



# County of Santa Cruz

0101

## BOARD OF SUPERVISORS

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

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

JANET K. BEAUTZ  
FIRST DISTRICT

ELLEN PIRIE  
SECOND DISTRICT

MARDI WORMHOUDT  
THIRD DISTRICT

TONY CAMPOS  
FOURTH DISTRICT

JEFF ALMQUIST  
FIFTH DISTRICT

AGENDA: 2/12/02

January 30, 2002

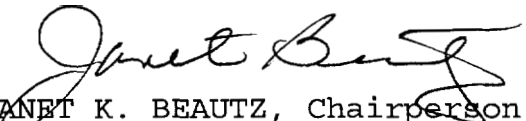
BOARD OF SUPERVISORS  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

RE: ANNUAL REPORT OF THE HISTORIC RESOURCES COMMISSION

Dear Members of the Board:

Attached is the Annual Report of the Historic Resources Commission for calendar year 2001. I recommend that the Board accept and file this report and direct the Chairperson to thank the members of the Commission for their efforts on the County's behalf.

Sincerely,

  
JANET K. BEAUTZ, Chairperson  
Board of Supervisors

JKB:ted

cc: Historic Resources Commission

01165A6



# County of Santa Cruz

0102

---

## HISTORIC RESOURCES COMMISSION

---

701 OCEAN STREET - 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060

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

## 2001 ANNUAL REPORT TO THE BOARD OF SUPERVISORS

January 1, 2001 through December 31, 2001

### 1. Role of Historic Resources Commission

The role of the Historic Resources Commission is to represent the County in matters pertaining to the protection and preservation of the historic and cultural resources of Santa Cruz County.

### 2. Meeting Dates, Time, and Location

The Historic Resources Commission meets on the second Wednesday of the month from 4:30 – 6:30 p.m. in Conference Room 418 of the Planning Department, with Special Meetings and expanded meeting hours scheduled as needed.

### 3. Commission Structure

The Commission is composed of five members who are residents of the County and have been appointed by the Board of Supervisors. The current members are as follows:

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

### 4. Commission Staff

The Planning Department provides staff to the Historic Resources Commission. Currently, Planner Steven Guiney is staff to the Commission.

## 5. Attendance

See attached roster (Attachment 1) for 2001 Commissioner attendance.

## 6. Annual Goals and Accomplishments

### a) Historic Resources Inventory.

The Commission maintains the County Historic Resources Inventory (Inventory), making changes to the “NR” (National Register) ranking of resources as defined by County Ordinance and the State Historic Preservation Office (SHPO), or by adding or deleting structures from the Inventory, or by modifying existing Inventory listings as needed.

### b) Participation in the Certified Local Government (CLG) Program.

Santa Cruz County is one of 48 local governments, and one of only six counties, in California designated as a Certified Local Government by the State Historic Preservation Office (SHPO). This designation allows the County to compete for grants benefiting local historic preservation efforts. It also involves, but is not limited to, attendance at various historic preservation workshops, comments on historic/cultural resource-related legislation, and preparation of an extensive CLG Annual Report with SHPO.

CLG participation also requires a higher level of Commissioner/Staff expertise and level of training in regards to historic preservation issues.

### c) Timely Review of Project Applications Submitted to the Planning Department.

The Historic Resources Commission, and the Staff to the Commission, are committed to providing thorough, efficient, and timely review of all:

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

### d) Public Education and Preservation Advocacy.

- Brochures funded by CLG grant and County funds outlining the benefits of historic preservation and the County’s Historic Inventory are available for the public and other interested parties.

- Board proclamation of National Preservation Week and various related activities held to commemorate the event.
- Letters/phone calls advocating historic preservation and funding.
- e) Retention and protection of Historically Significant Public Records.
  - Protection of all historically significant public records for the County, including video and audio records.
- 7. **Summary of Reporting Year Activities**
  - a) Workshops/Conferences/Events attended by HRC Commissioners.
    - California Preservation Foundation conference, **San** Diego, CA, 05/01. Persons attending: Commissioners Kennedy, Low, and Manning.
  - b) Meetings attended by Commissioners and Staff, as Commission representatives:
    - Santa Cruz County Conference and Visitor's Council, Board of Directors, on-going regular meetings. Person attending: Commissioner Kennedy (as HRC appointee).
    - Aptos Village Plan study group formed by Supervisor Pirie. Person attending: Commissioner Manning
  - c) Other Activities by Commissioners in support of Historic Preservation
    - Member Board of Directors, Pajaro Valley Historical Association (Commissioner Borg)
    - Chair, Snyder Archive and Collections Committee, PVHA (Commissioner Borg)
    - Newsletter Editor, PVHA (Commissioner Borg)
    - Historical preservation activities of the PVHA:
      - ✓ Major renovation and renewal of the historic Bockius-Orr Garden, Spring 2001
      - ✓ Completion of painting, weather proofing, repair of historic Bockius tank house
      - ✓ Docent for school and other group tours of Bockius-Orr House, Snyder Archive and the Volck Museum in the Carriage House

