



County of Santa Cruz

0151

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(631) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

ALVIN D. JAMES, DIRECTOR

October 31, 2000

Agenda: November 14, 2000

Board of Supervisors
County of Santa Cruz
7C 1 Ocean Street
Santa Cruz, CA 95060

PUBLIC HEARING FOR HISTORIC INVENTORY AMENDMENT

Members of the Board:

Your Board is requested by the County Historic Resources Commission (HRC) to hold the public hearing and adopt the enclosed Resolution (Attachment 1) to amend the County's Historic Inventory. The proposed amendment would result in inclusion of the following two properties in the Historic Inventory:

- 1) "The Rodgers House", located at 2601 E. Lake Avenue, Watsonville, CA 95076 (the Santa Cruz County Fairgrounds), APN 05 1-49 1-O 1; and
- 2) "Emma's Bungalow", located at 522 Hauer Apple Way, Aptos, CA 95000, APN 107-5 1 1-28.

B BACKGROUND

THE RODGERS HOUSE

The Rodgers House is currently owned by and located on the County Fairgrounds in Watsonville, having been moved from the City of Watsonville to its present site last year. Prior to the move, in 1987, the City of Watsonville designated the Rodgers House as an Historic Structure (see Attachment 2). The House has significance architecturally, in that it is an excellent example of the Italianate style and was designed by James Waters, the architect of St. Patrick's Church in Watsonville. It was also the home of Esther Steinbeck Rodgers, sister of author John Steinbeck.

Many people have expressed interest in including the Rodgers House in the County's Inventory, including the current owner, and have prompted submittal of this nomination package to your Board. The nomination, presented on the required State's DPR523 listing forms (see Attachment 3), describes the historic resource, its history and relevance, and ascribes a ranking of "NR5" (National Register 5 - which is a resource of local

significance) to the property. On August 9, 2000, the HRC held an advertised public hearing and resolved to recommend to your Board an amendment of the Historic Inventory to include the Rodgers House as an "NR5" ranked historic resource (see Attachment 4 HRC Resolution and Attachment 5 for HRC minutes).

EMMA'S BUNGALOW

Emma's Bungalow is located at 522 Hauer Apple Way, on what is known as the Hauer Property. The property is chiefly significant for its association with the apple industry in Santa Cruz County and the development of the Hauer Apple by the original property owner, Peter Hauer. It is one of the few remaining family-owned farmsteads in the Pleasant Valley area of the County to retain its historic appearance. "Emma's Bungalow" was built in 1913, named for Emma Hauer, Peter's sister, and contains both Craftsman and Prairie architectural features. The current owner inherited the property from her great aunt, and is requesting that the property be placed on the Historic Inventory. She submitted the State's required DPR forms (see Attachment 6), that recommend an "NR5 ranking, to the HRC. The HRC held the advertised public hearing on the proposed Inventory amendment, approved the submittal, and is recommending to your Board amendment of the Historic Inventory to include the subject property (see Attachment 7 for HRC Resolution and Attachment 8 for HRC minutes) as an NR5.

DISCUSSION

The HRC considered the requested Historic Inventory amendments at noticed public hearings, and is requesting your Board hold the requisite noticed public hearings on the Amendment proposals, and approve by Resolution the amendments as requested. Then, if approved, your Board will be requested to hold a public hearing to rezone the subject properties to the "L" Landmark overlay zone, to further denote their historic resource designation.

RECOMMENDATION

It is therefore RECOMMENDED that your Board take the following action:

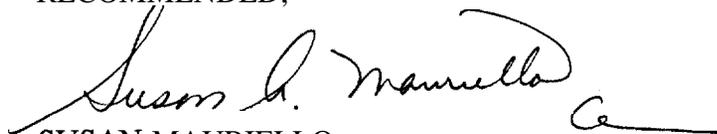
- 1) Hold the noticed public hearing on the proposed amendment to the Historic Inventory; and
- 2) Adopt the enclosed Resolution (see Attachment 1) to amend the Historic Inventory to include The Rodgers House, at 2601 E. Lake Avenue, Watsonville (APN 05 1-491-01) and Emma's Bungalow, at 522 Hauer Apple Way (APN 107-5 1 1-28) on the Inventory.

