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COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT **701 OCEAN STREET**, 4TH FLOOR, SANTA CRUZ, CA 95060 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123 TOM BURNS, PLANNING DIRECTOR

February 1,2005

AGENDA: February 9,2005

HISTORIC RESOURCE PRESERVATION PLAN

 Applicant:
 Dennis Anderson

 Owner:
 Mark Bowman

 Application No.:
 05-01H

 APN:
 108-181-36

 Situs:
 245 Corralitos Road

 Location:
 West side of Corralitos Road about 2/3 of a mile north of Freedom Blvd.

 Historic Name:
 Gardner House

 Current Name:
 Ashcraft

 Rating:
 NR5

Existing Site Conditions

Parcel Size:Approximately **6** acres Use:Single family dwelling, garage, guesthouse, carport, shed, and pump house

Planning Policies

| Planning Area: | Eureka Canyon |
|---|---|
| Zone District: | RA-L |
| General Plan Land Use Designation: | Agriculture, Rural Residential |
| Community, Specific, or Town Plan: | .N/A |
| General Plan Resources and Constraints: | |
| | Resources, and Archaeological Resources |
| Coastal Zone: | No |

I. PROJECT DESCRIPTION

Proposal *to* accommodate proposed interior remodeling that will result in the following changes to the exterior of the building: remove and replace doors with new wall and windows at rear of wine cellar and laundry room, add dormer to living room, change clipped gable to full gable, rebuild front porch, replace windows, and install foundation. According to the application, the project consists of several parts, as follows: 1) combine existing kitchen, laundry room, and wine cellar to create a remodeled kitchen/nook/pantry, 2) move laundry to basement, 3) convert existing bedroom to master bath, 4) convert existing master bath to walk-in closet, **5**) add dormer to living room, 6) change clipped gable at living room to full gable matching new dormer, 7) rebuild existing front porch (wood framing is severely dry rotted), and 8) install foundation under building wall at front porch.

245 Corralitos Road Historic Resource Preservation Plan AGENDA Date: February 9,2005 Page 2 of 6

II. DISCUSSION

A. Background and Site Description

The existing building on this parcel is listed in the County's Historic Resources Inventory (HRI) with a historic rating of NR5, which the County Code defines as "[a] property determined to have local historical significance." According to the HRI,

The site consists of a large, rambling two story residence constructed on a "U" shaped plan and designed in a beautifully rendered Elizabethan/Jacobean Revival style. The most distinctive feature of the house is its wood shingled hipped roof constructed to simulate the curving flaws [sic] of a thatched roof.

Please refer to the attached pages from the HRI for the complete information about the historic and architectural significance of the building.

The address of the building is 245 Corralitos Road and the private drive leading to it is on the west side of Corralitos Road about 2/3 mile north of Freedom Boulevard. The building is set back about 900 feet from Corralitos Road on a hill. Besides the main house, the property includes a garage adjacent to the main house and a pump house, guest house and carport and shed on the lower portion of the property, some 300 to 450 feet away from the main house, nearer Corralitos Road. The property is irregular in shape, ranging from about 60 feet wide to more than 350 feet wide and extends back from Corralitos Road some 1,200 feet.

B. Proposal

The proposal involves the following changes to the exterior of the building: remove and replace doors with new wall and windows at rear of wine cellar and laundry room, add dormer to living room, change clipped gable to full gable, rebuild front porch, replace windows, and install foundation.

C. Purview of the HRC

Your Commission is requested to consider an Historic Resource Preservation Plan to address the proposed alteration of an existing designated historic resource. In **so** doing, your Commission will be considering the effect of the proposal on the architectural and historic integrity, significance, and setting **of** the existing historic building. The proposed interior work, which will be partially reflected in the proposed exterior changes, is not subject to review by your Commission.

D. Historic Preservation Criteria

General Plan Policies 5.20.3 and 5.20.4 require that development activities on property containing historic resources protect, enhance, and/or preserve the "historic, cultural, architectural, engineering, or aesthetic values of the resource as determined by the Historic Resources Commission" based on the Commission's review and approval of historic

245 Corralitos Road Historic Resource Preservation Plan AGENDA Date: February 9,2005 Page 3 of 6

preservation plans. Chapter 16.42 of the County Code implements those General Plan Policies.

County Code Subsection 16.42.040(a) and Section 16.42.070 are applicable to the proposal. Subsection 16.42.040(a) states, in relevant part, that

[n]o person shall make or cause any material change to the exterior of an historical structure. . .unless such action is in conformance with a valid Historic Resource Preservation Plan approved by the Historic Resources Commission.

Subsection 16.42.070, Historic Preservation Criteria, requires that alteration of historic resources and new construction on historic properties meet certain criteria. Those criteria are listed below, each followed by a discussion of the applicability of the criterion and how the proposal does or does not meet that criterion.

E. Alteration Criteria

I. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration **of** the **building**, structure or site and its environment, or to use a property for its originally intended purpose.

No change in use is proposed. The building was originally constructed as a residence and continues to be used as such.

2 The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

The distinguishing original qualities or character of the building and distinctive architectural features include "its wood shingled hipped roof constructed to simulate the curving flaws [sic] of a thatched roof." Additional distinctive features include the eyebrow dormers, wood shingle siding, and both double hung and casement windows.

The proposal involves alterations to the roof **at** the southeast comer of the building. The application proposes removal of an existing eyebrow on the east (right) side of the south (front) façade of the building and replacing it with a rolled eave to match the other eaves as part of the installation of a new dormer. The new dormer will match the existing dormers in general configuration and materials. The clipped gable on the southeast roof will be converted to **a** full gable with materials matching the existing materials. An existing horizontal window under the eave of the clipped gable will be replaced with a vertical window consistent with the vertical dimension of the full gable.

