

**HISTORIC RESOURCES TECHNICAL REPORT**

**Historic Resources Technical Report**  
**La Bahia Apartments**  
**Santa Cruz, California**

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prepared for  
**Strelow Consulting**  
**Santa Cruz, California**

prepared by  
**Architectural Resources Group**  
**San Francisco, California**

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December 18, 2013



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**TABLE OF CONTENTS**

1. Introduction and Methodology ..... 1

2. Summary of Findings ..... 2

3. Site and Building Description ..... 2

4. Historical Background..... 4

5. Federal, State, and Local Significance Criteria ..... 7

6. Evaluation of Historic Significance and Integrity..... 11

7. CEQA and Historical Resources ..... 15

8. Evaluation of Proposed Project ..... 16

9. Bibliography..... 26

10. Appendices .....after 27

Appendix A: Existing Conditions Photographs of the Project Site

Appendix B: The Secretary of the Interior’s Standards for Rehabilitation

## **1. INTRODUCTION AND METHODOLOGY**

In response to a request from Strelow Consulting, Architectural Resources Group (ARG) has evaluated the potential impacts to historical resources relating to the proposed La Bahia Hotel project in Santa Cruz, California. The project entails replacing the existing La Bahia Apartments at 215 Beach Street with a 165-room hotel. Specifically, the bell tower and adjacent southeastern portion of the existing complex would be retained and rehabilitated, the remainder of the existing complex (including the courtyards) would be demolished, and a new hotel facility would be constructed on the balance of the lot.

The La Bahia property is considered a historical resource for purposes of the California Environmental Quality Act (CEQA). Built in 1926 by the Santa Cruz Seaside Company, the La Bahia Apartments consist of a complex of buildings designed in the Spanish Colonial Revival style by prominent California architect William C. Hays. The La Bahia Apartments complex is a City Landmark and is given a rating of “Excellent” in the City of Santa Cruz’ Historic Building Survey. The Environmental Impact Report (EIR) completed for the *Beach and South of Laurel Comprehensive Area Plan* (B/SOL Area Plan) in 1998 concluded that the La Bahia property is “likely” eligible for the National Register of Historic Places under Criterion C (Architecture) at the local level of significance, and thereby also appears eligible for the California Register of Historical Resources.<sup>1</sup>

To prepare the following historic resource evaluation, ARG conducted a site visit to examine and photograph the project site on July 24, 2013. In addition, ARG reviewed extensive historical documentation and multiple prior evaluations of the property, including:

- Original architectural drawings, William C. Hays, March 11, 1926.
- Archaeological Consulting and Research Services, Inc., 1984. “Historical Overview, La Bahia (Old Casa Del Rey) Apartments, 215 Beach Street, Santa Cruz, California.”
- Ward Hill, April 1996. “Historic Architecture Assessment, Beach Area/South of Laurel Street Master Plan in the City of Santa Cruz within Santa Cruz County, California.”
- Architectural Resources Group, 1998. “La Bahia Apartments: Architectural Analysis and Recommendations for New Development.”
- Susan Lehmann, 2000. *Historic Context Statement for the City of Santa Cruz*.
- Architectural Resources Group, 2003. “CEQA Historic Resources Evaluation – La Bahia.”

ARG also reviewed proposed project drawings prepared by Leddy Maytum Stacy Architects and dated April 25, 2013.

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<sup>1</sup> B/SOL Area Plan EIR, 100.



## 2. SUMMARY OF FINDINGS

The La Bahia Apartments, a designated City Landmark, retains sufficient integrity to convey its significance and should be considered a historical resource for purposes of the California Environmental Quality Act (CEQA). In ARG's professional opinion, the complex's historical and architectural significance renders it eligible for listing on the California Register of Historical Resources and the National Register of Historic Places.

The proposed project, which includes extensive demolition of the existing La Bahia Apartments, would have significant impacts on historical resources. This report closes with specification of mitigation measures that would reduce the project's impacts on historical resources. Some of those impacts, however, would remain significant.

## 3. SITE AND BUILDING DESCRIPTION

### 3.1 Site Description

The project site is located at 215 Beach Street along the Santa Cruz waterfront. The property occupies the entire block bound to the north by First Street, to the west by Westbrook Street, to the east by Main Street, and to the south by Beach Street. Across Beach Street to the south are a public beach and the Santa Cruz Beach Boardwalk. To the east and west of the property are hotels and to the north are private residences.

The following table, which was adapted from the 1998 B/SOL Area Plan EIR, identifies those designated local historic resources that are located within 500 feet of the project site.

**Table 3.1: Historic Structures in Vicinity of La Bahia Apartments**

Address	Name/style	Approx. Distance from La Bahia
400 Beach Street	Casino	250 feet
118 First Street	Walsh House	100 feet
124 First Street	Edric wall	60 feet
101 Main Street	Casa Blanca Hotel Apartments	65 feet
121 Main Street	Cerf Estate Cottage	115 feet
121 Main Street	Seabeach wall	65 feet
315 Main Street	Carmelita Cottage	425 feet
308-310 Second Street	Second Street wall	375 feet
321 Second Street	Modern Manor Apartments	150 feet
413 Second Street	Beach Hill Court	150 feet
512 Second Street	Stick-Eastlake style house	365 feet
525 Second Street	Edgewater Beach Motel	350 feet

*Source: B/SOL Area Plan EIR, 1998 supplemented by ARG's review of the Santa Cruz Historic Building Survey, Volume III.*

### **3.2 Building Description**

The La Bahia Apartments complex is an excellent example of the Spanish Colonial Revival style and exhibits many representative features of the style, including stuccoed walls, plaster ornamentation, decorative grille work, balconies, varied roof heights and forms, overhanging roofs, clay roof tiles, and courtyards with arched openings.

The apartment complex consists of a series of buildings along the south and east edges of the lot, along Beach and Westbrook Streets. A parking lot extends along the north side of the buildings, while the northwest portion of the site is vacant. The footprint of the entire complex is generally L-shaped in plan and is composed of numerous rectangular-in-plan buildings with varied heights, rooflines, and fenestration. The buildings are of stud-wall and wood-frame construction, with textured stucco cladding. Some of the roofs are flat and covered with rolled roofing material, while those that are pitched—gabled, hipped, and shed—are covered with red clay tile. Fenestration is in a variety of styles and materials, including jalousie, vinyl, aluminum, and the original wood, though very few of the latter remain. Some windows contain divided lights, while some are picture windows.

The main (south) façade along Beach Street consists of two multi-level structures, ranging from two to three stories, connected by a one-story section. The two-story structure to the west features a mix of picture windows and divided-light, double-hung windows. At the east end of this portion is an entryway with a wooden lintel surmounted by a jalousie window with semicircular balcony. Atop this window is a curved parapet. The central, one-story portion of the façade along Beach Street features jalousie and picture windows and two porticos that lead to apartment entries. Along the top is a walkway with metal handrail. The east end of the main façade features portions ranging from two to three stories and a variety of window types. This portion also includes the bell tower, which is the dominant feature of the main façade and features decorative pilasters, tile, and carved stucco.

