



County of Santa Cruz

BOARD OF SUPERVISORS

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

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ELLEN PIRIE
SECOND DISTRICT

MARDI WORMHOUDT
THIRD DISTRICT

TONY CAMPOS
FOURTH DISTRICT

JEFF ALMQUIST
FIFTH DISTRICT

AGENDA: 3/6/01

February 26, 2001

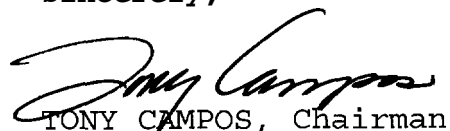
BOARD OF SUPERVISORS
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

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 2000. I recommend that the Board accept and file this report and direct the Chairman to thank the members of the Commission for their efforts on the County's behalf.

Sincerely,


TONY CAMPOS, Chairman
Board of Supervisors

TC:ted

cc: Historic Resources Commission

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County of Santa Cruz

HISTORIC RESOURCES COMMISSION

701 OCEAN STREET -4TH FLOOR, SANTA CRUZ, CA 95060
 (931) 454-2580 F A X : (631) 454-2131 TDD: (631) 454-2123

2000 ANNUAL REPORT TO THE BOARD OF SUPERVISORS

January 1, 2000 through December 31, 2000

1. Role of 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 418 of the Planning Department, with Special Meetings and expanded meeting hours scheduled as needed.

3. 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:

- 0 Terri Fisher, First District (Chairperson)
- 0 Pat Manning, Second District (Vice-Chairperson)
- 0 Jacquie Low, Third District
- 0 Ray Hoffman, Fourth District
- 0 Barbara Kennedy, Fifth District

4. Commission Staff

Steven Guiney is Staff to the Commission

5. Attendance

See attached roster (Attachment 1) for 2000 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:

- Historic Preservation Plans, and Preservation Plan Amendments involving a designated historic resource, submitted by the public and/or other County departments, and
- Building, Demolition and/or Development Permit applications involving a designated or potential historic resource.

d) Public Education and Preservation Advocacy.

- Brochures funded by CLG grant and County funds outlining the benefits of historic preservation and the County’s Historic Inventory available to the public.

- Board proclamation of National Preservation Week and various related activities held to commemorate the event.
 - Letters/phone calls advocating historic preservation and funding.
- e) Retention and protection of Historically Significant Public Records.
- Protection of all historically significant public records for the County, including video and audio records.

7. Summary of Reporting Year Activities

- a) Workshops/Conferences/Events attended by HRC Commissioners.
- Public Workshop, Capitola Historic Preservation Program, Capitola, CA 02/00. Persons attending: Commissioners Fisher, Low, and Manning.
 - California Preservation Foundation conference, Monterey, CA, 04/00. Persons attending: Commissioners Fisher and Low and Staff McCormick.
 - Corralitos Community Plan – Community Meeting on History, 06/00. Persons attending: Commissioners Fisher & Manning.
 - FGS Annual Conference, 09/00. Person attending: Commissioner Manning.
 - Old Holy Cross Cemetery Tour, 09/00. Person attending: Commissioner Manning.
 - Cultural Landscape Workshop, 09/20/00. Persons attending: Staff Cherry McCormick.
 - Historic Building Code Workshop, 09/22/00. Persons attending: Commissioners Fisher, Low, and Manning, and Staff Cherry McCormick.
 - Historic Roofing Seminar, 09/00. Person attending: Staff Cherry McCormick
 - Friends of State Parks Annual Dinner, 10/00. Person attending: Commissioner Manning.
 - California Historic Landmark Plaque Dedication Ceremony at Castro Adobe, 10/00. Person attending: Commissioner Manning.
 - Bay View Hotel Tour and Open House, 10/21/00. Person attending: Commissioner Manning.

