

COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

October 31, 2007

AGENDA: November 20, 2007

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz CA 95060

SUBJECT: CONTINUED PUBLIC HEARING TO CONSIDER THE POTENTIAL DESIGNATION OF TWO PROPERTIES IN LIVE OAK AS HISTORICALLY SIGNIFICANT

Members of the Board:

In August of this year, your Board considered the recommendations of the Historic Resources Commission (HRC) and staff regarding the final four properties included in the Live Oak Historic Resources Inventory update. At that time your Board took the following actions: 1) directed staff and the County's historic consultant to review additional information concerning APN 028-161-12, 2-1610 East Cliff Drive (the Sunny Cove Motel); 2) continued consideration of APN 032-181-08, 2-3905 East Cliff Drive (the so-called "Roadhouse"), with direction to the Redevelopment Agency and Parks to investigate the possibility of purchasing the property; 3) directed staff to process a parcel-specific General Plan – Local Coastal Program amendment for APN 028-161-02, 401 Johan's Beach Drive (the Ocean Echo Inn), indicating that the main building on that site would be designated as a historic resource contingent upon Board and Coastal Commission approval of the amendment and; 4) declined to designate APN 027-112-13, 330 9th Avenue, as a historic resource. The purpose of this letter is to provide you with updated information and recommendations on the remaining three items.

APN 028-161-12; 2-1610 East Cliff Drive (the Sunny Cove Motel) (Attachments 1 and 2)

At your August meeting, the owner stated that he believes that there are several errors in the consultant's information. He subsequently submitted additional information in support of his claims which was forwarded to the County's historical consultant.

The information supplied by the owner does indicate that there are errors in the forms prepared by the consultant. These include an error in the initial date of construction and date of construction of the archway (1983 instead of approximately 1960.)

The look and feel of the archway does tend to impart a sense that it was part of the original construction. In the field of historic preservation, such additions are discouraged because they blur the distinction between what is historic and what is not, so, in that sense, the addition of the archway has diminished the historic significance of the Sunny Cove Motel.

In addition, the Sunny Cove Motel is not a pristine example of the Spanish Revival style architecture nor is it the only, or necessarily the best, example of this type of motel. Given the diminished historic significance of the Sunny Cove Motel by the addition of the archway in 1983, and the consultant's evaluation of other resources in the area, staff is now recommending that your Board not designate the Sunny Cove Motel as a historic resource, but rather give it a rating of NR6.

APN 032-181-08, 2-3905 East Cliff Drive (the "Roadhouse")

This property has generated the most community interest of any of the properties evaluated for historic significance. As Board members may recall, residents of Live Oak presented material to your Board at previous hearings in support of designating this property as a historic resource or purchasing it for a community center or park. In August, your Board directed the Redevelopment Agency and the Parks Department to report back at this time on the possible acquisition of the site for a future park. That report, which is included elsewhere in this agenda, defers action on that item for additional analysis.

Because of the intense community interest in this property, the Planning Department previously retained a third party historic resources consultant to review the evaluation prepared by the County's consultant and that prepared by the owner's consultant. The third party consultant agreed with both consultants that the subject property does not rise to the level of significance necessary to be considered individually eligible for designation at the national, state, or local level. Based on this information, which was included in your Board's August 14, 2007 packet, staff recommended that your Board not designate 2-3905 East Cliff Drive as a historic resource. The final decision was delayed until this time for further consideration. Given that additional information germane to the historic issue could be developed as part of the acquisition feasibility analysis, it is suggested that this decision be further delayed.

APN 028-161-02 401 Johan's Beach Drive (Ocean Echo Inn)

In August your Board directed staff to process a parcel-specific General Plan – Local Coastal Program amendment for APN 028-161-02, 401 Johan's Beach Drive, indicating that the main building on that site would be designated as a historic resource contingent upon Board and Coastal Commission approval of the amendment. The parcel-specific amendment concept is currently undergoing the State-mandated tribal consultation process. We expect that a draft of the amendment will undergo review by the Planning Commission and then your Board early in 2008.

Conclusion and Recommendation

In August of this year, your Board considered the recommendations of the Historic Resources Commission (HRC) and staff regarding the final four properties included in the Live Oak Historic Resources inventory update. In order to bring further closure to this item, staff recommends that your Board decline to designate APN 026-161-12, 2-1610 East Cliff Drive (Sunny Cove Motel) as a historic resource; take no further action on APN 026-161-02, 401 Johan's Beach Drive, pending approval of the General Plan – Local Coastal Program

amendment specific to that site; and defer the decision regarding designating APN 032-181-08, 2-3905 East Cliff Drive (the so-called "Roadhouse") as a historic resource.

It is therefore RECOMMENDED that your Board take the following actions:

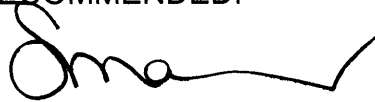
1. Decline to designate APN 028-161-12, 2-1610 East Cliff Drive (Sunny Cove Motel), as a historic resource, but assign it a rating of NR6; and
2. Defer the decision of whether to designate APN 032-181-08, 2-3905 East Cliff Drive (the so-called "Roadhouse"), as a historic resource until the acquisition feasibility analysis is completed.

Sincerely,



Tom Burns
 Planning Director

RECOMMENDED:



SUSAN A. MAURIELLO
 County Administrative Officer

Attachments:

1. Consultant's letter concerning APN 028-161-12, 2-1610 East Cliff Drive (Sunny Cove Motel)
2. Material submitted by owner of APN 028-161-12, 2-1610 East Cliff Drive (Sunny Cove Motel)

cc: Property owners
 CIRCA
 Elizabeth Schilling

*Circa: Historic Property Development
One Sutter Street, # 910
San Francisco, CA 94104
415 362 7711*

FAX TO: Steve Guiney
FAX FROM: Sheila McElroy
DATE: 10/22/07
NO. PAGES: 1
RE: Sunny Cove Court Motel

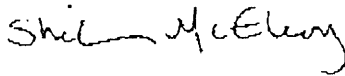
Steve,

I have recently reviewed the material sent to me regarding Sunny Cove Court Motel located at 2- 1610 East Cliff Drive, Santa Cruz, CA (APN 028-161-12). The additional material/information was of interest and confirms dates of construction (1919 and 1931) for the motel buildings. Nothing however in the material leads me to change my opinion that the complex meets the County's criteria for historic resources.

In addition, it should be noted that documentation, plaques and/or signage etc is not a sufficient mitigation measure under the California Environmental Quality Act (CEQA sec. 15126.4 (3)(B)).

Should you have any questions, please contact me at 415 362 7711.

Sincerely,



Sheila McElroy, Principal
Circa: Historic Property Development

TO: Steve Guiney, Planning Department
Sheila McElroy, CIRCA
CC: Members of the Santa Cruz County Board of Supervisors
Historic Resources Commission
FROM: Gerald and Nancy Eidam, Owners
APN 028-161-12
2-1610 East Cliff Drive

SUBJECT: Removal of 2-1610 East Cliff NR5 Rating

Enclosed is an evaluation that declares that the property at 2-1610 East Cliff Drive, Santa Cruz, is not historically significant according to the Santa Cruz County's criteria for designation of an historic resource. The attached information which carefully analyzes the two page report titled: Building, Structure, and Object Record and Primary Record and the document Live Oak Historic Resources Inventory Update Recommendation Checklist is intended to prove this point and support the conclusion that 2-1610 East Cliff is not significant architecturally or historically and does not meet any of the four criteria necessary to designate it as a National Register rating of NR5.

Supporting pictures and documentation have been included when relevant.

If, indeed, the buildings were originally part of the "Del Mar Resort Area" and that "most of the tourists that were drawn to the area came to attend activities held in conjunction with one of" the three major religious resorts in the southern part of Live Oak, a plaque placed on the property attesting to this fact would be sufficient. There is no reason for this information to extend into an historic designation.

Please review the enclosed materials and reconsider the rating of NR5.

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~~ATTACHMENT~~

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI#

ATTACHMENT

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Page 2 of 2

'NRHP Status Code NR5

*Resource Name or # (Assigned by recorder) 031

B1. Historic Name: Sandy Cove apartments
B2. Common Name: Sunny Cove Court
B3. Original Use: Apartments/auto court
B4. Present Use: Motel
Sandy Cove Motel/Apartment
- Sunny Cove Motel

*B5. Architectural Style: Spanish revival
*B6. Construction History: (Construction date, alterations, and date of alterations)
1931; archway 1960

*B7. Moved? No Yes Unknown Date: Original Location:
*B8. Related Features:

B9a. Architect: Unknown
b. Builder: Stephen H. McKee
Area: Santa Cruz County

*B10. Significance: Theme: Resort and recreation
Period of Significance: 1931-1960 Property Type: Motel/auto court Applicable Criteria: SCC3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

According to a comparison between the 1928 and 1931 flyover photographs of Live Oak, the apartments were constructed c.1929. Building being completed by 1931. Originally called the "Sandy" Cove apartments, the name was not changed until the 1960s. The archway was also added during this time period. The name most often mentioned in conjunction with the Sandy Cove is Stephen H. McKee. He appears to be the owner, builder and longtime manager. A native of Oregon, McKee had disposed of his interest before he died at Scotts Valley in 1971. The complex is part of the Del Mar resort area "Del Mar" is best defined as the area of Live Oak that fell under the sphere of influence of the old Santa Maria Del Mar Catholic resort complex after it was developed in 1892. Between WWI and WWII, the tourist related industries in Santa Cruz County were enjoying a period of rapid expansion. The southern part of Live Oak encompassed three major religious resort areas; Twin lake Baptist Park, Santa Maria Del Mar Catholic Resort and the Advent Christian Church Camp Ground. Most of the tourists that were drawn to the area, came to attend activities held in conjunction with one of these resorts. The complex is an excellent example early 20* C. resort/motel style and retains the original features including material, elements, forms and setting of resort/vacation development, and meets the County of Santa Cruz criteria for a historic resource NR5.

