

DEPOT HILL
Historic District Feasibility Study

Prepared for
Community Development Department
City of Capitola



Prepared by

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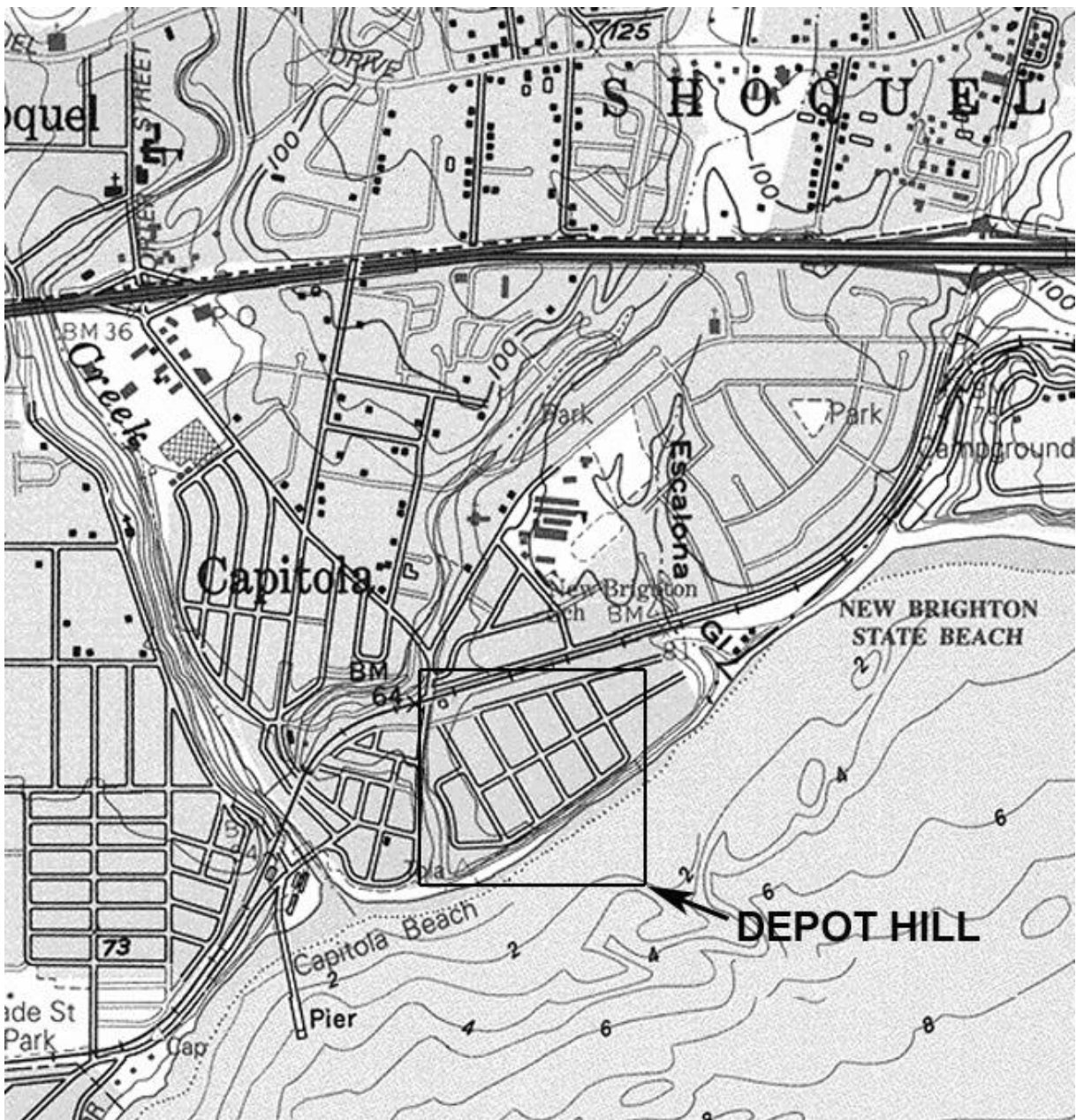
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*aerial photo of Depot Hill, circa 1950 (previous page)
courtesy of Capitola Museum

INTRODUCTION

This study was prepared to assess the potential for the establishment of a local historic district within the Depot Hill neighborhood in the City of Capitola. It is presented in the format of a preliminary architectural survey and updates existing information regarding historic properties in the Depot Hill area from the Capitola Architectural Survey of 1986. The study includes a definition of boundaries for this potential historic district, considers historic significance and integrity in the area, and discusses options available to Capitola's preservation planning program.

