



# County of Santa Cruz

## BOARD OF SUPERVISORS

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AGENDA: 2/9/99

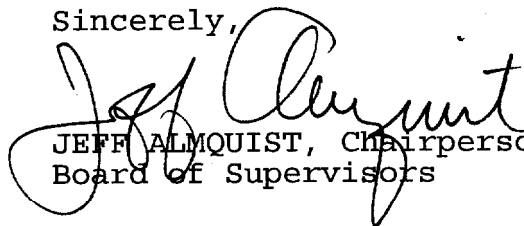
February 1, 1999

BOARD OF SUPERVISORS  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

RE: ANNUAL, REPORT OF THE HISTORIC RESOURCES COMMISSION

Attached is the Annual Report of the Historic Resources Commission for calendar year 1998. I recommend that the Board accept and file this report and direct the Chairperson to thank the members of the Commission for their efforts on the County's behalf.

Sincerely,

  
JEFF ALMQUIST, Chairperson  
Board of Supervisors

JA:ted

cc: Historic Resources Commission

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**COUNTY OF SANTA CRUZ**  
**HISTORIC RESOURCES COMMISSION**  
**1998 ANNUAL REPORT TO THE BOARD OF SUPERVISORS**  
**January 1, 1998 to December 31, 1998**

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**1. Role of the Historic Resources Commission**

The role of the Historic Resources Commission is to represent the County in matters pertaining to the protection and preservation of the historic and cultural resources of Santa Cruz County.

**2. Meeting Dates, Time and Location**

The Historic Resources Commission meets on the third Thursday of the month from 3:30 - 5:00 p.m. in Conference Room 413 of the Planning Department, with Special Meetings and expanded meeting hours scheduled as needed.

**3. Board or Commission Structure**

The Commission is composed of five members who are residents of the County and have been appointed by the Board of Supervisors. They are as follows:

- o Michael Bethke, Second District (Chairperson, through 5/98)(resigned 5/98)
- o Terri Fisher, First District (Vice-Chairperson)(elected Chairperson 12/98)
- o Jacquie Low, Third District
- o Carolyn J. Swift, Fourth District
- o Barbara Kennedy, Fifth District
- o Pat Manning, Second District (appointed 7/98; seated 8/98)(elected Vice-Chairperson 12/98)

**4. Commission Staff**

Cherry McCormick is Staff to the Commission.

**5. Attendance**

See attached roster (Attachment 1) for 1998 Commissioner attendance.

## **6. Annual Goals and Accomplishments:**

### **a) Historic Resources Inventory.**

The Commission maintains the County Historic Resources Inventory, making changes to the "NR" (National Register) ranking of resources as defined by County Ordinance and the State Historic Preservation Office (SHPO), or by adding or deleting structures from the Inventory, or by modifying existing Inventory listings as needed.

### **b) Participation in the Certified Local Government (CLG) Program**

Santa Cruz County is one of few jurisdictions in California designated as a Certified Local Government by the State Historic Preservation Office (SHPO). This designation allows the County to compete for grants benefiting local historic preservation efforts. It also involves, but is not limited to, attendance at various historic preservation workshops, comments on historic/cultural resource-related legislation, and preparation of an extensive CLG Annual Report with SHPO.

CLG Participation also requires a higher level of Commissioner/Staff expertise and level of training in regards to historic preservation issues.

### **c) Timely Review of Project Applications Submitted to the Planning Department.**

The Historic Resources Commission, and the Staff to the Commission, are committed to providing thorough, efficient and timely review of all:

- o Historic Preservation Plans and Preservation Plan Amendments involving a designated historic resource, submitted by the public and/or other County departments, and

- o Building, Demolition and/or Development Permit applications involving a designated or potential historic resource.

### **d) Public Education and Preservation Advocacy**

### **e) Retention and protection of Historically Significant Public Records**

## **7. Summary of Reporting Year Activities:**

### **a) Workshops/Conferences/Events/ attended by HRC Commissioners:**

- o Annual California Preservation Foundation Conference, Berkeley, Ca. 5/98. Persons Attending: Commissioners Low, Fisher, and Swift; Staff-person McCormick.