Other work includes rebuilding the existing decking along the south face of the building, reusing existing railings and ceramic vents and matching all details of the existing deck. Currently, at the north side of the east end of the building are exterior doors leading into a wine

cellar and laundry room. The proposed work will remove those doors and replace them with a wall with windows that will match other windows on the north side of the house. Other, minor changes include new electrical panel installation, new concrete steps, and ceramic vent at new dryer exhaust. All of these proposed changes will be in keeping with the distinctive features of the house.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier or later appearance shall be discouraged.

The application proposes alterations and reconstruction that will match the materials and general design of the existing building. The result will be portions of the roof and wall that will stand out as newly constructed for a period of time until they become weathered and then will largely appear to be of the same age. However, **the** significance of the house comes largely from its architectural features that do not necessarily reflect a particular time of construction, but rather a style that would be easily destroyed if any other style were applied to the alterations in an attempt to distinguish the proposed alterations from the original construction.

4. Changes which may have taken place in the course of time **are** evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

No changes through time would be affected by the proposed work.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

The distinguishing original qualities or character of the building and distinctive architectural features include "its wood shingled hipped roof constructed to simulate the curving flaws [sic] of a thatched roof." Additional distinctive features include the eyebrow dormers, wood shingle siding, and both double hung and casement windows. **As** mentioned previously under number 2 above,

the carved bargeboards are a distinctive stylistic feature of the house, but a portion of them would be removed under the proposal. One or more of the alterations mentioned in number 3 above may be a more sensitive way to deal with the bargeboard.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair **or** replacement of missing architectural features should be based on accurate duplications of features substantiated by historic, physical or pictorial evidence rather than on conjectural design or the availability of different architectural elements from other buildings **or** structures. The front deck is deteriorated and will be rebuilt reusing the existing railings and ceramic vents; other new material will match existing material and details.

7. The surface cleaning *of* structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material should not be utilized.

No surface cleaning is proposed.

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.

While the area of the house is on the edge of a mapped archaeological resource area, no work is proposed that would disturb any known archaeological resource.

9. Alterations and additions to existing properties shall not destroy significant historical, architecturalor cultural elements or materials, and shall be compatible with the size, scale, color, materials, and character *of* the property, neighborhood or environment.

The work proposed is compatible with the size, scale, color, materials, and character of the property. **As** the house site is somewhat isolated, there are no neighborhood or environmental compatibility issues.

IO. Whenever possible, new additions or alterations to structures shall be done in a manner so that the essential form and integrity *of* the structure would be unimpaired.

The application proposes work that will maintain the essential form and integrity of the structure.

111. CONCLUSION

The proposal involves rebuilding **of** the existing deck and several external alterations to accommodate interior remodeling. The proposed work is consistent with the requirements of County Code regarding alteration of historic resources.

IV. RECOMMENDATION

Therefore, it is RECOMMENDED that your Commission take the following actions:

A. Adopt the following Findings:

1. The Historic Resource Preservation Plan, as submitted, is consistent with General Plan Objective 5.20 and General Plan Policies 5.20.3 and 5.20.4 and with the purposes and goals of County Code Chapter **16.42**; and

- 2. The Historic Resource Preservation Plan, as submitted, is in conformance with the requirements of Section **16.42.070** (Historic Preservation Criteria) of the County Code; and
- 3. The Historic Resource Preservation Plan, as submitted, will preserve and maintain the cultural and historical heritage of the County and/or further cultivate the knowledge of the past.
- **B.** Approve the Historic Resource Preservation Plan **as** submitted.

<u>Exhibits</u>

- A. Applicant's Historic Resource Preservation Plan Submittal
- B. Historic Resources Inventory pages for the subject site
- **C.** CEQA Notice of Exemption

Report prepared by:

guna

Steven Guiney Planner IV Historic Resources Commission Staff

EXHIBIT A

SANTA CRUZ COUNTY HISTORICAL RESOURCE PRESERVATION PLAN APPLICATION FORM

Please complete the following regarding your proposed project and return it to the Planning Department. You may submit this application by mail or you may drop it off in person at the Planning Department General Information Desk (GID). You do <u>not</u> need to make an appointment to drop off the completed application. There is <u>no</u> fee for this application.

Please be clear, complete, and concise. This information will be used to evaluate your project. Use additional sheets if necessary. FAILURE TO PROVIDE THE REQUIRED INFORMATION WILL DELAY THE PROCESSING OF YOUR APPLICATION.

| <u>Owner</u> | Applicant |
|---------------------------------------|-----------------------------------|
| Name: MARK BOWMAN | Name: DENNIS ANDERSON |
| Address: 245 COPPALITOS PD | Address: <u>536 SOQUEL AVE</u> |
| WATGONVILLE, CA 95076 | SANTA CIUZ, CA 95002 |
| Phone Number: 871.768.8742. | Phone Number: <u>931-457-9348</u> |
| Assessor's Parcel Number(s): 108 18 3 | Q |
| Site Address: <u>SAME AS OWNER</u> | |
| Historic and/or Common Name: | E MAS |
| Present Use: <u>SFD</u> | Proposed Use: <u>9ED</u> |
| Type of Project | $Posterotion \qquad Posterotion$ |
| Alteration Sign ReviewN | Vew Construction Restoration |
| RelocationDemolitionH | Iistoric Site Ground Disturbance |

1. Please describe the proposed project.

COMBINE EXIGTING KITCHEN, LAUNDRY DOOM EWINE CELLAR TO CREATE REMODRIED KITCHEN/NOOK/PANTRY - MOVE LAUNDRY TO BASEMENT - CONVERT (E) BEDROOM 3 TO MASTER BATH - CONVERT (E) MASTER BATH TO WALK-IN CLOSET - ADD DORMER TO LIVING ROOM - CHANGE CLAPPED GABLE O LIVING ROOM TO FULL GABLE MATCHING (N) DORMER - PEBULD (E) PRONT PORCH (WOOD ERAMINO 19 SEVERILY DRY ROTTED) - INSTALL FOUNDATION UNDER BUILDING WALL C PRONT PORCH - NO FOUNDATION CURPENTLY DECAME THE PORCH JOING ARE JUST AN EXTENSION OF THE FLOOR JOINTS

