



COUNTY OF SANTA CRUZ

HISTORIC RESOURCES COMMISSION
PLANNING DEPARTMENT

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

ALVIN JAMES, DIRECTOR

HISTORIC RESOURCES COMMISSION DRAFT MINUTES

Wednesday, September 10, 2003

4:30 p.m.

REGULAR MEETING

Planning Department Large Conference Room

County Building, 4th Floor

Santa Cruz CA 95060

1. CALL TO ORDER/ROLL CALL

Chair Fisher called the meeting to order at 4:36 p.m.

Commissioners Present: Kennedy, Low, Manning, and Chair Fisher.

Commissioners Absent: Borg (excused)

Staff Present: Guiney

Members of the Public Present: Charles Stewart

2. AGENDA APPROVAL OR MODIFICATION

The agenda was approved as submitted.

3. APPROVAL OF MINUTES

There were no minutes to approve

4. PUBLIC COMMUNICATIONS (Members of the public may speak on items ~~not~~ on this agenda)

There were no public communications

5. PUBLIC HEARING

A. Historic Resource Preservation Plan application for 312 Hihn Street, Felton (ACTION)

After a brief staff presentation, the applicant, Mr. Charles Stewart provided additional background information and details of the proposal. Mr. Stewart spoke about the need to change the original proposal to include placing a concrete retaining wall in both the upper and lower openings of the kilns to prevent future erosion and failure of the existing kiln walls.

Chair Fisher asked if steel plate could be used instead of concrete to make removal easier if in the future someone wanted to rebuild the kiln walls. Mr. Stewart said the concrete could be easily removed, and that to rebuild the walls would probably cost at least \$80,000.00.

Commissioner Kennedy asked about "rusting" the steel anchor bolt plates rather than having them coated with textured plaster to help them blend in more with existing steel plates. Mr. Stewart said that immediate rusting of those plates can be induced or he might be able to locate used plates that are already rusted and that those would be better solutions than plaster coating, because the plaster would probably not hold at the edges of the plates where they would rest against the rock wall. Commissioner Low would prefer that the bottom openings of the kilns did not have to be blocked with the retaining wall, but understood why it was necessary. Chair Fisher agreed with the sentiments expressed by Commissioners Kennedy and Low and felt that, overall, this is the best way to handle the situation. *Commissioner Kennedy moved approval of the proposal with the following conditions: 1) the anchor bolt*

plates shall be of rusted material no larger than 6 inches square (the bolts and nuts do not have to be rusted), 2) there shall be no plaster coating on the plates, and 3) the concrete wall to be placed in the upper opening shall be of a dark color. Commissioner Manning seconded the motion. The motion was approved 4-0.

6. NEW BUSINESS

There was no new business

7. OLD BUSINESS

A. Potential Re-evaluation of NR6 properties in Live Oak (Discuss and possible ACTION)
Staff distributed copies of the letter sent to Supervisor Beautz requesting funds to re-evaluate the 27 Live Oak properties rated NR6.

Chair Fisher mentioned that there would be a Live Oak community meeting about the Schwan House on September 15.

B. 1994-95 review of properties designated NR6 (Discussion)

Chair Fisher stated that she believed that that review was a post-earthquake review. Commissioners discussed identifying Worcester houses that are rated NR6. Commissioner Kennedy said she would research NR6 Worcester houses in the San Lorenzo Valley.

C. Board of Supervisors action on historic properties in Aptos Village (Discussion)

This item had been discussed at a previous meeting so there was no discussion.

D. OHP grant (Discussion)

Commissioners discussed checking Monterey and Los Altos for good ordinances involving incentives that could be used as models for adding incentives to the County's ordinance. Commissioners directed that this item be placed on the agenda every month for the duration of the grant.

E. Aptos Village Plan and design guidelines (Discussion)

Commissioners requested copies of the Aptos Village Charette Summary.

8. COMMISSIONER PRESENTATIONS

Commissioner Low informed the Commission that the Buckhart's Confectionary building on East Cliff Drive has been purchased by the person who restored the Benjamin Parrish House in Soquel and that he is thinking of putting additional buildings on the Buckhart's site.

Chair Fisher mentioned the CPF CLG-approved training on September 25 regarding incentives.

9. WRITTEN COMMUNICATIONS

There were no written communications.

