

SANTA CRUZ COUNTY



HISTORIC RESOURCES COMMISSION

GOVERNMENTAL CENTER

701 OCEAN STREET, ROOM 400, SANTA CRUZ, CALIFORNIA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

HISTORIC RESOURCES COMMISSION

MINUTES

July 2, 1998
3:30 P.M.
Public Hearing

Room 413 Planning Conference Rm
County Building, 4th Floor
701 Ocean Street
Santa Cruz, Ca 95060

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 3:35 p.m. by Vice Chairman Fisher.

Commissioners Present: Terri Fisher, Carolyn Swift, Barbara Kennedy and Jaqui Low.

Commissioners Absent: None

Commission Vacancy: One (Second District)

Staff:
Cherry McCormick, HRC Staff
Alvin James, Planning Department
John Akeman, Planning Department
Glenda Hill, Planning Department

Members of the Public Present: Diane Larsen, Gertrude Klem, Mary Ellen Kettler, Maragret Borra, Darlene Cremins, Nanci Patterson, Reverand Peter Cruvello, Bill Bagnall, Greg Brown, and Ken Kettler.

II. AGENDA APPROVAL OR MODIFICATION

Commissioners approved the Agenda, acknowledging additional materials dispensed by Staff and their desire to discuss these items under the relevant Agenda section. Materials handed to the Commission at their meeting included:

o Letter from Greg Brown to HRC, dated 7/1/98, applicant for redesignation of Mt. Charlie Cabin (Agenda item V).

o Article from Public Investment Newsletter, 6/98, entitled: "Historic Preservation and Property Values in Indiana"

o Letter from former HRC Chairman Michael Bethke to Planning Commission, dated 5/27/98, regarding proposed revisions to County non-conforming use provisions (Agenda item VII.B).

o Article from S.C. Sentinel, entitled "Their Gentle Sleep", dated 5/98, on County Pet Cemetery.

III. APPROVAL OF MINUTES

The February 18, 1998, March 19, 1998, April 16, 1998, and May 21, 1998 minutes were unanimously approved as submitted, with absentions by relevant Commissioners for meetings unattended.

IV. PUBLIC COMMUNICATIONS

None on nonagendized items.

V. PUBLIC HEARING ON PROPOSED AMENDMENT TO HISTORIC RESOURCES INVENTORY

APN: 093-431-01

SITUS: Mt. Charlie Christmas Tree Farm, on Mt. Charlie Road, Skyline also known as Mt. Charlie Cabin

Applicant: Greg Brown, Trustee, owner

Application to amend the Historic Resources Inventory to change the designation of the Mt. Charlie Cabin, a designated historic resource, from an "NR 5" to an "NR 6".

Cherry McCormick made a brief presentation on this item She said she had received extensive research documents on Mt. Charlie, the cabin property and vicinity from Summit resident Diane Larsen, available for HRC members upon request.

The property owner and Trustee, Mr. Greg Brown, addressed the Commission requesting that the property be redesignated an 'NR 6'. Both Staff and Mr. Brown distributed photos of the resource to the HRC. Mr. Brown indicated that he did not intend to tear down the existing structure, but attested to the cabin's poor condition. Anticipating concern about the parcel's development potential, he said that it was covered by the Williamson Act, allowing only one structure on the property.

The public hearing was opened, following the Staff and Applicant presentation. Both Diane Larsen and Darlene Cremmins addressed the HRC in support of retaining the resource as an 'NR 5'.

After closing the public hearing, Commissioner Fisher referred to the Context Report prepared by consultant Susan Lehman. She said that the Context document would support inclusion of the Mt. Charlie resource in the Inventory because of the cabin's past and continued role as a tourist attraction.

Commissioner Kennedy voiced her support for changing the NR rating for the cabin from "NR 5" to "NR 6", since the cabin was never really built or occupied by Mt. Charlie.

