

**COUNTY OF SANTA CRUZ**  
**HISTORIC RESOURCES COMMISSION**  
**1999 ANNUAL REPORT TO THE BOARD OF SUPERVISORS**  
**January 1, 1999 to December 31, 1999**

---

**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 second Wednesday of the month from 4:30 - 6:30 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 Terri Fisher, First District (Chairperson)
- o Pat Manning, Second District (Vice-Chairperson)
- o Jackie Low, Third District
- o Carolyn Swift, Fourth District (through 5/99)
- o Ray Hoffman, Fourth District (appointed 5/99)
- o Barbara Kennedy, Fifth District

**4. Commission Staff**

Cherry McCormick is Staff to the Commission.

**5. Attendance**

See attached roster (Attachment 1) for 1999 Commissioner attendance.

**6. Annual Goals and Accomplishments:**



# County of Santa Cruz 0035

## BOARD OF SUPERVISORS

701 OCEAN STREET, SUITE 500, SANTA CRUZ, CA 95060-4069

(831) 454-2200 FAX: (831) 454-3262 TDD: (831) 454-2123

JANET K. BEAUTZ  
FIRST DISTRICT

WALTER J. SYMONS  
SECOND DISTRICT

MARDI WORMHOUDT  
THIRD DISTRICT

TONY CAMPOS  
FOURTH DISTRICT

JEFF ALMQUIST  
FIFTH DISTRICT

AGENDA: 3/14/00

March 6, 2000

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

RE: ANNUAL REPORT OF THE HISTORIC RESOURCES COMMISSION

Dear Members of the Board:

Attached is the Annual Report of the Historic Resources Commission for calendar year 1999. I recommend that the Board accept and file this report and direct the Chair to thank the members of the Commission for their efforts on the County's behalf.

Sincerely,

MARDI WORMHOUDT, Chair  
Board of Supervisors

MW:ted

cc: Historic Resources Commission

01165196

**o National Preservation Week, May 9 - 15, 1999, local activities:**

- 1) HRC and Board Proclamation: "This is the year of the Adobe" in recognition of Castro Adobe
- 2) McPherson Center, Museum lecture on historic adobes, sponsored by City and County HRCs, with speakers Gil Sanchez and Edna Kimbro
- 3) Historic Home Tour, City of Santa Cruz, led by Ross Gibson
- 4) Restoration Workshop, on rehabilitation of old windows, led by Inventory resource owner

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

The Historic Resources Commission reviewed 3 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 5 listed resources (see Attachment 3).

**f) HRC Review of Building Permit Applications affecting designated Historic Resources**

The HRC reviewed and took specific action to protect 2 listed resources through its review of pending Building Permit Applications (see Attachment 4).

**g) HRC Letter of Support for California Register Nomination**

The HRC reviewed a request from Friends of Old Holy Cross Cemetery to place the historic resource on the California Register, and wrote a letter of support in response (See Attachment 5).

**h) HRC Review of Development Permit Applications affecting designated Historic Resources**

The HRC reviewed 5 pending Development Permit Applications affecting designated Historic Resources (see Attachment 6)

**i) HRC Review of Development Permit Applications affecting undesignated but potentially eligible historic resources**

Pursuant to County Code Section 16.42.080(h), the HRC reviewed two Development Applications to determine whether processing should be suspended to allow resource placement on the Historic Inventory (see Attachment 7).

**j) HRC Subcommittees Created:**

- o Subcommittee addressing Castro Adobe Preservation. Members: Commissioners Manning and Swift.

o Subcommittee to assist in preparation of 1999 CLG Application. Member: Commissioner Fisher.

o Subcommittee to assess Ashcroft House reroofing application. Member: Commissioner Fisher.

k) Appreciation/Recognition

The HRC prepared a Resolution acknowledging Carolyn Swift, former HRC Commissioner, for her service on the HRC and support for Historic Preservation, 5/26/99.

