



County of Santa Cruz

PLANNING DEPARTMENT

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

(831) 454-2580 FAX: (831) 4545131 TDD: (831) 4549123

ALVIN D. JAMES, DIRECTOR

May 29, 2001

AGENDA: June 12, 2001

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

**SUBJECT: PUBLIC HEARING TO CONSIDER THE RECOMMENDATION
OF THE HISTORIC RESOURCES COMMISSION REGARDING ADDITIONS
AND REVISIONS TO THE HISTORIC RESOURCES INVENTORY**

Members of the Board:

The powers and duties of the Historic Resources Commission (HRC) are set forth in County Code Section 2.58.050. According to Subsection 2.58.050D, one of those powers and duties is to "[c]onduct studies to identify and evaluate historic structures, objects, sites and districts worthy of preservation, and recommend [to the Board of Supervisors] properties to be included in the Santa Cruz County inventory of historic resources."

BACKGROUND

On May 24, 2000, the HRC selected Dill Design Group to prepare an update of the County's Historic Resources Inventory (Inventory). On June 27, 2000, your Board authorized the expenditure of \$10,000.00 for the fiscal year 2000-2001 (July 1, 2000 – June 30, 2001) for the purpose of updating the Inventory. The HRC supplied Dill Design Group with Assessor's Parcel Numbers and/or addresses of properties to be evaluated for potential inclusion on the Inventory and properties currently on the Inventory to be evaluated for possible change in historical status rating. One property that was previously evaluated and recommended for inclusion on the Inventory but never taken to your Board, is also included (Sandrock Farm, APN 041-281-58). Designation as a historical resource or up-grading of the existing historical rating is recommended for a total of 23 properties (please see Exhibit A of Attachment 1 for a list of the properties).

On April 11 and May 9, 2001, the HRC considered these additions and revisions to the Inventory. Notice of the April 11 hearing was provided by newspaper advertisement and individual notice to each affected property owner. Consideration of seven of the properties was continued until the HRC's meeting of May 9. Individual notice of the May 9 meeting was sent to each of the seven affected property owners. Individual notice has also been given to all of the owners of those properties before your Board today. On May 9, 2001, the HRC approved a resolution recommending that your Board add to the Inventory most of the currently unlisted properties that were evaluated by Dill Design Group and to change the historical rating of some of the properties already on the Inventory.

DISCUSSION

General Plan Policy 5.20.2 requires the County to “[m]aintain and update a County Historic Resources Inventory to describe those historic structures, objects, properties, sites, and districts which have been designated by the Board of Supervisors for protection of their heritage values.”

Section 16.42.030 defines a historic resource as follows:

Any structure, object, site, property, or district which has a special historical, archaeological, cultural or aesthetic interest or value as part of the development, heritage, or cultural characteristics of the County, State, or Nation, and which either has been listed in the County General Plan, or has been listed in the Historic Resources Inventory adopted pursuant to Section 16.42.080 of this Chapter and has a rating of significance of NR-1, NR-2, NR-3, NR-4, or NR-5 [please see Attachment 6].

Subsection 16.42.080(c), Designation Criteria, states that

[s]tructures, objects, sites and districts shall be designated as historic resources if, and only if, they meet one or more of the following criteria and have retained their architectural integrity and historic value:

1. The resource is associated with a person of local, state or national historical significance.
2. The resource is associated with an historic event or thematic activity of local, state or national importance.
3. The resource is representative of a distinct architectural style and/or construction method of a particular historic period or way of life, or the resource represents the work of a master builder or architect or possesses high artistic values.
4. The resource has yielded, or may likely yield information important to history or pre-history.

As described in the DPR forms (see Exhibit B of Attachment 1) prepared by the consultant and reviewed and adopted by the HRC, the properties recommended for addition to the Inventory or upgrade of the existing historical rating meet at least one of the four criteria and have retained their architectural integrity and historic value.

Properties rated between NR1 and NR5 are considered to be historically significant and are recommended for inclusion in the County's Historic Resources Inventory, and thereby become subject to County Code Chapter 16.42 (Historic Preservation). Proposed exterior alterations to structures, or relocation or demolition of historic resources on these properties are subject to Historic Resources Commission review and approval. Also, new signs or changes in existing signs on such properties require review by the Historic Resources Commission. Alterations which do not cause a change in the structure's exterior appearance are not subject to review. Review is also not required for such projects as painting, interior remodeling, landscaping, and ordinary maintenance which does not change the structure's exterior design or materials.

Properties rated as NR6 are included in the Historic Survey for informational purposes, as a record that the property has been reviewed and determined to lack adequate significance to warrant protection at the time of review; they can be reviewed again at a later date. The historic preservation regulations do not apply to these properties. An NR6 rating could be due to one or more of several reasons. Structural deterioration could reduce the significance of a property; if the deterioration is halted and repaired, it is possible that the significance of the structure could be raised to a level where protection would be appropriate. Another example would be where the historic record is simply inadequate at the time of review to support protection of the resource, but where further future research could result in information augmenting the historical record sufficiently to warrant protection. A third reason why a potential historic resource could be rated NR6 would be that at the time of review the investigator was not able to gain access to the property or to the interior of a structure to allow for adequate investigation of architectural features and possible changes to the structure over time.

The HRC originally reviewed 25 properties that fell into one of three groups. Of those 25, the HRC is recommending historic resource designation or upgrade of the existing historic rating for 22 of those properties, plus the property previously evaluated but never brought to your Board (see Exhibit A of Attachment 1), as follows:

1. Properties that had not been evaluated previously that were proposed to be designated as historical resources and added to the Historic Resources Inventory. A total of seven properties fell into this group (six evaluated by the consultant, plus APN 041-281-58, the Sand Rock Farm/Liliencrantz Ranch, which was previously evaluated but never sent to your Board for approval). Six of the seven properties in this group are recommended to be added to the Inventory with a rating of NR3. The County's historical consultant was not able to obtain access to fully evaluate the structure on one property (APN 041-042-1 1, 8090 Soquel Drive, Aptos), so it is recommended to be rated NR6 at this time.

2. Properties that had been evaluated previously and were determined at that time to be ineligible for designation as historical resources that were reevaluated and proposed to be designated as historical resources. Nine properties fell into this group. Seven of the nine properties in this group now are recommended to be designated as historic resources and added to the Inventory. Based on information developed at the hearings regarding architectural changes that have been made to the structures on those two properties, the HRC declined to recommend those two for designation as historic resources (APN 077-093-16, 280 Fairview, Ben Lomond; and APN 078-181-18, 300 Hillside, Ben Lomond). 0628
3. Properties already designated as historical resources in the Historic Resources Inventory where the historical rating of the property was proposed to be revised. Ten structures on nine properties fell into this group. Nine of the ten structures on properties in this group (one structure per property) are recommended to have their historical rating revised. Parcel 105-171-05, 2555 Valencia Road, Aptos, contains two historic structures (Valencia Hall and Valencia General Store/Post Office). The existing rating of Valencia Hall (NR1) was originally proposed to be down-graded to NR3, in error.

REZONING OF HISTORIC PROPERTIES

Properties included in the County Historic Resources Inventory (NR1 to NR5) will be rezoned to the "L" (Landmark) Combining Zone District subsequent to your Board's adoption of the Inventory amendments. It should be noted that these properties are fully protected in the interim; Section 16.42.130 states that "[f]ailure of the property to be placed in the Historic Landmark ("L") Combining Zone District does not invalidate the requirements of this chapter." The purpose of the rezoning is to clearly identify these properties as being historically designated and therefore subject to County historic preservation regulations. This will serve to provide early notice to property owners, staff, and the public that certain projects on these properties are subject to historic review.

CEQA REVIEW

Actions to amend the Historic Resources Inventory are categorically exempt from CEQA (Attachment 2).

CONCLUSION AND RECOMMENDATION

The HRC, with the assistance of the consulting historian, has recommended the adoption of various amendments to the Historic Resources Inventory. Exhibit A of Attachment 1 contains a listing of all of the proposed amendments to the Inventory and indicates the recommended action. The properties recommended for addition to the Inventory with a rating of NR5 or better or where the existing historical rating is recommended to be

upgraded meet at least one of the four criteria of Subsection 16.42.080(c) and have retained their architectural integrity and historic value.

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The proposed additions and revisions to the Inventory are necessary to ensure protection of properties in the County that are part of the historical heritage of the County, state, and/or nation. Without the proposed protection, that heritage would be lost.

It is, therefore, RECOMMENDED that your Board:

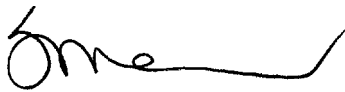
1. Adopt the Resolution amending the County Historic Resources Inventory as shown on Attachment 1; and
2. Certify the CEQA exemption (Attachment 2); and.
3. Direct the Planning Department to rezone those properties added to the Historic Resources Inventory to add the "L" overlay designation.

Sincerely,



Alvin D. James
Planning Director

RECOMMENDED



SUSAN A. MAURIELLO
County Administrative Officer

- Attachments:
1. Resolution Approving Amendment of the County Historic Resources Inventory
 - Exhibit A: List of affected properties & recommended revisions
 - Exhibit B: Completed DPR Form 523 for each property
 2. CEQA Exemption
 3. Historic Resources Commission Resolution
 4. Historic Resources Commission Staff Report
 5. Historic Resources Commission Draft Minutes, April 11 and May 9, 2001
 6. Portion of Section 16.42.080
 7. Letters

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

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RESOLUTION NO. _____

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

BOARD OF SUPERVISORS RESOLUTION AMENDING THE SANTA CRUZ
COUNTY HISTORIC RESOURCES INVENTORY

WHEREAS, the Board of Supervisors, on May 24, 1994, adopted the County General Plan/Local Coastal Program Land Use Plan (GP/LCP) that contains policies which provide for the protection of the County's historic resources and further provides 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, establishes a Historic Resources Inventory, 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 been charged to evaluate the historic resources in the County of Santa Cruz; and

WHEREAS, the County of Santa Cruz is a Certified Local Government as determined by the State Historic Preservation Officer and within the meaning of California Public Resources Code Section 5020.1(b); and

WHEREAS, pursuant to a contract authorized by the Board of Supervisors, the County has contracted with a consultant to conduct an intensive survey of certain properties that either are proposed for possible historical resources designation and addition to the Historic Inventory or for which the existing historic rating is proposed to be changed; and

WHEREAS, the consultant has completed its survey and delivered a draft work product consisting of completed Department of Parks and Recreation historic evaluation forms; and

WHEREAS, the Historic Resources Commission, on April 11, 2001 and May 9, 2001 conducted properly noticed public hearings on the proposed amendments; and

WHEREAS, the Historic Resources Commission considered the environmental determination, the staff report, all evidence presented and all public testimony, and;

WHEREAS, the Historic Resources Commission, on May 9, 2001, following duly noticed public hearings, recommended that the Historic Resources Inventory be amended to include certain additions and revisions as set forth in Attachment 1 and that the CEQA Categorical Exemption, incorporated herein by reference, be approved, and;

WHEREAS, the proposed amendments to the Historic Resources Inventory have been found to be categorically exempt from the California Environmental Quality Act (CEQA), consistent with applicable provisions of CEQA and the County of Santa Cruz Environmental Review Guidelines;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors approves the amendments to add certain properties to the Historic Resources Inventory and to revise the historic rating of certain properties already on the Historic Resources Inventory, as set forth in Attachment 1, and the CEQA Categorical Exemption, incorporated herein by reference.

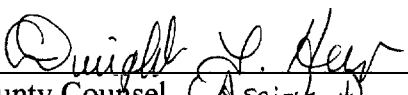
PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, on this ____ day of, _____ 2001, by the following vote:

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

Chairperson

ATTEST: _____
Clerk of the Board of Supervisors

APPROVED AS TO FORM:



County Counsel (Assistant)

cc: County Counsel
Planning Department

LIST OF AFFECTED PROPERTIES

ATTACHMENT 1

- A. Properties that have not been evaluated previously that are proposed to be designated as historical resources and added to the Historic Resources Inventory:

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1. APN: 039-471-05, 7839 Soquel Drive, Aptos
2. APN: 041-042-11, 8090 Soquel Drive, Aptos (as NR6)
3. APN: 041-281-58, 6901 Freedom Blvd., Aptos (previously evaluated but never brought to the Board of Supervisors)
4. APN: 046-072-14, 87 Sanderling Hill, La Selva Beach
5. APN: 058-071-04, 700 Highway One, Davenport
6. APN: 079-262-05, 116 Old River Lane, Brookdale
7. APN: 081-341-03, 12911 Hillside Terrace, Boulder Creek

- B. Properties previously evaluated and determined to be ineligible for designation as historical resources that have been reevaluated and are now proposed to be designated as historical resources:

1. APN: 041-022-14, 408 Trout Gulch Road, Aptos
2. APN: 042-222-46, 309 Rio del Mar, Aptos
3. APN: 077-041-21, 275 Fairview, Ben Lomond
4. APN: 077-111-05, 9525 Brookside, Ben Lomond
5. APN: 077-161-01, 9244 Highway 9, Ben Lomond
6. APN: 079-142-03, 11570 Highway 9, Ben Lomond
7. APN: 081-202-05, 12875 Highway 9, Boulder Creek

- C. Properties already designated as historical resources in the Historic Resources Inventory where the historical rating of the property is proposed to be revised:

1. APN: 039-232-01, 7996 Soquel Drive, Aptos
2. APN: 039-232-03, 7992 Aptos Wharf Road, Aptos
3. APN: 039-421-07, Soquel and State Park Drives, Aptos
4. APN: 041-021-03, 502 Trout Gulch Road, Aptos
5. APN: 041-021-10, 8057 Valencia Street, Aptos
6. APN: 057-151-03, Swanton Road, Davenport
7. APN: 077-081-09, 225 Fairview, Ben Lomond
8. APN: 077-093-08, 9500 Central, Ben Lomond
9. APN: 105-171-05, 2555 Valencia Road, Aptos

RECOMMENDED REVISIONS TO THE SANTA CRUZ COUNTY HISTORIC RESOURCES INVENTORY

- A. Properties that have not been evaluated previously that are proposed to be designated as historical resources and added to the Historic Resources Inventory
1. Vicente Castro House
7839 Soquel Drive
Aptos
APN: 039-471-05
Owner: John Anthony Miller, trustee
RECOMMENDED ACTION:
 - Correct the noted assessor's parcel number (Erroneously noted as 039-101-76)
 - Add to the inventory with a rating of NR3
 2. Patrick Walsh House
8090 Soquel Drive
Aptos
APN: 041-042-11
Owner: David Bowersock
RECOMMENDED ACTION:
 - Add to the inventory with a rating of NR6 (technically, a rating of NR6 does not constitute designation as a historic resource)
 3. Sand Rock Farm/Liliencrantz Ranch (previously evaluated but never brought to the Board)
6901 Freedom Blvd.
Aptos
APN: 041-281-58
Owner: Kristine Sheehan
RECOMMENDED ACTION:
 - Add to inventory with a rating of NR3
 4. Palmtag Silliman House
87 Sanderling Hill
Aptos
APN: 046-072-14
Owner: Charles Dayle & Julie Bowen
RECOMMENDED ACTION:
 - Add to inventory with rating of NR3
 5. The Old Cement Plant
700 Highway One
Davenport
APN: 058-071-04
Owner: Lone Star Cement Corp.
RECOMMENDED ACTION:
 - Add to the inventory with a rating of NR3

RECOMMENDED REVISIONS TO THE SANTA CRUZ COUNTY HISTORIC RESOURCES
INVENTORY

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6. Egleston House
116 Old River Lane
Brookdale
APN: 079-262-05
Owner: Michael & Kathryn Diez
RECOMMENDED ACTION:
➤ Add to the inventory with a rating of NR3
 7. McLeod House
12911 Hillside Terrace
Boulder Creek
APN: 081-341-03
Owner: Charles & Kathryn Old
RECOMMENDED ACTION:
➤ Add to the inventory with a rating of NR3
- B. Properties previously evaluated and determined to be ineligible for designation as historical resources that have been reevaluated and are now proposed to be designated as historical resources**
1. Unnamed commercial building
408 Trout Gulch Road
Aptos
APN: 041022-14
Owner: Ray & Carol McCawley
RECOMMENDED ACTION:
➤ Revise the existing rating up from NR6 to NR4
 2. Unnamed house
309 Rio del Mar
Aptos
APN: 042-222-46
Owner: Julian Burton
RECOMMENDED ACTION:
➤ Revise the existing rating up from NR6 to NR5
 3. Ben Lomond Cottage
275 Fairview
Ben Lomond
APN: 077-041-21
Owner: Tim Seidl
RECOMMENDED ACTION:
➤ Revise the existing rating up from NR6 to NR5

4. The Pines
9525 Brookside
Ben Lomond
APN: 077-111-05
Owner: Maria Williams
RECOMMENDED ACTION:
 - Revise the existing rating up from NR6 to NR5
 5. Dickinson Hotel
9244 Highway 9
Ben Lomond
APN: 077-161-01
Owner: Rick J. Thomas, trustee
RECOMMENDED ACTION:
 - Revise the existing rating up from NR6 to NR5
 6. Grover Mill/Brookdale Lodge
11570 Highway 9
Brookdale
APN: 079-142-03
Owner: William & LeAnn Gilbert
RECOMMENDED ACTION:
 - Revise the existing rating up from NR6 to NR5
 7. White House Corner
12875 Highway 9
Boulder Creek
APN: 081-202-05
Owner: Donald & Evelyn Anderson
RECOMMENDED ACTION:
 - Revise the existing rating up from NR6 to NR3
- C. Properties already designated as historical resources in the Historic Resources Inventory where the historical rating of the property is proposed to be revised.**
1. José Arano House
7996 Soquel Drive
Aptos
APN: 039-232-01
Owner: Dennis Jacobsen
RECOMMENDED ACTION:
 - Revise the existing rating up from NR5 to NR4

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2. Rice House
7992 Aptos Wharf Road
Aptos
APN: 039-232-03
Owner: Robert & Lou Unberger
RECOMMENDED ACTION:
 - Revise the existing rating up from NR5 to NR4
3. Mr. Carmel Cemetery
Soquel and State Park Drives
Aptos
APN: 039-421-07
Owner: Resurrection Catholic Church
RECOMMENDED ACTION:
 - Revise the existing rating up from NR5 to NR3
4. Unnamed house
502 Trout Gulch Road
Aptos
APN: 041-021-03
Owner: Robert & Michelle Coutts
RECOMMENDED ACTION:
 - Revise the existing rating up from NR5 to NR3
5. Unnamed house
8057 Valencia Street
Aptos
APN: 041-021-10
Owner: Lorraine & Miguel Arroyo
RECOMMENDED ACTION:
 - Revise the existing rating up from NR5 to NR3
6. Old Cheese Barn
240 Swanton Road
Davenport
APN: 057-151-03
Owner: California Polytechnic State University
RECOMMENDED ACTION:
 - Revise the existing rating up from NR5 to NR3
7. Ben Lomond Club House
225 Fairview
Ben Lomond
APN: 077-081-09
Owner: Jennifer & Dale Kersten
RECOMMENDED ACTION:
 - Revise the existing rating up from NR5 to NR3

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8. St. Peter & Paul/Wee Kirk
9500 Central
Ben Lomond
APN: 077-093-08
Owner: Leonard & Teresa Kuhnlein
RECOMMENDED ACTION:
 - Revise the existing rating up from NR5 to NR3
9. Valencia General Store & Post Office
2555 Valencia Road
Aptos
APN: 105-171-05
Owner: County of Santa Cruz
RECOMMENDED ACTION:
 - Revise the existing rating up from NR5 to NR3

#

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 1 of 3

*Resource Name or # (Assigned by Recorder): SCC01A

0638

*P1. Other Identifier: None

*P2. Location: Not for Publication X Unrestricted *a. County Santa Cruz
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Soquel Date 1954 Revised 1994 R1W T11S Mt Diablo B.M.

c. Address: 7839 Soquel Drive City Soquel ZIP: 95003

d. UTM: (Give more than one for large/or linear resources) 10 s 597325mE 4093038mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 039-101-76

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

This two-story house is generally L-shaped with a cross gabled roof. Additions have been made over the years including a flat roof addition to the northwest, a single-story addition filling in the "L" and a shed roof addition to the west. The gabled roof on the bulk of the building is moderately pitched and covered in shingles. The eaves are modest and boxed with returns. The majority of the windows are six over six double-hung with wood sashes, or multi-lite fixed. All of the windows, except the bay window on the west addition, have shutters. Multi-lite doors are located on each portion of the building. The two flat-roofed additions have uncovered decks on the second level. The entire building is sheathed in channel rustic drop siding. Two chimneys are present, one located centrally on each of the ridges of the bulk of the house. Decorative verge board is located on the eaves of the southerly facing gable end.

*P3b. Resource Attributes: (List attributes and codes) HP2 - Single family property

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



P5b. Description of Photo:

(View, date, accession #)

February 2001

View from southwest

● **P6. Date Constructed/Age Sources:**

cl855

Collins 1994

***P7. Owner and Address:**

John Anthony Miller, trustee

7839 Soquel Drive

Aptos CA 95003

***P8. Recorded by:**

A.Engle/C.Duval

Dill Design Group

110 North Santa Cruz Ave

Los Gatos CA 95030

***P9. Date Recorded:** March 2 0 0 1

● **PIO. Survey Type:** (Describe)

Survey Update

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

Dill Design Group, Historic Inventory Update Year 1, for the County of Santa Cruz, March 2001.

'Attachments: NONE Location Map Sketch Map XContinuation Sheet X Building, Structure and Object Record Archaeological Record
District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)

DPR 523A (1195)

*Required information

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

Primary # _____

HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code: None

*Resource Name or # (Assigned by recorder): SCC01A 0639

B1. Historic Name: Vicente Castro House

B2. Common Name: None

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Colonial Revival

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

Originally constructed c1855. Remodeled c1867, 1931-1932, and 1944.

*B7. Moved? Possible

Date: c1867

Original Location: Unknown

● B8. Related Features: Surrounding rental cottages

B9. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Residential architecture Area Soquel

Period of Significance 1833-87

Property Type Residential

Applicable Criteria A,B,C

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

The subject property was originally part of Rancho Aptos, granted in 1833 to Rafael de Jesus Castro. Rafael was the son of José Joaquin Castro who, with his children, owned vast tracts of land in Santa Cruz County during the Nineteenth Century. Rafael and his wife Soledad (Cota) lived elsewhere on the rancho, and in 1855, gift-deeded 700 acres to their son Vicente. At about that time Vicente built the original portion of the subject residence, which was probably located between Trout Gulch and Valencia Creeks. In 1858 at the age of 28, Vicente Castro married Maria Refugia de Jesus Fuentes. Maria Refugia died in 1864. In February 1867, Vicente purchased a seven-acre apple orchard from his parents and married Vincenta Pico in June of that same year. Vincenta was the daughter of Antonio Maria Pico and Maria Lugarda de Pilar Bernal, another prominent early family of the Pueblo de San Jose. By the late 1860s the original house had been relocated to and enlarged at the current site, 7839 Soquel Drive. A barn on the property was used as a local school until 1871, and reportedly, the upstairs of the Castro residence was used as an overflow classroom when the school became overcrowded. During the 1880s, Vicente Castro was mayordomo (ranch foreman) for the Rancho Los Pinacates near San Juan Bautista, which he co-owned with John T. Porter of Watsonville. The Castros continued to live in their Aptos home until 1887 when they relocated to their newly acquired Rancho Tepusquet near Santa Maria where Vicente was also mayordomo at Porter and Thomas A. Bishop's adjacent Rancho Sisquoc. The Castros sold their Aptos home in 1887 to Claus Mangels, an adjacent property owner to the north. Mangels was the brother-in-law and business partner of Claus Spreckles, who had acquired 2,390 acres of Rancho Aptos in 1872. Mangels occupied the subject residence until his new house was completed in 1888. The Castro house was used little during the Mangels ownership. Upon Mangels' death in 1891, the property became part of the estate managed by his heirs. The Mangels Estate Company was formed with Frederick Tillman, Jr. as president. Tillman was the son-in-law of Claus Mangels. Tillman's son, Fred A. Tillman replaced his father as president in 1921; and in 1927, the Mangels Estate Company deeded ownership of site with the older Castro home, the subject property, and other lands to Fred A. Tillman. (continued on Page 3)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References

- Bosworth, P., *Anything Your Little Heart Desires*, an American Family Story, 1997.
Collins, A., The House that Vicente Built and Some Aptos History, S.C. County History Journal, No. 1, 1994.
Collins, A., The House that Vicente Built, 7839 Soquel Drive, 120 Years of Aptos History, 1994.
Collins, A., Research files, Aptos Chamber Of Comm. laid, B. H., *My Inherited Destiny, Ten First Families of California*, 1985.

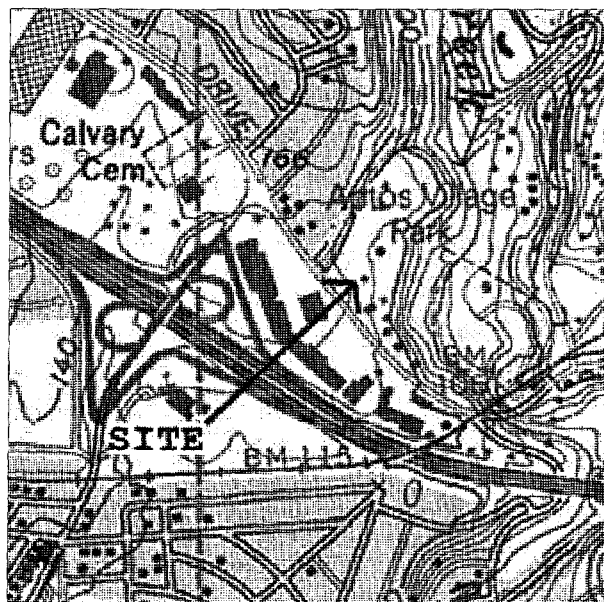
B13. Remarks: None

*B14. Evaluator: Franklin Maqqi

*Date of Evaluation: March 2001

NORTH ↑

(This space reserved for official comments)



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

Primary #
HRI #
Trinomial

0640

Page 3 of 3

*Resource Name of # (Assigned by recorder) SCC01A

*Recorded by C. Duval

*Date March 2001

☐ Continuation ☐ Update

In the early 1930s, he sold his family business interests and focused on the renovation, modernization, and expansion of the old Castro home. Tillman, a bachelor, lived in the Aptos home for ten years. In December 1941, he sold the property and house to Montgomery and Ruth Hawks for \$8,500.

In October 1942, the Hawks sold the Castro house to Bartley C. and Anna Gertrude (Bosworth) Crum for \$10,000. The house was purchased as a second home for the socially and politically prominent couple, a place where they could garden and entertain. Bart Crum was a corporation lawyer in San Francisco who represented William Randolph Hearst and the "Hollywood Nineteen." Crum has been described as "a heroic California lawyer of the thirties and forties, a Truman advisor, and a crusader against the Hollywood blacklist until he himself became its victim. A real-life Gatsby, he charmed everyone around him until his own demons finally overwhelmed him." In 1946, Crum was appointed by Harry Truman to the six-man Anglo-American Committee of Inquiry into Palestine. Much of his book Behind the Silken Curtain, which chronicled his experiences during that service, was written in Aptos. This book was reprinted in 1996. Crum seems to be most famous, however, as one of the attorneys for the "Hollywood Nineteen," the screenwriters and directors that were blacklisted for refusing to divulge their political associations before the House Un-American Activities committee in 1947. The Crums' life could best be described as "in the fast lane," as his work led them to run with the rich and famous. Every summer, however, was spent at their home in Aptos where Gertrude Crum focused on their lavish gardens, redesigned by renowned landscape architect Thomas Church about 1944. The Crums sold their Aptos summer home in 1952 for \$20,000. The Crum's daughter, Patricia, whose professional name is Patricia Bosworth, is an author publishing biographies of Montgomery Cliff and photographer Diane Arbus. The intimate details of the Crum family, including their life at their Aptos home, were detailed by Patricia who published Anything Your Little Heart Desires, An American Family Story in 1997.

The Crums sold their house in August 1952 to Joseph P. Miller, a San Jose dentist, and his wife Dorothy. Dr. Miller's office, located at the southeast corner of Cedar and Elm Streets, is the now popular Cafe Pergolesi. Dr. Miller's sign is still maintained on that structure. The Millers renovated the house once again, modernizing the kitchen, heating, electrical, and plumbing systems, and painted the house inside and out. The Millers moved the woodshed and converted it into a guesthouse. They built a detached garage where the woodshed had been. They built four rental units as well, three in front of the house and one to the rear. The old tool shed that dated to Castro's ownership of the property had been converted to a caretaker's cabin during Tillman's ownership. The building continued to be used as such until the 1950s and then later was converted into another rental unit. The doctor retired in 1971 and died in 1976 at the age of 81, leaving Dorothy and two sons, John Anthony and Joseph. The family has continued to own the property until the present day.

