



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

April 26, 2007

AGENDA DATE: May 15,2007

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

SUBJECT: DEFERRAL OF CONTINUED PUBLIC HEARING REGARDING THE POTENTIAL HISTORIC DESIGNATION OF CERTAIN PROPERTIES IN LIVE OAK

Members of the Board:

This past March your Board continued consideration of four properties until May 15, 2007, to allow the owners of those properties to prepare their own evaluations of their properties' historic significance.

The evaluations will not be completed in time for staff to forward them to the County's consultant for review and comment and for staff to prepare a recommendation for your Board's May 15 meeting. Because of this, additional time is needed. Given that your Board has budget hearings in June and does not meet in July, an August meeting would be an appropriate time to consider the remaining properties. Specifically, we are recommending that this item come back before your Board for final consideration on August 14, 2007.

To accomplish this, the owners will have to provide staff with the evaluations no later than July 2, 2007. This is necessary so that we can forward the evaluations to the County's consultant for review and comment and then incorporate the consultant's comments into our letter for your Board's August 14, 2007 meeting.

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

1. Defer consideration of these properties until your Board's meeting of August 14,2007; and
2. Direct staff to inform the owners that they are required to provide staff with their evaluations no later than 5:00 p.m. on July 2, 2007, and that no further extensions of time will be granted.

Sincerely,

Tom Burns
Planning Director

RECOMMENDED

SUSAN A MAURIELLO
County Administrative Officer

cc: Property owners
CIRCA
Elizabeth Schilling

ATTORNEYS

COMSTOCK, THOMPSON, KONTZ & BRENNER

A PARTNERSHIP INCLUDING A PROFESSIONAL CORPORATION

AUSTIN B. COMSTOCK¹
JAMES C THOMPSON*
THORNTON KONTZ
LAWRENCE M. BRENNER

340 SOQUEL AVENUE, SUITE 205
SANTA CRUZ, CALIFORNIA 95062

OF COUNSEL
THOMAS R. SHANLE

(831) 427-2727
FAX 458-1165

NATHAN C. BENJAMIN

(*JAMES C THOMPSON P.C.)
†prutrock@suncitylaw.com

April 18, 2007

Jan Beautz, Chair
Board of Supervisors
701 Ocean Street
Santa Cruz, CA 95060

Re: 2-3905 E. Cliff Drive
APN 032-181-08
Hearing: May 15, 2007

Chairperson Beautz:

I write on behalf of the owners of the captioned property to supplement the record in opposition to reclassifying it as part of the Historical Resource Inventory (County Ordinance 16.42.080).

Enclosed are petitions signed by 80 residents, many of them homeowners within the Live Oak/Pleasure Point area, gathered in support of the owners' right to make lawful use of their property. The preamble in these documents referencing "dry-rotted, insect infested structures," relates to information contained in previously submitted reports from Antique Termite, Inc. (January 26, 2007) and Criterium-Decker Engineers (February 7, 2007).

Enclosed is a bid from K C Customs, Inc., to make all repairs and upgrades required for current code compliance at a cost ranging from \$1,965,600 to \$2,150,100.

The current ownership of this property traces to 1971, and on the owners' behalf I request that all efforts to seek a common ground be made to avoid further unpleasantness in the community. These efforts should include exploration of possibilities within the existing law. We ask that you call for an inspection of the property now that all residents have vacated. Since we earnestly believe the site has no historic connection within the meaning of the County Ordinance, reconciliation ought to be a reasonable goal.

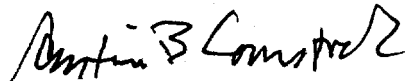
Finally, the owners urge that the current record lacks compliance with the requirements under County Ordinance 16.42.080, subparagraph (b) of which mandates a completed California Department of Parks and Recreation Historical Inventory Form to document the historic and architectural values of the property. As you know, the property has long been

Jan Beutz
Re: Pleasure Point Roadhouse
April 18, 2007
Page Two

designated in the NR6 category, and changes under subparagraph (f) must be based on “new conditions of improvements to the architectural integrity and condition of the structure.”

We **look** forward to further discussions.

Yours truly,


Austin B. Comstock

ABC:ss
copy: Supervisor Ellen Pirie ✓
Supervisor Neal Coonerty
Supervisor Tony Campos
Supervisor **Mark** Stone
Tom Burns, Planning Director
County Counsel
Clients

I live in the Pleasure Point neighborhood, Live Oak neighborhood, or elsewhere in Santa Cruz County. I support the owners of the property located at 23905 East Cliff Drive, Santa Cruz, CA 95062 Apr 032-181-08 (known as the roadhouse), in their right to make lawful use of their property and their right to develop their property within existing zoning laws. I also support their right to remove old, dry-rotted, insect infested structures from their property.

Edwin Mabie Edwin Mabie 500 Oak Drive, Capitola, Ca 95010
Name Signature Address

BRET GRIPENSTRAW Bret G 380 5th AVE SANTA CRUZ CA
Name Signature Address

DAVE SOSELYN Dave Soselyn 2708 LAFAYETTE ST. SOQUEL 95073
Name Signature Address

Andrew Manz Andrew Manz 401 More Dr. Boulder Creek, CA 95004
Name Signature Address

ERIC MALMBERG Eric M 1866 JENNIFER DR APTOS, CA 95003
Name Signature Address

CRAIG FRENCH Craig French 106 LAWN WALK, CAPITOLA
Name Signature Address

Mimi French Mimi French
Name Signature Address

RAY PINGREE Ray P 1265 SUSAN LN SC. 95062
Name Signature Address

Rob Frank Rob Frank 234 ALTA AVE SC 95060
Name Signature Address

WILLIAM SWINTON William Swinton 23515 E CLIFF DR 95062
Name Signature Address

Name Signature Address

Name Signature Address

Name Signature Address

Name Signature Address

Name Signature Address

Name Signature Address

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Name: Jessan C. SNYDER Signature [Signature]
Address: 2-3645 E Cliff Dr. Santa Cruz CA 95062
e-mail: — phone ---

Comments: Place a bronze plaque there if the county thinks the site is "historical". Let the owners use their property within the existing laws.

Name: Carol Duross Signature [Signature]
Address: 2-3645 E Cliff Dr
e-mail: — phone —

Comments: Leave the protesters owners alone

Name: Thomas Farley Signature [Signature]
Address: — 36th Ave
e-mail: — phone —
Comments: —

Name: HUAN KEPHART Signature [Signature]
Address: 330 36TH Ave
e-mail: — phone 476-0706
Comments: I believe in property rights

Name: Bon Bays Signature [Signature]
Address: 23651 GSI/CLA
e-mail: — phone 419 4000
Comments: —

I live in the Pleasure Point neighborhood, Live Oak neighborhood, or in Santa Cruz County. I **support** the owners of the property located at 23905 East Cliff Drive, Santa Cruz, CA 95062 Apn 032-181-08 (known as the roadhouse), in their right to **make** lawful **use** of their **property** and their right to develop their property within existing zoning **laws**. I also support their right to remove old, dry-rotted, insect infested structures from their property.

Name: Randy Woosley Signature Randy Woosley
 Address: 664 37th Ave
 e-mail: _____ phone 477-3133
 Comments: _____

Name: Melissa Mendes Campos Signature Melissa Mendes Campos
 Address: 700 37th Ave
 e-mail: _____ phone _____
 Comments: _____

Name: Theresa Bradley Signature Theresa Bradley
 Address: 638 37th Ave
 e-mail: _____ phone 831-600-7061
 Comments: _____

Name: Mary Beth Duncan Signature Mary Beth Duncan
 Address: 605 37th Ave
 e-mail: _____ phone 831-462-3963
 Comments: _____

Name: Maria Partida Signature Maria Partida
 Address: 1801 Portola Dr
 e-mail: _____ phone (831) 464-3609

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Name: Webster Trask Signature Webster Trask
Address: 3900 Bienville Ln Apt #C
e-mail: _____ phone 831-325-3988
Comments: _____

Name: WAYNE PETERSEN Signature W. Petersen
Address: 675 38th Av
e-mail: _____ phone 475-9632
Comments: Make it nice!