10. ADJOURNMENT

Chair Fisher adjourned the meeting at 6:45 p.m.

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HISTORIC RESOURCES COMMISSION DRAFT MINUTES

Wednesday, October 8, 2003
4:30 p.m.
REGULAR MEETING

BOARD OF SUPERVISORS CHAMBERS
County Building, 5th Floor
Santa Cruz CA 95060

1. CALL TO ORDEWROLL CALL

Chair Fisher called the meeting to order at 4:34 p.m.

Commissioners Present: Fisher, Kennedy, and Low

Commissioners Absent: Borg (excused) and Manning (excused)

Staff Present: Guiney

Members of the Public Present: Robert Goldspink, Gene Shklar, Dee Murray, Tony Kirk, Ross Gibson, Jean Brocklebank, Michael Lewis, Don Lauritson, Suzy Aratin, Susan Lehman, Carolyn Swift, Michelle Anderson, Paula Pinsenault, Robert Panthey, Elizabeth Schilling

2. AGENDA APPROVAL OR MODIFICATION

The agenda was approved as submitted, 3-0.

3. APPROVAL OF MINUTES

August minutes were approved, 3-0

4. PUBLIC COMMUNICATIONS (Members of the public may speak on items ~~not~~ on this agenda) There were no public communications.

5. NEW BUSINESS

A. Review of Survey and Evaluation
Oak (DISCUSSION AND ACT

in House, 1151 Scholl Lane, Live

Staff gave a brief presentation about this and recommended continuance until November, because of the late arrival of additional material and because the full Commission was not present. Property owner Gene Shklar and consultants Robert Goldspink, Dee Murray, and Tony Kirk spoke in support of finding that house not historically significant and should not be added to the Historic Resources Inventory and that material from Ross Gibson in favor of finding historical significance was inaccurate, was not analytic, and did not show that integrity of house had been maintained. Ross Gibson spoke about the information he provided, that he does have references for all of his claims though they weren't provided because of haste of preparing material. Others in favor of finding historical significance spoke about how house met criteria of Chapter 16.42, that alterations and changes reflect history of use, that Jacob Schwan was an historically significant person in Live Oak, that integrity of house remains, that Consultant's report doesn't state how integrity has been lost. Commissioner Kennedy expressed some confusion about the

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historical significance of Jacob Schwan and the information submitted by Mr. Gibson referring to the Schwan Inn and was that the same building as the building under consideration here. Mr. Gibson replied yes. Commissioner Kennedy stated she wanted the full Commission to hear and act on this item. Commission Low stated she needed more time to digest the information, but that she didn't believe that the architectural integrity had been lost. Chair Fisher announced she was ready to act, but wanted all Commissioners to be comfortable with taking action and feels that the architectural integrity had not been lost and disagreed with the conclusions of Mr. Kirk's report. *Commissioner Kennedy moved to continue this item to the November meeting because of confusion engendered by late arriving material and need for full Commission to hear and act. Commissioner Low seconded. The motion passed 3-0.*

6. OLD BUSINESS

A. Potential re-evaluation of NR6 properties in Live Oak (Discussion)

The Commission approved of sending the RFP to the list of qualified consultants. Elizabeth Schilling asked about public input on language of RFP. Chair Fisher stated that she wanted a Commission subcommittee to review language of RFP and ensure that it includes the consultant working with community volunteers. Commissioners Kennedy and Low agreed that Chair Fisher and staff should work on this. *Commissioner Low moved to appoint Chair Fisher as a subcommittee to work with staff to monitor RFP. Commissioner Kennedy seconded. The motion passed 3-0.*

B. 1994-95 review of properties designated NR6 (Discussion)

There was general discussion about this item.

C. OHP grant (Discussion)

There was brief discussion about this item and the Commission requested that staff provide Commissioners with copies of ordinances from other jurisdictions that address demolition by neglect and incentives.

D. Apts Village Plan and design guidelines (Discussion)

This item was not discussed.

7. COMMISSIONER PRESENTATIONS

Chair Fisher related her experience and the CLG workshop on September 25.

8. WRITTEN COMMUNICATIONS

There were none.

9. ADJOURNMENT

Chair Fisher adjourned the meeting at 6:25 p.m.