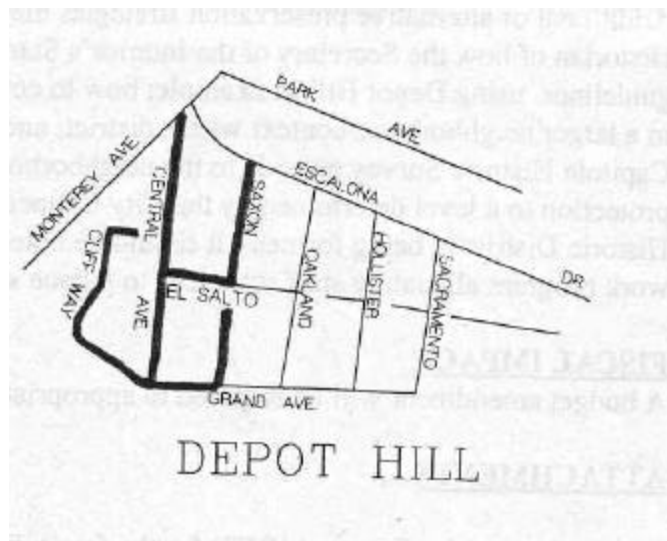


from United States Geological Survey SOQUEL (1954 REVISED 1994) not to scale

PLANNING BACKGROUND

In February 2003, the Capitola Community Development Department, under direction from the Capitola City Council, requested proposals from historical consultants to conduct a feasibility study for the establishment of a historic district within a portion of the Capitola's Depot Hill neighborhood. The Depot Hill residential area consists of about 13 city blocks to the northwest of Grand Avenue on the bluff adjacent the Pacific Ocean. The proposed study area, for the purposes of this feasibility study, was defined as the properties on the 100 to 200 blocks of Saxon, Central, and Grand Avenues, all of Cliff and Fairview Avenues, and the first block of El Salto Drive. These blocks, located in the western portion of the neighborhood, contain a large concentration of older residential structures (see study area map below).

The neighborhood had been previously surveyed as a part of the 1986 City of Capitola Architectural Survey, conducted by the firm of Rowe & Associates. The Survey listed about 240 structures in Capitola that best represent traditional architectural styles and local vernacular building types. Within the Depot Hill area, 62 properties were identified in the Survey, and were published within the 1986 survey booklet. The intent at that time was that this list of properties would provide a foundation for community appreciation of local architecture and would aid in future preservation planning.



The 1986 Survey identified the neighborhood as having a number of Craftsman cottages and Victorian residences that reflected a variety of architectural influences, the primary concentration ranging in age from the late 19th Century to about 1915. Rowe & Associates saw the hillside setting of Depot Hill to be unique, representing the early summer homes originally associated with Camp Capitola at its peak. The authors felt that the neighborhood continued to convey a strong sense of Capitola at the turn of the century, and that the Cliff and Central Avenue sub-areas were potentially eligible for the National Register of Historic Places as a district. Four properties on Cliff Avenue were also identified as individually distinctive: 104, 106, 112, and 114 Cliff Avenue.

The Survey was never adopted as a formal inventory of historic resources by the City of Capitola, although specific recommendations were implemented with regard to individual buildings of local interest (e.g., Rispin Mansion, the Six Sisters, and the Venetian Court) as well as district designations of the Riverview Avenue area and Lawn Way.

In July 2003, the Capitola City Council authorized city staff to develop a historic context statement for the city. In addition, the subject study of the Depot Hill neighborhood was authorized, with a scope limited to determining the boundaries as well as feasibility of the establishment of a designated local historic district. The feasibility study does not include research and preparation of a historic context statement for the neighborhood, but rather focuses on identifying the visual sense of place.

