



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060

(831) 454-2580 FAX: (831) 464-2131 TDD: (831) 464-2123

ALVIN D. JAMES, DIRECTOR

May 26, 1999

Agenda: June 8, 1999

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

REPORT ON ALTERNATIVE USES FOR THE REDMAN HOUSE

Members of the Board:

On April 27, 1999, your Board directed the Planning Department to prepare a report regarding "the options for restoring the Redman House without compromising the agricultural nature or zoning of the parcel." The Redman House is an historical structure located adjacent to Highway 1 near Beach Street and Lee Road, just outside the City of Watsonville. This matter was brought to the Board by Supervisor Symons in response to a request from the Historic Resources Commission and the Chairman of the Redman House Restoration Committee (Attachment 1).

Background

The Redman House is a late 1890's Victorian home designed by noted architect William B. Weeks. It served as the residence of James Redman, a local farmer. The residence has been unoccupied for several years and is in a deteriorating condition. The structure is designated as an historic resource in the County's Historic Resources Inventory, with a NR 4 rating. This rating indicates that the structure could be eligible for a National Register listing based on further research or following restoration. A copy of the Historic Resources Inventory description is included in the attached material.

The property owner and the Redman House Restoration Committee have both indicated that their goal is a complete restoration of the structure. As with many historical restorations, the cost of restoring this structure (estimated by the property owner at \$750,000) is substantial. In order to make the restoration financially feasible, the property owners wish to convert the structure from a single family residential use to some other, as of yet undefined, use that will generate income to offset the cost of restoration. However, the existing Commercial Agricultural (CA) zoning designation on this property is very restrictive in terms of the uses which can occur on this property.

Options For The Redman House under the Current CA Zoning

In addition to single family residential use of the **Redman** House, the existing County Zoning regulations allow several other uses on this property. These uses are set forth in the Agricultural Uses Chart in Section 13.10.3 12 of the County Code. Examples of uses allowed in the CA zone include agricultural support facilities, agricultural custom work occupations, farm worker housing, foster homes, kennels, veterinary offices and animal hospitals, riding academies and wineries. Whether any of these possible uses of a restored **Redman** House are feasible must be determined by the property owner.

Relaxing Regulations to Encourage Historic Preservation

The issue of relaxing or modifying our zoning regulations to encourage the renovation and restoration of historic buildings and sites is not new to the County. In recent years, many discussions regarding this issue have occurred before the Historic Resources Commission and the Board of Supervisors. These discussions have usually centered on specific properties, including the Tollhouse property in Felton, the Castro Adobe in Aptos Hills, the Parrish House in Soquel, and now the **Redman** House in the San **Andreas** Planning Area. While the zoning differs at each of these sites, and the specific restrictions vary, in each instance the owners have expressed interest in one or more uses on the property which our current regulations do not allow. The policy issue for your Board is whether additional flexibility should be introduced into our General Plan and Zoning to allow a greater range of uses for historic buildings and properties as an incentive to encourage the long term preservation of these important community resources.

Most recently, on May 25, your Board authorized the Planning Department to submit a grant application to the State Office of Historic Preservation to hire a consultant to perform a study on incentives for historic preservation, including zoning concessions. This request was supported unanimously by the Historic Resources Commission. A copy of our May 25 letter is included as Attachment 2. It is envisioned that this study, if funded, will lead to a series of recommendations that will be brought back to your Board for policy review. Presumably, the recommendations would apply to the **Redman** house, as well as the other historic sites in the County. If our application is funded, the grant period will run from October 1, 1999 to September 30, 2000.

In addition to this grant application, your Board previously approved a grant application for a specific property, the Castro Adobe. The Castro Adobe grant, if funded by the Community Foundation, will assess the re-use possibilities of the Castro Adobe. There may be general recommendations that come out of this study that are applicable to other sites in the County as well. The proposed grant period runs from August 1999 to November 2000.

These studies, once completed, will provide your Board with a range of policy options for historic structures in Santa **Cruz** County. Staff will be closely involved in these studies, and will work closely with the Historic Resources Commission in bringing any recommendations forward to your Board.