Sincerely,



Alvin D. James
Planning Director

RECOMMENDED;



SUSAN MAURIELLO
County Administrative Officer

Attachments

c c. Historic Resources Commission
Property Owners

**BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA**

RESOLUTION NO. _____

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

**RESOLUTION ADOPTING AMENDMENTS TO THE
COUNTY HISTORIC RESOURCES INVENTORY**

WHEREAS, the General Plan of the County of Santa Cruz contains policies which provide for the protection of the County’s historic resources and further provide 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; and

WHEREAS, Chapter **16.42** of the Santa Cruz County Code establishes criteria for the designation of historic resources and sets forth procedures for making amendments to the Historic Resources Inventory by resolution of the Board of Supervisors following the review and recommendation of the Historic Resources Commission; and

WHEREAS, the Historic Resources Commission has reviewed and recommended to the Board of Supervisors the amendment of the Historic Resources Inventory to include the historic resources known as The Rodgers House and Emma’s Bungalow; and

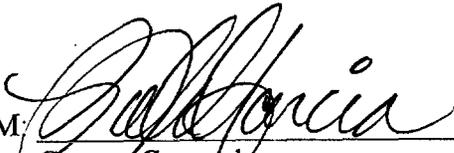
NOW, THEREFORE, **BE IT RESOLVED AND ORDERED** that the Board of Supervisors of the County of Santa Cruz adopts the amendments to the County Historic Resources Inventory, to include the historic resources as set forth in Exhibits A and B.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this _____ day of _____, _____, by the following vote:

- AYES: SUPERVISORS
- NOES: SUPERVISORS
- ABSENT: SUPERVISORS
- ABSTAIN: SUPERVISORS

Chairperson of the Board of Supervisors

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM: 

County Counsel

DISTRIBUTION: Planning
Historic Resources Commission
Property Owners

The Rodgers House
2601 East Lake Avenue
Watsonville, CA 95076
APN: 051-491-01
Owner: 14th District Agricultural Association, Santa Cruz County Fair
Proposed Ranking: **NR5**

EXHIBIT B

Emma's Bungalow
522 Hauer Apple Way
Aptos, CA 95003
APN: 107-5 1 1-28
Owner: Claire Etienne
Proposed Ranking: NR5

ORDINANCE NO. 743-87 (CM) 0157

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE PLACING HISTORICAL DESIGNATION ON 832 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA (APN 17-321-02)

WHEREAS, Chapter 8-13 of the Municipal Code sets forth the procedures by which structures may be designated as historic structures; and

WHEREAS, the Watsonville Planning Commission in Resolution No. 15-87 recommended that the structure located at 832 East Lake Avenue, described in Exhibit "A", attached hereto, be designated as a historic structure; and

WHEREAS, the City Council has reviewed the application, held a public hearing thereon, and found the request to be consistent with Chapter 8-13, and the Historic Preservation Guidelines.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, DOES HEREBY **ORDAIN** AS FOLLOWS;

SECTION 1. The characteristics of the structure which justify its designation as a historic structure are the following:

- (a) The Rodgers house, was designed and built in 1867 by James Waters. A carriage house, water tower, milk house and barn were also constructed on the property.
- (b) The Rodgers house is a strong design of Italianate origins softened by a veranda with slender columns and delicate second story balustrade of turned spindles and post caps. A strong pediment form and paired arch windows impart a classic order to this design set deep within a large site enriched with well established plants. A water tower, milk house, equally sensitively detailed completes an architectural unit of outstanding quality.

CERTIFICATION
1
STATE OF CALIFORNIA }
COUNTY OF SANTA CRUZ } SS
I, LORRAINE WASHINGTON, CITY CLERK OF THE CITY OF WATSONVILLE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE ATTACHED ORDINANCE NO. 743-87 (CM) IS A TRUE AND CORRECT COPY OF THE ORIGINAL OF SAID ORDINANCE AS IT APPEARS UPON THE OFFICIAL RECORDS OF SAID CITY OF WATSONVILLE.
DATED: June 2, 1987.
Lorraine Washington
CITY CLERK OF THE CITY OF WATSONVILLE

SECTION 2. The particular features of the structures which should be preserved are the following:

- (a) Two story L-shaped building, one story at side with cement foundation.
- (b) Horizontal boarding on walls with corner boards.
- (c) Hipped and gabled roof with wooden shingles.
- (d) Segmental arch heads on windows are double hung and flanked with louvered shutters on main building (4/4) windows bracketed architraves above.
- (e) Projecting slant bay on first story-with mansard roof topped with balustraded balcony with urn decorations.
- (f) Large brackets below balcony at side and under bay roof eave.
- (g) Projecting front veranda with flat roof and balustrade above.
- (h) Double doors open onto balcony.
- (i) Square posts support the balcony.
- (j) Bracketing under roof cornice.
- (k) Paneled doorway has side lights divided with transom.
- (l) Fully bracketed pediment in main gable.

SECTION 3. The structure located at 832 East Lake Avenue, Watsonville, California, described in Exhibit "A", attached hereto, is hereby designated as a "Historic Structure" pursuant to Sec. 8-13.02 of the Watsonville Municipal Code.

SECTION 4. PUBLICATION. This ordinance shall be published in the Watsonville Register-Pajaronian in compliance with the provisions of the Charter of the City of Watsonville.

SECTION 5. EFFECTIVE DATE. This ordinance shall be in force and take effect thirty (30) days after its final adoption.