The complex of buildings encloses two courtyards: the Court of the Laurels (*Patio de los Mirtos*) runs along a north-south axis and is located on the east side of the complex, while the Court of the Mariners (*Fuente de los Marineros*) runs east-west in the complex's western portion.<sup>2</sup>

The Court of the Laurels is enclosed on all four sides with passageways at the south side (leading from a gated opening to Beach Street) and the southeast and southwest corners. The Court is formal with an axial plan. At the south end is a grass lawn surrounded by low hedges and bordered by walkways on either side. Beyond the lawn to the north are steps leading up to a paved patio, at the end of which is situated a wall featuring a fountain with decorative tiles. Hedges and trees are planted along the sides of this paved patio.

The Court of the Mariners is more intimate and informal than the Court of the Laurels, with more trees, an asymmetrical design, and a more vertical feeling due to the narrow width of the

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<sup>2</sup> These courtyards are identified simply as "Courtyard 1" and "Courtyard 2," respectively, in the 1926 architectural drawings.

enclosed court. The courtyard is generally trapezoidal in plan, with an entrance at the narrower east end via a breezeway leading from the Court of the Laurels. Directly to the north of the breezeway is a ramp leading to apartment units, which are accessed via individual stoops.

The rear of the lot is undeveloped, with the portion immediately behind the buildings used for parking. The lot slopes considerably to the south, so that the rear (north) walls of the complex are partially obscured from the northwest corner of the lot. The complex's multi-leveled and varied rooflines, however, are readily visible from this location.

#### **4. HISTORICAL BACKGROUND**

The residential complex known today as La Bahia Apartments was constructed in 1926 by the Santa Cruz Seaside Company. The complex was originally known as the Casa del Rey Apartments and was built as an adjunct to the Casa del Rey Hotel, which was located one block east of the property and had been constructed in 1911. Specifically, the Casa del Rey Apartments were intended to provide longer term accommodations than the nearby hotel, as well as luxury suites for important guests.<sup>3</sup> The construction of the Casa del Rey Apartments marked fifty years of Santa Cruz's growing importance as a seaside tourist destination.

In the mid-nineteenth century, Santa Cruz was primarily a port city that supplied timber to San Francisco. This changed with the arrival of the railroad in the 1870s. The railroad enabled a larger number of people to visit the area, while simultaneously decreasing the importance of the port for shipping goods. Because Santa Cruz no longer depended on shipping to export goods, the beachfront could be repurposed as a retreat for the growing number of tourists.<sup>4</sup>

Santa Cruz continued to attract both residential development and tourism through the late 1800s, and the first decade of the 1900s was a particularly prosperous time for the city. During this time Fred Swanton established the Santa Cruz Beach, Cottage, and Tent City Corporation (unofficially known as the Santa Cruz Beach Company) and constructed 200 tent cottages along the beach. Swanton soon replaced these with wooden cottages, a casino and a natatorium.<sup>5</sup>

In order to accommodate more guests, Swanton's Santa Cruz Beach Company, with funding from the Southern Pacific Railroad, constructed the Casa del Rey Hotel in 1911. Architect George Applegarth designed the hotel to resemble a "Spanish palace" and "borrow[ed] features from the San Francisco mansion [he had] designed for Claus Spreckels."<sup>6</sup> The new hotel, which served as an upscale alternative to the economically-priced cottages, featured three hundred rooms and numerous amenities, including a trolley terminal, a railway station, a

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<sup>3</sup> Archaeological Consulting and Research Services, 10; B/SOL Area Plan EIR, 100. The Casa del Rey Hotel was demolished in 1989 following the Loma Prieta earthquake.

<sup>4</sup> City of Santa Cruz (1976), 10.

<sup>5</sup> Archaeological Consulting and Research Services, 8; Lehmann, 15.

<sup>6</sup> Gibson (1997).

night club, convention facilities, park-like gardens, tennis courts, a putting green, and a nearby golf and country club.<sup>7</sup>

Financial problems forced Swanton into bankruptcy in 1912, and by 1915, the Casa del Rey Hotel had been acquired by the Seaside Company.<sup>8</sup> Also in 1912, the Sea Beach Hotel, Santa Cruz's premiere tourist hotel, burnt to the ground, leaving Casa del Rey the city's only major waterfront hotel. Buoyed by this unexpected turn of events, Casa del Rey remained successful throughout the 1910s and 1920s, a period marked by the rapid rise of the automobile.

The 1915 opening of Highway 17 brought more short term visitors to the Santa Cruz area, which had previously been the domain of long-term vacationers. By 1921, Highway 17 was paved in concrete allowing a greater number of vehicles to access Santa Cruz. Accordingly, the Santa Cruz area saw dramatic increases in auto-oriented services, such as auto courts, filling stations and roadside restaurants at this time. By the mid-1920s, Santa Cruz was well established as a popular destination for tourists traveling by car.<sup>9</sup>

In 1925, the Seaside Company announced plans to expand the Casa del Rey offerings by building forty apartments a block from the hotel along Beach Street.<sup>10</sup> In 1926, the Seaside Company purchased the block bound by Main Street, First Street, Westbrook Street and the bay, on which they planned to build 40 "Spanish Type" two- and three-story apartments on the lot with two interior courts.<sup>11</sup> The Company selected well known Bay Area architect William C. Hays to design the Casa del Rey Apartments and architectural renderings for the project were made public in the spring of 1926.<sup>12</sup> Hays' design combined elements of the Mediterranean Revival Style, including arched passageways, courtyards, balconies, and varied building dimensions. The Casa del Rey Apartments opened in October 1926 to widespread architectural acclaim. The Apartments were marketed as an adjunct to the Casa del Rey Hotel. A 1928 advertisement emphasized that the two properties were "just steps from" each other and under the same management, and encouraged Apartment guests to dine and dance at the Hotel.<sup>13</sup>

The Casa del Rey Hotel and Apartments, and Santa Cruz as a whole, enjoyed an active tourist industry through the 1930s, despite the Great Depression. Santa Cruz became a popular location for conventions, and the Casa del Rey, St. George, and Palomar hotels were combined under one management in 1931, in part to make conventions easier to organize. Event spaces, such as the Trocadero night club and Cocoanut Grove ballroom, hosted some of the era's popular bands.<sup>14</sup>

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<sup>7</sup> Lehmann, 15, 18; "Casa Del Rey Swings Wide Its Portals: Joyous Season at Santa Cruz Begins," 41.

<sup>8</sup> Archaeological Consulting and Research Services, 9.

<sup>9</sup> Ibid.

<sup>10</sup> Ibid., 10.

<sup>11</sup> Beal and Beal, 152.

<sup>12</sup> Archaeological Consulting and Research Services, 10.

<sup>13</sup> Ibid.

<sup>14</sup> Gibson (1997), 27.