1) National Preservation Week

The HRC requested the Board of Supervisors adopt a Proclamation in support of National Preservation Week, in May, 1999 - which was accomplished.

m) 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.

n) CLG Annual Report

The HRC submitted the 1998 CLG Annual Report to the State, as required for CLG jurisdictions.

o) HRC Resolutions

The HRC passed a Resolution commending Carolyn Swift for her service on the Commission and in support of local Historic Preservation.

p) 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.

q) Archiving Record of Televised Board of Supervisors Meetings

The Commission discussed the retention and archiving of video tapes from televised Board of Supervisors meetings. A letter was sent to the CAO's office summarizing the content of the HRC's discussion on this matter. In summary, the letter recommended that one video tape be retained per year - the likely tape being that from the day of the Board's swearing in ceremony. These tapes would document the composition of the Board, and any changes over time to the Board and its meeting format. The HRC also recommended that videotapes of meetings addressing a particularly significant event, such as the earthquake, be retained. They added that the medium i.e. the

VCR, be retained in light of technological changes that might occur in the future.

r) CLG Grant Application

The HRC directed Staff to submit a CLG grant application to the State, to fund a Study to examine incentives to foster historic preservation, in compliance with General Plan Objective J. The Grant Application was submitted by the required deadline, but was not funded.

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. HRC is considering an incremental updating of Inventory over next few years, using a consultant on retainer for this purpose.

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.

c) Incentives in Support of Historic Preservation

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

d) 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.

e) CLG Grant Award.

Seek and obtain a year 2000 CLG grant award. Funds could address a variety of Commission needs, including consultant services, training and resources.

f) "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

**g) Preservation Advocacy and Outreach**

**Write letters of support and otherwise lobby for strong preservation policies and funding at the State and Federal level.**

**h) Prevent "Demolition by Neglect"**

**Consider publication with a press conference of a "dirty dozen" list of designated resources that are at risk or demolition, due to neglect.**

**i) Revise Historic Preservation Ordinance**

**Initiate changes to County's Ordinance (Chapter 16.42 of County Code) to update, clarify and correct Ordinance.**

**j) Commissioner/Staff Education and Training**

**Attend conferences and workshops to enhance HRC and HRC staff knowledge base.**

**k) Plaques for designated resources**

**Explore with City and McPherson Center availability and cost of plaques for designated resources.**

**Attachments**

**cc: Alvin D. James, Planning Director  
HRC Commissioners**

**hrcanrep/cdm**

**Attachment 1**

0042

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

DISTRICT	1 (TF)	2 (PM)	3 (JL)	4 (CS/RH)	5 (BK)
<b>January</b>	X	*	*	X/	X
<b>February</b>	*	X	X	X/	X
<b>March</b>	x	X	X	X/	X
<b>April</b>	X	X	*	X	X
<b>May</b>	X	X	X	/0	X
<b>June</b>	X	X	*	/*	X
<b>July</b>	meeting cancelled, per Board directive				
<b>August</b>	X	*	X	X	X
<b>September</b>	X	X	X	X	X
<b>October</b>	X	X	X	/*	X
<b>November</b>	X	X	*	/*	X
<b>December</b>	meeting cancelled, per Board directive				

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: T. Fisher  
 Vice-Chair: P. Manning

**District Representative:** First - T. Fisher  
 Second - P. Manning  
 Third - J. Low  
 Fourth - C. Swift (through 5/99) ; Ray Hoffman  
 Fifth - B. Kennedy

at6/cdm

## Attachment 2

Historic Preservation Plans  
reviewed by HRC, 1999

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

- o **Date of Review:** 2/18/99  
**APN:** 041-011-05  
**Situs:** 417 Trout Gulch Road, also known as The Village Fair  
 Antique Barn  
**Planning Area:** Aptos  
**Application No.:** 97-0332  
**Historic Name:** Apple Packing Sheds  
**Rating:** NR5  
**Project:** Application to amend an approved Historic Preservation Plan, to allow alteration of a designated historic resource, involving partial removal of deck, roof and railing to accomodate realignment of Trout Gulch Road.  
  
**Action:** The HRC approved the amended Plan, as submitted
  
- o **Date of Review:** 7/14/99  
**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 amend an adopted Historic Preservation Plan, to allow placement of a fence along the frontage and sides of a designated historic resource within the County's Historic Inventory.  
  
**Action:** The proposed amended Preservation Plan was approved by the HRC.
  
- o **Date of Review:** 7/14/99  
**APN:** 039-421-01  
**Situs:** 7600 Soquel Drive, at Soquel and State Park Drives  
**Planning Area:** Aptos  
**Application No.:** 98-0614  
**Historic Name:** Calvary Cemetery  
**Rating:** NR5  
**Project:** Application for approval of a Historic Preservation Plan concerning addition to the existing Resurrection Church building. Affects the Calvary Cemetery, a design-



nated **historic resource in the Historic Inventory.**

**Action:**

**The proposed Preservation Plan was approved by the HRC.**

at98cdm

**Inventory Resources Protected by HRC from Unauthorized Impacts**

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

**o Dates of Review:** 1/21/99; 2/18/99; 3/10/99; 9/8/99;

**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:** Commissioner Swift attended Soquel School Board meetings to monitor District actions regarding the resource, Lee White of School District invited to brief HRC on School District intentions. Proposed lot line adjustment application (#99-0285) submitted by School District for this site.