- ✓ Steering Committee, Committee (meeting since 6/01) for April 27, 2002 Re-enactment of the Departure of the Japanese-American Community from the Pajaro Valley (423 individuals that one day, more later) upon the 60th anniversary. The event is named Liberty Lost; Lesson in Loyalty and sponsored by the Japanese-American Citizens League (JACL). The event includes a re-enactment of the departure on buses to the Salinas Rodeo Grounds Assembly Center for temporary location until permanent location at Poston, Arizona for the duration of World War 11.
  - ✓ Steering Committee to plan the 150th anniversary of the Watsonville Methodist Church, the oldest Protestant congregation in the Pajaro Valley.
  - ✓ Award: Received the Al Smith "Friend of Agriculture" award, March, 2001 (Commissioner Borg)
- Prepared inventory of Aptos Village structures for proposed historic district (Commissioner Manning)
  - Consultant to Hostelling International – American Youth Hostels (Commissioner Fisher)
  - Castro Adobe Ad Hoc Committee (Commissioners Borg and Manning)
  - "Place of Interest in Your Backyard – A Walking Tour of Aptos Village" (Commissioner Manning)
  - Big Basin Redwoods State Park Centennial Celebration: member, Marketing and Merchandising Committee; in charge of managing historic issues (Commissioner Kennedy)
  - Valencia/Aptos Historic Communities Research Project – ongoing (Commissioner Manning).
- d) Review of Proposed Amendment to Historic Resources Inventory
- The Historic Resources Commission reviewed and recommended approval of 22 proposed amendments to the Historic Resources Inventory. Ten of those were revisions to the descriptions of properties already on the Inventory and 12 were new additions to the Inventory (see Attachment 2).
- e) Review of Proposed Historic Resource Preservation Plans:
- The Historic Resources Commission reviewed six Historic Resource Preservation Plans (see Attachment 3) during the course of the year.

f) HRC review/action to protect resources listed on the Historic Inventory from unauthorized impacts

- Based on staff research and the recommendation of the Historic Resources Commission, the Planning Commission approved rezoning forty-six parcels currently on the Historic Inventory to the "L" designated historic resource overlay and rezoning one parcel to have the "L" designation removed.

g) HRC Review of Building Permit Applications affecting designated Historic Resources

- The HRC reviewed six listed resources through its review of pending Building Permit applications (see Attachment 4)

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

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

i) CLG Annual Report

- The HRC submitted the 2000 CLG Annual Report to the State, as required for CLG jurisdictions.

j) Historic Resources Inventory Update

- The HRC held public hearings to consider additions and corrections to the Historic Resources Inventory and recommended to the Board of Supervisors adoption of certain additions and corrections. Twelve new resources were added and the rating of significance of 10 previously designated resources was revised (See Attachment 2).
- The HRC decided that the second year of the Inventory update should be focussed on the creation of an Aptos Village Historic District and selected a consultant to perform the work.

**8. Recommendations**

a) Cost Recovery Fees

- Consideration should be given by the County to charging a minimal fee to recover some of the costs associated with the nominating structures to the inventory or the processing of an application involving Historic Resource Commission review.