Name: Nancy Port-Green Signature Nancy Port-Green
Address: 4375 Nicker U Sausal
e-mail: _____ phone 402-5148
Comments: _____

Name: Julie G Hooz Signature Julie G Hooz
Address: 4835 Bain Ave Santa Cruz CA 95062
e-mail: _____ phone _____
Comments: _____

Name: Amy McKeever Signature Amy McKeever
Address: 4400 35th Ave
e-mail: amy@pmckeever phone 325 7722

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Name: Gloria J. Lorenzo ^{GLORIA J. LORENZO} Signature Gloria J. Lorenzo
Address: 585-36th AVE
e-mail: GLORLOR33@COMCAST.NET phone 831-475-9783
Comments: _____

Name: Deborah Chew Davis Signature Deborah Chew Davis
Address: 545 38th AVE SANTA CRUZ CA 95062
e-mail: _____ phone 831-4751674
Comments: _____

Name: P Brady Signature P Brady
Address: 516 Hampstead Way SC 95062
e-mail: _____ phone _____
Comments: _____

Name: John Davis Signature John
Address: 545 38th AVE
e-mail: _____ phone 831-475-1674
Comments: _____

Name: Brock Stephen Signature Brock Steph
Address: 3850 Bramble Ln. #C
e-mail: _____ phone 831-479-0309

I live in the Pleasure Point neighborhood, Live Oak neighborhood, or in Santa Cruz County. I support the owners of the property located at 23905 East Cliff Drive, Santa Cruz, CA 95062 Apn 032-181-08 (known as the roadhouse), in their right to make lawful use of their property and their right to develop their property within existing zoning laws. I also support their right to remove old, dry-rotted, insect infested structures from their property.

Name: Noah Best Signature [Signature]
Address: 215 Adriene Way
e-mail: nbest@ucsc.edu phone 831 476-4636
Comments: _____

Name: DAVID SKOMSVOLD Signature [Signature]
Address: 310 WINDHAM ST. APT. A
e-mail: _____ phone 927-2588
Comments: _____

Name: KATHLEEN L. SKOMSVOLD Signature [Signature]
Address: 310 WINDHAM ST., APT. A SANTA CRUZ 95062
e-mail: _____ phone _____
Comments: _____

Name: Jean H. Jani Michael E Jani Signature [Signature]
Address: 535 38th Ave SL. 95062
e-mail: _____ phone _____
Comments: _____

Name: Amber DeYoung Signature [Signature]
Address: 5019th Wilder Dr, Soquel 95473
e-mail: _____ phone _____

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CHRISTOPHER EZZELL Christopher Ezzell 714 FREEMAN Ct. SANTA CRUZ CA 95062
 Name Signature Address

HOPE NICORA Hope Nicora 714 Freeman Ct. Santa Cruz 95062
 Name Signature Address

JASWAL HOZ Jaswal Hoz 4235 BARN Ave, S.C.
 Name Signature Address

Ed Crouath Ed Crouath 7179 Viewpoint Rd, Aptos 95003
 Name Signature Address

Gundy Gha W Gundy Gha W 736 37th Ave SC CA 95062
 Name Signature Address

KEVIN MCKEON Kevin McKee 440 35th Ave CA 95062
 Name Signature Address

RAPHA HEADRICK Rapha Headrick 152 25th Ave SC. 95062
 Name Signature Address

Mary Vanderhoof Mary Vanderhoof 152 25th Ave SC 95062
 Name Signature Address

JOTHAN FISHER SMITH Jothan Fisher Smith 354 Baker St. Santa Cruz
 Name Signature Address

JERRY ARNAUD Jerry Arnaud 3713 MOANA Way S.C.
 Name Signature Address

Jeanne Ryan Jeanne Ryan 2750 Wynn St. S. Cruz
 Name Signature Address

Al Baggett Al Baggett 2881 Chesterfield Dr
 Name Signature Address


Robert Jose R. ILSE 354 Tony's Ct
 Name Signature Address

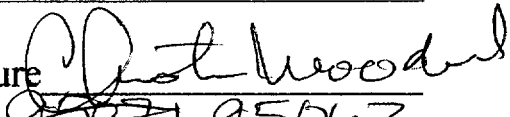
JAMES UFFER James Uffer 151 30th Ave
 Name Signature Address

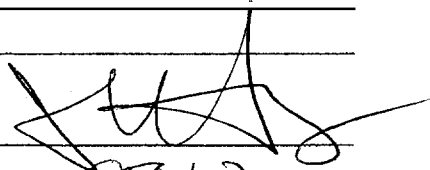
TIM McTIGHE Tim McTighe 4320 UONA DR SANTA CRUZ
 Name Signature Address

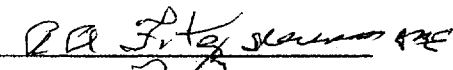
Tiffany Sauré Tiffany Sauré 3019 Arlington Dr. Aptos
 Name Signature Address

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Name: MATT DINI Signature 
Address: 425 Larch Lane
e-mail: matt dini@sbcglobal.net phone 831-464-8547
Comments: DON'T ROB OWNERS OF THEIR RIGHT TO MAKE A PROFIT.

Name: Christine Woodard Signature 
Address: 444 38th Ave phone 408 95062
e-mail: chris@thefoodbank.org phone 475-2309
Comments: _____

Name: Jean-Francois Signature 
Address: 101 Key Ct Santa Cruz Ca. 95062
e-mail: jeanfr@sbcglobal.net phone 405-9704
Comments: It's theirs - private property
means they decide

Name: RA Fitzgibbon Signature 
Address: 2926 PLEASURE POINT DR
e-mail: _____ phone 475-3053
Comments: _____

Name: _____ Signature _____
Address: _____
e-mail: _____ phone _____

Comments: _____

Name: Elizabeth Avillar Signature [Signature]
 Address: 1090 Alota Ave
 e-mail: Elizabeth@isvamaorganics.com phone 831 479-9514
 Comments: _____

Name: Curt Kierat Signature [Signature]
 Address: 3309 MAIN ST SOQUEL CA
 e-mail: PeoplesCoffee@comcast.net phone 831-475-1604
 Comments: _____

Name: MARILYN TOOKER Signature [Signature]
 Address: PO BOX 577 Soquel Ca 95073
 e-mail: _____ phone 831-476-6678
 Comments: _____

Name: Pam ROBERT Signature [Signature]
 Address: 605 35TH AVE
 e-mail: pamc@rcrc.com phone 831-475-5333
 Comments: _____

Name: Michael Keel Signature [Signature]
 Address: 3040 AMY AVE PL
 e-mail: NikoKeel627@yahoo.com phone 831-464-2738
 Comments: Keep HeritAC Property

05

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PEDRO SAUCES R.		3019 Arlington DR APTOS CA.
JULIA JANI		535 38th Ave SC CA
TARA HERD		2900 Rosedale Ave Siquel CA
Sean Hennessy		535 38th Ave SC CA
ELI ROE		23905 FLORAL CT SC CA
James Roberts		2-1537 E. CLIFF DR
Richard NOVAK		502 Riverbend Dr Capitola
KEN IGNATOWICZ		4445 NOVA DR SANTA CRUZ
Steve Temme		505 38th Ave, Santa Cruz CA 95062
Keven Cook		218 Myrtle St, Santa Cruz
Robert T. Whittle		3867 Floral Ct Santa Cruz 95062
Name	Signature	Address
Name	Signature	Address
Name	Signature	Address
Name	Signature	Address
Name	Signature	Address

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DAN ROBERT HEISER *[Signature]* 325 34TH AVE Santa Cruz

Name Signature Address

William Rumpals *[Signature]* 599 35th Ave, Santa Cruz, Ca

Name Signature Address

[Signature] Karen Ostermeier 355 35th Ave. SC 95062

Name Signature Address

Name Signature Address

Name Signature Address

Name Signature Address

Name Signature Address

Name Signature Address

Name Signature Address

Name Signature Address

Name Signature Address

Name Signature Address

Name Signature Address

Name Signature Address

Name Signature Address

Name Signature Address

Name: Betty Deming Signature Betty Deming
Address: 273051 E. Cliff Dr Santa Cruz
e-mail: sitea@aol.com phone _____
Comments: _____

Name: _____ Signature _____
Address: _____
e-mail: _____ phone _____
Comments: _____

Name: _____ Signature _____
Address: _____
e-mail: _____ phone _____
Comments: _____

Name: _____ Signature _____
Address: _____
e-mail: _____ phone _____
Comments: _____

Name: _____ Signature _____
Address: _____
e-mail: _____ phone _____
Comments: _____

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I live in the Pleasure Point, Live Oak, Santa Cruz area. I support the owners of the property located at 23905 East Cliff, Santa Cruz, CA 95062 Apn 032-181-08 (known as the roadhouse), in their right to make lawful use of their **property** and their right to develop their **property** within existing zoning laws. I also **support** their right to remove old, dry-rotted, insect infested structures from their **property**.

