation, floor framing, north wall and east wall of the center 1929 section will remain.

The interior wall between the 1893 section and the 1929 section will be modified on the lower floor, will remain on the upper floor

FIREPLACE- An existing gas fireplace is located on the lower floor interior wall between 1892 and 1929 sections. It has a non-historical chimney that extends thru the 2nd floor wall . That chimney will be removed. The removed chimney gets replaced with a new passage to connect the new interior stair case to the existing upper floor hall.

A new gas fireplace will be relocated on the north wall. Gas fireplaces don't require a chimney. They can either have a direct vent wall vent

COMPLIANCE WITH HISTORIC PRESERVATION CRITERIA FOR ALTERATIONS TO A HISTORIC RESOURCE-

The existing residence is a simple farm style Victorian. Plain gable roof lines, very simple, no Bric-A-Brac. Just plain generic lines. Some of the existing doors and windows have window mullion divided lites and some not. The essential form and integrity of the existing 1893 building will be unimpaired from this addition. The proposed raised roof at the mid-section stays in the same shape and orientation as the existing roof on the mid-section.

In the Victorian period, green houses were common so that occupants could cultivate plants and food in the interior. Nomenclature varied from conservatory, orangery, sunroom, solarium , greenhouse. Regardless of the nomenclature that portion of the building, the intent was to have significant south facing glass that created heat via "the greenhouse effect". The proposed solarium on the south 1092 mid-section of this building will be historically appropriate and consistent with the Victorian period.

PROPOSED ADDITION INCREASED BUILDING FOOTPRINT AND EXTERIOR CHANGES- 3 ft x 15 ft 6 inch = 47 sq ft addition on south for kitchen addition, historical conservatory Victorian style greenhouse structure new building envelope at kitchen addition 2 stories tall, 77 sq ft new upstairs stair landing and bathroom in new ceiling volume, total 125 sq ft new floor area= <= 10% of existing, solar panels on roof if that is allowed on a Historical building, replace existing single pane windows, in kind, same size windows.

APPEARANCE FROM NEIGHBORS-

The proposed addition in the center 1929 construction module is recessed on both sides. On the North it is recessed 2 ft from the adjacent building rectangles and 5 ft from the property line.

On the south it is recessed 5 ft from the flanking building rectangles, and 20 ft from the south property line. The new raised ridge is no taller than the existing 1893 historic building.

PROPOSED INTERIOR REPAIR AND MAINTENANCE REMODEL- kitchen remodel reconfigure kitchen in same general area, insulation, heating system, remodel existing lower bathroom, relocate utility room, relocate interior stair that goes from lower floor to upper floor, remove and relocate existing gas fire place, change ceiling finish in lower floor living room

PROPOSED SITE IMPROVEMENTS REPAIR AND MAINTENANCE- adjust height of exterior grade around perimeter of building so that current code 8 inch separate from wood to grade is observed, install French drains to conduct runoff away from building , 3 ft 6 inch fence and gate at front / street /west property line.

PORTIONS OF THE BUILDING THAT ARE NOT BEING ALTERED OR REMOVED-

The rear 1980 addition is not receiving any proposed exterior remodeling.
The front 1893 building is not receiving any remodeling on the south, west.
On the north of the 1893 building will only receive a wall vent for the gas fire place.

EXTERIOR MATERIALS

GENERAL

WOOD SIDING similar to the existing- approx. nominal 1x3 horizontal clap board lap siding, similar to but differentiated from the front 1893 siding.

WOOD TRIM- at siding corners, doors, and windows, to match existing, nominal 1x4 painted wood trim

PAINT COLOR- all exterior siding, trim, overhangs and misc. finish carpentry shall be painted white to match existing

WOOD WINDOWS AND DOORS- New wood windows and doors shall be Marvin, shall match the new windows that were installed a few years ago per 2017 permit # B175-246.

The proposed windows are compatible with existing , match the all wood frame construction in the generic kind and dimensions as the 1893 front historic portion of the building

VICTORIAN CONSERVATORY GREENHOUSE WINDOWS (on south) - shall be consistent with that historical period, horizontal spacing of mullions no wider than 2 ft spacing, similar to Florian Greenhouse Victorian styles, double pane, white aluminum frame greenhouse glazed window wall and integral skylights