The historic Vicente Castro House is one of the few remaining late rancho-period residences relating to a prominent family associated with Alta California. The Castro family as a whole made significant contributions to the history of Santa Cruz County; Vicente Castro was intimately connected to the late-rancho period during the later part of the Nineteenth Century. The Castro family association with this residence, as well as that of Bartley Crum during the 1940s, would appear to enable eligibility for the National Register under Criterion B. Additionally, the building maintains a fairly high level of integrity to its original configuration, with a number of additions that do not detract from the historical significance of the property. The physical design is a distinctive representation of Colonial Revival residential architecture in the 1860s, and would therefore appear to qualify for the National Register under Criterion C. As the building has not been previously reviewed for eligibility, it would qualify as an NR-3.

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 1 of 2

*Resource Name or # (Assigned by Recorder): SCC02A

PI. Other identifier: None

*P2. Location: Not for Publication X Unrestricted *a. County Santa Cruz
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.6' Quad Soquel Date 1954 Revised 1994 R1E T11S

Mt Diablo B.M.

c. Address: 8090 Soquel Drive

City Aptos

ZIP: 95003

d. UTM: (Give more than one for large/or linear resources) 10S 598019mE 4092715mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 041-042-11

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

This two-story residence is located on the south side of Soquel Drive and faces northeast. The form of the building is massed-plan with additions. It has a steeply pitched, side-gabled roof and a full-width single-story front porch covered by a shed roof. The cladding on the original portions of the building are channel rustic drop siding, the later additions are v-groove drop siding. Turned balusters adorn the porch. A shed roof dormer is centrally located along the front facade and has two six-lite windows. The various roofs are covered in a variety of shingles, including composition. Other window types present include eight over eight double-hung.

*P3b. Resource Attributes: (List attributes and codes) HP2 - Single family property

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



P5b. Description of Photo:

(View, date, accession #)

February 2001

View from north

*P6. Date Constructed/Age Sources:

c1865

Santa Cruz News 1927

*P7. Owner and Address:

David A Bowersock

8090 Soquel Drive

Aptos CA 95003

● P8. Recorded by:

A.Engle/C.Duval

Dill Design Group

110 North Santa Cruz Ave

Los Gatos CA 95030

*P9. Date Recorded: March 2 00 1

*P10. Survey Type: (Describe)

Survey Update

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

Dill Design Group, Historic Inventory Update Year 1, for the County of Santa Cruz, March 2001.

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

DPR 523A (1195)

*Required information

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

Primary #

HR#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code: None 0642

*Resource Name or # (Assigned by recorder): SCC02A

B1. Historic Name: Patrick Walsh House

B2. Common Name: None

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: National Style

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

Built c1865, subsequent additions/renovations.

*B7. Moved? No

Date: N/A

Original Location:

*B8. Related Features: None

B9. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Residential architecture Area Aptos

Period of Significance 1865-1927 Property Type Residential Applicable Criteria A & B

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

Born in Ireland in the early 1830's, Patrick K. Walsh, builder of the subject house, immigrated to the United States about 1851, settling in St. Joseph, Missouri, where he worked as a railroad engineer. It was there that he bought a farm and met his wife Catherine, a native of Canada. During the Civil War, Patrick served in the Confederate Army and was captured at the Battle of Vicksburg. After the war, Patrick and Catherine followed other family members to California. They purchased 9+ acres along the south side of the Watsonville-Santa Cruz Road (Soquel Drive) about 1865. They built their home and a number of commercial buildings, including a saloon, a butcher shop, a blacksmith shop and a barbershop. There was also a stage stop, and the Walsh family constructed stables and a large dance hall, where local residents traveled from as far away as twenty to thirty miles, to attend dances. The last and best-known business operated by the Walsh family was the Live Oak House, a two-story, 12-room hotel, built in 1869 and demolished in 1966. The Walsh home was located on the eastern end of their property, fronting an old road alignment adjacent to Valencia Creek. Catherine Walsh died in 1909 and Patrick ceased operation of the hotel about a year after her death. Walsh continued to operate a saloon and card room in the building, and after the Soquel district voted itself "dry" in 1912, his operations ran into problems with local law enforcement. Walsh refused to obey the court edicts, even after serving time, and was eventually declared incompetent and put under the care of his niece Clara Leonard. Patrick, one of Aptos' most colorful characters, died in 1927 reportedly at the age of 95. The historic Walsh house is the last structure relating to this early Aptos family. It appears to be eligible for the National Register under criterion B based on its association with this family, although further review is necessary to determine the level of integrity that remains to the original building. It would therefore qualify locally as an NR-6.

B11. Additional Resource Attributes: (List attributes and codes) None

B12. References

Del
Collins, A., Rio Mar, A Sedate Residential Community, May 1995.
Collins, A. The Hostels of Aptos, Historical Sketches, Jan 1990.
Man of Early Days Celebrates Birthday; Aptos News in Brief, Santa Cruz News, 25 March 1924.
Pioda, C.L., Map of the Subdivision of Aptos Rancho, c1887.
P.K. Walsh Celebrates Birthday; 58 Years in Aptos; Santa Cruz News, 24 March 1923.
Swift, C., Irrepressible Irishman was the law at his Aptos Saloon, Flashbacks, Santa Cruz Sentinel, 9/26/1999.

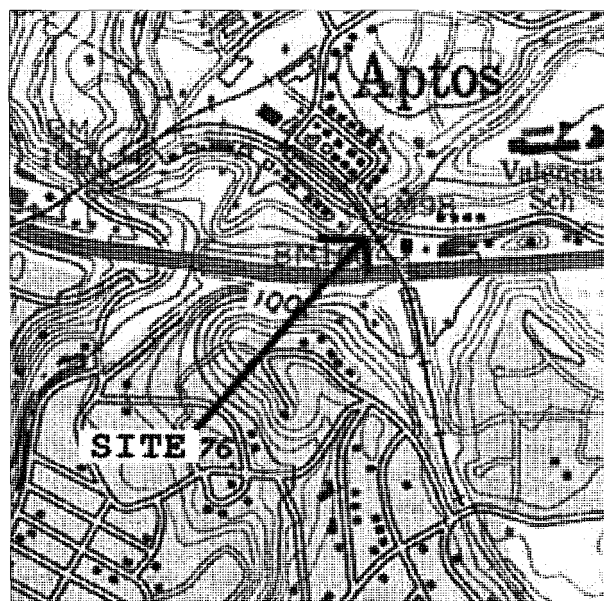
313. Remarks: None

*314. Evaluator: Franklin Maggi

*Date of Evaluation: March 2001

NORTH

(This space reserved for official comments)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code **NR5S1** 0643
Other Listings _____
Review Code _____ Reviewer _____ Date _____

ATTACHMENT 1

Page 1 of 8

Resource Name or #: (Assigned by recorder) 6901 Freedom Blvd.

P1. Other Identifier: main house

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 _____ ; 114 of 1/4 of Sec _____ B.M. _____

c. Address: 6901 Freedom Blvd. City Aptos Zip 95003

d. 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. 041-281-~~33~~⁵⁸

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

The structure is a large two story, side gabled structure with a one story addition characterized by a full porch that extends to the original building. The two story part of the house was constructed about 1905 and is characterized by neoclassical and colonial revival detailing. Windows are multipaned and dormers are ornamented with decorative crowns supported by abbreviated columns. The c. 1920 addition appears to be an attempt to continue the colonial revival motif by using round neo-classic columns as porch supports. The building is clad in wood shingles with composition shingle roof. While not an outstanding example of pure architectural style, it is a very good example of the type of ranch and farm houses seen in the Santa Cruz mountains that were altered over time to meet of the needs of growing families or change of use. The 1920s addition with its raised foundation and rooms under the porch, is a style that can be seen all over the area. The attempt to unite the new style with the old results in a unique blending that does not fit in any stylistic category. The setting of the property is extremely important because it retains its original rustic feel. Roads and paths connecting the various buildings still wander through oak and fir trees and the nearby barn looks virtually the same as when it housed Dr. Lillencrantz's horses. Even the ruins of the winery, abandoned for years and covered with vines, lends a special note to this unique property.

Resource Attributes: (List attributes and codes) HP 33 Ranch

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
facade of main house
Nov. 1997

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1905 E

P7. Owner and Address **KRISTINE SHEEHAN**
~~Bea Dean and Queen Van Horn~~
6901 Freedom Blvd
Aptos, Ca 95003

P8. Recorded by: (Name, affiliation, and address)
Susan Lehmann
Historical Resources Consultant
28 Clubhouse Rd.
Santa Cruz, CA 95060

P9. Date Recorded: 11/4/97

P10. Survey Type: (Describe)
intensive

P11. Report Citation: (Cite survey report and other sources, or enter "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

EXHIBIT C

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 8

NRHP Status Code

NR 5 S1

Resource Name or #: (Assigned by recorder) 6901 Freedom Blvd.

3644

SAND ROCK FARM /B1. Historic Name: *Liliencrantz Ranch (main house)*B2. Common Name: *Waugeman Ranch*B3. Original Use: *vacation home, ranch*B4. Present Use: *residence*B5. Architectural Style: *vernacular with colonial revival elements*

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

*Construction c. 1905. Addition c. 1920.*B7. Moved? ☒ No ☐ Yes ☐ Unknown **Sit8**

Original Location:

B8. Related Features: *barn, guesthouse, winery*B9a. Architect: *unknown*b. Builder: *unknown*B10. Significance: Theme: *recreation, agriculture (wine industry)*Area: *Aptos Planning Area*Period of Significance: *1905-1948* Property Type: *ranch*Applicable Criteria: *N/A*

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

The significance of the Liliencrantz/Waugeman ranch comes from its association with the two major themes in Santa Cruz County history, the vacation industry and the winery industry. The complex of buildings was constructed about 1905 by San Francisco Doctor Liliencrantz, intended primarily as a family retreat, a major early feature of the property was a small winery similar to others located in the Santa Cruz Mountains. In 1907 the winery shipped 130,000 gallons, a sizable amount for a small facility. Dr. Liliencrantz, along with many San Franciscans who bought property in the area was fond of horses and riding. He built a large barn on the site which was later used for cattle by Alvin and Florence Waugeman who bought the property in 1948 and used it as a ranch to raise beef cattle.

The property is unique in a number of ways. First, structures of the complex have been altered very little over the years and are located in a pristine rustic setting that appears relatively unchanged since it was the site of the Liliencrantz vacation complex. Second, the various buildings are illustrative of that time in Santa Cruz history when wealthy Bay area residents bought large parcels of land in the Santa Cruz mountains and pursued their hobbies away from the city. Playing host to family members and guests, they often constructed complexes of buildings with accommodations for visitors and expanded them as needed. This is evidenced by the expansion to the house in the 1920s and the building of the guest house about the same time. Dr. Liliencrantz's large, well-appointed barn is an excellent example of its type and is one of the few remaining in the county. Third, there are virtually no remnants of the early Santa Cruz County wine industry of this period. Although the one remaining structure is only a ruin, it is a picturesque and evocative piece of history that can not be found anywhere else. In short, the property as a whole offers a rare look into an almost forgotten era in Santa Cruz County history.

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

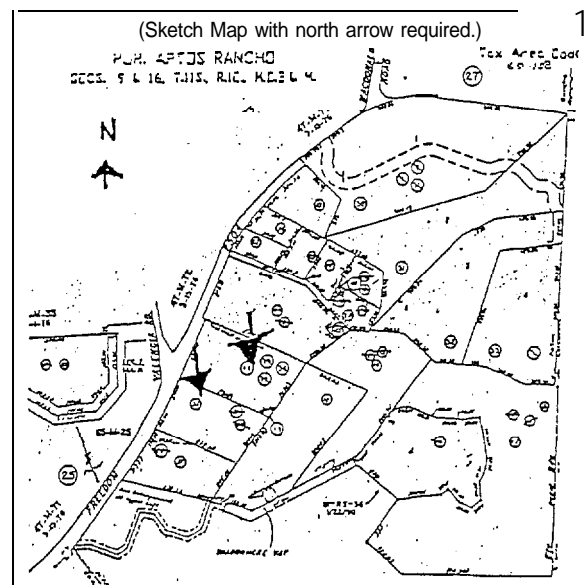
B12. References:

*Lehmann, Susan. County of Santa Cruz, Survey of Historic Resources Update and Context Statement. 1994.**Sullivan, Charles. Like Modern Edens, Winegrowing in Santa Clara & Santa Cruz Mountains. 1982.**Interview with former owner, Charles Waugeman. Nov. 1997.*

B13. Remarks:

B14. Evaluator: *Susan Lehmann*Date of Evaluation: *11/4/97*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code NR 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 3 of 8

Resource Name or #: (Assigned by recorder) 6901 Freedom Blvd.

0045

P1. Other identifier: guest house

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Santa Cruz

ATTACHMENT 1

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

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

c. Address: 6901 Freedom Blvd. City Aptos Zip 95003

d. 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. 041-281

58

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

The structure is a small, rustic vernacular cottage with front facing gable. Siding is wood shingle and roof is composition shingle. Windows are double hung multi-paned on all elevations with two sets of three symmetrically placed on the facade on either side of the front door. Some alterations have been made to the original structure. These include replacement of part of the brick chimney with a metal pipe, replacement of front door, brick facing added to the facade and wrought iron railing added to the front. These changes appear to be of recent origin (1950s or 60s?). They do not seriously impact the historical integrity of the structure since they are easily reversible should restoration ever be desired by the owner at a later time. The structure is representative of the type of vacation cottages built throughout the county in the 1920s. located in its original rustic setting, the structure adds to the historic feel of the ranch complex. The cottage appears to be in good condition and, except for changes noted, has maintained its historical integrity.

Ptb. Resource Attributes: (List attributes and codes) HP 4 Ancillary building

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

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

P5b. Description of Photo: (View, date, accession#)
Guest house facade
Nov. 1997

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1905 E

P7. Owner and Address

Ellen Denny and Susan Vondra
6901 Freedom Blvd
Aptos. Ca 95003

KRISTINE
SHEEHAN

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

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

P9. Date Recorded: 11/4/97

P10. Survey Type: (Describe)

intensive

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

EXHIBIT C

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 4 of 8

NRHP Status Code

NR5D1

Resource Name or #: (Assigned by recorder) 6901 Freedom Blvd.

064 6

SAND ROCK FARM/

ATTACHMENT 1

B1. Historic Name: Liliencrantz Ranch (guest house)

B2. Common Name: Waugeman Ranch

B3. Original Use: vacation home, ranch

B4. Present Use: guest house

B5. Architectural Style: vernacular cottage

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

Construction c. 1920. Alterations to facade, replacement of chimney, unknown

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: barn, main house winery site

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme: recreation, agriculture (wine industry)

Area: Aptos Planning Area

— Period of Significance: 1905-1948 Property Type: ranch

Applicable Criteria: N/A

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

The significance of the Liliencrantz/Waugeman ranch comes from its association with the two major themes in Santa Cruz County history, the vacation industry and the winery industry. The complex of buildings was constructed about 1905 by San Francisco Doctor Liliencrantz. Intended primarily as a family retreat, a major early feature of the property was a small winery similar to others located in the Santa Cruz Mountains. In 1907 the winery shipped 130,000 gallons, a sizable amount for a small facility. Dr. Liliencrantz, along with many San Franciscans, who bought property in the area was fond of horses and riding. He built a large barn on the site which was later used for cattle by Alvin and Florence Waugeman who bought the property in 1948 and used it as a ranch to raise beef cattle.

The property is unique in a number of ways. First, structures of the complex have been altered very little over the years and are located in a pristine rustic setting that appears relatively unchanged since it was the site of the Liliencrantz vacation complex. Second, the various buildings are illustrative of that time in Santa Cruz history when wealthy Bay area residents bought large parcels of land in the Santa Cruz mountains and pursued their hobbies away from the city. Playing host to family members and guests, they often constructed complexes of buildings with accommodations for visitors and expanded them as needed. This is evidenced by the expansion to the house in the 1920s and the building of the guest house about the same time. Dr. Liliencrantz's large, well-appointed barn is an excellent example of its type and is one of the few remaining in the county. Third, there are virtually no remnants of the early Santa Cruz County wine industry of this period. Although the one remaining structure is only a ruin, it is a picturesque and evocative piece of history that can not be found anywhere else. In short, the property as a whole offers a rare look into an almost forgotten era in Santa Cruz County history.

B11. Additional Resource Attributes: (List attributes and codes) HP33 - Farm/ranch

B12. References:

Lehmann, Susan. County of Santa Cruz, Survey of Historic Resources Update and Context Statement. 1994.

Sullivan, Charles. Like Modern Edens, Winegrowing in Santa Clara & Santa Cruz Mountains. 1982.

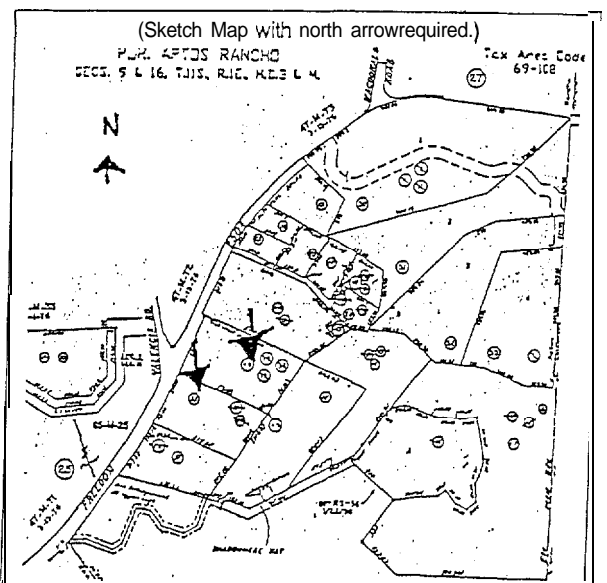
Interview with former owner, Charles Waugeman. Nov. 1997.

B13. Remarks:

B14. Evaluator: Susan Lehmann

Date of Evaluation: 11/4/97

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 5s1

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 5 of 8

Resource Name or #: (Assigned by recorder) 6901 Freedom Blvd.

0647

P1. Other Identifier: barn

P2. Location : ☐ Not for Publication ☒ Unrestricted a. County Santa Cruz ATTACHMENT 1
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 114 of Sec _____ ; B.M. _____
c. Address: 6901 Freedom Blvd. City Aptos Zip 95003
d. 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)

58

Parcel No. 041-281-0040

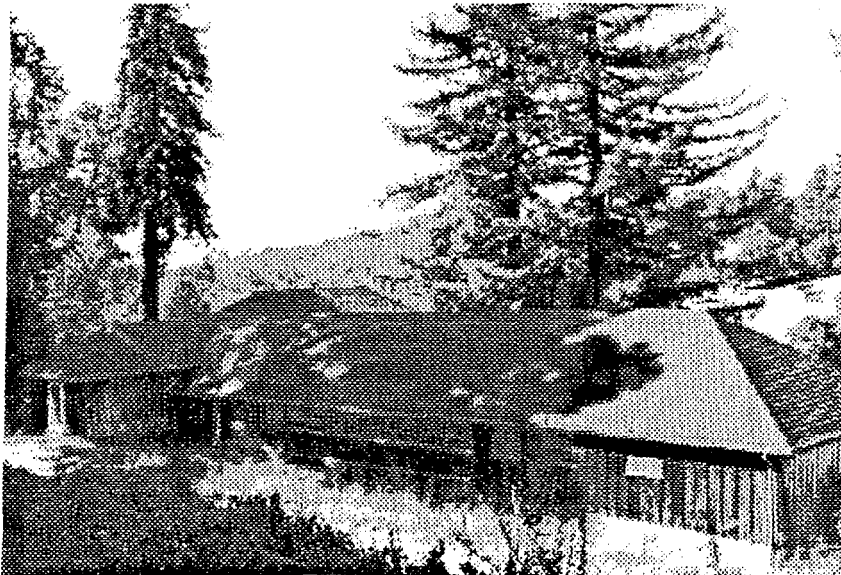
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This structure is a large, wood-framed barn with a hipped roof clad with composition shingles. Siding is board and batten and windows are wood framed with multiple panes. The basic original structure appears to be intact and in reasonable good condition. Alterations include a metal door on one end of the barn that replaces a wooden one, replacement of a few windows and several later shed additions to the rear. The barn is an excellent example of the type built for horses which contained roomy stalls and separate areas to store tack and other equipment. Some modifications were probably made to the structure when it was converted into a cattle barn in the 1940s but it does not appear that the basic historical integrity of the building has been compromised. This barn is especially interesting in that there are few of this type in Santa Cruz county that are still standing. The structure is presently used for storage. The barn is an important element of the ranch because it exists in its original setting and because it is an integral part of the ranch's original use as a vacation complex.

Resource Attributes: (List attributes and codes) HP 4 Ancillary building

Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Elemen? of District ☐ Other (Isolates, etc.)

P5a Photograph or Drawing (Photograph required for buildings, structures, and objects)



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

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both

1905 E

P7. Owner and Address **KRISTINE SHEEHAN**
6901 Freedom Blvd
Aptos, Ca 95003

P8. Recorded by: (Name, affiliation, and address)
Susan Lehmann
28 Clubhouse Rd.
Santa Cruz, CA 95060
Historic Resources Consultant

P9. Date Recorded: 11/4/97

P10. Survey Type: (Describe)
intensive

P11. Report Citation: (Cite survey report and other sources, or enter "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

EXHIBIT C

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 6 of 8

NRHP Status Code _____

NR 5D1

0648

Resource Name or #: (Assigned by recorder) 6901 Freedom Blvd.

SAND ROCK FARM/

B1. Historic Name: Liliencrantz Ranch (Barn)

B2. Common Name: Waugeman Ranch

B3. Original Use: vacation home, ranch

B4. Present Use: storage

B5. Architectural Style: vernacular barn

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

Construction c. 1905. Date of alterations (new door, shed additions, window replacements) unknown

ATTACHMENT 1

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : _____

Original Location: _____

B8. Related Features: main house, guesthouse, winery site

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme: recreation, agriculture (wine industry)

Area: Aptos Planning Area

Period of Significance: 1905-1948 Property Type: ranch

Applicable Criteria: N/A

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

The significance of the Liliencrantz/Waugeman ranch comes from its association with the two major themes in Santa Cruz County history, the vacation industry and the winery industry. The complex of buildings was constructed about 1905 by San Francisco Doctor Liliencrantz. Intended primarily as a family retreat, a major early feature of the property was a small winery similar to others located in the Santa Cruz Mountains. In 1907 the winery shipped 130,000 gallons, a sizable amount for a small facility. Dr. Liliencrantz, along with many San Franciscans who bought property in the area was fond of horses and riding. He built a large barn on the site which was later used for cattle by Alvin and Florence Waugeman who bought the property in 1948 and used it as a ranch to raise beef cattle.

The property is unique in a number of ways. First, structures of the complex have been altered very little over the years and are located in a pristine rustic setting that appears relatively unchanged since it was the site of the Liliencrantz vacation complex. Second, the various buildings are illustrative of that time in Santa Cruz history when wealthy Bay area residents bought large parcels of land in the Santa Cruz mountains and pursued their hobbies away from the city. Playing host to family members and guests, they often constructed complexes of buildings with accommodations for visitors and expanded them as needed. This is evidenced by the expansion to the house in the 1920s and the building of the guest house about the same time. Dr. Liliencrantz's large, well-appointed barn is an excellent example of its type and is one of the few remaining in the county. Third, there are virtually no remnants of the early Santa Cruz County wine industry of this period. Although the one remaining structure is only a ruin, it is a picturesque and evocative piece of history that can not be found anywhere else. In short, the property as a whole offers a rare look into an almost forgotten era in Santa Cruz County history.

B11. Additional Resource Attributes: (List attributes and codes) HP33 - Farm/ranch

B12. References:

Lehmann, Susan. County of Santa Cruz, Survey of Historic Resources Update and Context Statement. 1994.

Sullivan, Charles. Like Modern Edens, Winegrowing in Santa Clara & Santa Cruz Mountains. 1982.

Interview with former owner, Charles Waugeman. Nov. 1997.

B13. Remarks:

B14. Evaluator: Susan Lehmann

Date of Evaluation: 11/4/97

(This space reserved for official comments.)

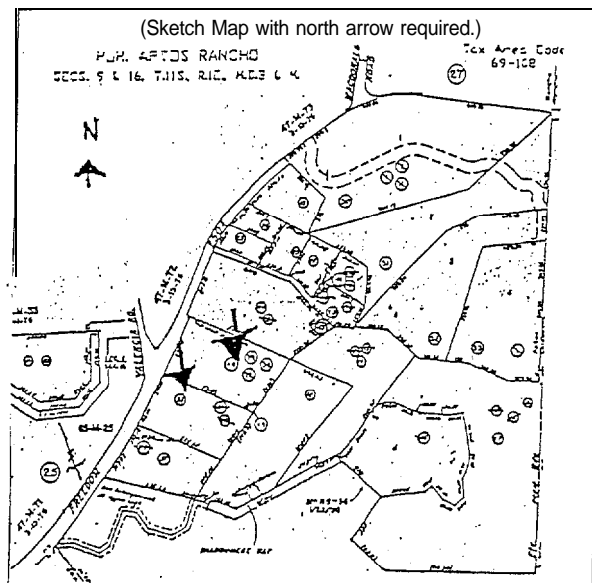


EXHIBIT C

San Buenaventura Research Associates

PRIMARY RECORD

Primary #

HPI #

Triangulation

NAHP Status Code

Est

Other Listings

Review Code

Reviewer

Date

0849

Page 7 of 8

Resource Name or #: (Assigned by recorder) 6901 Freedom Blvd.

P1. Other Identifier: winery site

P2. Location: ☐ Not for Publication ☒ Unrestricted • County Santa Cruz

ATTACHMENT 1

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

b. USGS 7.1' Quad

Date

T

R

1/4 of

1/4 of

Sec

B.M.

c. Address:

6901 Freedom Blvd.

City Aptos

Zip 95003

d. UTM: (Ohm 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. 041-281-36-10

58

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

The site of the the Liliencrantz winery has no complete standing structures. The remains of one of the winery structures with concrete walls, arch and some wood and metal fittings can still be found, however. The ruins are overgrown with vines and plants are now growing throughout the remains of the structure. Located near other structures from the original ranch, it is an evocative reminder of the early wine industry in Santa Cruz of which almost nothing still exists.

Resource Attributes: (List attributes and codes) HP 4 Ancillary building (site)

P4. Resources Present: ☒ Building ☐ Structure ☐ Power ☒ M ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
view of winery ruins arch
Nov. 1997

P6. Date Constructed/Age and Source:

☐ Prehistoric ☒ Historic ☐ Both

1905 E

P7. Owner and Address KRISTINE

~~Shen-Denmyr and Susan Sheehan~~

6901 Freedom Blvd
Aptos Ca 95003

SHEEHAN

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

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

P9. Date Recorded: 11/4/97

P10. Survey Type: (Describe)

intensive

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

media

☐ 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

☐ Mining Station Record

☐ Photograph Record

EXHIBIT C

42

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Page 8 of 8

NRHP Status Code

NR 5 D1

Resource Name or #: (Assigned by recorder) 6901 Freedom Blvd.

SAND ROCK FARM/

ATTACHMENT 1

B1. Historic Name: Lillencrantz Ranch (winery site)

B2. Common Name: Waugeman Ranch

B3. Original Use: winery

B4. Present Use: not used

B5. Architectural Style: NA

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

Construction c. 1905. The winery building is no longer an intact structure and should be considered a site.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: main house, barn, guesthouse

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme: recreation, agriculture (wine industry)

Area: Aptos Planning Area

Period of Significance: 1905-1948 Property Type: ranch

Applicable Criteria: N/A

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

The significance of the Lillencrantz/Waugeman ranch comes from its association with the two major themes in Santa Cruz County history, the vacation industry and the winery industry. The complex of buildings was constructed about 1905 by San Francisco Doctor Lillencrantz. Intended primarily as a family retreat, a major early feature of the property was a small winery similar to others located in the Santa Cruz Mountains. In 1907 the winery shipped 730,000 gallons, a sizable amount for a small facility. Dr. Lillencrantz, along with many San Franciscans who bought property in the area was fond of horses and riding. He built a large barn on the site which was later used for cattle by Alvin and Florence Waugeman who bought the property in 1948 and used it as a ranch to raise beef cattle.