611. Additional Resource Attributes: (List attributes and codes) HP5

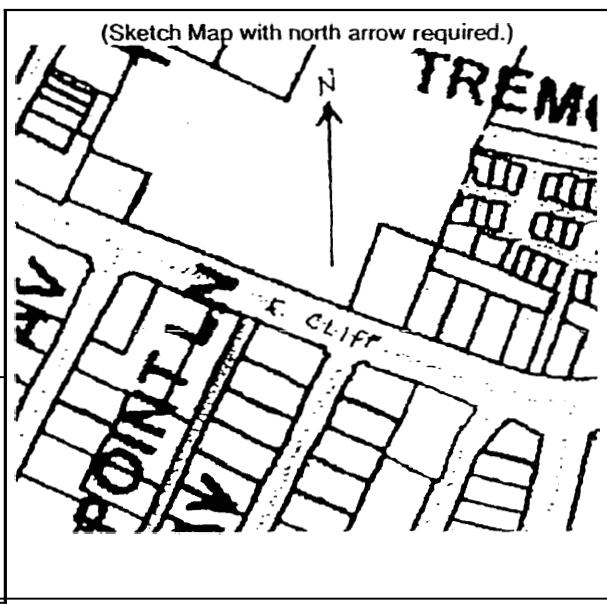
*B12. References:
RL Polk Street Directories Santa Cruz Co., 1928-1958; US Census, Branciforte District, 1930; Sanborn Insurance Map, 1928; Aerial Survey, Santa Cruz Co., 1928 and 1931; A Field Guide to American House, McAlester and McAlester, 1997.

813. Remarks:

*B14. Evaluator:
Sheila McElroy
Circa: Historic Property Development
One Sutter St. # 910
San Francisco, CA 94104
Research: Phil Reader

*Date of Evaluation: August 16, 2005

(This space reserved for official comments-)



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Building, Structure, and Object Record

Note: The portion in bold italics is what has been amended by the present owner and writer of this document.

- B1. Historic Name: Sandy Cove apartments
Sandy Cove Motel/Apartments or Sandy Cove Motel
- B2. Common Name: Sunny Cove Court
Sunny Cove Motel
- B3. Original Use: Apartments/auto court
- B4. Present Use: Motel
- B5. Architectural Style: Spanish Revival
See separate report on Architectural Style--Attachment 1
- B6. Construction History: 1931; archway 1960
1919-1931; archway 1983—see Attachment 2
- B7. Moved? No
- B8. Related Features:
- B9. Architect: Unknown
Archway was designed, engineered and built by the present owner, Gerald Eidam, in 1983 as shown in Attachment 2.
- B10. Significance: Theme: Resort and recreation
Period of Significance: 1931-1960
In the paragraph that follows in this report, the author is asked to "Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity." I will comment on various sections that I recognize as not being consistent with historic record.
Tax Collector records (Attachment 4) show that the structures were begun in 1919 with a section of the upper right portion (when the building is viewed from East Cliff Drive), what are now units 7-10. Two more units were added to that section, units 5 and 6. I believe this is true as there is a slab under this portion of the building that appears to have been a paved area, not part of the building structure itself. The buildings to the left, the two story structures which house units 1 to 4, 11 and 12 and the office and Manager's unit were started in 1930 and probably in place by 1931.

"Originally called the "Sandy" Cove apartments", the name was changed by the present owner in 1991 (Attachment 3) and the sign changed in 1993.

The archway was added by the present owner by permit in 1983. See Attachment 2

Stephen H. McKee was the owner of the buildings until it was sold to Tyson in 1962.

I am not aware of the historic background that comprises the next part of the paragraph. If it is true, this could be noted in an historic plaque placed somewhere on the property. My experience with the tourists that use the Sunny Cove Motel is that they are drawn to the area for the beach and wonderful climate, which is in sharp contrast to the interior of California in the summer. I have a suspicion that the tourist of 1931 to 1960 probably came for similar reasons.

Architectural Style—Attachment 1

Spanish Revival

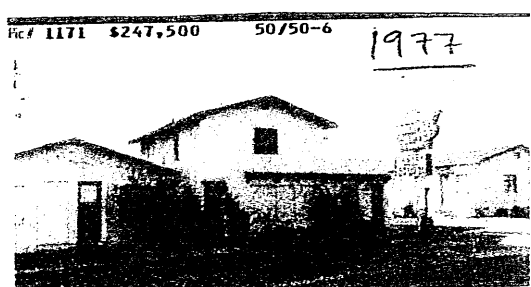
I have attached two reports on the subject of Spanish Revival architecture to show that, with the exception of the arch, built by the present owner in 1983, there are no significant factors that support this statement that the "historic" Sandy Cove Motel/Apartments are in any manner built in the Spanish Revival style.

I have also attached two photos of the motel taken in 1977 and 1981 which show the obvious lack of any characteristics that would support this claim to Spanish Revival architectural style.

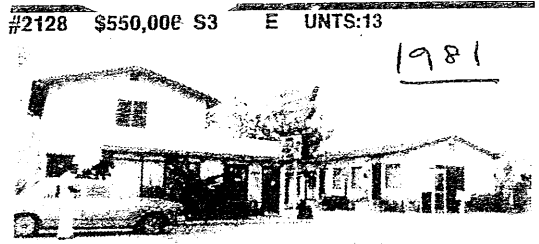
Stucco, which is common to several other architectural styles, is used on less than half the surfaces of the buildings; the primary covering material is clapboard.

There are no low-pitched clay tile roofs, almost no flat roofs, no terra cotta or concrete cast ornaments, no small porches or balconies (with the exception of the deck built in 1983 by the owner at the same time he added the archway), no Roman or semi-circle arcades and fenestration, no tall, double-hung windows, no decorative iron trim, and no arches.

I do not know what one would call the architectural style as there really is very little. The buildings are very simply and basically constructed.



Pic# 1171		\$247,500		50/50-6		1977	
Addr: 2-1610 EAST CLIFF DR.		Area 5		List# 77-686			
XSts: Johan's Beach		APN 28-161-01		Map Coord.		67-E-3	
Owner Jack & Arline Cross		Ph. c/o LO					
Addr: LO		Zone RM 3 VPD					
No. Units	No. W/Kit	No. Fur.	Sq. Ft.	Age	Heat	Ass'd. L.	
13	13	13	5400	rmd	Gas Wall	Val. []	
Lot Size	Roof	Found.	Floors	Type	Sp. Assmt's		
95x135	cmp	cc	cp	COBH	none known		
Mtg. Bal. to clear by		Mn. Pay					
Mn. Rental Inc.	Annual Exp.	Cap. Rate:	[X] Gas	[X] Laun. Fac.			
Combination	Tax \$3090	Gr. Mult:	[X] Wtr	[X] Ten Stor			
of Motel &	Ins. 500	#Wtr:	[X] Sewer	[X] Pool			
Partial 9 mo	PG&E 2500	#Ret: 13	[] 220	[] Incut.			
Rentals	W/G 600	#Svs: 13	[] Blt-ins	[X] Fence			
	Repairs 1000	#Pks: +15	[X] Pvd. Str.	[X] Pvd/Owy			
	Mnt. 5100	#Cpts:	[X] Cable TV	[] Frptce			
	Vac. 800	Orgs: yes	[] S/Walk	[X] C/Bus			
	Other 350	Trade for	no				
Ann. Inc. 41,000	Total 13,940	Mgr: Jeanne		Ph. 475-1741			
Remarks: Owner to carry; 29% cash down; submit terms. Room to add more units. WATR to beach location.							
Salesman Frank A. Mowrey		Ph. 476-2074		Key There			
Realtor H. B. SAMPSON, REALTORS		No. 625		Ph. 475-2500			



#2128		\$550,000		S3		E UNITS:13	
Addr 2-1610 CLIFF DR EAST		Area 510		List# 81 02201			
X Sts JOHAN'S BEACH		APN 28-161-01		Map 66-12-17			
Owner PARTNERSHIP		Phone 475-1741		Zng CC-PD			
#Units 13	Sq Ft 5400	Heat WALL	Age RMDL	Assm: NONE			
#W/Kit 13	Roof CMP	Lot Size 95X135					
#Furn 13	Found CONC	Sep Meters Elec Y	Gas Y	Wtr Y			
Mtg Bal 162000	By PRIVATE	Mthly Pymt 1800	@ 9				
NO	BN	BATHS	RENT	ANNUAL EXP	#W/Htr 6	Gas Y	S/Walk N
13	1	1	0	Tax 6000	#Ref 13	Wtr Y	Laund N
				Ins 2000	#Stvs 13	Sewer Y	Ten Str N
				PG&E 7800	#Cpts 13	220V Y	Pool Y
				W/G	#D/W 0	Blt Ins N	Insul Y
				Rpts 2000	#Disp 0	Pvd Str Y	Fence Y
				Mgt 7000	#Dips 13	Cble TV Y	Pvd Dr Y
				Vac 10%	#Pkt 17	C/Bus Y	Bkts 1
Mthly Inc VARIES	Othr 2400	Trade For	SUBMIT				
Ann Inc 72000	Total 27200	Mgr BEN/COLLEEN	Ph 475-1741				
Remarks LISTER IS PARTNER IN OWNERSHIP ALLOW 10 DAYS TO PRESENT OFFER TO ANOTHER PARTNER *SEE SUPPL TO COMM LSTG MLS #812202							
Salesperson JERRY EIDAM		Phone 423-2639		Sh 475-1741			
Office NITTLER & NITTLER		Office# 496		Ph 423-6800			

Spanish Colonial Revival Style architecture

ATTACHMENT

2

From Wikipedia, the free encyclopedia

The **Spanish Colonial Revival Style** was a United States architectural movement that came about in the early 20th century after the opening of the Panama Canal and the overwhelming success of the novel *Ramona*. Based on the Spanish Colonial style architecture that dominated in the early Spanish colonies of both North and South America, Spanish Colonial Revival updated these forms for a new century. The movement enjoyed its greatest popularity between 1915 and 1931 and was most often exhibited in single-level detached homes.