POLICY FRAMEWORK

It has been a goal of the City of Capitola to promote a greater sense of historic awareness and community identity and to enhance the quality of urban living through preservation of historically significant structures and sites.

This mechanism for implementation of this policy in defining and adopting a historic district is not provided within the city's ordinances on historical preservation. The City's Historic Features Ordinance allows for historic designation of properties that meet one or more of eleven qualities, and could be construed to also include designation of an area if it meets the required criteria. Designation of historic features by the City of Capitola City Council is not intended to deprive the property owners of all reasonable use of their property, and the City Council must weigh any detriments of the designation to the property owners in making a required finding that the designation is worthwhile.

In general, designation of a historic district in other similar jurisdictions conforms to the following two criteria:

1. the proposed historic district is a geographically definable area of urban or rural character, and
2. possesses a significant concentration or continuity of site, buildings, structures or objects unified by past events and/or aesthetically by plan or physical development.

Other criteria are also developed by agencies, which are specific to local policies and ordinances. There are also different types of district designations that have been utilized, depending on the goals of the agency involved. The National Register of Historic Places has been the principal vehicle for identifying and recognizing historic properties in the nation for over 35 years. The more recently created California Register of Historic Resources, established in 1992, also provides a means of implementing district designations, although this vehicle has been little used since established. At the local level, many jurisdictions have adopted local enabling ordinances that guide the process of designation of a local historic district or conservation area. The National Register process and options for local designation are discussed later in this report, as well as recommendations for the City of Capitola.

METHODOLOGY

The study consists of three milestones in assessing the feasibility of establishing a historic district within the Depot Hill neighborhood.

1. Architectural historians Franklin Maggi and Kara Oosterhous conducted a physical survey of the Depot Hill area in August and September 2003, analyzing the boundaries of the study area based on a visual sense of historic place. The initial boundary description prepared by the City of Capitola Community Development Director in March 2003 (see page 4) was evaluated. A meeting was held with the current Community Development Director Kathy Molloy and Museum Director Carolyn Swift in September 2003 to establish final objectives and methodologies. At this meeting Ms. Swift provided the consultants with an update of the draft Historic Context Statement for the City of Capitola. The consultants used this draft, as well as an oral update on the details of the evolving context statement, to determine a potential period of historic significance and theme for the Depot Hill area. With this general agreement on significance, based on a historical pattern of development, the district was re-assessed to better associate the tentative boundaries to its historical development pattern. It was determined at this time that the potential existed for district designation, and the consultants proceeded to the final step of the process to determine boundaries and recommendations with the concurrence of the Community Development Director.
2. All the buildings in the initial survey area were photographed digitally at the street view. The buildings within the study area tabulated and included with a table of properties. DPR523 forms were not prepared as a part of this study.
3. The data was analyzed, and this report of findings and recommendations was prepared.

SUMMARY OF HISTORICAL BACKGROUND AND SETTING

A historic context statement for the Depot Hill neighborhood has not been prepared in detail. The draft context statement for the City of Capitola under preparation by Carolyn Swift summarizes the development history of the Depot Hill neighborhood within the larger context of Capitola's community development. The subdivision of the Depot Hill area was under the control of the Hihn Company from 1884 to 1919. This 35-year span constitutes the period of significance that is the basis for understanding the evolution of the neighborhood.

In 1884, when the hotel was constructed at the base of the cliff below Depot Hill, Hihn had a staircase and "observatory" viewing tower built next to a park along the bluff. By 1889 the F. A. Hihn Company was market the Depot Hill tract as "Capitola Park." When Hihn and Southern Pacific collaborated on an enlarged Depot and park at the head of Railroad Avenue, Depot Hill took on its present name.

During this period (1884-1919), the local ethnic German American community is most closely associated with the neighborhood. The Hihn Company sold resort properties to residents from throughout Central California, many of them affluent German Americans from the Santa Clara Valley and elsewhere who were members of the Germania Verein, a social and athletic organization that helped maintain the old ways of life and provided opportunities for exercise.