The property is unique in a number of ways. First, structures of the complex have been altered very little over the years and are located in a pristine rustic setting that appears relatively unchanged since it was the site of the Lillencrantz vacation complex. Second, the various buildings are illustrative of that time in Santa Cruz history when wealthy Bay area residents bought large parcels of land in the Santa Cruz mountains and pursued their hobbies away from the city. Playing host to family members and guests, they often constructed complexes of buildings with accommodations for visitors and expended them as needed. This is evidenced by the expansion to the house in the 1920s and the building of the guest house about the same time. Dr. Lillencrantz's large, well-appointed barn is an excellent example of its type and is one of the few remaining in the county. Third, there are virtually no remnants of the early Santa Cruz County wine industry of this period. Although the one remaining structure is only a ruin, it is a picturesque and evocative piece of history that can not be found anywhere else. In short, the property as a whole offers a rare look into an almost forgotten era in Santa Cruz County history.

B11. Additional Resource Attributes! (List attributes and codes) HP33 - Farm/ranch

B12. References:

Lehmann, Susan. County of Santa Cruz, Survey of Historic Resources Update and Context Statement 1994.

Sullivan, Charles. Like Modern Edens, Winegrowing in Santa Clara & Santa Cruz Mountains. 1982.

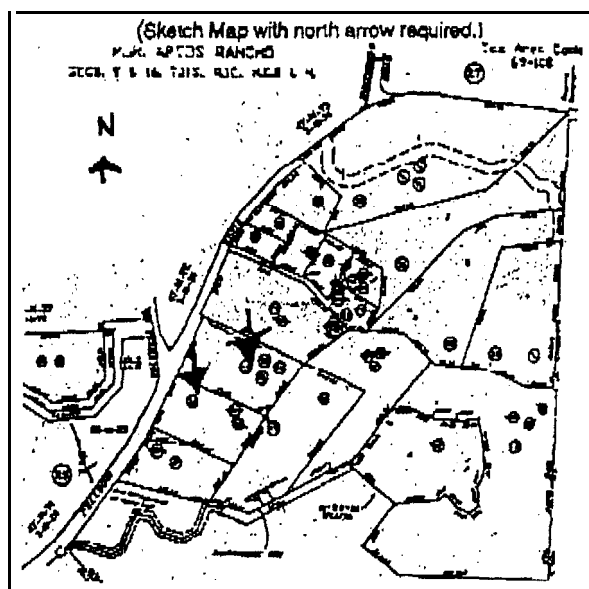
Interview with former owner, Charles Waugeman. Nov. 1997.

B13. Remarks:

B14. Evaluator: Susan Lehmann

Date of Evaluation: 11/4/97

(This space reserved for official comments.)



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 1 of 2

*Resource Name or # (Assigned by Recorder): SCC03A

Pl. Other Identifier: None

ATTACHMENT 1

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 Watsonville West Date 1954 Revised 1994

Mt Diablo B.M.

c. Address: 87 Sanderling Hill

City Aptos

ZIP: 95076

d. UTM: (Give more than one for large/or linear resources) 10S 602303mE 4087006mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

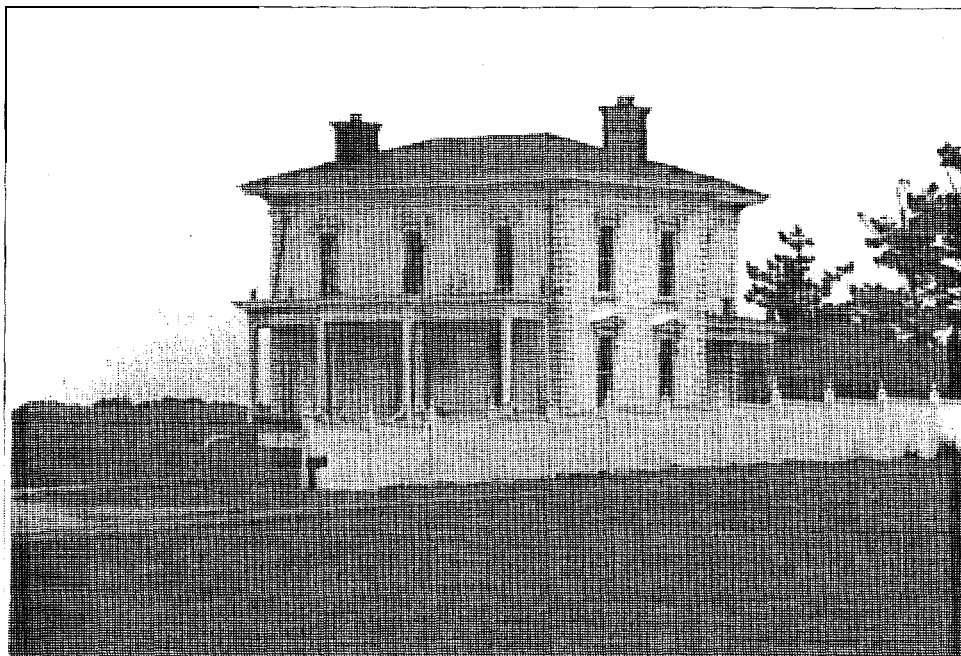
Assessor's Parcel Number: 046-072-14

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

This two-story, T-shaped building is symmetrical in design and an excellent example of Italianate residential architecture. It sits on a raised foundation and has a hipped roof with wide eaves supported by decorative brackets. The windows are flat arched, double hung with pedimented and bracketed architraves and bracketed sills. Square columns support a full-width front porch, and an additional rear porch is located along the side elevation. The cladding is channel rustic drop siding and the corners of the building are embellished with quoins. It has turned balusters and molded piers capped with urns. The cornice is adorned with dentils and large decorative brackets. The double entrance door trim has a molded architrave over a transom and is supported by brackets and pilasters on either side.

*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.)



P5b. Description of Photo:

(View, date, accession #)

February 2001

View from west

*P6. Date Constructed/Age Sources:

1872

Guinn 1903

*P7. Owner and Address:

Charles Dayle & Julie Bowen

87 Sanderling Hill

La Selva Beach CA 95076

*P8. Recorded by:

A.Engle/C.Duval

Dill Design Group

110 North Santa Cruz Ave

Los Gatos CA 95030

*P9. Date Recorded: March 2001

*P10. Survey Type: (Describe)

Survey Update

● FI 1. Report Citation: (City survey report and other sources, or enter "none".)

Dill Design Group, Historic Inventory Update Year 1, for the County of Santa Cruz, March 2001.

● &tachments: NONE Location Map Sketch Map Continuation Sheet ☒ Building, Structure and Object Record Archaeological Record
District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)

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

Primary # _____

HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code: 7J

*Resource Name or # (Assigned by recorder): SCC03A

ATTACHMENT 1**B1. Historic Name:** Palmtag Silliman House**B2. Common Name:** None**B3. Original Use:** Single family residential**B4. Present Use:** Single family residential***B5. Architectural Style:** Italianate***B6. Construction History:** (Construction date, alterations, and date of alterations)

Built in 1872 by Thomas Beck. Moved from Watsonville to La Selva Beach.

* **B7. Moved?** Yes**Date:** 1997**Original Location:** 18 W. Front Street***B8. Related Features:** None**B9. Architect:** Thomas Beck**b. Builder:** Thomas Beck***B10. Significance: Theme** Residential architecture**Area** La Selva**Period of Significance** 1872-1900**Property Type** Residential**Applicable Criteria** B & C

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

The residence now located at 87 Sanderling Hill was originally constructed in Watsonville at 18 West Front Street. The builder was Christian Palmtag, a native of Baden, Germany, who was trained as a silk dyer. He came to the United States in 1854, soon after marrying Fredericka Gerber whom he had known in Germany. The couple came to California in 1862 and to Watsonville in 1868 where Palmtag purchased the brewery of George Adams at Main and Front Streets. In 1872, well-known local architect Thomas Beck designed the Front Street residence. It was in this home that Palmtag died in 1881 at the age of 48 years. His widow continued to live in the home until at least 1900, and his son William operated the brewery. In 1989, the house was seriously damaged during the Loma Prieta Earthquake and the property was purchased by the City of Watsonville from the Muzzio family for a park. The Muzzios, who had owned the home since at least the 1930s, requested that the city offer the building for relocation when it was threatened with demolition. Current owners Dayle and Julia Bowen bought the 2,700-square-foot house for \$1.00 and moved it to their acreage near La Selva Beach where it is being restored in 2000-2001. Although relocated from its original site, the building remains representative of both its original design and its association with the Palmtag family. Ordinarily, structures that have been moved from their original locations are not considered eligible for the National Register. However, such properties might qualify if they are significant primarily for architectural value, or are the surviving structure most importantly associated with a historic person or event. The historic Palmtag house appears to qualify, even though relocated, under Criteria B and C, given its high level of integrity and due to its association with an important early Watsonville family and due to its architectural design. It therefore would qualify locally as an NR-3.

B11. Additional Resource Attributes: (List attributes and codes) None● **B12. References**

Guinn, J. G., History of the State of California and Biographical Record of Santa Cruz, San Benito, Monterey, and San Luis Obispo Counties, 1903.

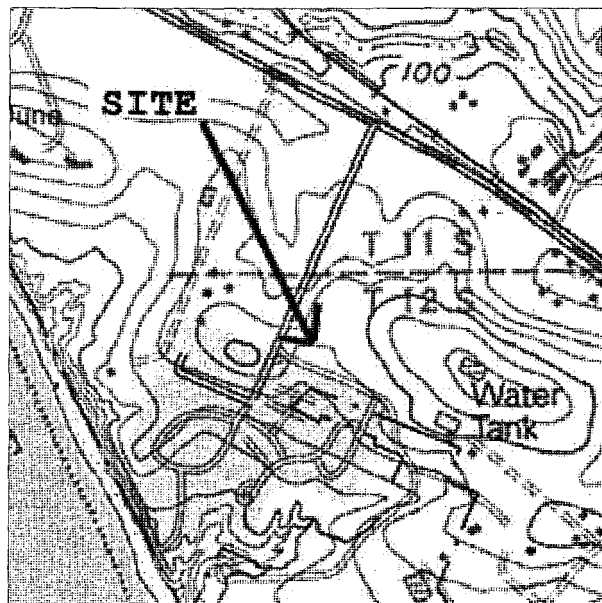
Cardwell, K., Palmtag-Muzzio House Historic Resources Inventory Form, 1976.

Malikoff, M., Historic house in Watsonville headed for home, Santa Cruz Sentinel, 9/11/1997.

B 13. Remarks: None● **@14. Evaluator:** Franklin Maggi***Date of Evaluation:** March 2 0 0 1

NORTH

(This space reserved for official comments)



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 1 of 4

"Resource Name or # (Assigned by Recorder): SCC08A

Pl. Other Identifier: None

*P2. Location: Not for Publication X Unrestricted *a. County Santa Cruz
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

ATTACHMENT 1

*b. USGS 7.5' Quad Davenport Date 1997 R3W T10S Mt Diablo B.M.
c. Address: 700 Highway One City Davenport ZIP: 95017
d. UTM: (Give more than one for large/or linear resources) 10S 571180mE 4096908mN and 10S 57143
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 058-071-04

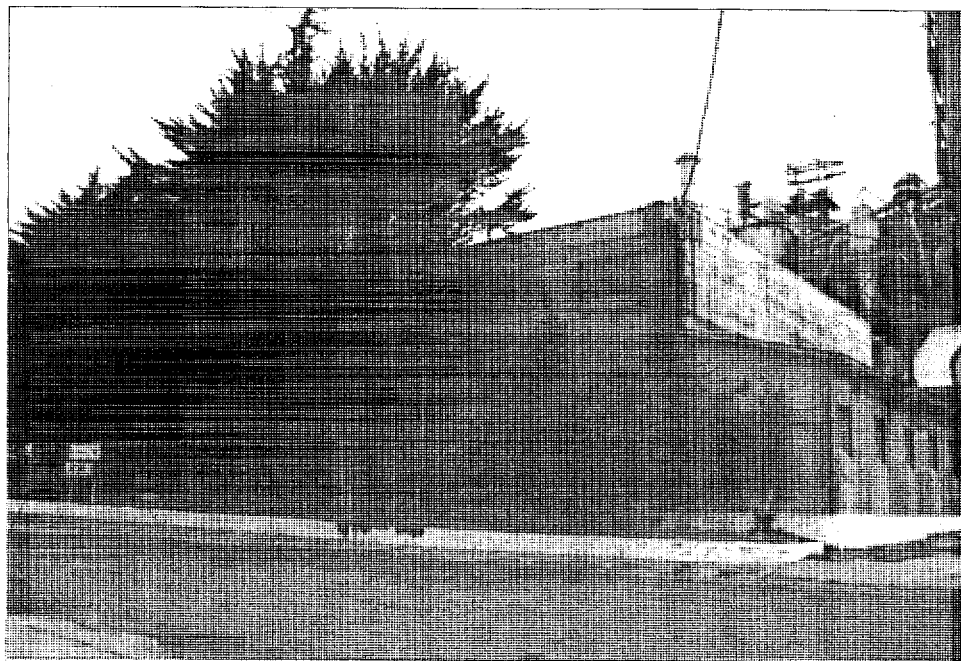
*P3a. Description:: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This tall, single-story, steel-reinforced poured concrete building is located on the western edge of the Cement Plant complex. It was constructed to be the powerhouse for the plant. It is currently one of dozens of buildings on the 97-acre site. The building appears to have three distinctive sections, indicating that the building may have been built in phases. There are windows that were clearly exterior windows on what are now interior walls. The majority of the building was made with forms consisting of 12-inch and larger boards, as evident by the patterns in the walls. The center and north sections have flat roofs while the south section has a shed roof. Windows include multi-lite fixed wood sash, skylights, and six over six double-hung metal sash. Large wooden sliding doors are located on the east side of the building. All of the entries on the west facade have been sealed up. Originally the power cables came in through large holes located high in the wall of the north facade. Those have also been sealed. The cables ran through a loft-like area until they dropped down into one of the interior rooms.

The other building that was surveyed at the Cement Plan was the roundhouse. This single-story steel-reinforced, poured concrete building is located on the eastern edge of the complex. Two sets of doors and some windows have been sealed since it is no longer used for its original purpose. The turntable has been removed and the building is currently being used for storage. The remaining windows are multi-lite metal sash set in an arched opening. An interesting feature is the mural that is located on the side of the building, a fedora-clad man.

*P3b. Resource Attributes: (List attributes and codes) HP8 - Industrial building

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



P5b. Description of Photo:

(View, date, accession #)

March 2001

Taken from southwest

***P6. Date Constructed/Age -Sources:**

c1905

Orlando 2001

● **P7. Owner and Address:**

Lone Star Cement Corp
P.O. Box 5252
Pleasanton CA 94566

***P8. Recorded by:**

A.Engle/C.Duval
Dill Design Group
110 North Santa Cruz Ave
Los Gatos CA 95030

***P9. Date Recorded:** March 2001

● **P10. Survey Type:** (Describe)
Survey Update

***F 11. Report Citation:** (City survey report and other sources, or enter "none".)

Dill Design Group, Historic Inventory Update Year 1, for the County of Santa Cruz, March 2001.

● **Wachments:** NONE Location Map Sketch Map X Continuation Sheet X Building, Structure and Object Record Archaeological Record
District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)

C PR 523A (1/95)

***Required information**

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

Primary # _____

HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code: None

*Resource Name or # (Assigned by recorder): SCC08A

ATTACHMENT 1

B1. Historic Name: The Old Cement Plant

B2. Common Name: None

B3. Original Use: Powerhouse

B4. Present Use: Powerhouse

• B35. Architectural Style: Industrial

*B36. Construction History: (Construction date, alterations, and date of alterations)

Built c 1905.

*B37. Moved? No Date: N/A

Original Location:

• B38. Related Features: Surrounding plant buildings

B39. Architect: Unknown

b. Builder: Unknown

*B310. Significance: Theme Manufacturing & Industry Area Davenport

Period of Significance 1905-present Property Type Industrial Applicable Criteria A

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

In April 1905, William Dingee, head of the Standard Portland Cement Company, purchased 97 acres from Coast Dairies and Land Company and the lands of the Santa Cruz Lime Company. Electrical power was brought in from San Jose, through, Big Basin and Boulder Creek, along Ben Lomond Mountain, and down San Vicente Creek to the new powerhouse that was among the first buildings to be constructed at the plant. The roundhouse, located on the hill above the plant, served as the shelter and turntable for the engine of the small narrow-gauge electric train that had been purchased from a mine in Juneau, Alaska in 1926. The engine pulled 15-20 cars and transported limestone and shale to the plant from the hillside quarries. Sometime prior to the 1930s, a profile of a fedora-clad man was drawn on the east side of the building.

The cement plant at Davenport has played a significant role in development of concrete building construction in California, particularly after the 1906 Earthquake. This building may have been constructed in phases, as it appears to be made up of at least three sections. The site is potentially eligible for the National Register under Criterion A, as a unique reflection of the broad patterns of industrial development of the region. Further assessment of the buildings would be necessary to determine which structures on the site contribute to the period of significance of the facility. It would therefore appear to qualify locally as an NR-3.

B11. Additional Resource Attributes: (List attributes and codes) None

B12. References

Kannegaard, K, RMC Pacific Materials, personal communication with C. Duval, 3/8/2001.
Koch, M., Parade of the Past, 1973.
Orlando, A., Davenport and Its Cement Plant: The Early Years 1903-1910. In Santa Cruz County History Journal Issue No. 1., 1994.
Orlando, A., Personal communication with C. Duval, 3/8/2001.

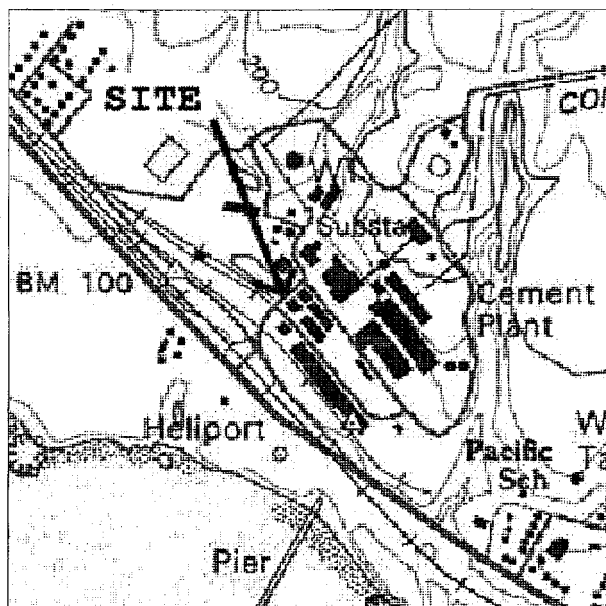
313. Remarks: None

• B314. Evaluator: Franklin Maggi

*Date of Evaluation: March 2001

NORTH ↑

(This space reserved for official comments)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 4

*Resource Name of # (Assigned by recorder) SCC08A

ATTACHMENT 1

"Recordedby A.Engle/C. Duval

*Date March 2001

☒ Continuation ☐ Update



Roundhouse Mural

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

ATTACHMENT 1

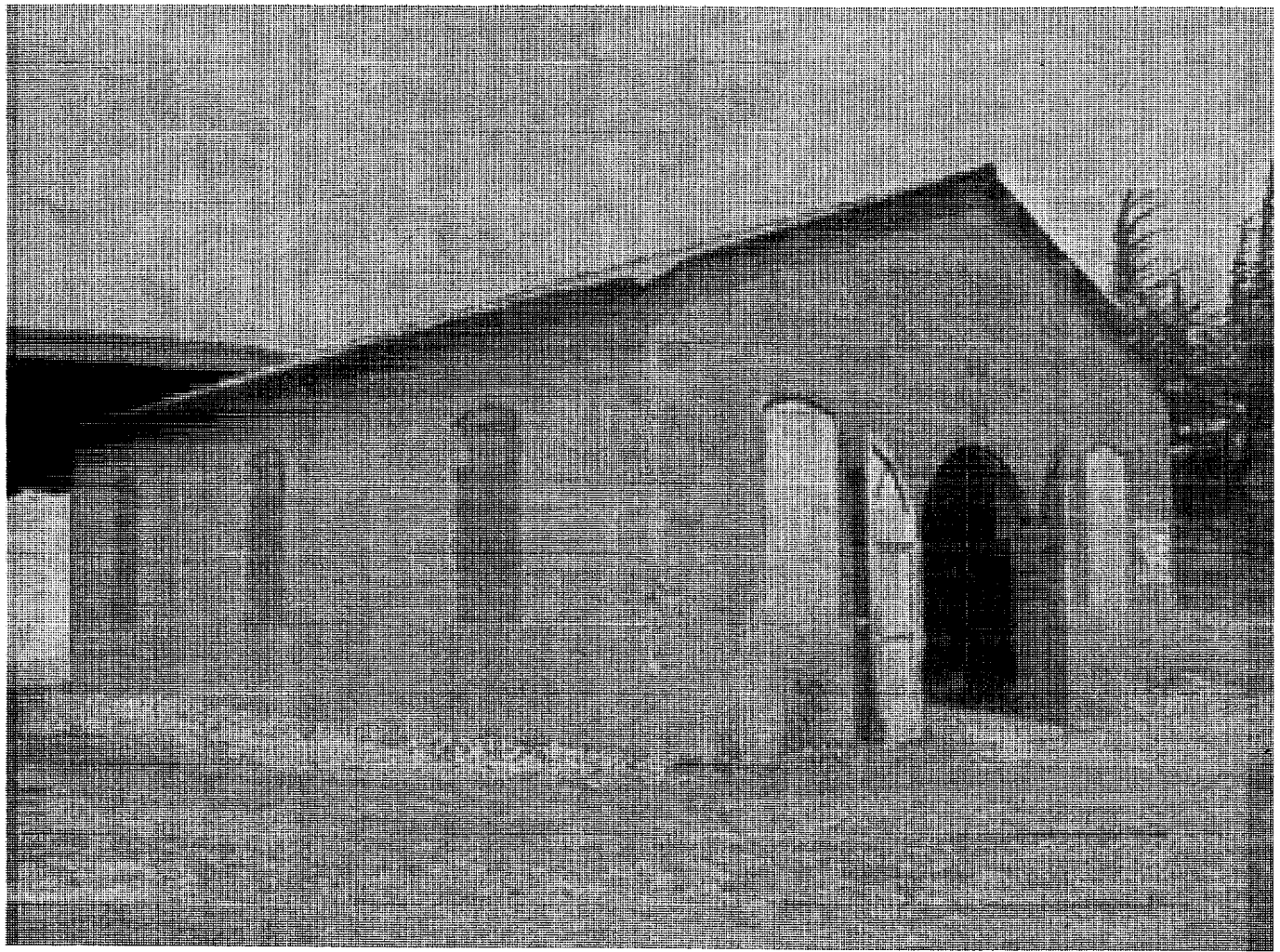
Page 4 of 4

*Resource Name of # (Assigned by recorder) SCC08A

*Recorded by A.Engle/C.Duval

*Date March 2001

☒ Continuation ☐ Update



Round House

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 1 of 2

*Resource Name or # (Assigned by Recorder): SCC04A

0657

P1. Other Identifier: None

P2. Location: Not for Publication X Unrestricted *a. County Santa Cruz
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

'b. USGS 7.5' Quad Felton Date 1991 R2W T9S

Mt Diablo B.M.

c. Address: 116 Old River Lane City Brookdale

ZIP: 95007

d. UTM: (Give more than one for large/or linear resources) 10 s 579550mE 4107153mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 07 g-262-05

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

This two-story building with a hipped roof is located on the east side of Old River Lane and backs up to the river. The main entry appears to be located on the south side of the building under the porch that has an enclosed second floor. The first floor is recessed at the northwest corner creating a porch area. The windows are a mixture of metal sliders and what appear to be multi-lite fixed. The siding is board and batten. The house is surrounded by landscape architect-designed grounds including pathways, fishponds, lawns, and river walkways.

*P3b. Resource Attributes: (List attributes and codes) HP2 - Single family property

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



P5b. Description of Photo:

(View, date, accession #)

March 2001

View from west

● P6. Date Constructed/Age -Sources:

1924

Kennedy (no date)

● P7. Owner and Address:

Michael & Kathryn Diez
1111 Broadway 6th floor
Oakland CA 94612

*P8. Recorded by:

A.Engle/C.Duval
Dill Design Group
110 North Santa Cruz Ave
Los Gatos CA 95030

*P9. Date Recorded: March 2 00 1

*P10. Survey Type: (Describe)

Survey Update

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

Dill Design Group, Historic Inventory Update Year 1, for the County of Santa Cruz, March 2001.

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

DPR 523A (1/95)

*Required information

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

Primary #

HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code: None 0658

*Resource Name or # (Assigned by recorder): SCC04A

B1. Historic Name: Egleston House

B2. Common Name: None

B3. Original Use: Single family residential

B4. Present Use: Single family residential

● B5. Architectural Style: Prairie Style influenced

● B6. Construction History: (Construction date, alterations, and date of alterations)
Built in 1924.

*B7. Moved? No

Date: N/A

Original Location:

*B8. Related Features: None

B9. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Residential architecture Area Brookdale

Period of Significance 1924-1950's Property Type Residential Applicable Criteria A

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

The house at 116 Old River Lane was built in 1924 as a summer home by George and Josephine (Cressy) Egleston of San Francisco. George was a distributor for Capitol Records and Josephine was an avid golfer and gardener. Thomas Church, the famous landscape architect, designed the north and south lawns. The garden also includes wandering paths, two fishponds, and rock walks along the river. Subsequent owners have included the Gaithers who bought it in the late 1950s, and an association of four attorneys who owned it for 20 years. The building appears to have a high level of integrity to its original design from the 1920s. As a representative of the development of the Brookdale community, is it reflective of the broad pattern of local history and is individually a significant example of this evolution. It would appear to qualify for the National Register under Criterion A. While the early owners and residents may have been successful persons within their professions, they are not known for significant contributions to the history of area or nation. The building would therefore not qualify under Criterion B. Under Criterion c, the building is an excellent example of resort architecture of the 1920s, but is not a particularly distinctive example and would not appear to qualify under this criterion. The building would therefore be eligible for local listing as an NR-3.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References

Standard Map Service, Brookdale, n.d. (Hihn Map Collection, UCSC).
Kennedy, B., The Egleston House, n.d.

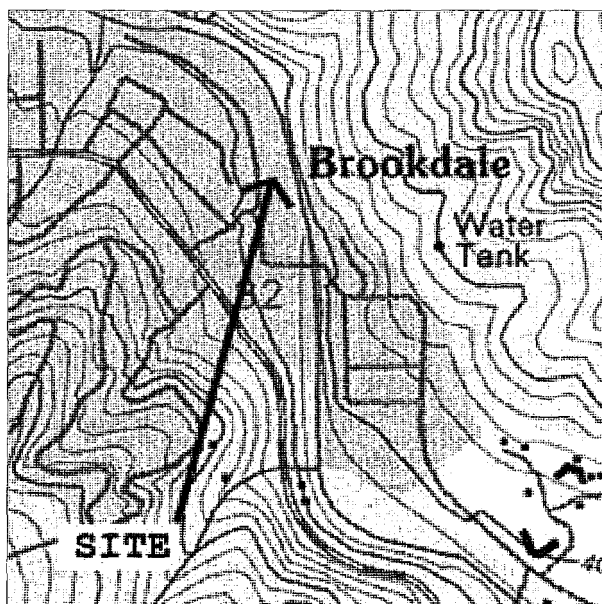
B13. Remarks: None

● R14. Evaluator: Franklin Maggi

*Date of Evaluation: March 2001

NORTH ↑

(This space reserved for official comments)



*Required information

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 1 of 2

*Resource Name or # (Assigned by Recorder): SCC05A

P1. Other Identifier: None

ATTACHMENT 1

*P2. Location: Not for Publication X Unrestricted *a. County Santa Cruz
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Felton Date 1991 R2W T9S

Mt Diablo B.M.

c. Address: 12911 Hillside Terrace City Boulder Creek ZIP: 95006

d. UTM: (Give more than one for large/or linear resources) 10S 577845mE 4108571mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 081-341-03

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

This single-story house is Queen Anne in style and is sited on a slope. The rear of the house is at grade while the front sits on a raised foundation. The cross-gabled roof is moderately pitched at the side gable and steeply pitched at the front gable that covers the bay window. The entry is recessed beside the bay window that is located at the northeast corner of the building. The gable over the bay window is visually supported by spindlework that is located under each corner at the eaves. A pair of one over one double-hung windows are located on the front of the bay window while each side has a two over two double-hung window. The majority of the building is covered in channel rustic drop siding except for a section of patterned shingles in the front gable end, above the bay window, and the board and batten skirt below the floor line.

