

COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

June 2, 2005

AGENDA: June 9, 2005

HISTORIC RESOURCE PRESERVATION PLAN

Applicant:James Lloyd
Owner:Marc & Lorraine Randolph
Application No.: ... 05-05H (See 05-0095)
APN: 095-172-68
Situs: 322 Charles Hill Road
Location: East side of Charles Hill Road about one-eighth mile north from Vine Hill
Road, rural Scotts Valley, Summit Planning Area
Historic Name:..... Villa Fontenay
Current Name: Villa Fontenay
Rating:NR3

Existing Site Conditions

Parcel Size:Approximately 46 acres
Use: Single family dwelling

Planning Policies

Planning Area: Summit
Zone District: SU-L
General Plan Land Use Designation:..... Mountain Residential
Community, Specific, or Town Plan:N/A
General Plan Resources and Constraints:..... Groundwater Recharge (portion), Fire Hazard
(portion)
Coastal Zone: No

I. PROJECT DESCRIPTION

Proposal to construct a 1650 square foot, three story garage/workshop and a 344 square foot pool cabana with outside shower on a site where a designated historic resource exists.

II. DISCUSSION

A. Background and Site Description

The existing building on this parcel is listed in the County's Historic Resources Inventory (HRI) with a historic rating of NR3, which the County Code defines as " [a] property eligible, in the opinion of the County Historical Resources Commission, to be listed on the National Register of Historic Places." According to the HRI,

The Villa Fontenay is a Classic Stick style house of full dimension, and a singular example of such in Santa Cruz County. . . .

Constructed in 1989, this was the home of Henri and Nelli de Fontenay, early vintners.

Please refer to the attached pages from the HRI for the complete information about the historic and architectural significance of the building.

The address of the building is 322 Charles Hill Road and the private drive leading to it is on the east side of Charles Hill Road about 1/8 mile north from Vine Hill Road. The building is set back about 500 feet from Charles Hill Road on a hillside. The property includes landscaping and a swimming pool. The property is very irregular in shape and resembles a silhouette of a duck facing west.

B. Proposal

The proposal involves construction of *two* accessory buildings, a 1650 square foot, three story garage/workshop and a 344 square foot pool cabana with outside shower. The garage/workshop is proposed to be set at an angle to and about 80 feet away from the southeast face of the historic house. The cabana is proposed to set parallel to and about 180 away from the east side of the historic house.

C. Purview of the HRC

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

D. Historic Preservation Criteria

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

preservation plans. Chapter 16.42 of the County Code implements those General Plan Policies.

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

[n]o person shall make or cause on an historical property a material change to any structure on the property, or construct any new structure including any fence or deck unless such action is in conformance with a valid Historic Resource Preservation Plan approved by the Historic Resources Commission.

Subsection 16.42.070, Historic Preservation Criteria, requires that alteration of historic resources and new construction on historic properties meet certain criteria. Those criteria are listed below, each followed by a discussion of the applicability of the criterion and how the proposal does or does not meet that criterion.

E. New Construction Criteria

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

The closest either of the proposed building will be to the existing historic house is 80 feet. The larger of the two proposed structures, the garage/workshop, will also be the closest. Still, at 1650, square feet, the garage will be less than half the size of the existing historic house, which is approximately 3800 square feet. Although it will be three stories, the garage/workshop will be built down a slope and the front of the building facing the house will appear to be only two stories. The footprint of the building will be approximately 28 feet x 24 feet or approximately 672 square feet. Thus, the proposed garage/workshop will be located, sited, and sized in such a way that it will be subordinate to the existing historic house and will not detract from the historic character of the property.

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

As mentioned above, the two proposed accessory structures will be significantly smaller than the existing historic house and are not out of proportion with the house. Both the garage/workshop and the cabana will feature a design similar to the existing house and wood siding, stick trim, and composition roofing compatible with the existing historic house.

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

No new on-site parking or loading ramps are included as part of this application.

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

No changes are proposed to ingress, egress, or internal traffic circulation are proposed.

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

The existing landscaping consists of lawn and ornamental trees, shrubs, and flowers without a definite character that relates to the historic house. The property immediately beyond the landscaped area around the house is typical mixed evergreen forest. No particular landscaping is identified as part of this proposal nor is any particular landscaping necessary.

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

The property is not in a mapped archaeological area and no archaeological materials are known or suspected to occur on the property. A standard condition of this approval ~~is~~ protection of archaeological resources should any be found during construction.

III CONCLUSION

This proposal is to construct a 1650 square foot, three story garage/workshop and a 344 square foot pool cabana with outside shower on a site where a designated historic resource exists. The two proposed new buildings will be subordinate to the existing historic house and will be compatible with it in their design and exterior materials. The proposed new construction is consistent with the requirements of County Code regarding new construction on historic properties.

IV. RECOMMENDATION

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

A. Adopt the following Findings:

1. The Historic Resource Preservation Plan, as submitted, is consistent with General Plan Objective 5.20 and General Plan Policies 5.20.3 and 5.20.4 and with the purposes and goals of County Code Chapter 16.42; and
2. The Historic Resource Preservation Plan, as submitted, is in conformance with the requirements of Section 16.42.070 (Historic Preservation Criteria) of the County Code; and

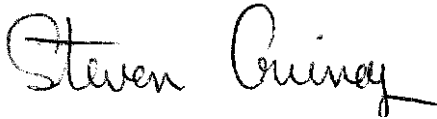
3. The Historic Resource Preservation Plan, as submitted, will preserve and maintain the cultural and historical heritage of the County and/or further cultivate the knowledge of the past.

B. Approve the Historic Resource Preservation Plan as submitted.

Exhibits

- A. Historic Resource Preservation Plan application
- B. Historic Resources Inventory pages for the subject site
- C. Location maps
- D. Project site plans and elevations
- E. Photos
- F. CEQA Notice of Exemption

Report prepared by:



Steven Guiney
Planner IV
Historic Resources Commission Staff

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.

Applicant

Name: MARC & LORRAINE RANDOLPH Name: MARC & LORRAINE RANDOLPH
 Address: 322 CHARLES HILL RD. Address: 322 CHARLES HILL RD.
SANTA CRUZ, CA 95065 SANTA CRUZ, CA 95065
 Phone Number: 438-8080 Phone Number: 438-8080

Assessor's Parcel Number(s): 095-172-68

Site Address: 322 CHARLES HILL RD.