Name Geoffrey Smith Signature *Geoffrey Smith*
Address: 221 Spring View Road
P.O. Box 1235 Residence 221 La Selva Beach Apt
Aptos, CA 95001-1235 La Selva Beach
Santa Cruz County resident since 1957 95076
Email geoffsmith@aol.com phone 831-728-2074

Comments:

I have lived in the Pleasure Point area for 5 years and
have frequented Pleasure Point since 1961, this property
and structure have no meaning to me. A comparison of
this structure to a lighthouse at Steamers Lane is inappropriate
and non-comparable. I have been an active surfer at Pleasure
Point since 1961, and I have never heard of this property
Name being referred to as the "Roadhouse". Signature *Geoff*

Address:

Email _____ phone _____

Comments:

I live in the Pleasure Point, Live Oak, **Santa Cruz** area. I **support** the owners of the property located at 23905 East Cliff, **Santa Cruz, CA 95062** Apn 032-181-08 (known as the roadhouse), in their right **tu make** lawful use of **their property** and their right to develop their **property** within **existing zoning laws**. I also **support** their right to remove old, dry-rotted, insect infested structures from their property.

Name Jelen Elizabeth Roetz Signature Jelen E. Roetz

Address: 604 Townsend Dr, Aptos. CA 95005

Email jbetsy@crzr.com phone 831-662-3202

Comments:

The building at 23905 East Cliff is romantic
but a wreck - At this point it is truly
beyond repair and probably a hazard
to anyone occupying it.

Name _____ Signature _____

Address:

Email _____ phone _____

Comments:

I live in the Pleasure Point, Live Oak, Santa Cruz area. I **support** the owners of the property located at 23905 East Cliff, Santa Cruz, **CA** 95062 Apn 032-181-08 (known as the roadhouse), in their right to **make** lawful use of their **property** and their right to develop their property within existing zoning **laws**. I also support their right to remove old, dry-rotted, insect infested structures from their property.

Name Phyllis J. Casey Signature Phyllis J. Casey

Address:

222 Elva Dr. Aptos, CA. 95003

Email _____ phone (831) 688-6855

Comments:

Just another old structure

Name _____ Signature _____

Address:

Email _____ phone _____

Comments:

I live in the Pleasure Point, Live Oak, Santa Cruz area. I support the owners of the **property** located at 23905 East Cliff, **Santa Cruz, CA 95062 Apn 032-181-08** (known as the roadhouse), in their right **to** make lawful **use** of their **property** and their right to develop their **property** within existing **zoning** laws. I **also support** their right to remove old, dry-rotted, insect infested structures from their property.

Name Billy Smith Signature Billy Smith

Address:

36 Merkle Rd.
Watsonville CA 95076

Email qofombs@myway.com phone 831-724-2678

Comments:

Please respect our private property
rights. We have few enough.

Name Mel M. Bond Signature Mel M. Bond

Address:

215 ELVA DR, APTS CA 95063

Email _____ phone _____

Comments: NOT HISTORIC



1550 Dell Avenue, Suite C, Campbell 95008
Office: 408-385-1914 - Facsimile: 408-385-1915 - Cellular: 408-568-4680
www.kccustomsinc.com

Project: 23905 E. Cliff Drive
Santa Cruz, Ca 95060

In our review of all structural and termite reports, physical inspection of the site, main house, carriage house, and three cottages. We propose to make all repairs and code compliance recommendations to restore the structures to their historic state is based on a time and material basis. In our opinion restoring these buildings to their original historic state and livable, safe and code compliance conditions would not be cost effective, and we recommend to construct new buildings with similar historic configurations, elevations and exterior materials. The proposal based on time and material would be billed at \$105.00 per hour per man with a crew of six men. The estimated time to complete this project would be 78 to 85 weeks. The total cost based on this proposal would be 1,965,600.00 to 2,150,100.00. If you have any questions please feel free to give me a call at 408-385-1914.

Thank you,
Kevin Capps.

K.C. Customs, Inc.

1550 Dell ave suite c

Campbell, C.A. 95008

(408) 385-1914

Fax: (408) 385-1915

HOUSE CONSTRUCTION		#	GENERAL REQUIREMENTS	
CONCRETE		#		
Excavation / Trenching / Pier Holes	\$	49,500.00	Construction Trailer & Sheds	\$ 18,000.00
Lightweight Concrete			Temporary Services	
Concrete Reinforcements			Temporary Water	
Retaining Walls			Temporary Toilet	\$ 2,000.00
Foundations	\$	155,000.00	Temporary Phone	
Concrete Slabs			Temporary Power	\$ 2,500.00
Drives, Walks, & Steps	\$	56,500.00	Temporary Fencing & Tree Protection	\$ 15,000.00
Patios			Tools & Equipment Rental	
Shoring			Clean Up Rough	\$ 10,000.00
TOTAL:	\$	261,000.00	Clean Up Finish	\$ 5,000.00
			Workers Comp Insurance	
			Gen's Liability Insurance	
			Course of Construction Ins.	
CARPENTRY FINISH			Bonds	
Finish Lumber			Clean Up Labor	
Finish Carpentry	\$	65,000.00	TOTAL:	\$ 52,500.00
Finish Hardware / Allowance	\$	10,200.00		
Cabinets / Allowance	\$	78,000.00		
Wood Stairs & Rail / Allowance	\$	25,000.00		
Manrels / Allowance			Masonry	
Wood Columns			Masonry	
Interior Trim / Allowance	\$	20,000.00	Chimney & Fireplaces	\$ 12,000.00
TOTAL:	\$	198,200.00	Fireplaces Faces / Allowances	\$ 23,500.00
			Veneer / Stone Allowances	
			Exterior Columns	
			Decorator Walls	
			Retaining Walls	
			TOTAL:	\$ 35,500.00
SITE WORK-IMPROVEMENTS				
Clearing-Grub			CARPENTRY ROUGH	
			Rough Lumber	\$ 65,000.00
			TOTAL:	\$ 65,000.00

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K.C. Customs, Inc.

1550 Dell ave suite c

Campbell, C.A. 95008

(408) 385-1914

Fax: (408) 385-1915

Patio / Exterior doors		Painting & Stain / 2 Colors ONLY	\$	63,000.00
Closet Doors		Wood Flooring / Allowance	\$	38,000.00
Garage Doors / Allowance	\$	Resilient Flooring		
Metal / Vinyl Windows		Carpets & Pads / Allowance	\$	13,000.00
Wood Window / Allowance	\$	Tile Flooring / Allowance	\$	18,000.00
Weather Stripping		Tile Ctr T.p, Bck Splsh, Shwr / Allowance	\$	17,000.00
Glass & Glazing		Granite Floors Tops / Allowance	\$	16,500.00
Glass Brick		Marble Floors / Tops / Allowance		
TOTAL:	\$ 114,000.00	Laminated Counter		
		Simulated Marble		
SPECIALTIES	BID AMOUNT	Wall Coverings		
Drapes & Blinds		TOTAL:	\$	235,000.00
Toilet & Bath Accessories / Allowance	\$			BID AMOUNT
Shower Door Enclosure / Allowance	\$	MARKETING COSTS		
Mirrors / Allowance	\$	Project Signs		
Mirrored Doors		Advertising		
Furnishings		Project Promotions		
Dumb Waiters		Brocures		
Clothes Chute		Sales Office		
Mailboxes		Model Home Costs		
TOTAL:	\$ 5,900.00	Model Home Maintenance		
		TOTAL:	\$	-
SPECIAL CONSTRUCTION	BID AMOUNT			BID AMOUNT
Decks		EQUIPMENT		
Swimming Pool		Appliance / Allowance	\$	42,000.00
Sauna / Hot Tub		Solar System		
Gazebo		Garage Door Openers		
Tennis Courts		Built-In Vacuum		
		TOTAL:	\$	42,000.00



K.C. Customs, Inc.

1550 Dell ave suite c

Campbell, C.A. 95008

(408) 385-1914

Fax: (408) 385-1915

TOTAL:	\$	-		BID AMOUNT
ELECTRICAL				
Rough Finish	\$	58,000.00	Optional Interest Reserve	
Light Fixtures / Owner Supplied	\$	15,000.00	Loan Fee	
Intercoms / Stereos			Bank Inspections	
Alarm System			Other Costs & Fees	
Cable/Phone			Title Insurance & Closing Costs	
Home Management System			TOTAL:	\$ -
Misc. Construction Costs			MECHANICAL	
Construction Contingency			Plumbing System	\$ 62,000.00
TOTAL:	\$	73,000.00	Plumbing Fixtures Trim / Allowance	\$ 34,500.00
CONSTRUCTION COSTS				
			Roof Drainage	
Supervision	\$	85,000.00	Fire Extinguish System	\$ 28,500.00
Overhead	\$	85,000.00	Heat / Air Conditioning	\$ 41,000.00
Profit	\$	85,000.00	IVVAC Controls	
TOTAL:	\$	255,000.00	TOTAL:	\$ 166,000.00
SUMMARY				
Land & Fees	\$	63,500.00		
Professionals	\$	85,000.00		
General Requirements	\$	52,500.00		
Site Work Improvements	\$	166,000.00		

259

K.C. Customs, Inc.