Spanish Colonial Revival architecture shares many elements with the very closely-related Mission Revival and Pueblo styles of the West and Southwest, and is strongly informed by the same Arts & Crafts Movement that was behind those architectural styles. Characterized by a combination of detail from several eras of Spanish and Mexican architecture, the style is marked by the prodigious use of smooth plaster (stucco) wall and chimney finishes, low-pitched clay tile, shed, or flat roofs, and terra cotta or cast concrete ornaments. Other characteristics typically include small porches or balconies, Roman or semi-circular arcades and fenestration, wood casement or tall, double-hung windows, canvas awnings, and decorative iron trim.



A home in the Spanish Colonial Revival Style

Contents

- 1 Structural form
- 2 A list of structures designed in the Spanish Colonial Revival Style
- 3 References
- 4 See also

Structural form

- Rectangular or L-plan
- Horizontal massing
- Predominantly one-story
- Interior or exterior courtyards
- Asymmetrical shape with cross-gables and side wings

A list of structures designed in the Spanish Colonial Revival Style

- Casa Dracaena (George Washington Smith house) completed in 1918.
- Alice Lynch Residence in Los Angeles, California, completed in 1922
- Casa de las Campañas in Los Angeles, California, completed in 1928
- C.E. Toberman Estate in West Hollywood, California, completed in 1924
- Frank H. Upham House in Altadena, California, completed in 1928
- La Casa Nueva in City of Industry, California, completed in 1927
- Serralles Castle in Ponce, Puerto Rico, completed in the 1930s
- William S. Hart Residence in Newhall, California, completed in early 1920s
- Gaylord Suites in San Francisco, California, completed in 1928
- Randolph Air Force Base (various structures) near San Antonio, Texas, designed in 1929
- Hollywood, Homewood, Alabama, a 1926 residential development in Homewood, Alabama
- El Capitan Theatre, Hollywood (built in 1928)

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Dr. Tom Paradis
 Director, NAU Office of Academic Assessment,
 Associate Professor
 Dept. of Geography, Planning and Recreation
 Northern Arizona University

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ARCHITECTURAL STYLES of AMERICA ATTACHMENT



SPANISH REVIVAL (1910-1929)

STYLES MENU

(In roughly chronological order)

HOME

COLONIAL STYLES

- Early Spanish, French, English
- Georgian
- Federal/Adam

EARLY NATIONAL AND ROMANTIC STYLES

- Greek Revival
- Gothic Revival
- Italianate/Italian Villa

VICTORIAN-ERA STYLES

- Second Empire
- Romanesque Revival
- Queen Anne/Stick/Eastlake
- Folk/Folk Victorian

PERIOD STYLES

- Colonial Revival
- Tudor Revival
- Beaux Arts
- Neoclassical
- Italian Renaissance
- Spanish Revival
- Mission Revival
- Pueblo Revival/Santa Fe Style

MODERN STYLES

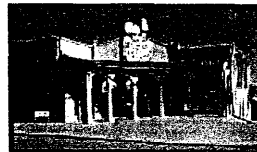
- Craftsman/Bungalow
- Prairie/Foursquare
- Art Deco/Art Moderne
- International
- post-war suburban housing

POSTMODERN STYLES

- Residential
- Commercial & Institutional
- Neotraditional (new urbanism)



1



2



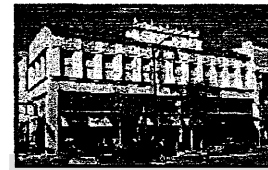
3



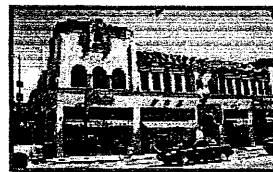
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12

INTRODUCTION TO PERIOD STYLES: During the late 1800s, European-trained architects designed high style period houses for the wealthy. Each *period style* identifies specifically with an architecture of an earlier period and place: either early American or European precedents. Six popular period styles that diffused across the country are included on these web sites, though other, less popular period styles also appeared. During this time (mostly between 1900 and 1929), accuracy of styles became important once again, unlike Queen Anne style, which borrowed from a variety of sources. Most important, period styles look to the past for inspiration. The trend toward period architecture gained momentum from the 1893 Chicago *World's Fair*, the *Columbian Exposition*, where historical interpretations of European styles were encouraged. Simultaneous to the rise of period-style architecture, the modern era saw its beginnings with architects who were instead looking to the future, not the past, with more progressive, modernist styles. Thus defines the *eclectic movement* of the early 20th century, which consisted of a simultaneous and perhaps competing interest in both modern and historic architectural traditions.

HISTORICAL BACKGROUND AND FEATURES: Spanish revival (also referred to as Spanish eclectic) was inspired by the architecture of Spain and Latin America, emphasizing their rich stylistic details. Due to the early influence of New Spain in the Southwest and Southeast, the style is rare outside the Southwest, Texas and Florida. Includes low-pitched roof; little or no eave overhang; red-tiled roof; prominent arch over door or window or porch; stucco wall surface; usually asymmetrical facade.

PHOTO LOCATIONS AND DESCRIPTIONS (based on info available)

- 1. Ajo, Az.
- 2. Clarkdale, Az. City Hall.

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- 4. Flagstaff, AZ. Monte Vista Hotel, c. 1926.
- 5. Yuma, AZ.
- 6. Pasadena, CA. Colorado Blvd., downtown.
- 7. Pasadena, CA. Colorado Blvd, downtown.
- 8. Savannah, GA. Ardsley Park neighborhood. This is the **Monterey style**, a variation of Spanish Revival. The style, represented here in its later years, includes a mix of Spanish Eclectic and Colonial Revival elements. The main identifying feature of this style is the second-story balcony (canted over) and covered by principal roof. Here in Savannah, it seems to have less Spanish influence and more Colonial Revival.
- 9. Long Beach, CA.
- 10. Beverly Hills, CA.
- 11. Los Angeles, CA. El Pueblo historic district. Plaza Methodist Church, c. 1925. Example of the Churrigueresque style, related to Spanish Baroque.
- 12. Hollywood, CA.

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SANTA CRUZ COUNTY INSPECTION SERVICES • 400 GOVERNMENTAL CENTER • 701 OCEAN STREET • SANTA CRUZ, CALIFORNIA 95060 • PHONE (408) 225-275

BUILDING PERMIT FORM

72736
ATTACHMENT 132

A.P.N. TAX CODE 28-161-01	JOB LOCATION 2-1610 East cliff Dr., Santa Cruz	REFERENCE TO OTHER PERMITS owner number 72736 date 1/10/883
---------------------------------	---	---

OWNER Sue McChesney, Gerald
Eidam & Dorothy Pearce, 701 High
APPLICANT
Street, Santa Cruz
423-2639
Owner

ARCHITECT. ENGINEER · DESIGNER

ELECTRICAL PERMIT

number	charge
SQ.FT./100	_____
LIGHTS	_____
SWITCHES	_____
OUTLETS	_____
APPLIANCES	_____
KW/HP	_____
POLE temp/perm	_____
SERVICE ___ amps	_____
PERMIT FEE	_____
total \$	_____

MECHANICAL PERMIT

number	charge
FURNACE < 100M	_____
FURNACE > 100M	_____
PERMIT FEE	_____
total \$	_____

CONTRACTOR(S) license no. class
Owner-builder (no certificate on file)

VALUATION

133	sq. ft. @ 5.41	=	719
_____	sq. ft. @ _____	=	_____
_____	sq. ft. @ _____	=	_____
contractors bid		=	2500
total value			\$3219

PROJECT DESCRIPTION
MOTEL ARCHWAY/DECK (RILEY)
Install archway over existing driveway and construct deck over existing motel unit.

occupancy group R-1 const. type V-N

PLUMBING PERMIT

number	charge
FIXTURES	_____
W HEATER	_____
W PIPING	_____
GAS PIPING	_____
PERMIT FEE	_____
total \$	_____

MISCELLANEOUS FEES

SANITATION DISTRICT

connection charge \$ _____

repayment fund _____

repayment fee \$ _____

permit fee \$ _____

ROAD OPEN CONTR. _____

length _____ width _____ fee \$ _____

driveways _____ fee \$ _____

DRAINAGE DISTRICT

sq. ft. _____ fee \$ _____

ADDITIONAL ELECTRICAL, PLUMBING & MECHANICAL PERMITS TO BE ISSUED TO LICENSED SUB-CONTRACTORS ONLY.