By the 1930s, the Casa del Rey Apartments housed several permanent residents in addition to its shorter-term tenants. Based on a review of City Directories, these residents were primarily white-collar managers and owners who worked in downtown Santa Cruz or for the Seaside Company.<sup>15</sup> The Casa del Rey Hotel served used as a Naval Convalescent Hospital during World War II. The Navy leased the Casa del Rey Apartments as an annex to the hospital, and by 1945 the Apartments housed 250 men.<sup>16</sup>

The Seaside Company sold the Casa del Rey Apartments to George Holland in 1944.<sup>17</sup> In the decades following the end of WWII, the Casa del Rey Apartments became “increasingly popular as a permanent residence with single professional, retired, or widowed women.”<sup>18</sup>

The Casa del Rey Hotel and Apartments were renamed the La Bahia Apartments in 1964 by owner Dr. Allegrini. Around this time, the Apartments saw a drop in the number of permanent residents, and by the mid-1970s, four of the six buildings were rented exclusively to short-term vacationers. By the 1980s, the Apartments’ remaining long-term residents were limited to students and retirees.<sup>19</sup>

Since the early 1980s, the La Bahia Apartments site has been host to an ongoing series of redevelopment proposals. The Seaside Company bought back the property in 1983. Over the last ten years, the property has been used as apartments for University of California Santa Cruz (UCSC) students during the school year and as seasonal housing for the Seaside Company’s Boardwalk employees during the summer.

### **William C. Hays (1873-1963)**

William C. Hays was an architect of statewide stature who taught at the University of California at Berkeley for over fifty years. Hays designed many buildings throughout Northern California, including several at the University of California campuses at Berkeley, San Francisco, and Davis. Hays was born in Philadelphia and studied at the University of Pennsylvania. He completed his studies at the American Academy in Rome and at the *ateliers* of Godefroy-Frenet and Laloux in Paris. Within a few years of his return to the United States, Hays began teaching at the University of Pennsylvania. In 1904, architect John Galen Howard invited Hays to travel to California to work on the General Plan for the University of California. Soon after, Hays was hired to teach architectural design at the University and joined the firm of Howard and Galloway, where he worked on the University Library and the original Architecture Building. Howard and Hays are also credited with helping to establish UC Berkeley’s School of Architecture.<sup>20</sup> Hays opened his own firm in San Francisco in 1908 and received commissions

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<sup>15</sup> Archaeological Consulting and Research Services, 10-11.

<sup>16</sup> Ibid., 11.

<sup>17</sup> Ibid., 40.

<sup>18</sup> Ibid., 12.

<sup>19</sup> Ibid.

<sup>20</sup> University of California, “William Charles Hays, 1873-1963,” *In Memoriam*, April 1964. Included in Daniel and Hays, ix-x.

for the First Presbyterian Churches in San Francisco and Oakland, as well as many other school buildings, residences, and UC Berkeley buildings (including Giannini Hall).<sup>21</sup>

The La Bahia Apartments complex is Hays' only identified design in Santa Cruz. Moreover, construction of large apartment complexes was uncommon in Santa Cruz in the 1920s and 1930s, making La Bahia one of the city's few large apartment complexes from this era.<sup>22</sup>

## **5. FEDERAL, STATE, AND LOCAL SIGNIFICANCE CRITERIA**

The regulatory background provided below offers an overview of local, state and federal criteria used to assess historic significance.

### **5.1 Federal Criteria**

The National Register of Historic Places (NRHP) is the nation's master inventory of known historic resources and includes listings of buildings, structures, sites, objects and districts that possess historic, architectural, engineering, archaeological or cultural significance at the national, state or local level. As described in National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, a property must have both historical significance and integrity to be eligible for listing in the NRHP.

To be significant, a property must be "associated with an important historic context."<sup>23</sup> The National Register identifies four possible context types, of which at least one must be applicable to the property at the national, state, or local level. As listed under Section 8, "Statement of Significance," of the NRHP Registration Form, these are:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important to prehistory or history.<sup>24</sup>

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<sup>21</sup> Ibid., x.

<sup>22</sup> Architectural Resources Group (1998), 2.

<sup>23</sup> National Park Service, National Register Bulletin 15, 3.

<sup>24</sup> National Park Service, National Register Bulletin 16A, 75.

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."<sup>25</sup> While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."<sup>26</sup> To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

*Location* is the place where the historic property was constructed or the place where the historic event occurred.

*Setting* is the physical environment of a historic property.

*Design* is the combination of elements that create the form, plan, space, structure, and style of a property.

*Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

*Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

*Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.

*Association* is the direct link between an important historic event or person and a historic property.<sup>27</sup>

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.<sup>28</sup>

## **5.2 State Criteria**

The California Register of Historical Resources (CRHR) is the authoritative guide to the State's significant historical and archeological resources. It serves to identify, evaluate, register and protect California's historical resources. The CRHR program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for historic preservation grant funding and affords certain protections under the California Environmental Quality Act. All resources listed on or formally determined eligible for the NRHP

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<sup>25</sup> National Park Service, National Register Bulletin 15, 3.

<sup>26</sup> Ibid., 44.

<sup>27</sup> Ibid., 44-45.

<sup>28</sup> Ibid., 45.

are automatically listed on the CRHR. In addition, properties designated under municipal or county ordinances are eligible for listing in the CRHR.

The California Register criteria are modeled on the National Register criteria discussed above. An historical resource must be significant at the local, state, or national level under one or more of the following criteria:

1. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state or the nation.<sup>29</sup>

Like the NRHP, evaluation for eligibility to the California Register requires an establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet NRHP integrity standards may be eligible for listing on the California Register.<sup>30</sup>

California's list of special considerations is shorter and more flexible than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.

In addition to separate evaluations for eligibility to the California Register, the State will automatically list resources if they are listed or determined eligible for the NRHP through a complete evaluation process.<sup>31</sup>

The California Historic Resource Status Codes are a series of ratings created by the California Office of Historic Preservation (SHPO) to quickly and easily identify the historic status of resources listed in the state's historic properties database. These codes were revised in August 2003 to better reflect the many historic status options available to evaluators. The following are the seven major status code headings:

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<sup>29</sup> California Office of Historic Preservation, Technical Assistance Series 6, 1.

<sup>30</sup> Ibid., 2.

<sup>31</sup> All State Historical Landmarks from number 770 onward are also automatically listed on the California Register (California Office of Historic Preservation, Technical Assistance Series 5, 1).



1. Properties listed in the National Register or the California Register.
2. Properties determined eligible for listing in the National Register or the California Register.
3. Appears eligible for National Register or California Register through Survey Evaluation.
4. Appears eligible for National Register or California Register through other evaluation.
5. Properties recognized as historically significant by local government.
6. Not eligible for listing or designation.
7. Not evaluated for National Register or California Register or needs revaluation.