1550 Dell ave suite c
Campbell, C.A. 95008

(408) 385-1914

Fax: (408) 385-1915

House Construction	\$	1,783,100.00		
Marketing Costs	\$	-		
Financing Costs	\$	-		
TOTAL PROJECT COST:	\$	2,150,100.00		
OWNERS				
			DATE:	
X			DATE:	
CONTRACTOR				
X			DATE:	

65

Norman Poitevin
1505 Brommer St.
Santa Cruz, CA 95062

May 5, 2007

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

SUBJECT: 330 9TH Ave


I wish to add historical information on this site.

If you examine the attached photograph, you will see that the building is composed of three small attached buildings. The outer two are identical, each with a front door. This Twin Lakes cottage was "erected" as "twin cottages" by Walter Scheib in May of 1923.¹² In July of 1925, Walter sold the cottage¹³ to the Atwood family of San Francisco who used it as a summer residence until 1955.¹⁴

The San Francisco Earthquake of 1906 left a quarter of a million people homeless. Many of the homeless were housed in Army tents and then moved into shacks that were built in parks and open space. These shacks were one room affairs without toilets or kitchens as the camps had central facilities. The occupants were charged \$2 per month and when \$50 was paid the new owners were expected to move their shack to their own lot. The moving cost was \$15 to \$17 dollars with the last camp closing in 1909.¹⁵

Of the 5610 Refugee Shacks built only about 27 remain. The attached inventory by the Western Neighborhoods Project lists the Twin Lakes property on page 2. There were several models and sizes built. Also attached is some history on the cottages from the National Park Service, Presidio of San Francisco.

Dorothy Atwood who is seated on the steps in the attached 1925 picture, is still a resident of Santa Cruz County.



¹²"One Year Ago This Week," *Twin Lakes Moon*, Santa Cruz, CA, May 10, 1924, p. 2

¹³DEED, 48-493, July 1, 1925, Santa Cruz County Recorder.

¹⁴Interview, Dorothy (Atwood) Clark, August 15, 2005.

¹⁵www.nps.gov/prsf/history/1909eq/cottages.htm

1906 Refugee Shacks Remaining

To ignore your past is to betray your future.



1906 Earthquake Keruege Cottages Still Standing

This list is compiled from the shack survey Jane F. Cryan did in the 1980s and early 1990s. After looking at over a hundred structures, Jane only certified these as true survivors. This doesn't mean there aren't more cottages out there! If you think you know of one, [let us know](#).

Of 5, 10 shacks built in '906-1907 only 27 remain!



- Main
- What We Do
- Articles
- Events
- Photo Tours
- The Neighborhoods
- Sunset Richmond Lake Merced to OMI West of Twin Peaks
- The People
- The Places
- Streetwise S.W. LaBounty's history column
- Your Stories Post your own memories

Bernal Heights
164 Bocana Street (Type C)
211 Mullen Avenue (Type B)
20 Newman Street (Two Type B)
43 Carver Street (Two Type B) -- Certified by Jane Cryan on November 28, 2004
Sunset District
1227 24th Avenue (City Landmark #171, Three Type A, one Type B)
4329 - 4331 Kirkham Street (Three Type A and One Type B)
Ocean View
233 Broad Street (Type A) -- Certified by Moses Corrette, confirmed by Woody LaBounty on January 19, 2006.
74 Lobos Street (Two Type B) -- Certified by Moses Corrette on January 17, 2006.
254 Montana Street (Type B)
30 Niantic Street (Two Type A) -- Certified by Jane Cryan on March 23, 2003
Noe Valley
300 Cumberland Street (One Type A and One Type B)



Portola
252 Holyoke Street (One Type A and One Type B) -- Certified by Jane Cryan, Joe Butler and Moses Corrette November 10, 2005
Presidio
"Goldie Shacks" on Mesa Street, behind Old Post Hospital (Two Type A) These shacks were originally located at 485-34th Avenue near Geary, and were saved from demolition in 1985.
Santa Cruz, California
330 Ninth Avenue (Two Type A)



More on the Kirckham street homes and earthquake shacks in Streetwise!

Images: 1) Shack being moved out of the Precita Park Camp, 1907. Courtesy of the San Francisco History Center, San Francisco Public Library.

Contribute your own stories about western neighborhoods places!

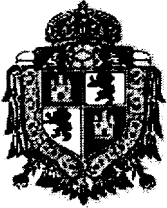
Presidio of San Francisco

National Park Service
U.S. Department of the Interior
Golden Gate National Recreation Area

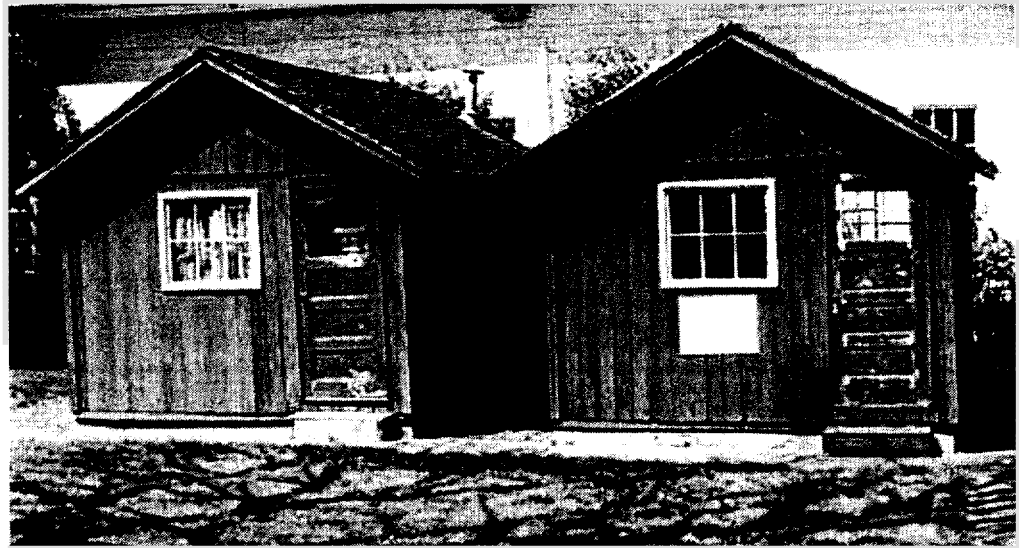
Cultural History Home

Golden Gate Home

ParkNet Home



Refugee Cottages



Two refugee cottages at the Presidio.

There are two 1906 earthquake refugee cottages located in the Presidio today behind the Post Hospital at Lincoln Boulevard and Funston Avenue. These two shacks memorialize the Presidio are originally from Camp Richmond, a large camp that comprised 24 blocks in the western area of San Francisco. The initial owners of these particular shack moved them to 34th Avenue. In 1985, the Army's 864th Engineer Battalion relocated cottages to the Presidio.

The disaster of April 18, 1906 destroyed roughly 500 city blocks and left more than a quarter of a million people homeless. As part of the relief effort, the U.S. Army established temporary refugee camps and issued provisions including tents, supplies and food rations.

Once earthquake relief efforts began, it became apparent that refugees would eventually require more substantial housing than the Army regulation tents. As early as April 27th, Army Corps of Engineers had the completed construction of temporary housing in Golden Gate Park. The eight buildings were 150 feet long and divided into compartments for family units. The elderly and those with young children were given priority to live in the barrack-like structures.

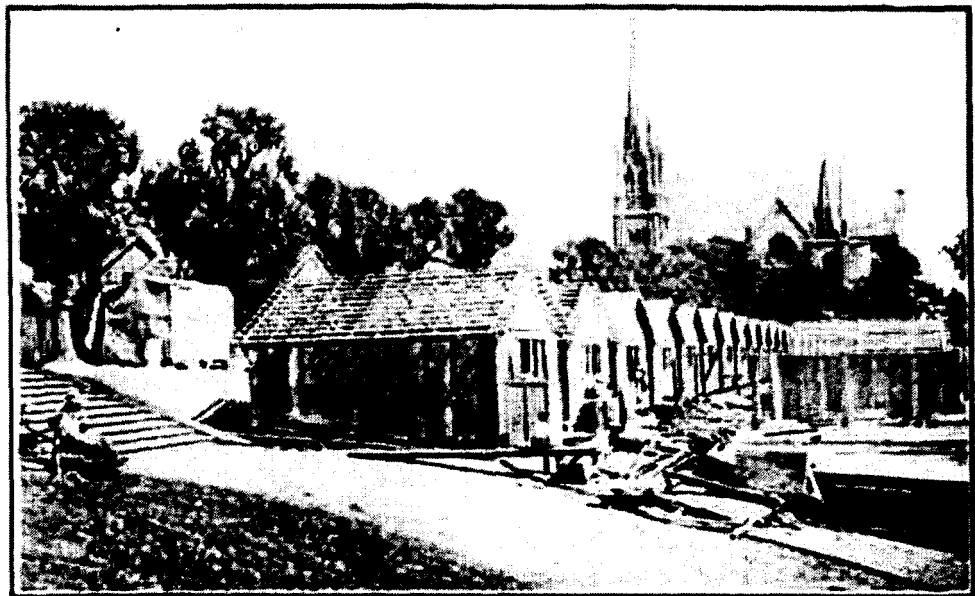
While the government-run camps provided acceptable housing for a limited time, they also represented the possibility of civilian dependence. The Citizen's Committee debated the housing issue. Some advocated temporary housing to replace the tent camps, while the majority preferred construction of a "sufficient number of permanent homes of an attractive character."