The foregoing ordinance was introduced at a regular meeting of the Council of the City of Watsonville, held on the 28th day of April, 1987, by Council Member Clark, who moved its introduction and passage to print, which motion being duly seconded by Council Member Deretich, was upon roll call carried and ordered printed and published by the following vote:

AYES: COUNCIL MEMBERS: Carroll, Clark, Deretich, Ingersoll, Marsano, Murphy, Soldo

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None.

Ann M. Soldo
MAYOR

ATTEST:

Lorraine Washington
City Clerk

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code _____
Other Listings _____ Review Code _____	Reviewer _____ Date _____
Page <u>1</u> of <u>2</u> *Resource Name or #: (Assigned by recorder) <u>The Rodgers House</u>	

60

P1. Other Identifier: _____

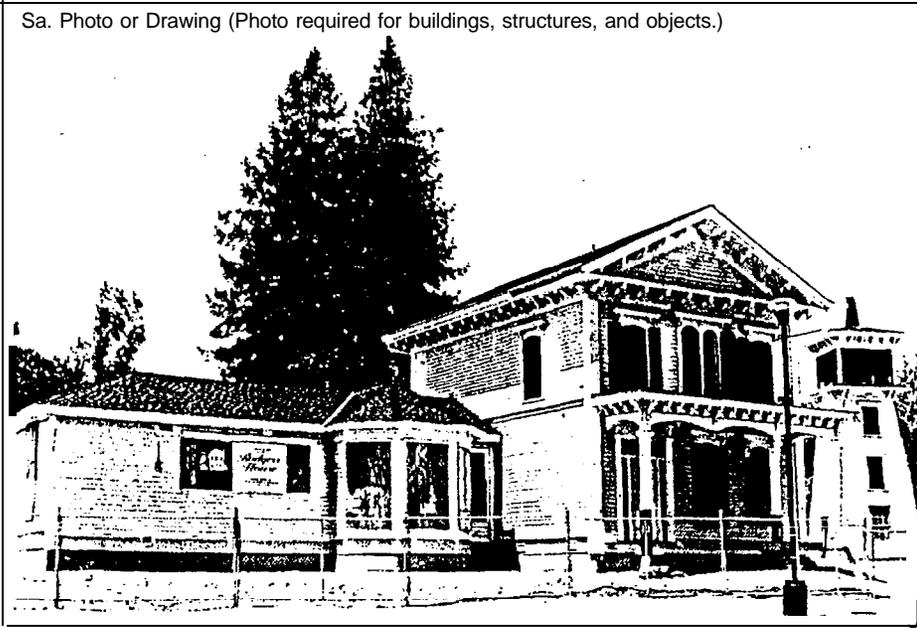
*P2. Location: Not for Publication Unrestricted *a. County Santa Cruz
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ ¼ of _____ ¼ of Sec _____; _____ B.M.
c. Address 2601 East Lake Avenue City Watsonville Zip 95076
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
At entrance to Santa Cruz County Fairgrounds

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Rodgers House is a rare surviving example of the Italianate style in South Santa Cruz County. Constructed of redwood native to the local area, this two-story L-shaped residence is characterized by the traditional Italianate straight front design without any sizable projections or recessions. The crowning features are the front gable of the hipped and gabled roof, the large brackets below the balcony and under the roof cornice and bay roof eaves, the projecting front veranda with flat roof and balustrade above, the segmental arch heads on windows flanked with louvered shutters, and the projecting slant bay on the first story with mansard roof topped with a balustraded balcony with urn decorations. Its move in 1998 to its present site was the result of a successful community effort to save it from demolition when its original site was purchased for commercial development. Restoration in progress is being done to carefully maintain both its architectural integrity and use as an example of an historical farm house.

● P3b. Resource Attributes: (List attributes and codes) (HP-2; HP-33) ffigd Family Residence / Farm

*P4. Resources Present: Building structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) _____
House and water tower;
June, 2000

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1870

*P7. Owner and Address: _____
14th District Agricultural Assoc.,
Santa Cruz County Fair
2601 East Lake, Watsonville

*P8. Recorded by: (Name, affiliation, and address) _____
Dale Skillicorn
729 Palm Avenue
Watsonville, CA 95076

*P9. Date Recorded: 7/20/00
● PIO. Survey Type: (Describe)
● Architectural Review
● Historical Review

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") File of City of Watsonville designating the Rodgen House "a Historic Structure" before moved to present location outside city limits

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List) _____

DPR 523A (1/95) *Required Information

B1. Historic Name: Thi James Rodgers House **0161**

B2. Common Name: The Rodgers House

B3. Original Use: Private Residence B4. Present Use: In restoration stage / agricultural history museum

*B5. Architectural Style: Front-gabled Italianare

*B6. Construction History: (Construction date, alterations, and data of alterations)

- Built in 1870
- Front portion remodeled by W.H. Weeks in 1898
- Moved 1998, presently in restoration

*B7. Moved? No Yes Unknown Date: 1998 Original Location: 832 East Lake Avenue, Watsonville

- B8. Related Features:
 - Original water tower
 - Adjacent to Agricultural History Project Museum