### **5.3 Local Criteria**

The Santa Cruz Historic Building Survey consists of three volumes. Volume 1 was completed in 1976, Volume II in May 1989, and Volume III in March 2013. Chapter 24.12 of the Santa Cruz Zoning Code contains policies that address the role of historic buildings in the City:<sup>32</sup>

2. Procedure for Amending Historic Building Survey.
  - a. The city council may amend the Historic Building Survey by resolution by adding buildings or property to the survey or deleting buildings or property from the survey. This shall be done following a recommendation by the historic preservation commission. The historic preservation commission shall report to the city council on changes to buildings or property listed on the survey, and the commission shall recommend initiation of a new survey when there is a need to update the Historic Building Survey.
  - b. A public hearing shall be held by both the city historic preservation commission and the city council, allowing time for notice to the owner or owners of the property and to the public pursuant to the provisions of Chapter 24.04.
  - c. Actions by both bodies shall be based on the following criteria:

The property is either [sic] a building, site, or object that is:

1. Recognized as a significant example of the cultural, natural, archaeological, or built heritage of the city, state, or nation; and/or
2. Associated with a significant local, state, or national event; and/or
3. Associated with a person or persons who significantly contributed to the development of the city, state, or nation; and/or
4. Associated with an architect, designer, or builder whose work has influenced the development of the city, state, or nation; and/or
5. Recognized as possessing special aesthetic merit or value as a building with quality of architecture and that retains sufficient features showing its architectural significance; and/or

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<sup>32</sup> <http://www.cityofsantacruz.com/index.aspx?page=367>; Ord. 2003-14 § 1 (part), 2003: Ord. 86-13 § 6, 1986: Ord. 85-05 § 1 (part), 1985

6. Recognized as possessing distinctive stylistic characteristics or workmanship significant for the study of a period, method of construction, or use of native materials; and/or
7. Retains sufficient integrity to accurately convey its significance.

The district is:

8. Recognized as a geographically definable area possessing a significant concentration of buildings that are well designed and other structures, sites, and objects which are united by past events or by a plan or physical development; or is
9. Recognized as an established and geographically definable neighborhood united by culture, architectural styles or physical development.
10. Upon the initiation of an amendment to the Historic Building Survey to add a building or buildings, no zoning or building or demolition permit shall be issued for a period of sixty days or until final action by the city council, whichever occurs first. An exception may be made where public health and safety require it. A public hearing shall be held upon any initiation of an amendment to the Historic Building Survey.

## **6. EVALUATION OF HISTORIC SIGNIFICANCE AND INTEGRITY**

Because it is a designated Santa Cruz City Landmark, the La Bahia Apartments complex is considered a historical resource for purposes of the California Environmental Quality Act (CEQA).

### **6.1 Prior Evaluations of the Project Site**

The La Bahia Apartments were evaluated as part of a city-wide survey Charles Hall Page & Associates, Inc. conducted in 1976, the results of which were published as the *Santa Cruz Historic Building Survey*. The historic apartment complex was determined to have a score of 60, thus earning it an “Excellent” rating.<sup>33</sup> As a result, La Bahia Apartments was designated a local Landmark.

A “Historical Overview” of the LA Bahia Apartments completed in 1984 by Stephen Dietz and MaryEllen Ryan of Archaeological Consulting and Research Services concluded that the Apartments were significant (1) as “a very successful example” of Spanish Colonial Revival urban architecture; (2) as a rare example of an intact apartment building in Santa Cruz that was constructed in the 1920s; (3) for its association with S. Waldo Coleman, President of the Seaside Company from 1915-1928; and (4) for its association with architect William C. Hays.<sup>34</sup>

Other evaluations of the property are included in John Chase’s book *The Sidewalk Companion to Santa Cruz Architecture*, and the Historic Architecture Assessment completed by Ward Hill in

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<sup>33</sup> City of Santa Cruz (1976), 26.

<sup>34</sup> Archaeological Consulting and Research Services, 33-34.

conjunction with the 1996 *Beach Area/South of Laurel Street Master Plan* (B/SOL Area Plan). Chase declared La Bahia Apartments “unquestionably the most successful courtyard development in Santa Cruz.”<sup>35</sup> Hill’s report concluded that La Bahia Apartments appeared to be eligible for listing on the National Register of Historic Places and, consequently, the California Register of Historical Resources.

In 2003, Architectural Resources Group completed a Historic Resources Evaluation for the property that evaluated potential impacts to historical resources related to a project proposed at that time. In 1998, Architectural Resources Group completed, as part of the B/SOL Area Plan EIR, a report – *Architectural Analysis & Recommendations for New Development* – that described La Bahia’s architectural significance and articulated recommendations for a new hotel development on the site. Broadly, this report identified the character-defining features of the La Bahia Apartments as the overall massing and configuration, the Spanish Colonial style and detailing, and the courtyards.

ARG’s 1998 report also found that La Bahia’s major contributing elements include the buildings along Beach Street; the two courtyards; the building elevations encompassing the courtyards, the passages to the courtyards; as well as the scale, massing, character and detail of all buildings. The B/SOL Area Plan EIR considered future development of a hotel on the La Bahia site, and concluded that if the La Bahia is altered or expanded in a way that preserves these major contributing elements, the development would result in a less-than-significant impact on historic resources. Specifically, the B/SOL Area Plan EIR indicated that if future review of development shows the project designs follow the recommendations set forth in ARG’s architectural analysis, then impacts to historic resources would be reduced to a less-than-significant level.

## **6.2 Summary of Significance**

ARG believes that the La Bahia Apartments complex satisfies Criterion A/1 of the NRHP/CRHR at the local level of significance for its association with the early twentieth century development of Santa Cruz’s beachfront. The property also satisfies NRHP/CRHR Criterion C/3 at the local level of significance as a distinctive example of the Spanish Colonial Revival style and for its association with master architect William C. Hays.

### *NRHP Criterion A/CRHR Criterion 1 [Association with Significant Events/Patterns of Events]*

La Bahia Apartments appears to qualify for listing under Criterion A/1 for its association with the development of Santa Cruz’s beachfront in the 1920s and 1930s, a time during which the beachfront grew in importance both as a resort for temporary visitors and an enclave for permanent residents. The Seaside Company, which built the Apartments and owned them until 1944 (before resuming ownership in the 1980s), was one of the primary drivers of this development.

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<sup>35</sup> Chase, 26.

*NRHP Criterion B/CRHR Criterion 2 [Association with Significant Persons]*

La Bahia Apartments does not appear to qualify for listing under Criterion B/2 for association with persons significant to local, state or national history. While the building is associated with S. Waldo Coleman, director of the Seaside Company during La Bahia's construction, the building's association with the Seaside Company is more properly addressed under Criterion A/1 above.

*NRHP Criterion C/CRHR Criterion 3 [Architectural Significance]*

La Bahia Apartments appears to qualify for listing under Criterion C/3 for its architectural significance. William C. Hays was a renowned architect with significant buildings throughout Northern California region. The complex is an excellent example of the Spanish Colonial Revival style and exhibits many representative features of the style, including stuccoed walls, plaster ornamentation, decorative grille work, balconies, varied roof heights and forms, overhanging roofs, clay roof tiles, and courtyards with arched openings. The building is also a rare example in Santa Cruz of a property that has continued to operate as an apartment complex since its construction in the 1920s.

*NRHP Criterion D/CRHR Criterion 4 [Potential to Yield Information]*

Criterion D/4 is generally applied to archeological resources and evaluation of the 215 Beach Street property for eligibility under this criterion was beyond the scope of this evaluation.

Because it appears to satisfy NRHP or CRHR significance criteria, ARG has assigned La Bahia Apartments a California Historical Resource Status Code of 3S, which indicates that the property was found eligible for both the National and California Registers through survey evaluation.