05

for all those who need to be housed." In July, the Citizen's Finance Committee reported approximately 5,000 camp families "who ordinarily pay a moderate rental, who do not own land and have not considerable savings, but who are in receipt of ordinary wages." It was for such families that the earthquake cottages were designed, built and marketed.

The earthquake shacks were built in the fall and winter of 1906-07 under a joint effort of the Department of Lands & Buildings of the San Francisco Relief Corporation, the San Francisco Park Superintendent, and the U.S. Army. The San Francisco Union Carpenters actually built the structures. Some reports note that General Greely personally contributed to the shack design based on his own hardship experiences in a remote Arctic post.

The cost to construct the four different shack types ranged from \$100 to \$741. They were constructed of redwood walls, fir floors and cedar shingled roofs; all with the exterior painted in an official "park bench green" color. Wood or coal burning stoves could be purchased and installed by the refugees. There were no toilets or kitchens, though the camps had central facilities. Rented for \$2 per month, the cabins were available to earthquake refugees based on the following priority criteria: first to those in permanent camps; second to those in tent or makeshift buildings; third to those staying in cellars and with friends; and, finally, to the San Franciscans forced to live outside the city.



Refugee Cottages in Jefferson Square.

Credit: Bob Bowen Collection

At peak occupancy, the shacks housed a total of 16,448 refugees. The cottages were built as temporary housing in public parks. However benevolent, the relief administrators were concerned with refugee behavior and dependence in the camps. San Francisco Mayor Eugene Schmitz worried "I'm only afraid these people will never want leave their new homes here. Though, as the months passed, refugees trickled out of the camps. Those remaining were truly poor, lacking alternate options. One relief evaluation noted the residents' lives were enhanced by the earthquake relief efforts; "The health of the refugees in general, it was frequently stated, was improved by the outdoor life...even in the rains of the following winter. Thousands were better off in the refugee shacks than they had previously been in poorer grade of tenements."

The city developed an ingenious plan that continued to provide housing but also guaranteed that the camps would slowly be eliminated. The tenants paid a \$2 per month rental fee that went toward the purchase of the shack. Over two years, the \$50 sales price for the cottages was paid and the new owners were required to move the shacks from the parks. The cost to move the shacks was from \$12 to \$15 and lots could be rented for \$3 to \$15 per month. These new homeowners moved over 5,300 cottages out of the camps - the last of which closed in 1909.

The refugees dispersed throughout San Francisco, along with their cottages. It is estimated that only a few as few as nineteen refugee shacks exist today within in the city. Unidentifiable, many are converted to garages or built into larger structures. The two small green cottages that now reside in the Presidio represent the struggle and achievement of the individual families that endured excessive loss, the extensive relief efforts by the military and civic authorities, and the rebirth of the entire city.

Return to 1906 Earthquake Home

Resources

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Clements, Jr., Robert M. "Reminders of 1906," *San Francisco Sunday Examiner & Chronicle*, 11 December 1977.

"Engineers Build New Dwellings for Refugees," *Presidio Weekly Clarion*, (Presidio of San Francisco), 2 1906.

Halsey, Jr., Col. Milton B., USA (Ret). Point Paper U.S. Army Activities in the 1906 Earthquake and Fire Presidio Ranger files.

Richards, Rand. *Historic San Francisco: A Concise History and Guide*, (San Francisco: Heritage House Publishers, 1991).

Russell Sage Foundation, *San Francisco Relief Survey: The Organization and Methods of Relief Used After the Earthquake and Fire of April 18, 1906*, (New York: Survey Associates, Inc., 1913).

The Society for the Preservation and Appreciation of San Francisco's 1906 Earthquake Refugee Shacks Jim Cryan, Founder-Director materials and letter to Diane Nicholson, Golden Gate National Recreation Area dated 4 December 1997, Presidio Ranger files.

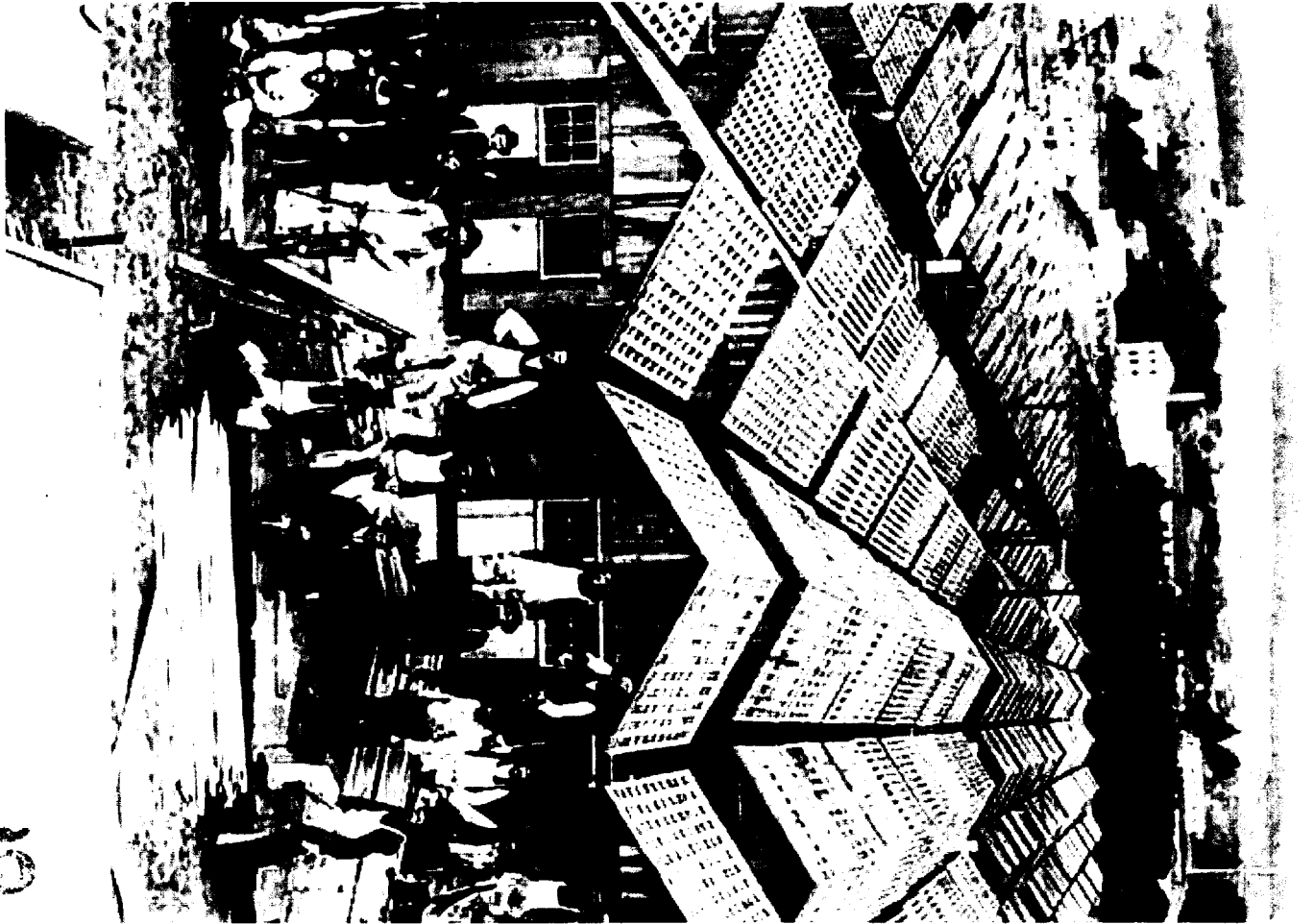
EXPERIENCE YOUR AMERICA

Page last updated: December 24, 2003

Send comments to [Will I](#)









CBD BOSMAIL

From: CBD BOSMAIL
Sent: Friday, May 11, 2007 4:56 PM
To: CBD BOSMAIL
Subject: Agenda Comments

Meeting Date : 5/15/2007

Item Number : 65

Name : People for the preservation of pleasure Point

Email : Not Supplied

Address : Not Supplied

Phone : Not Supplied

Comments :

Item 65

Comments in support for the preservation of the Pleasure Point Roadhouse

<http://www.ipetitions.com/petition/saveroadhouse/>

3 Chris Stanger This land and structure should be preserved for its historic significance to this area called pleasure point. I am a General Contractor and have the network of financial backers to make this dream a reality for generations to come as a multi use community structure.