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HISTORIC RESOURCES COMMISSION DRAFT MINUTES

Wednesday, November 12, 2003
4:30 p.m.
REGULAR MEETING

BOARD OF SUPERVISORS CHAMBERS
County Building, 5th Floor
701 Ocean Street
Santa Cruz CA 95060

1. CALL TO ORDER/ROLL CALL

Chair Fisher called the meeting to order at 4:34 p.m.
Commissioners Present: Borg, Fisher, Kennedy, Low, Manning
Commissioners Absent: None
Staff Present: Commission staff Guiney and County Counsel **Rahn** Garcia
Members of the Public Present: Robert Goldspink, Gene Shklar, Dee Murray, Tony Kirk, Ross Gibson, Jean Brocklebank, Michael Lewis, Don Lauritson, Suzy Aratin, Susan Lehman, Carolyn Swift, Michelle Anderson, Paula Pinsenault, Robert Panthey, Elizabeth Schilling, Charlene Atack, Meg Clovis, Bob Tomaselli, Alyson [last name unintelligible], Robert [last name unintelligible], Lois Hewitt, Charles Fallen, Ted Carl

2. AGENDA APPROVAL OR MODIFICATION

The agenda was approved as presented.

3. APPROVAL OF MINUTES

There were no minutes to approve.

4. PUBLIC COMMUNICATIONS (Members of the public may speak on items not on this agenda)

There were no public communications

5. PUBLIC HEARING

A. Continued review of survey and evaluation for the Schwan House, 1151 Scholl Lane, Live Oak (DISCUSSION AND ACTION)

Chair Fisher began by asking County Counsel for clarification of legality of proceedings, notice and incorporation of material from November meeting into record. County Counsel responded with a discussion of requirements to hold hearing and make recommendation to Board of Supervisors to add building to Historic Resources Inventory, should the Commission so decide. Staff made a brief presentation with a recommendation that the Commission find that the building is not historically significant. Owner and consultants address issues, concurring with staff recommendation and staff report, except statement that architectural integrity could possibly be re-established. Others spoke in support of the owner and demolition of the house. Ross Gibson

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recaps the historic significance of the Schwans and Scholls. Mike Lewis states that history is a matter of opinion and that every time a house is demolished it is like burning a library. Others spoke in support of preserving the house. Charlene Atack, owner's attorney stated was confused as to process and if this is a re-hearing, a new hearing and was site posted and that what matters are the criteria for designating a building as historically significant, not the emotion surrounding the issue. Chair Fisher then closed the public hearing and asked County Counsel about notice procedures. Mr. Garcia described notice procedure and if there is a question of proper notice, that can be checked into after whatever action the Commission takes. Commissioner Kennedy stated that she feels a little wary about the notice and would prefer to forward the item to the Board of Supervisors without taking any other action. Commissioner Manning stated that she listened to the tape of the October meeting, read the written material, and went to the house and that she is ready to act today. Commissioner Low stated that the historical issues are confused, that Jacob Schwan was locally important and that the house has Queen Anne roof characteristics, patterned shingles, etc., and feels the house still has architectural integrity. Commissioner Borg stated that she accepted the survey and evaluation done by Mr. Kirk and the peer review by Ms. Clovis and felt that the house did not retain its architectural integrity. Chair Fisher took issue with the survey and evaluation and conclusions and believes that the house is historically significant. Commissioner Low moved to recommend to the Board to add the house to the Historic Resources Inventory. There was no second. *Commissioner Manning moved to accept the survey and evaluation, finding that the house is not historically significant. Commissioner Borg seconded. The motion passed 3-2 with the following votes: Commissioners Borg, Kennedy, and Manning voting yes; Chair Fisher and Commissioner Low voting no.*

6. OLD BUSINESS

A. Re-evaluation of NR6 properties in Live Oak (Discussion)

Staff made a brief presentation, which was followed by a general discussion. Chair Fisher expressed discouragement over the action taken on the Schwan House and what that meant for all the other similarly situated potentially historic buildings out there.

B. 1994-95 review of properties designated NR6 (Discussion)

Commissioner Kennedy distributed her reviews of NR6s in Boulder Creek.

C. OHP grant (Discussion)

No discussion.

D. Aptos Village Plan and design guidelines (Discussion)

No discussion.

7. COMMISSIONER PRESENTATIONS

There were none.

a. WRITTEN COMMUNICATIONS

There were none.

9. ADJOURNMENT

Chair Fisher adjourned the meeting at 6:43 p.m.