B9a. Architect: James Waters

b. Builder: Waters & Beck

• B10. Significance: Theme Architecture Area Pajaro Valley

Period of Significance 1870 - 1930 Property Type Farm House Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Ownership and residential use by the same family for the **116** years from when built until **1986** kept the Rodgers House well maintained as an excellent example of the Italianate style without significant architectural alterations. Despite some remodeling by W.H. Weeks in **1898**, the house is still a good example of work by area architect/builder and leading agriculturist James Waters, whose works included Watsonville's landmark St. Patrick's Church and Kelly-Thompson Ranch mansion, the Abbot House and Catholic Church in Salinas, and the second Holy Cross Church (1857) in Santa Cruz. its present Santa Cruz County Fairgrounds location near the Agricultural History Project museum preserves an example of a farm house of the last half of the 19th century. It also has interest as home of Esther Steinbeck Rodgers, sister of author John Steinbeck..

B11. Additional Resource Attributes: (List attributes and codes) (HP-2; HP-33) Single Family Residence / Farm

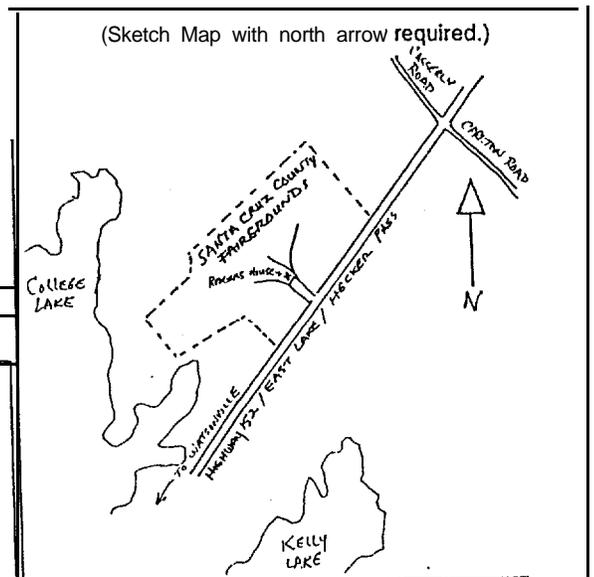
• B12. References:

- Historic Preservation Plan, Santa Cruz 1974
- SC Co. Inventory of Historic Resources 1987
- SC Co. Illustrations w/Hist. Sketches, Elliott 1879
- History of SC Co., Edward Martin 1911
- History of SC Co., E.S. Harrison 1892
- Sidewalk Companion to SC Architecture, Chase 1979

*B14. Evaluator: Kent Scavey
310 Lighthouse Ave., Pacific Grove, Ca. 93950

Date of Evaluation: 7/15/10

(This space reserved for official comments.)



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

0162

RESOLUTION NO. 4-2000

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

RESOLUTION RECOMMENDING AMENDMENT OF THE
SANTA CRUZ COUNTY HISTORIC RESOURCES INVENTORY

WHEREAS, the General Plan of the County of Santa Cruz contains policies which provide for the protection of the County's historic resources and further provide 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; and

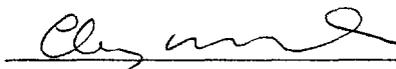
WHEREAS, Chapter 16.42 of the Santa Cruz County Code establishes criteria for the designation of historic resources and sets forth procedures for making amendments to the Historic Resources Inventory by resolution of the Board of Supervisors following the review and recommendation of the Historic Resources Commission; and

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Historic Resources Commission recommends to the Board of Supervisors that the Historic Resources Inventory of the County of Santa Cruz be amended to include an historic resource, as set forth by Exhibit "A" hereto.

PASSED AND ADOPTED by the Santa Cruz County Historic Resources Commission on this 7 day of August, 2000 by the following vote:

- AYES: Commissioners Kennedy, Manning, Low and Fisher
- NOES: Commissioners
- ABSENT: Commissioners Hoffman
- ABSTAIN: Commissioners

Terri Fisher
Chairperson *com for*

ATTEST: 
CHERRY MCCORMICK, Secretary

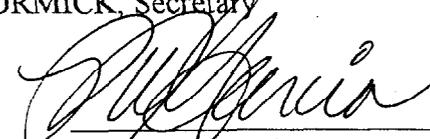
APPROVED AS TO FORM: 
County Counsel

EXHIBIT A

0163

The Rodgers House
2601 East Lake Avenue
Watsonville, CA 95076
APN: 051-491-01
Owner: 14th District Agricultural Association, Santa Cruz County Fair
Proposed Ranking: NR5

SANTA CRUZ COUNTY

HISTORIC RESOURCES COMMISSION

0164

GOVERNMENTAL CENTER

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

HISTORIC RESOURCES COMMISSION
MINUTES

Wednesday, August 9, 2000
4:30 p.m.
REGULAR MEETING

Room 413 Planning Conference Room
County Building, 4th Floor
Santa Cruz, CA 95060

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 4:40 p.m.