- Historic Sand Rock Farm Open House and Tour, Person attending: Commissioner Manning.
- Annual Governor's Historic Preservation Awards Ceremony, 12/08/00. Person attending: Commissioner Manning.

b) Meetings attended by Commissioners and Staff. as Commission representatives:

- Santa Cruz County Conference and Visitor's Council, Board of Directors, on-going regular meetings. Person attending: Commissioner Kennedy (as HRC appointee).
- Castro Adobe Feasibility Study Workshop, Spring 2000. Person attending: Commissioner Manning.
- Corralitos Community Plan Steering Committee Meeting (History), 06/00. Person attending: Commissioner Manning.

c) Other Activities by Commissioners in support of Historic Preservation

- Santa Cruz County Sesquicentennial Valencia Hall Open House and Tour, 02/00, coordinates by Commissioner Manning.
- Aptos Post article "The Valencia Community Moves Forward by Looking Back" by Commissioner Manning, 03/00.
- Annual Governor's Historic Preservation Award for Valencia Hall Restoration, Commissioner Manning, Coordinator of Valencia Volunteers.
- San Lorenzo Valley Home Tour, Preservation Week activity, May 13, 2000.
- Corralitos Community Meeting on History – "Deepening Your Roots in the Community by Preserving Its History." 06/00 speech by Commissioner Manning.
- Advocacy report tiled with the California Department of Consumer Affairs in support of their investigation of the destruction of historic section of Woodlawn Cemetery in Compton, California, 08/00, Commissioner Manning.
- Valencia/Aptos Historic Communities Research Project – ongoing, Commissioner Manning.

d) Review of Proposed Amendment to Historic Resources Inventor-v:

- The Historic Resources Commission reviewed two proposed amendments to the Historic Resources Inventory, to add new structures (see Attachment 2).

- e) Review of Proposed Historic Preservation Plans:
 - The Historic Resources Commission reviewed three Historic Preservation Plans (see Attachment 3) during the course of the year.
- f) HRC review/action to protect resources listed on the Historic Inventory from unauthorized impacts
 - The HRC reviewed and took specific action to protect Castro Adobe (see Attachment 4)
- g) HRC Review of Building Permit Applications affecting designated Historic Resources
 - The HRC reviewed and took specific action to protect one listed resource through its review of pending Building Permit applications (see Attachment 5)
- h) HRC Review of Development Permit Applications affecting designated Historic Resources
 - The HRC reviewed two pending Development Permit Applications affecting designated Historic Resources (see Attachment 6).
- i) HRC Review of Development Permit Applications affecting undesignated Historic Resources
 - Pursuant to County Code Section 16.42.080(h), the HRC reviewed two Development Permit Applications to determine whether processing should be suspended to allow resource placement on the Historic Inventory (see Attachment 7)
- j) HRC Subcommittees Created
 - Subcommittee addressing Preservation Week Activities. Members: Commissioners Fisher and Manning.
- k) National Preservation Week
 - The HRC requested the Board of Supervisors adopt a Proclamation in support of National Preservation Week, in May 2000 – which was accomplished.
- l) CLG Annual Report
 - The HRC submitted the 1999 CLG Annual Report to the State, as required for CLG jurisdictions.

m) Aptos Village – Pending Applications Update and Historic District

- The HRC was updated on pending application in the Aptos Village area, per the HRC's request. In response to a proposal from a member of the public for a Historic District for Aptos, the Commission passed a motion to begin reviewing the Aptos Village area with the intent of adding it to the Historic Inventory as a historic district.

n) Historic Resources Inventory Update

- The HRC selected a consultant to update the Historic Resources Inventory and provided the consultant with a list of 25 potential corrections/revisions to existing Inventory listings and a list of 10 new proposed listings.

8. Recommendations

a) 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 structures to the inventory or the processing of an application involving Historic Resource Commission review.

b) 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 rulings, and compete for grants.

d) CLG Grant Award

- Seek and obtain a year 2001 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.

- f) Preservation Advocacy and Outreach
 - Write letters of support and otherwise lobby for strong preservation policies and funding at the State and Federal level.
- g) Prevent “Demolition by Neglect”
 - Consider publication with a press conference of a “dirty dozen” list of designated resources that are at risk of demolition, due to neglect.
- h) Revise Historic Preservation Ordinance
 - Initiate changes to the County’s Historic Preservation Ordinance (Chapter 16.42 of the County Code) to update, clarify and correct the Ordinance.
- i) Commissioner/Staff Education and Training
 - Attend conferences and workshops to enhance HRC and HRC Staff knowledge.
- j) 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