Commissioner Low moved to retain the Mt. Charlie Cabin as an "NR 5", but to change the Historic Inventory Form so that the text description identifies the cabin as a "turn of the century cabin", and not as Mt. Charlie's Cabin.

Commissioner Swift seconded the motion. The motion passed with a vote of 3 in favor, one opposed, with Commissioner Kennedy opposed.

VI. OLD BUSINESS

A. Questers

Cherry McCormick described the Questers organization, for the benefit of Commissioners absent from the previous HRC meeting when members of Questers addressed the HRC. Commissioner Swift moved, and Commissioner Kennedy seconded, the motion to invite Questers members back to the HRC for more discussion. The motion passed unanimously.

B. Corralitos Town Plan

John Akeman of the Planning Department briefed the HRC on the status of the draft Corralitos Community Plan. A memo with draft Plan language was enclosed with the Commissioners packet. He encouraged Commissioners to provide him feedback and comments on the draft to date. Commissioners mentioned the the Community Plan may be useful as a basis for an upcoming CLG grant application. They expressed interest in including historic resources flagged by the Plan in the Historic Inventory, and in the historic landscaping component of the Plan.

VII. NEW BUSINESS

A. Election of Officers

This item was not addressed, due to time constraints.

B. Proposed Revisions to Residential Nonconforming Use and General Nonconforming Use Provisions

Alvin James, Planning Director, and Glenda Hill were introduced to the HRC. Commissioners complained about the short notice allowed them to review the proposed revisions. Mr. James asked Commissioners whether they receive their Agenda packets in a timely fashion, or whether more time should be allowed. They indicated that typically, they received their packets in sufficient time prior to the meeting.

Glenda Hill began her presentation by referring to materials in the HRC Agenda packet on this item. She proceeded to summarize the history and content of the proposed revisions, emphasizing that this Phase of proposed changes does not address historic

uses/ structures. Prior to much discussion, however, Commissioner Low moved and Commissioner Kennedy seconded the motion, to continue discussion of this item to a subsequent meeting. The motion passed unanimously.

In addition, Commissioner Low moved to continue discussion of and consideration of a Commission response to Michael Bethke's letter to the Planning Commission on this item Commissioner Fisher seconded the motion. The motion passed unanimously.

C. Resurrection Church/Calvary Cemetery project Update

Reverend Peter Cruvello, pastor of Resurrection Church and Bill Bagnall, Architect, were introduced. They indicated that they would be filing an application with the County in September to expand the existing Church building; but wished to discuss their ideas with the HRC prior to filing. Mr. Bagnall indicated that the proposed building would not be built within the existing cemetery. Commissioner Fisher requested that any new structures avoid placement on existing burial sites. Mr. Bagnall asked the HRC for assistance in preparing an Historic Reconnaissance of the property. Cherry McCormick said she would provide the Cultural Resource Manager list drafted by the HRC to Mr. Bagnall, and suggested he coordinate with her on this issue. Commissioners also suggested Vincent Leonard as a resource. Ms. Gertie Klem confirmed she had records of 88 unmarked graves on the church property. The Commission asked Mr. Cruvello and Mr. Bagnall to consult with attendees and others who have historic records on the location and existence of burial sites on the site.

D. Preservation of Hayward City Hall

Not discussed.

VIII. COMMISSIONER PRESENTATIONS

IX. WRITTEN COMMUNICATIONS

A. Letter from Friends of Historic City Hall to former HRC Chairman Michael Bethke, 6/7/98, re: Preservation of Hayward City Hall

Not discussed.

B. Letter from Diane Larson to Cherry McCormick re: Background on Mt. Charlie

Not discussed.

C. Letter from State Office of Historic Preservation to CLG members, 6/1/98, re: State Office Reorganization

Not discussed.

D. Letters with attachments from USDOJ, National Park Service, Heritage Preservation Services, regarding National Preservation Program

Not discussed.

XI. ADJOURNMENT

The meeting was adjourned at 5:39 p.m

The next normally scheduled meeting: Thursday, August 20, 1998, from 3:30-5:00 p.m., 4th Floor, Rm 413 Planning Conference Room County Building, 701 Ocean Street, Santa Cruz, CA.