F. A. Hihn died in 1913, and his eldest daughter, Katherine C. Henderson, sold the remaining undeveloped portions of the subdivision in 1919, bringing to an end the company's oversight of the development of the residential subdivision. The subdivision was only partially completed at this time and continued to evolve and develop, although more slowly, over the next 30 years. In contemporary times the neighborhood has stabilized as a place primarily of single-family homes and beach cottages, and it continues to reflect the original character established during its early period of significance. Through infill, new residences have gradually replaced some older structures in the neighborhood.

DISCUSSION

Local historic districts are most often created to prevent unregulated and insensitive changes to definable areas that possess an historical continuity of time, place, and pattern of development. In the recent past, since adoption of the 1966 National Historic Preservation Act, the National Register of Historic Places has been the principal vehicle for the creation of historic districts in America. The U. S. Department of the Interior has established criteria for determining the significance of historic properties, based on the ability of a building, site, structures, districts, or objects to convey the quality of significance in American history, architecture, archeology, engineering, and culture. These properties must possess integrity of location, design, setting, materials, workmanship, feeling, and association, and convey an important aspect of the history of the nation. A National Register district is any area of a community that has been determined by the Keeper of the National Register to be of national historical significance based on National Register criteria. The major function of this federal process, however, is to help identify historic resources and to use this information as a federal planning tool. Within Section 106 of the NHPA, any federal undertaking must consider the effects of a project on properties that are designated as contributors to a designated or eligible National Register district. Properties so designated are also eligible for certain federal tax credits, and in California, listing on the National Register also by definition defines properties as part of the California Register of Historical Resources.

A local historic district is similar to a National Register district in that local districts also identify historically and architecturally significant buildings, but this recognition can be based on locally developed, rather than nationally established, criteria and policies. Local significance, attitudes, and contemporary events affect what a community views as important. Because the National Register criteria ordinarily discourages designation of cemeteries, relocated buildings, reconstructed buildings, commemorative properties, or buildings less than 50 years old, National

Register listing often might not meet the locally developed goals and policies. Local designation can be tailored to specific community needs. Local designation also can provide greater protection for local resources if that is the goal of the agency such as the City of Capitola. Through locally implemented design review processes, changes to historic resources can be regulated in a sympathetic way to protect and reinforce the historic character of the district.

The establishment of local historic districts can also follow the thematic format developed for multiple property submissions to the National Register. Individual properties are evaluated by comparing them with resources that share similar physical characteristics and historical associations. As a management tool, the thematic approach can furnish essential information for historic preservation planning because properties can then be evaluated on a comparative basis within a given geographical area. Properties that share a common association with a broad unifying theme, trend or pattern of an area's history can then be included as a part of a thematic context, and preservation priorities within the development review process can then be based on historical significance. A thematic overlay is not necessarily the same as a historic district. Historic districts are, in themselves, a historic resource. Each property within a designated historic district, whether a contributor or not, is included in the district listing as part of the grouping or historic environment that constitutes the district itself. Thematic overlays only consider the individual properties that are consistent with the established historic context, and need not meet the percentage needs of cohesive historic fabric mandated by National Register district designations.

In addition to designated historic districts, many cities throughout the nation have designated historic residential neighborhoods as Conservation Areas. This planning land use tool has been used in order to preserve and enhance neighborhood character in places that have a cohesiveness or distinctive character. Use of this approach to historic district designation is often of value when the targeted area might not technically merit consideration as an historic district, or in some cases when area residents do not support historic district designation. In other communities, conservation areas are called historic districts, but are implemented to provide neighborhood design review only. Conservation areas are usually defined by a particular period of design or architectural style, rather than through a thematic context. Significance is derived from a grouping of structures viewed as a whole rather than from the importance of an individual building. The historic significance of these areas reflects development patterns of growth in the city. The areas are specifically defined in terms of their physical boundaries rather than by their historical development, although properties may be historic as well.

