

PLANNING DEPARTMENT

GOVERNMENTAL CENTER

**COUNTY OF SANTA CRUZ**

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

January 11, 1999

Agenda: January 26, 1999

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

Castro Adobe Feasibility Study

Dear Members of the Board:

The County's Historic Resources Commission (HRC) is requesting that your Board authorize Staff to apply for \$10,000 in funds from the Community Foundation of Santa Cruz County to perform a feasibility study on uses and ownership/membership options for the Castro Adobe.

BACKGROUND

The Castro Adobe, at 184 Old Adobe Road in the Aptos Hills Planning Area, was built in approximately 1830. It is currently listed on the National Register, is a State registered landmark, and carries an "NR1" (highest ranking) in the County's Historic Inventory. The property was first included in the County's Inventory in 1986. When the Inventory was updated in 1994 (see Attachment 1 for Inventory listing form for the Adobe), the historic consultant preparing the Inventory amendments noted that the:

"Structure was heavily damaged by Loma Prieta earthquake. Owner is currently trying to obtain funding for restoration."

Since the earthquake, the Adobe has continued to deteriorate. It has been posted unsafe to occupy and is currently vacant. A group of 13 concerned residents and three organizations has united to form the Ad Hoc Committee to Save the Castro Adobe to address this problem. Two members of the HRC are members of the Ad Hoc Committee.

In her ongoing attempt to promote restoration of the Castro Adobe, the property owner, Edna Kinbro, realized that optimal use, ownership and management of the Adobe were key issues that needed to be explored prior to actual restoration of the resource. To that end, she contacted the Community Foundation of Santa Cruz

County regarding funding availability for a feasibility study of possible uses and ownership/management options for the Adobe.

Ms. Kimbro was advised that Community Foundation program grants exist for eligible historic preservation projects. Application packets for program grants will soon be made available, for submittal by mid-February, 1999. She was also told that special donor funds exist at the Foundation for earmarked projects, and that a donor fund had been established specifically for the Castro Adobe. It would be likely that a combination of program and donor funds would be used to fund any feasibility study for the Adobe. However, she was advised that the Foundation only awards funds to qualified non-profit organizations.

In the fall of 1998, Ms. Kimbro approached the HRC and requested their assistance. The HRC was familiar with the plight of the Adobe, and had been in contact with Ms. Kimbro at various junctures since the earthquake. At their December 17, 1998 meeting, the HRC passed a Resolution (see Attachment 2) to request that your Board authorize submittal of a grant application for \$10,000 to the Santa Cruz Community Foundation to assist in preserving the Castro Adobe. The \$10,000 cost estimate was provided by the National Trust for Historic Preservation as one typical for such studies. Specifically, the Commission unanimously resolved to:

"Recommend to the Board of Supervisors that the Board of Supervisors authorize submittal of a grant application to the Community Foundation of Santa Cruz County in the amount of \$10,000, in order to fund a feasibility study to assess appropriate uses and ownership/management options for the Castro Adobe, in an effort to preserve this designated historic resource."

At their December 17, 1998 meeting, Staff presented a potential time line and approach for the Feasibility Study. A summary of that time line is attached (see Attachment 3).

At their December meeting, the HRC also moved to send a Letter of Intent to the Community Foundation (see Attachment 4). The Letter of Intent informed the Foundation of the HRC's intent to request your Board's authorization to submit the grant application.

After the December meeting, Staff requested County Counsel to review and comment on the Commission's action (see Attachment 5). In particular, County Counsel was asked whether it would be appropriate, from a legal point of view, for the Board to seek funds to assist in the preservation of an historic structure that is now and possibly in the future as a result of the Study's recommendation, in private ownership. County Counsel has responded that the action requested by the HRC would be appropriate, from a legal point of view, in that a public purpose has already been demonstrated through listing the Adobe in the County's Historic Inventory and creation of an HRC Castro Adobe Subcommittee.

As part of the 1999 County Legislative Program adopted by your Board on December 8, 1998, your Board included the following proposal for legislative action:

"State financial support is requested for the restoration of the Castro Adobe".

Chairperson Beautz, in her December 31, 1998 letter to Ms. Kimbro following your Board's action, stated that:

"I share your hope that the State will be able to provide some funding for the restoration of this important historical resource".