Commissioners Present: Barbara Kennedy, Pat Manning, Jaqui Low and Terri Fisher

Commissioners Absent: Ray Hoffman

Staff: Cherry McCormick

Members of the Public Present: Norm Koerpernick, Judith Panick, Glenna Von Gease, Loretta Estrada, Paul Cook, N.E. Hall, Leslie Dill and Charlene Duvall

II. AGENDA APPROVAL OR MODIFICATION

The Agenda was modified to hear item VIA as item V.B, prior to existing item V.B, in deference to the members of the public present..

III. APPROVAL OF MINUTES

The minutes were approved, with a correction made to the date of the upcoming HRC meeting.

IV. PUBLIC COMMUNICATIONS

Norm Koerpernick addressed the Commission. He is the current owner of the Blake Hammond Manor, an "NR1" designated property on the County's Historic Inventory. He passed out information about the property's National Register ranking. He indicated his intent to file a reroof application for the building, and anticipated working with Cherry McCormick and the Commission during this process.

V. OLD BUSINESS

- A. Reconsideration of Building Permit Application #34230M, an application to remodel/include a seismic retrofit for the St. Andrews Church building to include a special inspection to final work performed under Building Permit #3725 (see also Building Permit #123429)

Cherry McCormick presented a history on this application. Commissioner Kennedy added a chronology and update. The Commission then heard from various members of the church community..

Commissioner Kennedy made the following motion, with a second by Chairman Fisher: Sidewalls to be resingled with wood shingles within one year, or return to Historic Resources Commission for review;, and replace sidewall shingle exposure to be that of the time of tearoff; and to consult the Historic Building Code.

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

- B. Historic Inventory Update - Strategy session with consultants
Leslie Dill and Charlene Duvall, the consultants hired to prepare the Historic Inventory update, were introduced to the HRC. They outlined their approach and timeline, briefly discussed their backgrounds and answered questions by Commissioners. Commissioners were reminded that the contract calls for the consultants to address, County-wide, 25 corrections/revisions to existing Inventory listings, and propose 10 new listings.

Commissioners decided to split the 25 Inventory revisions as follows: 3 for Commissioner Low (Third District), 1 for Commissioner Fisher (First District), 3 for Commissioner Kennedy (Fifth District), and 3 for Commissioner Manning(Second District). Commissioners decided to split the 10 new Inventory nominations as follows: 1 for Commissioner Hoffman (Fourth District) and 24 to be split between Commissioner Manning and Commissioner Kennedy. It was decided that Charlene Duval would meet individually with Commissioners Kennedy and Manning on August 23, 2000 to discuss their proposed nominations for additions and revisions, and that Ms. Duval would brief Cherry McCormick on their meeting by August 25, 2000.

VII. NEW BUSINESS

- A. PUBLIC HEARING ON PROPOSED AMENDMENT TO HISTORIC INVENTORY for:

Assessor's Parcel Number (APN): 051-491-01
 Address: 2601 E. Lake Avenue
 Watsonville, CA 95076
 (Santa Cruz County Fairgrounds)
 Owners: 1 4th District Agricultural Association

Historic Name: The James Rodgers House
 Proposed Ranking: "NR5"

Cherry McCormick presented the Staff Report and Staff recommendation on this item. Commissioners then heard from members of the public.

Commissioner Low moved to 1) recommend to the Board of Supervisors that the Rogers House be added to the County's Historic Inventory and to accept the consultant's recommendation that the property be rated an "NR5" and 2) to place the Rogers House on the consultant's list of proposed Inventory revisions to assess whether the ranking should be an NR3, NR4 or NR5. The motion was seconded by Chairman Fisher, and passed with a vote of 4-0.

Cherry McCormick was asked to process ^{the} this proposed Inventory addition with that of Claire Etienne's, as soon as possible.

- B. HRC Meeting Schedule - discussion of alternate time
 Cherry McCormick indicated that Commissioner Hoffman had requested the HRC reevaluate their meeting date and time. After some discussion, Chairman Fisher moved to keep the HRC meeting date and time as is currently scheduled. Commissioner Kennedy seconded the motion. The motion passed with a vote of 4-0.
- C. National Preservation Conference 2000, National Trust for Historic Preservation, brochure
 Commissioner Kennedy stated she was interested in attending this conference, and was flexible in terms of transportation and board expenses. Chairman Fisher also indicated her interest. Cherry McCormick said she would investigate and report back.
- D. Preserving the Recent Past Conference, brochure
 This item was ~~not~~ discussed.

VIII. COMMISSIONER PRESENTATIONS

None.

X. ADJOURNMENT

The meeting was adjourned at 7: 15 p.m.