### **6.3 Character-defining Features**

A character-defining feature is an aspect of a building's design, construction, or detail that is representative of the building's function, type, or architectural style. Generally, character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics and landscaping within the period of significance. In order for an important historic resource to retain its significance, its character-defining features must be retained to the greatest extent possible. An understanding of a building's character-defining features is a crucial step in developing a rehabilitation plan that incorporates an appropriate level of restoration, rehabilitation, maintenance, and protection.

The *Architectural Analysis and Recommendations for New Development* prepared by ARG in 1998 identified the following character-defining features of the La Bahia property. As part of the current evaluation, we have only discussed potential impacts to the exterior of the buildings and the site, therefore we have listed only the exterior character-defining features.

*Overall massing, configurations and volumes*

- Village style plan
- Offsets and overhangs
- Varying roof heights
- Courtyards
- Tower and cupola

*Spanish Colonial style and detailing*

- Red tile roofs
- White stucco walls
- Balconies throughout with wood and metal railings
- Tower and cupola
- Fountain in court
- Plaster ornamentation
- Tile work
- Grille work
- Patio de Los Mirtos wall in courtyard

*Courtyards*

- Arched plaster openings and passageway access to the courtyards
- Courtyard entrances to individual units
- Open-air hallways and stairways
- Paving and steps
- Landscaping and site furnishings

**6.4 Evaluation of Integrity**

The La Bahia Apartments appear to retain a fair amount of integrity. Since it has not been moved, the complex retains integrity of location. While some single-family homes have been constructed to the north, and the adjacent Casa Del Rey Hotel has been lost, the property's beachfront setting has been fairly well preserved. The overall design of the complex, including the building massing, proportions, and architectural style and details are intact, and thus La Bahia Apartments retains integrity of design. The complex also retains integrity of workmanship. The stucco wall cladding has a unique texture, which clearly displays the workers' skills and the extant details, such as the metalwork light fixtures, are also evidence of highly-skilled craftsmen. Integrity of materials has been partially reduced by (1) replacement of original wood sash windows with incompatible styles, such as louvered and metal, and (2) loss or damage of much of the original metalwork and light fixtures. Several wood doors, however, remain intact. Finally, the La Bahia Apartments retain integrity of feeling and association as a beachfront complex designed in the Spanish Colonial Revival style.

## **7. CEQA AND HISTORICAL RESOURCES**

When a proposed project may cause a substantial adverse change in the significance of an historical resource, the California Environmental Quality Act (CEQA) requires a city or county to carefully consider the possible impacts before proceeding (Public Resources Code Section 21084.1). CEQA equates a substantial adverse change in the significance of a historical resource with a significant effect on the environment (Section 21084.1). The Act explicitly prohibits the use of a categorical exemption within the CEQA Guidelines for projects which may cause such a change (Section 21084).

CEQA Guidelines section 15064.5(b) defines a “substantial adverse change” in the significance of a historical resource as “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.” Further, that the significance of an historical resource is “materially impaired” when a project:

- “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources; or
- “demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources... or its identification in an historical resources survey..., unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- “demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.” (Guidelines Section 15064.5(b))

For the purposes of CEQA (Guidelines Section 15064.5), the term “historical resources” shall include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in, the California Register of Historical Resources (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 4850 et.seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the California Register of Historical Resources (Public Resources Code Section 5024.1, Title 14 CCR, Section 4852) as follows:
  - A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
  - B. Is associated with the lives of persons important in our past;
  - C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
  - D. Has yielded, or may be likely to yield, information important in prehistory or history. (Guidelines Section 15064.5)

## **8. EVALUATION OF PROPOSED PROJECT**

### **8.1 Description of Proposed Project**

The proposed La Bahia Hotel project consists of demolition of the existing 44-unit La Bahia apartment complex, with the exception of a portion of the existing bell tower building in the southeastern portion of the site, and construction of a 165-room hotel. Access to the project will be provided by a check-in entrance off Beach Street, an entrance/exit on Westbrook Street, and an exit onto Main Street. Project parking will be provided within a parking garage that is partially underground.

The proposed hotel is planned as a three-story structure that is stepped up from Beach Street to First Street. The new construction will feature white walls with red tile roofs. The parking garage would be partially underground (Level 1) and partially at street level (Level 2). The restaurant is located on Level 2, and the pool and meeting rooms are located on Level 3. The hotel rooms are located on the second through sixth levels. The proposed building totals approximately 198,325 square feet.

The proposed project includes the rehabilitation and restoration of the existing bell tower and the rehabilitation of the southeast apartment units. The bell tower will be structurally upgraded. In addition, historic elements of the tower will be repaired, including decorative tile

features, the terracotta clay tile roof, and stucco finishes. The tower element and existing stair will be incorporated into the proposed new guest rooms.

The existing eight apartment units at the southeast corner of the site along Beach Street will be maintained and rehabilitated into guest rooms. The exterior walls and primary structural bearing walls will be maintained and will be structurally upgraded with new shear plywood and required seismic upgrades. The exterior finishes (stucco, terracotta clay tile roof, eave details, balcony, etc.) will be repaired. The exterior wall configuration, fenestration and entry gates will also be maintained and rehabilitated. New painted aluminum windows will be installed within the existing window openings to replace the non-historic windows. The window size and profile will be compatible with the historic building. The existing stair, entry gate, and circulation will be maintained. New bathrooms and building systems (mechanical, electrical, plumbing, fire protection) will be installed in the new hotel guestrooms. There will be three guestrooms at Level 1, four guestrooms at Level 2 and one guestroom at Level 3 of the historic building.

## **8.2 Project Impacts and Mitigation Measures**

The following analysis is based on project drawings prepared by Leddy Maytum Stacy Architects and dated April 25, 2013. In ARG's professional opinion, the mitigation measures proposed below are feasible and reasonable in light of the environmental impact brought on by the proposed project. If implemented, the measures would reduce the proposed project's impact on historical resources, though that impact would remain significant.

The project poses four kinds of potential impacts to historical resources:

- 1. Demolition of a Historical Resource:** Impacts deriving from the partial demolition of the La Bahia Apartments complex.
- 2. Demolition near a Historical Resource:** Impacts deriving from demolition and excavation work in the immediate vicinity of the bell tower and southeast apartment units.
- 3. Rehabilitation/Design:** Impacts related to the rehabilitation of the bell tower and southeast apartment units and impacts deriving from the design of the proposed project.
- 4. Construction:** Impacts related to the construction of the proposed project.

### ***Impacts Related to Demolition of a Historical Resource***

The significance of an historic resource is considered to be "materially impaired" when a project demolishes or materially alters the physical characteristics that justify the determination of a historic resource's significance (*CEQA Guidelines* §15064.5(b)). Given the extent of the demolition it entails, the proposed project would materially impair the integrity and significance of the La Bahia Apartments. While the project includes retention of the bell



tower and adjoining southeast apartment units, many of the character-defining features of the property identified above in section 6.3 would be lost. The La Bahia Apartments property is fundamentally a complex of buildings that is defined by the varied scale of and interrelationships between the individual building and landscape components. By reducing the historic property to a single building, the proposed project would eliminate these characteristics. Such an adverse change to a CEQA-defined historic resource constitutes a significant impact.