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HISTORIC RESOURCES COMMISSION DRAFT MINUTES

Wednesday, December 10, 2003
4:30 p.m.
REGULAR MEETING

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

1. CALL TO ORDER/ROLL CALL

Chair Fisher called the meeting to order at 4:38 p.m.

Commissioners Present: Borg, Fisher, Kennedy, Manning, Low (4:41 p.m.)

Commissioners Absent: None

Staff Present: Commission staff Guiney

Members of the Public Present: Dave Parks, Lyle Crosley, Joe Dihl

2. AGENDA APPROVAL OR MODIFICATION

The agenda was approved as presented.

3. APPROVAL OF MINUTES

There were no minutes to approve

4. PUBLIC COMMUNICATIONS (Members of the public may speak on items not on this agenda)

There were no public communications

5. NEW BUSINESS

A. Review of survey and evaluation for the Live Oak Methodist Church, 2091 17th Avenue (DISCUSSION AND ACTION)

Staff made a brief presentation. Chair Fisher asked if the intent is to replace the existing building with another church building. Church representatives stated that that is their intent and that the new building will be integrated into the community and that they are consolidating three congregations into one on this site. General discussion ensued about item including not demolishing the existing building until after replacement structure is approved. Church representatives agreed to this and stated that the new development would be phased. Commissioner Low asked if the old building could be incorporated into the new. Church representatives replied no. *Commissioner Kennedy moved to accept the survey and evaluation. Commissioner Borg seconded. The motion passed 5-0.*

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B. Owner request for Commission general comments on elements of possible new development on an site with an existing commercial building rated NR5, at the intersection of Old Coast Road and Riverside, Davenport, APN 058-092-07 (Discussion)
Staff introduced Joe Dihl, owner of the property. Mr. Dihl presented his ideas for possibly rebuilding on the site of the now gone hotel, but on a smaller scale. There was general discussion and Commission consensus that Mr. Dihl should not necessarily try to recreate the old hotel look, but that elements of it would be appropriate or that new development should harmonize with existing building or be distinctly separated from it through landscaping, etc.

C. Review of building permit application 49953M to construct a one story detached garage on a site with an existing single family dwelling with a rating of NR3 at 309 Rio del Mar Blvd., Aptos (APN 042-222-48) (DISCUSSION and ACTION)
Staff presented the item to Commissioners with plans. There was general discussion about the item. *Commissioner Manning moved to approve the project with the following requirements: express the header over the garage door and the side door to match the dimensions of the existing headers on the house, match the roofpitch of the house, and match the roof and siding texture and color to those of the house. Commissioner Low seconded. The motion passed 5-0.*

D. Review of responses to the Request for **Proposals for update of Live Oak historic** properties and selection of consultant (DISCUSSION and ACTION)
Staff presented the two proposals received. There was general discussion about the proposals. Chair Fisher was impressed by CIRCA's response, especially the statement of training and working with volunteers from the community. *Commissioner Low moved to select CIRCA. Commissioner Manning seconded. The motion passed 5-0*

E. **Review of application 03-0496 for potential impacts to a building over 50 years old but not designated as an historic resource (DISCUSSION)**
Staff presented information about this potential land division along with photographs of the existing house on the site and explained that the project planner had requested that the Commission comment on the existing building. The item was continued until January pending additional research by Commissioner Manning.

6. OLD BUSINESS

A. OHP grant (Discussion)

Chair Fisher and Commissioner Low presented there research on ordinances re: demolition by neglect and incentives, asked staff to obtain information about how many historic properties are there in the County, how many are residential properties, how many are commercial, and how many demolitions are there annually. Commissioners wanted the information in part so that they could determine the effect of potential property tax revenue reductions if the Mills Act were to be implemented as an incentive.

B. Aptos Village Plan and design guidelines (Discussion)
No discussion.

C. Re-evaluation of NR6 properties in Live Oak (DISCUSSION)
No discussion.

D. Review of 1994-95 designation of NR6 properties (DISCUSSION)
No discussion.

7. **COMMISSIONER PRESENTATIONS**

Chair Fisher announced that she would be stepping down as Chair effective upon election of a new Chair in January.

8. **WRITTEN COMMUNICATIONS**

There were none.

9. **ADJOURNMENT**

Chair Fisher adjourned the meeting at 7:03 p.m.

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