ANALYSIS

The properties along the streets of Cliff, Fairview, and Central Avenues, which were identified in the Rowe & Associates survey, continue to have the integrity and visual sense of historic place as when they were considered for eligibility for the National Register in 1986. Although there are a number of properties located on Central Avenue that do not contribute to the historic fabric of the neighborhood, the area as a whole possesses integrity of location, design, setting, materials,

Within the larger subdivision area of Depot Hill, however, are other individual structures that are thematically linked to the primary period of development of the neighborhood under the Hihn Company. These structures, built prior to or by 1919, have historic value and significance to the community, and provide a more comprehensive sense of the evolutionary nature of the subdivision. Although these properties lie within residential blocks where substantial levels of historic post-1919 and modern-day residential construction have occurred, the subdivision has evolved over time in a sympathetic way to these earlier structures. Newer construction in the area has generally maintained a sense of scale to the historic areas. The neighborhood of Depot Hill is distinctive as a grouping within the larger Capitola community, and is easily recognized as such by its cohesive development pattern and clear physical boundaries.

OPTIONS

1. The Capitola City Council and/or local neighborhood citizens might consider nomination of the western portions of the Depot Hill neighborhood encompassing Cliff, Fairview, and Central Avenues to the National Register of Historic Places (See diagram below). At least 50% of the property owners must concur in this process, and final determination on designation rests with the Keeper of the National Register within the National Park Service. The nomination procedure would require the development of a detailed historic context for this sub-neighborhood, consistent with National Park standards.
2. The Capitola City Council can consider designation of a local historic district in the Depot Hill neighborhood, consistent with the boundaries described in Option 1, or a larger thematic district to include properties within the larger Depot Hill neighborhood, which were constructed during the Hihn involvement of the subdivision, up to about 1919. Additional research would be required to determine which structures actually were built within this period, and additional survey work would be needed to provide an initial determination of integrity to the period of significance for individual properties included within this thematic district. Properties listed as contributors within this thematic district that undergo development review at a later time would need to address a more detailed evaluation of



integrity to meet CEQA requirements. Inclusion within the district would eliminate the need for a more intensive historic evaluation in the future, unless specific contributing properties (pre-1920) are later proposed for demolition or significant alteration. Proposed demolition of structures on properties that are contributors to the district would trigger the preparation of a draft Environmental Impact Report per the CEQA Guidelines. Conformance to the Secretary of the Interior's Standards for Rehabilitation for properties undergoing exterior renovation or expansion would facilitate the approval of projects under the Initial Study procedure of the CEQA Guidelines. Significance of these properties would be addressed in the context statement of the district as a whole.

3. The Capitola City Council can also consider including the Depot Hill neighborhood as a conservation area. A "Statement of Neighborhood Character" would need to be developed, which provides residential design goals that provide development and design guidelines oriented towards the unique character of the Depot Hill neighborhood. All properties within the boundaries of the defined conservation area would be subject to design review under this process, but demolitions could occur as long as new construction meets the requirements of the design guidelines. If implemented without an historic district overlay, individually significant historic properties would still require additional evaluation and assessment under CEQA at time of demolition or significant alterations. However, the fact that a property contributes to the conservation area does not in itself trigger CEQA review.

STATEMENT OF SIGNIFICANCE

The Depot Hill neighborhood has been an intact representation of Capitola's historic beach house period for over 100 years. It is significant for:

- its representation of a comprehensive pattern of development of within the historic community of Capitola;
- its association with the Hihn "Camp Capitola" period of development; and
- the breadth of architecture and vernacular building types embodied within the extant structures that lie within the boundaries of the neighborhood.

The neighborhood, as a place, presents a unique and distinct experience of the visual aspects of neighborhood life in a resort community for most of the historic period, extending from 1884 to 1919, and even to recent times. The district maintains a high level of physical integrity to its evolution around the turn of the 20th century. Although there have been a number of contemporary structures inserted into the neighborhood fabric as property owners continue to build in the area, most of these buildings have not been intrusive to the historic fabric, and have actually helped to stabilize the area with an infusion of investment and continued use, unlike many historic areas that have been subject to physical decline.