Other Options for the Redman House

Pending completion of these studies, the property owner could initiate a rezoning or apply for a site specific General Plan/Local Coastal Program (GP/LCP) amendment for this parcel addressing the allowed uses in a restored historical structure.

Rezoning the property. This option would rezone the property or a portion of the property to a zone district which allows the use sought by the property owner. The current zoning of the property is Commercial Agriculture (CA) and the property is located within the Coastal Zone. Rezoning to another zone district requires that findings be made that the land is not suitable for agriculture. Given the fact that the property has been and is presently under cultivation with strawberries makes this finding difficult to make for the entire parcel. Any rezoning also requires a Local Coastal Program amendment to be approved concurrently with the rezoning to remove the agricultural resource designation from that portion of the property. Rezoning a portion of the parcel remains an option, however, there are only a limited number of zoning districts that implement the underlying general plan designation of Agriculture, and it is unlikely that any of those zoning designations will provide the range of uses that the owner may be seeking. This does not appear to be a very realistic option.

Site specific GP/LCP Amendment. This option would detail the types of uses allowed in the historic structure and include language that would insure that the uses would be operated consistent with the goals, objectives and policies of the GP/LCP. This would supercede the CA zone district use regulations, but maintain the agricultural resource protections required by the GP/LCP. In effect, the result would be a sort of specific plan for this parcel.

This option would be initiated through an application which is filed by the property owner for a GP/LCP site specific policy amendment, including a concurrent application for the specific uses that are planned. This would be assigned to a project planner, who would work in close cooperation with the Historic Resources staff and Commission. In addition to the HRC review, an application of this nature would be considered by the Agricultural Policy Advisory Commission, the Planning Commission, your Board, and the California Coastal Commission. This project would be processed on an at-cost basis.

Given the unique nature of such an approach, it may be appropriate to bring a preliminary proposal to your Board for conceptual review early in the process. This would provide important feedback to the owner in terms of your Board's willingness to consider alternative uses at this important property, due to its highly visible location, agricultural zoning, and historic status.

Discussion/Recommendation

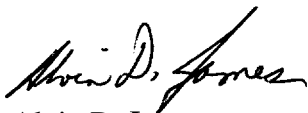
The Redman House is an historic resource that is certainly worthy of restoration. Unfortunately, the cost of restoration is apparently so high, according to the owners, that the original use of the structure, in this case as a residence, may not be feasible. We are not in a position to evaluate either the restoration estimates, or the financial feasibility of the single family or other potential

uses that are allowed under the current zoning. However, the issue of zoning flexibility for historic structures has emerged as an important policy issue that deserves further study. To this end, your Board has authorized two different grant applications to study this issue, one for the Castro Adobe and one for a more general assessment of potential incentives. Following completion of the proposed grants, any recommendations will be presented to your Board.

If the property owner wishes to proceed with the restoration of the Redman House prior to the completion of these studies, an application for a site specific GP/LCP amendment and development permit can be submitted for County review.


It is, therefore, RECOMMENDED that your Board accept and file this report.

Sincerely,



Alvin D. James
Planning Director

RECOMMENDED:



SUSAN A. MAURIELLO
County Administrative Officer

- Attachments:
1. Letter of Supervisor Symons, dated April 21, 1999, with attachments.
 2. Letter of Alvin D. James, Planning Director, dated May 7, 1999.

cc: Redman House Restoration Committee
GreenFarm Ltd.
Historic Resources Commission



County of Santa Cruz 601

BOARD OF SUPERVISORS

701 OCEAN STREET, SUITE 500, SANTA CRUZ, CA 950604069

(831) 454-2200 FAX: (831) 4643262 TDD: (831) 464-2123

JANET K. BEAUTZ
FIRST DISTRICT

WALTER J. SYMONS
SECOND DISTRICT

MARDI WORMHOUDT
THIRD DISTRICT

TONY CAMPOS
FOURTH DISTRICT

JEFF ALMQUIST
FIFTH DISTRICT

AGENDA: 4/27/99

April 21, 1999

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

RE: RESTORATION OF THE HISTORIC **REDMAN** HOUSE

Dear Members of the Board:

The Chairman of the **Redman** House Restoration Committee has asked that I refer the Historical Resources Commission's findings on the project to this Board.