0107

- b) Incentives in Support of Historic Preservation
  - o Implement the General Plan policy dealing with the provision of incentives for historic preservation, including implementation of the Mills Act.
- c) CLG Participation
  - Continue participation in the Certified Local Government Program. This enables the Commission to foster ties with the State Historic Preservation Office, the National Park Service's Heritage Preservation Service, and National Trust for Historic Preservation; keep apprised of State and Federal legislative changes and court rulings, and compete for grants.
- d) CLG Grant Award
  - Seek and obtain a year 2002 CLG grant award. Funds could address a variety of Commission needs, including consultant services, training and resources.
- e) "L" (Landmark) zoning
  - Ensure that all listed resources in the Historic Inventory carry the "L": (Landmark) suffix zoning, and can be readily referenced by the County's GIS.
- f) Preservation Advocacy and Outreach
  - Write letters of support and otherwise lobby for strong preservation policies and funding at the State and Federal level.
- g) Prevent "Demolition by Neglect"
  - Consider publication with a press conference of a "dirty dozen" list of designated resources that are at risk of demolition, due to neglect.
- h) Revise Historic Preservation Ordinance
  - Initiate changes to the County's Historic Preservation Ordinance (Chapter **16.42** of the County Code) to update, clarify and correct the Ordinance.
- i) Commissioner/Staff Education and Training
  - Attend conferences and workshops to enhance HRC and HRC Staff knowledge.

0108

j) Plaques for Designated Resources

- At the request of Supervisor Almquist and the City of Scotts Valley, the Historic Resources Commission agreed to discuss a joint San Lorenzo Valley-City of Scotts Valley historic plaque and tour program. Commissioner Kennedy agreed to take the lead in further discussions with the City and other interested parties.
- Explore with City of Santa Cruz, City of Scotts Valley, and McPherson Center availability and cost of plaques for designated resources.

Attachments

cc: Alvin D. James, Planning Director  
HRC Commissioners



## COUNTY OF SANTA CRUZ HISTORIC RESOURCE COMMISSION ATTENDANCE BY COMMISSIONER: 2001

MONTH	COMMISSIONERS				
	Fisher (1 <sup>st</sup> District)	Manning (2 <sup>nd</sup> District)	Low (3 <sup>rd</sup> District)	Hoffman/Borg (4 <sup>th</sup> District)	Kennedy (5 <sup>th</sup> District)
January	P	P	E	P	P
February	P	P	P	U	E
March	P	E	P	U	P
April	P	P	E	P	P
May	P	P	P	*	P
June	P	P	P	*	P
July	U	P	P	*	P
August	<i>The Historic Resources Commission did not meet in August</i>				
September	P	E	P	P	U
October	P	P	E	P	P
November	U	P	P	P	P
December	<i>The Historic Resources Commission did not meet in December</i>				

P = Present at meeting

U = Unexcused absence from meeting (as outlined in the HRC Bylaws)

E = Excused absence from meeting

\* = Due to illness, Commissioner Hoffman's seat was vacant in these months. Commissioner Borg replaced Commissioner Hoffman in September.

Commission Officers:

Chairperson: T. Fisher

Vice-Chair: P. Manning

Proposed Amendments to the Historic Resources Inventory Reviewed by HRC, 2001

The following proposed additions to the Historic Resources Inventory were reviewed by the HRC, recommended to the Board for approval, and were approved by the Board:

- A. Properties that had not been evaluated previously.
1. Vicente Castro House  
7839 Soquel Drive  
Aptos  
APN: 039-471-05  
Owner: John Anthony Miller, trustee  
ACTION: Added to the inventory with a rating **of NR3**
  2. Patrick Walsh House  
8090 Soquel Drive  
Aptos  
APN: 041-042-11  
Owner: David Bowersock  
ACTION: . Given a rating of NR6 (technically, a rating **of NR6** does not constitute designation as a historic resource, but indicates a potentially significant property where further research and/or upgrading of architectural integrity and condition is needed before it can be designated 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  
ACTION: Added to inventory with a rating **of NR3**
  4. Palmtag Silliman House  
87 Sanderling Hill  
Aptos  
APN: 046-072-14  
Owner: Charles Dayle & Julie Bowen  
ACTION: Added to inventory with rating **of NR3**
  5. The Old Cement Plant (the powerhouse building and the roundhouse building)  
700 Highway One  
Davenport  
APN: 058-071-04  
Owner: Lone Star Cement Corp.  
ACTION: Added to the inventory with a rating **of NR3**

0111

6. Egleston House  
116 Old River Lane  
Brookdale  
APN: 079-262-05  
Owner: Michael & Kathryn Diez  
**ACTION:** Added to the inventory with a rating of **NR3**
  7. McLeod House  
12911 Hillside Terrace  
Boulder Creek  
APN: 081-341-03  
Owner: Charles & Kathryn Old  
**ACTION:** Added to the inventory with a rating of **NR3**
- 

**B.** Properties previously evaluated and determined at that time to have been ineligible for designation as historical resources that have been reevaluated and determined to meet the requirements of Section **16.42.080** for designation as historical resources.