DISCUSSION

The HRC has debated for many years how best to assist in the protection of the Castro Adobe. What has not been debated has been the need to preserve this valuable historic resource. Since 1993, the HRC supported the idea of an adaptive reuse feasibility study to examine potential uses, and the constraints and benefits associated with such uses. The current Commission membership and Staff advocates for such a study as well - and seeks your Board's support towards this end.

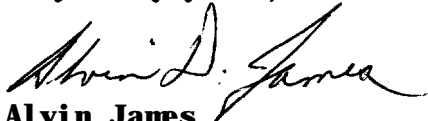
If the County is successful in obtaining this grant, Staff will circulate a Request for Proposal to qualified historic consultants (see Attachment 4) and return to your Board with the necessary financial and contract documents to move this project forward.

RECOMMENDATION

It is therefore **RECOMMENDED** that your Board:


- 1) Authorize the Planning Department to submit a grant application to the Community Foundation of Santa Cruz County in the amount of \$10,000, in order to fund a feasibility study to assess appropriate uses and ownership/management options for the Castro Adobe, in an effort to best preserve this designated historic resource; and
- 2) Direct the Planning Department to prepare and circulate a Request for Proposal if grant funds are obtained, and with, the assistance of the Historic Resources Commission, select a contractor and return to your Board with the contract for your review and approval.

Very truly yours,



Alvin James
Planning Director

RECOMMENDED:

for 
SUSAN A. MAURIELLO
County Administrative Officer

**C.C. Historic Resources Commission
Ms. Edna Kimbro
Ad Hoc Committee to Save the Castro Adobe**

Attachments:

- 1) County Historic Inventory Listing Form Castro Adobe**
- 2) HRC Resolution re: Castro Adobe Feasibility Study**
- 3) Letter of Intent to Santa Cruz Community Foundation**
- 4) Potential Steps/Timeline for Castro Adobe Feasibility Study**
- 5) Memo to County Counsel**

castrad/aj/cdm

HISTORIC RESOURCES INVENTORY

Attachment 1

Attachment 2

Ser. No.

-278 -

HABS HAER Loc SHL No. NR Status. 1

UTM: A 10/605763.4089304 C

B D

IDENTIFICATION

1. Common name: Castro Adobe
2. Historic name: Castro Adobe
3. Street or rural address: 184 Old Adobe Road APTOS HILLS AREA
- City Watsonville Zip _____ County Santa Cruz
4. Parcel number: 04916105
5. Present Owner: ' Kimbro, Edna Address: 184. 01 d. Adobe Road
- City Watsonville, CA Zip 95076 Ownership is: Public _____ Private X
6. Present Use: Residence Original use: Residence

DESCRIPTION

7a. Architectural style: California Spanish Colonial-Revival

7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

Well preserved adobe house situated atop a ridge between Larkin Valley Road and Freedom Blvd., east of Highway 1. Two-story rectangular main building, 30' X 100' with adjoining one-story small wing to northeast (some suggest this was the original structure). Roof is low gable, tiles replaced with wooden shake roof in 1950's. It is said tiles were removed for sale to a railway station. Eaves are projecting with rafters-exposed and edge of gable roof projects at ends with boards attached at roof edge. Front of house: Roof projects to form balcony running length of house on the second story. Floor of this balcony forms veranda at front of house. This is all supported by square pillars. At the back of the house, roof projects to make veranda for both stories (no balcony at second story in rear). Windows have flat openings; are double-hung sash. Front door's location is # 6. and is a double door, opening in center with a single panel in each with two glass sections in each. Trim around windows and doors is plain. Inside stairway was added c 1950's. Outside stairway -from front veranda. to front second story balcony was original feature. Buttresses at ground floor at southwest end of building were added to strengthen structure (1959 . .) Originally had 25' X 50' ballroom in second story.



8. Construction date:
Estimated 1833 Factual _____
9. Architect: Unknown
10. Builder: Unknown
11. Approx. property size (in feet)
Frontage _____ Depth 2
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1986

131 Condition: Excellent X Good _____ Fair _____ Deteriorated _____ No longer in existence _____

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14. Alterations: Inside stairway and shake roof

15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial _____ Other: _____

16. Threats to site: None known X Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____

17. Is the structure: On its original site? X Moved? _____ Unknown? _____

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

It is likely that the "Castro Adobe" was begun soon after in 1830 Jose Joaquin Castro married his second wife, Rosario Briones. Jose Joaquin Castro, son of Joaquin Ysidro Castro and Maria Martina Boutilliere, was a member of the de Anza party of 1776. Since the late 1830's this historic adobe has been owned by a series of non-Castro family owners who have preserved the structure and have kept alterations to a minimum. Each of the half-dozen articles consulted seem to present a different account of the origin of the Castro Adobe; however, taken together, I believe they are best summed up by Augusta Fink's text for Adobes in the Sun (Chronicle Books, S.F., 1980) p. 39

The significance of this structure is by its listing on the National Register of Historic Places.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 2 Arts & Leisure _____

Economic/Industrial - Exploration/Settlement 1

Government _____ Military _____

Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates.)