EXHIBIT A

SANTA CRUZ COUNTY HISTORICAL RESOURCE PRESERVATION PLAN APPLICATION FORM (con't)

2. Please explain the reason for this project.

THE BOWMAN FAMILY REMODEL 19 DESIGNED TO PRESERVE. THE ARIGINAL

CRAFTSMANSIHP OF THE HOME WHILE MAXIMIZING USIABLE SPACE IN THE EXISTING STRUCTURE. THIS WILL INCLUDE REPAIRING AND/OR REPLACING DAMAGED AND WORM MATERIALS THROUGHOUT IN ADDITION TO CREATING A LIVING FOOM W/MORE NATURAL LIGHT AND HEAD ROOM, AND UPDATING THE KITCHEN TO MEET THE NEEDS OF A CONTEMPORARY FAMILY OF FOUR. THIS ALSO INCLUDES CREATING A MODERN MAGTER BEDROOM, SOLTE AND REBUILDING THE STRUCTURALLY DAMAGED FRONT FORCH

3. Please describe how the project will comply with the Historic Preservation Criteria contained in Section 16.42.070 of the Historic Resources Preservation Ordinance (see enclosed information).

1. THE UNE OF THE PROPERTY WILL NOT CHANDE - MINAMAL CHANGES TO THE EXTERIOR ADE PROPOSED WITCE MODERNIZING THE INTERIOR 2. CTHE CHARACTER OF THE BUILDING WILL NOT BE CHANGED - ALL NEW WORK WILL MATCH EXISTING

3. ALL ALTERATIONS WILL MATCH EXIGTING DETAILS

4. NO OPVIOUS CHANGES HAVE DEEN MADE TO THE ORIGINAL BUILDING

5. ALL EXISTING DETAILS WILL BE PRESERVED

O. ALL NEW MATERIALS WILL MATCH EXIGTING THAT ARE TO BE REPLACED

7. THE ROOP & THE EXTERIOR SIDING WERE REPLACED WITHIN THE LAGT 5 YEARS SO NO MAJOR CLEANING WILL DE NECESSARY 8. NO OBVIOUS ARCHAEOLOGICAL REGOURCES ARE PRESENT

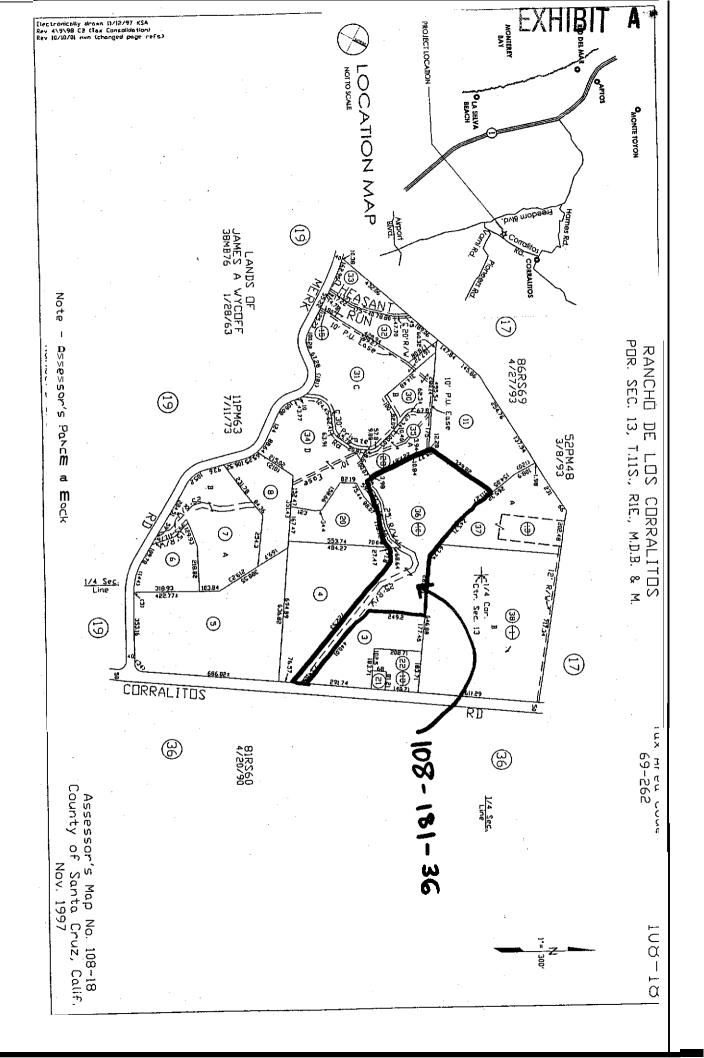
9. THE POOP AUTERATIONS ARE DEGIGNED TO BE COMPATIBLE WITH THE 912E, SCALE, COLOR, MATERIALS & CHARACTER OF THE EXISTING BUILDING