Historic and/or Common Name: _____

Present Use: RESIDENTIAL Proposed Use: RESIDENTIAL

Type of Project

____ Alteration ____ Sign Review X New Construction ____ Restoration
 ____ Relocation ____ Demolition with reconstruction ____ Historic Site Ground Disturbance

1. Please describe the proposed project.

CONSTRUCTION OF NEW DETACHED GARAGE. CONSTRUCTION
OF NEW POOL HOUSE/CABANA.

2. Please explain the reason for this project.

THE RESIDENCE CURRENTLY HAS NO GARAGE;
AND THE POOL CURRENTLY HAS NO POOL HOUSE.

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

THE GARAGE LOCATION, SLIGHTLY DOWNHILL FROM
THE RESIDENCE SHALL BE SUBORDINANT TO THE HISTORIC CHARACTER OF THE PROPERTY. THE GARAGE
AND POOL HOUSE MIMIC 45° GABLES FEATURED ON
MAIN RESIDENCE. THE POOL HOUSE IS ALSO SUB-
ORDINANT IN SIZE AND LOCATION TO THE HISTORICAL
STRUCTURE. ARCHITECTURAL DETAILS AND MATERIALS
ON SIDING, EAVES, CORNER BOARDS & WINDOW CASING
ALL MATCH EXISTING VICTORIAN STICK-STYLE DETAILS
ON HISTORICAL RESIDENCE.

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

Signature of Owner or Authorized Agent

Date

HISTORIC RESOURCES INVENTORY

EXHIBIT B

Ser. No.

HABS. HAER. Loc. SHL No. NR Status 3
UTM: A 01591097.4103944 C
B D

IDENTIFICATION

1. Common name: Villa Fontenay
2. Historic name: Villa Fontenay
3. Street or rural address: 322 Charles St., Road Carbonera Area
City Santa Cruz, CA Zip 95060 County Santa Cruz
4. Parcel number: 095-172-68
5. Present Owner: KULP, DOROTHY & STANLEY Address: P.O. BOX 66880
City SCOTTS VALLEY Zip Ownership is: Public Private y
6. Present Use: Residence Original use: ---

DESCRIPTION

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

The Villa Fontenay is a Classic Stick style house of full dimension, and a singular example of such in Santa Cruz County. The house is a full two stories based on a square plan but with two story dormers projecting from the corners, creating an irregular plan. A wrap porch with a shingle shed roof stretches around three sides of the house, creating a generous amount of deck space. The porch is supported by quite stylized stick posts with brackets and a stickwork railing. The structure is covered with shiplap and decorated with the characteristic stick banding on the exterior. The double hung windows on both levels are molded with flat banding. The house sits on a raised masonry basement, which is largely hidden by lattice work infill.



- a. Construction date:
Estimated Factual 1989
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage Depth
or approx. acreage 40
12. Date(s) of enclosed photograph(s)
April 1986

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: _____
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 1889, this was the home of Henri and Nelli Mel de Fonteney, early vintners. Henri Mel was active in promoting the wines of Santa Cruz County serving as regional inspector for the State Viticultural Commission. Producing award winning wine in the 1880s. The quality of the wine had been dropping along with the market for several years when in 1895 the Villa Fontenay and vineyards were foreclosed upon. The building was later a very popular stopping place particularly during the Prohibition years. Wine making and grape raising are important in the history of the Carbonera region.

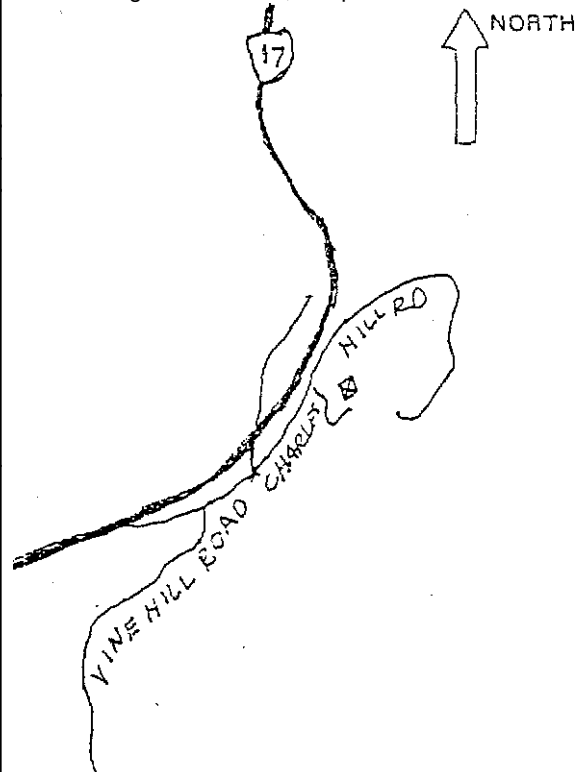
20. Main theme of the historic resource: (if more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

Late Harvest, Holland

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

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



Villa Fontenay (322 Charles Hill Rd.)

ADDENDUM—1994

PHYSICAL INSPECTION

Date: November 17, 1993

Result of Inspection: Structure appears to be unchanged.