The central landmarks of the neighborhood are the residential properties along Cliff Avenue poised at the top of the bluff to the east of Capitola Village. These buildings were constructed

during the period of significance, and many are associated with German Americans who acquired properties in this resort community in the late nineteenth century. The bluff provides a historic beacon to contemporary Capitola Village, a strong symbol of Capitola's historic character to the yearly influx of visitors to the commercial area below. The image provides visual acuity to the broad spectrum of historic styles and eras that are found within the district boundaries.

With the rapid expansion of Capitola's permanent and seasonal population after 1960, many of the historic resources in Capitola have been lost, in concert with the larger trend in American society towards regeneration and renewal in our urban areas during the later portions of the twentieth century. The attraction and popularity of Capitola for both permanent and seasonal residents, and the need to serve an ever-increasing visitor population, has increased the public's perception of the fragile nature of the community's historic properties.

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Wright, R.

- 1976 *A Guide to Delineating Edges of Historic Districts*. Washington: National Trust for Historic Preservation.

PROPERTY LISTING

Ref. No.	Address	Est. Date	Architectural Style	Within district	Comments (* indicates in 1986 survey)
CAP0101	100 Central Ave.		Contemporary Beach House	yes	Laughing Gull
CAP0102	106 Central Ave.	c1890s	Gothic Revival Cottage	yes	* One story, board and batten with Eastlake pediment. Apex enhanced.
CAP0103	107 Central Ave.	c1915	Transitional Craftsman & Minimal Traditional.	yes	* One story "L" shaped with Craftsman details.
CAP0104	108 Central Ave.	c1890s	Gothic Revival Cottage	yes	* One story, board and batten. Barn to the rear.
CAP0105	109 Central Ave.	c1905	Folk Victorian	yes	* One story with shingled pediment above full length open porch with protective edge..
CAP0106	110 Central Ave.	c1900	Vernacular Cottage	yes	* Enclosed full-length porch and ornamental brickwork in chimney. Front porch appears to be an early addition.
CAP0107	111 Central Ave.	c1980s	Contemporary	yes	One story.
CAP0108	112 Central Ave.	2000+	Contemporary	yes	Two stories. Earlier building relocated to corner of Central and Escalona Avenues.
CAP0109	113 Central Ave.	c1910	Contemporary	yes	No integrity. No apparent original fabric.
CAP0110	114 Central Ave.		Contemporary Neo-Victorian	yes	Two stories.
CAP0111	116 Central Ave.	c1890s	Originally Queen Anne	yes	* Two stories, with additions that have substantially modified the original Victorian character.
CAP0112	117 Central Ave.	c1912	Neo-Craftsman	yes	* One and ½ stories with enclosed porch. Original roof removed and half story added since 1986.
CAP0113	119 Central Ave.	c1890s	Eastlake	yes	* One story, appears to be fairly original. Decorative broken pediment, stick detailing, dormer addition to side.
CAP0114	121 Central Ave.	1940s	Contemporary	yes	Two story with vernacular detailing.
CAP0115	122 Central Ave.	c1890	Italianate Victorian	yes	* Bulls-eye and shingled pediment above gabled porch roof with matching shingles, four turned columns at porch.
CAP0116	123 Central Ave.	c1890	Camp Capitola Cottage	yes	* Likely relocated from Camp Capitola. Single wall two-room. Additions removed for contemporary addition.
CAP0117	124 Central Ave.	c1910	Craftsman Bungalow	yes	* Bracketed gable with stick-work. Side entrance w/ short, doubled columns to both sides. Garage.
CAP0118	126 Central Ave.	c1890s	Folk Victorian	yes	* Hipped roof with offset front porch. Slanted front bay.
CAP0119	201 Central Ave.	c1910	Craftsman 4-square	yes	* One story. Front porch in-filled. Hip roof, symmetrical façade with central entrance.
CAP0120	202 Central Ave.	c1880s	Eastlake cottage	yes	* Sharply peaked roof with stick-work in gable. Board & batten siding, offset entry with Gothic Revival influences.
CAP0121	203 Central Ave.	c1910	Neo-Craftsman	yes	* One story vernacular cottage with contemporary raised roof and additional of Craftsman detailing.
CAP0122	204 Central Ave.	c1890s	Queen Anne	yes	* Projecting pediment above slanted bay, with turned columns at porch. Historic Outbuilding.
CAP0123	205 Central Ave.	c1910	Ranch	no	* Vernacular cottage that has apparently been enhanced to a ranch
CAP0124	206 Central Ave.	c1890	Vernacular/ National	yes	* One story. Cross-gabled roof with shingled gables, lean-to porch, and shallow bay at side.
CAP0125	207 Central Ave.	1960s	Ranch	no	One story, contemporary.
CAP0126	209 Central Ave.		Beach House	no	Two stories, contemporary.