- o CEQA/Historic Preservation Workshop, City of San Jose, Ca.; 2/98. Persons Attending: Commissioners Bethke, Low, Fisher and Kennedy;

**Staffperson McCormick**

- o California Preservation Foundation (CPF) Workshop on California Historical Register, Palo Alto, CA; 9/98; Persons Attending: Commissioner Fisher and Swift; Staffperson McCormick**
- o Commemoration by HRC of Valencia Hall Restoration; Valencia Hall Open House, Valencia, Santa Cruz, Ca; 5/98; Person Attending: Commissioner Swift.**
- o Historic Old Holy Cross Cemetery Tour, Live Oak, Santa Cruz; 3/98. Person Attending: Commissioner Swift.**
- o Boulder Creek Historic Home Tour, Boulder Creek, Santa Cruz; 10/98; Persons Attending: Commissioner Kennedy, Staffperson McCormick.**

**b) Meetings attended by Commissioners, as Commission representative:**

- o State Historic Building Safety Board, on-going Meetings, Sacramento, Ca. Person Attending: Chairman Bethke (as County appointee representing the California State Association of Counties (CSAC).**
- o Santa Cruz Visitors Council, on-going Regular Meetings, Person Attending: Commissioner Swift (as HRC appointee).**
- o Soquel School District Board Meetings, Soquel, CA; 11/98, 12/98; Person Attending: Commissioner Swift.**
- o Ad Hoc Committee to Preserve the Castro Adobe, Aptos Hills, CA; on-going; Person Attending: Commissioner Swift.**

**c) Other Activities by Commissioners in support of Historic Preservation:**

- o Numerous local history articles published in the Mid County Post, by Commissioner Swift.**
- o Boulder Creek Historic Home Tour and Fashion Show, sponsored by the Boulder Creek Historic Society; Chairman of both Events: Commissioner Kennedy.**
- o Friends of Valencia Hall, on-going activities; Person Participating: Commissioner Manning.**
- o Boulder Creek Historic Society, Board Member: Commissioner Kennedy.**
- o San Lorenzo Main Street, Board Member, Historic Preservation Committee Chair: Commissioner Kennedy.**
- o Economic Vitality Commission, Member: Commissioner Kennedy.**

**d) Review of proposed Historic Preservation Plans:**

The Historic Resources Commission reviewed 2 Historic Preservation Plans (see Attachment 2) during the course of the year.

**e) HRC review/action to protect resources listed on the Historic Inventory from unauthorized impacts.**

The HRC reviewed and took specific action to protect 6 listed resources (see Attachment 3).

**f) Historic Inventory Reassessments**

The HRC considered the redesignation of NR ranking for two historic resources (see Attachment 4).

**g) HRC Letter of Support for National Reaister Nomination for Elias Robinson House, City of Santa Cruz - which was placed on the National Register in 2/98.**

**h) HRC Subcommittees Created:**

o Subcommittee to address Castro Adobe Preservation. Members: Commissioners Manning and Swift.

o Subcommittee to prepare 1998 CLG Application. Members: Commissioners Low and Bethke.

o Subcommittee to monitor and advise on the restoration of 33 Hollins, Pasatiempo. Members: Commissioners Low and Fisher.

o Subcommittee to prepare Valencia Hall Commendation.. Members: Commissioners Swift and Fisher.

o Subcommittee to research historic status of Johnson Sisters property, Westpark Avenue, Boulder Creek. Members: Commissioners Bethke and Fisher.

**i) Appreciation/Recognition**

The HRC received thanks and recognition from the Clerk to the Board of Supervisors for their help and role in transferring County records to ucsc.

The HRC offered gestures of thanks or commendation to the following for their efforts on behalf of historic preservation:

- 1) County Parks and the Valencia Hall Coalition, for their efforts to preserve Valencia Hall - an NR1 rated resource.
- 2) Paul Bernal, preservation advocate and historian in San Jose, re: Calvary Cemetery.

3) Cherry McCormick, Staff to the HRC.

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In addition, the Commission prepared a Welcome package for the new Planning Director, Alvin James - which included information on the County's historic preservation program and Commission.