Chairman John Skinner is looking for an ordinance that would exempt historical sites, like the **Redman** House, from local zoning requirements so that they might be more easily restored. While I appreciate Mr. Skinner's efforts in restoring this historic home, the house is situated squarely on land zoned Commercial Agriculture.

I will not at any time support the rezoning of this parcel for additional development in conjunction with the restoration. I am, however,, interested in exploring what, if any, options exist for Mr. Skinner within the building's current footprint.

After reviewing the Commission's remarks, I ask that the Board direct the Planning Department to review them and report back with options for restoring the-Redman House without compromising the agricultural nature and zoning of the parcel.

602

BOARD OF SUPERVISORS
April 21, 1999
Page 2

I, therefore, recommend that the Board of Supervisors direct the Planning Department to review the findings of the County Historic Resources Commission and report back to the Board with options and recommendations on or before June 8, 1999.

Sincerely,



WALTER J. SYMONS, Supervisor
Second District

WJS:ted

cc: Planning Department
Historic Resources Commission
John Skinner
Owen Lawlor

1079K2

SANTA CRUZ COUNTY

GOVERNMENTAL CENTER

HISTORIC RESOURCES COMMISSION

701 OCEAN STREET, ROOM 400, SANTA CRUZ, CALIFORNIA 95060
(831) 454-2580 FAX: (831) 464-2131 TDD: (831) 464-2123

March 5, 1999

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

Dear Members of the Board:

The County Historic Resources Commission (HRC) placed the Redman House on their Agenda at their February 18, 1999 meeting. This was done at the request of a representative for the property owner and a member of a Committee recently created to protect the historic house. Both individuals, and other members of the Committee, are interested in saving the Redman House from further deterioration - and are currently exploring methods to do this.

The Redman House is in the San Andreas Planning Area, just outside the City of Watsonville. It is a designated historic resource included in the County's adopted Historic Inventory (see Attachment 1). The property carries an "NR4" ranking, which County Code defines as:

"Property which may become eligible for listing on the National Register if additional research provides a stronger statement of significance, or if the architectural integrity is restored. These buildings have either high architectural or historic significance, but have a low rating in the other categories. "

When the Inventory was last updated, the County's historic consultant noted in 1994 that the Redman House:

"continues to deteriorate as shown in the last photograph. No change in rating although if deterioration continues the house may no longer be salvageable".

At their February 18, 1999 meeting, the Commission unanimously moved to notify your Board of the following:

"In response to an inquiry concerning the Redman House in Watsonville and in order to assist and facilitate historic preservation, the County Historic Resources Commission supports an investigation of alternative uses for historic resources."

If you have any questions about the Commission's action and intent, please feel free to contact me, our Chairman Terri Fisher or Vice Chairman Pat Manning, at 454-3132.

Sincerely,



**Cherry McCormick, Staff
Historic Resources Commission**

Attachments

redmbdco/cdm

State of California -The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

ATTACHMENT 1

Attachment 1

HABS _____ HAER _____ Loc ☒ SHL No. _____ NR Status 4
 UTM: A 10/619120.4083885 C _____
 B _____ D _____

IDENTIFICATION

1. Common name: Redman House
2. Historic name: Redman House
3. Street or rural address: 1635 W. Beck Road San Andreas Area
- City Watsonville, CA Zip 95076 County Santa Cruz
4. Parcel number: 05227104
5. Present Owner: HARE, BREWER & KELLEY, INC Address: 305 LYTTON AVE.
- City PALO ALTO, CA Zip 94301 Ownership is: Public _____ Private ☒
6. Present Use: Residence -Original use: Residence

DESCRIPTION

- 7a. Architectural style: Queen Anne/Victorian
- 7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

The **Redman House**, designed by William H. Weeks is a good example of rather non-specific Victorian architecture with a strong Queen Anne influence. It is a large, 2-1/2 story structure of highly asymmetric plan and elevations. The elevations are composed of a myriad of projecting and recessing parts; large gables **projecting** over three sided bays, a corner tower whose dome creeps around the roof eaves, wrap porches, and recessed balconies.