The next normally scheduled meeting will be Wednesday, September 13, 2000, from 4:30 - 6:30 p.m., 4th floor, Rm 413, Planning Conference Room, County Building, 701 Ocean Street, Santa Cruz, CA

The County of Santa Cruz Historical Resources Commission does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. The Planning Department meeting room is located in an accessible facility. As a courtesy to those persons affected, please attend the meeting smoke free. If you wish to attend and you will require special assistance in order to participate, please contact Bob Watson at 454-3 145 (TDD number 454-2123, 763-8123) at least 72 hours in advance of the meeting to make arrangements.

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

PRIMARY RECORD

Primary	#
HRI #	
Trinomial	
NRHP Status Code	NR 51
Other Listings	
Review Code	
Reviewer	
Date	

Page 1 of 1

Resource Name or #: (Assigned by recorder) *Hauer Propetty*

P1. Other Identifier: *522 Hauer Apple Way*

P2. Location: Not for Publication Unrestricted a. County *Santa Cruz* 0167

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

h. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

i. Address: *522 Hauer Apple Way* City *Aptos CA* Zip *95003*

l. UTM: (Give more than one for large and/linear resources) mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *APN 107-511-247*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The house is a one story, wood frame bungalow style farmhouse with low pitched hipped roof and widely overhanging eaves. Dormers are also hipped. Siding is wood and windows are mostly double hung, with geometric pattern of small pane glazing on the upper part of large front windows that is typical of both Prairie and Craftsman style. There is a wide, symmetrically placed porch on the facade with typical Craftsman porch supports consisting of triple tapered columns resting on the solid porch balustrade. The front door offset from the center of the facade is wood with small decorative lights.

The house is in very good condition with some repair including a new roof. Original exterior features appear to be intact. The house is set on acreage that was once part of a larger area devoted to apple growing. The site, which has mature landscaping and trees has retained its rural appearance and atmosphere.

A classic California ranch house, built by the family in 1959, is located nearby. Although not old enough to qualify as a historic resource in its own right because of age, it has sufficient architectural merit to be a resource at a later date.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (view, date, accession#)

P6. Date Constructed/Age and Sources: CI Prehistoric Historic Both

1913(F)
information provided by owner

P7. Owner and Address

CLAIRE ETIENNE
5.22 Hauer Apple Way
Aptos CA 95003

P8. Recorded by: (Name, affiliation, and address)

Susan Lehmann, Historic Resources Consultant
28 Clubhouse Rd.
Santa Cruz, CA 95060

P9. Date Recorded: *9/21/99*

P10. Survey Type: (Describe)
NA

P11. Report Citation: (Cite survey report and other sources, or enter "none")

none

- Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
- Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
- Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Hauer Property*

0168

B1. Historic Name: *Emma's Bungalow*

B2. Common Name: *none*

B3. Original Use: *Residence*

B4. Present Use: *Residence*

B5. Architectural Style: *vernacular bungalow farmhouse*

B6. Construction History: (Construction date, alterations, and date of alterations)

Built in 1913. New roof. No significant structural changes to exterior

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *Mature landscaping including trees.*

B9a. Architect: *Unknown*

b. Builder: *Unknown*

B10. Significance: Theme: *agriculture, architecture*

Area: *Santa Cruz County*

Period of Significance: *1913-1940* Property Type: *residence*

Applicable Criteria: *NA*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

Emma's Bungalow, located on the Hauer property, is significant because of its association with the apple industry which was an important part of the agriculture of Santa Cruz County (Context I-Economic Development of Santa Cruz County 1850-1940). It is also significant within Context Z-Architecture in Santa Cruz County (1840-1940). The Hauer property is one of the few remaining family owned farm steads in the Pleasant Valley area of the County to retain its historical appearance in the midst of encroaching development. It is especially important because of its association with the Hauer family which owned agricultural property in Pleasant Valley and residential property in Watsonville and Rio Del Mar in the early 1900s. Peter Hauer, Emma's brother, is known for his development of the Hauer Apple, a new variety produced with the aid of his friend Claus Spreckles, another Santa Cruz County agricultural pioneer, who allowed Peter to use his nursery for grafting and experimentation.

The residence, known as Emma's Bungalow, was built by Emma Hauer in 1913 and lived in by both Emma and Peter. It is an excellent example of the type of simple, sturdy farm houses that were prevalent during the period and which have all but disappeared in the once rural areas of the County. Well constructed with Craftsman and Prairie features such as wide overhanging eaves, decorative windows and generous front porch, it retains both its architectural integrity and integrity of setting.

(See Continuation Sheet for complete information on the Hauer family and the property.)