1. Unnamed commercial building  
408 Trout Gulch Road  
Aptos  
APN: 041022-14  
Owner: Ray & Carol McCawley  
**ACTION:** Changed the existing rating from **NR6** to **NR4**
2. Unnamed house  
309 Rio del Mar  
Aptos  
APN: 042-222-46  
Owner: Julianio Burton  
**ACTION:** Changed the existing rating from **NR6** to **NR5**
3. The Pines  
9525 Brookside  
Ben Lomond  
APN: 077-111-05  
Owner: Maria Williams  
**ACTION:** Changed the existing rating from **NR6** to **NR5**

4. Dickinson Hotel  
9244 Highway 9  
Ben Lomond  
APN: 077-161-01  
Owner: Rick J. Thomas, trustee  
ACTION: Changed the existing rating from NR6 to NR5
  5. Grover Mill/Brookdale Lodge  
11570 Highway 9  
Brookdale  
APN: 079-142-03  
Owner: William & LeAnn Gilbert  
ACTION: Changed the existing rating from NR6 to NR5
  6. White House Corner  
12875 Highway 9  
Boulder Creek  
APN: 081-202-05  
Owner: Donald & Evelyn Anderson  
ACTION: Changed the existing rating from NR6 to NR3
- 

C. Properties already designated as historical resources in the Historic Resources Inventory where additional research has shown that the historical rating of the property should be revised.

1. Jose Arano House  
7996 Soquel Drive  
Aptos  
APN: 039-232-01  
Owner: Dennis Jacobsen  
ACTION: Revised the existing rating up from NR5 to NR4
2. Rice House  
7992 Aptos Wharf Road  
Aptos  
APN: 039-232-03  
Owner: Robert & Lou Unberger  
ACTION: Revised the existing rating **up** from NR5 to NR4
3. Mt. Carmel Cemetery  
Soquel and State Park Drives  
Aptos  
APN: 039-421-07  
Owner: Resurrection Catholic Church  
ACTION: Revised the existing rating **up** from NR5 to NR3

0113

4. Unnamed house  
502 Trout Gulch Road  
Aptos  
APN: 041-021-03  
Owner: Robert & Michelle Coutts  
ACTION: Revised the existing rating **up** from **NR5** to **NR3**
5. Unnamed house  
8057 Valencia Street  
Aptos  
APN: 041-021-10  
Owner: Lorraine & Miguel Arroyo  
ACTION: Revised 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  
ACTION: Revised 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  
ACTION: Revised the existing rating **up** from **NR5** to **NR3**
8. St. Peter & Paul/Wee Kirk  
9500 Central  
Ben Lomond  
APN: 077-093-08  
Owner: Leonard & Teresa Kuhnlein  
ACTION: Revised 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  
ACTION: Revised the existing rating **up** from **NR5** to **NR3**

0174

**Historic Resource Preservation Plans Reviewed by HRC, 2001**

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

1. APN: 074-171-10, 12  
 ADDRESS: 800 Quail Hollow Road  
 HISTORIC NAME: Quail Hollow Ranch  
 CURRENT NAME: Quail Hollow Ranch  
 APPLICANT: Barry Samuel, Director, County Parks, Open Space and Cultural Services  
 OWNER: County Parks  
 RANKING: NR5

Application to perform minor alterations to Quail Hollow Ranch house, to include 1) replacement of an existing window with door and replacement of deteriorated sliding doors with updated doors in multipurpose/meeting room; and 2) installation of a window in garage.

Steven Guiney presented a brief staff report on the application. Mr. Barry Samuel, County Parks Director, answered questions from Commissioners. Commissioner Manning moved approval of the proposed amendment to the Quail Hollow Historic Preservation Plan. Commissioner Kennedy seconded the motion. The motion was passed unanimously 4-0.

2. APPLICATION #: 01-0020  
 APN: 041-021-11  
 ADDRESS: 8059 Valencia Street, Aptos  
 HISTORIC NAME: Hihn-Aptos Subdivision  
 CURRENT NAME: Hihn-Aptos Subdivision  
 APPLICANT: Otilio and Sonia Quintero  
 OWNER: Same  
 RANKING: NR5  
 APPLICATION DESCRIPTION: Remodel structure by raising the roof three feet and adding a second story floor and upgrading electrical and foundation.