Impact 1. The proposed La Bahia Hotel project entails demolition of the majority of the La Bahia Apartments complex, a designated City of Santa Cruz Landmark and a historical resource for purposes of CEQA.

Mitigation Measure 1a – Documentation. In consultation with the City of Santa Cruz Planning and Community Development Department, the project applicant shall document the La Bahia Apartments complex and its setting. This documentation shall include drawings, photographs and a historical narrative.

- Drawings: Existing historic drawings of the La Bahia Apartments, if available, shall be photographed with large-format negatives or photographically reproduced on Mylar. In the absence of existing drawings, full-measured drawings of the complex's plan, exterior elevations, and courtyard elevations should be prepared.
- Photographs: Photo-documentation of the La Bahia Apartments shall be prepared to Historic American Buildings Survey (HABS) standards for archival photography. HABS standards require large-format black-and-white photography, with the original negatives having a minimum size of 4"x5". Digital photography, roll film, film packs, and electronic manipulation of images are not acceptable. A minimum of twelve photographs must be taken, detailing the site, building exteriors, and building interiors. Photographs must be identified and labeled using HABS standards.

Color 35mm non-archival photographs of the historical building and grounds shall be taken to supplement the limited number of archival photographs required under the HABS standards described above. Photographs should include overall views of the site; individual views of important building features;

exterior elevations of each façade of the complex; views of interior courtyard spaces; and detail views of specific materials or elements.

- Historical Overview: In consultation with the City of Santa Cruz Planning and Community Development Department, a qualified historian or architectural historian shall assemble historical background information relevant to La Bahia

Apartments and its setting. Much of this information may be drawn from the Historical Resources Technical Report (HRER) that Architectural Resources Group has completed for the La Bahia Hotel project.

To ensure its public accessibility, the agreed upon documentation would be filed with the Santa Cruz Public Library for inclusion in their local history collection, as well as with other local libraries and historical societies, as appropriate.

Mitigation Measure 1b – Salvage. The project applicant shall consult with the City of Santa Cruz Planning and Community Development Department and local historical societies regarding salvage of materials from the La Bahia Apartments for public information or reuse in other locations. This consultation will focus on identifying building features or elements that are (1) related to the character-defining features identified above in section 6.3, and (2) can feasibly be removed from the building. Demolition may proceed only after removal of such features or elements has been completed.

While mitigation measure 1a and 1b would reduce impacts to the La Bahia Apartments, those impacts would remain significant, given the extent of the proposed demolition.

***Impacts Related to Demolition near a Historical Resource***

In general, demolition activity has the potential to adversely affect historical resources in the immediate vicinity. Resources may be physically damaged by inadvertent contact with materials or machinery associated with demolition. Demolition-related excavation may also result in soil movement under or adjacent to the existing foundation of a historical resource.

Impact 2. The proposed demolition of much of the La Bahia Apartments complex, including removal of building foundations, could impact historical resources by damaging the exterior of the portion of the complex that is to remain. This remaining portion, which includes the bell tower and eight apartment units at the southeast corner of the complex, is immediately adjacent and physically connected to the portions to be demolished. The proposed demolition could also compromise the remaining historic building's structural stability, as excavation may result in soil movement under or adjacent to the building's existing foundation.

Mitigation Measure 2a. A historic preservation architect, meeting the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*, *Professional Qualifications Standards* shall prepare designs and specifications for protective barriers required to protect the bell tower and the north and east walls of the remaining apartments from potential damage caused by demolition activities. In removing the portions of the complex proposed for demolition, materials original to the portion of the complex that is remaining shall be retained in place wherever feasible.

**Mitigation Measure 2b.** A registered structural engineer, with a minimum of five years of experience in the rehabilitation and restoration of historic buildings, will investigate the existing relationship of the foundations of the various buildings of the La Bahia Apartments complex. Any required test excavations would be performed only in the presence of the structural engineer. The structural engineer would prepare a report of findings, recommendations and any related design modifications necessary to retain the structural integrity of the bell tower and southeastern apartment units.

In consultation with a historic preservation architect meeting the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*, *Professional Qualifications Standards*, the structural engineer (with geotechnical consultation as necessary) shall determine whether, due to the nature of the excavations, soils, method of soil removal and the existing foundations of the La Bahia Apartments, the potential for settlement would require underpinning and/or shoring. If underpinning and/or shoring is determined to be necessary, appropriate designs would be prepared. All documents prepared in accordance with this Measure would be reviewed and approved by the City of Santa Cruz Planning and Community Development Department.

If implemented, Mitigation Measures 2a and 2b would reduce to less than significant project-related impacts to historical resources that are associated with the demolition and excavation process.

***Potential Design and Rehabilitation-related Impacts***

The proposed project includes (1) rehabilitation of the existing bell tower and the southeast apartment units, and (2) new construction on the remainder of the block. Because the La Bahia Apartments complex is a designated local landmark, both of these components of the project would be subject to the historic alteration permit process as specified in Part 10 of Chapter 24.08 of the Santa Cruz Zoning Code. As part of this process, the Historic Preservation Commission would review the proposed new design and rehabilitation work to ensure that, *inter alia*, they comply with *the Secretary of the Interior's Standards for Rehabilitation*.

***Rehabilitation of Bell Tower and Southeast Apartments***

The proposed rehabilitation of the La Bahia bell tower and southeast apartment units is described above in Section 8.1. Additional information is needed to confirm the rehabilitation is in conformance with the *Secretary of The Interior's Standards for Rehabilitation*. Additional information is needed to confirm that historic materials are being (1) preserved where feasible, (2) repaired rather than replaced where preservation is not feasible, and (3) replaced with appropriate materials where repair is not feasible.

**Impact 3.** The proposed project could cause a substantial adverse change in a historical resource by enabling alteration of the La Bahia bell tower and southeast apartment units in a manner that would endanger the property's historic status.

Mitigation Measure 3a. The project applicant shall have architectural elevations and plans prepared that specify the locations of proposed repair or demolition of building features and that specify proposed replacement materials. These architectural drawings shall also indicate how the proposed structural and seismic upgrades will be accomplished, and shall specify the post-demolition treatment of the west and north walls of the historic building that shall be accomplished in accordance with the *Secretary's Standards*.

Mitigation Measure 3b. The project drawings prepared by Leddy Maytum Stacy Architects and dated April 25, 2013 show modifications to the existing window openings on the southeast apartment units. Except in cases where the current opening can be demonstrated to be a non-historic alteration to the building, the existing window openings on the La Bahia bell tower and southeast apartment units shall be retained.

Mitigation Measure 3c. The proposed project shall be revised to include, if feasible, the repair and retention of any remaining wood windows on the bell tower and southeast apartment units. Non-historic metal windows shall be replaced with wood windows, in keeping with original condition of building and to differentiate the historic building from the new construction, which will feature aluminum windows.

If implemented, Mitigation Measures 3a, 3b and 3c would reduce to less than significant project-related impacts to historical resources that are associated with the rehabilitation of the bell tower and southeast apartment units.