FEE SUMMARY

account key	charge
Building	1 44.50
Electrical	1 _____
Plumbing	1 _____
Mechanical	1 _____
Plan check	2 28.93
Driveway	5 _____
Special Inspection	7 _____
Park Dedication	27 (area) _____
Road Opening	23 _____
Sanitation	24,25,26 _____
Drainage	27 _____
Repayment Fee	28 _____
Strong Motion	31 50
gf	_____
total of all fees \$	73.93

CASHIERS VALIDATION

STRONG MOTION

SUBTOTAL 73.93

TOTAL 73.93

PRINT # 72736

CHECK 73.93

1/10/88 0001 R01 T

JAN 10 1988

Issuing officer G. Fleissner date 1/10/83

SPECIAL CONDITIONS IMPOSED yes no

planning permit number _____ date _____

environmental constraints (type) _____

GRADING PERMIT required applicant claims exempt

LICENSING (must check one)

building will be owner-occupied for minimum of one year after completion

all work will be performed by contractor

PERMITS ARE BASED ON SPECIFIC PLANS AND SPECIFICATIONS FILED WITH THE COUNTY AND ARE SUBJECT TO ALL APPLICABLE STATE STATUTES, COUNTY ORDINANCES, AND SPECIAL CONDITIONS IMPOSED.

I HAVE READ BOTH SIDES OF THIS FORM AND VERIFY THAT THE INFORMATION IS CORRECT.

signature of applicant _____ date _____

Attachment 2

55

14

Santa Cruz Record

The Santa Cruz County Legal and Business Newspaper

ATTACHMENT 2

Attachment 3

13 Water Street, #20 P.O. Box 1000 Santa Cruz, CA 95061 phone(408)425 5800 FAX (408)425 8459

Proof of Publication

FILED

APR 11 1991

RICHARD W. BEDAL, Clerk

By **VIVIAN Y. TABACK**
COUNTY CLERK

Gerald A Eldam
701 High St
SANTA CRUZ CA 95060

Proof of Publication (2015.5 C.C.P.)

State of California)
County of Santa Cruz) SS

File Number: 91-0355

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the SANTA CRUZ RECORD, a newspaper published in the English language in the City of Santa Cruz, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of Santa Cruz, State of California, under date of August 11, 1972, Case No. 48,682. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

March 1, 8, 15 and 22.

Executed on April 9, 1991.

Santa Cruz, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

55

FICTITIOUS BUSINESS NAME STATEMENT

No. 91-0355

The name(s) of the business(es): (1) SUNNY COVE MOTEL (2) SHADY COVE MOTEL, 2-1810 East Cliff, Santa Cruz, CA 95062 Phone #: 408/475-1741

Gerald A. Eldam
701 High St.

Santa Cruz, CA 95060
Phone #: 423-2838

Nancy N. Eldam
701 High St.
Santa Cruz, CA 95060
Phone #: 423-2839

This business is conducted by husband and wife.

Signed,
Gerald A. Eldam
Owner

The registrant commenced to transact business under the fictitious name or names listed above on 12/4/85.

This statement was filed with Richard W. Bedal, County Clerk of Santa Cruz County on 8/10/21.

by: Vivian Y. Taback
Deputy

NOTICE - This fictitious business name statement expires five years from the filing of this statement. A new fictitious business name statement must be filed prior to 2/21/1998.

(SCR0355)
(Mar 1-8-15-22)

16

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

Primary #
HRI #
Trinomial
NRHP Status Code NR5

Other Listings
Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: #031

P1. Other Identifier: Sunny Cove Court

*P2. Location: Not for Publication Unrestricted

*a. County: Santa Cruz County and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Date: T ; R ; - of - of Sec ; M.D. B.M.

c. Address: 2-1610 E. Cliff Drive City: Santa Cruz Zip: 95062

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc., as appropriate)
APN 028-161-12

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, use, setting, and boundaries)
Motel office/residence and motel autocourt in the Spanish revival style with intersecting gable roofs, and rusticated stucco siding. Gable ends are sided with vertical boards trimmed in a Zigzag pattern. Each auto court unit has concrete steps and tiled pent roof over the entry, entry doors replaced. The autocourt is entered through a peaked, tiled gateway with 3 archways (1 auto, 2 pedestrian), and original lantern. Adjacent cottages (4) have clapboard siding and gable roofs with original doors and windows replaced. The original painted metal and neon sign remains.

Significance: The property retains the original features including material, elements, forms and setting of an early twentieth-century Live Oak motel complex and meets the County of Santa Cruz criteria for a historic resource NR5.

*P3b. **Resource Attributes:** (List attributes and codes) HP5; HA5

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. **Description of Photo:** (View, date, accession #) front view

*P6. **Date Constructed/Age and Sources:** Historic Prehistoric Both

circa 1935

*P7. **Owner and Address:**

Eidam, Gerald Arthur
701 High Street
Santa Cruz, CA 95060

*P8. **Recorded by:** (Name, affiliation, and address)

Sheila McElroy
Circa: Historic Property Development
One Sutter St. # 910
San Francisco, CA 94104
with Ross gibson

*P9. **Date Recorded:** 7/29/04

*P10. **Survey Type:** (Describe)
Reconnaissance Survey

*P11. **Report Citation:**

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

32 55

Primary Record

Note: The owner and writer of this paper will continue to use **bold italics** to show his changes, corrections, or comments on the existing report.

Description:

"rusticated stucco siding" *The stucco siding is only on the building on the right which houses units 5 to 10. The wall of the left building that houses the office and runs along the drive entry is also stucco covered. The front of the office is covered with stucco. The rest and majority of the two story building has clapboard siding. In other words, less than half of the total buildings are covered with stucco.*

*The entrance to the auto court "through a peaked, tiled gateway with 3 archways (1 auto, 2 pedestrian), and original lantern" were all added by permit by the present owner in **1983, 23 years past the end of the "Period of Significance" that dictates the historic designation. See Attachment 2***

*The records that I can find on the "original and painted metal neon sign" date back to **1968** when Cross owned the property. See Miscellaneous Building Record Attachment 5.*

ATTACHMENT

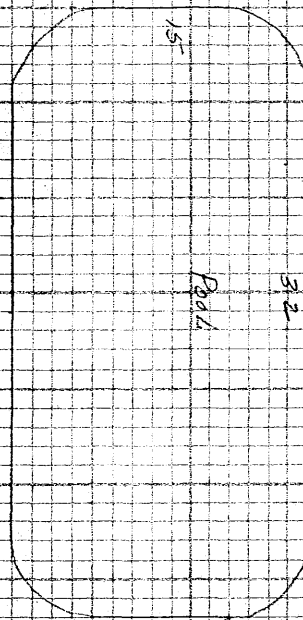
Bldg. No.	Structure	Size	Found.	Roof		Floor & Interior Detail	Second Story or Loft	Year Built	Est. To Life Y
				Type	Cover				
	Anthony Pool	15' X 32'	CONC.	TILE - CONC.		ONL SHAPE - CONC. TILE - QUARTZ	None	1968	OR 3
	SINGLES ②	38'4" X 44'					PICKERS 1976	"	"
	SIGN POST	4" by 141					"	"	"

COMPUTATION

Appraiser - Date	M. E.	5-24-68	1964 INDEX			A. B. 1-4-70	1969 INDEX			K. H. P. 1-28-76	1975 INDEX			K. 6-14-83	1985 INDEX		
			Unit Cost	% Good	R. C. N. L. N. D.		Unit Cost	% Good	R. C. N. L. N. D.		Unit Cost	% Good	R. C. N. L. N. D.		Unit Cost	% Good	R. C. N. L. N. D.
1	480		3400	100	3400	3400	98	3332	4092	6000	55	3300	10290	14920			
2	28									1120	47	526					
3										350	47	164					
Total			3400		3400			3332				4000					
Appraiser - Date																	
Bldg. No.	Area	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.
81																	
Total																	

81

Office



Market

LIVE OAK HISTORIC RESOURCES INVENTORY UPDATE
RECOMMENDATION CHECKLIST
HISTORIC RESOURCE DESIGNATION CRITERIA

1. Has the structure retained its architectural integrity?

According to reports, the architectural integrity is Spanish Revival. According to my, the present owner, findings, the present architectural integrity may appear to be Spanish Revival, but this was not accomplished until the archway was added in 1983, twenty three years after the end of the Period of Significance, 1931-1960. (See Attachment 2). If there were any specific architectural integrity in the buildings between 1931-1960, it has been lost by the addition of the arch which changed the whole overall impression of the complex of buildings.

2. Has the structure or site retained its historic value?

Apparently the historic value is the believe that this complex is part of the Del Mar resort area, an area defined as the part of Live Oak that fell under the sphere of influence of the old Santa Maria Del Mar Catholic resort complex after it was developed in 1892, and that the majority of tourists to this area came to attend activities held in conjunction with one of the three major religious resorts situated in the southern part of Live Oak. I am not aware of this historic information. I do know that the majority of the tourists that have come to the Sunny Cove since I have been involved with it have come for its location near the ocean and the delightful climate of the Santa Cruz area.

Note: Both of these criteria must be met for a structure to be designated as a historic resource.

4. Is the structure associated with a historic event or important thematic activity?

If the thematic activity is going to the beach and enjoying the weather of the Santa Cruz area, yes it is. Otherwise, I am not aware of any historic event or thematic activity that made both consultants and staff feel that this criteria had been met.

5. Is the structure representative of a distinct architectural style and/or construction method of a particular historic period or way of life, or does it represent the work of a master builder or architect, or does it possess high artistic value?

If all the changes made by the owners since McKee sold the property in 1962 were removed, (see Attachment 5) particularly the imposing Spanish Revival style archway built in 1983 that dominates the front of the complex, one could probably answer yes to the first part of this question. However, that is not the case. Nor does it represent the work of a master builder or architect. I also doubt if anyone will claim that it possesses high artistic value. Therefore, once again, I question the validity of both consultant and staff checking this criteria.