Steven Guiney presented a brief staff report on the application including the status of the commercial development permit that was the genesis of the proposed preservation plan. Commissioner Fisher questioned why the HRC should approve the proposed alterations to the structure if the use may not be approved. She also expressed concern that the way the review process was structured resulted in the HRC sometimes not having the entire picture of a project and that that at times made it difficult to make informed decisions. Commissioner Low felt the main feature of the house was the roof pitch and the proposed change would ruin the architectural integrity of the house. She discussed the possibility of using dormers to accommodate second floor area. Commissioner Fisher felt that the proposed addition and roof pitch change would change the massing and wouldn't fit with the era of the Hihn subdivision and the house. She agreed with Commissioner Low

01 15

proposed addition and roof pitch change would change the massing and wouldn't fit with the era of the Hihn subdivision and the house. She agreed with Commissioner Low regarding dormers and roof pitch change. Commissioner Manning agreed with the comments of Commissioners Low and Fisher. Commissioner Manning moved to deny the preservation plan as submitted. Commissioner Low proposed to amend the motion to add comments that the architectural character of the house and neighborhood would not be maintained with the additional height and change in roof pitch, but that the HRC would generally be supportive of a proposal that maintained the current roof pitch and used dormers on the sides to add second floor area, used double-hung windows on the front, and maintained the shape of the existing square attic vent. Commissioner Fisher seconded the amended motion. The amended motion was approved 3-0.

3. 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.

4. 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.

There was no staff report on this item for the June 13 meeting because revised plans were submitted too late to allow for staff review and preparation of a recommendation. The



0117

applicant explained the revisions, showing the structures as habitable on fill to raise above the flood level. Commissioners questioned the applicant about the status of his coastal permit and expressed concern that that application had not yet been amended to propose the structures as habitable. Commissioners also expressed concerns over how a soils report or other technical information might require revisions to the plans and that they were not comfortable taking action on a proposal that does not yet have a firm project description. Commissioners stated they wanted the applicant to return after he has a firm project description and has formally amended his coastal permit application, as necessary.

5. APPLICATION #: 01-04H  
APN: 030-041-02  
ADDRESS: 3430 North Main Street Soquel  
HISTORIC NAME : Benjamin Parrish House  
CURRENT NAME: Benjamin Parrish House  
APPLICANT: Kem & Kelly Akol  
OWNER: Soquel Elementary School District  
RANKING: NR4  
APPLICATION DESCRIPTION: Restoration of and addition to an existing structure including moving the structure about 53 feet street-ward on the lot; constructing a new foundation; re-establishing structural integrity; installing new plumbing, electrical, and mechanical equipment, and adding a garage, family room, laundry room, and two bathrooms.

Staff made a brief presentation, recommending approval of the Historic Preservation Plan. The applicant addressed the Commission, discussing structural conditions, access, and landscaping. He stated that he wanted to preserve the cherry trees and the avocado tree but did not want to commit to that because it may not be possible due to moving the house. The applicant stated that he wants to match the existing roof material and is flexible regarding siding on proposed addition. The Commission discussed various materials and design aspects and developed a list of materials and design aspects to be incorporated into the project (see attached Notice of Action). A neighbor spoke and voiced concern about saving the trees and about moving the house forward saying that would exposing more of the proposed addition to view from the street. Chair Fisher moved approval as proposed with incorporation of the list of materials and design aspects incorporated into the proposal; Commissioner Low seconded. The motion was passed 4-0.

01 18

6. APPLICATION #: 01-0028  
 APN: 063-121-16  
 ADDRESS: 3974 Bonny Doon Road, Bonny Doon  
 HISTORIC NAME: Iacapetti's Ranch  
 CURRENT NAME: Simkins House  
 APPLICANT: Ron Powers, Richard Beale Land Use Planning  
 OWNER: Brian and Katherine Brown  
 RANKING: NR 5

APPLICATION DESCRIPTION: Proposal to approve a Historic Resource Preservation Plan to allow demolition and new construction on a historic property and to allow material changes to the exterior of a historic structure, including demolition of two existing sheds and an existing 800 sq. ft. caretakers' unit, construction of a 3626 sq. ft. horse barn with approx. 1500 sq. ft. of covered porte cochere and porches, a 1152 sq. ft. carport with a 640 sq. ft. agricultural caretakers unit above, a 2400 sq. ft. tractor barn, a 400 sq. ft. observatory, split rail and wire fences, grading of approx. 918 cubic yards of material, and upgrading the foundation of a designated historic resource. Requires review by the Historic Resources Commission pursuant to County Code Section 16.42.040(a) and (b).