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

*Etienne, Claire, Owner
Lehmann, Susan Collins*

**County of Santa Cruz Survey of Historical Resources,
Update and Context Statement 1994.**

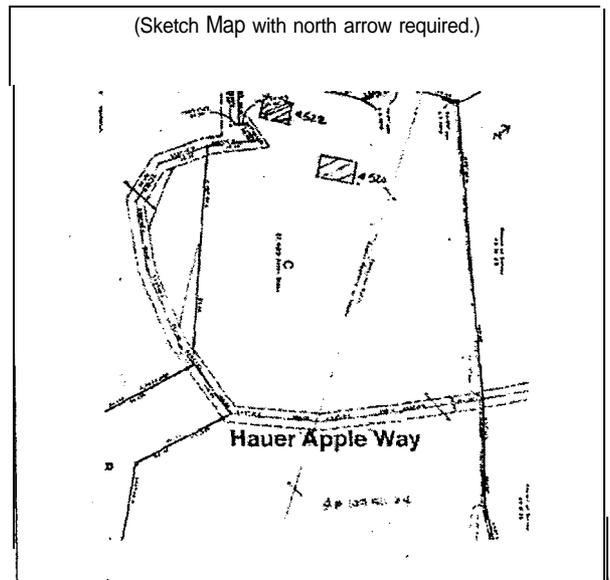
B13. Remarks:

814. Evaluator: *Susan Lehmann, Historic Resources Consultant*

Date of Evaluation: *9/21/99*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page **of 1** Resource Name or #: (Assigned by recorder) *Hauer Property*
Recorded by: *Susan Lehmann, Historic Resources Consultant* Date *9/21/99* Continuation Update

INFORMATION ON 522 HAUER APPLE WAY (Aptos, CA 95003) (PLEASANT VALLEY)

0169

Provided by: *CLAIRE ETIENNE, Owner*

The Bungalow style house was built in 1913 by Emma Hauer. Lived in by Emma Hauer (1873-1923) and Peter Hauer (1859-1951), offspring of Katarina Grosser/Catherine (1834-1906) and Johann (182_ - 188_) Hauer who came from Bavaria and Alsace Lorraine respectively; lived in and eventually left Baltimore MD; sailed around the Horn of South America: were shipwrecked off the coast of Peru; buried a baby at sea on the 12-month voyage: settled in Capitola about 1850 and acquired property in Pleasant Valley c. the late 1860s, where they grew wheat and potatoes.

Siblings included Peter, Mary, John, Emma, Rosie and another child who died as a young girl. The younger children attended the Pleasant Valley School on Hames Rd. and went to church at St. Patrick's Cathedral in Watsonville. Emma homesteaded the property in 1870. By the 1820's -30's the family owned about 400 agricultural and forested watershed acres in the Pleasant Valley area as well as two houses in Watsonville and four lots in Rio Del Mar.

In the early teens, Peter developed the Hauer Apple and was helped out by his friend Claus Spreckles, who let Peter use his nursery near Capitola for grafting and experimentation as he developed the new variety. John set up a nursery as well, for Peter's use. The Hauer Apple is related to the Cox's Orange Pippin--one which had grown in Australia, the story goes, which he crossed with a Bellflower seedling he found up one canyon on the land. It is crisp, tart, substantial, and picked fresh in early December. It is still commercially grown in Santa Cruz Co. and in the Sierra Nevada.

Mary Hauer married Burt Woods and moved to another county. Rosie Hauer married a teacher named Darling and moved to Napa. After initially studying for the priesthood, John B. Hauer moved to San Francisco in the early 1880's where he began his career and worked for an insurance company. He began an insurance brokerage in 1906 in partnership with another man. In 1912 John established his own brokerage, J.B.Hauer & Co.

After his death in 1947, his daughter Muriel Hauer took over the business, moved it to Pleasant Valley when she moved there in the mid 1970's, and continued it until her passing in 1994.

Her daughter Claire Etienne now cares for Emma's bungalow and for a newer, classic ranch-Wurster Bernardi and Emmons-style house which her mother had built in 1959. A portion of the building materials used in that house and garage came from the original two-story Victorian dwelling built in the 1870's by Catherine and lived in by her and Peter, as well as from some Redwood trees which grew on the property.

The Emma bungalow is about 1600 sq. feet. with a hipped roof and generous front porch flanked with triple tapered columns on each side. The front door is offset from the center. Rafters are enclosed in the generous overhang. It is built very sturdily with the redwood studs 12" on center, walls of lath and plaster, and 9 1/2 foot-high coved ceilings. The ceilings in the parlor and the dining room are embossed-in-relief tin. There are three bedrooms and two bathrooms, the one in back added in the 1970's; and a parlor, dining room, kitchen, pantry, mud porch, and small back deck with stairs.

Wide pocket doors flank the entry way and divide the living and dining rooms. There is Douglas fir wainscoating in the dining room, a brick-faced fireplace, and a built-in sideboard with a beveled-glass door pass-through to the kitchen. Hardwood floors are oak. Regarding construction, it is not known if Emma sent for house plans or hired an architect and/or a contractor.