**o Dates of Review:** 1/21/99; 2/18/99; 3/10/99; 4/14/99; 4/14/99; 7/14/99; 9/8/99; 10/13/99; 11/10/99

**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/reuse assistance.

**Action:** HRC requested Board of Supervisors approval to submit a grant application to the Santa Cruz Community Foundation for funds to conduct a Reuse Feasibility Study for the Castro Adobe. The grant application was approved for \$10,000. The HRC assisted in sponsoring a reception at the Castro Adobe to bring attention to the resource. The HRC reviewed an outline for the Reuse Feasibility Study RFP and RFP mailing list and offered comments before the RFPs were mailed out in December.

**Dates of Review:** 2/18/99; 3/10/99; 4/14/99; 6/23/99; 9/8/99

**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 made a motion to support an investigation of alternative uses for historic resources, in response to a presentation to the HRC by John Skinner and Owen Lawlor on the condition of the Redman House. The HRC advised your Board in a letter dated 3/5/99, of this motion. Two Commissioners expressed preference for retaining the house at its existing location vs. moving it to a road frontage location. The HRC watched a video on local preservation efforts to save the House.

**Dates of Review:** 3/10/99; 4/14/99  
**APN:** 072-061-16  
**Situs:** 8500 Highway 9  
**Planning Area:** San Lorenzo Valley: Ben Lomond  
**Historic Name:** Highland Park  
**Rating:** NR 5  
**Project:** County Parks filled swimming pool on "L" zoned property without first obtaining HRC review and approval. County Parks Director requests HRC guidance on level of HRC review/approval necessary for additional potential changes to site.

**Action:** County Parks Director addressed HRC, indicating that the pool filling action did not constitute a material change in his view, and therefore was not subject to HRC public hearing of an Historic Preservation Plan and HRC approval. The HRC requested that a pool cover be placed on the pool so that it would continue to resemble a pool and not a sand lot, and allowed the project to move forward as a non-material change, that would not be subject to HRC approval according to the Historic Preservation Ordinance. HRC approved replacement of dying hedge without Historic Preservation Plan submittal, and scheduled discussion of levels of review for future Park projects for another meeting.

**Dates of Review:** 11/10/99  
**APN:** 074-171-10,12  
**Situs:** Quail Hollow Road  
**Planning Area:** San Lorenzo: Ben Lomond  
**Historic Name:** Quail Hollow Ranch  
**Rating:** NR 5  
**Project:** Proposed Quail Hollow Ranch Master Plan changes

**Action:** Letter to your Board written by C. McCormick on behalf of HRC, requesting HRC review of any Quail Hollow Master Plan amendments prior to your Board's approval.

at3/cdm

0047

**Building Permit Applications Reviewed by HRC**  
**affecting designated Historic Resources**

- o **Date of Review:** 2/18/99
  - Application #:** 30556M
  - APN:** 041-011-05
  - Situs:** 417 Trout Gulch Rd.
  - Planning Area:** Aptos
  - Historic Name:** Apple Packing Sheds
  - Rating:** NR5
  - Request:** Application to remove existing deck and portion of roof line and rebuild smaller deck on existing Aptos Village Fair Antiques Bdg.
  - Action:** Application approved unanimously, with a vote of 4-0, with determination that is consistent with Historic Preservation Plan submitted as part of Application #98-0886 for resource alteration.
- o **Date of Review:** 4/14/99
  - Application #:** 31266c
  - APN:** 108-181-36
  - Situs:** 245 Corralitos Road, Watsonville
  - Planning Area:** Eureka Canyon
  - Historic Name:** Gardner House
  - Rating:** NR5
  - Request:** Owner requests reroof, using composition shingles and different design pattern from that in place.
  - Action:** HRC created a Subcommittee to explore alternative types of roofing to better match existing roof and required that whatever roof is selected be fire resistant with a minimum level "C".

bpapp/cdm

**California Register Nomination**

**o Date of Review:** 2/18/99  
**APN:** 026-011-09  
**Situs:** Capitola Road Extension  
**Planning Area:** Live Oak  
**Historic Name:** Old Holy Cross Cemetery  
**Rating:** NR 5  
**Project:** Request for HRC endorsement for Ca. Register Nomination  
  