**j) National Preservation Week**

The HRC requested the Board of Supervisors to adopt a Proclamation in support of National Preservation Week, May 10 - May 16, 1998 - which was done.

**k) Study Session on Non-Conforming Use Regulations**

The HRC reviewed proposed Phase I revisions to the County's non-conforming structure and non-conforming use requirements, and requested on-going updates on the revision process.

**1) CLG Annual Report**

The HRC submitted the 1997 CLG Annual Report to the State, as required for CLG jurisdictions.

**m) Questers Organization**

The HRC met with local representatives of the national Questers organization, to discuss this Organization's goals, work efforts and potential new projects.

**n) Protection of Jason Brown Cabin.**

Commissioners expressed concern, which was relayed by Chairman Almquist to CDF, that this structure be protected during the Timber Protection Plan application process underway.

**o) Preservation of Wilder Ranch Warm Up Shack**

The HRC wrote a letter to State Parks indicating their desire to protect the warm up shack from continued deterioration.

**p) Preservation of the Castro Adobe**

Commissioners requested implementation, on a limited basis, of the General Plan policy dealing with financial incentives for historic preservation. In addition, they requested the Board to authorize submittal of a \$10,000 grant to the Santa Cruz Community Foundation for an adaptive reuse study for the Adobe. The Board of Supervisors included preservation of the Adobe in the County's 1998 Legislative Package to the State, as discussed by Supervisor Beautz with the HRC.

**q) HRC Resolutions**

The HRC passed two Resolutions:

- 1) Resolution recommending Conveyance of County Records to UCSC, and
- 2) Resolution requesting Board of Supervisors authorization to request funds to assist the Castro Adobe.

r) Corralitos Town Plan

The HRC was briefed on progress to date of the Corralitos Town Plan, and provided suggestions in dealing with preservation issues in the Corralitos area.

s) Historic Consultant and Cultural Resource Manager Lists

Historic Consultant and Cultural Resource Manager Lists were created and adopted by the HRC for distribution to the public and applicants, on request. Individuals on the Historic Consultant List are qualified to produce listing forms for inclusion in the County's Historic Inventory, and for doing other types of historic investigation. Individuals on the Cultural Resource Manager List are those typically familiar with archeology and cultural resource protection.

t) County Records Preservation

The Commission pursued preservation of various historic County Records, at the request of the County Clerk and the Elections/Recorders Office Director. The Commission contacted both UCSC and the McPherson Center Museum of Art and History for their assistance. The Board of Supervisors passed a Resolution authorizing transferal of the records to UCSC, following passage of a HRC Resolution requesting the Board to pursue this course of action, with media coverage and considerable involvement by the HRC, County Clerk and HRC Staff.

x) CLG Grant Application

A Subcommittee of the Commission was charged with preparation of a 1998 CLG Grant Application, but could not complete a product, given the short and conflicting time lines provided by the State.

8. Recommendations

a) Historic Resources Inventory.

Extensive amendments to the Historic Inventory were adopted by the Board of Supervisors in 1996. As a result of this process, many follow-up activities such as survey form corrections, historic research, recordation, etc. have been identified as future work items.

b) Cost Recovery Fees.

Consideration should be given by the County to charging a minimal fee to recover some of the costs associated with the nominating of structures to

the inventory or the processing of an application involving Historic Resource Commission review.

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c) Incentives in Support of Historic Preservation

Implement the General Plan policy dealing with the provision of incentives for historic preservation.

c) CLG Participation.

Continue participation in the Certified Local Government Program. This enables the Commission to foster ties with the State Historic Preservation Office and National Trust for Historic Preservation, keep apprised of State and Federal legislative changes and Court legal rulings, and compete for grants.

d) CLG Grant Award.

Seek and obtain a 1999 CLG grant award. Funds could address a variety of Commission needs, including consultant services, training and resources.

e) "L" (Landmark) zoning.