4 Jean Brocklebank Our present is richer with some of our community's past. Let's save some for our children, their children and ourselves as well!

9 cindi massei hello, i live on the point on 30th avenue and i would love to see the roadhouse saved. thanks :) cindi

11 Jill Perry Few buildings in this area have a history. This one has loads of history. Please don't allow it to be lost.

19 Kees Briggs protect SC from developers.

20 David A Barnes good luck

21 Steven Shepard With so much change along the pleasure point coastal area I think it is important to the community, with deep attachments to this local, to preserve some important structures. What makes Santa Cruz unique is its ability to maintain its special character and that cannot be compromised. Here is a wonderful opportunity to once again do so and it should not be passed up. I whole-heartedly add my support to this petition.

22 Phil Reader Let me help save this special building.

You are right, A good start for the New Year!

24 Anonymous <http://www.mcpost.com/article.php?id=570&PHPSESSID=bd55dc5206a2d1c2c8c2d4b532e784ca>

good info. It seems important

65

to save for the things we might learn about our past.

26 Bradley Douglas SAVE THE PLEASURE POINT ROAD HOUSE
.....

32 Carolyn Swift From my viewpoint, this roadhouse is a rare and well-preserved example of the themes of transportation and tourism in Santa Cruz County history. It's role was particularly important to the county economy in the era of the 1920s, when transportation was transitioning from rail to automobile traffic. The building's exterior, particularly in the front, appears to have changed little, and other elements that have been altered can probably be restored without damage to the historic integrity of the structure. Its location in Live Oak makes it even more significant as an architectural example of how tourism was linked between Santa Cruz and Capitola.

33 Liz Girvin I think this is an important part of the history and charm of Santa Cruz. Any one can go to Southern California and see a lot of huge new (usually empty most of the year) structures near the beach. It's wonderful to have an original area with all of it's old unique character. Please save the Road House and the rest of Santa Cruz, that hasn't already been ruined. Thank you, Liz Girvin

39 George "Tony" Jack
40 Kristen Raugust Save It!

41 Captian Paul Clark This historic area must be preserved for future generations!

42 Harry Conti This historic resource must be saved at all costs!

44 kevin butler keep it real ...keep it santa cruz
45 Anonymous Save Pleasure Point Roadhouse for all to enjoy !

46 Laura Kasa As the Executive Director of a local non-profit whose mission is environmental conservation, I believe that preserving our coast also means protecting non-living things that add value to our coast. The Pleasure Point Roadhouse is one of these important treasures.

47 Anonymous Gnarley dude!

49 Jim Littlefield Pleasure Point is a well-known surf neighborhood and community, centered around the excellent surf breaks accessible for many ages and abilities in the waters, and sorely needs a site for community meetings and to focus attention and respect on the neighborhood's long presence in the surf community. The PP Roadhouse is appropriate for this purpose and will serve untold numbers of community people in this capacity.

50 Marion Morris This structure is not only an important part of the Santa Cruz heritage but an historical edifice.

51 William W Grandy Please save this historic building for many future generations to enjoy. Let's strengthen the Pleasure Point area as a legitimate and desirable place for all to enjoy by hanging on to such historical buildings.

52 Ashleigh Lyman Please save the Pleasure Point Roadhouse! It's a historical piece of our

Santa Cruz culture!

55 Jacqueline Davidow Let's keep our historic treasures. Santa Cruz is a unique community. Preserve our environment for posterity.

60 Ward Smith We need to preserve what we have left.

63 Diana Hogue save our history! we need it to remember all those that came before and all those that remain to be seen.

66 Roberta Bristol I agree with the stated purposes of this petition, and I trust it will be considered and implemented. R. Bristol

69 Paula Dall This is a very good idea, but if for some reason the Roadhouse cannot be designated an historical site and community center for Pleasure Point, then a viable alternative should definitely be identified and considered.

71 Karen Kaplan Dear Supervisors: Please save the Roadhouse at Pleasure Point for it's historical significance and potential community benefits. I have been a resident of Santa Cruz County since 1974 and appreciate Santa Cruz because it honors and tries to preserve historical architecture whenever possible. Stories from the past give us a sense of roots in our unique and special community. Santa Cruz is NOT "Anytown U.S.A." Let's keep the tradition. Thank you for your consideration. Sincerely, Karen Kaplan

74 Michelle Newman The Roadhouse is an important icon on Pleasure Point! The neighborhood wants it to stay! Neighborhood synergy is so necessary in this age of corporate thinking, when local properties are owned by out-of-town; out-of-state & out-of-country. What more reason is there to keep the neighborhood together around an icon like this? Keep the roadhouse Local!!

78 LisaHolly Reader The history of this building is special and it brings an amazing aura and richness to Santa Cruz. Treasuring things from the past is so important.

79 Dennis P. Davie Please save the Roadhouse!

82 Howard "Boots" McGhee Changes all around me. Save a piece of history for the generations to come

84 Betty Bullaro I wholeheartily support the preservation of the Roadhouse.

89 Aaron Cohick SAVE SANTA CRUZ FROM BECOMING THE NEXT ORANGE COUNTY!

92 Lynda Lewit We have an unique opportunity to save and restore an important building that was part of Santa Cruz/Pleasure Point history.

93 Anonymous I'm a 5th generation Santa Cruz'n... I've seen Live Oak lose it's oaks, i've seen Pleasure Point become Unpleasure Point, i've seen Parks turned to Condo's and dirt paths turn to busy intersections. Please let my children have a place that they can visit to see how there family lived prior to the overpopulation of our town. Save the Roadhouse.

95 Jordan Schreiber We need to preserve what's left of the local flavor and character at the Point.

96 Lori (Rain) Urbanski I lived in this house for two years. I am expressing my deep interest in maintaining this property as a historical landmark, and to preserve the amazing property that the house sits upon. It is a genuine mark of the past, the history is rich and the land in itself is worth saving. It would make a great park. I feel deeply sad and discouraged with the prospect of the house being torn down to make way for huge town houses. Preserve the land that is left, it is rare and meaningful. This site speaks to the present and will hopefully exist into the future.

98 Dan & Rene Denevan Please preserve this Pleasure Point landmark.

105 Eduardo Waller We should preserve Pleasure Point history!

106 Thadd Liskowski I would support a community center and affordable housing on the site.
107 tree plant

108 Pete Reiter The first house at Pleasure Point and the namesake of Pleasure Point.

109 Anonymous save this historical property

110 Bradley Douglas My name is Bradley. I live and surf on the central coast and have done so for a number of years. I can say for my part that Pleasure Point has been and always will be the center of my surfing love, as well as the unforgettable rich history that is involved with it. SAVE THE ROADHOUSE!! THIS HAS GONE FAR ENOUGH! Thank You!

112 Deborah Larkins I lived on the point from 1972 until 1994 and believe that the roadhouse should stay.

114 Bradley Douglas Save it! Save it! SAVE IT! "The Roadhouse" one of the last icons of the point! And probably the only piece of history left that Pleasure Point has going for it. Do not let the ----ing Condos go up. It's bad enough that those asshole contractors from San Jose came to screw up the 38th Av. area. PLEASE DO NOT LET THE MONEY AND RED TAPE TAKE OVER THE

116 Derek Scranton It would be sad to lose this Santa Cruz landmark to greed or neglect :
(Let's do all we can to save it!

117 Elizabeth Anne Sell What a shame it would be to allow this house to fall. It is a beautiful and interesting part of Santa Cruz history. Save the Roadhouse!

118 Anonymous Our past is our link to our future.

119 Jessica Alcalá Please Save the House!!

124 Robert and Nancy Van Antwerp As someone who has lived on the eastside for more than 40 years and has never lived farther than two blocks from the coast line in all that time, I feel very strongly about saving what's left of "Old Santa Cruz". My property is now surrounded on all

sides buy the new trend in SC, build as big a house as the powers that be will let you get away with and screw the people that used to have ocean views. The time to stop this trend is now!!!!

125 Anonymous Please do what is right and save this house from being destroyed.

128 Sandra Scranton As one who lives in an eastern US community in NJ full of Revolutionary War era historical homes and buildings I know how important it is to preserve history even when the temptation to raze it, "...pave Paradise and put in a parking lot..." looms large. The past is worth preserving - for it is through it's experience and guidance that we mold our futures. Please think seriously about declaring Pleasure Point aka Casa del Mar an historical property.