*P3b. Resource Attributes: (List attributes and codes) HP2 - Single family property

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



P5b. Description of Photo:

(View, date, accession #)

March 2001

View from southeast

*P6. Date Constructed/Age Sources:

Early 1900

Mountain Echo, 1900

*P7. Owner and Address:

Charles D. & Kathryn R. Old

P.O. Box 844

Boulder Creek CA 95006

*P8. Recorded by:

A.Engle/C.Duval

Dill Design Group

110 North Santa Cruz Ave

Los Gatos CA 95030

*P9. Date Recorded: March 2001

*P10. Survey Type: (Describe)

Survey Update

● Ph. Report Citation: (City survey report and other sources, or enter "none".)

Dill Design Group, Historic Inventory Update Year 1, for the County of Santa Cruz, March 2001.

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

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

Primary #

HR#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

● NRHP Status Code: None

*Resource Name or # (Assigned by recorder): SCC05A

ATTACHMENT 1

B1. Historic Name: McLeod House

B2. Common Name: None

B3. Original Use: Single family residential

B4. Present Use: Single family residential

B5. Architectural Style: Queen Anne

B6. Construction History: (Construction date, alterations, and date of alterations)
Built in 1900.

B7. Moved? No

Date: N/A

Original Location:

B8. Related Features: None

B9. Architect: Unknown

b. Builder: Unknown

B10. Significance: Theme Residential architecture Area Boulder Creek

Period of Significance 1900-1930's Property Type Residential Applicable Criteria C

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

In 1899, Mrs. Catherine McLeod, wife of Malcom McLeod, purchased 2.57 acres in Felton from J. W. Peery, S. H. Rambo and Jacob Hartman. Early in 1900, the house now addressed as 12911 Hillside Avenue was constructed on the property. Malcom McLeod, Sr. and Catherine were both born in Nova Scotia. They came to California in about 1869, marrying in San Francisco. For twenty years they resided in La Honda where Malcom was a lumberman. The couple had two sons, William J. and Malcom E., and two daughters, Etta J. (wife of H. L. Iliff), Tina (wife of W. B. Peery). They arrived in Boulder Creek probably about the same time they bought the property, in 1899. Malcom Sr. worked as a driver for S. H. Rambo and later as a janitor at a school. Malcom Jr., who graduated from business college in 1903, engaged in various enterprises in Felton including a grape stake business, McLeod & McPhail. He and his older brother William both eventually relocated to San Jose where they worked for Southern Lumber Company. Catherine and Malcom McLeod Sr. lived out the rest of their lives in Boulder Creek, Catherine passed away in 1932 and Malcom in 1943 at the age of 96 years.

The building remains as an excellent example of Queen Anne Victorian residential architecture in the area. It has a high level of integrity to its original design and embodies the distinctive characteristics of the style and period, and would appear to be eligible for the National Register under Criterion C. The building would therefore also qualify for local listing as a NR-3.

B11. Additional Resource Attributes: (List attributes and codes) None

B12. References

County of Santa Cruz, Deeds, Peery, Rambo and
Hartman to C. McLeod, 6/8/1899, Book 141:Page 408.
Great Register of Voters, 1914.
Evening News, 2/4/1932; 2/7/1939.
Mountain Echo, 2/17/1900; 1/5/1907; 8/12/1911,
7/3/1915.
U. S. Census, 1900, 1910.

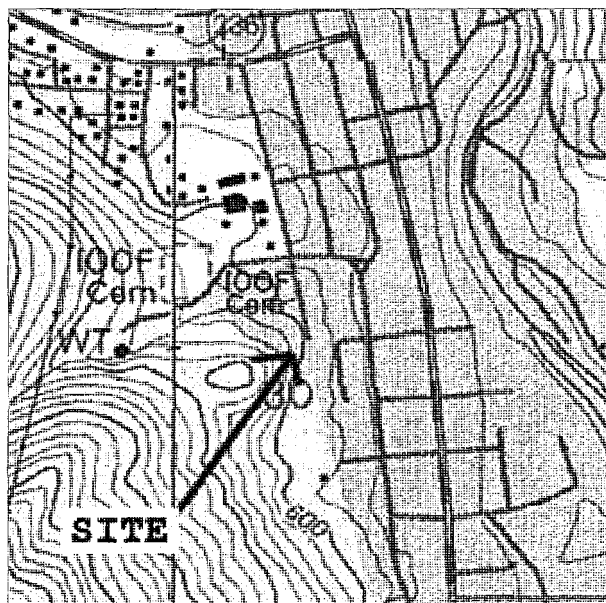
313. Remarks: None

* 314. Evaluator: Franklin Maggi

*Date of Evaluation: March 2001

NORTH

(This space reserved for official comments)



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 1 of 2

*Resource Name or # (Assigned by Recorder): SCC07R

Pl. Other Identifier: None

ATTACHMENT 1

- P2. Location: Not for Publication X Unrestricted *a. County Santa Cruz
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.6' Quad Soquel Date 1954 Revised 1994 R1E T11S

Mt Diablo B.M.

c. Address: 408 Trout Gulch Road

City Aptos

ZIP: 95003

d. UTM: (Give more than one for large/or linear resources) 10S 597978mE 4092996mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 041-022-14

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

This tall one-story building is rectangular in shape with a moderately-pitched roof. The galvanized roofing covers a shingle roof. The front facade is covered in channel rustic siding while the remainder of the main structure is board and batten. The front facade features a storefront visually divided by framework into three main sections. The middle section is made up of a single-lite, three-paneled door that is flanked by side-lites, with five lites in each. Each of the other two sections contains a set of two windows. Each window is a fixed six over one. There are two fixed single-pane windows on the south facade and a secondary entry on the east, rear, facade. An upper door is centered high under the gable at the rear of the building and does not currently appear to be functional. There is a one-story addition on the north side of the building that is also covered in both channel rustic and board & batten. Windows on the addition include a six over six double-hung and a fixed four-lite sash at the rear.

*P3b. Resource Attributes: (List attributes and codes) HP2 - Single family property

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



P5b. Description of Photo:

(View, date, accession #)

February 2001

View from northwest

● P6. Date Constructed/Age Sources:

c1890

1986 DPR

*P7. Owner and Address:

Ray & Carol McCawley
105 Pebble Beach Court
Aptos CA 95003

*P8. Recorded by:

A.Engle/C.Duval
Dill Design Group
110 North Santa Cruz Ave
Los Gatos CA 95030

*P9. Date Recorded: March 2 00 1

*P10. Survey Type: (Describe)

Survey Update

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

Dill Design Group, Historic Inventory Update Year 1, for the County of Santa Cruz, March 2001.

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

DPR 523A (1/95)

*Required information

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

Primary # _____

HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code: 3s

*Resource Name or # (Assigned by recorder): SCC07R

ATTACHMENT 1

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial

B4. Present Use: Commercial

● B5. Architectural Style: Vernacular National Style

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

Built c1890. Moved onto the property c1908.

*B7. Moved? Yes Date: Between 1908-2 Original Location: Unknown

*B8. Related Features: None

B9. Architect: Unknown

b. Builder: Unknown

*RIO. Significance: Theme Early commercial development Area Aptos

Period of Significance 1908-1928

Property Type Commercial

Applicable Criteria A

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

The commercial building located at 408 Trout Gulch Road was constructed in the late half of the Nineteenth Century although it does not appear on Sanborn Fire Insurance Maps until after 1908. It appears that it was relocated from another site in the Aptos village area, although this site has not been identified. The first known owner on the current site was Charles H. Winslow who was a blacksmith. He operated a blacksmith shop in the back of the building, and may have resided in the front portion. Charles was the brother of Elma Winslow. Elma, and her husband Fred Toney, were owners of the Bay View Hotel in Aptos. Local oral history suggests that the building may formerly have been a warehouse and/or a stable. By 1928, the Sanborn Maps show it as a dwelling. Most recently, the building has been owned by Ray McCawley who has leased it as a commercial building with a variety of tenants including antique stores and decorator shops.

The building appears to have a high level of integrity to its configuration from the early parts of the Twentieth Century, although a final determination of integrity cannot be made without more intensive investigation of the building components and fabric. It was previously reviewed by the State Historic Preservation Officer and found to appear to be eligible for listing as a separate property. It is representative of early commercial development in the community of Aptos and its eligibility would be under Criterion A. It would locally qualify as an NR-4.

B11. Additional Resource Attributes: (List attributes and codes) None

B12. References

Costello, G., Personal Communication, Feb 2001.
County Assessor's Map, T11S, R1E, Sec 18, no date
[after 1945].
Ferdinand, John Jr. Cora's Castaways Building,
Aptos Times, December 1995.
Sanborn Fire Insurance Maps, 1888, 1892, 1908,
1928.

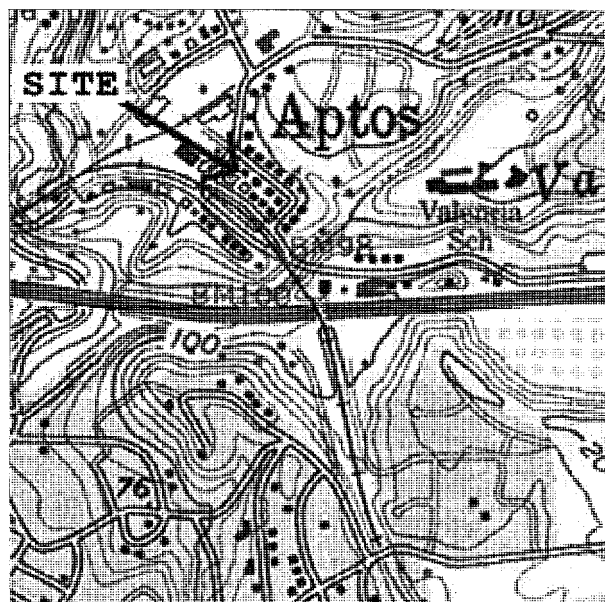
B13. Remarks: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: March 2001

NORTH ↑

(This space reserved for official comments)



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 1 of 2

*Resource Name or # (Assigned by Recorder): SCC11R

ATTACHMENT 1

P1. Other Identifier: None

*P2. Location: Not for Publication X Unrestricted *a. County Santa Cruz
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b USGS 7.5' Quad Soquel Date 1954 Revised 1994 R1E T11S

Mt Diablo B.M.

c Address: 309 Rio del Mar

City Aptos

ZIP: 95003

d UTM: (Give more than one for large/or linear resources) 10S 597854mE 4091963mN

e Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 042-222-46

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

This large, two-story L-shaped residence has a cross-gabled roof that is covered in red Clay tile. Spanish Eclectic in style and asymmetrical in design, it is situated in a prominent location above Rio del Mar and the coastline. The building has the typical character-defining features of this revival style, including stucco walls, shallow eaves, large exposed window and door header boards, and short cantilevered projections at the second level. The building is embellished with wrought iron and tile details, and large arched windows with segmented fixed glass sash are featured on the one story wing. Other windows are a mix of double-hung, fixed glass, and casement in various combinations of multi-pane sash, the most prominent being a projecting wood clad second story element that is encased with twelve pane fixed glass windows. The site is lushly landscaped and the public/private domains are separated by a solid stucco covered wall that provides privacy to the outdoor perimeter of the building. A large trellis covers an upstairs balcony located over the garage; the trellis detailing carries into the facade of the garage doors.

*F3b. Resource Attributes: (List attributes and codes) HP2 - Single family property

- F4 Resources Present: X Building Structure Object Site District Element of District Other (Isolates, etc.)

**P5b. Description of Photo:**

(View, date, accession #)

February 2001

View from west

- P6. Date Constructed/Age -Sources:

c1930

1995 DPR

***P7. Owner and Address:**

Juliano Burton
 309 Rio Del Mar Blvd.
 Aptos CA 95003

***P8. Recorded by:**

A.Engle/C.Duval
 Dill Design Group
 110 North Santa Cruz Ave
 Los Gatos CA 95030

***P9. Date Recorded:** March 2001

***P10. Survey Type:** (Describe)
 Survey Update

- I'll. Report Citation: (City survey report and other sources, or enter "none".)

Dill Design Group, Historic Inventory Update Year 1, for the County of Santa Cruz, March 2001.

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

DPR 523A (1195)

*Required information

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

Primary #

HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code: None

*Resource Name or # (Assigned by recorder): SCC11R

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Spanish Eclectic

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

Built c 1930

ATTACHMEN J 1

*E7. Moved? No

Date: N/A

Original Location:

*E8. Related Features: None

E9. Architect: Not known

b. Builder: Not known

*E 10. Significance: Theme Residential architecture

Area Rio Del Mar

Period of Significance 1930's-1950

Property Type Residential

Applicable Criteria A & C

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

This building is one of the original structures in the community of Rio del Mar. Built during the early years of the subdivision, it appears to be intact. Originally the area was a Native American rancharia and later part of the Aptos Rancho that was purchased by Claus Spreckels from Rafael Castro in 1872. Spreckels, an entrepreneur who pioneered the sugar beet industry in the county, developed the Aptos Hotel. The area known as Rio Del Mar, located in the eastern part of the Rancho, was not developed until 1922 when Spreckels heirs sold the property. According to the owner of a neighboring property, this house belonged to one of Spreckels' heirs who built it as a vacation home along with several smaller guest cottages. It is the largest and most elegant of the houses built in the original subdivision.

The building appears to be eligible for the National Register under both Criteria A and C, both as a reflection of the early development of Rio del Mar and as a distinctive representative of the Spanish Eclectic residential architecture from the period. It would therefore qualify for local listing as an NR-3

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References

Lehmann, S., Historic Resources Inventory
Form, 1995

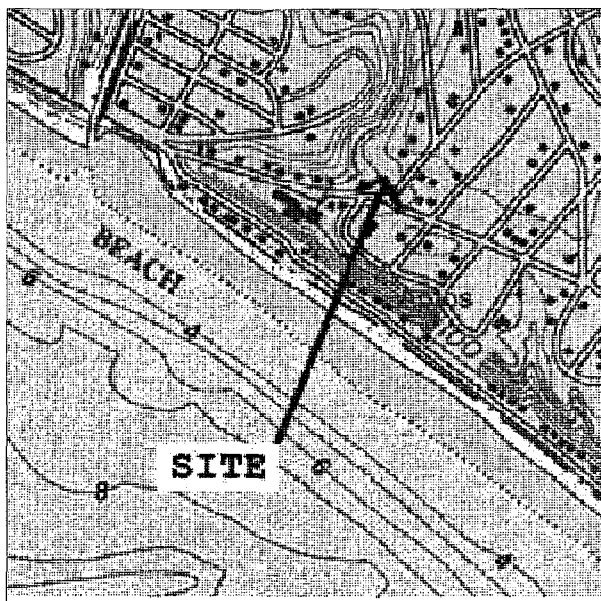
B13. Remarks: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: March 2001

NORTH ↑

(This space reserved for official comments)



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 1 of 2

*Resource Name or # (Assigned by Recorder): SCC13R

Pl. Other Identifier: 114

*P2. Location: Not for Publication X Unrestricted *a. County Santa Cruz
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Felton Date 1991 R2W T10S

c. Address: 275 Fairview City Ben Lomond

d. UTM: (Give more than one for large/or linear resources) 10S 580710mE 4105239mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 077-041-21

ATTACHMENT 1

Mt Diablo B.M.

ZIP: 95005

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

This single-story vernacular residential building was built during the Victorian era as a modest vacation cottage. Relocated to a raised foundation over a basement, it has a steeply pitched, side-gabled roof with an additional front gable centered in the facade. The building is clad with shingles and the windows are two over two double-hung with wood sash, and occur mostly in pairs. The front door, which is accessed from a small porch, is flanked by two four over four double-hung windows. The front porch is uncovered except for a small arbor located at the corner. The raised foundation is sheathed with board and batten siding, and a shed addition has been added to the rear.

*P3b. Resource Attributes: (List attributes and codes) HP2 - Single family property

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



P5b. Description of Photo:

(View, date, accession #)

March 2001

Taken from southeast

- P6. Date Constructed/Age -Sources:

c1890

1986 DPR

***P7. Owner and Address:**

Tim Seidl

P.O. Box 102

Ben Lomond CA 95005

***P8. Recorded by:**

A.Engle/C.Duval

Dill Design Group

110 North Santa Cruz Ave

Los Gatos CA 95030

***P9. Date Recorded:** March 2001

- P10. Survey Type: (Describe)

Survey Update

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

Dill Design Group, Historic Inventory Update Year 1, for the County of Santa Cruz, March 2001.

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

DPR 523A (1/95)

*Required information

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

Primary #

HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code: 5s

*Resource Name or # (Assigned by recorder): SCC13R

ATTACHMENT 1

B 1. Historic Name: Ben Lomond Cottage

B 2. Common Name: None

B 3. Original Use: Hotel cottage

B4. Present Use: Single family residential

*B5. Architectural Style: Folk Victorian

*B5. Construction History: (Construction date, alterations, and date of alterations)

Built c1890.

*B7. Moved? Yes

Date: c1920

Original Location: Immediate vicinity

*B8. Related Features: Ben Lomond Club House

B9. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture & Shelter

Area Ben Lomond

Period of Significance c1889-1914 Property Type Residential Applicable Criteria None

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

The Ben Lomond Hotel Cottage was built about 1890 and was part of the Ben Lomond Hotel, built by D. W. Johnston. The hotel was built to encourage prospective buyers to purchase lots in Ben Lomond, then a new town being developed by James Pierce, owner of the Pacific Manufacturing Company in Santa Clara. The hotel was the first and most elegant of the three hotels built in Ben Lomond. It had several cottages, a bowling alley, and featured boating on the lake created by the dammed river. There were several owners over the years including Col. John T. Sullivan (1898), Frederick Cody (1901) who remodeled the hotel and built cottages for 60 guests, Levi and E. H. Scott (c1909); W. H. Sowell (1910); W. G. Record (1911); Thomas Hatfield and J. J. Kasperek (1911); and E. H. Cooper and Ellsworth Beeson (1911). In 1914, the hotel was burned by Walter W. Everton (alias Bert Blackwell), the hotel watchman, at the direction of owners Cooper and Beeson for the \$15,000 worth of insurance held on the structures. Only the clubhouse and some of the cottages were saved. The hotel was never rebuilt. This building was one of the surviving cottages of the hotel. It was moved to this site about 1920 as a summer cottage for an Oakland family.

The building is a significant as a remaining structure of the Ben Lomond Hotel complex. The building appears to retain enough integrity to convey its original configuration, although it is now used as a residence. It has been previously reviewed by the State Historic Preservation Officer who found that it was eligible for local listing only. It was previously locally listed as an NR-6, and would appear to qualify as an NR-5.

B11. Additional Resource Attributes: (List attributes and codes) HP5

Hotel/motel

*B12. References

- Bamburg, B., Historical Resources Inventory form, 1986.
FSCPL, Index to the Mt. Echo, 1999.
Hines, B., Rusticating in the Santa Cruz Mountains, July 2000.
Kennedy, B., Hotel Ben Lomond research notes.
Sanborn Fire Insurance Map, Ben Lomond, 1908.

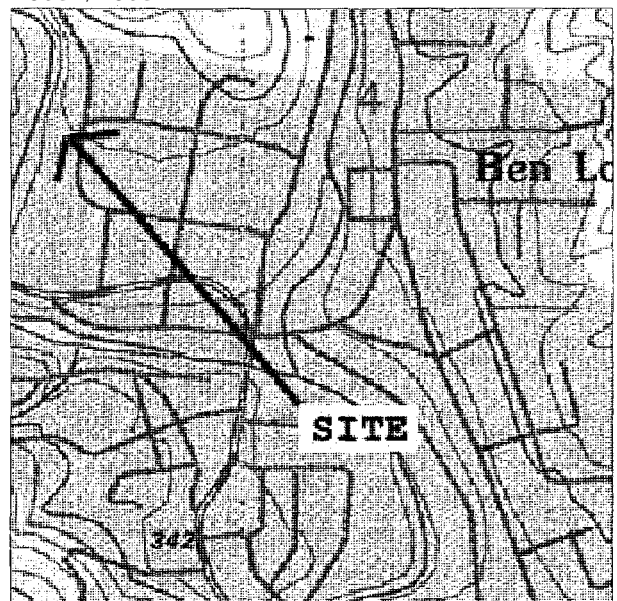
B13. Remarks: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: March 2001

NORTH

(This space reserved for official comments)



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 1 of 2

*Resource Name or # (Assigned by Recorder): SCC19R

P1. Other Identifier: 111

● P2. Location: Not for Publication X Unrestricted *a. County Santa Cruz
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.6' Quad Felton Date 1991 R2W T10S

Mt Diablo B.M.

c. Address: 9525 Brookside Avenue

City Ben Lomond

ZIP: 95005

cl. UTM: (Give more than one for large/or linear resources) 10S 581231mE 4104991mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 077-111-05

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

This two-story building with wrap-around porch has a moderately pitched, front-gabled roof. The overhang of the eaves is substantial and supported by large braces. The massing and roof detailing are typical of later vernacular building, although Queen Anne detailing is evident at the porch, indicating its Victorian-era construction date. At the front façade, the porch is recessed beneath the second floor, while at the side elevation it projects from the house. Beneath the porch roof is a row of spindlework that remains as the primary character-defining feature that provides a Victorian appearance to the structure. The corner of the porch at the side elevation is covered by a gabled roof. Both contemporary one over one and older two over two double-hung windows are present. The two over two windows have wood sash and appear to be original to the building while the one over one appear to be aluminum and replacements. The building is sheathed in channel rustic drop siding except for the board and batten siding that occurs at a rear corner.

*P3b. Resource Attributes: (List attributes and codes) HP2 - Single family property

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



P5b. Description of Photo:

(View, date, accession #)

March 2001

Taken from east

● P6. Date Constructed/Age Sources:

1887

1986 DPR

*P7. Owner and Address:

Maria Williams

9525 Brookside Avenue

Ben Lomond CA 95005

● P6. Recorded by:

A.Engle/C.Duval

Dill Design Group

110 North Santa Cruz Ave

Los Gatos CA 95030

*P9. Date Recorded: March 2001

*P10. Survey Type: (Describe)

Survey Update

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

Dill Design Group, Historic Inventory Update Year 1, for the County of Santa Cruz, March 2001.

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

DPR 523A (1/95)

*Required information

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

Primary # _____

HR# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code: 3s

*Resource Name or # (Assigned by recorder): SCC19R

ATTACHMENT 1

131. Historic Name: The Pines

132. Common Name: Corbett House

133. Original Use: Single family residential

B4. Present Use: Single family residential

*135. Architectural Style: Victorian

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

Built in 1887.

*137. Moved? No

Date: N/A

Original Location:

*138. Related Features: None

139. Architect: Unknown

b. Builder: Unknown

*1310. Significance: Theme Residential architecture

Area Ben Lomond

Period of Significance 1887-99

Property Type Residential

Applicable Criteria A

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

This building is known locally as the first two-story house in Ben Lomond. It was built in 1887 at a cost of \$2,500, expensive for the area and time period. The A.C. Corbett family of San Francisco had it built as a summerhouse. Mr. Corbett was with the Spring Valley Water Works. The house was used exclusively as a summer home until 1899. It was then rented to local families during the winter months. Mrs. Corbett made a significant contribution towards the purchase 9500 Central Street for the Ben Lomond Presbyterian Church. The building has previously been reviewed by the State Historic Preservation Officer, who found that it appeared eligible for listing as a separate property. This eligibility would be based on the association of this property with the early development of the area under Criterion A. A final determination on this eligible would require a more intensive investigation of the actual components and fabric of the extant structure to determine its integrity with its original configuration of 1887. The building has been listed locally as an NR-6, but appears to qualify for local listing, as an NR-5.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References

Bamburg, B., Historic Resources Inventory
form, 1986.

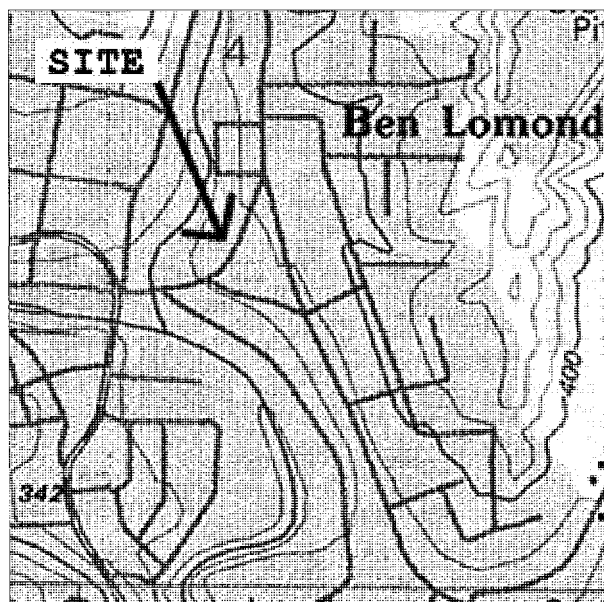
813. Remarks: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: March 2001

NORTH

(This space reserved for official comments)



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 1 of 2

*Resource Name or # (Assigned by Recorder): SCC15R

Pl. Other Identifier: 183

ATTACHMENT 1

*P2. Location: Not for Publication X Unrestricted *a. County Santa Cruz
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Felton Date 1991 R2W T10S

Mt Diablo B.M.

c. Address: 9244 Highway 9 City Ben Lomond

ZIP: 95005

d. UTM: (Give more than one for large/or linear resources) 10S 581048mE 4104793mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

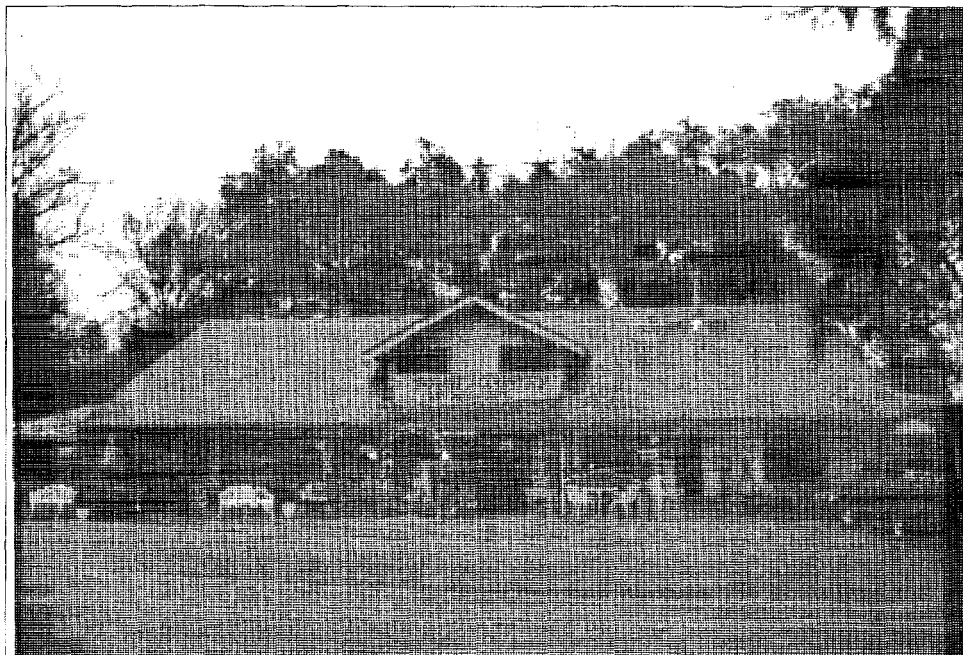
Assessor's Parcel Number: 077-161-01

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

This one-and-a-half story building in a rectangular plan has a moderately pitched, side-gabled roof with a gabled dormer centered in the front. Designed in the Craftsman style, the building is dominated by the roof plane, which projects to cover the front porch. This porch extends to almost the full width of the building, and is supported by large posts. Many of the original windows have been replaced with aluminum sliders. A large dining room has been added to the original structure and the veranda at the rear has been enclosed. The building remains fairly consistent with the 1914 design in the interior; the original paneling and doors are still extant in these spaces.

*P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story commercial bldg.

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



P5b. Description of Photo:

(View, date, accession #)

March 2001

Taken from west

● P6. Date Constructed/Age -Sources:

1914

Evening News, 1932

*P7. Owner and Address:

Rick J. Thomas, trustee

P.O. Box 1163

Brookdale CA 95005

● P6. Recorded by:

A. Engle/C. Duval

Dill Design Group

110 North Santa Cruz Ave

Los Gatos CA 95030

*P9. Date Recorded: March 2001

*P10. Survey Type: (Describe)

Survey Update

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

Dill Design Group, Historic Inventory Update Year 1, for the County of Santa Cruz, March 2001.