**American Architecture Since 1760, Whiffen
Pajaro Valley Historical Assoc. Files
Sanborn Maps 1888**

Jane Borg

22. Date form prepared April 1 1986

By (name) The Firm of

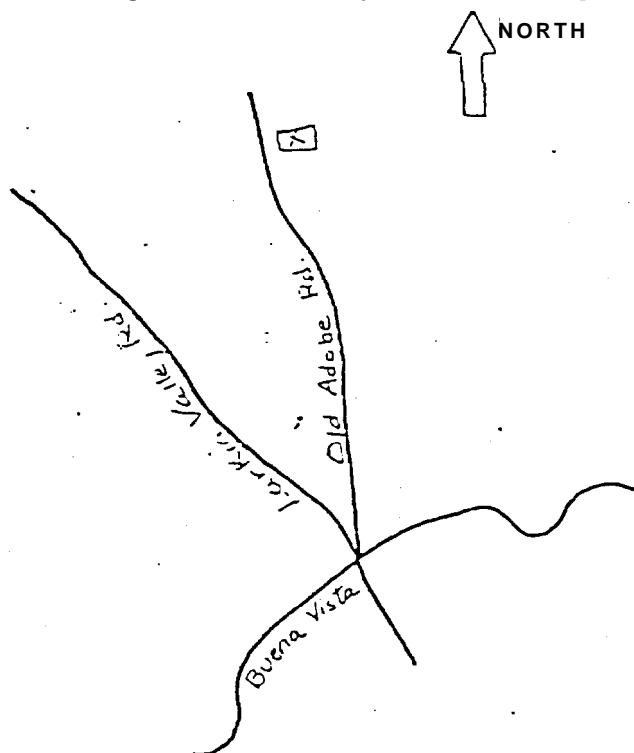
Organization ONNIE I BAMBURG

Address: 247 N. Third Street

City San Jose, CA 95112 Zip

Phone: (408) 971-1421

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



Castro Adobe (184 Old Adobe Road)

ADDENDUM—1994

PHYSICAL INSPECTION

Date: June 15, 1994

Result of Inspection: Structure was heavily damaged by **Loma Prieta** earthquake. Owner is currently trying to obtain funding for restoration.

CONSULTANT'S PRELIMINARY RECOMMENDATIONS:

No change.

(Change of rating pending public hearing before the Historical Resources Commission with final approval by the Board of Supervisors).

Context: 2 (architecture)

Property type: house

**BEFORE THE HISTORIC RESOURCES COMMISSION OF THE
COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA**

RESOLUTION NO. 1-98

**On the Motion of Commissioner
duly seconded by Commissioner
the following Resolution is adopted:**

**RESOLUTION RECOMMENDING BOARD OF SUPERVISORS AUTHORIZE
GRANT APPLICATION TO FUND
FEASIBILITY STUDY FOR THE CASTRO ADOBE**

WHEREAS, the General Plan of the County of Santa Cruz contains policies and programs in support of protecting the County's historic resources and further provides for the establishment and maintenance of an Historic Resources Inventory which specifies historic properties so designated by the Board of Supervisors for protection of their historic resource values;

WHEREAS the General Plan states that the County will participate in grants to help finance restoration projects;

WHEREAS the County Historic Inventory designates the Rancho San Andres Castro Adobe, commonly referred to as The Castro Adobe, as an historic structure, with an "NR1" (National Register) ranking;

WHEREAS the "NR1" ranking is the highest ranking assigned properties included in the County's Historic Inventory;

WHEREAS the Castro Adobe suffered considerable damage during the Loma Prieta earthquake, is not occupied at this time, continues to deteriorate, and is in need of restoration;

WHEREAS a feasibility study on alternative uses and ownership/management options for the Castro Adobe would be beneficial to any preservation efforts initiated for the structure;

WHEREAS the National Trust for Historic Preservation has advised that such a feasibility study typically costs \$10,000;

WHEREAS the Community Foundation of Santa Cruz County makes funds available for local historic preservation efforts;

NOW THEREFORE, BE IT RESOLVED AND ORDERED that the Historic Resources Commission recommends to the Board of Supervisors that the Board of Supervisors authorize submittal of a grant application to the Community Foundation of Santa Cruz County in the amount of \$10,000, in order to fund a feasibility study to assess appropriate uses and ownership/management options for the Castro Adobe, in an effort to best preserve this designated historic resource.