Staff presented a brief report on the proposal. The owner, Brian Brown, and the project architect, Brett Hancock, were present and described the entire project as proposed in the coastal development permit application. Much of the proposal would have no effect on the Simkins House, either directly or indirectly. The owner and the architect described in detail the proposed work on the house including a new foundation, new and/or moved windows, and replacement of the lattice under the front porch. They also spoke about the extensive remodeling to the Simkins House in the past and that the proposed work would not change the salt box style of the house, which is uncommon in Santa Cruz County. The Commission asked the owner and architect about the roofing for the proposed new structures and there was general discussion about type of roof material commonly found on older agricultural outbuildings and the relative merits and detriments of painted metal roofs, galvanized metal, and "galvalume," and galvanized aluminum with a matte finish. Commissioner Low pointed out that the barn pictures provided by the architect showed corrugated metal roofs, which are not as reflective as non-corrugated metal and asked if the galvalume was available in corrugated form and if it would be possible to stockpile the galvalume on the site prior to installation so that it would be somewhat weathered when installed. The architect answered yes to both questions. Commissioner Low moved to approve the Historic Resource Preservation Plan as recommended by staff but with a revision to the last sentence of Condition 2.a to require that roofs of the new proposed structures visible from the Simkins House be of corrugated metal galvalume, rather than painted metal or other non-reflective material. The motion was seconded by Commissioner Kennedy and passed 4 - 0.

**Building Permit Application Reviewed by HRC Affecting Designated Historic Resources**

1. 150 Davenport Landing Road, Davenport (Old Swanton Schoolhouse). Staff reported the approval of a demolition permit for this **NR 6** structure. There was discussion about what could be done to save this structure. Staff indicated that because it was an NR 6 structure, it had no official legal protection under Chapter 16.42. Commissioners expressed a desire to have other **NR 6** structures upgraded to at least **NR 5**, at which time they would be protected under Chapter 16.42, and indicated a willingness to discuss with community members possible ways of saving this structure.
2. 9500 Central Avenue, Ben Lomond (Wee Kirk Presbyterian Church). Staff reported the approval of a building permit to replace approximately one-half of the perimeter foundation. Commissioners requested that staff discuss with the Planning Department's accessibility coordinator any connection between cost of work and accessibility requirements.
3. 13041 Pine Street, Boulder Creek, Billy Dool Residence. Staff reported approval of a building permit for reroof.
4. **3045** Center Street, Soquel, Congregational Church. Staff reported approval of reroof building permit for church halls. Commissioners asked if reroof materials would match existing. Staff answered yes.
5. APN 063-121-14, Bonny Doon. Staff reported approval of a building permit for new foundations for two new water tanks on a site on the east side of Bonny Doon Road halfway between Smith Grade and Martin Road on which is sited the historically-designated Simpkins House (Iacapetti's Ranch). The new development was proposed to be approximately 900 feet from the historic structure over a vegetated **rise**.
6. **34** Clubhouse Road, Pasatiempo. Staff reported approval of a building permit for conversion of an existing carport to a garage-workshop where a historically designated house exists. The carport is about **85** feet distant from the house. Commissioners expressed concern over the proposed work given the relative closeness of the structures and directed staff to obtain photos of structures in similar situations.

**Development Permit Applications Reviewed by HRC Affecting Designated Historic Resources**

1. Application 01-0486, proposal to construct a skatepark within Highlands County Park, Ben Lomond, on a site where a designated historic resource exists. Staff reported the submittal of a development permit application; staff had determined to not need review by the Commission, pointing out that the Commission reviewed the proposal in concept in 2000 and at that time decided it would not need formal Commission review.
2. Application 98-0581, APN: 041-011-20, Aptos Village.  
The Commission discussed how this proposal might impact the integrity of an Aptos Village Historic District and directed staff to write a letter to the Planning Director expressing concerns and requesting that application not move forward until after HRC has a chance to review project and make official comments. The Commission discussed the proposed development in relation to historic ambience of Aptos Village, currently non-designated structures on the site, and impact on an Aptos Village Historic District. Commissioner Low moved to modify the draft letter to include specific comments on the archaeological site and foundations on the site of the proposed development. Commissioner Kennedy seconded. The motion passed 3-0.