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

(IPR 523A (1/95))

*Required information

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 1 of 3

*Resource Name or # (Assigned by Recorder): SCC14R

P1. Other Identifier: None

ATTACHMENT 1

*P2. Location: Not for Publication X Unrestricted *a. County Santa Cruz
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

● h. USGS 7.5' Quad Felton Date 1991 R2W T9S

Mt Diablo B.M.

i. Address: 11570 Highway 9 City Brookdale

ZIP: 95007

j. UTM: (Give more than one for large/or linear resources) 10S 579155mE 4107189mN

k. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

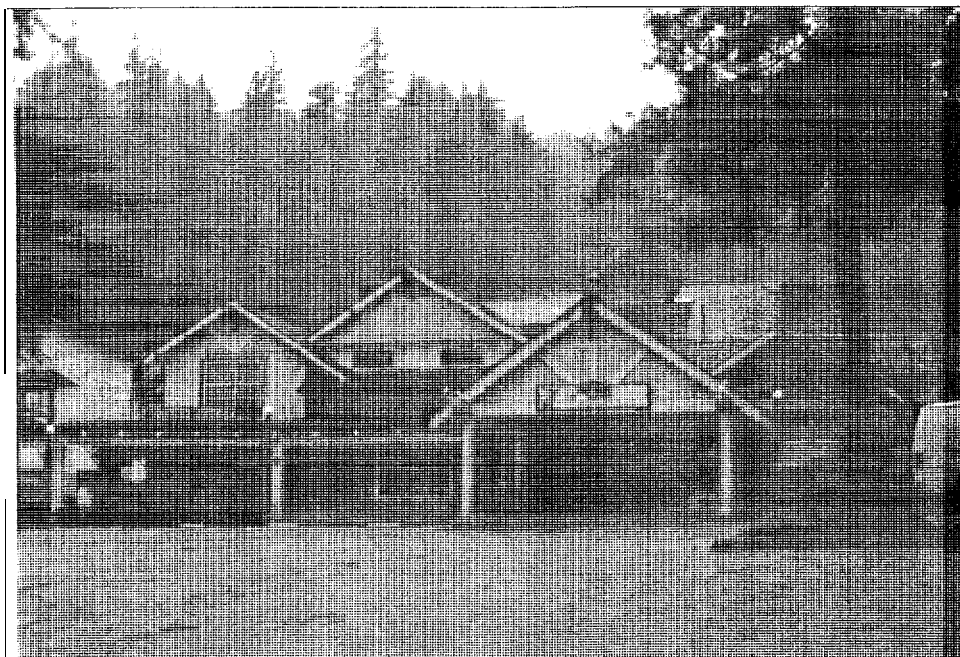
Assessor's Parcel Number: 079-142-03

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

This multi-level building was constructed over a creek that transects the formal dining room. There have been additions and losses to the original structure since it was first constructed. The earliest extant section of the building is located on the north end and is of log construction with a side-gabled shingle roof. This section is currently under restoration in early 2001. Decorative verge boards are located at the gables, windows and other openings, designed in Gothic-inspired shapes. There is a one-story full-width porch along the entry, and other decorative woodwork is present. The roof is multi-gabled with both moderate and steep pitches. The eaves are open with the rafter tails exposed. The siding varies and including board and batten, brick veneer, and lap siding.

*P3b. Resource Attributes: (List attributes and codes) HP5 - Hotel/motel

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



P5b. Description of Photo:

(View, date, accession #)

March 2001

Taken from north

● P6. Date Constructed/Age -Sources:

c1923, c1950's

1988 DPR

*P7. Owner and Address:

William & LeAnn Gilbert

P.O. Box 620099

Woodside CA 94062

*P8. Recorded by:

A.Engle/C.Duval

Dill Design Group

110 North Santa Cruz Ave

Los Gatos CA 95030

*P9. Date Recorded: March 2001

*P10. Survey Type: (Describe)

Survey Update

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

Dill Design Group, Historic Inventory Update Year 1, for the County of Santa Cruz, March 2001.

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

DPR 523A (1195)

*Required information

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

Primary # _____

HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code: None

*Resource Name or # (Assigned by recorder): SCC14R

ATTACHMENT 1

131. Historic Name: Grover Mill

132. Common Name: Brookdale Lodge/Brookdale Chapel

33. Original Use: Lodge and restaurant


B4. Present Use: Lodge and restaurant

*35. Architectural Style: Swiss Chalet

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

Built c1923. Burned down 1956. Rebuilt 1956-60. Chapel burned down 1982.

37. Moved? No

Date: 

Original Location:

*38. Related Features: None

39. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture & Shelter

Area Brookdale

Period of Significance 1923-1960's Property Type Commercial

Applicable Criteria None

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

The original world-famous Brookdale Lodge, listed in Ripley's Believe It or Not, was built by Dr. F. K. Camp in 1923. The Lodge was constructed on the same site as the old Brookdale Hotel built by Judge John Logan, original developer of Brookdale. The 1923 Lodge, then owned by Barney Morrow, was destroyed by fire in 1956. Morrow, who had owned it since 1951, rebuilt the complex between 1956 and 1960. On the north side of Clear Creek, the former Log Cabin lobby is currently undergoing renovation. This room is said to have been used by early lumbermen for a meeting room prior to its use as a lobby for the hotel. The current building, which has the creek running through the dining room as in the original structure, has never regained the stature of the first structure. A wedding chapel was also built by Morrow, but it burned in 1982. Morrow had added the Brookdale Inn, located across the street, to the complex in 1952, conducting it as an annex to the Lodge. This building also burned in the 1950s and was rebuilt to resemble the original. It currently remains vacant. Although the Brookdale Lodge dates primarily to the late 1950s, it still remains the focal point of Brookdale and still captures the mystery and essence of the original complex. The current extant buildings at this site do not appear to qualify for the National Register, as properties that have achieved significance within the past 50 years would not be considered for eligibility. The remaining components of the older lodge do not contain enough integrity to convey their significance as distinctive representatives of the earlier historic use. The site however has local historical significance. While previously listed as an NR-6, it would appear to qualify as an NR-5.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References

- Bamburg, B., Brookdale Inn, Historical Resource Inventory Form, July 1988.
Barnett, M., Rise and Fall of the Brookdale Lodge, Valley Press, 6/1/1988.
Jacquin, D., Brookdale Lodge, Historical Resource Inventory Form, July 1988.
Kennedy, B., Personal Communication with C. Duval, 3/2001.
Koch, M., Parade of the Past, 1973.
Standard Map Service, Brookdale, n.d. (Hihn Map Collection, UCSC).
Ripley's Believe It or Not

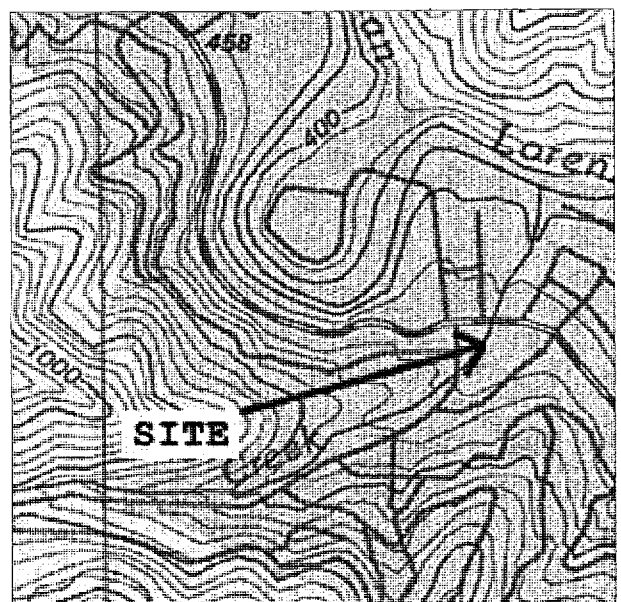
B13. Remarks: None

B14. Evaluator: Franklin Maggi

-Date of Evaluation: March 2001

NORTH ↑

(This space reserved for official comments)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

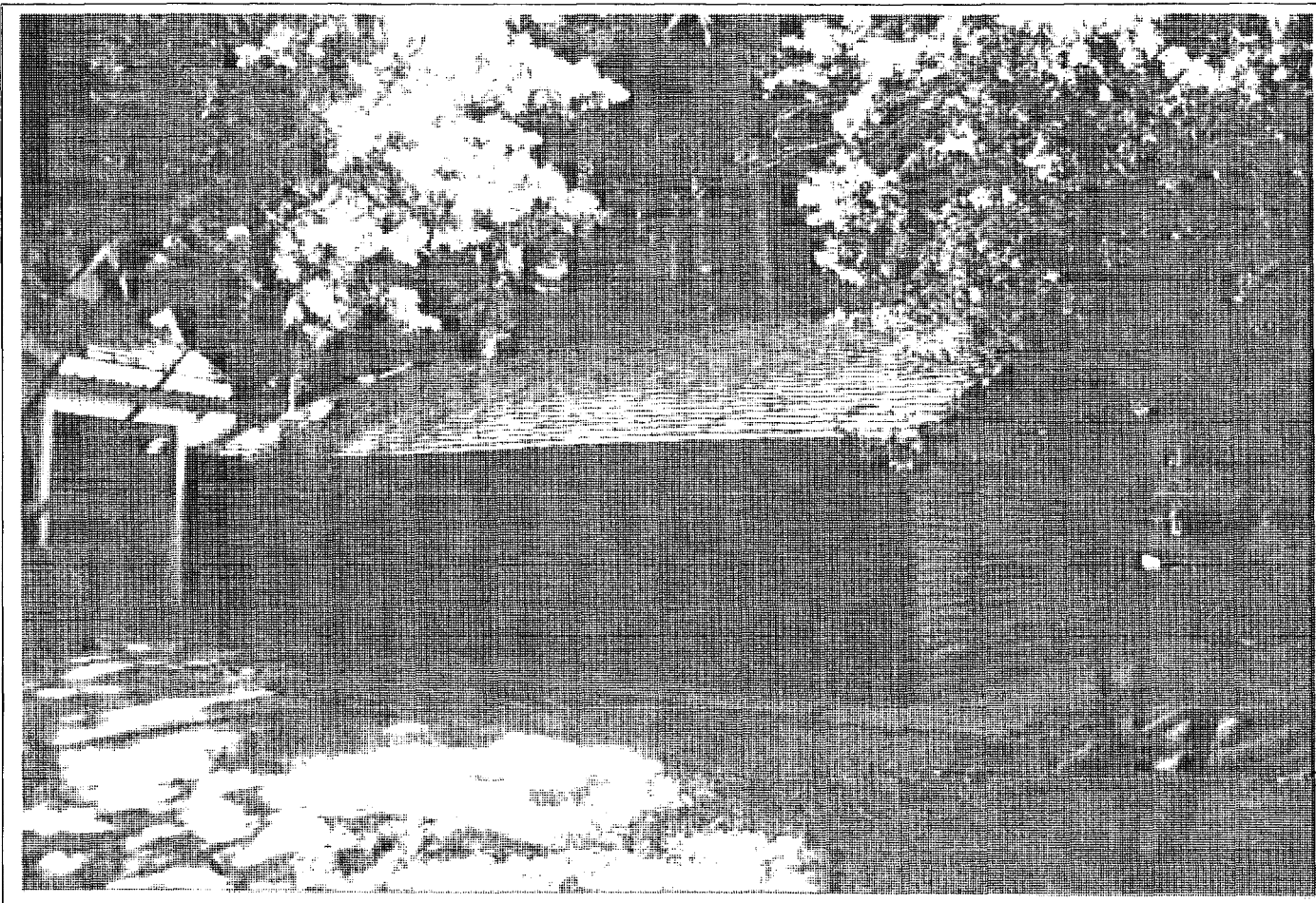
Page 3 of 3

*Resource Name of # (Assigned by recorder) SCC14R

*Recorded by A.Engle/C.Duval

*Date March 2001

ATTACHMENT **1**
☒ Continuation ☐ update



Original Log Cabin Lobby

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 1 of 2

*Resource Name or # (Assigned by Recorder): SCC16R

Pl. Other Identifier: 130

ATTACHMENT 1

P2. Location: Not for Publication X Unrestricted *a. County Santa Cruz
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Felton Date 1991 R2W T9S

Mt Diablo B.M.

c. Address: 12875 Highway 9

City Boulder Creek

ZIP: 95006

d. UTM: (Give more than one for large/or linear resources) 10s 578055mE 4108354mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 081-202-05

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

This single-story building is asymmetrical in plan. Multiple additions and remodeling signs are evident in the existing structure. The primary volume of the building is gabled while the additions have shed roofs. All existing roof surfaces are covered in composition shingles. The window types are varied including two over two double-hung and multi-light fixed. The front door is currently located on the east facade in an enclosed porch. The door is flanked by multi-paned sidelights. A brick planter is present at the south end of the east facade with the brick facing continuing under the windows on the remainder of the facade. The building is primarily sheathed in channel rustic drop siding.

*P3b. Resource Attributes: (List attributes and codes) HP2 - Single family property

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



P5b. Description of Photo:

(View, date, accession #)

March 2001

Taken from southeast

*P6. Date Constructed/Age Sources:

c1880

Evening News, 1920

*P7. Owner and Address:

Donald W. & Evelyn Anderson
P.O. Box 257
Felton CA 95018

*P8. Recorded by:

A. Engle/C. Duval
Dill Design Group
110 North Santa Cruz Ave
Los Gatos CA 95030

*P9. Date Recorded: March 20 01

*P10. Survey Type: (Describe)

Survey Update

*P II. Report Citation: (City survey report and other sources, or enter "none".)

Dill Design Group, Historic Inventory Update Year 1, for the County of Santa Cruz, March 2001.

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

DPR 523A (1/95)

*Required information

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
 BUILDING STRUCTURE AND OBJECT RECORD

Primary # _____

HR# _____

Page 2 of 2

● NRHP Status Code: None

*Resource Name or # (Assigned by recorder): SCC16R

ATTACHMENT 1

B1. Historic Name: White House Corner

B2. Common Name: None

B3. Original Use: Commercial/Retail

B4. Present Use: Single family residential

B5. Architectural Style: Folk Victorian

B6. Construction History: (Construction date, alterations, and date of alterations)
Built c1880.

B7. Moved? No

Date: N/A

Original Location:

B8. Related Features: None

B9. Architect: Not known

b. Builder: Not known

B10. Significance: Theme Residential architecture Area Boulder Creek

Period of Significance 1880's-1920' Property Type Residential Applicable Criteria A & B

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

There are several primary buildings located on this property. The oldest is the small gable roof residence at 12875 Highway 9. This building was originally constructed by S.H. Rambo and served as his store between 1882 and 1900, when he relocated his store to the Odd Fellows Building. The building originally extended to the road and had a false front, which is gone. It is one of the last structures associated with the early community of Lorenzo that was seriously impacted by the fire of 1897. The building was barely saved from destruction in 1897 when a fire wiped out all of the buildings located across the street. Rambo was a very influential person in the development of Boulder Creek. As well as being a merchant, lumberman, and property owner, he served the community as a County Supervisor and a State Senator. He also served as the park warden at Big Basin. From approximately 1904 to 1912, the building, now addressed as 12875 Highway 9, was the Universal Hotel. The proprietors of the hotel included Angelo Doroni and then John Ercole. The McAbee Brothers were the owners of the building by 1911. In 1911, the McAbees sold the hotel and property to Peter Ricca and his brother who were from San Francisco. The sale included the entire block bounded by Central Avenue (Highway 9), Mountain, Boulder, and Harmon Streets. Ricca, formerly a chef at one of the leading cafes in San Francisco, changed the hotel's name to the Piedmont Hotel and added an Italian restaurant. The hotel was open year-round and catered to automobile tourists on their way to and from Big Basin. By 1916, he had added a new dining room to the resort and had parking for a hundred autos. By the 1920s, the complex was known as Ugo's Tavern and offered dining and dancing. The owner, Ugo Giomi, on occasion, as had Peter Ricca before him, conflicted with Santa Cruz County's liquor laws. The large, two-story building, known as the White House, is older than the date of its arrival at the complex. It may have been a component of one of the other local hotel complexes prior to 1931.

Although lacking somewhat in integrity, this site has historical significance as it relates to prominent Boulder Creek merchant, lumberman, and politician, S. H. Rambo. It would appear to be eligible for the National Register under Criteria A and B, and representative of important broad patterns of development and an important local personage. Previously listed locally as an NR-6, it would appear to qualify as an NR-3.

B11. Additional Resource Attributes: (List attributes and codes) None

B12. References

Bamburg, B., Ugo's Tavern and White House Corner,
 Historic Resources Inventory Form, April 1986.
 Boulder Creek Historical Society, photos of
 Piedmont Hotel and Ugo's Tavern.
 Ex-Senator Rambo's Useful Life is Closed, Evening
 News, 10/11/1920.
 New Merchandising Establishment, Mountain Echo,
 8/18/1900
 Piedmont Hotel description, Mountain Echo,
 5/13/1916
 Sale of Universal Hotel, Mountain Echo, 10/5/1912.

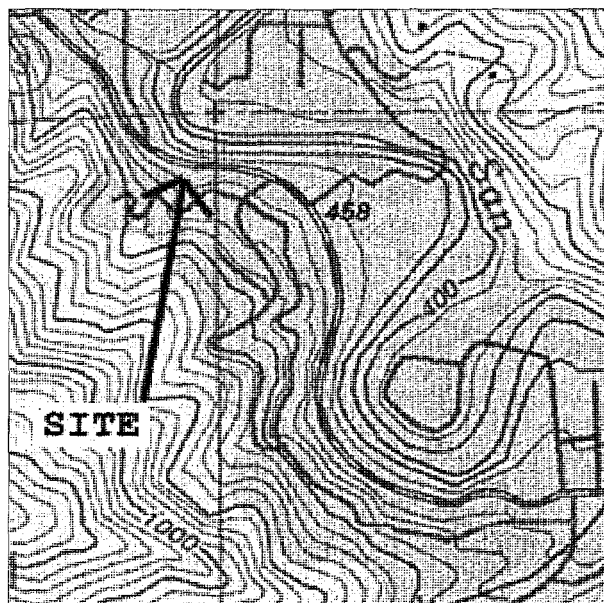
313. Remarks: None

● 314. Evaluator: Franklin Maggi

● Date of Evaluation: March 2001

NORTH ↑

(This space reserved for official comments)



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 1 of 2

*Resource Name or # (Assigned by Recorder): SCC10R

PI. Other Identifier: 50

ATTACHMENT 1

*P2. Location: Not for Publication X Unrestricted *a. County Santa Cruz
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.6' Quad Soquel Date 1954 Revised 1994 R1W T11S

Mt Diablo B.M.

c. Address: 7996 Soquel Drive City Aptos

ZIP: 95003

d. UTM: (Give more than one for large/or linear resources) 10 s 597471mE 4092800mN

e. Other Locational Date: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 039-232-01

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

This two-story building is rectangular in shape, with a roof gabled to the front and rear gabled roof. A National Style building in the American folk tradition, it is representative of buildings of this type, built throughout the country during the 1860s era of railroad expansion. There are at least two generations of additions, one on the south facade at the side of the building and another on the east facade at the rear of the building. The steeply-pitched roof is covered with contemporary composition shingles and penetrated by skylights. The eaves are boxed and lack ornamentation in the current configuration. The primary volume is sheathed in dual beveled wood siding that does not appear to be original to the building. A mix of window types includes six over six double hung sash, skylights, aluminum sliders, and stained glass. The windows in the two-story volume have decorative shutters, and the front windows flank a centrally-located front door under a small gabled porch. This porch is not original to the building. It is supported by square posts and framed by an open railing. Access is from the side, and the roof is front gabled over open rafters. The site is at the edge of a parking lot and the additions attached to the original structure are of plywood shed construction.

*P3b. Resource Attributes: (List attributes and codes) HP2 - Single family property

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



P5b. Description of Photo:

(View, date, accession #)

February 2001

View from south

*P6. Date Constructed/Age Sources:

c1867

Lease 1967

*P7. Owner and Address:

Dennis Jacobsen

P.O. Box 1004

Aptos CA 95003

*P8. Recorded by:

A. Engle/C. Duval

Dill Design Group

110 North Santa Cruz Ave

Los Gatos CA 95030

*P9. Date Recorded: March 2001

● PIO. Survey Type: (Describe)
Survey Update

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

Dill Design Group, Historic Inventory Update Year 1, for the County of Santa Cruz, March 2001.

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

IDPR 523A (1/95)

*Required information

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

Primary #

HR#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

● NRHP Status Code: 5S

*Resource Name or # (Assigned by recorder): SCC10R

ATTACHMENT 1.

B1. Historic Name: José Arano House

B2. Common Name: None

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: National Style

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

Built c 1867. Remodeled with new porch, siding, etc after 1910.

*B7. Moved? No

Date: N/A

Original Location:

*B8. Related Features: None

B9. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Residential and commercial dev Area Aptos

Period of Significance 1870s-1920s Property Type Residential Applicable Criteria None

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

Jose Arano, a native of Barcelona, Spain, arrived in Santa Cruz County in 1854 at age 17. Local oral history has his arrival in the Aptos area in the 1850s; however, in the 1860 census, he was living in Watsonville and working in a hotel. He married Augustia Castro, the 18-year old daughter of Rafael Castro, in 1862. In 1867, Rafael Castro leased Arano the site of this building for 10 years, for \$5 per year. At the end of the lease period, he was entitled to remove any improvements that Arano had built. It was probably at this time that the house at the corner of Soquel and Aptos Wharf Drive was constructed. By 1870, the building housed a grocery business and the first Aptos post office. This was the center of Aptos until 1878 when Arano built the Anchor House Hotel, later known as the Bay View Hotel, further east on Soquel-Watsonville Road (Soquel Drive). After the railroad was constructed through Aptos in 1876, the site near the depot was a better location for business. After the Aranos moved to the hotel, it is said that their grocery store/house was used briefly as the schoolhouse. When the new school was constructed across the street, the old house became a community hall. The Aranos owned the property until at least the 1920's. It appears to have been used as a residential rental, probably lived in by the Edward Sawyer family in the early 1900's. In the recent past, it was the property of Ray Palmer, former owner of Palmer Glass.

The building is an important reflection of early commercial development in the area, and was owned by a prominent local family. The building was previously reviewed for eligibility for the National Register and was found to be eligible for local listing only. Because of a lack of integrity to its original configuration and fabric, the building remains ineligible for listing. However, it remains an important reminder of local community development patterns and would continue to qualify as an NR-4.

611. Additional Resource Attributes: (List attributes and codes) None

*B12. References

Jos. Arano, Santa Cruz Sentinel, 11/6/1875.
Memories of Don Rafael Castro and his Day when
California's Historic Hospitality Thrived, The
Evening News, 5/16/1929.
Hihn Collection Map, #31, HBE, undated [c1925].
Santa Cruz Sentinel, 4/2/1870.
U.S. Census, 1860, 1870, 1880, 1900, 1910.
Waid, B. H., My Inherited Destiny, Ten First Families
of California, 1985.
County Leases, Castro to Arano, 1/18/1867.

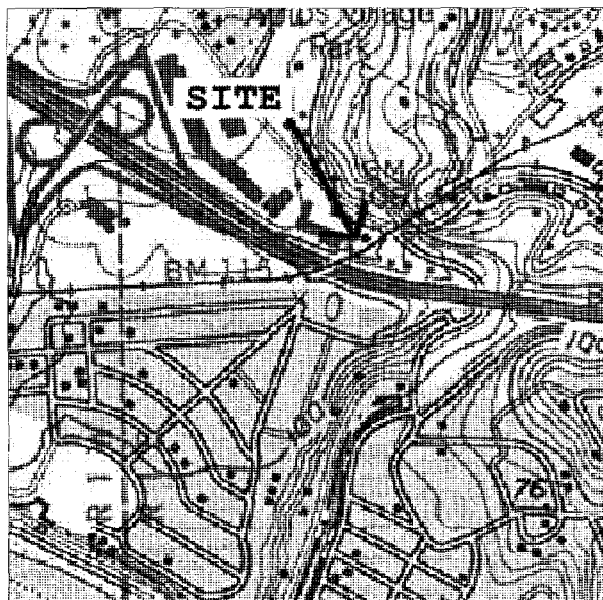
RI 3. Remarks: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: March 2 0 01

NORTH

(This space reserved for official comments)



State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # _____	
PRIMARY RECORD		HRI # _____	
		Trinomial _____	
		NRHP Status Code _____	
Other Listings _____		_____	
Review Code _____	Reviewer _____	Date _____	

Page 1 of 2

*Resource Name or # (Assigned by Recorder): SCC09R

F1. Other Identifier: 48

*F2. Location: Not for Publication X Unrestricted *a. County Santa Cruz
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

ATTACHMENT 1

*t. USGS 7.5' Quad Soquel Date 1954 Revised 1994 R1W T11S

Mt Diablo B.M.

c. Address: 7992 Aptos Wharf Road City Aptos

ZIP: 95003

c. UTM: (Give more than one for large/or linear resources) 10S 597467mE 4092783mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

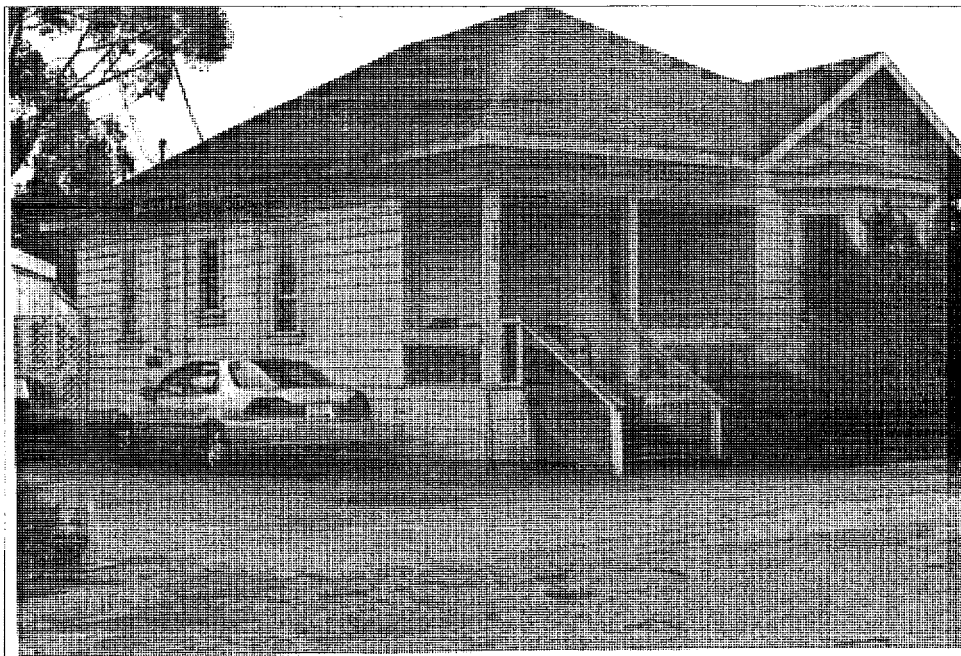
Assessor's Parcel Number: 039-232-03

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

This one-story building with a hipped roof sits on a raised foundation. The eaves are boxed and the roof is covered with composition shingles. It is asymmetrical in plan with a gable-covered bay window at the southwest corner of the house. The porch is recessed beside the front-gabled bay and is supported by two large square posts. Turned balusters support the porch railing. The **majority** of the windows are one over one double-hung with wood sash. There is a centrally-located vent over the bay window. The windows in the bay as well as the window on the porch do not appear to be original to the structure. The building is sheathed in channel rustic siding.

*P3b. Resource Attributes: (List attributes and codes) HP2 - Single family property

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



P5b. Description of Photo:

(View, date, accession #)

February 2001

View from northwest

*P6. Date Constructed/Age Sources:

c1889

Surf 1889

*P7. Owner and Address:

Robert & Lou Unberger

P.O. Box 252

Aptos CA 95003

● P6. Recorded by:

A. Engle/C. Duval

Dill Design Group

110 North Santa Cruz Ave

Los Gatos CA 95030

*P9. Date Recorded: March 20 0 1

*P10. Survey Type: (Describe)

Survey Update

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

Dill Design Group, Historic Inventory Update Year 1, for the County of Santa Cruz, March 2001.