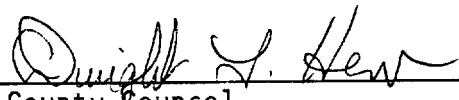
PASSED AND ADOPTED by the Santa Cruz County Historic Resources Commission on this 17 day of December, 1998, by the following votes:

AYES: Commissioners *Manning, Low, Swift, Fisher*
NOES: Commissioners
ABSENT: Commissioners *Kennedy*
ABSTAIN: Commissioners


TERRI FISHER, Chairperson

ATTEST: 
CHERRY MCCORMICK, Secretary

APPROVED AS TO FORM


 County Counsel

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HISTORIC RESOURCES COMMISSION

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

December 28, 1998

**The Community Foundation of Santa Cruz County
2425 Porter Street, Suite 16
Soquel, CA 95073**

**RE: LETTER OF INTENT, Historic Preservation Funds of the Community Founda-
tion**

To Whom it May Concern,

The Santa Cruz County Historic Resources Commission (HRC) is an advisory body to the Board of Supervisors, charged with preservation of historic resources in Santa Cruz County (see Attachment 1 for Commission Membership List). One of the highest rated historic buildings in the County, the Rancho San Andres Castro Adobe, State Landmark No. 998, is endangered - red-tagged after the Loma Prieta Earthquake of 1989. The Adobe has sat unoccupied, unrepaired, since 1989 and suffered additional damage in the winter storms of 1995. The Small Business Administration (SBA) turned down requests for disaster assistance loans after the latter disaster because the building was unoccupied at the time and the owners did not meet the minimum financial qualifications.

The Santa Cruz County General Plan, Historic Preservation Program "K" states that the County will:

"Participate in grants-in-aid programs such as the State Parks Bond Act, the Main Street Program, Inter-Surface Transportation Enhancement Act and others as they become available to help finance restoration projects and stimulate the economic vitality of historic neighborhoods".

Recalling that the Community Foundation provided grants to the County for historic buildings damaged by the Loma Prieta Earthquake, the County Historic Resources Commission has passed a Resolution to the Board of Supervisors (see Attachment 2), recommending that the County Board of Supervisors apply for \$10,000 in historic preservation funds from your Organization. The Funds, if received, would be used for an economic feasibility study for preservation of the Castro Adobe. The Study would be prepared by a professional historic preservation planner, and would concentrate on two issues:

- 1) What potential uses the building could be put to that would service the cost of repairs (at \$307,000) and satisfy the County's zoning, planning environmental health, and fire safety requirements; and

2) The potential private non-profit, or governmental entities/agencies, public service agencies, or for-profit businesses that could acquire, restore, and operate and maintain the Adobe, or some combination thereof. (The consultant would also need to consider the Old Adobe Road easements up to the Adobe in the assessment.)

The cost of the Study was researched with the San Francisco Office of the National Trust for Historic Preservation. If the grant application is successful, the County would issue a Request for Proposals, from which a qualified planner would be selected from a list of consultants provided by the State Historic Preservation Office. The consultant would work with the HRC and County Planning Department staff, once funds are secured for the Study.

The Study's goal is to assist the Ad Hoc Committee to Save the Castro Adobe in its efforts to find a viable use and operators for the 3800 square foot building on one acre of land that is acceptable to the County, in order to preserve the Adobe. The Castro Adobe is the oldest building in the Pajaro Valley and the only Hispanic era associated building located in an area over 50% Spanish speaking. There remain but four historic adobe buildings in Santa Cruz County and the Castro Adobe is the only one dating from the Mexican Rancho era. It is particularly appropriate to preserve this building erected in 1846 now - in observance of California's Sesquicentennial Commemoration of the period from 1846 (the Mexican War) to 1850 (Statehood).