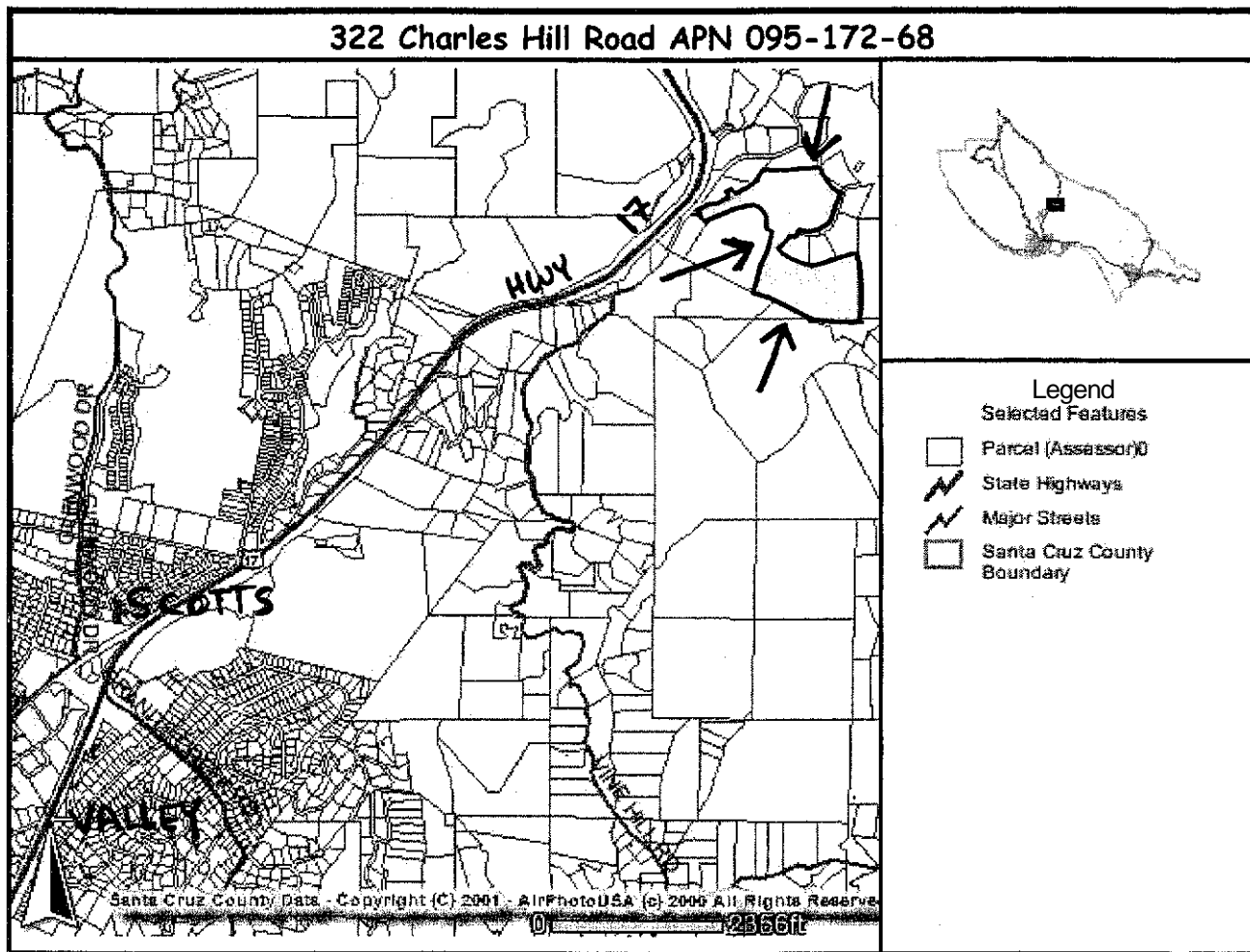
CONSULTANT'S PRELIMINARY RECOMMENDATIONS:

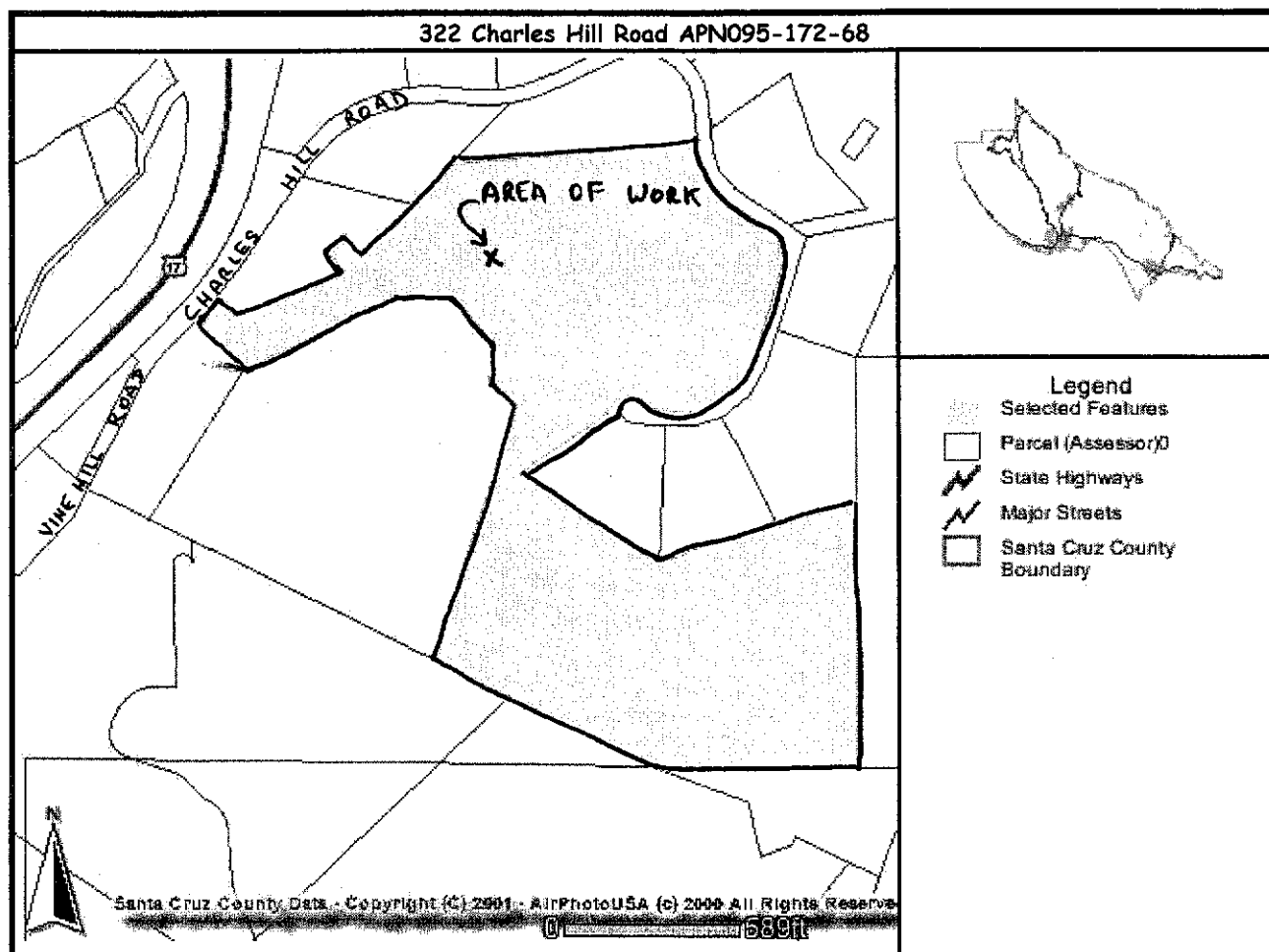
No Change.