**Action:** HRC sent a letter to the State Office of Historic Preservation in support of listing the resource on the State Register.

natregno/cdm

0049

**Development Permit Applications Reviewed by HRC  
affecting designated Historic Resources**

- o **Date of Review:** 3/10/99  
**Application #:** 99-0036  
**APN:** 058-082-08  
**Situs:** 71 Highway One  
**Planning Area:** North Coast  
**Historic Name:** Foresters Hall  
**Rating:** NR5  
**Request:** Application to construct a two story structure on the site of the former Foresters Hall
- Action:** Application approved as submitted, with a vote of 4:0, Commissioner Fisher abstaining.
- o **Date of Review:** 4/14/99; 5/26/99  
**Application #:** 98-0614  
**APN:** 039-421-02  
**Situs:** 7600 Soquel Drive,  
**Planning Area:** Aptos  
**Historic Name:** Calvary Cemetery  
**Owner:** Diocese of Monterey  
**Rating:** NR5  
**Request:** Proposal to construct a church addition
- Action:** HRC approved the application, subject to submittal and approval of an Historic Preservation Plan identifying the impact of the proposed project on the designated resource.
- o **Date of Review:** 4/14/99  
**Application #:** 98-9581  
**APN:** various  
**Situs:** Aptos Village, in back of Bayview Hotel (an NR1)  
**Planning Area:** Aptos  
**Historic Name:** Aptos Village  
**Owner:** various  
**Rating:** none  
**Request:** Proposal to create two commercial lots, eleven townhouse lots and five single family residential parcels; construct sixteen homes and construct three commercial buildings, in Aptos Village, in back of the Bayview Hotel
- Action:** No action at this time; (DRG application)
- Date of Review:** 5/26/99  
**Application #:** 99-0285

**APN:** 030-041-02,30 and 35  
**Situs:** 3430 Main Street, Soquel  
**Planning Area:** Soquel  
**Historic Name:** Benjamin Parrish House  
**Owner:** Soquel School District  
**Rating:** NR4  
**Request:** Proposal to move property boundary between two parcels occupied by Benjamin Parrish House and the Main Street Elementary School.

**Action:** No action taken, due to lack of quorum

**Date of Review:** 11/10/99  
**Application #:** 98-0234  
**APN:** 058-091-01  
**Situs:** Old Coast Rd. near Hwy 1  
**Planning Area:** North Coast  
**Historic Name:** Box Factory  
**Rating:** NR6  
**Request:** Proposal to convert the Davenport Barn to a commercial and residential building and construct a duplex

**Action:** No action taken, due to lack of quorum Commissioner Fisher excuses self from proceeding, due to conflict of interest.

**dpapplic/cdm**

0051

**Projects Referred to HRC. pursuant to County Code Subsection  
16.42.080(h), to determine whether application processings should be  
suspended to allow property to be added to Historic Inventory**

The HRC reviewed and took action on the following project applications, pursuant to the above Code section:

- o **Date of Review:** 6/23/99; 7/14/99  
**Application #:** 99-0118  
**Situs:** 2338, 2402, 2322, 5122, 5120, 2400 Chanticleer  
**Planning Area:** Live Oak  
**Historic Name:** None  
**Rating:** NR6 for one of the properties; None for others  
**Project:** Application #99-0118 to construct an industrial park consisting of three buildings totaling 114,750 square  
  
**Action:** HRC moved to request peer review by a consultant from the HRC historic consultant list of the Historic Documentation Report before HRC would take action. The HRC sent a letter to the applicant's consultant requiring notification before any demolition on the site. The HRC moved to forward all historic information on the site to the County's Environmental Coordinator, along with an article furnished by Commissioner Manning. The HRC also asked consultant Susan Lehman why the poultry industry was omitted from the County's Inventory Context Study.
  
- o **Date of Review:** 10/13/99; 11/10/99  
**Application #:** 97-0352  
**Situs:** 3345 Polo Drive  
**Planning Area:** Aptos  
**Historic Name:** Tree bordering Valencia Creek, near Polo Grounds  
**Rating:** None  
**Project:** HRC asked to comment on proposed impact of Building Permit Application to old oak tree, along Valencia Creek  
  
**Action:** HRC moved to take no action, maintaining that insufficient information existed regarding historic aspects of tree.

at2/cdm