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SANTA CRUZ COUNTY



HISTORIC RESOURCES COMMISSION

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HISTORIC RESOURCES COMMISSION

MINUTES

August 20, 1998
3:30 P. M
Regular Meeting

Room 413 Planning Conference Rm
County Building, 4th Floor
701 Ocean Street
Santa Cruz, Ca 95060

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 3:40 p.m. by Acting Chairman Low. Commissioners present selected Commissioner Swift as acting Vice Chairman.

Commissioners Present: Carolyn Swift, Barbara Kennedy, Jaqui Low and Pat Manning

Commissioners Absent: Terri Fisher (unexcused)

Staff: Cherry McCormick, HRC Staff
Mark Deming, Planning Department

Members of the Public Present: Patricia Matejcek, Edna Kimbro and Jane Borg

II. AGENDA APPROVAL OR MODIFICATION

The Agenda was approved as submitted. Cherry McCormick passed out and briefly discussed additional materials, some of which related to agenda items. They included:

- o August 4, 1998 letter from Cherilyn Widell, SHPO, on 1998 CLG Awards
- o Article on Monterey Historic Preservation Conference, July 25, 1998
- o Historic Inventory Listing Form for Castro Adobe (Agenda Item VI.B)
- o Brochure announcing CPF Workshop on Ca. Register of Historical Resources, 9/25/98, Palo Alto
- o Brochure announcing event commemorating rebirth of Ganble House, Pasadena, CA, 9/14/98

III. APPROVAL OF MINUTES

The minutes were unanimously approved as submitted, with a vote of 4-0, Commissioner Swift moving approval and Commissioner Kennedy seconding the motion.

IV. PUBLIC COMMUNICATIONS

Jane Bora, from the Pajaro Valley Historical Society, indicated she was attending the meeting chiefly because of item IV.B on the Agenda, but had to leave before consideration of the item. She stressed the importance of the Castro Adobe to South County and County-wide history.

Patricia Matejcek advised the HRC that a proposed change to the Inventory listing form for old Holy Cross Cemetery will be soon forthcoming to the Commission. Cherry McCormick provided Ms. Matejcek with a copy of the current County Cultural Resource Manager List.

V. OLD BUSINESS**A. Questers**

This item was deferred until the September meeting, at the request of Questers.

B. Proposed Revisions to Residential Nonconforming Use and General Nonconforming Use Provisions

Mark Deming of the Planning Department briefly described the proposed revisions dealing with residential and general nonconforming use provisions. He indicated that the proposed changes before the HRC did not address historic uses, and that changes dealing with historic uses would be forwarded to the HRC during the next phase of work.

Following Mark Deming's presentation, Commissioner Swift moved and Commissioner Kennedy seconded the motion:

- 1) to inform the Board of Supervisors that the HRC had received the proposed Phase I changes,
- 2) that the HRC appreciated being kept informed, and
- 3) that the HRC looked forward to receiving and being involved in the Phase II revisions.

The motion was passed with a vote of 4-0.

C. Election of Officers

This item was deferred to a subsequent meeting, due to time constraints.

D. 33 Clubhouse Drive, Pasatiempo, Subcommittee Status Report

This item was deferred to a subsequent meeting, due to time constraints.

VI. NEW BUSINESS**A. Appointment of and welcome to new HRC Commissioner**

Commissioners welcomed Pat Manning as a new Commissioner from the Second Supervisorial District. .

B. Preservation/Restoration of the Castro Adobe

Edna Kimbro, property owner of the Castro Adobe, addressed the HRC. She shared color photos of the Adobe, reflecting its existing condition and the damage cause by the Loma Prieta earthquake. She summarized some of the issues concerning her preservation attempts in recent years, and asked the Commission's help in seeking financial incentives to restore the Adobe.