#### *New Construction*

Based on the project drawings, the proposed new construction incorporates several design elements that reflect the massing, scale and materials of the bell tower and southeast apartments building, thereby reducing the project's impact on historical resources:

1. The new construction is kept visually separate from the bell tower and southeast apartment units. New construction to the north of the historic building is separated via a ground-level courtyard, with an enclosed, above-grade connector at the second story. This connector is stepped back approximately 15 feet from Westbrook Street. Along Beach Street, a new one-story entry/roof garden creates a wide separation between the existing building to the east and the new three-story building to the west.
2. The new construction generally "steps up" the site to the north, in keeping with the slope of the property.
3. On the east and west elevations, the new construction is divided into bays that reference the size and scale of the retained portion of the building.

4. The floor to floor heights at the first and second stories of the new construction correspond to the existing floor heights of the historic building, allowing for alignment of the roof deck with the historic rooms.
5. The proposed design employs materials and details – including punched windows, stucco walls, balconies, trellises, and decorative tile – that are consonant with the bell tower and southeast apartment units and, more generally, are representative of the Spanish Colonial Revival style.
6. The proposed roof forms – including a hipped roof clad in terra cotta tiles on the new Beach Street addition and flat roofs with a continuous parapet elsewhere – are consistent with the roof forms of the La Bahia Apartments complex without duplicating them. The parapets are simple in profile but feature stone caps along with geometric, decorative metalwork on the parapet walls. This combination of decoration and simplicity enables the parapets to reference the Spanish Colonial Revival style while remaining clearly differentiated from the adjacent historic building.
7. The windows on the new construction will be aluminum covered with a brown finish. This approach references the wood windows that are representative of the Spanish Colonial Revival style, while also underscoring that the new construction is of contemporary design.

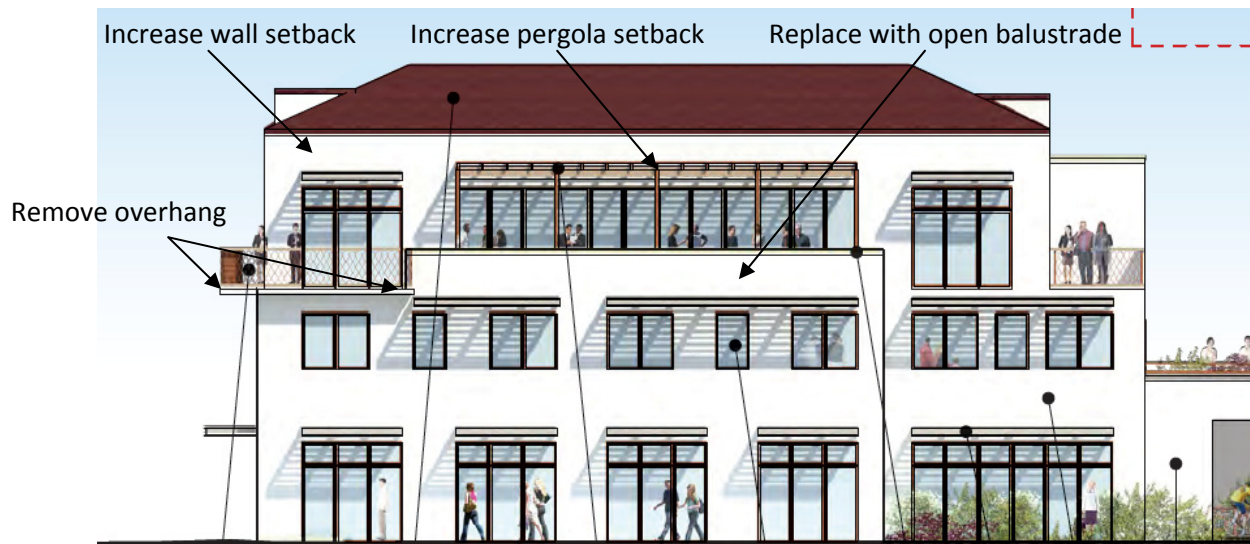
In two instances, however, the height of the proposed project should be reduced in order to make the project fully compatible with the size and scale of the bell tower and southeast apartment units.

Impact 4. The proposed project could cause a substantial adverse change in a historical resource by enabling new construction in the vicinity of the La Bahia bell tower and southeast apartment units in a manner that would potentially cause a substantial adverse change in the property's historic status. Specifically, in two locations – the building at the northeast corner of Beach and Main Streets and the building immediately north of the bell tower – the proposed massing of the new development would compromise the bell tower's integrity of setting.

Mitigation Measure 4a. The design of the new building at the northeast corner of Beach and Main Streets shall be modified in the following ways in order to reduce the prominence and massing of the building's third story:

- The solid, partial-height wall that serves as the southern and eastern edges of the main balcony shall be replaced with a wood and/or metal balustrade.
- The western and southern edges of the balcony proposed at the southwest corner of this building shall be moved inward so that they no longer extend beyond the footprint of the first and second stories.

- The setback of the southern wall of the third floor shall be increased in order to align the wall with the southern wall of the “connector” that extends between the building and the retained bell tower building. (This entails an increase in the third-floor setback of approximately three feet.)
- The pergola at the third floor balcony shall be shifted northward so that there is at least three feet of clearance between the southern edge of the pergola and the balustrade extending along the southern edge of the balcony.



Rendering source: Leddy Maytum Stacy Architects, “La Bahia Hotel,” April 25, 2013.

Mitigation Measure 4b. The southernmost bay of the new construction along Westbrook Street shall be reduced to three stories.



Rendering source: Leddy Maytum Stacy Architects, “La Bahia Hotel,” April 25, 2013.

If implemented, Mitigation Measures 4a and 4b would reduce project-related impacts to historical resources that are associated with the design of the new construction. Because that design includes significant demolition of an identified historical resource, however, those impacts would remain significant.

### ***Potential Construction-related Impacts***

Construction-related impacts have the potential to create vibration that could cause a substantial adverse change in the significance of historical resources within or immediately adjacent to the project area. Given their proximity to proposed new construction, the following buildings may be susceptible to ground vibration impacts generated by construction of the proposed project.

*[Note: the following list of resources is based on the 200-foot radius conventionally used for pile driving-related impacts. This list may be reduced if it is determined that the appropriate radius for vibro-displacement stone columns is less than 200 feet.]*

**Table 8.1: Historic Structures within 200 Feet of Proposed Construction Area**

<b>Address</b>	<b>Name/style</b>	<b>Approx. Distance from La Bahia</b>
215 Beach Street	Bell tower and southeast apartments	Immediately adjacent
118 First Street	Walsh House	100 feet
124 First Street	Edric wall	60 feet
101 Main Street	Casa Blanca Hotel Apartments	65 feet
121 Main Street	Cerf Estate Cottage	115 feet
121 Main Street	Seabeach wall	65 feet
321 Second Street	Modern Manor Apartments	150 feet
413 Second Street	Beach Hill Court	150 feet

*Source: B/SOL Area Plan EIR, 1998 supplemented by ARG's review of the Santa Cruz Historic Building Survey, Volume III.*

**Impact 5.** The proposed project would require below-grade excavation, soil improvement, foundation work, and new building framing. This may produce ground borne vibrations from construction that would result in potentially significant adverse impacts to the retained La Bahia structures and nearby historical resources identified in Table 8.1.