COUNTY OF SANTA CRUZ HISTORIC RESOURCE COMMISSION ATENDANCE BY COMMISSIONER: 2000

MONTH	COMMISSIONERS				
	Fisher (1 st District)	Manning (2 nd District)	Low (3 rd District)	Hoffman (4 th District)	Kennedy (5 th District)
January	X	X	*	X	X
February	X	X	X	*	X
March	O	X	X	O	X
April	X	X	X	*	X
May	?	*	?	?	?
June	X	X	X	X	X
July	The Historic Resources Commission did not meet in July				
August	X	X	X	*	X
September	X	X	X	X	X
October	X	X	*	O	X
November	*	X	X	X	X
December	X	X	X	*	X

X = present at meeting

O = unexcused absence from meeting (as outlined in the HRC Bylaws)

* = Excused absence from meeting

? = Unable to confirm attendance

Commission Officers: Chairperson: T. Fisher
 Vice-Chair: P. Manning

Proposed Amendments to the Historic Resources Inventory Reviewed by HRC. 2000

The Historic Resources Commission reviewed the following proposed additions to the Historic Resources Inventory during the course of the year:

1. Date of Review: January 12, 2000
 APN: 107-511-28
 Situs: 522 Hauer Apple Way, Aptos
 Planning Area: Aptos Hills
 Application Number: n/a
 Historic Name: “Emma’ s Bungalow”
 Proposed Rating: NR5
 Project: Application to amend the Historic Resources Inventory to include the above referenced property in the Inventory. The house on the site was built by the present owner’s great uncle and aunt and was the location for the development and cultivation of the Hauer apple.

 Action: The proposed addition to the Historic Resources Inventory was approved by the HRC.

2. Date of Review: August 9, 2000
 APN: 051-491-01
 Situs: 2601 E. Lake Avenue, Watsonville
 Planning Area: Pajaro Valley
 Application Number: n/a
 Historic Name: The James Rodgers House
 Proposed Rating: NR5
 Project: Application to amend the Historic Resources Inventory to include the above referenced property in the Inventory.

 Action: The proposal was approved by the HRC.

Historic Preservation Plans Reviewed by HRC. 2000

0095

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

1. Date of Review: February 9, 2000
 APN: 097-02 1-02
 Situs: 249 15 Soquel-San Jose Road
 Planning Area: Summit
 Application Number: n/a
 Historic Name: John and Laura Sears House and Ranch
 Rating: NR4
 Project: Application to amend the adopted Historic Preservation Plan to reconstruct a barn and water tower, to appear identical to the former structures, with minor use alterations.

 Action: The HRC approved the proposal with the requirement that the water tower and barn be replaced with the same size, height, and width as originally built

2. Date of Review: September 13, 2000
 APN: 061-321-1 1
 Situs: At the west end of an unnamed 24 foot right-of-way, about 190 feet west of Cowell Drive, accessed through the Graham Hill Estates Subdivision off of Graham Hill Road. Property is on the opposite side of the San Lorenzo River from developed portion of Paradise Park.

 Planning Area: Carbonera
 Application Number: 99-0345
 Historic Name: n/a
 Rating: n/a (not included in Inventory)
 Project: Proposal to create three single family residential parcels for future construction of three private single family dwellings from a portion of the single parcel known as Paradise Park. Project negative declaration mitigations required applicant to submit a Historic Preservation Plan to the HRC for review and approval.

 Action: The HRC approved the Historic Preservation Plan with the requirement that an archaeologist be on-site during any

clearing, grading, trenching, or excavating, and that treatment of all artifacts when found be supervised. 0096

3. Dates of Review: November 8, 2000; December 13, 2000
APN: 066-081-05, 066-132-15, and 066-081-05
Situs: Mt. Hermon Conference Center
Planning Area: San Lorenzo Valley
Application Number: n/s
Historic Name: Auditorium, Bible Hall, and The Administration Building, respectively
Current Name: Auditorium, Forest Hall, and Central Lounge/Bookstore, respectively
Rating: NR5, all three
Project : Auditorium: proposed demolition with reconstruction.
Forest Hall: proposed demolition and reconstruction.
Central Lounge/Bookstore: proposed alteration
- Action: Auditorium: No action taken.
Forest Hall: Deferred action, recommending that Planning Commission and Board of Supervisors add condition to Mt. Hermon Master Plan requiring HRC review of application for demolition and reconstruction of Forest Hall and if HCR cannot approve proposed demolition, Master Plan shall be reviewed by the Planning Commission for possible amendment reflecting HRC action. HRC also recommended that Mt. Hermon consider restoring Forest Hall and that Mt. Hermon report back on their thinking in one year and indicate how proposed structural braces or seismic upgrades would detrimentally impact the building.
Central Lounge: The HRC approved the Historic Preservation Plan with stipulation that approval subject to fact that relocation does not impinge on or require demolition of other historic structures.