129 Robin Taylor God speaks through this beautiful landmark.

130 Tara Leigh Scranton This house holds in it memories of the past as well as a place for MANY to enjoy in the present. Please consider making it possible for many people instead of 1 lucky person to enjoy it's quaint charm and natural beauty, overlooking the Pacific. The people that inhabit the home are warm and welcoming people, that understand the pleasure of sharing. Please meet the people past and present who can tell you what a wonderful place it is to live. Consider the affect of displacing peaceful people who earn a simply living in favor of people that simply earn a higher income. This place has brough pleasure to many in the past, brings pleasure to those there now, and can continue this as long as you vote to SAVE THIS HOUSE!

134 E Craig Scranton Greed, Greed, Greed are the ONLY things that motivate the owners to level this landmark, and kick out people who have agreed to pay more rent and help with repairs. The colorful and interesting history of this piece of land will be crushed by machines in less than a day's work. The owners WILL make MILLIONS on the land, and could care less about even ONE of the tenants.

135 denise this house is very special that has brought a lot of very special people together. i would hate to see it destroyed

137 Adam Gibbons I think it would be a REAL shame to tear yet another piece of culture and history down for the sake of the almighty \$\$\$....

140 vera brown please keep the pleasure point roadhouse. please. what a wonderful building for our community to support.

142 Anonymous This is a rare opportunity for our community. I support the preservation of the roadhouse.

148 scott kinkaid save the roadhouse

149 james Johnson this is a very cool place, keep it the way it is

150 Blue Cobalt Please! Save the Roadhouse

152 Anonymous My family has lived on the Point for almost 40 years. It's a unique place with

an eclectic character that's worth saving. The Roadhouse is a landmark that should be preserved.

153 Manuel Maqueda Please save Pleasure Point Roadhouse for the enjoyment of present and future generations.

154 Anonymous Please save and use this old property to enhance the historic ambience of Pleasure Point.

155 Yetta Lippman I support saving and revitalizing this historic site.

156 Kimberly Kelly Goddard What a wonderful site for a park. It would be very charming for the community to have the old site restored and accessible. Pleasure Point is a beautiful local spot that is often used by both residents and visitors.

159 Eric Janecka Please approve the roadhouse to become a historical site. The community needs to hold on to its history, especially as development has been consuming the area.

160 Alice Daubenbis I agree with Historian Carolyn Swift; the Pleasure Point Roadhouse **IS** historic.

161 Anonymous Please save this house...

162 Jack Lawton The roadhouse is one of the few historic houses left in the area. Santa Cruz is very weak on such monuments and needs more.

163 caroline boussenot It would be a shame to destroy such a beautiful and historic site.

164 Corri Jimenez I support the preservation of this community landmark! 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. Architecturally, the Craftsman main house and its outbuildings are beautiful buildings, and hold much historic fabric that should not be erased. Adaptive reuse to this building is perfect and should be an option instead of eminent demolition! Again, I encourage you to save these buildings and protect them from development. I thank you for your ears.... Corri Jimenez

170 Anonymous I've said it before and I will say it again. This house is HISTORIC and home to a lot of Point locals of whom have a lot of respect for the memories of this place! Remember that we will have children that should be a part of its history!

171 Roberta Bristol I support this petition requesting that the Pleasure Point roadhouse and property be preserved as a historic treasure for use of the citizens of Santa Cruz.

172 Anonymous If the surfers want it, they should pay for it. Too often people want to preserve something and want others to pay for it. If the surfers really want to save this, then let them start a fund raising effort to buy it.

175 Lily Denevan Save the roadhouse !

176 Alexander Lichtblau lets save our history, and not always just make place for new things when the old things make us what we are today'!!!

181 Joaquin Munoz A rare opportunity to preserve a structure so indicative and representative of the community's history! Please consider this over dollar amounts as some things are indeed priceless!

182 Ronald Peterson I am a grandson to the previous owners of the roadhouse, Anton and Ida Peterson. I visited the roadhouse every weekend for more than 12 years until 1971. I would like to see the roadhouse saved as a historical building.

183 Corri Jimenez Please save the Pleasure Point Roadhouse! The Pleasure Point Roadhouse is significant to historical events of the tourist industry and the small community of Live Oak between 1900-1930. 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. Development from the 1970s to the present has destroyed much of the historic neighborhoods in the Live Oak area invasively interfering in 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. I again urge the county to save this important Live Oak landmark from its looming development! Sincerely, Corri Jimenez

184 Davina Hostetter I passionately believe that the roadhouse in pleasure point should be saved as a historical site. This is truly an amazing structure and should absolutely not be demolished. This would be the perfect structure for a pleasure point community ctr. I know many others who feel the same way.

185 steve walker What a shame it would be to see the beautiful pleasure point roadhouse torn down. The roadhouse, i feel, has been and should continue to be an asset to the santa cruz community. It is the only remaining original structure along the coast of pleasure point and therefore, in my eyes, a historical landmark. The roadhouse could be turned into a surf museum or a community center, anything other than torn down would do. Let us not go the way of orange county condos, let us, the people of Santa Cruz protect our history and our heritage. save the roadhouse.

186 Julie Cho Save the authenticity of Santa Cruz. Don't erase our icon of the past, it provides the truth and history of what this town is all about.

187 Anonymous Please preserve The Roadhouse for community use -- what a great resource for bringing people together ! Pleasure Point seriously needs this landmark as a neighborhood treasure and gathering place.

188 Liz Girvin My family and I have been vacationing in and around Santa Cruz for over 40 years. We have many friends and relatives who enjoy it as well. One of the major attractions and charm come from the fact that old and unique properties have continued to be a part of the community. It is very sad to see homes and landmarks being destroyed without consideration of the unique character that draws so many to your town. Please allow future generations to experience some diversity and recognize the value in saving and appreciating things from the past. We can see condos and lot-to-lot homes anywhere in Southern

California, Bakersfield, and many other new communities. Your value is in preserving your sense of history and not in becoming another "second home" community. History is very important to all of us in understanding the present and the future. Please allow your part of it to remain as a reminder to all of a simpler, possibly friendlier and more compassionate time. We need that in our lives. Thank you for your consideration, Liz Girvin

190 Jay Gilliland Does out of town interests trump local interests?

191 Charmaine Ryan This would make an excellent community center and or museum. Keep history alive!

192 Valerie Steward Save the Roadhouse!!

199 Andrew Hansen the history and character of santa cruz are part of what makes it such a great place to live. The last thing we should be doing is desroying unique buildings such as this one to make room for more orange county beach condos.

joshua Server We don't need any more condos on pleasure point. Keep the history here and let all of the old tenants back into the house!

203 stepheni ceperley please keep our money in our community- no more million dollar homes, no more vacation rentals. None of us who live here, love it here, or are from here can afford it, and we don't want it.

206 edith lentz the coast of California, especially around Santa Cruz, is the most beautiful coastline in the world. do not ruin it with "modern" high rise and other monstrosities.

210 James Oakden I lived at Pleasure Point in the past, and now own a house on Warren St.

211 John Leopold

213 Brandice Bryant Lets keep this beautiful plot of land and the Roadhouse historical so it can be enjoyed by the whole community.

214 Steven Grubb Was there as a teen some 35 years ago now. Seems as though there is nothing out of reach of development today. Our historic buildings are quickly being replaced faster than we can save them. This is another one worth saving. Steve

216 Sonia Burke So much of old California is going away. We must save what we can now!!

217 Shasta Criss I lived on 38th and Floral from when 10 til I was 19 and have watched Pleasure Point turn into Million Dollar homes for out of towners. I think a community center would be a perfect for the Roadhouse. Thanks for your time.

219 Ingrid Hostetter Please preserve the Pleasure Point Roadhouse. We need to preserve the character of our quaint Santa Cruz. There are already too many mansions and giant condominiums that are destroying the character of our town. Please preserve this rare landmark on Eastcliff.

223 Linda Aron Let's not forget why tourists come to Santa Cruz and bring money to our

economy-- because it **DOESN'T** look like every other urban area in California. Keep the roadhouse intact and protected!

224 Edward Gunzelmann The landscape and culture of Santa Cruz County is one of its great assets. Selling those assets to developers will forever alter both! Suburban sprawl and homogenous tract housing is not Santa Cruz. Please don't erect another condo on the point at the expense of a historic building that is a part of the landscape and history of this community. There is a certain point when a building, space, or artifact becomes communally owned, even if the legal ownership is private.