Note: There were four (4) criteria in this section. Only two (2) were completed by the consultant and staff. At least one (1) of these 4 criteria must be met.

Attachment # 5

ADDRESS

FOR DETAIL SHEET

OF

SHEET

DESCRIPTION OF BUILDING

ROOM AND FINISH DETAIL

SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION		ROOMS		FLOORS		FLOOR FINISH		TRIM	INTERIOR FINISH	
						Heating	Cooling	B	1	2	Material	Grade	Walls		Ceilings	
Light	Sub-Standard	Frame	Stucco on	Flar	Wiring	Heating	Cooling	Kitchen	Living	Dining	Ent.Hall	Living	Dining	Ent.Hall	Living	Dining
Standard	Concrete Block	Sheathing	Siding	Gable	K.T.	Forced	Clean	Water - Softner	Water - Htr. - Dufa	Laundry	Sink	Pool	Spd.	Spec	Oil Burner	M-B.T.U.
Above-Standard	Concrete Block	Concrete Block	" x "	Hip	B.X.	Cable	Humid.	All	See Attached Sheet	See Attached Sheet	See Attached Sheet	See Attached Sheet	See Attached Sheet	See Attached Sheet	See Attached Sheet	See Attached Sheet
Special	B & B	B & B	" x "	Shed	Cut Up	Few	Med.	Special	Central	Bed	Bed	Bed	Bed	Bed	Bed	Bed
Foundation	Concrete	Floor Joist:	B & B	Gutters	Plumbing	Water - Softner	Water - Htr. - Dufa	Laundry	Sink	Oil Burner	M-B.T.U.	Fireplace	Water - Softner	Water - Htr. - Dufa	Laundry	Sink
Reinforced	1st	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"
Brick	2nd	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"
Wood	Sub-Floor	Concrete Floor	Stone	Shingle	Tile Trim	Tile	Tile	Tile	Tile	Tile	Tile	Tile	Tile	Tile	Tile	Tile
Piers	Concrete Floor	Concrete Floor	Stone	Shingle	Tile Trim	Tile	Tile	Tile	Tile	Tile	Tile	Tile	Tile	Tile	Tile	Tile
Insulated Ceilings	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings	Insulated Ceilings
Light	Heavy	Insulated Walls	Screens	Comp. Shingle	Water - Softner	Water - Htr. - Dufa	Laundry	Sink	Oil Burner	M-B.T.U.	Fireplace	Water - Softner	Water - Htr. - Dufa	Laundry	Sink	Oil Burner

1964 INDEX

1969 INDEX COMPUTATION

54.5

Praiser & Date	1964 INDEX		1969 INDEX		COMPUTATION		RATING (E, G, A, F, P)		FINISH		BATH DETAIL		SHOWER	
	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Fl. No.	Floors	Walls	Wc. La. Tub	Type	Grade	St. Ot. G.D.	Finish
Unit	810	2874	778	1075	1495	1994								
Unit	607	2641												
Unit	960													
Unit	150													
Unit	295													
Unit	798													
Unit	550													
Unit	4110													
Unit	3220													
Unit	44350													
TOTAL	9565		43		10385		19288		76					
NORMAL % GOOD														

22

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ATTACHMENT # 2

Live Oak Historic Resources Inventory Update Recommendation Checklist

Address	APN	Both of these criteria must be met for a structure to be designated as a historic resource. Sites, objects, etc., need only have retained historic value.		At least one of these 4 criteria must be met.		Recommendation			
		Consultant	Staff	Consultant	Staff	Consultant Recommendation	Staff Recommendation		
970 17th Avenue	028-01-13-03	X						Yes	No
945 Tower Place	028-041-45	X	X	X	X	X	X	Yes	Yes
300 12th Avenue	028-101-15	X	X	X	X	X	X	Yes	Yes
124 13th Avenue	028-142-31	X	X	X	X	X	X	Yes	Yes
401 Johann Beach	028-161-02	X	X	X	X	X	X	Yes	Yes
7-1610 East Cliff	028-161-12	X	X	X	X	X	X	No	No
112 19th Avenue*	028-222-03	X	X	X	X	X	X	Yes	Yes
31 Rockview	028-304-50	X	X	X	X	X	X	Yes	Yes
631 26th Avenue	028-421-02	X	X	X	X	X	X	Yes	Yes
2300 Porcup Drive	028-441-03	X	X	X	X	X	X	Yes	Yes
2418 Chamblacker*	028-013-51	X	X	X	X	X	X	No	No
2155 Chamblacker	028-041-30	X	X	X	X	X	X	Yes	Yes
1900 17th Avenue	028-071-08	X	X	X	X	X	X	Yes	Yes
1975 Chamblacker	028-071-38	X	X	X	X	X	X	Yes	Yes
1940 & 1940B Kinsey	028-182-04	X	X	X	X	X	X	No	No
March Avenue	028-371-18							Yes	Yes
2330 Childers Lane	031-091-01	X	X	X	X	X	X	Yes	Yes
2311 Richard Drive	032-011-27	X	X	X	X	X	X	No	No
1-33095 East Cliff	032-181-08	X	X	X	X	X	X	No	No
1 Chamblack Lane	102-061-12							No	No
4269 Paul Street	102-111-05	X	X	X	X	X	X		
Medison Roden Granda: south side, Second Avenue partly to road right-of- way betw South Roden Lane and South Roden Gables, extending south for approximately 250 feet on either side of Roden Gables Creek.	033-031-14, 031-011-31	n/a	n/a	X	X			Yes	Yes

* Properties that are currently graded NRE, i.e., they were evaluated once in the past, but not designated as historic at that time.

No = Do not designate as a historic resource, but give rating of NRE to recognize that property has been evaluated

EX F
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Local Historians and Researchers Support for Pleasure Point Roadhouse listing as an NR5 Historic Resource



There have been a number of studied findings and conclusions as to the Pleasure Point Roadhouse qualification as an historic resource. San Francisco's Architectural Resources Group (ARG) was a third party hired by Santa Cruz County's planning department to give a professional outside review and conclusion. Listed are some of their findings:

“Despite the thoroughness of the Kirk Evaluation, ARG does not concur with the conclusion against eligibility as a historic resource?”

“The Circa Evaluation finds the property ‘should be a contributor in the survey of Pleasure Point as part of the district’ on the basis that the property retains original features including materials, elements, forms, and setting of an early 20th century Live Oak resort property. ... however it seems likely the subject property would be a contributor to such a historic district.”

“We do not find that the alterations are so extensive that the property can no longer convey its history. It retains enough integrity to contribute to a potential historic district depending on the theme and historic context of that district. We assume the development of the local tourism industry would be one such historic context.”

“We further note that as a potential contributor to a potential historic district, the property meets the definition of a qualified historic resource under CEQA and would be a candidate for the California Historical Building Code (CHBC).”

The above statements from San Francisco's ARG address and support the Roadhouse as an historic resource. Local historians also attest to its historic significance. The Roadhouse is one of the oldest remaining historic structures in Pleasure Point. Interesting period photographs portray its setting and time. Retaining valuable cultural and historic resources of our history are not to be replaced. Pleasure Point and Santa Cruz are well known treasured places to live and visit. Protecting our history is valuable. Our history makes our communities more interesting, textured and alive. As researchers of local history we support the findings of the Pleasure Point Roadhouse as an historic resource to be protected with an NR5 designation and listing. We ask you, the Board of Supervisors, to vote in support of this protection.

Thank you,
Sincerely,

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49

As historic researchers, we support listing the
Pleasure Point Roadhouse,
2-3905 E Cliff Dr, Santa Cruz, Ca 95030-Apn 032-181-08,
As an Historic Resource at NR-5

Name	SHERILA LEE PRADER	Signature	<i>Sherila Lee Prader</i>
Address	1601 Arroyos Hts. ^{Arroyos, CA 95024} Cone, 95024	E Mail/Phone	(831) 726-1952

Name	VIRGINIA S. HOOPER	Signature	<i>Virginia S Hooper</i>
Address	52 BEAN CREEK RD #129 SCOTTS VALLEY 95066	E Mail/Phone	

Name	Rick HOMER	Signature	<i>Rick Homer</i>
Address	716 Seaside St, Santa Cruz	E Mail/Phone	

Name	Norman Portevin	Signature	<i>Norman Portevin</i>
Address	1505 Brommer St. S.C.	E Mail/Phone	

Name	Frank Perry	Signature	<i>Frank Perry</i>
Address	829 32nd Ave. SC	E Mail/Phone	

Name	Randy Brown	Signature	<i>Randy Brown</i>
Address	6254 Hwy 9, Felton	E Mail/Phone	

Name	ROSS GIBSON	Signature	<i>Ross Gibson</i>
Address	1168 W CLIFF DR SC	E Mail/Phone	


Name	Elizabeth Schilling	Signature	<i>Elizabeth Schilling</i>
Address		E Mail/Phone	0 476-7284


Name	PAUL RADER	Signature	<i>Paul Rader</i>
Address	120 28th Ave #20	E Mail/Phone	455-2879


Name	TERRI FISHER	Signature	<i>Terri Fisher</i>
Address	285 MIRACLE LN.	E Mail/Phone	tfarch@aol.com

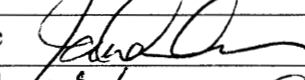
As historic researchers, we support listing the
Pleasure Point Roadhouse,
2-3905 E Cliff Dr, Santa Cruz, Ca 95030-Apn 032-181-08,
 As an Historic Resource at NR-5