Ensure that all listed resources in the Historic Inventory carry the "L" Landmark suffix zoning, and can be readily referenced by the County's GIS database system

**Attachments**

cc: Alvin D. James, Planning Director  
HRC Commissioners

anrep97



## Attachment 1

**COUNTY OF SANTA CRUZ HISTORIC RESOURCE COMMISSION  
ATTENDANCE BY COMMISSIONER: 1998**

<b>DISTRICT</b>	<b>1 (TF)</b>	<b>2 (MB/PM)</b>	<b>3 (JL)</b>	<b>4 (CS)</b>	<b>5 (BK)</b>
<b>January</b>	X	X	X	X	X
<b>February</b>	X	X	X	*	X
<b>March</b>	*	X	*	X	*
<b>April</b>	X	*	0	X	X
<b>May</b>	*	*	X	*	X
<b>June</b>	meeting cancelled due to schedule conflicts				
<b>July</b>	X	----	X	X	X
<b>August</b>	0	X	X	X	X
<b>September</b>	X	X	*	X	*
<b>October</b>	0	*	X	X	X
<b>November</b>	*	X	X	X	X
<b>December</b>	X	X	X	X	*

X Present at the meeting.

--- No appointed Representative.

0 Unexcused Absence from the meeting (as outlined in the HRC Bylaws).

\* Excused Absence from the meeting.

**Commission Officers:**

Chairperson: M Bethke (1/98 - 5/98)

vacant (6/98 - 11/98)

T. Fisher (12/98 through present)

Vice-Chair: T. Fisher (through 11/98)

P. Manning (12/98 through present)

**District Representative: First - T. Fisher**

Second - M Bethke (through 5/98)

Vacant (6/98 - 7/98)

P. Manning (appointed 8/98; seated 9/98  
- present)

Third - J. Low

Fourth - C. Swift

Fifth - B. Kennedy

- B. Kennedy (appointed 11/25/97;  
seated 1/15/98)

## Attachment 2

**Historic Preservation Plans**  
**reviewed by HRC. 1998**

The Historic Resources Commission reviewed the following Historic Preservation Plans during the course of the year:

- o **Date of Review:** 5/21/98  
**APN:** 041-011-05  
**Situs:** 417 Trout Gluch Road  
**Planning Area:** Aptos  
**Application No.:** 97-0332  
**Historic Name:** Apple Packing Sheds  
**Rating:** NR5  
**Project:** Application to alter an existing historic building known as the Village Fair Antiques Building, to accommodate realignment of Trout Gulch Road.  
  
**Action:** The HRC moved to approve the amended Plan, as submitted.
- o **Date of Review:** 9/17/98  
**APN:** 097-021-02  
**Situs:** 24915 Soquel-San Jose Road  
**Planning Area:** Summit  
**Application No.:** 98-0583  
**Historic Name:** John and Laura Sears House and Ranch  
**Rating:** NR4  
**Project:** Application to alter rear of residence, by converting window to door with new adjoining landing and stairs.  
  
**Action:** The proposed Preservation Plan was approved by the HRC.

at98/cdm

## Attachment 3

Inventory Resources Protected by HRC from Unauthorized Impacts

The HRC reviewed and took action to protect the following listed resources:

o **Dates of Review:** 1/15/98; 7/2/98; 9/17/98

**APN:** 039-421-01

**Situs:** Aptos Catholic/Calvary Cemetery at Soquel Drive, at Soquel and State Park Drives

**Planning Area:** Aptos

**Historic Name:** Carmel Cemetery

**Rating:** NR 5

**Project:** Petition filed with Superior Court by Diocese of Monterey and Resurrection Church to relocate remains from Cemetery for proposed Church expansion.. Development Permit Application #98-0614 filed by Church to build a new church building on property.

**Action:** Court dismissed the petition without prejudice. HRC prepared letter of thanks to Paul Bernal, San Jose, for his role in protecting this historic resource. Church officials met with HRC and public to discuss concerns prior to filing development application for church expansion. HRC asked owners, Church officials and architect to consult with meeting attendees and others who have historic records on the location and existence of burial sites on the property. Development application #98-0614 for church expansion filed, but deemed incomplete. Historic Preservation Plan not yet submitted.

o **Dates of Review:** 9/17/98; 10/15/98

**APN:** 030-041-02

**Situs:** 3430 N. Main Street, Soquel

**Planning Area:** Soquel

**Historic Name:** Benjamin Parrish House

**Rating:** NR 4

**Project:** Structure seriously deteriorated and vacant.

**Action:** Commissioners Fisher and Swift to contact Soquel School District officials to express concern about condition of resource. Commissioner Swift representing HRC at District Board meetings when resource is discussed.

o **Dates of Review:** 8/20/98; 9/17/98; 12/17/98

**APN:** 049-161-05

**Situs:** 184 Old Adobe Road

**Planning Area:** Aptos Hills

**Historic Name:** Castro Adobe  
**Rating:** NR 1  
**Project:** Structure seriously deteriorating and vacant. Owner and non-profit Castro Adobe preservation group seeking restoration assistance.