Ref. No.	Address	Est. Date	Architectural Style	Within district	Comments (* indicates in 1986 survey)
CAP0127	210 Central Ave.	c1890s	Eastlake Pyramid Cottage	yes	* New windows. Plywood. Clipped pyramidal roof. Shed additions.
CAP0128	211 Central Ave.		Contemporary beach house	no	Two stories.
CAP0129	212 Central Ave.		Minimal Traditional	yes	Contemporary, one story.
CAP0130	214 Central Ave.	c1890s	Queen Anne	yes	* Deck and stairs added to front.
CAP0131	219 Central Ave.	Post 1933	Spanish Revival Motel	no	One story.
CAP0132	220 Central Ave.	1892	Folk Victorian	yes	Relocated from 112 Central Ave. Now addressed on Escalona.
CAP0133	104 Cliff Ave.	c1888	Vernacular Eastlake	yes	* Channel rustic siding, original doors and windows, decorative wood cutouts central pediment.
CAP0134	106 Cliff Ave.	c1890	Queen Anne	yes	* Two-story, V-groove siding, rectangular patterned shingles.
CAP0135	108 Cliff Ave.	c1888	Folk Victorian Beach Cottage	yes	* One-story, original fenestration, channel rustic siding.
CAP0136	112 Cliff Ave.	c1888	Folk Victorian	yes	* Has Victorian details but may have been Italianate, not sure. Two-over-two double hung windows, second-story
CAP0137	114 Cliff Ave.	c1895	Vernacular Eastlake	yes	* Two-story, V-groove & patterned shingles, spindle work, original doors and windows.
CAP0138	116 Cliff Ave.	c1912	Craftsman beach cottages	yes	* #1 - One-story, channel rustic, unpretentious classical details, some original windows and some replacement.
CAP0139	118 Cliff Ave.	c1912	Craftsman	yes	* Front porch enclosed, rear 2 nd story pop-up, some original windows some replacement.
CAP0140	205 El Salto Dr.	c1940s	Minimal Traditional	yes	One story
CAP0141	206 El Salto Dr.	c1900	Folk National style	yes	One story, full front porch.
CAP0142	208 El Salto Dr.	undet.	Craftsman	yes	One story.
CAP0143				yes	Inn of Depot Hill, modified
CAP0144	204 Escalona Ave.			no	Undetermined
CAP0145	205 Escalona Ave.			no	Mostly hidden from view.
CAP0146	207 Escalona Ave.		Modern	no	Two story
CAP0147	209 Escalona Ave.		Stucco beach house	no	
CAP0148	210 Escalona Ave.	c1915	Beach Cottage	no	* Bevel siding, gravel roof, original doors and windows, detached covered garage. Appears to be from the 1940s.
CAP0149	212 Escalona Ave.		Neo-Mediterranean	no	One story.
CAP0150	303 Escalona Ave.		Contemporary	no	
CAP0151	104 Fairview Ave.	c1910	Craftsman	yes	* Prominent dormer on hipped roof, full-length front porch with turned columns.
CAP0152	105 Fairview Ave.			yes	Two story.
CAP0153	106 Fairview Ave.	c1895	Queen Anne House	yes	* Channel Rustic siding, second story recently added.