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

RESOLUTION NO. 1-2000

0170

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

RESOLUTION RECOMMENDING AMENDMENT OF THE
SANTA CRUZ COUNTY HISTORIC RESOURCES INVENTORY

WHEREAS, the General Plan of the County of Santa Cruz contains policies which provide for the protection of the County's historic resources and further provide 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; and

WHEREAS, Chapter 16.42 of the Santa Cruz County Code establishes criteria for the designation of historic resources and sets forth procedures for making amendments to the Historic Resources Inventory by resolution of the Board of Supervisors following the review and recommendation of the Historic Resources Commission; and

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Historic Resources Commission recommends to the Board of Supervisors that the Historic Resources Inventory of the County of Santa Cruz be amended to include an historic resource, as set forth by Exhibit "A" hereto.

PASSED AND ADOPTED by the Santa Cruz County Historic Resources Commission on this 12 day of January, 2000 by the following vote:

- AYES: Commissioners *Kennedy, Fisher, Hoffman and Manning*
- NOES: Commissioners
- ABSENT: Commissioners *Low*
- ABSTAIN: Commissioners

Toni Fisher
Chairperson *com for*

ATTEST: *Cherry McCormick*
CHERRY MCCORMICK, Secretary

APPROVED AS TO FORM:

[Signature]
County Counsel

EXHIBIT A

Emma's Bungalow
522 Hauer Apple Way
Aptos, CA 95003
APN: 107-511-28
Owner: Claire Etienne
Proposed Ranking: NR5



County of Santa Cruz 0172

HISTORIC RESOURCES COMMISSION

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 4543132 FAX: (831) 454-2131 TDD: (831) 464-2123

HISTORIC RESOURCES COMMISSION MINUTES

January 12, 2000
4:30 p.m.
REGULAR MEETING

Room 4 13 Planning Conference Rm
County Building, 4th Floor
701 Ocean Street
Santa Cruz, CA 95060

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 4:30 p.m.

Commissioners Present: Barbara Kennedy, Terri Fisher, Ray Hoffman and Pat Manning

Commissioners Absent: Jaqui Low

Staff: Cherry McCormick

Members of the Public Present: Barry Samuel, County Parks; David Carnagie; Susan Lehmann; Claire Etienne

II. AGENDA APPROVAL OR MODIFICATION

The Commission moved unanimously to handle the two County Parks items together.

III. APPROVAL OF MINUTES

The minutes of November 10, 1999 were unanimously approved as submitted with a vote of 3-0, with Commissioner moving approval, Commissioner Manning seconding the motion, and Commissioner Hoffman abstaining.

IV. PUBLIC COMMUNICATION

None

V. PUBLIC HEARING ON PROPOSED AMENDMENT TO HISTORIC RESOURCES INVENTORY for:

Assessor's Parcel Number (APN): 107-51 1-28
 Address: 522 Hauer Apple Way, Aptos, CA 95000
 Historic Name: "Emma's Bungalow"
 Applicant: Claire Etienne, owner
 Proposed Ranking: "NR5"
 Application to amend the Historic Resources Inventory in order to include the above referenced property in the Inventory

Cherry McCormick presented a brief Staff Report on the application. She introduced the property owner, Claire Etienne, who filed the application to have the property included in the County's Historic Inventory. Ms. Etienne indicated that the house was built by her great uncle and aunt, and was the location for the development and cultivation of the Hauer apple. **Ms.** Susan Lehman, historic consultant, summarized her findings as reflected on the proposed **DPR** Historic Inventory form. Cherry McCormick indicated that the form's APN was incorrect.

Commissioner Kennedy moved approval of the proposed amendment to the County Historic Inventory to include 522 Hauer Apple Way, and to approve the DPR form as submitted subject to a correction of the APN.number. Commissioner Manning seconded the motion. The motion was passed unanimously, with a vote 4-0. Commissioners requested that this item be forwarded to the Board of Supervisors as soon as possible, for public hearing and action.

VI. OLD BUSINESS

A. Castro Adobe RFP and Consultant Proposals - Update

Cherry McCormick updated the HRC on the status of the Castro Adobe Feasibility Study. She indicated that **RFP's** had been sent out, and 8 proposals received in response. Review of the proposals was underway, and the consultant would be selected in the near future.

B Highland Park Center - Level of Review for various site changes

Barry Samuel, County Parks Director, discussed the proposed skateboard park facility with the HRC. The HRC requested that Mr. Samuel coordinate with Cherry McCormick on the issue of whether the proposed skateboard park constitutes a material change and would be, therefore, subject to HRC jurisdiction.

C. Preservation Conference , CLG training and education videos

Cherry McCormick indicated that she had called the State CLG Coordinator to ask whether the **HRC** could obtain training credit for watching the videos and the State had said yes. The HRC asked Cherry McCormick to first view the videos and report back to the HRC, and asked that a future HRC training session be scheduled to view the videos.

D. Future Historic Inventory Update Process - Scope, Focus, Scheduling, **Staffing**, etc.

Cherry McCormick distributed a memo to the HRC from Mark Deming, Principal Planner, regarding preparation of the FY2000-2001 Planning Department budget and HRC budget. After a brief discussion, Commissioners requested Cherry McCormick to obtain from Mark Deming the **HRC's** total FY99-2000 budget and report back at the February meeting. They