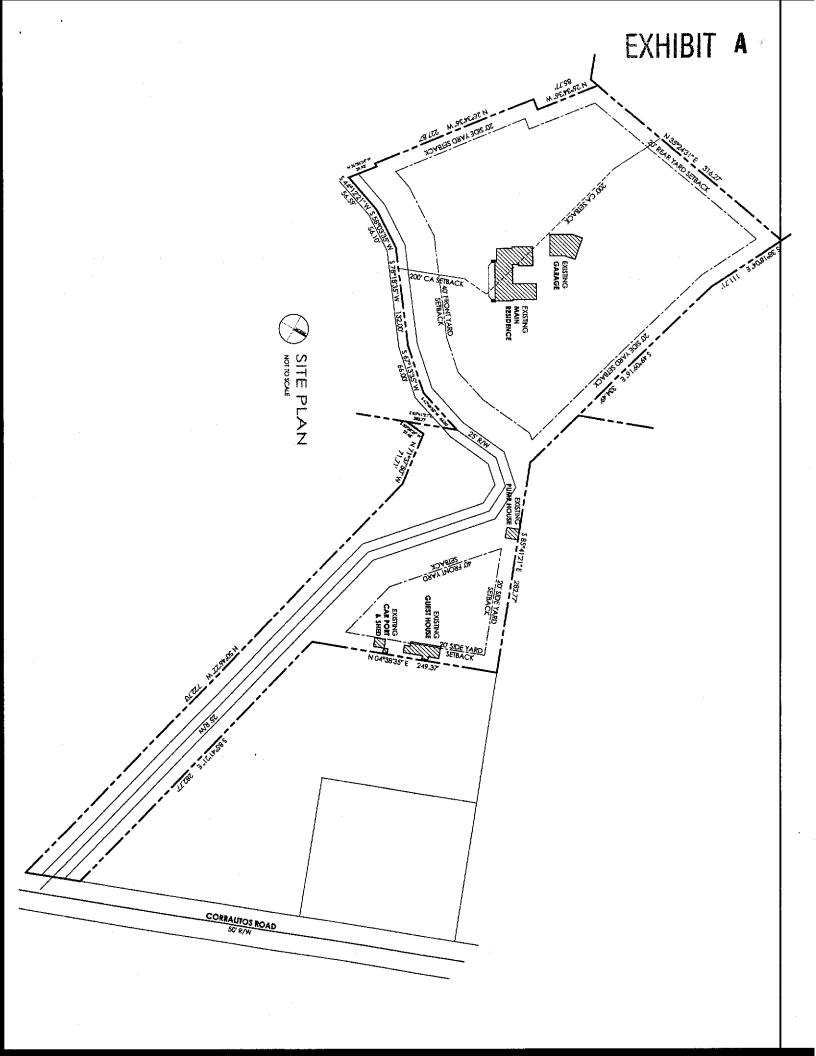
10. THE EGGENTIAL FORM & INTEGRITY OF THE STRUCTURE WILL BE UNCHANGED

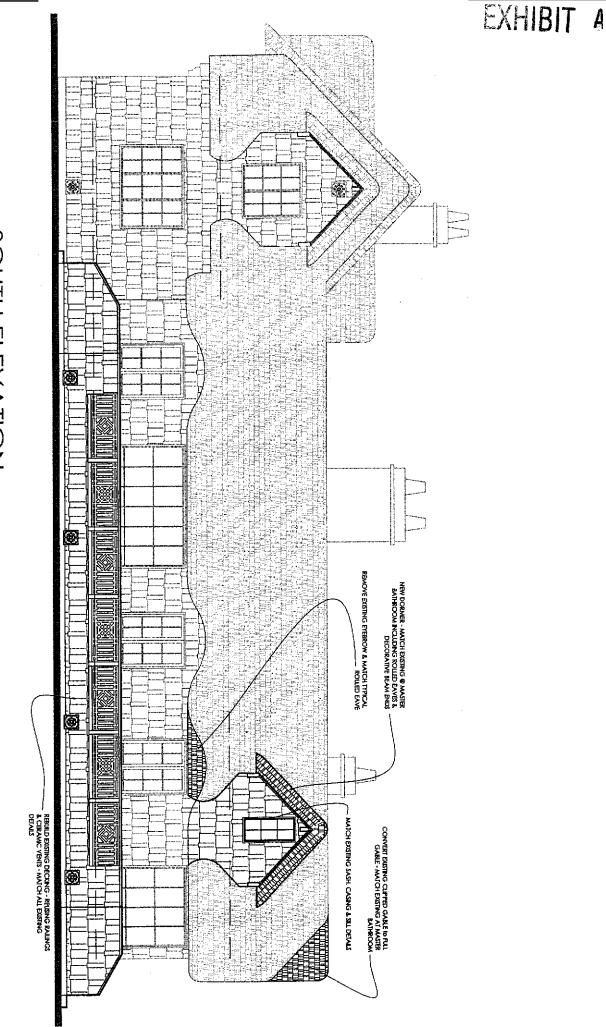
4. Please provide any additional information about the history and/or architecture of the property/site.