The detailing is as diverse as the elements composing the facades. Details include both Corinthian and ionic columns supporting the porch roofs and window hoods. Floral plaster friezes appear in gable ends and on various exterior wall panels. **Eastlake** brackets and dentils embellish stray corners and eaves.

The house is sheathed with shingles with sporadic patterns of textured shingle cropping up on any available wall panel. Windows are treated with much the same eclectic selection and include a variety of windows such as bevel l ed panes, plain double hung and fixed pane **windows**.



8. Construction date:
Estimated _____ Factual 1897
9. Architect W.H. Weeks
10. Builder Lamborn & Uren
11. Approx. property size (in feet)
Frontage 100 Depth 200
or approx. acreage. _____
12. Date(s) of enclosed photograph(s)

13. Condition: Excellent - Good Fair - Deteriorated X No longer in existence

606

14. Alterations: _____

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

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

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

16. Related features: _____

SIGNIFICANCE

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

Built in 1897, this large Victorian home was designed by the prominent local architect William A. Weeks and erected by contractor Will Porter and the firm of Lamborn and Uren. It was built for James Redman. The property on which the house was built was previously owned by Isaac Williams, who had arrived in the area in 1843. Williams planted there the first commercial apple orchard in the Pajaro Valley; In 1858 he shipped the first crop of Apples to San Francisco. James Redman bought the land in 1883. He increased the size of the apple orchards and began the growing of lettuce and celery, which became important row crops. Redman continued to farm the site until his death in 1921. The home is significant as a work of a master architect and for its association with a center of major agricultural development in the Pajaro Valley.

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

Architecture 1 Arts & Leisure _____
Economic/Industrial 2 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

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

Betty Lewis Research, 8/85

22. Date form prepared April 1986

By (name) The Firm of
Organization BONNYE L BAMBURG
Address: 247 N Third Street
City San Jose, CA 95112
Phone: (408) 971-1471

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

NORTH

LEACH RD

RIVERSIDE ROAD

LEE ROAD



1635 Beach Road (**Redman** House)

607

ADDENDUM-1994

PHYSICAL INSPECTION

Date: March 31, 1994

Result of Inspection: Structure continues to deteriorate as shown in the last photograph.

CONSULTANT'S PRELIMINARY RECOMMENDATIONS:

No change in rating although if deterioration continues the house may no longer be salvageable.

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

CONTEXT: 1 (Agriculture), 2 (Architecture)

PROPERTY TYPE: farmhouse

600

PLANNING DEPARTMENT



C O U N T Y O F S A N T A C R U Z

GOVERNMENTAL CENTER

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

May 7, 1999

Agenda: May 25, 1999

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

Certified Local Government Grant

Dear Members of the Board:

Your Board is requested to authorize submittal of a Certified Local Government (CLG) Grant Application for \$10,000 to the State Office of Historic Preservation to fund a General Plan Program for development of historic preservation incentives, as requested by the County's Historic Resources Commission (HRC).

BACKGROUND

o CLG Program

The County of Santa Cruz is what is called a Certified Local Government - or "CLG" jurisdiction. The CLG program is a federal historic preservation program authorized by the National Historic Preservation Act of 1966, administered in California through the State Office of Historic Preservation in the Department of Parks and Recreation. Jurisdictions apply to their state Office of Historic Preservation to become a CLG, and must meet strict criteria in order to qualify and then to maintain that CLG status. There are currently 42 CLGs in the State of California.