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

DPR 523A (1/95)

"Required information"

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

Page 2 of 2

*NRHP Status Code: 4S

*Resource Name or # (Assigned by recorder): SCC09R

ATTACHMENT 1

B31. Historic Name: Rice House

132. Common Name: None

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*35. Architectural Style: National Style

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

Built c1889

• 37. Moved? Not known

Date:

Original Location:

*38. Related Features: None

39. Architect: Unknown

b. Builder: Unknown

• 310. Significance: Theme Residential architecture

Area Aptos

Period of Significance 1870's-1910' Property Type Residential

Applicable Criteria A & B

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

David M. Rice, a native of Missouri, came to Santa Cruz in 1858. He is said to have run a hotel in Aptos as early as 1860, however, census records show him living in Nevada County at that time. By 1870, he was operating a saloon in Soquel. By 1874, he and his wife, Jennie, were proprietors of the Rice Hotel, probably on Aptos Wharf Road, which was then the center of Aptos. The site of this hotel may have been the same site as the subject building, as in 1879, Jennie M. Rice, wife of David Rice, acquired ownership of the property, which was identified as being next to Arano's Store. Rice's daughter Jennie Rice was the daughter of Issac Graham, a well-known American immigrant to Mexican California, who settled near Branciforte in 1833. Jennie was one of his heirs after his death in 1863. The Rice Hotel, reported to have 12 rooms, operated until at least 1888. By 1889, Rice identified himself as a saloonkeeper, and their new house, owned by Jennie M. Rice, was located on property valued at \$50 and the house was valued at \$975. In May 1889, the Rice family was the subject of considerable controversy, as the sons beat up a local schoolteacher who was boarding at the Rice home (the school was located across the street). The sons alleged that the schoolteacher had insulted their mother. The article mentions the Rice house; but not a hotel. In 1890, D.M. Rice purchased A.J. Jennings' store in the village at the northeast corner of Trout Gulch Road and Aptos Street. He operated this store until 1896 when it and the adjacent empty building (formerly a saloon) burned. In 1900, Rice's occupation was listed as "own income," unlike in an earlier census and directories where he was identified as a hotelkeeper. The family remained in Aptos until about 1915 when they moved to Calexico, Mexico. David Rice died in 1916 and Jennie in 1923. Two of their sons, Charles and William Rice, inherited the parcel. A third son, Jessie, died in 1918.

Built by early Aptos area pioneers, the building is associated with personages important to the history of Aptos and would appear to be eligible for the National Register under Criterion B. It was previously reviewed by the State Historic Preservation Officer who found it might become eligible as a separate property, and it appears to have sufficient integrity for listing. It would therefore qualify for local listing as an NR-3.

BII. Additional Resource Attributes: (List attributes and codes) None

• B12. References

A Sensation at Aptos, *Santa Cruz Daily Surf*, 5/31/1889.
Aptos Directories
Collins, A., *Rice's Hotel, The Hostels of Aptos, Historical Sketches*, January 1990.
County of Santa Cruz, Deeds, B. F. Porter to Jennie M. Rice, 11/26/1879, Book 29:Page 232.
Death of D. M. Rice, *Santa Cruz Daily Surf*, 7/10/1916.
Hihn Collection Map, #31, HBE, undated [c1925].
Pioneer Mother Passes at Indio, *The Evening News*, 4/25/1923.
[Rice buys Aptos Store], *Santa Cruz Daily Surf*, 2/6/1890.
Rowland, L., *Santa Cruz, the Early Years*, 1980.
The Aptos Fire, *Santa Cruz Daily Surf*, 5/12/1896.

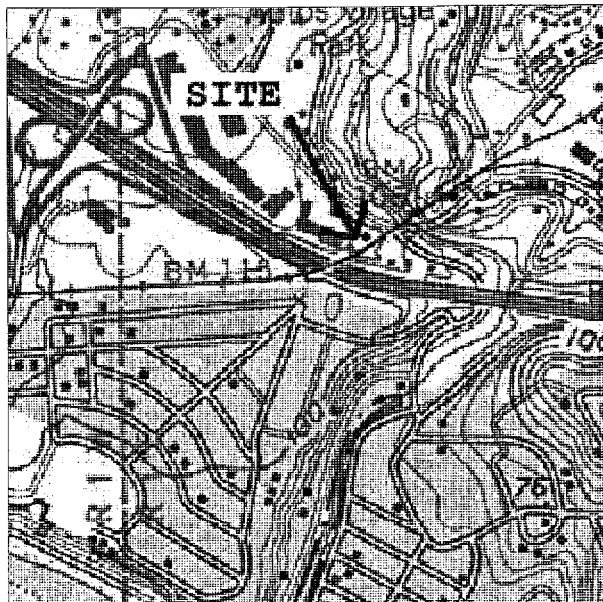
B13. Remarks: None

B14. Evaluator: Franklin Maggi

*Date of Evaluation: March 2001

NORTH ↑

(This space reserved for official comments)



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 1 of 2

*Resource Name or # (Assigned by Recorder): SCC05R

Pl. Other Identifier: None

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

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

*b. USGS 7.6' Quad Soquel Date 1954 Revised 1994 R1W T11S

Mt Diablo B.M.

c. Address: Soquel and State Park Drives City Aptos

ZIP: 95003

d. UTM: (Give more than one for large/or linear resources) 10S 596879mE 4093266mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 039-421-07

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

This historic cemetery sits in an urban setting adjacent a church center and surrounded by contemporary commercial uses. The only structure that is associated with the cemetery was a wooden chapel that was found to be unsafe in 1925 and was torn down in 1930. A number of concrete monuments exist although most remain in a deteriorated condition. The monuments and concrete plots and abutments provide a definable landscape that reinforces the historical character of the site.

*P3b. Resource Attributes: (List attributes and codes) HP40, HP26 (Cemetery, Monument/mural/gravestone)

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



P5b. Description of Photo:

(View, date, accession #)

February 2001

View from northeast

*P6. Date Constructed/Age -Sources:

August 1875

1988 DPR

*P7. Owner and Address:

Resurrection Catholic Church

7600 Soquel Drive

Aptos CA 95003

*P8. Recorded by:

A. Engle/C. Duval

Dill Design Group

110 North Santa Cruz Ave

Los Gatos CA 95030

*P9. Date Recorded: March 2001

● PIO. Survey Type: (Describe)

Survey Update

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

Dili Design Group, Historic Inventory Update Year 1, for the County of Santa Cruz, March 2001.

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

3PR 523A (1195)

*Required information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI# _____

Page 2 of 2

*NRHP Status Code: None

*Resource Name or # (Assigned by recorder): SCC05R

E1. Historic Name: Mt. Carmel Cemetery
E2. Common Name: Aptos Catholic Cemetery
E3. Original Use: Cemetery
• E15. Architectural Style: None

B4. Present Use: Cemetery

ATTACHMENT 1

*E6. Construction History: (Construction date, alterations, and date of alterations)
First burial 1875.

*E17. Moved? No Date: N/A

Original Location:

• R6. Related Features: Resurrection Church

E9. Architect: None

b. Builder: Rafael Castro

*RIO. Significance: Theme Religious

Area Aptos

Period of Significance

Property Type Cemetery

Applicable Criteria A and B

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

The cemetery contains a monument to Rafael Castro and was once the site of Our Lady of Mt. Carmel Chapel, built by Rafael Castro for Father Mestres. The old wooden chapel was found to be unsafe in 1925 and was torn down in 1930. The cemetery contains between 43 and 48 graves. The earliest burial was that of John Scheller, in August 1875. Don Rafael Castro was the grantee of Rancho Aptos in 1833. Castro gave two acres of land for a church and cemetery in 1868. Resurrection Catholic Church was dedicated on October 17, 1875. The cemetery contains the family plots of the Castros and the Aranos. Its primary importance is as a burial ground for the area's early settlers. Also, its grave monuments and markers are significant as representative of their period.

Ordinarily, cemeteries are not considered eligible for the National Register of Historic Places unless their significance derives from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events. The historic Mt. Carmel Cemetery is associated with important early personages prior to statehood, and is directly linked to them through the donation of the land for the cemetery by Rafael Castro. While having local significance, the cemetery may be eligible for the National Register under Criteria A and B based on its association with Rafael Castro as well as due to its relationship of the broad patterns of local and history. It would therefore also qualify for local listing as an NR-3.

B11. Additional Resource Attributes: (List attributes and codes) None

• B1 2. References

60-Year-Old Catholic Chapel At Aptos Being Demolished, Santa Cruz News, 10/31/1930.
Lisher, J.F., Historic Resources Inventory Form, 1988.

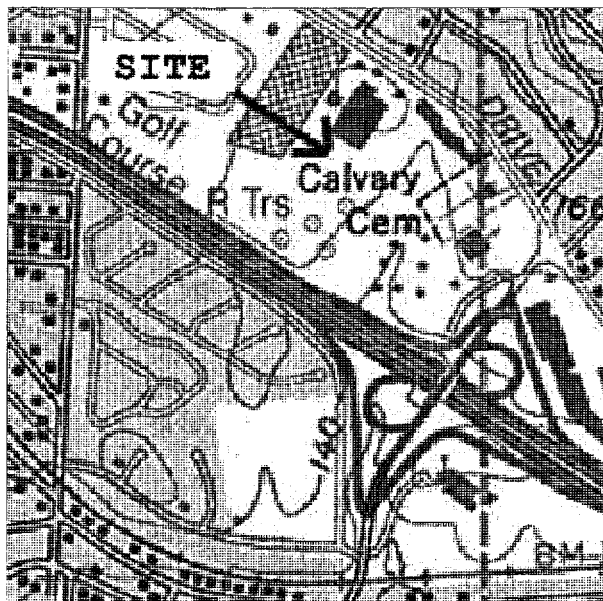
E1 3. Remarks: None

• RI4. Evaluator: Franklin Maggi

*Date of Evaluation: March 2 00 1

NORTH ↑

(This space reserved for official comments)



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 1 of 2

*Resource Name or # (Assigned by Recorder): SCC06R

PI. Other Identifier: 82

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

ATTACHMENT 1

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

*b USGS 7.5' Quad Soquel Date 1954 Revised 1994 R1E T11S

Mt Diablo B.M.

c Address: 502 Trout Gulch Road

City Aptos

ZIP: 95003

d, UTM: (Give more than one for large/or linear resources) 10S 598007mE 4093085mN

e Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

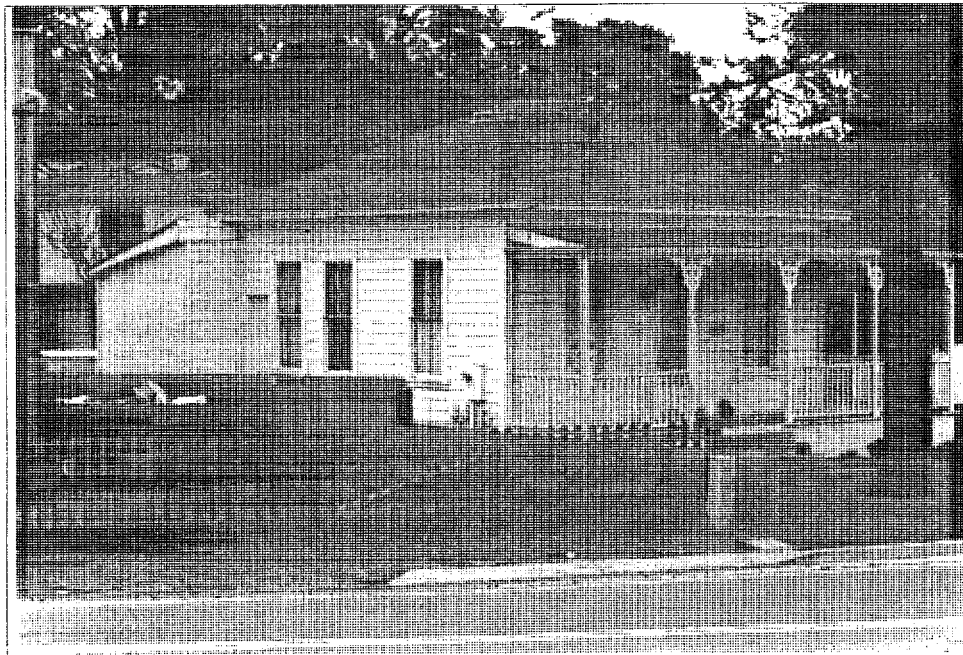
Assessor's Parcel Number: 041-021-03

*F3a. Description:: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story building is square in shape with a moderately-pitched, pyramidal roof. Folk Victorian in style, the building sits on a raised, concrete foundation and has a full-width front porch that wraps around the south facade. Square posts with decorative bracketing support the porch roof. Decorative cross braces are located on either side of the transom window above the front door. The windows are two over two double-hung with wood sash. The building is covered in horizontal wood lap siding. There is an addition at the rear of the building with a shed roof. The lap siding continues on the addition, but not on all facades.

*F3b. Resource Attributes: (List attributes and codes) HP2 - Single family property

*F4 Resources Present: X Building Structure Object Site District Element of District Other (Isolates, etc.)



*P5b. Description of Photo:

(View, date, accession #)

February 2001

View from north

● P6. Date Constructed/Age Sources:

c1880

1986 DPR

*P7. Owner and Address:

Robert & Michelle Coutts

502 Trout Gulch Road

Aptos CA 95003

*P8. Recorded by:

A.Engle/C.Duval

Dill Design Group

110 North Santa Cruz Ave

Los Gatos CA 95030

*P9. Date Recorded: March 2 001

● P10. Survey Type: (Describe)

Survey Update

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

Dill Design Group, Historic Inventory Update Year 1, for the County of Santa Cruz, March 2001.

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

DPR 523A (1/95)

*Required information

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

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code: 4s

*Resource Name or # (Assigned by recorder): SCC06R

ATTACHMENT 1

R1. Historic Name: None

R2. Common Name: None

R3. Original Use: Single family residential

B4. Present Use: Single family residential

*R5. Architectural Style: Vernacular

*R6. Construction History: (Construction date, alterations, and date of alterations)

Built in the early 1880s.

• t7. Moved? No

Date: N/A

Original Location:

*R8. Related Features: ☐ ☐ ☐ ☐

R9. Architect: Unknown

b. Builder: Unknown

*R10. Significance: Theme Residential architecture Area Aptos

Period of Significance

Property Type Residential

Applicable Criteria C

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

In the early 1880s, Thomas Brady owned the house at 502 Trout Gulch Road and an associated 19+ acres. Brady, a native of Canada, was a schoolteacher who was remembered as being particularly strict and did not "spare the rod" when it came to discipline. By 1889, the property was owned by James Edward Kidd of San Joaquin County. In the early 1900s, John E. and Patricia Doyle owned the house. In 1913, Charles and Medora Horstman bought the property from the Doyles, retiring to Aptos from Valencia where they had ranched for more than 28 years. Charles (also known as Christian) Horstman served as Justice of the Peace and a notary public. Horstman lived in Aptos until his death in 1945. Clarinda F. Raap later owned the house.

This early residence is a distinctive representation of early vernacular architecture in the Aptos area and has a high level of integrity with its original design. It may be eligible for the National Register under Criterion C. While the building may be associated with the broad patterns of development of the area, it is not a significant representative of that development, nor are the past owners and residents known for their contributions to the history of the area. It would therefore not appear to be eligible for listing under Criteria A and B. As a locally significant architectural resource, it would qualify for listing as a NR-3.

B11. Additional Resource Attributes: (List attributes and codes) None

B12. References

County Assessor's Map, T11S, R1E, Sec 18, no date [after 1945].

County Deeds, Book 64:372; 252:219.

Koch, M., Going to School in Santa Cruz County, Fall 1978.

Map of the Town of Aptos, Hihn Collection, UCSC Map Library, no date [after 1913].

Sanborn Fire Insurance Maps, 1888, 1892, 1908, 1928.

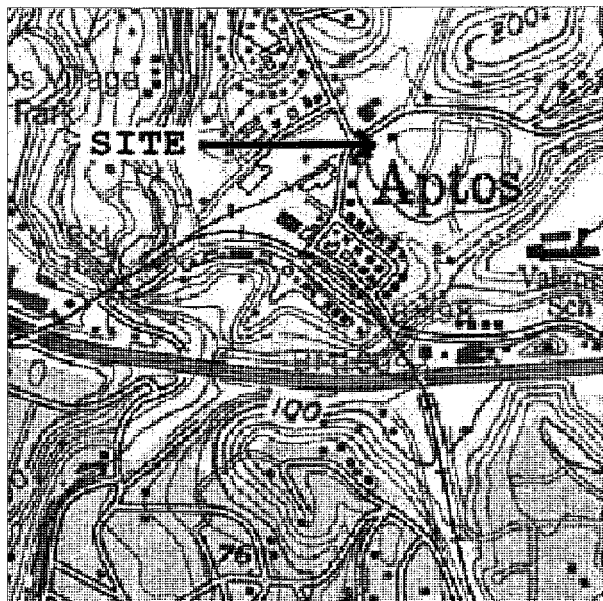
R13. Remarks: None

*R14. Evaluator: Franklin Maggi

*Date of Evaluation: March 2001

NORTH

(This space reserved for official comments)



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 1 of 2

*Resource Name or # (Assigned by Recorder): SCC08R

P1. Other Identifier: 64

ATTACHMENT 1

● P2. Location: Not for Publication X Unrestricted *a. County Santa Cruz
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.6' Quad Soquel Date 1954 Revised 1994 R1E T11S

Mt Diablo B.M.

c Address: 8057 Valencia Street

City Aptos

ZIP: 95003

d. UTM: (Give more than one for large/or linear resources) 10S 598013mE 4092937mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 041-021-10

*F3a. Description:: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This side gabled building is one and a half stories with a steeply pitched roof that is currently covered with composition shingles. A hipped roof supported by square posts covers the front porch. The front door is centrally located along the south, front, facade and is flanked by two windows. Each window has four lites while the front door has nine. Windows on the west facade do not appear to be original to the structure. A vent has also been added under the eaves at one gable end. There is a one-story addition to the rear that is covered by a shed roof in a salt box configuration.

*3b. Resource Attributes: (List attributes and codes) HP2 ~ Single family property

*3a. Resources Present: X Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

February 2001

View from west

● P6. Date Constructed/Age -Sources

c1870

1986 DPR

*P7. Owner and Address:

Lorraine & Miguel Arroyo

9176 Tangerine Street

San Ramon CA 94583

*P8. Recorded by:

A.Engle/C.Duval

Dill Design Group

110 North Santa Cruz Ave

Los Gatos CA 95030

*P9. Date Recorded: March 2001

*P10. Survey Type: (Describe)

Survey Update

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

Dill Design Group, Historic Inventory Update Year 1, for the County of Santa Cruz, March 2001.

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

DPR 523A (1/95)

*Required information

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
 HRI# _____

Page 2 of 2

● NRHP Status Code: 4s

*Resource Name or # (Assigned by recorder): SCC08R

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*E5. Architectural Style: National Style

*E6. Construction History: (Construction date, alterations, and date of alterations)

Built c1870's

ATTACHMENT 1

*E7. Moved? No

Date: N/A

Original Location:

*E8. Related Features: None

E9. Architect: Unknown

b. Builder: Unknown

*E10. Significance: Theme Residential architecture

Area Aptos

Period of Significance 1870's-1900

Property Type Residential

Applicable Criteria A & C

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

This house is located in one of Aptos' oldest subdivisions, created in 1883 by F.A. Hihn. Frederick A. Hihn was Santa Cruz County's first millionaire. He was a pioneer merchant, lumber mill owner, agriculturist, and real estate developer. He built the original Camp Capitola and the Santa Cruz Railroad to Watsonville. During Aptos' building boom, from the 1880's to the turn of the century, he subdivided his property in Aptos, where 8057 Valencia is located. Hihn not only subdivided the land but he also built many of the houses in the subdivision on a speculative basis. The house at 8057 Valencia is significant as one of the houses in a Hihn development. It is also one of the oldest existing residences in Aptos and the oldest extant building in this subdivision created by Hihn.

This building is associated with the broad patterns of local history and is a significant example of those events. It also embodies the distinctive characteristics of early vernacular architecture in the region and has a high level of integrity to its original construction. It would therefore appear to be eligible for the National Register under Criteria A and C, and has already been reviewed by the State Historic Preservation Officer who found that it may be eligible as a separate property. While associated with Frederick Hihn's development company, it is not directly associated with him as an individual and would not be eligible under Criterion B. It would qualify locally as an NR-3.

B11. Additional Resource Attributes: (List attributes and codes) None

B12. References

Bamburg, B., Historical Resources Inventory Form, 1986.

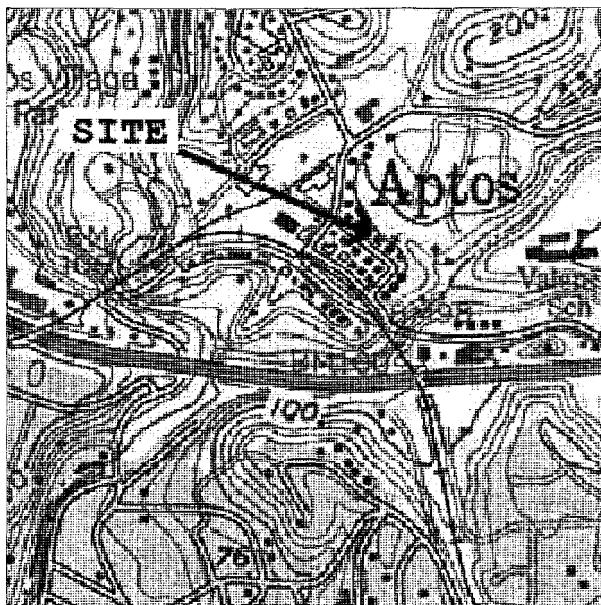
313. Remarks: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: March 2001

NORTH ↑

(This space reserved for official comments)



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 1 of 2

"Resource Name or # (Assigned by Recorder): SCC22R

*P1. Other Identifier: 250

*P2. Location: Not for Publication ☒ Unrestricted *a. County Santa Cruz
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*c. USGS 7.6' Quad Davenport Date 1997 R3W T10S

Mt Diablo B.M.

d. Address: Swanton Road City Davenport

ZIP: 95017

j. UTM: (Give more than one for large/or linear resources) 10S 569152mE 4099960mN

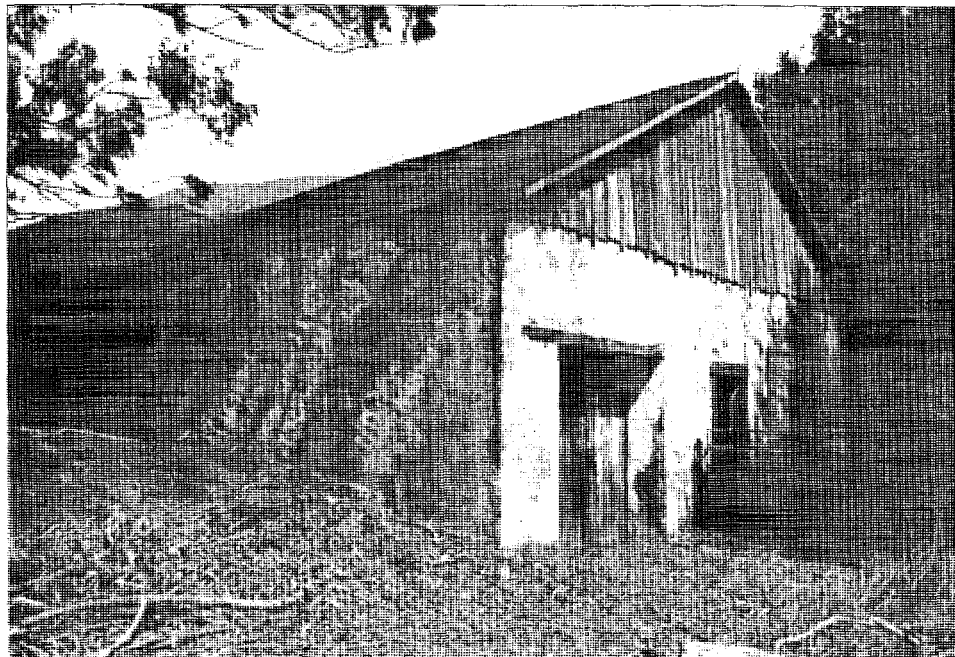
k. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 057-151-03

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

This rectangular masonry and wood structure is set into the hillside. The perimeter walls are constructed of stone in a rubble and mortar method. Above the walls, a timber plate supports a wood framed pitched roof. The front and rear gable-ends are filled with rough-sawn planks. A door and two windows are present on the front facade and feature wooden lintels.

*P3b. Resource Attributes: (List attributes and codes) HP33 - Farm/ranch

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

*P5b. Description of Photo:

(View, date, accession #)

March 2001

Taken from west

*P6. Date Constructed/Age -Sources:

c1855

1986 DPR

*P7. Owner and Address:

Calif. Poly. Univ. Foundatio
Admin. Office Bldg. 15
San Luis Obispo CA 94307

*P8. Recorded by:

A.Engle/C.Duval
Dill Design Group
110 North Santa Cruz Ave
Los Gatos CA 95030

*P9. Date Recorded: March 2 0 0 1

*P10. Survey Type: (Describe)
Survey Update

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

Dill Design Group, Historic Inventory Update Year 1, for the County of Santa Cruz, March 2001.

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

DPR 523A (1195)

"Required information

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

Primary # _____

HRI# _____

BUILDING STRUCTURE AND OBJECT RECORD

Page 2 of 2

● NRHP Status Code: 4D

*Resource Name or # (Assigned by recorder): SCC22R

ATTACHMENT 1

31. Historic Name: Old Cheese Barn

32. Common Name: Cheese House

33. Original Use: Cheese-curing barn

B4. Present Use: Storage

*35. Architectural Style: Rural Vernacular

*36. Construction History: (Construction date, alterations, and date of alterations)
Circa 1850s

*37. Moved? No Date: N/A

Original Location:

*38. Related Features: Surrounding farm buildings

39. Architect: Not known

b. Builder: Not known

*310. Significance: Theme Agriculture

Area Davenport

Period of Significance 1850s-1950

Property Type Agricultural/Rural

Applicable Criteria A and C

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

This small stone building, originally used as a cheese-curing barn, was built on the Archibald Ranch in the mid-1850's. James Archibald purchased the ranch from its original Mexican land grant owners. He hired Ambrogio Gianone, a Swiss immigrant, to produce cheese on the ranch. Gianone later rented and then purchased the tract. Four generations of his family lived on the ranch. Albert B. Smith, manager of Orchard Supply during the second half of the Twentieth Century (and son of Orchard Supply founder Stanley Smith), is also a former owner of the property.

This structure is significant as a rare example of early rural development. It appears to qualify for the National Register as representative of the broad patterns of development in the area during the later part of the Nineteenth Century and would be eligible under Criterion A. It is also significant in that it embodies the distinctive characteristics of a unique building type and method of construction and would be eligible under Criterion C. The State Historic Preservation Officer has previously found that it may be eligible as a contributing property to a larger collection of rural buildings at this site. It has been listed locally as an NR-5, and would qualify for listing as an NR-3.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References

Bamburg, B., Historic Resources Inventory
form, 1986.

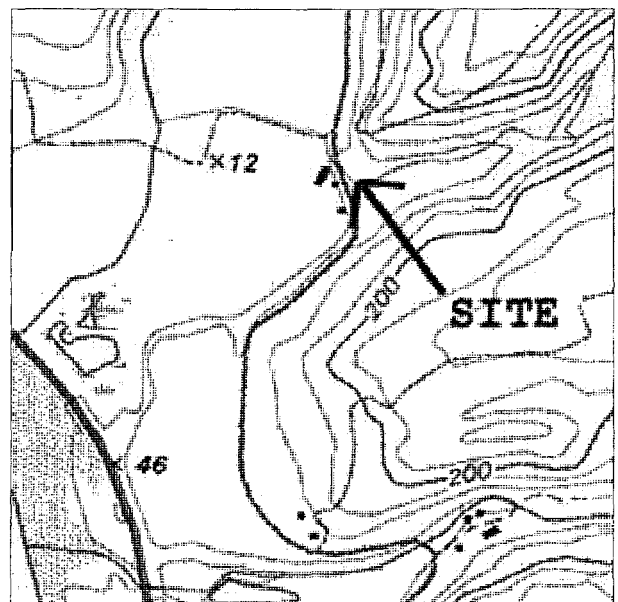
E 13. Remarks: None

*E14. Evaluator: Franklin Maggi

*E14. Date of Evaluation: March 2001

NORTH ↑

(This space reserved for official comments)



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 1 of 2

*Resource Name or # (Assigned by Recorder): SCC12R

P1. Other Identifier: 113

● P1. Location: Not for Publication X Unrestricted *a. County Santa Cruz
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Felton Date 1991 R2W T10S

Mt Diablo B.M.

c. Address: 225 Fairview City Ben Lomond

ZIP: 95005

d. UTM: (Give more than one for large/or linear resources) 10S 580780mE 4105090mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 077-081-09

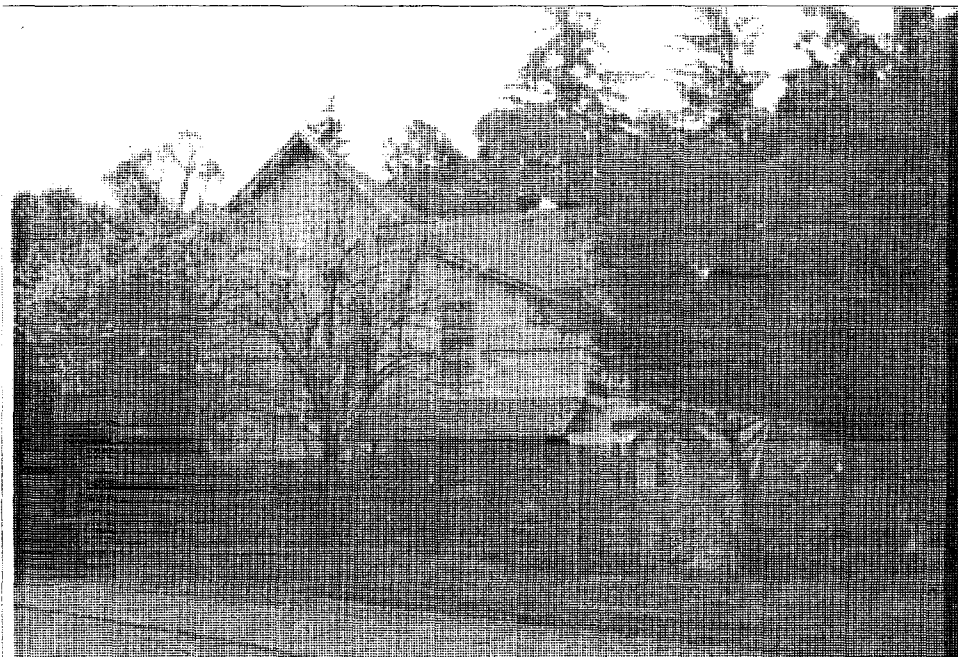
ATTACHMENT 1

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

"his two-story Victorian-era building has a cross-gabled, steeply pitched roof. It appears that it was originally configured in a L-shape but was later expanded within the L to create a square building footprint with shed additions at the front. Cladding consists of channel rustic drop siding, and shingles face the primary facade within the gable area. A wood band of projected molding bisects the first and second floors, and additional decorative cross bracing, reflective of the Stick Style, is set within the primary gable. Fenestration consists of two over two double-hung wood windows. A front sun porch has been added, which is framed with multi-lite fixed windows. A secondary one-story addition at the side of the building was designed to match the original building but does not have matching windows. The building appears to have integrity but the components remain obscured within the site.