Signature of Owner or Authorized Agent

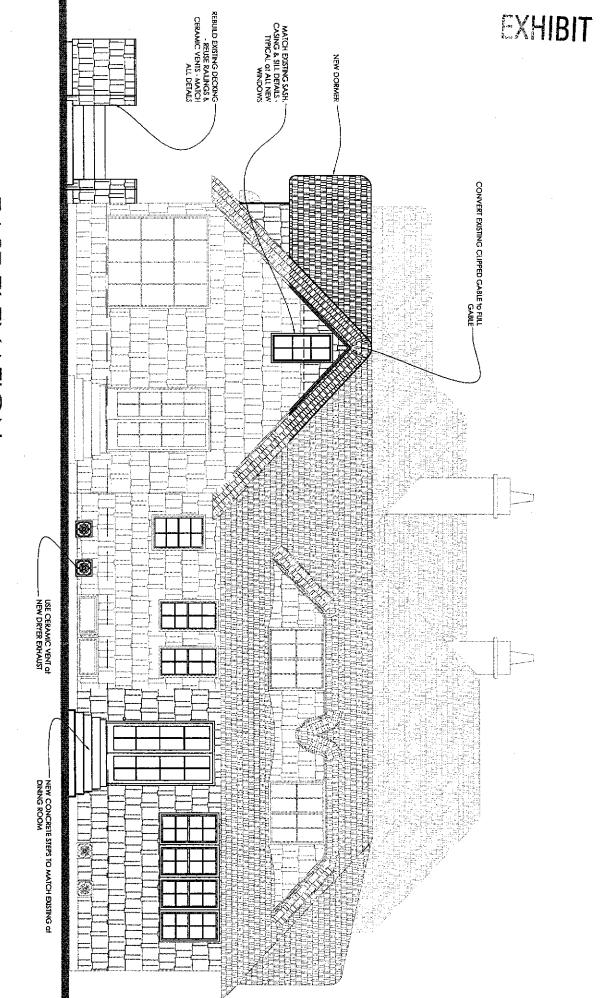
<u>|/し/05</u> Date





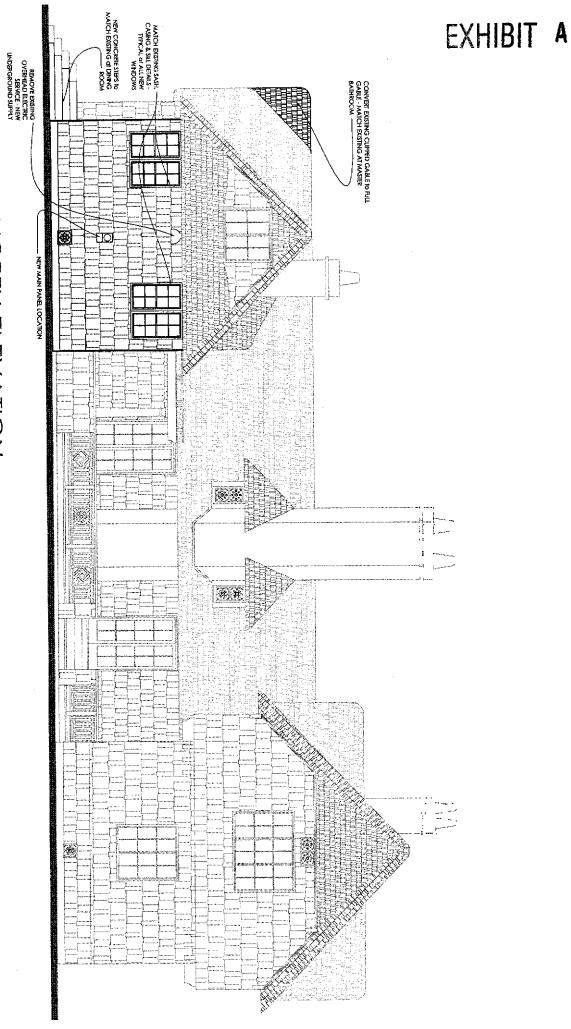


SOUTH ELEVATION

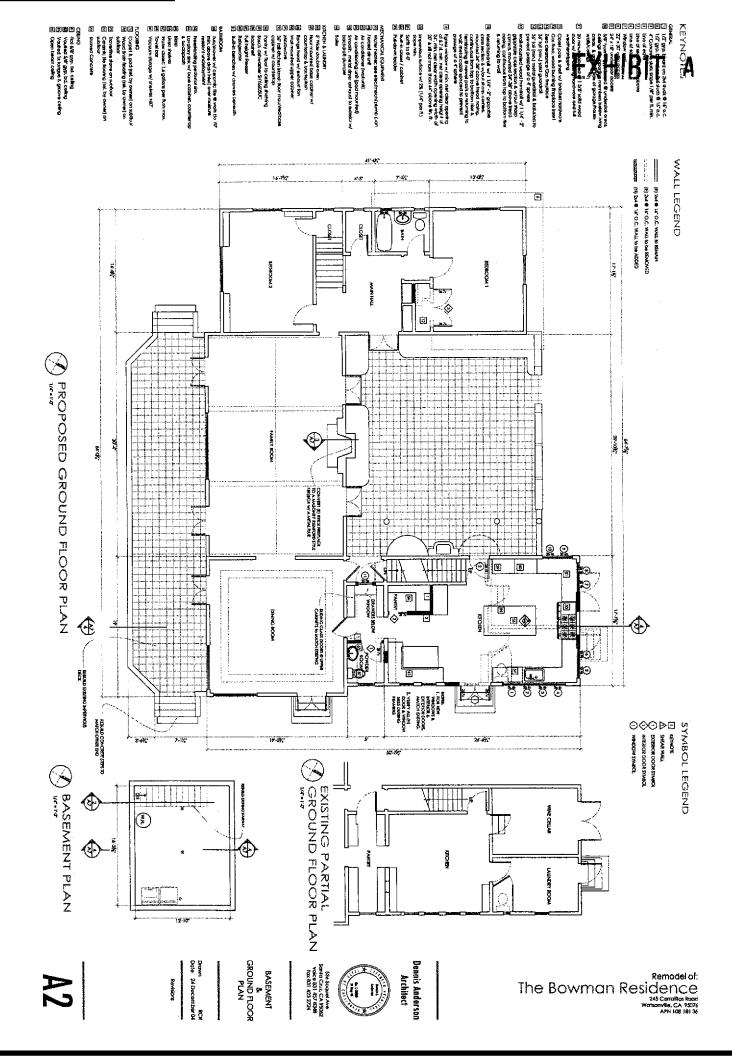


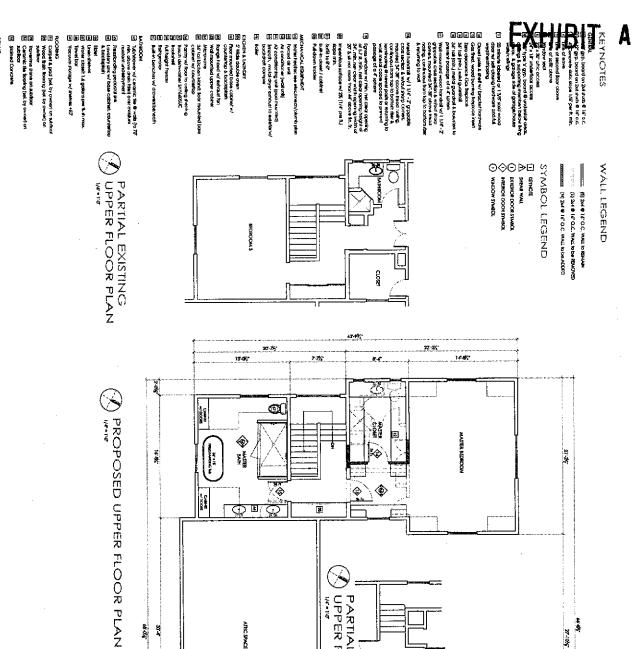
EAST ELEVATION

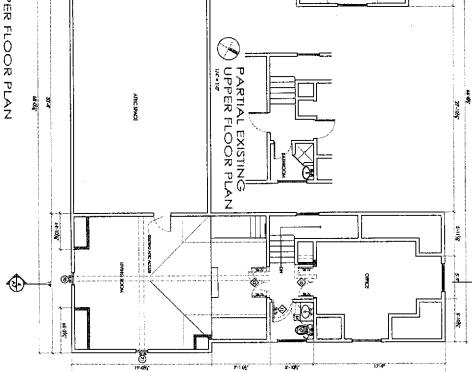
A



NORTH ELEVATION







50 75

Dennis Anderson Architect

Remodel of: The Bowman Residence 245 Correttor Road Waterwater, CA 9909 APRIV 101 18133

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Revisions