Ref. No.	Address	Est. Date	Architectural Style	Within district	Comments (* indicates in 1986 survey)
CAP0154	108 Fairview Ave.	c1912	Craftsman	yes	* One-story hipped roof with recessed porch and rectangular corner bay, lap-siding
CAP0155	110 Fairview Ave.	c1900	Beach Cottage	yes	* One story, wood shingles. Original doors and windows. Front porch enclosure
CAP0156	111 Fairview Ave.		Neo Victorian Beach House	yes	Two story
CAP0157	101 Grand Ave.		Contemporary Apartment Building	no	Two-story, stucco apartment building
CAP0158	102 Grand Ave.	c1910	English/Tudor Revival	yes	* Two-story, stucco with half-timbers with gables and façade, original doors and windows
CAP0159	108 Grand Ave.	c1900	Beach Cottage	yes	* One-story, Board and batten, turned spindle post on recessed corner porch, original windows except for front
CAP0160	110 Grand Ave.	c1890s	Vernacular	yes	* Cross-gabled roof, post 1933 additions, new garage.
CAP0161	114 Grand Ave.	c1895	Folk Victorian	yes	* One story, channel rustic siding, some replacement windows.
CAP0162	116 Grand Ave.	c1905	Craftsman.	yes	* One story, clipped gable ends.
CAP0163	302 Grand Ave.	c1900	Board and Batten Cottage	no	* One and ½ stories. Detached Garage. ½ of the windows have been replaced.
CAP0164	101 Saxon Ave.	c1960	Beach Cottage	no	Aluminum slider windows.
CAP0165	105 Saxon Ave.	1970s	Modern Beach Cottage	no	Two story house. Plywood wall covering.
CAP0166	106 Saxon Ave.	c1900	Vernacular Beach Cottage	no	* Early front façade, rear has a wood shingle addition. House may have originally been board and batten.
CAP0167	107 Saxon Ave.	1896	Folk Victorian	no	* One story with pyramidal roof, belcast eaves.
CAP0168	108 Saxon Ave.	pre1927	Vernacular	no	On 1927 Sanborn, but not included in 1986 survey Probably clad with shingles and new windows added.
CAP0169	109 Saxon Ave.	c1910	Vernacular	no	* One story.
CAP0170	110 Saxon Ave.		Post 1970s Beach House	no	Two story. Carport and garage building (enclosed garage)
CAP0171	111 Saxon Ave.	1980s	Beach House	no	Two story
CAP0172	112 Saxon Ave.	2002	Neo-Victorian	no	* Two story. Garage with living space.
CAP0173	114 Saxon Ave.	1890s	Queen Anne	no	* One story. Garage at rear. Integrity.
CAP0174	115 Saxon Ave.		Modern	no	
CAP0175	117 Saxon Ave.	c1910	Craftsman Bungalow	no	* 1½ stories. V-groove siding.
CAP0176	201 Saxon Ave.	1970s	Beach Cottage	no	One and Two stories.
CAP0177	203 Saxon Ave.		Modern Beach House	no	Two stories.
CAP0178	204 Saxon Ave.		Modern Beach House	no	Two stories. Enclosed Garage.
CAP0179	205 Saxon Ave.	c1910	National Style	no	* One story. Rear addition.
CAP0180	206 Saxon Ave.	c1910	Vernacular	no	Windows replaced.

Ref. No.	Address	Est. Date	Architectural Style	Within district	Comments (* indicates in 1986 survey)
CAP0181	207 Saxon Ave.	c1915	Rambling Beach Cottage	no	* One story. New roof. Original windows. Detached garage.
CAP0182	208 Saxon Ave.	c1910	Vernacular Craftsman	no	One story.
CAP0183	210 Saxon Ave.	c1960	Contemporary	no	Gravel topped roof. Stucco wall sheathing.
CAP0184	211 Saxon Ave.	1950s	3 Unit Apartment Bldg.	no	Two story.
CAP0185	212 Saxon Ave.	1926	Craftsman	no	* Owner indicates it is a kit home from LA. See Bungalows of the 20s pg. 40. Dual bevel siding (appears to be c1915).
CAP0186	214 Saxon Ave.		Ranch	no	One story, contemporary minimal traditional
CAP0187	215 Saxon Ave.	1947	Beach Cottage	no	One Story, windows replaced.
CAP0188	217 Saxon Ave.	c1900	Shotgun Beach Cottage	no	One story, large garage/living space.