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

Context: 1 (wine industry), 2 (architecture)

Property type: House



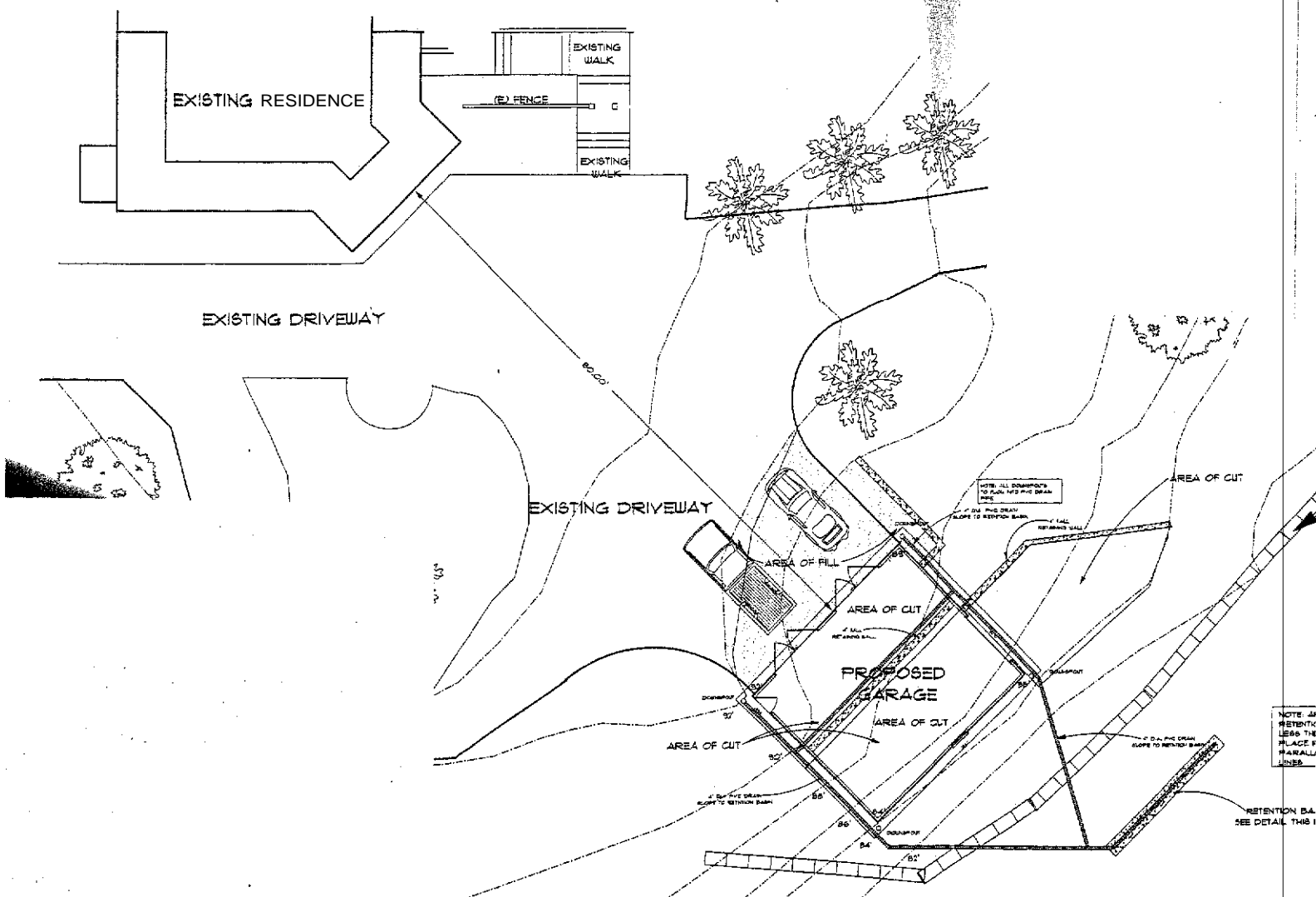


— 7 —



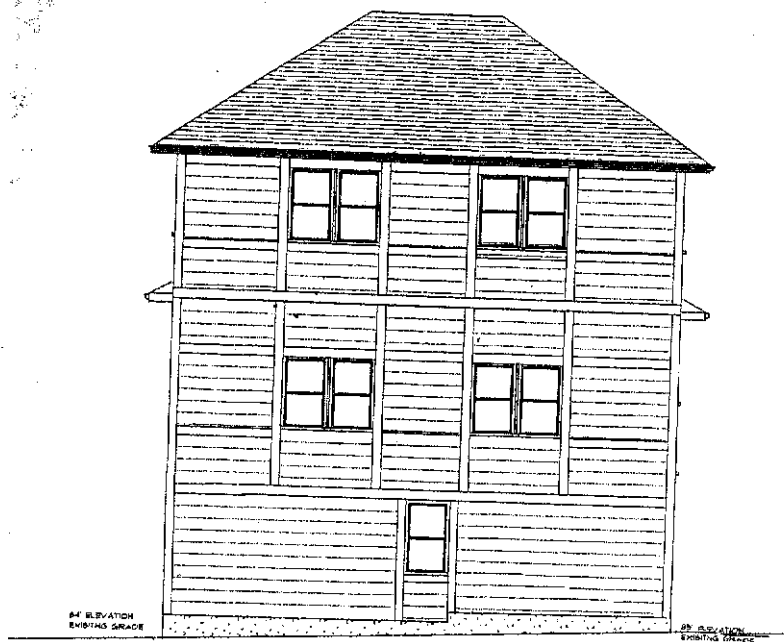


RETENTION BASIN CR



SCALE 1/8" = 1'

EXHIBIT D-1



REAR ELEVATION

SCALE 3/16" = 1'

GARAGE/WORKSHOP



FRONT ELEVATION

(VIEW FROM
HOUSE)