Dawn RCP Date 24 December G

A3

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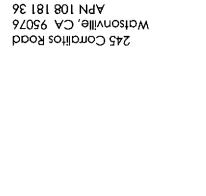
UPPER FLOOR PLAN

536 Soquel Ave Sonto Cnut. CA 95062 voice 831 457 8348 lax 831 423 2724

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SOUTH ELEVATION





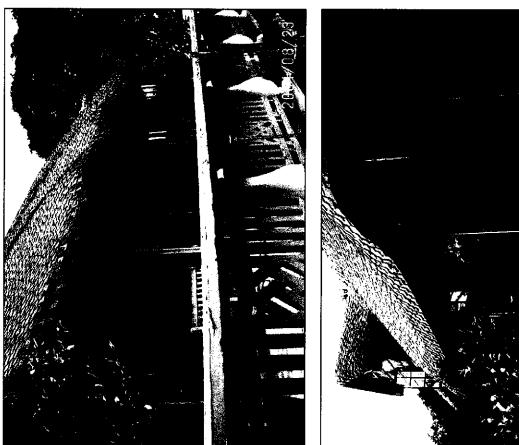
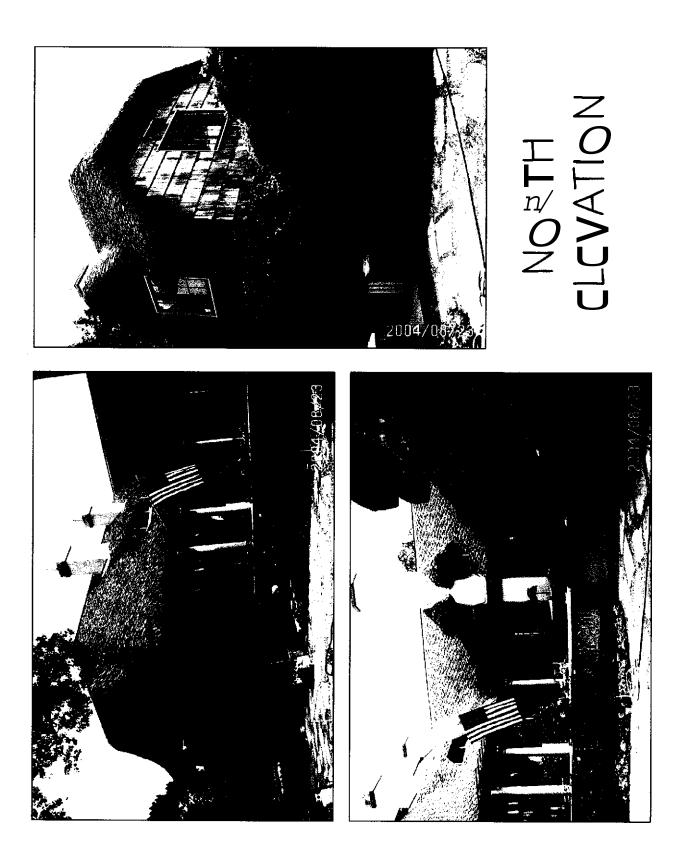


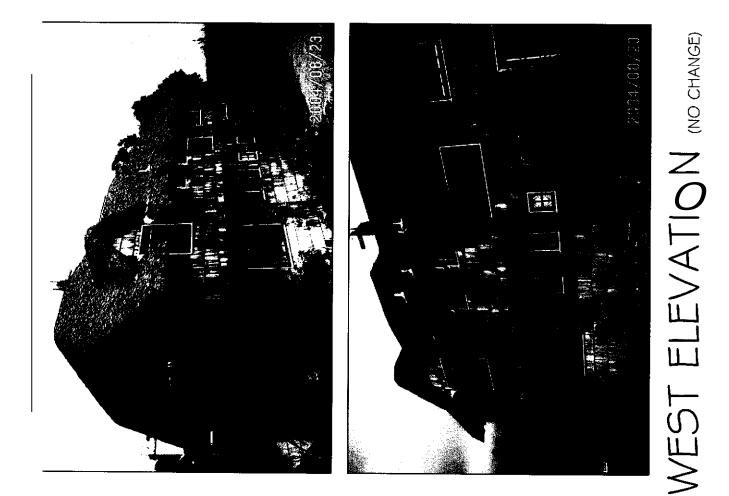
EXHIBIT A

245 Corralitos Road Watsonville, CA 95076 181 30



EXHIST A .