ROOF- shall be red composition shingle to match existing

EXTERIOR OVERHANG DETAILS- to match existing

GUTTERS AND DOWN SPOUTS- to match existing

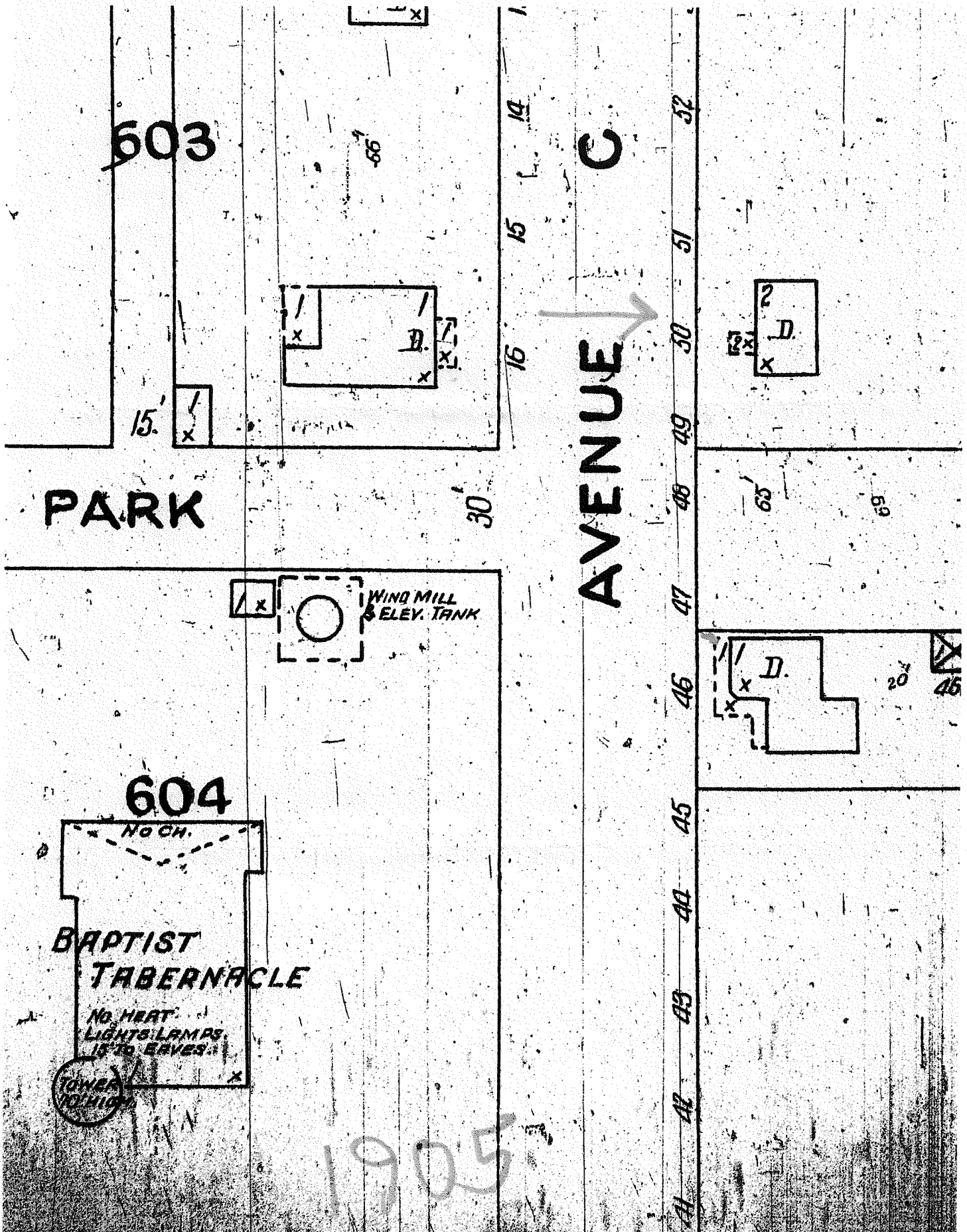


EXHIBIT T.F

EXHIBIT P

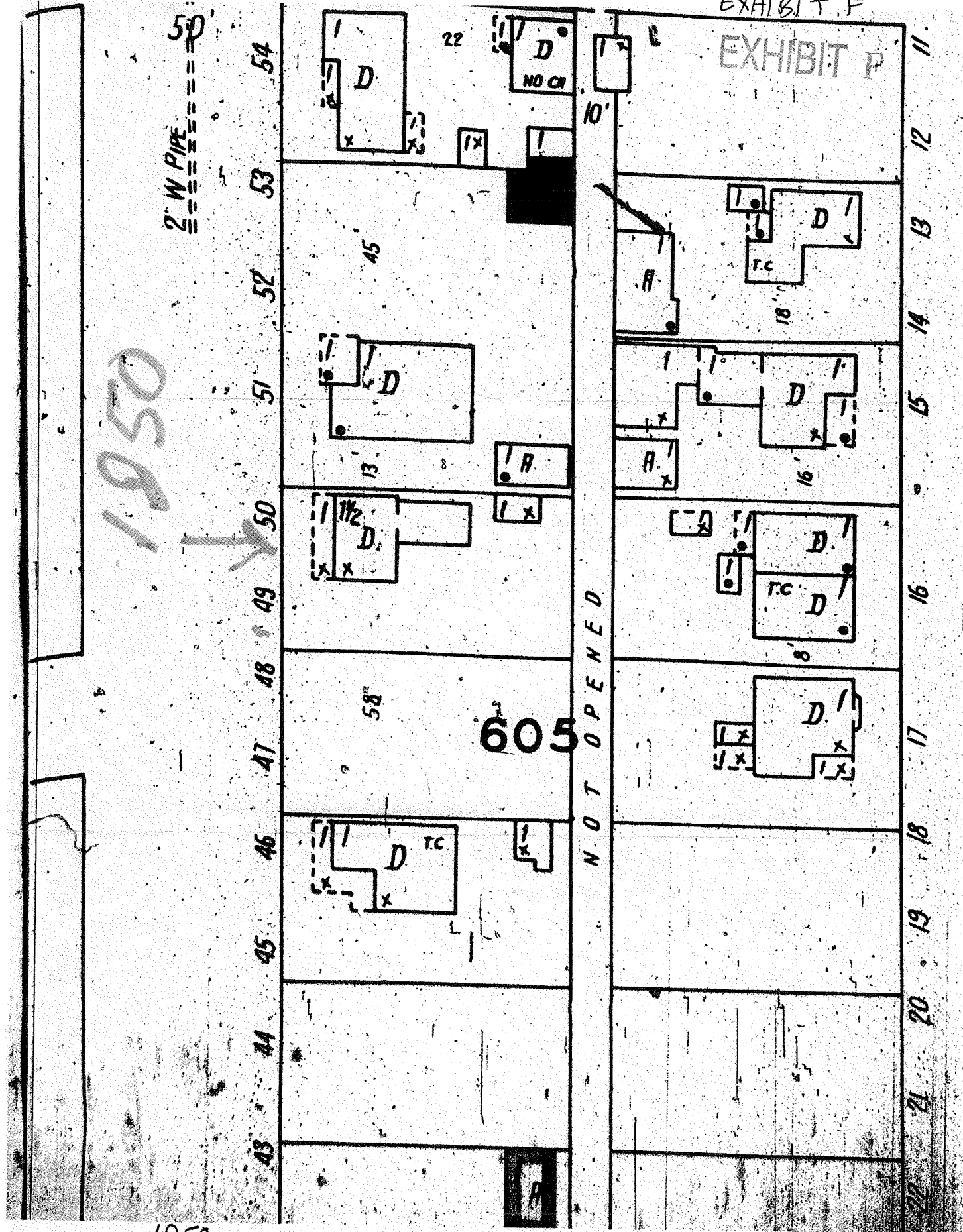
2" W PIPE

1950

605

NOT OPENED

1950



May 25, 2010

Dear Maria Neu,

I have enclosed a few Sanborn Fire Insurance Maps so you can see the development of your and surrounding properties.

On the 1905 map, Avenue "C" is today 8th Avenue. On your house, the "D" means it is a domestic residence, the "2" means it has two-stories, also note the two-story small porch. Also note the Baptist Tabernacle with a windmill and tank house which was replaced by the big square building there now.

By 1928 there are a few more houses around. The porch is now full length and an addition has been added to the rear plus a small building, probably the out-house.

In 1950 the house is unchanged. Across the street the old church is gone but is off the map.

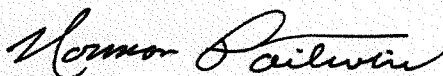
Your property was subdivided on May 29, 1890 as the California Baptist Resort and also known as Twin Lakes Park and your lot is #4 in subdivision 4. While many of the lots appear to be vacant, many were occupied by tents and later partially build structures as people made improvements to their camp site.

Right now it appears to me that **Calvin R. Ralph** from Vermont and his wife Amanda were the first owners of the house. Calvin was the County Assessor for San Joaquin county and they lived in Stockton. There was a lot of trading of lots during the first few years, so I'll look into it further.

The Ralphs had a daughter, Grace, born in California in 1853 who married **John W. Willy**. John was born in California about 1852 and his parents were from England. After the passing of her parents the Willy's took possession of the house for about 40 years. John Willy was a deputy County Assessor for San Joaquin county also and held that position for 53 years taking the office in 1879. The Willys died one week apart and had just celebrated their 64th wedding anniversary in their Twin Lakes place. Of interest, Grace had a younger brother by three years who birth place was the Pacific Ocean!

The Willy's had a daughter Miss Grace Ethyl Willy who also was deputy Assessor, also of Stockton who sold the property to **John W. Moore** and his wife Margaret also of Stockton on the 17th of April 1940. I know their grandson and will probably be able to get some pictures. From the newspaper it is said that your house was one of the first every built at Twin Lakes.

More to come.



Norman Poitevin

1505 Brommer St.

Santa Cruz, CA 95062

normanpoitevin@sbcglobal.net