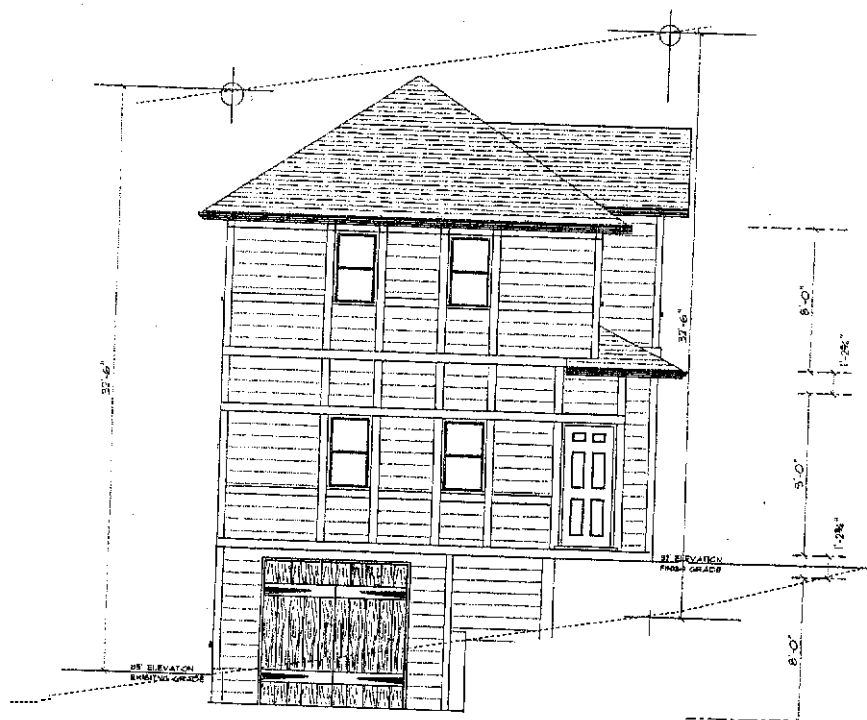
SCALE 3/16" = 1'



RIGHT ELEVATION

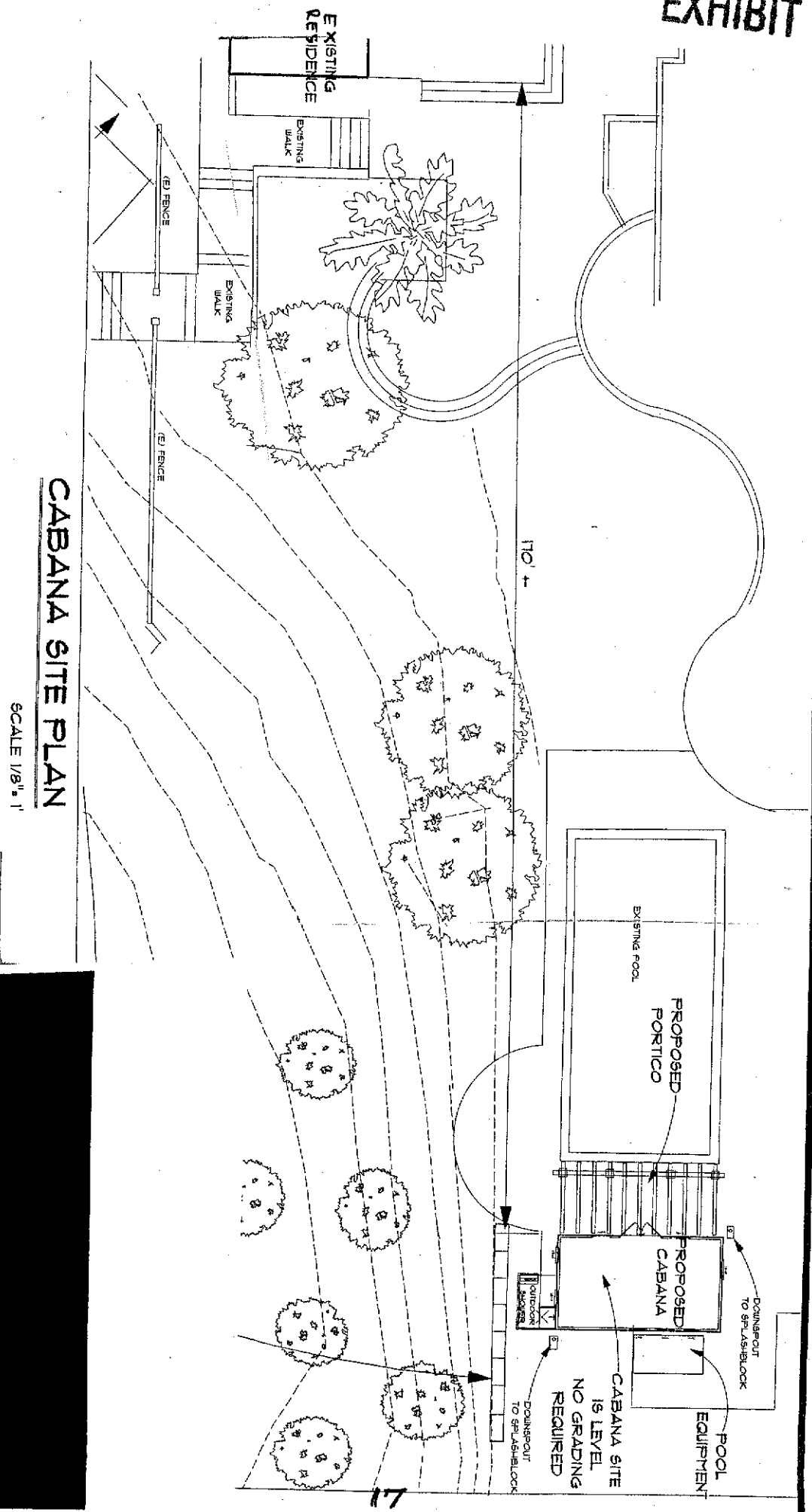
SCALE 3/16" = 1'

GARAGE / WORKSHOP



LEFT ELEVATION

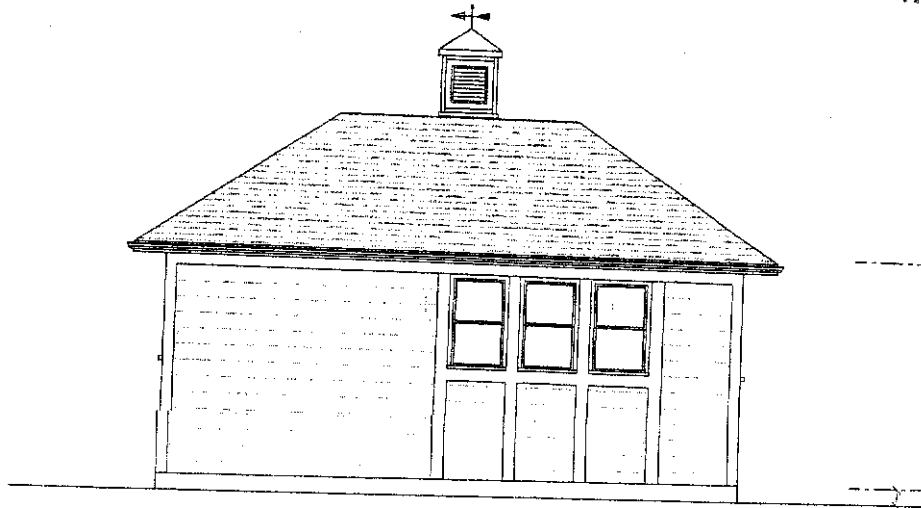
SCALE 3/16" = 1'