0097

Inventory Resources Protected by HRC from Unauthorized Impacts

1. **Dates of Review:** January 12, 2000; February 9, 2000; April 12, 2000; and October 11, 2000;
APN: 049-161-05
Situs: 184 Old Adobe Road
Planning Area: Aptos Hills
Application Number: n/a
Historic Name: Castro Adobe
Rating: NR1
Project: Structure seriously deteriorating and vacant. Owner and non-profit Castro Adobe preservation group seeking restoration/reuse assistance.

Action: HRC advertised for and selected a consultant to prepare a reuse feasibility study investigating various potential restoration/reuse formats.

Building Permit Application Reviewed by HRC Affecting Designated Historic Resources

1. Date of Review: April 12, 2000
 Application Number: 34230M and 3725
 APN: 077-171-01
 Situs: Riverside Avenue at Glen Arbor
 Planning Area: San Lorenzo Valley
 Historic Name: St. Andrew's Episcopal Church
 Rating: NR5
 Project : Application to remodel/include seismic retrofit

 Action: The HRC approved unanimously with requirement that the building be reshingled with wood shingles within a year, or return to the HRC for review; and replacement shingle exposure (the distance between the shingles) to be that of the time of tear-off.

Development Permit Applications Reviewed by HRC Affecting Designated Historic Resources

1. Date of Review: March 8, 2000
 Application Number: 00-0101
 APN: 058-051-06
 Situs: 150 Davenport Landing Road, Davenport
 Planning Area: North Coast
 Historic Name: Agua Puerca School House
 Rating: NR6
 Project: Application to demolish a portion of a single family dwelling and construct a replacement two story single family dwelling on a parcel where a barn, a pumphouse, a historic building, and a storage shed currently exist. No work on the historic structure was proposed.

 Action: The HRC supported processing of the Development Permit application, with the caveat in the way of public relations, that the applicant seek individuals interested in saving the schoolhouse

2. Date of Review: September 13, 2000
 Application Number: 00-0490
 APN: 063-091-15
 Situs: 10 Pine Flat Road
 Planning Area: Bonny Doon
 Historic Name: Lost Weekend Bar
 Rating: NR5
 Project: To convert existing wine tasting room (former bar and general store) to a single family dwelling and to convert portion of wine production building to wine tasting room and enlarge existing patio off of wine tasting room.

 Action: The Commission determined that the proposal did not constitute a material change to the historic structure and therefore did not need further HRC review or action.

Projects Referred to HRC. Pursuant to County Code Subsection 16.42.080(h), to Determine Whether Application Processing Should be Suspended to Allow Property to be Added to Historic Inventor-y

1. Date of Review: April 12, 2000
 Application Number: 98-0447
 APN: 062-05 1-05
 Situs: 2329 Empire Grade
 Planning Area: Bonny Doon
 Historic Name: n/a
 Rating: Unranked. Structures built in 1911
 Project: To build a replacement single family dwelling

 Action: The HRC requested that the application be resubmitted to the HRC after the application is deemed complete and before any demolition permit is granted.

2. Date of Review: September 13, 2000
 Application Number: 00-0465
 APN: 102-111-01,02
 Situs: 3950 Paul Sweet Road, Santa Cruz
 Planning Area: Live Oak
 Historic Name: n/a
 Rating: n/a (currently not on inventory)
 Project: Proposal to create an 18 hole golf course, driving range, 100 space paved parking lot, 50 space gravel parking lot, convert existing residence to clubhouse, construct two new single family dwellings, grading of approximately 150,000 cubic yards.

 Action: Commissioners expressed concern that the site was not on the Historic Resources Inventory and moved that Chair Fisher and HRC Staff McCormick attend the Development Review Group meeting on September 29, 2000 on this item.