**Action:** HRC requested Board of Supervisors to implement General Plan objective (Objective 5.20) on a limited basis to assist NR1 designated resources. The Objective calls for historic preservation incentives to property owners. The HRC requested implementation be part of the Planning Department's FY99-2000 Work Program. When this did not occur, the HRC met with Supervisor Beautz to discuss other options to assist the property owner achieve preservation. As a result, the Board of Supervisors included an item in the County's 1998 Legislative Package to the State, requesting funding to assist restoration of the Adobe. In addition, the HRC passed a Resolution to request the Board of Supervisors to authorize a grant application to the Community Foundation of Santa Cruz, for funds for an adaptive reuse study for the Adobe.

**Dates of Review:** 11/19/98  
**APN:** 052-271-04  
**Situs:** 1635 Beach Road, Watsonville  
**Planning Area:** San Andreas  
**Historic Name:** Redman House  
**Rating:** NR 4  
**Project:** Structure seriously deteriorated and vacant. Owner and others seeking means to economically restore the resource, while exploring use alternatives.

**Action:** HRC moves to revisit this problem in the future, for a report back to the Board of Supervisors,

**Date of Review:** 3/19/98  
**APN:** 058-091-01  
**Situs:** Old Coast Rd., near Hwy 1  
**Planning Area:** North Coast  
**Historic Name:** Box Factory  
**Rating:** NR6  
**Project:** Historic Inventory form states "structure is in advanced state of decay and is partially collapsed". Owner proceeded to re-roof and brace structure to address this without permits and was red-tagged. Owner attempting to cure red tag and stabilize building by filing development permit application #98-0234.

**Action:** HRC moved that if demolition actually occurred, that the salvageable wood would be made available to County Parks and Recreation.

**o Date of Review:** 5/15/98  
**APN:** 026-011-09  
**Situs:** Capitola Road Extension, Live Oak  
**Planning Area:** Live Oak  
**Historic Name:** Old Holy Cross Cemetery  
**Rating:** NR 5  
**Project:** Old Gravestones on Soquel Hills parcel determined to be from Old Holy Cross Cemetery. Stones being used as stepping stones and stairsteps. Vandalism and theft from cemetery, a designated historic resource, was suspected.

**Action:** HRC Staff contacted local historian and Cemetery personnel, obtained a plausible explanation and determined no violation had occurred to historic resource. HRC briefed on resolution of case.

at3/cdm

Inventory Listings Reconsidered by HRC

- o **Date of Review:** 4/16/98
  - APN:** 060-411-06
  - Situs:** 33 Hollins Drive, Pasatiempo
  - Planning Area:** Carbonera
  - Historic Name:** Marion Hollins House
  - Owner:** David and Lori Bowman
  - Rating:** NR6
  - Request:** Owner requests deletion of resource from Inventory; HRC considering higher ranking.
  - Action:** The resource remains an NR6. Property owner to be allowed to proceed with repairs while coordinating with HRC Subcommittee comprised of Commissioners Fisher and Low.
- o **Date of Review:** 5/21/98
  - APN:** 093-431-01
  - Situs:** Mt. Charlie Christmas Tree Farm, Mt. Charlie Rd.
  - Planning Area:** Summit
  - Historic Name:** Mt. Charlie's Cabin
  - Owner:** Greg Brown, Trustee
  - Rating:** NR5
  - Request:** Owner requests change in ranking of resource, from an NR5 to an NR6.
  - Action:** Commissioners elected to retain resource as an NR5, with recommendation to change Inventory designation form to refer to "a turn of the century cabin" in lieu of "Mt. Charlie's Cabin".

at5/cdm