*P3b. Resource Attributes: (List attributes and codes) HP2 - Single family property

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



P5b. Description of Photo:

(View, date, accession #)

March 2001

Taken from north

*P6. Date Constructed/Age -Sources:

c1890

1986 DPR

*P7. Owner and Address:

Jennifer & Dale Kersten

225 Fairview

Ben Lomond CA 95005

*P8. Recorded by:

A. Engle/C. Duval

Dill Design Group

110 North Santa Cruz Ave

Los Gatos CA 95030

*P9. Date Recorded: March 2001

● P10. Survey Type: (Describe)

Survey Update

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

Dill Design Group, Historic Inventory Update Year 1, for the County of Santa Cruz, March 2001.

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

DPR 523A (1195)

*Required information

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

HR#

Page 2 of 2

● NRHP Status Code: 4S

*Resource Name or # (Assigned by recorder): SCC12R

ATTACHMENT 1

B1 Historic Name: Ben Lomond Club House

B2 Common Name: None

B3 Original Use: Hotel Club House

B4. Present Use: Single family residential

*B5. Architectural Style: Folk Victorian

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Built c1889

*B7. Moved? No

Date: N/A

Original Location:

*B8. Related Features: Ben Lomond Cottage, cistern, fountain, flagpole

B9. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Social, Arts, Recreation Area Ben Lomond

Period of Significance c1889-1914 Property Type Residential

Applicable Criteria A

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

The Ben Lomond Hotel Club House was built about 1889 and was part of the Ben Lomond Hotel, built by D. W. Johnston. The hotel was built to encourage prospective buyers to purchase lots in Ben Lomond, then a new town being developed by James Pierce, owner of the Pacific Manufacturing Company in Santa Clara. The hotel was the first and most elegant of the three hotels built in Ben Lomond. It had several cottages, a bowling alley, and featured boating on the lake created by the dammed river. There were several owners over the years including Col. John T. Sullivan (1898), Frederick Cody (1901) who remodeled the hotel and built cottages for 60 guests, Levi and E. H. Scott (c1909); W. H. Sowell (1910); W. G. Record (1911); Thomas Hatfield and J. J. Kasperek (1911); and E. H. Cooper and Ellsworth Beeson (1911). In 1914, Walter W. Everton (alias Bert Blackwell), the hotel watchman, burned down the hotel, at the direction of owners Cooper and Beeson for the \$15,000 worth of insurance held on the structures. Only the clubhouse and some of the cottages were saved. The hotel was never rebuilt. Also known as the "Koue Summer House," the Ben Lomond Hotel Club House is the only building remaining from the Ben Lomond Hotel that is on its original site and retains discernable integrity of the original structure.

The building appears to qualify for the National Register under Criterion A, as it is associated with the broad patterns of local history and remains a significant example of those events. It has been previously reviewed by the State Historic Preservation Officer who found that it may become eligible for listing as a separate property. It is currently listed locally as an NR-5, and would qualify locally for listing as an NR-3.

B11. Additional Resource Attributes: (List attributes and codes) HP5 - Hotel/motel

● B12. References

Bamburg, B., Historical Resources Inventory form, 1986.

FSCPL, Index to the Mt. Echo, 1999.

Hines, B., Rusticating in the Santa Cruz Mountains, July 2000.

Kennedy, B., Hotel Ben Lomond research notes.

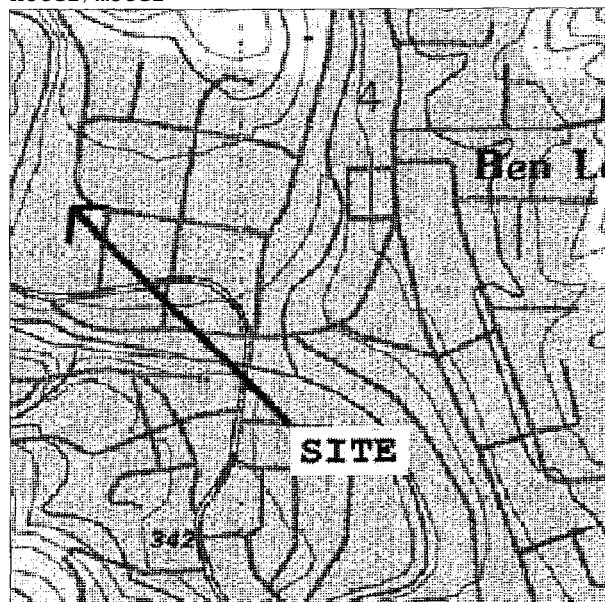
B13. Remarks: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: March 2001

NORTH ↑

(This space reserved for official comments)



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 1 of 3

*Resource Name or # (Assigned by Recorder): SCC20R

Pl. Other Identifier: 87

ATTACHMENT 1

P2. Location: Not for Publication X Unrestricted *a. County Santa Cruz
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Felton Date 1991 R2W T10S

Mt Diablo B.M.

c. Address: 9500 Central City Ben Lomond

ZIP: 95005

d. UTM: (Give more than one for large/or linear resources) 10S 580897mE 4105130mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

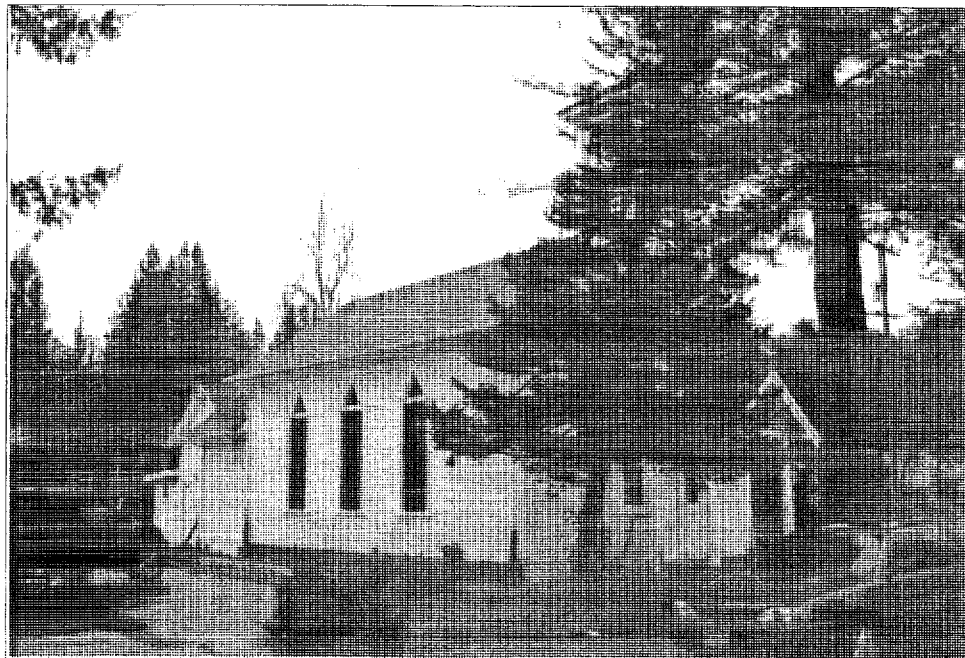
Assessor's Parcel Number: 077-093-08

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

This tall single-story building has a steeply pitched front gabled roof and a high steeple. It is located on the northwest corner of Central and Main Streets in Ben Lomond, with the front facade facing Central. The building is sheathed in channel rustic drop siding with shingles appearing at the front gable end of the main section of the building. There are two main types of windows: two over two double-hung and stained glass. The two over two windows occur in the rear portion of the building while the front portion is fenestrated entirely in stained glass, including the windows on the double doors that serve as the main entry. These stained glass windows are unique in design. They consist of tall, narrow windows topped by triangular transoms. The patterns are all very geometric in style.

P3b. Resource Attributes: (List attributes and codes) HP16 - Religious building

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



P5b. Description of Photo:

(View, date, accession #)

March 2001

Taken from south

***P6. Date Constructed/Age -Sources:**
1877

1986 DPR

***P7. Owner and Address:**

Leonard S. & Teresa Kuhnlein
3140 Porter Street
Soquel CA 95073

***P8. Recorded by:**

A. Engle/C. Duval
Dill Design Group
110 North Santa Cruz Ave
Los Gatos CA 95030

***P9. Date Recorded:** March 2001

***P10. Survey Type:** (Describe)
Survey Update

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

Dill Design Group, Historic Inventory Update Year 1, for the County of Santa Cruz, March 2001.

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

DPR 523A (1/95)

*Required information

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

Primary # _____

HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

● NRHP Status Code: 3s

*Resource Name or # (Assigned by recorder): SCC20R

ATTACHMENT 1

B1. Historic Name: St. Peter & Paul/Wee Kirk

B2. Common Name: None

B3. Original Use: Church

B4. Present Use: Under renovation

B5. Architectural Style: Victorian

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

Built in 1877.

B7. Moved? No

Date: N/A

Original Location:

B8. Related Features: None

B9. Architect: Unknown

b. Builder: James Pierce

B10. Significance: Theme Religious

Area Ben Lomond

Period of Significance 1877-93

Property Type Quasi Public

Applicable Criteria A,B,C

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

This church was built by James Pierce, the founder of Ben Lomond, in 1877. It was the first church built in Ben Lomond and was non-denominational at its inception. It was also used as a general community gathering spot. In 1893 Pierce sold the church for \$800 to the San Jose Presbytery. The Ben Lomond Presbyterian Church was formally organized in 1891. By 1901 it had only 11 members. In 1906 the Felton and Ben Lomond Presbyterian groups joined forces and the church flourished. In 1949 it became the Wee Kirk, boasting 115 members by 1966. The property no longer appears to be used for church purposes, and is owned by a private party. Ordinarily, property owned by religious institutions or used for religious purposes are not considered eligible for the National Register unless the property derives its significance from architectural or artistic distinction or historical importance. This building was previously found by the State Historic Preservation Officer as appearing to be eligible for listing as a separate property. Its significance is derived due to its role as a community center in the Ben Lomond area, its association with James Pierce, founder of Ben Lomond, and as a distinctive representative of local architecture that is a distinguishable entity with the area. It would therefore appear to be eligible under Criteria A, B, and C. The building has previously be listed locally under NR-5, but would be eligible under NR-3.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References

Bamburg, B., Historic Resources Inventory
form, 1986.

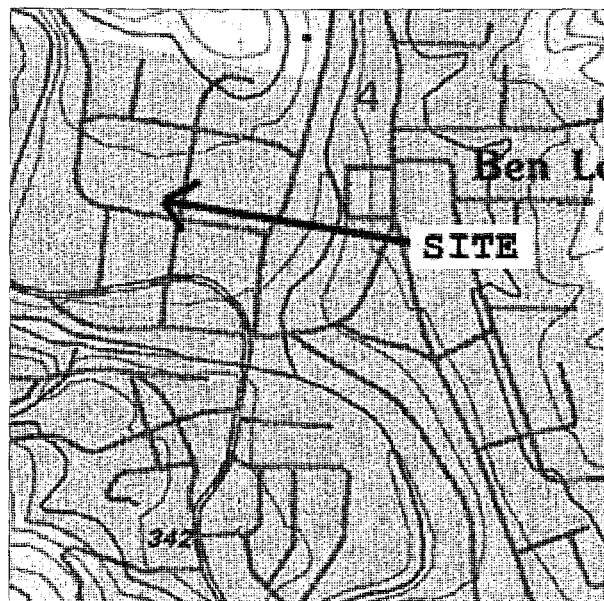
B 13. Remarks: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: March 2001

NORTH ↑

(This space reserved for official comments)



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

Primary #
HRI #
Trinomial

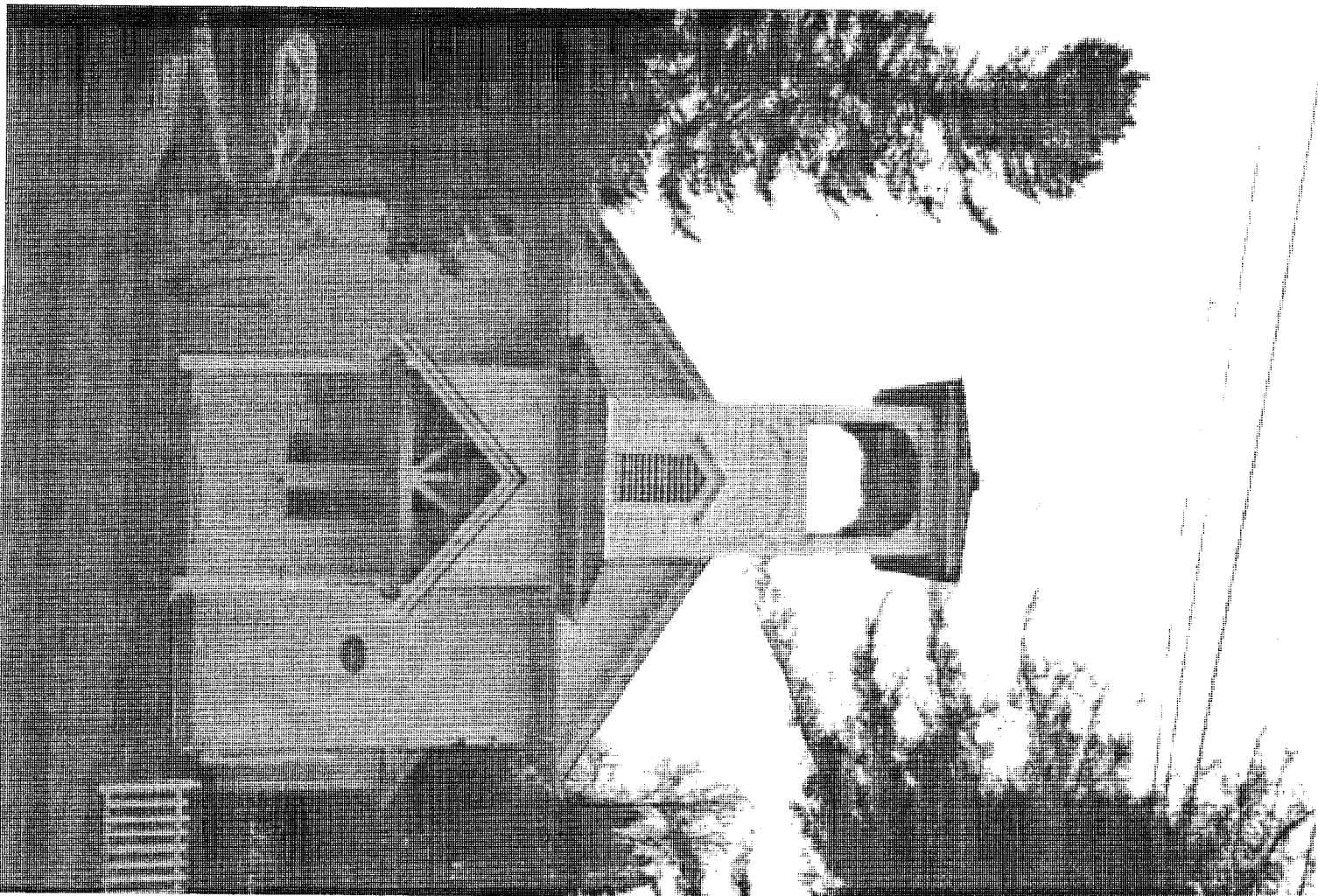
Page 3 of 3

*Resource Name of # (Assigned by recorder) SCC20R

*Recorded by A.Engle/C. Duval

*Date March 2001

ATTACHMENT 1
☒ Continuation ☐ Upd



Front Facade

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 _____

Fsge 1 of 2

*Resource Name or # (Assigned by Recorder):

SCC02R

Pl. Other Identifier: 79

ATTACHMENT 1

● P2. Location: Not for Publication X Unrestricted *a. County Santa Cruz
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Watsonville West Date 1954 Revised 1994

Mt Diablo B.M.

c Address: 2555 Valencia Road

City Aptos

ZIP: 95003

d. UTM: (Give more than one for large/linear resources) 10S 600882mE 4095073mN

e Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 105-171-05

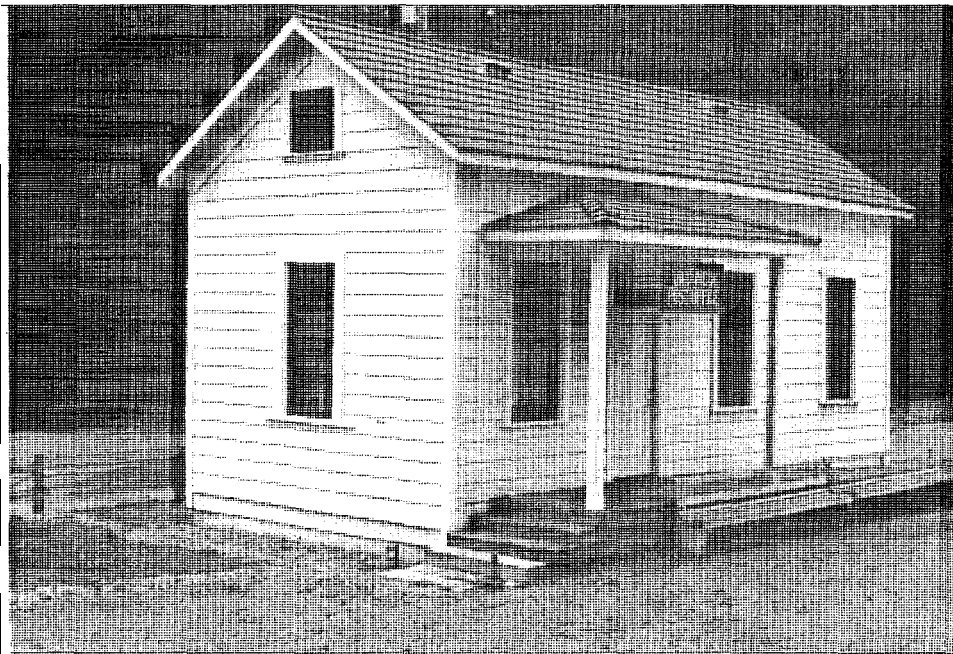
● F3a. Description:: (Describe resource and its major elements. include design, materials, condition, alterations, size, setting, and boundaries)

A **small single-story** vernacular National Style building, this rectangular shaped building is located at the front of Valencia Hall and is situated on the site with the front entry facing away from the street and towards the new parking area constructed in the 1990s. The roof is moderately pitched and side-gabled and has recently-installed composition shingles. Short eaves have some exposed rafter tails and outriggers that would have original been concealed. An offset open porch with a shallow hipped roof covers the entry door. The porch is accessed at the sides with steps and a ramp. The front door is a contemporary replica with a single-lite transom above and is framed with flat board casings. An earlier entry at one gable end of the building appears to have been filled in. Fenestration consists of four over four double-hung windows with wood sash with the exception of a small square window tucked centrally under the eaves at one of the gable ends.

The building sits on a raised concrete foundation and is sheathed in channel rustic drop siding that extends the full height of the walls from foundation to eave. A sign titled "Valencia Post Office" is suspended within the opening of the porch.

*P3b. Resource Attributes: (List attributes and codes) HP39 - Other (museum)

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



P5b. Description of Photo:

(View, date, accession #)

February 2001

View from northeast

*P6. Date Constructed/Age Sources:

c1882

Manning 2000

● P7. Owner and Address:

County of Santa Cruz

701 Ocean Street

Santa Cruz CA 95060

*P8. Recorded by:

A.Engle/C.Duval

Dill Design Group

110 North Santa Cruz Ave

Los Gatos CA 95030

*P9. Date Recorded: March 2 0 0 1

*P10. Survey Type: (Describe)

Survey Update

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

Dill Design Group, Historic Inventory Update Year 1, for the County of Santa Cruz, March 2001.

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

JPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code:

4s

*Resource Name or # (Assigned by recorder):

SCC02R

0694

B. Historic Name: Valencia General store & Post Office

B.I. Common Name: None

B.II. Original Use: General store & Post Office

B4. Present Use: Museum

*B.III. Architectural Style: National Style

*B.IV. Construction History: (Construction date, alterations, and date of alterations)

Built c1882. Relocated in 1990. Restored 1996-99.

ATTACHMENT 1

• B.7. Moved? Yes

Date: 1990

Original Location: Across the street

*B.3. Related Features: Valencia Hall

B.I. Architect: Unknown

b. Builder: Unknown

*B.III. Significance: Theme Govn't & Public Serv Area Aptos Hills

Period of Significance 1882-1909

Property Type Public

Applicable Criteria A & C

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

The Valencia General Store was built by Frederick Hihn in about 1882. The store provided supplies for the residents of the Valencia logging community. The postal service was added in 1893 to serve the town that had about 250 residents at that time. The post office had four postmasters during its 16-year existence; Thomas J. Leonard, Simeon Gibson, Jesse Nicholson, and Frederick Cook. Closed in 1909, mail service was moved to the Aptos post office, and the structure was converted to a private residence. On the side of the building is a wooden plaque that says "F A Hihn Co." It is not known whether the sign indicated that the building was owned by F A Hihn Co. and/or it served as its office.

In 1889, additions to this now historic structure were severely damaged in the Loma Prieta Earthquake. Its owner offered it to Santa Cruz County for inclusion in the Valencia Park Project. After acceptance by the County in 1990, the former General Store/Post Office was moved 150 feet across the street to County-owned property. Between 1996 and 1999 a community volunteer effort, in coordination with Santa Cruz County Parks, Open Space, and Cultural Services, secured the General Store on a new foundation and restored its exterior to its original appearance. As of Spring 2001, the interior is pending restoration, and will serve as a museum on the evolution of the area.

The building, although relocated, remains associated with the area of its original construction and use. It is an important reflection of the development of the area and would appear to qualify for the National Register under Criteria A and C, due to its association with the development of the area as well as due to the architectural distinctiveness as a vernacular rural commercial building. It would therefore also qualify for local listing as an NR-3.

311. Additional Resource Attributes: (List attributes and codes) HP6, HP14 (1-3 story commercial bldg, Govn't bldg)

• 312. References

Hibble, J., Valencia Hall and Post Office, on file at Aptos Chamber of Commerce.

Manning, P. Aptos Times, March 2000.

US Postal Service Records, National Archives

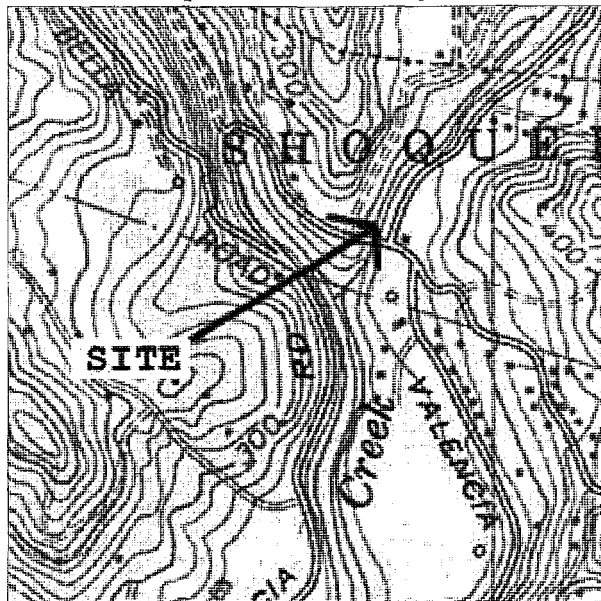
E.13. Remarks: None

• 814. Evaluator: Franklin Maggi

*Date of Evaluation: March 2 00 1

NORTH

(This space reserved for official comments)



**NOTICE OF EXEMPTION FROM THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The County of Santa Cruz has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15329 of CEQA for the reason(s) which have been checked on this document.

Application No.: N/A

Assessor Parcel No.: Various

Project Location: County-wide

Project Description: Update and revisions to the County Historic Resources Inventory

Person or Agency Proposing Project: County of Santa Cruz

Phone Number: (831) 454-3172

- A. ☐ The proposed activity is not a project under CEQA Guidelines, Sections 1928 and 501.
- B. ☐ Ministerial Project involving only the use of fixed standards or objective measurements without personal judgement.
- C. ☐ Statutory Exemption other than a Ministerial Project.
Specify type:

D. Categorical Exemption

- | | |
|--|---|
| <input type="checkbox"/> 1. Existing Facility | <input type="checkbox"/> 17. Open Space Contracts or Easements |
| <input type="checkbox"/> 2. Replacement or Reconstruction | <input type="checkbox"/> 18. Designation of Wilderness Areas |
| <input type="checkbox"/> 3. New Construction of Small Structure | <input type="checkbox"/> 19. Annexation of Existing Facilities/Lots for Exempt Facilities |
| <input type="checkbox"/> 4. Minor Alterations to Land | <input type="checkbox"/> 20. Changes in Organization of Local Agencies |
| <input type="checkbox"/> 5. Alterations in Land Use Limitations | <input type="checkbox"/> 21. Enforcement Actions by Regulatory Agencies |
| <input type="checkbox"/> 6. Information Collection | <input type="checkbox"/> 22. Educational Programs |
| <input checked="" type="checkbox"/> 7. Actions by Regulatory Agencies for Protection of the Environment | <input type="checkbox"/> 23. Normal Operations of Facilities for Public Gatherings |
| <input type="checkbox"/> 8. Actions by Regulatory Agencies for Protection of Nat. Resources | <input type="checkbox"/> 24. Regulation of Working Conditions |
| <input type="checkbox"/> 9. Inspection | <input type="checkbox"/> 25. Transfers of Ownership of Interests in Land to Preserve Open Space |
| <input type="checkbox"/> 10. Loans | <input type="checkbox"/> 26. Acquisition of Housing for Housing Assistance Programs |
| <input type="checkbox"/> 11. Accessory Structures | <input type="checkbox"/> 27. Leasing New Facilities |
| <input type="checkbox"/> 12. Surplus Govt. Property Sales | <input type="checkbox"/> 28. Small Hydroelectric Projects at Existing Facilities |
| <input type="checkbox"/> 13. Acquisition of Land for Wild-Life Conservation Purposes | <input type="checkbox"/> 29. Cogeneration Projects at Existing Facilities |
| <input type="checkbox"/> 14. Minor Additions to Schools | |
| <input type="checkbox"/> 15. Minor Land Divisions | |
| <input type="checkbox"/> 16. Transfer of Ownership of Land to Create Parks | |

E. Lead Agency Other Than County:

Steven Guiney, Project Planner

Date

BEFORE THE HISTORIC RESOURCES COMMISSION OF THE COUNTY OF 0696
SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. 01-2001

On the Motion of Commissioner **Fi sher**
duly seconded by Commissioner **Low**
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 provides 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 been charged to evaluate the historic resources in the County of Santa Cruz; and

WHEREAS, the County of Santa Cruz is a Certified Local Government as determined by the State Historic Preservation Officer and within the meaning of California Public Resources Code Section 5020.1(b); and

WHEREAS, pursuant to a contract authorized by the Board of Supervisors, the County has contracted with a consultant to conduct an intensive survey of certain properties that either are proposed for possible historical resources designation and addition to the Historic Inventory or for which the existing historic rating is proposed to be changed; and

WHEREAS, the consultant has completed its survey and delivered a draft work product consisting of completed Department of Parks and Recreation historic evaluation forms; and

WHEREAS, it is recommended that the Historic Resources Inventory be amended to add new properties to the Inventory and to revise the National Register (NR) rating of significance of certain historic properties in the County of Santa Cruz; and

WHEREAS, the Historic Resources Commission conducted a properly noticed public hearing on the proposed amendments; and

WHEREAS, the Historic Resources Commission considered the environmental determination, the staff report, all evidence presented and all public testimony.