The HRC has established a Subcommittee (HRC Commissioners Carolyn Swift and Pat Manning) to work with members of the Ad Hoc Committee to Save the Castro Adobe on the project. The Ad Hoc Committee includes:

Charlene Delefs Duval
Carolyn Swift
Frank Perry
Rob Edwards
Jim Dolkas

Jane Borg
Patrick Orozco
Pedro Castillo
Emily Abbink

Diane Porter Cooley
Nicki Silva
Sandy Lydon
Doni Tunheim

The Pajaro Historical Society
Pajaro Valley Arts Council, and
The California Council for the Promotion of History

The County Historic Resources Commission thanks your Organization for its attention to this letter and hopes your Foundation favorably considers this Letter of Intent.

Sincerely,



ferri Fisher, Chairperson
County of Santa Cruz Historic Resources Commission

Attachments

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**POTENTIAL
STEPS/TIMELINE FOR CASTRO ADOBE STUDY**

12/17/98 - HRC meets to evaluate Ms. Kinbro's draft letter to the Community Foundation, and to recommend BOS approval for County application for funds from the Community Foundation for Castro Adobe Reuse Feasibility Study.

12/18/98 - County Counsel requested to provide an opinion in writing as to: whether County can enter into a contract for a project involving private property when it is not clear it will be used for a public purpose as is proposed by Ms. Kinbro. Legal opinion to accompany Staff Report to BOS.

NO BOARD OF SUPERVISORS MEETING UNTIL 1/12/99

1/26/99 - BOS considers HRC recommendation for County to apply for funds to assist Castro Adobe, and County Counsel opinion, in Board Letter prepared by CDM

1/27/99 CDM prepares and mails letter of application for funds to Community Foundation requesting \$10,000.

2/20/99 ? - Dates County notified that application has been approved for grant. (For purposes of this timeline, assume County notified 2/20/99).

3/20/99 Revenue contract with funding source completed in-house

4/13/99 Board letter to the BOS attaching revenue contract for BOS approval and request for BOS to accept unanticipated revenue, as result of grant award.

4/20/99? - receive funds?

5/20/99 HRC reviews and approves Scope of Work for Study and RFP, and RFP mailing list.

5/31/99 RFPs sent out to mailing list

6/30/99 Proposals received in response to RFPs

7/2/99 Selection Committee reviews and ranks proposals and selects consultant

8/15/99 Consultant Contract completed in-house

9/21/99 - Board Letter with contract to BOS for their approval

10/1/99 Study period begins (six month contract?)

3/31/2000 - Study period completed. Study submitted to Planning Dept. for review and comment.

4/20/2000 - **HRC study session on Study.**

5/15/2000 - **Board Letter conveying Study to BOShe**

5/20/2000 - **Study conveyed to Community Foundation**

Abbreviations: BOS - Board of Supervisors

CDM - Cherry McCormick

HRC - Historic Resources Commission

RFP - Request for Proposals

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Attachment 5
COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

636

DATE: December 29, 1998
TO: Rahn Garcia, County Counsel.
FROM: Cherry McCormick, Planning
SUBJECT: Request for Legal Opinion re: HRC request

At their December 17, 1998 meeting, the Historic Resources Commission (HRC) resolved to recommend to the Board of Supervisors that the Board authorize filing a grant application for funds to finance a feasibility study for the Castro Adobe. As background and way of explanation, I have attached a copy of the Resolution adopted by the HRC, and the draft minutes from that meeting. I am also enclosing a copy of the Letter of Intent the HRC authorized be sent to the Community Foundation with respect to these funds, and a copy of the County Historic Inventory listing form for the Adobe.

The Castro Adobe is currently owned by Joe and Edna Kinbro. They occupied the Adobe prior to the 1989 Earthquake. Because of earthquake damage, they have been unable to occupy the Adobe and now live next door.

It is possible that the result of the feasibility study will be a conclusion and recommendation that the Adobe remain in private hands, as it is now. My question is whether it is appropriate, from a legal point of view, for the Board to seek funds to assist preservation of an historic structure now and possibly in the future as result of the Study, in private ownership.

I plan to get the Board Letter on the Board's January 26th Agenda - and to reference your opinion in the Letter and/or attach it to the Letter. That means I need to finish my Board Letter by 1/7/98. Your prompt assistance will be much appreciated.

Thanks.

Attachments

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