According to the project plans, construction of a partially below-grade parking level and a foundation is anticipated, requiring below-ground excavation. In addition, removal of existing pavement could produce intermittent, substantial vibration over the course of several weeks. Additional impacts depend on the method of construction employed, such as mat slab construction, which would not generate excessive vibration levels, or impact pile driving, which could produce considerable vibration, although the use of piles is not currently recommended. Vibration levels generated by pile driving activities would vary depending on project conditions such as soil conditions, construction methods, and equipment used.

The proposed project currently includes installation of vibro-displacement stone columns to support the building foundation. This method is intended to densify the soil and reduce the likelihood of liquefaction. Due to the scope of construction and the proximity of multiple historical resources, there is a potentially significant impact due to ground borne vibrations

from construction. Potential construction-related vibration impacts to on-site and offsite historic structures are being addressed in the La Bahia EIR by a noise-vibration specialist. We close with two construction-related mitigation measures that specifically pertain to the treatment of historical resources.

Mitigation Measure 5a. Prior to demolition, a historic preservation architect and a structural engineer would document existing conditions of historic buildings identified in the vibration assessment as being potentially adversely affected by onsite demolition, site preparation and construction activities. An existing condition study would establish the baseline condition of the resources prior to construction, including the location and extent of any visible cracks or spalls. The documentation would be submitted to the City of Santa Cruz Planning and Community Development Department.

The historical architect and structural engineer shall develop a plan to be implemented during construction that sets forth the type and location of measures to protect onsite and offsite structures, as may be required, during construction, including shoring of buildings or walls. A monitoring program would be implemented to monitor the identified historical resources during construction and report any changes to existing conditions, including, but not limited to, expansion of existing cracks, new spalls, or other exterior deterioration. The structural engineer would consult with the historic preservation architect, especially if any problems with character-defining features of a historic resource are discovered. If in the opinion of the structural engineer, in consultation with the historic preservation architect, substantial adverse impacts to historic resources related to construction activities are found during construction, the monitoring team shall develop corrective actions to be implemented during construction. The project sponsor shall adhere to the monitoring team's recommendations for corrective measures, including halting construction in situations where construction activities would imminently endanger historic resources. The City of Santa Cruz Planning and Community Development Department shall establish the frequency of monitoring and reporting. Any new cracks or other changes in any of the historical resources being monitored will be compared to pre-construction conditions and a determination made as to whether the proposed project could have caused such damage. In the event that the project is demonstrated to have caused any damage, such damage would be repaired to the pre-existing condition.

Mitigation Measure 5b. The historic preservation architect shall establish a training program for construction workers on the importance of protecting historic resources. This program shall include information on recognizing historic fabric and materials, and directions on how to exercise care when working around and operating equipment near the bell tower and southeast apartment units, including storage of materials away from the historic building.



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Appendix A: Existing Conditions Photographs of the Project Site

**La Bahia Apartments**

Historic Resources Technical Report, Architectural Resources Group

Appendix A: Existing Conditions Photographs of La Bahia Apartments



View from northwest corner of property, looking southeast  
(Architectural Resources Group, July 2013)



View of west elevation from across Main Street, view looking southeast  
(Architectural Resources Group, July 2013)



**Appendix A: Existing Conditions Photographs of La Bahia Apartments**



West elevation, view looking northeast  
(Architectural Resources Group, July 2013)



South elevation, view looking east  
(Architectural Resources Group, July 2013)



Appendix A: Existing Conditions Photographs of La Bahia Apartments



West and south elevations, view looking north  
(Architectural Resources Group, July 2013)



East and south elevations, view looking northwest  
(Architectural Resources Group, July 2013)



Appendix A: Existing Conditions Photographs of La Bahia Apartments



East elevation, view looking west  
(Architectural Resources Group, July 2013)



East elevation, view looking west  
(Architectural Resources Group, July 2013)

**Appendix A: Existing Conditions Photographs of La Bahia Apartments**



East elevation, view looking south  
(Architectural Resources Group, July 2013)



Appendix A: Existing Conditions Photographs of La Bahia Apartments



Rear of complex, view looking south  
(Architectural Resources Group, July 2013)



View behind wall of the Court of the Laurels, view looking southeast  
(Architectural Resources Group, July 2013)

Appendix A: Existing Conditions Photographs of La Bahia Apartments



East façade, detail, view looking south  
(Architectural Resources Group, July 2013)



Tower, detail, view looking south  
(Architectural Resources Group, July 2013)



Appendix A: Existing Conditions Photographs of La Bahia Apartments



South elevation, entryway, detail  
(Architectural Resources Group, July 2013)



South elevation, entryway, detail  
(Architectural Resources Group, July 2013)

**Appendix A: Existing Conditions Photographs of La Bahia Apartments**



Interior arched breezeway at southeast of complex, view looking west  
(Architectural Resources Group, July 2013)



Interior portico at southeast of complex  
(Architectural Resources Group, July 2013)



Appendix A: Existing Conditions Photographs of La Bahia Apartments



Main entrance leading to interior of complex, view looking west  
(Architectural Resources Group, July 2013)



Main entrance, detail, view looking south  
(Architectural Resources Group, July 2013)



Appendix A: Existing Conditions Photographs of La Bahia Apartments



Court of the Laurels, rear wall, view looking north  
(Architectural Resources Group, July 2013)



Court of the Laurels, rear wall detail  
(Architectural Resources Group, July 2013)

Appendix A: Existing Conditions Photographs of La Bahia Apartments



Court of the Laurels, view looking south  
(Architectural Resources Group, July 2013)



Appendix A: Existing Conditions Photographs of La Bahia Apartments



Buildings along west side of Court of the Laurels, view looking south  
(Architectural Resources Group, July 2013)



Building along east side of Court of the Laurels, view looking south  
(Architectural Resources Group, July 2013)



Appendix A: Existing Conditions Photographs of La Bahia Apartments



Court of the Mariners, view looking west  
(Architectural Resources Group, July 2013)



Court of the Mariners, detail  
(Architectural Resources Group, July 2013)



Appendix A: Existing Conditions Photographs of La Bahia Apartments



Court of the Mariners, detail  
(Architectural Resources Group, July 2013)



Court of the Mariners, detail; balcony partially removed due to water damage  
(Architectural Resources Group, July 2013)



**Appendix A: Existing Conditions Photographs of La Bahia Apartments**



North side of Court of the Mariners  
(Architectural Resources Group, July 2013)



North side of Court of the Mariners, detail  
(Architectural Resources Group, July 2013)

Appendix B: The Secretary of the Interior's Standards for Rehabilitation

**La Bahia Apartments**

Historic Resources Technical Report, Architectural Resources Group

## Appendix B: The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places. The *Standards for Rehabilitation* (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the *Standards for Rehabilitation* (the *Standards*) have been widely used over the years—particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the *Standards* have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the *Standards* is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The *Standards* pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary of the Interior to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

The ten Standards are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In general, projects that are in compliance with the *Standards* are considered under CEQA to have a less-than-significant impact on historic resources.