Name	Judith Steen	Signature	Judith Steen
Address	114 Escalona Dr, SC	E Mail/Phone	jsteen@pacbell.net

Name	Kristine ERIKSEN	Signature	
Address	624 WALNUT SANTA CRUZ, CA 95060	E Mail/Phone	KMERIKSEN@YAHOO

Name	DAVID SUBOCZ	Signature	
Address	220 Washburn Ave SC CA 95060	E Mail/Phone	

Name	CLARKE SHULTES	Signature	
Address	707 NATIONAL ST. SC 95000	E Mail/Phone	

Name	JAN DEKEMA	Signature	
Address	353 RANCHO RD, Ben Loma 95005	E Mail/Phone	jdekema@SUNNETUSA.COM

Name		Signature	
Address		E Mail/Phone	

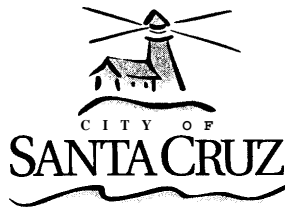
Name		Signature	
Address		E Mail/Phone	

Name		Signature	
Address		E Mail/Phone	

Name		Signature	
Address		E Mail/Phone	

Name		Signature	
Address		E Mail/Phone	

ZONING/ PERMIT PROCESSING
831/420-5100 • FAX 831/420-5101
INSPECTION SERVICES
831/420-5120 • FAX 831/420-5101



COMPREHENSIVE PLANNING,
HOUSING AND
COMMUNITY DEVELOPMENT
831/420-6250 • FAX 831/420-6458

P L A N N I N G D E P A R T M E N T

809 Center Street • Room 206 • Santa Cruz, CA 95060 • cityplan@ci.santa-cruz.ca.us
GREG LARSON, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

November 14, 2007

Santa Cruz County Board of Supervisors
Governmental Center
701 Ocean Street, Room 525
Santa Cruz, CA 95060

Dear Board of Supervisors:

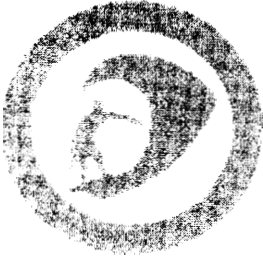
At the City of Santa Cruz Historic Preservation Commission meeting of November 14, 2007, it was brought to the Commission's attention during Oral Communications by several persons from the public that the historic status of the Roadhouse building in the Pleasure Point area will be heard at the Board of Supervisors' next Board meeting.

The Historic Planning Commission regards the Roadhouse to be an exceptional historic architectural example of Pleasure Point similar to the brown shingle style of the Pogonip Clubhouse. The rustic ambiance is one of the last examples in its natural wooded setting that typified "Old Pleasure Point". The Historic Preservation Commission strongly supports the historic listing of this landmark as a protected NR-5.

Sincerely,

David Subocz, Chair
Santa Cruz City Historic Preservation Commission

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PLEASURE POINT BUSINESS ASSOCIATION

**3963 PORTOLA DRIVE
SANTA CRUZ, CA 95062
833-462-3886**

www.pleasurepointguide.com



March 13, 2007

Janet K. Beautz
First District Supervisor
Santa Cruz County Board of Supervisors
701 Ocean Street
Santa Cruz, CA 95062

Re: Pleasure Point Road House Historical Designation

Dear Supervisor Beautz:

This letter is written on behalf of the Pleasure Point Business Association in support of the historical landmark designation of the Pleasure Point Road House.

We believe that such a designation and preservation of this historical structure would serve to benefit Pleasure Point and Santa Cruz County culturally and financially.

We believe that this is an opportunity to really put Pleasure Point on the map as a traveler destination. Having such a wonderful resource to use as a community based visitors center and park will serve to bring more travelers and locals to our Pleasure Point area, generating more sales for local Pleasure Point businesses and tax dollars for the county, while at the same time providing a clean, safe place for people to meet, picnic, and recreate near the beach.

Often the beaches at Pleasure Point are inaccessible due to high tides, and elderly and handicapped persons cannot access our beaches at all. Having a park right across the street from our beaches with a visitor's center educating people about the Monterey Bay Sanctuary and the history of Pleasure Point would create a desirable environment for travelers from all walks of life,

We strongly urge you and the Santa Cruz County Board of Supervisors to vote yes on the historical landmark designation of the Pleasure Point Road House.

Sincerely,

Jackie Heath, President
Dean Mealing, Vice President
Sally Smith, Secretary/Treasurer

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~~# 49~~

March 21, 2007

Supervisor Jan Beutz
Board of Supervisors
Santa Cruz County
701 Ocean Street, Room 500
Santa Cruz, CA 95060



RE: 1902 Pleasant Point Roadhouse, 2-3905 East Cliff Drive, Live Oak

Dear Ms. Beutz,

As a local non-profit that endorses historic preservation in Santa Cruz County, the Ville de Branciforte Preservation Society supports the designation and protection of the 1902 Pleasure Point Roadhouse, 2-3905 East Cliff Drive located between 38th and 41st.

The Pleasure Point Roadhouse is significant to historical events that shaped the tourist industry along the ocean shoreline of Santa Cruz County and the small community of Live Oak between 1900-1930, in addition to the countywide transportation and tourism themes of the 1970s. As one of the last historical clusters of the Pleasure Point area, these structures need to be preserved because of their rich history as a community landmark from the old Henchy House to the Richfield gas station-market. The Pleasure Point Roadhouse and its associated buildings have a notable architectural integrity as an California Craftsman from its decorative rafter ends to original wood 2/2 double hung windows.

High-density development from the 1970s to the present has destroyed much of the historic neighborhoods in the Live Oak area as development encroached to invasively interfered in our older neighborhoods. Preservation of this local landmark would protect the Pleasure Point Roadhouse, its outbuildings, and its land from development. The potential for reuse of these buildings, as a park site and/or historical museum would be great for this small neighborhood and promote the rich history of the Live Oak area.

Please protect this community landmark!

Enthusiastically,

A handwritten signature in cursive script that reads "Ed Silvera".

Ed Silvera
Ville de Branciforte Preservation Society

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SANTA CRUZ COUNTY GROUP
Of The Ventana Chapter-----
P.O. Box 604, Santa Cruz, CA 95061 phone (831) 426-4453
www.veatana.org e-mail: scscrg@cruzio.com

March 19,2007

Board of Supervisors
santa Cruz county
701 Ocean Avenue
Santa Cruz, CA 95060
(Via FAX and US Mail)

Re: Pleasure Point Roadhouse

Dear Supervisors:

We want to add our support to **those** who are advocating the preservation of the Pleasure Point **Road** House **as a** historic heritage site. Besides the historic value of the structure, this site contains a large open space which constitutes an important aesthetic resource in this highly visited and highly utilized portion of the County.

It is very appropriate and desirable to include historic and visually significant resources **as** part of the community's open space inventory. This kind of resource enhancement substantially increases the environmental and cultural values of the entire community. In addition, this site has great potential for a future publicly owned space or community park.

Thank you for your consideration of these comments.

Sincerely yours,

Aldo Giacchino
Chair, Executive Committee
Santa Cruz County Group

*

"...to explore, enjoy and protect the wild places of the earth"

Printed on Recycled Paper

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May 3, 2007

Santa Cruz County Board of Supervisors
 701 Ocean Street
 Santa Cruz, CA. 95060

Dear Honorable Board of Supervisors:

The ~~Santa~~ Cruz Chapter of the Surfrider Foundation wishes to declare our support for designating the structure, generally known as “The Pleasure Point Roadhouse” and located along the inland side of East Cliff Drive at 23905 East Cliff Drive as a historical structure. Furthermore, we support the use of public funds to purchase said property, both structure and grounds, and urge the County to declare the whole site **as** a public county park.

The Surfrider Foundation is a non-profit environmental organization dedicated to the protection of the world’s oceans, waves, and beaches, for all people, through Conservation, Activism, Research and Education. (C.A.R.E.)

We take this position regarding the Roadhouse because of our well-established concerns about coastal overdevelopment. We believe this particular site is a prime candidate for knocking down the existing historical structure and replacing it with a sub-division type of construction, filling the rare coastal open space with multi-living units of several stories, a type of redevelopment that observation shows is becoming increasingly prevalent in the Pleasure Point coastal neighborhood and even on the adjacent lot. We believe such overdevelopment is not appropriate on a eroding coast, such is found at Pleasure Point. Regardless of what temporary seawalls the County or private parties may construct, **coastal** erosion is a natural process, and while huge, expensive construction projects may slow it, erosion will never **cease on** this coast. To **continue** allowing new residential construction with increased occupancy is foolish on an actively eroding coast.

However, if the property is hereafter owned by the County, then **as** the dynamic forces of the coast erodes the cliff, the natural consequences can be dealt with on-site without having to deal with the unreasonable demands of private property owners confronted with loss of frontage to erosion, even though this erosion has always been a well-known and documented fact along this coastline that all current property owners should certainly be fully aware of and all potential buyers should be advised of before purchase. Some form of managed retreat of structures on our eroding coast is inevitable over time, just **as** loss of cliff-face is inevitable, and by purchasing the “Pleasure Point Roadhouse” now, the County will be better-positioned to demonstrate the necessary adjustment.

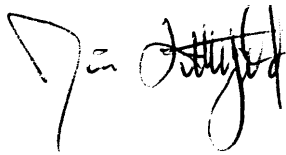
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 2222 E. Cliff Dr. # 234



Surfrider believes this entire site would be better retained **as** a public park, with coastal views and access available for everyone. We also **join** with other community groups to recognize the real need for a neighborhood meeting place, for neighborhood, community, and environmental groups to meet and work.