245 Corralitos Road Watsonville, CA 95076 APN 108 181 36



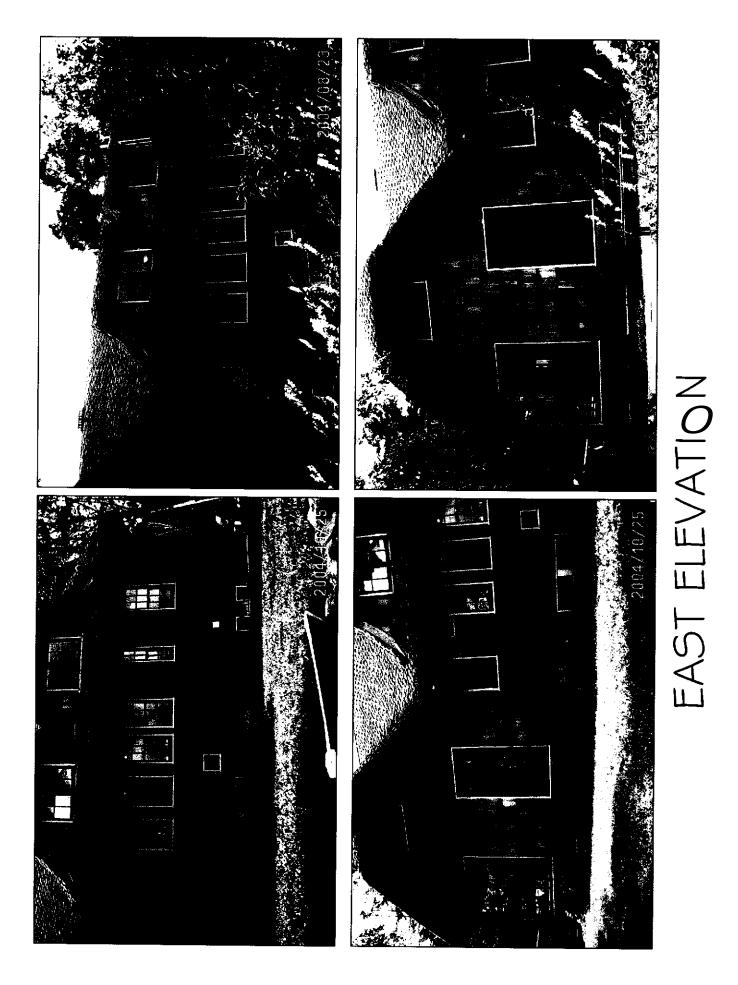


EXHIBIT A

| | EXHIBIT B Ser. No. ODG - 261 - |
|--|---|
| State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION | Ser. No. QU(A) HABSHAERLocSHL NoNR Status_5 UTM: A 10/10110 0210.40923117 |
| HISTORIC RESOURCES INVENTORY | BDD |
| IDENTIFICATION 1. Common name: <u>Ashcraft</u> | · · · · · · · · · · · · · · · · · · · |
| | Eureka Canyon |
| 3. Street or rural address:245_Corralito | is_Road |
| City <u>Watsonville</u> | Zip <u>95076</u> County_ <u>Santa Cruz</u> |
| 4. Parcel number: <u>10818110</u> | |
| 5. Present Owner: <u>Harry Ashcraft</u> | Address: 245 Corralitos Road |
| City <u>Watsonville</u> CAZ | /ip <u>95076</u> Ownership is: Public Private |
| 6. Present Use:Residence | Original use: <u>Residence</u> |
| DESCRIPTION | |
| | pean Revival of the site or Structure and describe any major alterations from its |
| | |
| The site consists of a large, ram "U" shaped plan and designed in a | bling two story residence constructed on a beautifully rendered Elizabethan/Jacobean |
| | ctive feature of the house is its wood- |
| shingled hipped roof constructed to | o simulate the curving flaws of a thatched |
| | re tall rectangular concrete chimneys with |
| | . Gablets and a larger double windowed |
| | it add further picturesque touches to the the exterior walls. Fenestration consists |
| | th double hung and casements. Large beams |
| | ular shaped bay which projects from one of |
| the side facades. A large perg | ola accents a raised patio found in the |
| center of the "U". A matching sl | hingled garage is detached. A long deck |
| | ing which also provided the formal front |
| | lent condition with superbly maintained, |
| uxurious landscaping adding to | the overall beauty of the site. It is beautiful period revival residences extant |
| in Santa Cruz County. | beautiful period revival residences extant |
| | 8. Construction date: |
| | Estimated Factual _1923 |
| | 9. Architect |
| | John Gardner |
| | 10. Builder |
| | |
| | |
| | 11. Approx. property size (in feet) Frontage Depth |
| | or approx. acreage |
| | |
| | 12. Date(s) of enclosed photograph(s) |
| | May 1986 |
| | |
| | 5-3 |
| | |
| COMPLEX CONTRACTOR OF A CONTRACTOR | |

| | EXHIBIT B | } # |
|-----|---|------------|
| 13. | Condition: Excellent Good Fair Deteriorated No longer in existence | |
| 14. | Alterations: | - |
| 15. | Surroundings: (Check more than one ifnecessary) Open land —— Scatteredbuildings Densely built-up Residential _X Industrial Commercial Other: | |
| 16. | Threats to site: None known X Private development — Zoning Vandalism | |
| | Public Works project Other: | |
| 17. | Is the structure: On its original site? X Moved? Unknown7 | |
| 18. | Related features: | - |

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The apple growing business is one of the major agricultural enterprises of the Pajaro Valley. By the early 1900s there were many individual growers in the Watsonville area, but they were not organized to work together in perfecting the packing, shipping and marketing of their product. In June of 1915 John Gardner, a prominent Watsonville attorney, was chosen presiding officer of the newly formed Watsonville Apple Distributors organization. For the first time the apple growers and local businessmen and bankers were brought together to put the industry on a sound financjal footing. The success of the apple growers was a vital part of the economics of the area and John Gardner's leadership substantially aided that success.