CABANA SITE PLAN

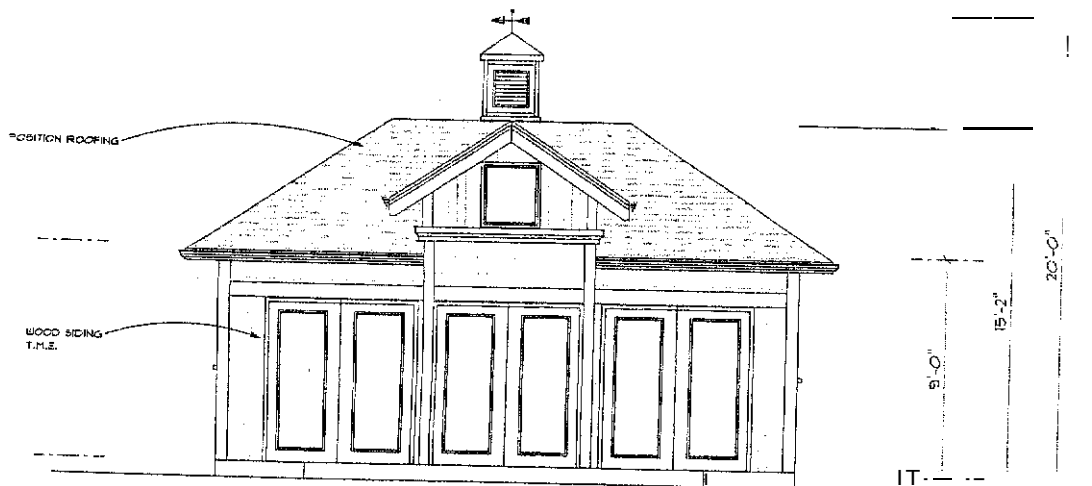
SCALE 1/8" = 1'

EXHIBIT D.



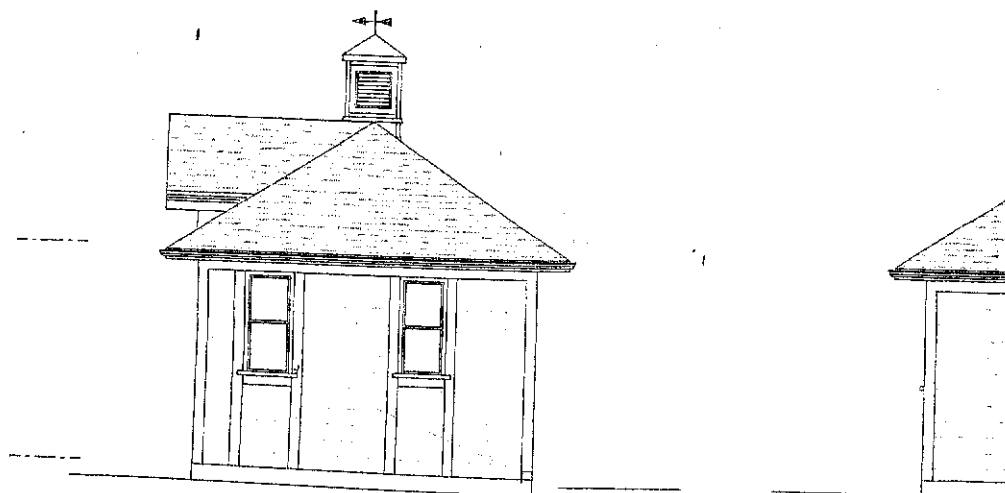
REAR ELEV

SCALE 1/4" = 1'



FRONT ELEVATION
(VIEW FROM
HOUSE)

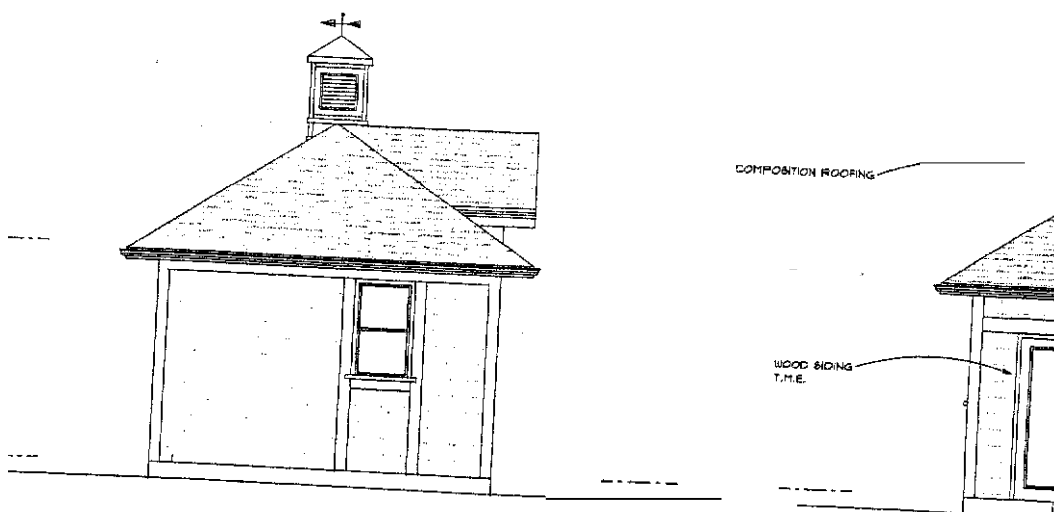
SCALE 1/4" = 1'



RIGHT ELEVATION

SCALE 1/4" = 1'