We urge the **Board** of Supervisors to take environmental and community-minded action to designate "The Pleasure Point Roadhouse" **as** a historical structure, and to instigate a process to purchase the site for future use **as** a public park.

For the oceans, waves, and beaches,



Jim Littlefield
For The Santa Cruz Chapter of the **Surfrider** Foundation



Protect and Preserve

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The Pleasure Point Night Fighters, Calls upon the Supervisors of ~~the~~ County of **Santa Cruz** to list the "Pleasure Point Roadhouse" at 2-3905 East Cliff, as a **Historic** Resource of NR-5, ~~The~~ "Roadhouse" is built on land once a part of Rancho Rodeo.

Hinn, who brought ~~the~~ narrow gage Rail to **Santa Cruz** and developed ~~Capitola~~, owned this ~~property~~.

Henchy, who had a saloon in **San Francisco**, bought a portion of Hinn's property and built this Craftsman style ~~house~~, The natural setting and the Oriental Flair on the rafters and ~~the~~ domers, ~~show this to~~ be a house of distinction when it was built.

It is a part our architectural heritage ~~that~~ lead to the shingled homes of ~~Maybeck~~, Morgan and **Green** and Green ~~the~~ quality of materials, 1st growth redwood, and workmanship are of aesthetic interest and value.

The Peterson's traded their Grape Ranch ~~for~~ this property in **1920's** they added the **cottages** and opened the **Cozy Cottages** Resort. They add one of the first Gas Stations along ~~the~~ **Coast** to serve the Tourist trade.

The ~~Peterson's~~ sold to Nausland, who **told** them she ~~understood~~ that the land was in the Coastal zone and would not be **able to** be ~~developed~~ further.

She ~~stated~~ that she planed **to** preserve the property and rent ~~the~~ **rooms***.

This seems to be what she did until 2007 when the County looks at adding it to ~~the~~ **Historic Resource** list

*According to Ron Peterson



7

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The Roadhouse was on ~~the~~ Pleasure Point Bicycle Race T-Shirt in 1980 and is considered an icon for Pleasure Point.

The Roadhouse ~~contributes to the~~ historic, cultural and architectural heritage of **Santa Cruz** County.

It contributes ~~to~~ the sense of time and place, and historical development of ~~the~~ Pleasure Point.

Without the NR-5 ~~listing~~ it is endangered by ~~loss,~~ alteration, or destruction, as the owners evicted ~~the~~ tenants on April 15, 2007, leaving it unattended ~~after~~ more than 100 years.

It is beneficial to ~~the~~ public interests as significant reminder of past ~~eras.~~

It is an example of ~~the~~ physical surroundings of past generations.

It helps ~~to~~ foster civic awareness and pride in the rich diversity of the County's heritage.

It is a community resource for present and future generations.

The preservation of ~~the~~ Roadhouse will continue ~~to~~ enhance the County's attraction to visitors through ~~protection~~ of this historic resource that contributes greatly to Pleasure Point's unique character.

The Pleasure Point Night Fighters join with the neighbors, business community, and environmental organizations in calling for the Pleasure Point Roadhouse ~~to~~ be listed as a Historic Resource NR-5.

We further encourage the County to ~~save~~ the **property** as a **Park** Site and pay Nausland's Trust the ~~fair~~ market value and allow them to find another property to develop in a timely manner.

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The County can then protect the property from demolition by neglect and perform the deferred maintenance to bring this property back to its former glory and use it for the public good.

Sited reference

Historic Resource; Any structure, object, site, property, or district which has a special historical, archaeological, cultural or **aesthetic** interest or value as part of the development, heritage, or **cultural** characteristics of the County,

Historic Resource Preservation Plan:

Historic Resources Inventory which may include historic structures, and districts which contribute to the historic, cultural and architectural heritage of Santa Cruz County.

Historic Structure contributes to the sense of time and place, and/or historical development of the district.

Following are references from the County Code supporting the preservation of historic resources
16.42.010 Purpose.

The Board of Supervisors of **Santa** County hereby finds and declares as follows:

- (a) Within the County of Santa Cruz there presently **exist** numerous **historic** structures, objects, sites, and areas of historic, cultural, architectural, engineering, or **aesthetic** significance, importance, and value;



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(b) Said ~~sites~~ and structures are endangered by loss, alteration, or destruction;

(c) **Preservation** of such sites and structures as community resources for present and future generations requires a comprehensive program;

(d) It is beneficial to the public interests are, significant reminders of past ~~eras~~,

(e) County General Plan includes historic resources; protect historic structures, objects, sites and districts

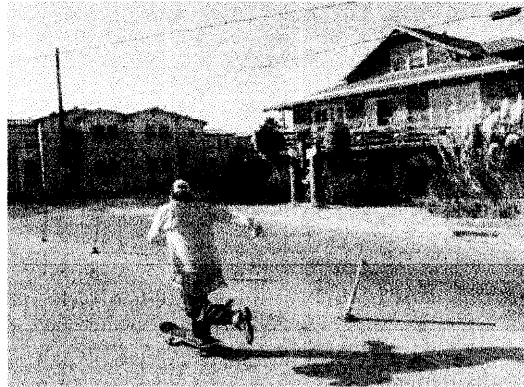
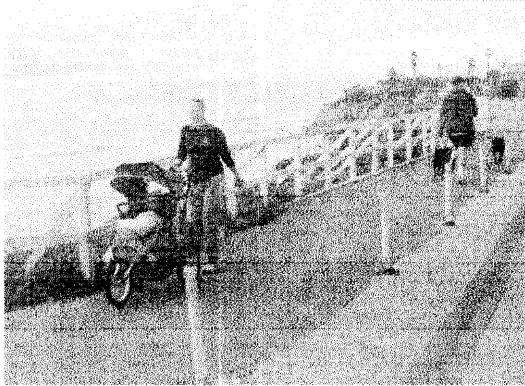
1. Implement ~~the~~ General Plan historic resources policies to designate, preserve, protect, enhance, and perpetuate ~~those~~ historic structures, districts and sites which contribute to the cultural benefit of Santa County, and to provide for this, and future generations, examples of ~~the~~ physical surroundings of past generations; 2 Foster civic awareness and pride in the rich diversity of the County's **heritage**; 3. Protect and enhance the County's historic structures, **objects**, sites and districts as a physical record of its heritage; 4. Enhance property values and the stability of ~~the~~ neighborhoods and areas in the County; 5. Enhance ~~the~~ County's attraction to visitors through protection of the historic resources that constitute much of the County's unique character. 6. Encourage **preservation** of ~~the~~ knowledge of the past establishes the County's Historic Resources Inventory shall apply to all historic resources A resolution of the **Board** of Supervisors establishing ~~the~~ historical **resources** designation of a structure, **object**, site, property, or district which has a special historical, archaeological, cultural or aesthetic interest or value as part of the development, heritage, or cultural characteristics of the County,

Implementation Proposals

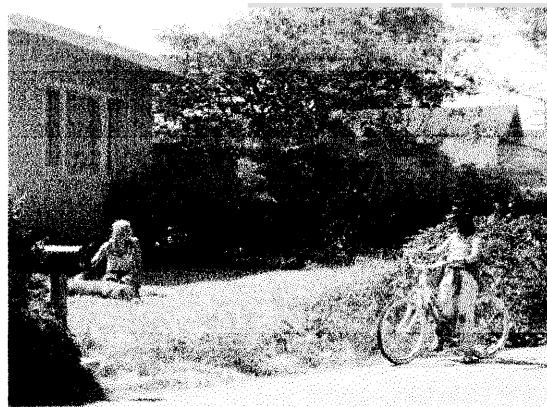
- (D6) Encourage the development of environmentally sensitive drainage and infrastructure solutions.
- (D7) Evaluate the potential for acquisition of properties with a park site designation, and the Roadhouse property on East Cliff Drive.

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Age Diversity: Pleasure Point is a diverse neighborhood that appeals to residents of all ages. Young teenagers on bikes and skateboards pass by elders walking their dogs. Pleasure Point's ability to attract residents of such varied lifestyles is a testament to its character and amenities and is a notable asset itself. (Photos below of residents of all ages throughout Pleasure Point).



Family-friendly Sense of Community: The neighborhood streets serve as the community's living room. Because most streets do not allow through-traffic, many of them can accommodate basketball games, children on bikes, and spontaneous encounters with neighbors. The long history of community service by the Pleasure Point Night Fighters and Pack Your Trash efforts (see bottom left) is further evidence of the area's strong community. These types of interactions are becoming less common in American cities nationwide and have been identified as desirable assets within Pleasure Point.



Existing Conditions Summary

Apparent **Rise** in Vacation Homes: As Pleasure Point becomes more desirable for vacationers, more conflicts between residents and tourists are likely to occur given their differences in lifestyle, schedules and the transient nature of the growing population. Year-round residents are not eager to live on a block where many or all other homes are unoccupied during the majority of the year, due to safety concerns and how it detracts from the community. In addition, seasonal/short term rentals can result in neighbor disturbing activities/parties, as well as impacts on available parking and smooth circulation in the tourist season. (Photo of vacation rental home to the right).



Lack of a Central Community Gathering Space: Although Pleasure Point has unparalleled access to natural resources, there is no indoor gathering space to serve as the community's center. The new Live Oak Public Library, the Roadhouse (below left), or the Seventh Day Adventist Conference Center's Multi-Purpose Room (below right) and their smaller Social Hall could be considered to hold community events or foster community organizations (although there is no indication that the owners of the latter two privately-owned facilities have any interest in this).