o CLG Grants

The National Historic Preservation Act of 1966 provides that funds be directed to State governments to support historic preservation efforts at the local level. These Historic Preservation Funds are made available annually to CLG jurisdictions, who compete for grants to assist their local preservation programs. Each year, a different amount is made available statewide to CLG's for their historic preservation needs. The grant funds are available on a matching basis, with the match varying yearly. Initially, the match was 50% federal, 50% local, with the local match provided either through cash or in-kind services as guaranteed by the locality. In recent years, the match has been 60% federal/40% local.

o County of Santa Cruz CLG Grants

In the past, the County has applied successfully for CLG grants to fund a variety of tasks, including preparation and update of the County's Historic Inventory, HRC education and training, and preparation of an Historic Context for the County. Grants received ranged from approximately \$10,000 to \$23,000. Even though there were many worthy grant suggestions generated by the HRC and staff, the County did not apply in 1997 or 1998 for CLG funds, due to the tight time line between the State's Notice of Funding Availability and the grant submittal deadline. This year, however, the State provided localities with more notice in order to meet the 1999 application deadline of June 1, 1999.

o County Historic Resources Commission (HRC) Request

At their March 10, 1999 meeting, after considerable discussion, the HRC voted unanimously to request the County to prepare a CLG grant application to submit to the State, to fund a Study that would examine incentives for fostering historic preservation, in compliance with General Plan Objective J (which states:

"j. Where possible, provide incentives to property owners to foster historic preservation. Consider revising County zoning regulations to include allowances for facade easements, favorable tax assessments such as taxing at pre-rehabilitation values, parking reductions, transfer of development rights, density bonuses and design assistance. Study the existing zoning of historic buildings to guard against economic incentives to demolish said buildings for more intense development."

and also including the incentive of alternative uses for historic properties (see Attachment 1 for excerpt of HRC March 10, 1999 Minutes).

The proposed CLG Grant topic has been one of growing interest and concern to Commissioners. The Commission has been increasingly confronted by property owners and others interested in preserving historic resources who lack the funds and/or resources to do so. Without funds, or other incentives to acquire, maintain or reuse historic resources, these remnants of the County's past are facing decline and possibly, demolition by neglect. In conformance with General Plan Policy 5.20.5 to Encourage Protection of Historic Structures, and General Plan Program J, which deals with providing property owner incentives for historic preservation, the HRC is requesting your Board's authorization to submit the 1999 County CLG grant application.

DISCUSSION

This year, the State Office of Historic Preservation plans to allocate approximately \$100,000 in funds to CLG'S through the competitive annual program. The State has advised that among the proposals that will NOT be funded through this year's competitive grant process will be requests for construction, restoration and/or acquisition of historic buildings and structures. Grants will be made to CLG jurisdictions in amounts of between \$2,500 - \$15,000. The County, with your Board's approval, will seek \$10,000 in grant funds, with a \$6,667 local match,

(610)

to conduct a study of available and potential incentives for historic preservation as requested by the HRC.

The proposed local match will consist of in-kind services provided by Planning Staff and nominal printing costs. The federal contribution represents the contract cost for the study, to be conducted by a consultant selected through the competitive Request for Proposal (RFP) process. Your Board will be requested to review and approve the consultant contract and Scope of Work for the Study, and accept the grant, should the grant request be authorized by your Board and awarded by the State.

The 1999 CLG grant program does not provide for reimbursement of indirect County costs. Although this may be an obstacle, it should be recognized that the proposed Study is called for in the County's General Plan, to be proposed for inclusion in the Planning Department Work Program for staff to implement the General Plan.

RECOMMENDATION

Your Board is requested to authorize Staff to submit a Certified Local Government (CLG) grant (CLG) application to the State Office of Historic Preservation to request a \$10,000 grant to perform a Study on incentives for historic preservation, in conformance with the General Plan policies and programs dealing with historic resources, as requested by the County Historic Resources Commission.

Very truly yours,,



Alvin James'
Planning Director

RECOMMENDED:

SUSAN A. MAURIELLO
County Administrative Officer

Attachment: excerpt, HRC Minutes, 3/10/99

C.C. Historic Resources Commission

clgbdlet/cdm