F

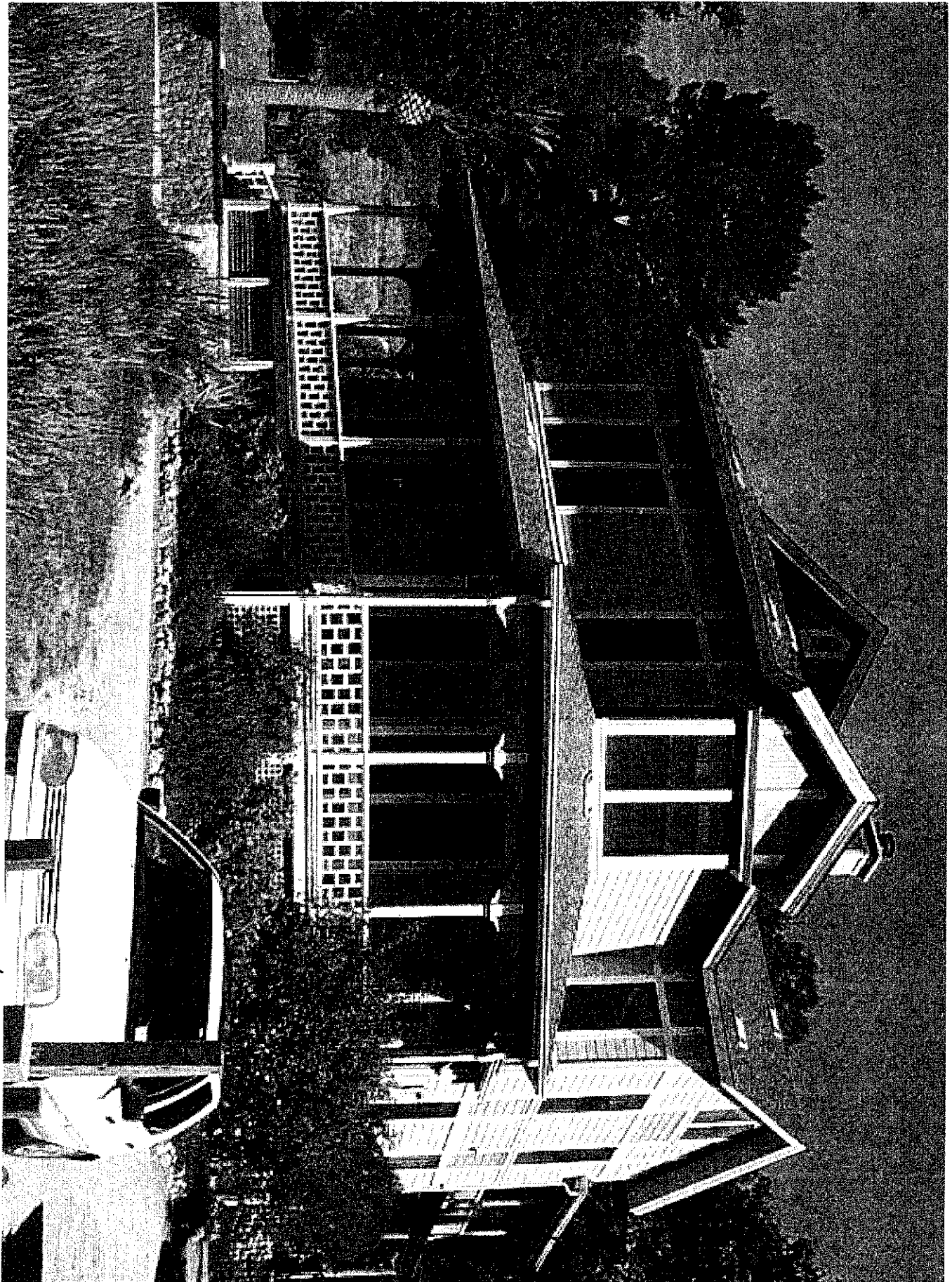


LEFT ELEVATION

SCALE 1/4" = 1'