CBD BOSMAIL

From: CBD BOSMAIL
Sent: Saturday, November 17, 2007 9:51 PM
To: CBD BOSMAIL
Subject: Agenda Comments

Meeting Date : 11/20/2007

Item Number : 55

Name : People for the Preservation of Pleasure Point

Email : saveroadhouse@gmail.com

Address : Not Supplied

Phone : Not Supplied

Comments :

Pleasure Point roadhouse

From Wikipedia, the free encyclopedia

http://en.wikipedia.org/wiki/Pleasure-Point_roadhouse

go to the site above to see pictures and find more links to relevant material

The Pleasure Point Roadhouse is a historic building on the Monterey Bay, located at 2-3905 East Cliff Dr., 95062 in Santa Cruz County, California.

Contents

- * 1 Henchy
- * 2 Henchy home
- * 3 Arts and crafts influence
- * 4 Arts and crafts features
- * 5 Architect
- * 6 Houghton
- * 7 Pogonip
- * 8 Esty
- * 9 History of ownership
- * 10 Effort for historic listing
- * 11 References
- * 12 External Links

Henchy

The house was built between 1902 and 1904 by a former San Francisco saloon owner named John J. Henchy

He bought the land that now spans 38th Ave. to 41st Ave. on the coast of Pleasure point, santa cruz, California. Henchy built his home on the property he bought from N E Neary, thus acquiring a natural view of the cove and Monterey Bay.

He built his home in a trapezoidal form that aligned with East Cliff Dr. The second story living area and master bedroom have great ocean views. A long enclosed light-filled gallery wrap around the east and south sides of the main floor and create a sun porch. The front deck affords an expansive ocean view.

The dining room opens off the living room and is adjacent to the kitchen. The kitchen opens into the windowed breakfast area with views to the natural setting and mountain views behind.

Breakfast room off kitchen

11/19/2007

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Bath tub in bathroom next to fire place

The wood panelled attic room with its hardwood floors and windows taking advantage of the natural, wooded ocean setting was used as the reading room.

His large Shingle sided house and drive through Carriage house were the first large impressive buildings in this area.

Arts and crafts influence

It has many elements derived from the Early Craftsman Style thinking.

Although the A&C philosophy focused on "revolution through art," its principles were formed by a set a great overarching values:

- * Find joy in work
- * Create objects that are not only well-designed, but affordable to everyone
- * Live simply
- * Stay connected to nature
- * Maintain integrity of "place"

These ideals were expressed in artistic endeavors through hand-crafted objects, an uncluttered style of home decor, landscape art that was actually created on-site outdoors, and homes that were built of local materials and fit the landscape.

Bungalows that best exemplified the Movement's philosophy were well crafted, and used materials left as close as possible to their natural state. Cobblestones were used in foundations and broad chimneys

while the rest of the home was constructed of wood or shingles in a natural shade of brown.

The long pitched roof displayed exposed rafters or braces along its wide eaves and there was an abundance of outdoor space consisting of a broad front porch as well as a rear patio with a pergola.

The front door opened directly into the living room, which in turn connected to the dining room. Often, the two rooms were separated only by a half wall.

As in all Arts and Crafts-style homes, the fireplace was a prominent feature and special attention was paid to the location and construction of the hearth. Like the rest of the house, the fireplace was to be utilitarian and was built of local stone or clinker brick, but in more affluent homes the fireplace would sometimes be embellished with decorative tiles and mantles.

-Ken Lonsinger

Arts and crafts features

The Roadhouse pre-dates the American Craftsman style, yet contains many of the elements that are found in it.

From the flared "Oriental" eaves, to the "clinker" brick fireplace. The use of natural redwood shingles and the windows to take in the light and warmth. The interior wainscoting and the hardwood floors which were covered with oriental rugs. The placement of the house and its longer western wall, take advantage of the natural oceans setting. The placement above a natural cove that was accessed by stairs to the beach below.

The Roadhouse maybe the trend setter that led to the Craftsman shingle style/Berkeley style, made well known by Julia Morgan, Bernard Maybeck and Greene and Greene. It reflects many of the concepts found in The Simple Home, Charles Keeler, 1906, a great influence on the Craftsman School.

11/19/2007

Architect

This century old home, with the visual clues and the proximity of this site to Esty/Houghton home, lead historians to believe that is an L D Esty home. (see Ross)

His Pogonip Clubhouse is on the National Register of Historic Places.

Houghton

Esty's father-in-law A D Houghton, was architect and engineer for J D Rockefeller. Houghton's house sat on over 100 acres of land at the tip of Soquel Pt. It was noted as a beautiful home when it burned in 1915. The Roadhouse and the Houghton house have many visual similarities.

Pogonip

The Pogonip Clubhouse and the Roadhouse also have many similarities. Both are Brown Shingle construction in Natural settings. Very striking is the visual connection between the back of the Clubhouse and the side of the Roadhouse.

Esty

L D Esty went on, in 1931, to work with C J Ryland. A former employee of Julia Morgan. Esty also rebuilt the Santa Cruz Mission and the City Halls in Santa Cruz and Monterey. Many other significant local buildings were built by this local California Architect.

Whoever the Architect was, if not L D Esty or Houghton, the Roadhouse is a great example of the Arts and Crafts thinking of its day. A great home for a successful businessman, Henchy, who developed this area of Soquel/Pleasure Point.

History of ownership

It was owned and occupied by a number of locally successful families.

1902 Henchy

1908 N Neary

1921 J Menzel

1926 Anton V Peterson Built the gas station, store and Cosy Cottage Resort. The property still has the integrity of the tourist cabins that served the coastal area.

1971 Liela Naslund of Los Gatos bought the property. She removed the gas station and store. She rented the rooms and cottages and kept an apartment on the lower back floor.

Effort for historic listing

2007 The county in updating historic property inventory had the Roadhouse nominated by the Live Oak History group as one of its highest priority for listing.

Many unpaid local historians have called for the listing of NR-5 for this site.

2007 The owners daughters gave the tenants 60 days to vacate and fenced the property with chain link and barbed wire. They hired an attorney and an historian, Anthony Kirk, to challenge the Historic designation.

11/19/2007

The County of Santa Cruz is considering it as a park

References

Sources

Ross Gibson HISTORIC SIGNIFICANCE OF THE PLEASURE POINT ROADHOUSE, 2007 2007 DPR for 2-3905 East Cliff Dr., Santa Cruz, Ca 95062

Norm Poltevan 2007 research for History Journal

Carol Swift 2007 DPR for 2-3905 East Cliff Dr., Santa Cruz, Ca 95062

Links

Pleasure Point Roadhouse article in National Preservation Trust online
http://www.nationaltrust.org/Magazine/archives/arc_news_2007/021407.htm

Phil Reader <http://www.mcpost.com/article.php?id=295>

It has been nominated to be listed as a Cultural Resource. [9]

National Trust Magazine: Santa Cruz Considers Landmarking 1902 Saloon [[10]]

The County of Santa Cruz is considering it as a park site.[11]

In 2006, it became the focal point in a local debate over property rights, eminent domain and historic preservation. [12]

In 2007, while being consider for listing, the long term renters were evicted by the absentee landlords and the property became off limits to the public. [13]

References to County record at links found on ipetitions.com/petition/saveroadhouse/

Craftsman Perspective <http://www.crafismanperspective.com/>

CBD BOSMAIL

From: CBD BOSMAIL
Sent: Tuesday, November 20, 2007 8:20 AM
To: CBD BOSMAIL
Subject: Agenda Comments

Meeting Date : 11/20/2007

Item Number : 55

Name : Peter Pethoe

Email : ppethoe@ix.netcom.com

Address : 424 Escalona Dr.,
Santa Cruz, CA 95060

Phone : 427-3609

Comments :

Dear Board of Supervisors,

Your own Santa Cruz County Code defines the Roadhouse property suitable for historic protection since this site fulfills nearly all of the criteria in the following section:

16.42.010 Purpose.

The Board of Supervisors of Santa Cruz County hereby finds and declares as follows:

- (a) Within the County of Santa Cruz there presently exists numerous historic structures, objects, sites, and areas of historic, cultural, architectural, engineering, or aesthetic significance, importance, and value;
- (b) Said sites and structures are endangered by loss, alteration, or destruction;
- (c) Preservation of such sites and structures as community resources for present and future generations requires a comprehensive program;
- (d) It is beneficial to the public interests and welfare to preserve and protect sites, structures, objects and areas that are significant reminders of past eras, events, and persons important in local, state, or national history, or are significant architectural styles of the past, or have particular aesthetic value;
- (e) The County General Plan includes historic resources policies with an objective to protect historic structures, objects, sites and districts in the unincorporated portion of the County;
- (f) The purpose of this chapter is, therefore, to:
 1. Implement the General Plan historic resources policies to designate, preserve, protect, enhance, and perpetuate those historic structures, districts and sites which contribute to the cultural benefit of Santa Cruz County, and to provide for this, and future generations, examples of the physical surroundings of past generations;
 2. Foster civic awareness and pride in the rich diversity of the County's heritage;
 3. Protect and enhance the County's historic structures, objects, sites and districts as a physical record of its heritage;
 4. Enhance property values and the stability of the neighborhoods and areas in the County;
 5. Enhance the County's attraction to visitors through protection of the historic resources that constitute much of the County's unique character.
 6. Encourage preservation and maintenance of the cultural and historical heritage of the County for purposes of education and the fostering of the knowledge of the past. (Ord. 2493, 10/18/77; 3445, 8/23/83; 3930, 6/28/88)