Ms. Kimbro referenced an existing General Plan program concerning provision of incentives to help property owners preserve historically significant properties in the County. She requested that this program be implemented. In so doing, the Castro Adobe would benefit. She recommended that program implementation be included in the Planning Department's current Wrk Program and be commenced on a limited basis, to address National Register (NR1) designated properties that have sustained considerable earthquake damage.

Commissioner Swift moved, and Commissioner Manning seconded the motion, to:

- 1) notify the Board of Supervisors that the HRC requests implementation of the existing General Plan program that calls for provision of incentives to property owners to help preserve designated historic properties, and
- 2) that implementation of said General Plan program occur on a limited basis, to apply only to NR1 designated properties demonstrably affected by the Loma Prieta earthquake, and
- 3) that program implementation be made part of the Planning Department's current year (FY 98-99) Wrk Program

The motion passed unanimously, with a vote of 4-0.

Commissioner Swift moved, and Commissioner Kennedy seconded the motion, to request funds from the Santa Cruz County Community Foundation for an adaptive reuse feasibility study for the Castro Adobe. The motion passed unanimously, with a vote of 4-0.

An HRC Subcommittee to address Castro Adobe preservation efforts was established, consisting of Commissioners Manning and Swift.

Commissioner Kennedy requested that copies of County Code Section 16.42, Historic Preservation, be made available to Commissioners at the next meeting. Cherry McCormick said this would be done.

C. Markers/Plaques Designating Local Historic Resources

This item was not addressed, due to time constraints.

D. State Historic Building Code

This item was not addressed, due to time constraints.

E. Update of Cultural Resource Manager List

This item was not addressed, due to time constraints.

F. Reroof of an Historic Resource, Ashcraft Residence, Corralitos

This item was not addressed, due to time constraints.

G. Notice of National Preservation Conference, 10/20-25, 1998, Savannah, Ga.

This item was not addressed, due to time constraints.

VII. COMMISSIONER PRESENTATIONS

Commissioner Swift requested that the Benjamin Parrish House, in Soquel, be placed on the HRC's September Agenda.

VIII. WRITTEN COMMUNICATIONS

- 1) Memo from Alvin James, Planning Director to Board of Supervisors cancelling Public Hearing on proposed changes to Nonconforming Use Regulations
- 2) Letter from Supervisor Symons to Board of Supervisors recommending appointment of Patricia Manning to HRC
- 3) Excerpt, 8/11/98 Board of Supervisors Agenda
- 4) Cultural Resource Manager List, adopted by HRC
- 5) Letter from Edna Kinbro to HRC, dated 7/22/98, regarding restoration of the Castro Adobe
- 6) Letter to Edna Kinbro from Cherry McCormick, dated 8/3/98, regarding restoration of the Castro Adobe
- 7) Letter from Jan Beutz to Diane Cooley, dated 8/4/98, regarding restoration of the Castro Adobe
- 8) Letter from Jan Beutz to Edna Kinbro, dated 8/4/98, re-

garding restoration of the Castro Adobe 9) Letter from Jan Beautz to Nikki Silva, dated 8/11/98, regarding restoration of the Castro Adobe

- 9) Letter from Jan Beautz to Frank Perry, dated 8/11/98, regarding restoration of the Castro Adobe
- 10) Letter from Edna Kimbro to HRC, dated 8/8/98, regarding restoration of the Castro Adobe
- 11) Memo from Michael Bethke to Cherry McCormick, with Attachments, regarding adopted changes to the State Historic Building Code
- 12) State Historic Consultant List, dated 2/23/98
- 13) Letter from Cherry McCormick to Mr. Richard Cochran regarding a reroof of an historic resource
- 14) Conference Brochure, National Preservation Conference, (excerpt)

IX. **A D J O U R N M E N T**

The meeting was adjourned at 5:00 p.m

The next normally scheduled meeting will be September 17, 1998, from 3:30-5:00 p.m., 4th Floor, Rm 413, Planning Conference Room, County Building, 701 Ocean Street, Santa Cruz, CA.

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