F

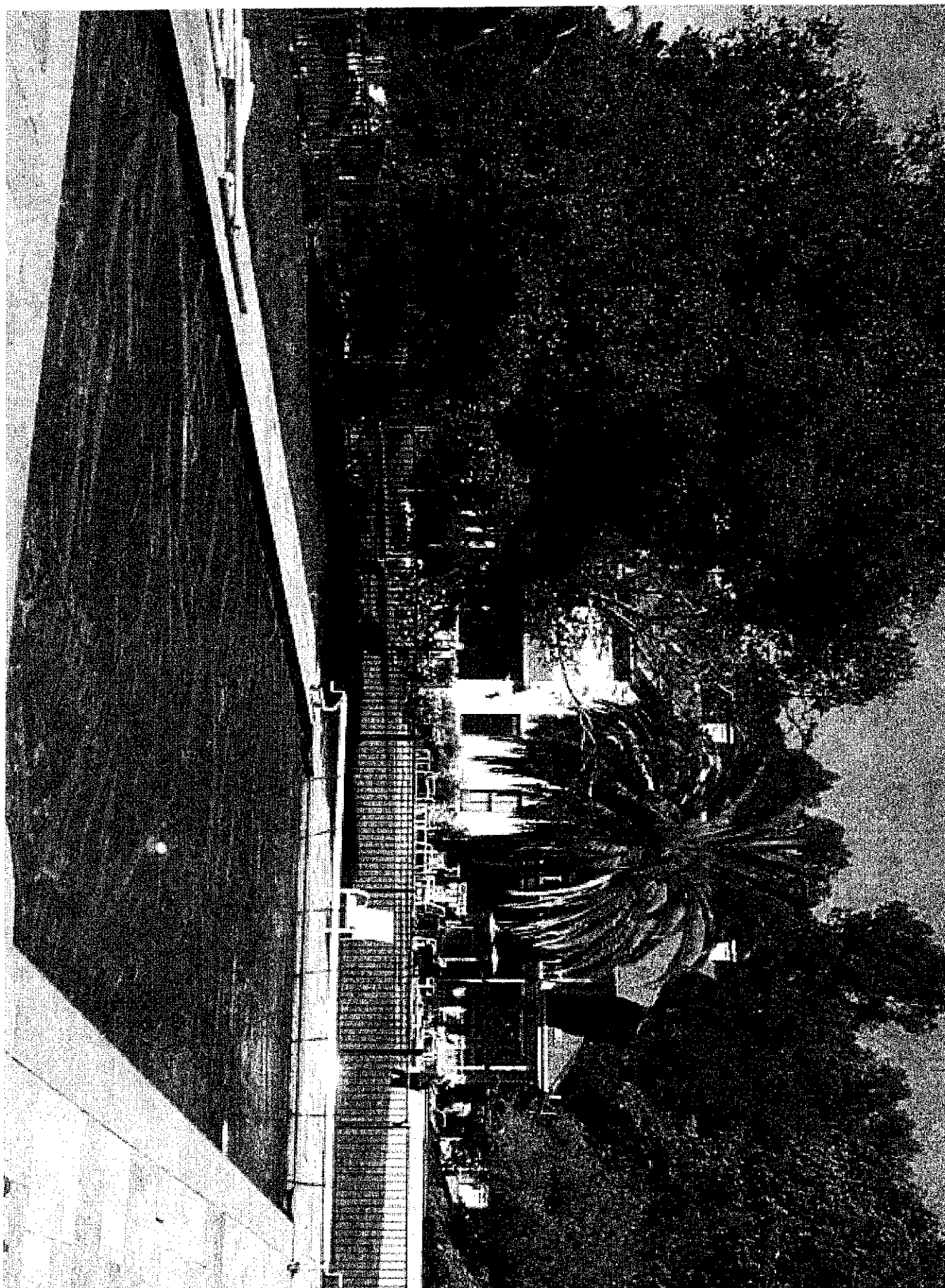
VIEW TO HOUSE FROM PROPOSED GARAGE/WORKSHOP LOCATION



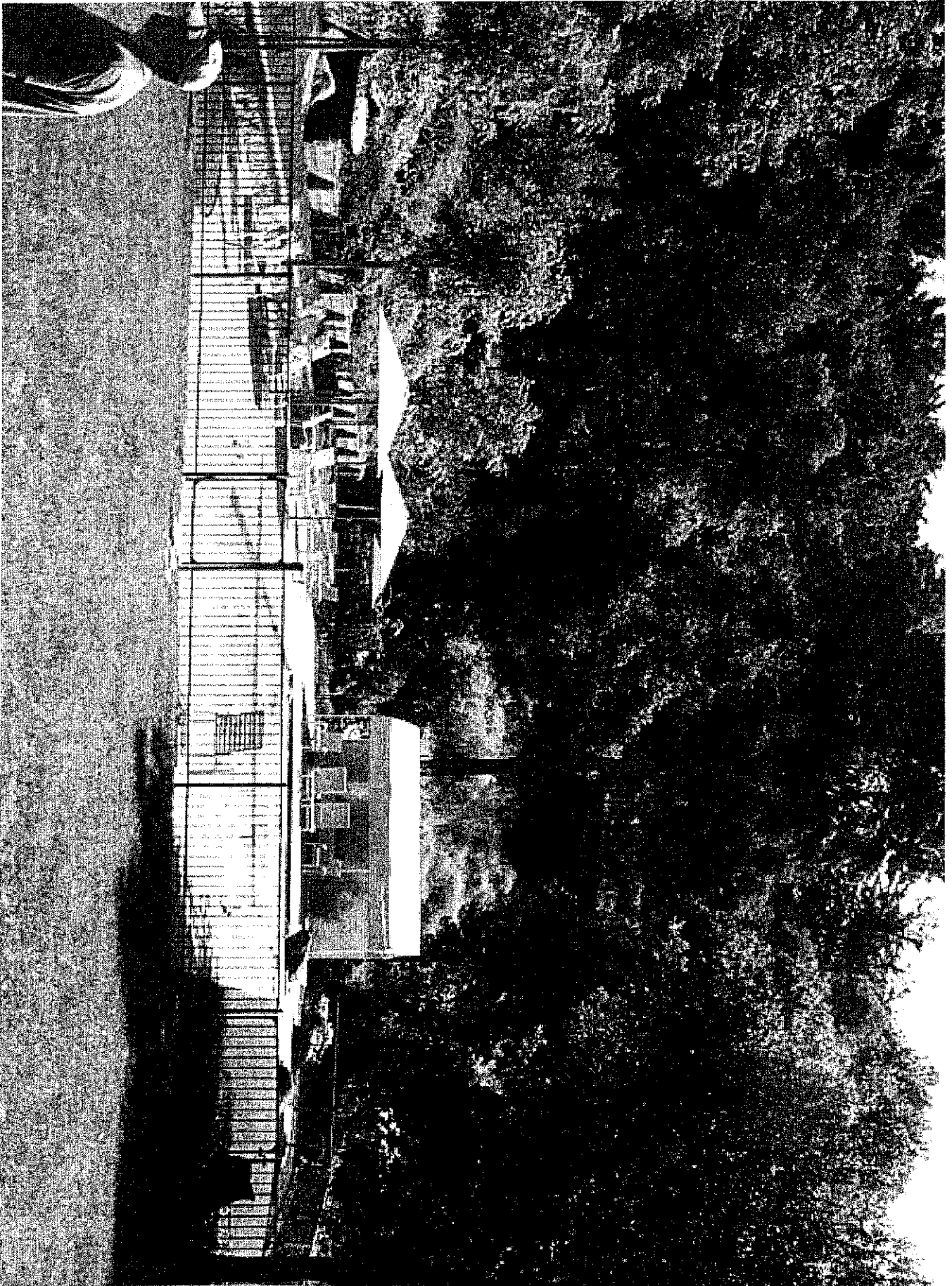
VIEW OF SLOPE ON WHICH GARAGE/WORKSHOP WILL BE LOCATED,
TOWARD HOUSE



VIEW OF HOUSE FROM LOCATION OF PROPOSED CABANA



VIEW FROM HOUSE TOWARD LOCATION OF PROPOSED CHAPANA



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: 05-01H

Assessor Parcel Number: «APN»

Project Location: 245 Corralitos Road

Project Description: Proposal to construct a 1650 square foot, three story garage/workshop and a 344 square foot pool cabana with outside shower on a site where a designated historic resource exists.

Person or Agency Proposing Project: James Lloyd

Contact Phone Number: (831) 459-0999

- 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).

Specify type:

E. XX **Categorical Exemption**

Specify type: Class 3 – New construction of limited small new facilities (CEQA Guidelines Section 15303)

F. Reasons why the project is exempt:

Project is for two accessory structures that, because of design and location, will not cause a substantial adverse change in the significance of the historical resource on the site.

In addition, none of the conditions described in Section 15300.2 apply to this project.

Steven Guiney
 Steven Guiney, Project Planner

Date: 02 June 2005