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 add or change the National Register (NR) rating of significance of certain historical properties as set forth in Exhibit A attached hereto.

PASSED AND ADOPTED by the Santa Cruz County Historic Resources Commission on this, 9th day of May the following vote:

AYES:	Commissioners	Fisher, Kennedy, Low, and Manning
NOES:	Commissioners	None
ABSENT:	Commissioners	None
ABSTAIN:	Commissioners	None

Chairperson

ATTEST: Steven Guiney
STEVEN GUINEY, Secretary

APPROVED AS TO FORM:

Patricia
County Counsel



County of Santa Cruz

HISTORIC RESOURCES COMMISSION

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

April 4, 2001

Historic Resources Commission
 701 Ocean Street
 Santa Cruz CA 95060

AGENDA: April 11, 2001

SUBJECT: PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE HISTORIC RESOURCES INVENTORY FOR THE COUNTY OF SANTA CRUZ

Members of the Commission:

The matter before your Commission involves the adoption of a recommendation to the Board of Supervisors regarding amendments to the Historic Resources Inventory and approval of certain revisions and clarifications to the text of the Historic Resources Inventory that do not affect existing National Register ratings.

INTRODUCTION

In August of 2000, Dill Design Group was selected to perform an update of the Historic Resources Inventory. The update consisted of corrections to existing text of the Inventory, review of the current rating of properties already on the Inventory, and review of properties not currently on the Inventory for possible inclusion on the Inventory. Included within this update are 41 properties. Of these, six are properties that have not been evaluated previously that are proposed to be designated as historical resources and added to the Inventory; nine are properties that have been evaluated previously and were at that time determined to be ineligible for designation as historical resources; nine are properties that already are designated as historical resources on the Inventory where the historical rating is proposed to be revised; and 17 are properties already designated as historical resources on the Inventory where the text of the Inventory is proposed to be revised.

One of the proposed additions to the Inventory, Sand Rock Farm/Liliencrantz Ranch, was previously evaluated but not sent to the Board of Supervisors for approval. That property is also before your Commission today (see Exhibit C).

HISTORIC RESOURCES INVENTORY

The Historic Resources Inventory Survey rates each surveyed property from 1 to 6, according to the National Park Service system of classifying historic properties based on their level of significance and potential for listing on the National Register of Historic Places (Exhibit F). Only properties rated between “1” and “5” are considered to be historically significant and are recommended for inclusion in the County’s Historic Resources Inventory, and thereby become subject to County Code Chapter 16.42 (Historic Preservation). Properties rated as “6” are included in the Historic Survey for information purposes only, as a clear record that the property has been reviewed and determined to lack adequate significance to warrant protection. The historic preservation regulations do not apply to these properties.

Properties included in the County’s Inventory of Historic Resources (NR1 to NR5) are subject to Historic Resources Commission review and approval for alteration to or relocation or demolition of historic structures. Also, new signs or changes in existing signs on such properties require review by the Historic Resources Commission. Alterations which do not cause a change in the structure’s exterior appearance are not subject to review. Review is also not required for such projects as painting, interior remodeling, landscaping, and ordinary maintenance which does not change the structure’s exterior design or materials.

REZONING OF HISTORIC PROPERTIES

Properties included in the County Historic Resources Inventory (NR1 to NR5) will be rezoned to the “L” (Landmark) Combining Zone District subsequent to the Board of Supervisors adoption of the Inventory amendments. The purpose of the rezoning is to clearly identify these properties as being historically designated and therefore subject to County historic preservation regulations. This will serve to provide early notice to property owners, staff, and the public that certain projects on these properties are subject to historic review.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REVIEW

The determination by the County Environmental Coordinator is that the project is exempt from CEQA as the project purpose is to protect historically significant structures and resources. The Notice of Exemption is included as Exhibit E.

CONCLUSION AND RECOMMENDATION

The consulting historian, with your Commission’s assistance, has recommended the adoption of various amendments to the Historic Resources Inventory which Commissioners received either at the March meeting or by mail subsequently. Exhibit 3 contains a listing of all of the proposed amendments to the Inventory and indicates the recommended action (i.e., add to the inventory, change the historical rating, or change the text of the Inventory). Exhibit D is a draft of revisions to the text only of several

properties already on the Inventory; no change is proposed in the historic rating of those properties.

The proposed additions and revisions to the Inventory are necessary to ensure protection of properties in the County that are part of the historical heritage of the County, state, and/or nation. Without the proposed protection, that heritage would be lost. The revisions to the text only of the Inventory is necessary to ensure that the information about those properties is correct. Correct historical and architectural information facilitates further historical research and facilitates accurate interpretation of the County's history.

It is therefore RECOMMENDED that your Commission take the following actions:

- 1) Conduct a public hearing on the proposed amendments to the Historic Resources Inventory, and
- 2) Adopt the attached resolution (Exhibit A) recommending the amendments to the County's Historic Resources Inventory to the Board of Supervisors, and
- 3) Direct staff to forward this recommendation to the Board of Supervisors, and
- 4) Approve proposed revisions to only the text of the Historic Resources Inventory; and
- 5) Approve the attached Notice of Exemption (Exhibit D) determining the project to be exempt from review under the California Environmental Quality Act.

Sincerely,

Steve Guiney
Project Manager

- Exhibits:
- A. Resolution Recommending Historic Resources Inventory Amendments to the Board of Supervisors
 - B. List of Recommended Amendments
 - C. Primary Record forms and Building, Structure, and Object Record forms for Sand Rock Farm/Liliencrantz Ranch
 - D. Draft survey forms where only text revisions are proposed
 - E. Environmental Determination
 - F. Historic Significance Ratings (County Code Section 16.42.080(d))
 - G. Request for continuance of consideration of APN: 77-161-01



County of Santa Cruz

HISTORIC RESOURCES COMMISSION

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 85060
 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

HISTORIC RESOURCES COMMISSION APRIL 2001 *DRAFT* MINUTES

April 11, 2001
 4:30 p.m.
 REGULAR MEETING

Board of Supervisors Chambers
 County Building, 5th Floor
 Santa Cruz CA 95060

I. CALL TO ORDER/ROLL CALL

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

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

Commissioners Absent: Jacqui Low (excused)

Staff: Steven Guiney

Member of the Public Present: Charlene Duval, historic consultant; Leslie Dill of Dill Design Group, historic consultants; Dave Bowersock, Russell Gross, Thomas Kelly, Tim Seidl, and Lyn Sheehan

II. AGENDA APPROVAL OR MODIFICATION

Staff recommended that Item VI be heard before Item V.

III. APPROVAL OF MINUTES

The minutes of the meetings of November 8, 2000 and January 10, 2001 were approved unanimously. No action was taken on the minutes of the meetings of February 14, 2001 and March 14, 2001 because of a lack of a quorum of Commissioners who were present at the February and March meetings.

0702

IV. PUBLIC COMMUNICATION

There were no public communications.

VI. NEW BUSINESS: HISTORIC INVENTORY UPDATE (PUBLIC HEARING AND ACTION) This item was heard before item V so that members of the public attending the meeting to speak on the recommended additions and revisions to the Historic Resources Inventory could do so as early as possible.

Staff reported that two letters had been received on this item, one of which requested a continuance to the next Commission meeting of consideration of APN 077-161-01, and one of which stated that the owner did not want APN 041-022-14 included on the Historic Resources Inventory. Staff also received six telephone calls on this item. Two of those callers general expressed concern about what the proposed action would mean, three of the callers expressed opposition to designation of their properties as historic, and one caller asked for a continuance to the next Commission meeting of consideration APN 078-181-18.

Staff stated that there were two changes to the list of revisions recommended by the consultant: 1) the recommended downgrading of Valencia Hall, from NR1 to NR3, was not appropriate because the structure was in fact on the National Register, and 2) the recommended revision to the rating of the Alice Wilder House contained an incorrect reference to the structure being currently rated as NR5, when in fact it was currently rated as NR6.

The following owners of five of the properties recommended to be added to the Historic Resources Inventory or to have their current rating upgraded appeared and spoke concerning their properties:

1. Mr. Dave Bowersock, owner of APN 041-042-11, 8090 Soquel Drive, Aptos, requested that his property not be included on the Historic Resources Inventory. Commissioner Manning expressed interest in discussing the issues with Mr. Bowersock and recommended continuing this item.
2. Mr. Thomas Kelly, owner of APN 077-093-16, 280 Fairview, Ben Lomond, requested that his property not be included on the Historic Resources Inventory. This was the third time that his property was considered for inclusion on the Inventory. Mr. Kelly did not feel that there were compelling reasons to designate the property as historic and he felt that such a designation would inhibit his ability to continue the work he has already done to make the structure a true Victorian. Commissioner Kennedy questioned Mr. Kelly about the builders and early occupants of the house and their relationship to the history and development of the San

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Lorenzo Valley. Leslie Dill, County historic consultant, spoke to the significance of the structure. It was recommended that this item be continued and that staff send Mr. Kelly a copy of Chapter 16.42 and the DPR form regarding his property.

3. Mr. Russell Gross, one of the owners of APN 077-093-08, 9500 Central, Ben Lomond, asked what the significance was of his property being upgraded from NR5 to NR3. Commissioners explained that the upgrade in rating would have no effect on what he could or couldn't do with his property, that is, the review process for any proposed changes would be the same, but that it could make the structure eligible for listing on the National Register. Mr. Gross was not opposed to the upgrade.
4. Mr. Tim Seidl, owner of APN 077-041-21, 275 Fairview, Ben Lomond, expressed concern that listing of his property would negatively affect the resale value.
5. Lyn Sheehan, owner of APN 041-281-58, 6901 Freedom Blvd., Aptos, was supportive of the addition of her property to the Inventory and stated that she had discovered additional information about the history of the property. Because the DPR forms did not include a proposed rating, staff originally recommended listing at NR5, the lowest level included on the Inventory. Commissioner Manning expressed a desire to list the property as NR3, due to its historic significance.

Commissioner Kennedy moved to continue consideration of APNs 041-042-11, 077-093-16, 077-161-01, and 078-181-18 until the Commission's May meeting. The motion was seconded by Commissioner Manning and passed 4-0.

Commissioner Manning moved to continue consideration of APN 039-232-01 until the Commission's May meeting. The motion was seconded by Commissioner Kennedy and passed 4-0.

Commissioner Manning moved to continue consideration of APN 042-222-46 until the Commission's May meeting. The motion was seconded by Commissioner Kennedy and passed 4-0.

Commissioner Manning moved to continue consideration of APN 041-021-10 until the Commission's May meeting. The motion was seconded by Commissioner Kennedy and passed 4-0.

Commissioners noted some rating differences between the original draft forms received from the consultant in March and those received at the current meeting.

Commissioner Kennedy moved to concur with the staff recommendation on the remaining properties, except that APN 041-281-58 be rated at NR3 rather than NR5. Commissioner Fisher moved to amend Commissioner Kennedy's motion to indicate that the revised ratings be those as given in the consultant's draft forms delivered to the Commission at the March meeting, rather than on the second drafts received at the current meeting. The amended motion was seconded by Commission Hoffman and passed 4-0.

Commissioner Manning moved to accept all of the text-only changes to the San Lorenzo Valley properties already on the Inventory, as developed by Commissioner Kennedy. Commissioner Fisher seconded. The motion passed 4-0.

V. OLD BUSINESS

- A. Review of December minutes regarding HRC action on Forest Hall, Mt. Hermon. Commissioner Kennedy requested that the minutes of the December 2000 meeting be brought back to the Commission to make it very clear and public that the Mt. Hermon Association was in fact directed by the Commission to rename the new building on the site of the demolished Newton Memorial building the Newton Memorial building.
- B. Cost of additions/remodels and triggering of accessibility requirements
Staff reported on this item in response to a request from the Commission at the March meeting. Staff reported that, according to Michael Bush, the Planning Department's accessibility coordinator, 1) if there is a change in use, then the project must provide full accessibility; 2) if the use is not proposed to change and if the cost of additions/remodel is less than or equal to \$90,000, then 20 percent of the construction budget must go toward accessibility; and 2) if the cost is greater than \$90,000, then full accessibility is required.
- C. CLG Grant (REPORT)
Staff reported that, due to time constraints and other duties, there was not enough time for staff to complete a grant request this year.
- D. Mills Act (INFORMATION/DISCUSSION)
This item was continued due to time constraints

VII. COMMISSIONER PRESENTATIONS

There were no Commissioner presentations

VIII. WRITTEN COMMUNICATIONS

There were no written communications

IX. ADJOURNMENT

The meeting was adjourned at 6:45 p.m.



County of Santa Cruz

HISTORIC RESOURCES COMMISSION

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

HISTORIC RESOURCES COMMISSION MAY 2001 *DRAFT* MINUTES

May 9, 2001
4:30 p.m.
REGULAR MEETING

Planning Department, Room 418
County Building, 4th Floor
Santa Cruz CA 95060

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 4:38 p.m.

Commissioners Present: Terri Fisher, Barbara Kennedy, Jacqui Low,
Pat Manning

Commissioners Absent: Ray Hoffman (excused)

Staff: Steven Guiney and Mark Deming

Member of the Public Present: Charlene Duval, historic consultant; Amber
Engle of Dill Design Group, historic
consultants; Jay Baker; Rick Thomas; Joe
Dihl; Ursula Grunwald; Dave Robinson;
Louis Bock

II. AGENDA APPROVAL OR MODIFICATION

Chair Fisher recommended that Item VI.A.6 be moved to the head of VI.A.

III. APPROVAL OF MINUTES

The minutes of the meetings of February 14, 2001 and March 14, 2001 were approved unanimously. Consideration of the minutes of the meeting of April 11, 2001 was continued to June so that Commissioners could undertake a more thorough review of those minutes.

IV. PUBLIC COMMUNICATION

Mark Deming discussed the HRC budget. He stated that the proposed budget for fiscal year 2001-2002 had \$8,000.00 for continuing contracts for the Historic Inventory update, \$2,100.00 for education and training, \$500.00 for a

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Preservation Week speaker, \$500.00 for in-house duplicating, and \$500.00 for outside printing. He also stated that the current fiscal year budget has \$500.00 for a Preservation Week speaker.

V. NEW BUSINESS: PUBLIC HEARING ON PROPOSED HISTORIC PRESERVATION PLANS

1. APPLICATION #: 01-0103
 APN: 081-252-16
 ADDRESS: 12547 Highway 9, Boulder
 Creek
 HISTORIC NAME: Christian Science Church
 CURRENT NAME: San Lorenzo Valley Museum
 APPLICANT: Boulder Creek Historical
 Society
 OWNER: Same
 RANKING: NR5
 APPLICATION DESCRIPTION: Replace two existing pre-
 fabricated metal outbuildings with a new heated warehouse for
 historical museum on a site where a historically designated
 building exists.

Staff presented a brief report on the proposal, recommending approval of the proposed Historic Preservation Plan. Due to her affiliation with the applicant organization, Commissioner Kennedy did not participate in the discussion or vote on this item. Commissioner Fisher questioned the applicant about the windows, specifically if they would be wood, and if the lesser roof pitches of the museum would be replicated on the proposed building. The applicant responded affirmatively to both questions and also stated that the color of the new structure would be the same as that of the museum. Commissioner Low moved approval of the proposal with the main pitch of the new structure's roof to match the pitch of the roof on the bathroom portion of the museum and that the exposure of the siding shingles match that on the museum, that the colors match, and the window frames be of wood. Commissioner Manning seconded the motion. The motion was approved 3-0, with Commissioner Kennedy abstaining.

2. APPLICATION #: 01-0098
 APN: 058-092-07
 ADDRESS: 100 Riverside Avenue,
 Davenport
 HISTORIC NAME: Hotel d'Italia Livery Stable
 CURRENT NAME: Aeolus Boat Works
 APPLICANT: Joe Dihl
 OWNER: Same
 RANKING: NR5
 APPLICATION DESCRIPTION: Relocate six 600 square foot
 cottages from Pigeon Point for storage for existing commercial

boat and sail manufacturing facility on a site where a historically designated building exists.

Staff presented a brief oral report and recommended denial of the proposed Historic Preservation Plan (HPP), stating that it did not conform to two of the six criteria for approving an HPP. The applicant, Mr. Joe Dihl, addressed the Commission, discussing the history of the site and the no-longer-existing Hotel d'Italia, the similarity between the cottages proposed to be relocated to the site and nearby small buildings in Davenport, discussed using the cottages for non-habitable storage space or maybe habitable rentals, and presented the Commission with a variety of photographs and plans. Commissioner Fisher stated her disagreement with staff's recommendation of denial, that the livery stable was a secondary outbuilding not designed to look like the hotel, and that the proposed new structures should not have to duplicate a secondary structure. She also expressed concern to the applicant over the apparent lack of certainty about what the relocated structures would be used for, their location, and parking and suggested that withdrawal or continuance of the application might be appropriate. Commissioner Low stated that the plans seem preliminary, but in general approves of the relocation of the structures to this site. Commissioner Kennedy stated that a continuance might be a good idea. Commissioners were concerned about a lack of action now and how that would affect the completeness of the applicant's development permit application. Staff explained that the development application might or might not be incomplete for further processing based on other agencies/departments reviews, and that if the Commission took no action today, the development permit application would be incomplete pending Commission action. Commissioner Low and Commissioner Fisher did not like the cinder-block foundations shown on the plans. Commissioners gave direction to the applicant to decide where structures would go and what they would be used for, to find out from Building what type of foundation was required/allowed in the floodplain, to include wooden landing, stairs, and railing appropriate to the period of the hotel, to show landscaping and height above grade, and to return to the Commission in June with revised plans. Staff told Mr. Dihl that to be on the June agenda, he must submit revised plans within three weeks. Commissioner Kennedy moved to continue the HPP review until the HRC meeting of June 13. Commissioner Low seconded. The motion was approved 4-0.

VI. OLD BUSINESS

A. CONTINUED PUBLIC HEARING TO CONSIDER ADDITION OF THE FOLLOWING PARCELS TO THE COUNTY'S HISTORIC RESOURCES INVENTORY:

- | | |
|---|---|
| <p>1. 039-232-01
7996 Soquel Drive
Aptos
Jose Arano House
Staff recommendation:
Revise from NR5 to NR4</p> | <p>5. 077-093-16
280 Fairview Avenue
Ben Lomond
Kenville House
Staff recommendation:
Add to the Inventory as
an NR5</p> |
| <p>2. 041-021-10
8057 Valencia Street
Aptos
Unnamed House
Staff recommendation:
Revise from NR5 to NR3</p> | <p>6. 077-161-01
9244 Highway 9
Ben Lomond
Dickinson Hotel
Staff recommendation:
Add to the Inventory as
an NR5</p> |
| <p>3. 041-042-11
8090 Soquel Drive
Aptos
Patrick Walsh House
Staff recommendation:
Add to Inventory as an
NR3</p> | <p>7. 078-181-18
300 Hillside Avenue
Ben Lomond
Alice Wilder House
Staff recommendation:
Revise from NR6 to NR3</p> |
| <p>4. 042-222-46
309 Rio del Mar
Aptos
Unnamed House
Staff recommendation:
Add to the Inventory as
an NR5</p> | |

Staff reported that three phone calls and two letters were received about two of the properties on this list. One call was about the Jose Arano House and what the HRC action would mean, but the caller was not opposed to upgrading the rating. One phone call and a letter were received from the owner of the Alice Wilder House requesting that the HRC not change the rating from NR6 to NR3 or at least continue the item so that he could discuss it with the HRC. One letter was received from the owner of the Kenville House requesting a continuance because of scheduling conflicts. Commissioner Manning stated that she had talked with the owner of the Patrick Walsh House who had appeared at the April meeting and expressed his opposition to his house being listed as an NR3 and he

had agreed to have the property designated NR6 and to have Commissioners and/or the historic consultant to make a site visit to more thoroughly evaluate the house and perhaps agree to a rating upgrade in the future. Commissioners expressed a desire for ordinance changes that would give some sort of protection to properties rated NR6. Commissioner Kennedy spoke about the Kenville House and the owner's request for a continuance. She stated that although Mr. Kenville was an important builder in the Ben Lomond area and therefore his house could have historic significance, she did not think the existing structure, with the changes the current owner has made, looked at all like the original house. She would not object to its not being placed on the Inventory. The historic consultant was asked about how ornamentation not appropriate to the time or style of original construction, or other changes affect the historical integrity of a structure. The consultant stated that if the importance of the structure is based on its historical significance and if the changes are reversible, then there could still be historic integrity. If the importance of the structure was based on the architecture and if the changes are not reversible, then there is probably little architectural significance. The owner of the Dickinson Hotel was at the meeting but left before the Commission reached his item. He left a brief note stating that he was opposed to his property being listed on the Inventory. Commissioner Kennedy stated that hotels were very important in the Ben Lomond area after the mills closed as tourism became more important to the economy of the San Lorenzo Valley and that the Dickinson Hotel needed to be on the Inventory to ensure its protection. Commissioner Kennedy also spoke about the Alice Wilder House and the owner's contention that the house had so many changes that it was not appropriate for it to be changed from an NR6 to a higher rating. She felt that if the historic associations were strong enough, the physical changes might not matter, but that she would not push for revising its rating. Commissioner Fisher moved to recommend to the Board of Supervisors the changes and additions as recommended by staff, except for the Kenville House (to be continued) and that the Patrick Walsh House be designated as an NR6 rather than an NR3. Commissioner Low seconded. Commissioner Fisher then amended the motion to not include any change to the rating of the Alice Wilder House but leave it as an NR6. Commissioner Low seconded. The motion passed 4-0. Commissioners discussed adding language requesting an additional \$2,000.00 be added to the Commission's fiscal year 2001-2002 budget for the on-going Inventory update, so that there would be a total of \$10,000.00.

**B. ACCEPTANCE OF HISTORIC RESOURCES INVENTORY UPDATE
AS REVISED BY CONSULTANT PER HRC ACTION OF APRIL 11,
2001**

Staff informed the Commission that of the DPR forms in the revised update, three did not reflect the Commission's April action directing that the ratings be those as shown in the original draft. These three forms involved 1) 408 Trout Gulch Road, APN 041-022- 14, originally shown as NR4, while the revision stated NR3; 2) the Jose Arano House, 7996 Soquel Drive, APN 039-232-01, originally shown as NR4, while the revision stated NR5; and 3) the Pines, or the Corbett House, 9525 Brookside Avenue, APN 077-111-05, originally shown as NR5, while the revision stated NR4. Commissioner Fisher moved to accept the revisions with changes to these three DPR forms to reflect the Commission's

0710

April action to have the ratings be those as shown on the original draft forms.
Commissioner Kennedy seconded. The motion passed 4-0.

C. MILLS ACT (INFORMATION/DISCUSSION)

This item was continued due to lack of time.

VII. COMMISSIONER PRESENTATIONS

There were no commissioner presentations.

VIII. WRITTEN COMMUNICATIONS

There were no written communications

IX. ADJOURNMENT

The meeting was adjourned at 7:11 p.m.

ATTACHMENT 6

0711

(d) Rating of Significance: For purposes of administering the

 historic preservation program, general public information, and to aid in the nomination of historic resources to the National Register, designated historic structures, objects, sites and districts shall be assigned a National Register (NR) Rating Code for historic significance based upon guidelines published by the United State Department of Interior, National Park Service as follows:

NR 1 A property listed in the National Register of Historic

 Places

NR 2. A property that has been determined to be eligible for

 listing on the National Register by the U.S. Department of the Interior.

NR 3 A property eligible, in the opinion of the County

 Historical Resources Commission, to be listed on the National Register of Historic Places.

NR 4 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.

NR 5 A property determined to have local historical signif-

 icance.

(e) Combining Designations. Designated historic sites and

 districts shall be assigned one or more of the following combining designations in addition to a rating of significance pursuant to paragraph (d) above:

-D (District) A geographically defined area of nation-
 --
 wide, state or local historical significance possessing a significant concentration, linkage, or continuity of sites, buildings, structures, and/or objects united by past events or aesthetically by plan or physical development;

-S (Site) A parcel of land or property previously occu-
 --
 pied by an historical structure, the scene of a past historical event, or a place associated with an historical person.

(f) Potentially Significant Properties. The County shall

 maintain a listing of those properties which have been evaluated and determined to be ineligible for designation as an historical resource based on the criteria in paragraph (c) above and/or due to their deteriorated architectural integrity or condition. These properties shall be given a rating of significance of NR-6

and may be re-evaluated periodically based on new conditions of improvements to the architectural integrity and condition of the structure.

(g) Recording of Notice of Historic Resource Designation.

Whenever an historical resource has been included in the Santa Cruz County Historic Resources Inventory by the Board of Supervisors, the Planning Director shall cause to be filed for record with the County Recorder, a Notice of Historic Resource, Designation specifying the names of the owners of record, a description of the historic resource and its historic and/or architectural value, and a statement that the historic resource so described is subject to the provisions of the County Code, Chapter 16.42, Historic Resource Preservation. A copy of the recorded notice shall be sent to the property owner. Failure to record a Notice of Historic Resource Designation with the County Recorder does not invalidate the requirements of this Chapter.

(h) Project Referrals: Following receipt of an application for

approval of a Land Division, Development Permit, Building Permit or Demolition Permit, the Planning Director may suspend permit processing and refer the project property to the Historic Resources Commission for a determination of whether the property constitutes an historical resource which should be considered for addition to the County Inventory of Historic Resources for protection of its historic and/or architectural values. The Historic Resources Commission shall consider the referral at the next available Commission meeting, at which time the Commission shall decide whether or not to initiate an amendment as provided in Section 16.42.080(b) to add the property to the Inventory of Historic Resources.

(i) Pending Designations: Once an amendment to the Inventory

of Historic Resources has been initiated to designate a property as an historical resource, no permit may be approved for any project affecting the property until either:

1. Final action has been taken to reject the amendment, or
2. Any required project review or approval of an Historical Resource Preservation Plan by the Historic Resources Commission has been obtained.

16.42.090 HISTORIC BUILDING CODE APPLICABILITY

The State Historic Building Code, Title 24, of the California Administrative Code, shall be applicable to the issuance of Building Permits for changes to the interior and/or exterior of structures designated as historic resources. If proposed improvements to a structure not previously designated as an historical resource would make the structure eligible to be designated as an historical resource, and if the owner submits an application for such designation by the County, then the Historic Resources Commission may authorize the application of the Historic Building Code to the issuance of Building Permits for the proposed improvements.

To : STEVE GUINEY, FA+ 454-2131

4/2/01 0713

FROM :

RICK J. THOMAS
P.O. Box 3
Ben Lomond, CA 95008
Tel. (925) 336-2882 - FA+/TEL
821

ATTACHMENT

Re: April 11, 01 Historic Resources Comm.

I AM UNABLE TO MAKE THIS MEETING DUE TO PRIOR
COMMITMENT. PLEASE DELETE # B-6 [77-161-01, 9244 MWY.9
FROM AGENDA + CONTINUE TO LATER DATE

R. J. Thomas

EXHIBIT G

Ray McCawley
105 Pebble Beach Court
Aptos, CA 95003

0714

ATTACHMENT 7

April 6, 2001

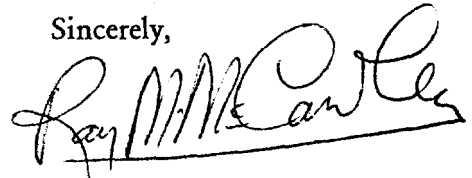
Historic Resources Commission
Santa Cruz County Planning Dept.
701 Ocean St., Room 406B
Santa Cruz, CA 95060

Dear Sirs,

As property owner of Parcel # 041022-14, 408 Trout Gulch Road, Aptos, CA 95003, I have been informed by mail that this building has been reevaluated, and is now proposed to be designated as an historic resource.

This letter is to inform the Commission that I still do not wish this property to be included in the county's historic inventory. The small building has no historic value and continues to deteriorate. Sometime soon it will need to be demolished and the parcel rebuilt with another building that can remain useful for another hundred years.

Sincerely,

A handwritten signature in black ink, appearing to read "Ray McCawley", written over a horizontal line.

Ray McCawley