225 Lindsay Harman Please preserve the roadhouse. **As** a resident I feel the Pleasure Point and Live Oak community is in need of more park space and culture settings. Using this historic building for a community center and park is a rare opportunity to preserve a piece of Santa Cruz history while creating a much

CBD BOSMAIL

From: CBD BOSMAIL
Sent: Sunday, May 13, 2007 10:02 PM
To: CBD BOSMAIL
Subject: Agenda Comments

Meeting Date :**Item Number :****Name :** Pleasure Point Night Fighters**Email :** Not Supplied**Address :** Not Supplied**Phone :** Not Supplied**Comments :**

The Pleasure Point Night Fighters, call upon the Supervisors of the County of Santa Cruz to list the "Pleasure Point Roadhouse" at 2-3905 East Cliff, as an 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 Fransico, 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 dormers, 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 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 an 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.

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;
- (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,

CBD BOSMAIL

From: CBD BOSMAIL
Sent: Friday, May 11, 2007 4:44 PM
To: CBD BOSMAIL
Subject: Agenda Comments

Meeting Date : 5/15/2007

Item Number : 65

Name : Charles Paulden

Email : Not Supplied

Address : Not Supplied

Phone : Not Supplied

Comments :

Item 65

23905 East Cliff Drive, Santa Cruz, CA 95062 Apn 032-181-08
(Known as the roadhouse)

I am opposed to waiting any longer to designate the "Pleasure Point Roadhouse" property as historic at NR-5

We have waited for months for this obvious designation.

Many less historic site have been added to the list.

Historic designation is part of County Code and needs to be upheld.

I agree with the petition statement of landowners, " in their right to make lawful use of there property and their right to develop their property within existing zoning laws."

Historic designation is part of zoning and land use rules.

Property rights are not absolute. I do not have the right to store toxic materials in a residential area, even if I might make more money by doing so.

Contrary to the belief that zoning is unlawful taking, I believe that the County is on solid legal ground to continue listing properties at NR-5.

In fact I think it is obligated to do so under State law.

If this is allowed to proceed in this manor, any owner with the funds to hire Land use Consultants, Structural Engineers, Lawyers, Historians and others can decide what is historic and what is not.

I believe that the material presented by Ross Gibson and Carol Swift more then meet the needs for listing at NR-5.

The use of the completed California Department of Parks and Recreation Historical Inventory Form, that is referred to as showing the property as a one and a half story structure when it is two and one half stories and that the gas station and cottages were built in the 1970's, when they were built in the 1920's, shows the lack of factual information in the document.

The use of this incorrect information to argue that the consultants information shows this not to be NR-5 seem obviously wrong.

If the Roadhouse is only one and one half stories, then list it at NR-6; if it is two and one half stories list it as NR-5

If the Gas Station was built in the 1970's, then list it at NR-6, If it was built earlier, then list it as

65

NR-5

The statement that this was listed as a NR-6, rather than suggested to be listed as an NR-6 by the incorrect information on the initial report, negates the argument on changes under subparagraph (f) must be based on "new conditions of improvements to the architectural integrity and condition of the structure."

I do believe that anyone can see from the more complete analysis by the Historians from the City of Santa Cruz and Capitola, that this is an important historic structure and a site that need to be included at NR-5.

The hundreds of people to whom this is a Cultural Resource deserved to be supported and this site listed as historic.

As can be seen from the previous presented petitions.

While this structure is built of first growth redwood and appears to be very sound, if it is allowed to be removed, it needs to be deconstructed to preserve space in our Land fills and protect green building standards of recycling.

If every house in Santa Cruz that has seen a termite or had water damage is to be torn down, you can draw your own conclusions.

As to the price from the single bid to repair this site, it is in line for the cost of a single condo next door to this property.

Please list this property at NR-5.

By waiting the heiress of the Trust have taken away the owners original intent to provide housing for many artist and students, they were evicted and chain link fence with barbed wire has been placed around the property in the public right of way.

The fire hydrant is greatly restricted and may reduce the ability of our Firefightersto protect adjacent structures.

The hole the tractor made while removing Pampas grass has not been covered and opens the property to further demolition by neglect.

Please stop this gamesmanship and serve the people of our County

Thank you

Charles Paulden

People for the Preservation of Pleasure Point

CBD BOSMAIL

From: CBD BOSMAIL
Sent: Monday, May 14, 2007 8:29 AM
To: CBD BOSMAIL
Subject: Agenda Comments

Meeting Date :

Item Number :

Name : Yetta Lippman

Email : yld@sbcglobal.net

Address : 1531 HIDDEN TERRACE CT.
Santa Cruz, CA 95062

Phone : (831) 479-3419

Comments :

I wish to add my voice to others who want to protect the historic roadhouse in Pleasure Point as a historic monument.

I just attended the annual event at Tor House in Carmel. By maintainining and repairing that historic site it has enriched the community and has become something very special to share with visitors. They use the location for annual events, weddings, chamber performances, and so forth, a fundraising tea and soforth.

We need to do the same with the roadhouse and its grounds. It is a wonderful opportunity to provide a glimpse of the history of our area and culd add character and rsources to to our community.

Please act to save the roadhouse.

Yetta Lippman, Ed. **D**

May 10,2007

Dear Santa Cruz County Board of Supervisors,

I **am** writing to express my serious concern regarding the outcome of the property on East Cliff Drive known as the Roadhouse. **As** I understand, it is being considered as a historical designation site, which would in turn protect it from demolition and development.

I plead with you to vote in favor of protecting this wonderful property and perhaps purchasing the site for Santa Cruz residents and visitors to enjoy. I have been a Santa Cruz resident for nearly all of my 27 years of life and have seen my community go through many changes, both positive and negative. The pleasure point community which I have considered home for the last several years is an exceptional neighborhood and the Roadhouse is a major contribution to the uniqueness of this community. It reminds me of the things I treasure about Santa Cruz, i.e. a city generally regarded **as** one that welcomes individuality and works hard to protect cultural icons key to the Santa **Cruz** environment.

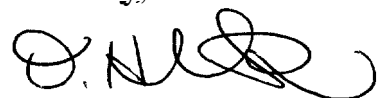
I recently had the opportunity to explore this property a bit and was **so** impressed by the feeling **of** antiquity and historical relevance. The architecture and materials used to build the Roadhouse in 1902 make an impact on anybody lucky enough to walk through **this** beautiful, old structure. The Roadhouse takes you back in time, and coupled with its prime location would serve **as** a wonderful park/community center/surfing museum/picnic area/gathering place/site for daytime weddings or other events. Unlike West Cliff Drive, this stretch of coast **has** little in the way of offering families a place to gather and enjoy the day along the Pacific Ocean.

I **think** it is clear that this site is worth saving. It is undoubtedly historical and would offer generations of Santa Cruzan's and tourists alike, the opportunity to take a glimpse into the past.

The recently built condominium complex which currently neighbors the Roadhouse makes me fear about some of the changes being made in our community. This is one site we have the opportunity to preserve and I desperately hope that the Roadhouse is officially designated **as** the historical landmark it is.

I thank you for your time.

Sincerely,



Ms. Davina Hostetter

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May 11, 2007

Supervisor Ellen Pirie
701 Ocean Street, Room 500
Santa Cruz, CA 95060

Dear Supervisor Pirie,

Because you have done so much to preserve Hidden Beach and to help guide the planned development of the historic center of Aptos I am writing you of my concerns about a building known as "The Roadhouse" on East Cliff Drive.

The Santa Cruz area is blessed with many historical and truly interesting buildings that deserve to be preserved. However I believe it is imperative when considering the allocation of resources or historical designations to choose buildings that are architecturally and/or historically important.

Unfortunately, although "The Roadhouse" was once a pleasant building, it is not architecturally outstanding and, although old, not really historical. Moreover it is apparently in serious structural disarray.

I hope that if you have not already visited the building personally you will visit the building soon, preferably with a county engineer, so that you will be fully informed when it comes time to vote whether or not it should be given an historic designation.

As an alumna of the UC Berkeley College of Environmental Design I would certainly not give the "Roadhouse" an historic designation. I hope you will vote No.

Sincerely yours,

Helen E. Roeth

Helen E. Roeth
604 Townsend Dr.
Aptos, CA 95003

C: Supervisors: **Jan Beautz**, Neal Coonerty, Tony Campos, Mark Stone

Please enter into the record

65

CBD BOSMAIL

From: CBD BOSMAIL
Sent: Monday, May 14, 2007 3:59 PM
To: CBD BOSMAIL
Subject: Agenda Comments

Meeting Date :

Item Number :

Name : Tara Ireland

Email : taraireland@yahoo.com

Address : 529 36th Ave.
Santa Cruz CA 95062

Phone : 831-239-7736

Comments :

Dear Board of Supervisors,

I am writing in support that the Pleasure Point Road House be listed as a historical landmark of Santa Cruz County. I am close friends with many of the ten residents who were wrongly evicted on April 15, 2007 from the Roadhouse for "structural" reasons.

Anyone who sets foot on the Roadhouse property can see and feel the historical significance of the house and land.

Please preserve this property for Santa Cruz residents and visitors to enjoy!

Thank you,
Tara Ireland