In 1923 John Gardner, an important local lawyer, built what has been referred to as his fantasy house at 245 Corralitos Road. The home has been in the same family since it was built. Dr. and Mrs. Harry Ashcraft, both members of a long time Watsonville family, now occupies the home.

| 20. Main theme of the historic resource: (If more than one is checked, number in order of importance.) Architecture Arts & Leisure Economic/Industrial 2Exploration/Settlement Government Military Religion Social/Education | Locational sketch map [draw and label site and surrounding streets, roads, and prominent landmarks): NORTH |
|---|--|
| 21. Sources (List books, documents. surveys, personal interviews and their dates). Historical Museum Files Sanborn Maps 1908 A Field Guide to American Houses, McAlister Zalia Kennedy, Marilyn McLachlan | X AS HERAT |
| 22. Date form prepared <u>April 1986</u> By (name) <u>The Firm of</u> Organizatid ONNIE & BAMBURG Address: <u>247 N. Jhird Street</u> City <u>San Jose, CA <u>9511</u>2_{ip} Phone: (408) 971-1421</u> | MERK RD |

EXHIBIT BA

Ashcraft (245 Corralitos Rd.)

ADDENDUM – 1994

PHYSICAL INSPECTION

Date: April 31, **1994**

Result of Inspection: Appears to be unchanged.

CONSULTANT'S PRELIMINARY RECOMMENDATIONS:

No change.

(Change of rating pending public hearing before the Historical Resources Commission with final approval by the Board of Supervisors).

Context: 2 (architecture)

Property type: house

EXHIBIT C CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 05-01H Assessor Parcel Number: 108-181-36 Project Location: 245 Corralitos Road

Project Description: Proposal to accommodate proposed interior remodeling that will result in the following changes to the exterior of the building: remove and replace doors with new wall and windows at rear of wine cellar and laundry room, add dormer to living room, change clipped gable to full gable, rebuild front porch, replace windows, and install foundation. According to the application, the project consists of several parts, as follows: 1) combine existing kitchen, laundry room, and wine cellar to create a remodeled kitchen/nook/pantry, 2) move laundry to basement, 3) convert existing bedroom to master bath, **4)** convert existing master bath to walk-in closet, 5) add dormer to living room, 6) change clipped gable at living room to full gable matching new dormer, 7) rebuild existing front porch (wood framing is severely dry rotted), and 8) install foundation under building wall at front porch.

Person or Agency Proposing Project: Dennis Anderson

Contact Phone Number: (831) 457-8348

- A. _____ The proposed activity is not a project under CEQA Guidelines Section 15378.
 B. _____ The proposed activity is not subject to CEQA as specified under CEQA
- **B.** _____ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C. _____ Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment.
- **D.** <u>Statutory Exemation</u> other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specifytype:

E. <u>XX</u> <u>Categorical Exemation</u>

Specifytype: Class 31 - Historical Resource Restoration/Rehabilitation (Section 15331)

F. Reasons why the project is exempt:

Project complies with Secretary of the Interior Standards

In addition, none of the conditions described in Section 15300.2 apply to this project.

Date: 02 February 2005

Steven Guiney, Project Planner



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT 701 OCEAN STREET, 4TH FLOOR, **SANTA CRUZ**, CA 95060 (831) 454-2580 FAX (831) 454-2131 **Tdd**:(831) 454-2123 TOM BURNS, PLANNING DIRECTOR

February2,2005

AGENDA February 9,2005

G.B

HISTORIC RESOURCE PRESERVATION PLAN

| Applicant: | . Mike Achkar |
|------------------|--|
| Owner: | . Michael & Kristine Achkar |
| Application No.: | . 05-02H |
| APN: | |
| Situs: | 710 17 th Avenue |
| Location: | . East side of 17" Avenue at northeast comer df intersection with Merrill Street |
| Historic Name: | . N/A |
| Current Name: | . N/A |
| Rating: | . NR5 |

Existing Site Conditions

Planning Policies

 Planning Area:
 Live Oak

 Zone District:
 RM-4-L

 General Plan Land Use Designation:
 Urban Medium Residential

 Community, Specific, or Town Plan:
 N/A

 General Plan Resources and Constraints:
 None

 Coastal Zone:
 Yes

I. PROJECT DESCRIPTION

This is a proposal to relocate and restore the existing house on the site. The house would be rotated about 100 degrees to the lefl and moved about 15 feet to the south and 20 feet to the west and a new foundation installed. There are two deteriorated shed structures on the rear of the property that will be demolished.

II. DISCUSSION

A. Background and Site Description

The existing building on this parcel is listed in the County's Historic Resources Inventory (HRI) with **a** historic rating of NR5, which the County Code defines as "[a] property determined to

have local historical significance." According to the HRI, "[t]he structure is a good example of a vernacular house seen in both the agricultural and vacation areas of Santa Cruz" and "[i]t's significance lied in the fact that it is a good example of the style of the period and it does not appear to be altered."

Please refer to the attached pages from the HRI for the complete information about the historic and architectural significance of the building.

The building is located on the east side **of 17**th Avenue at the northeast comer of 17" and Merrill Street. The property abuts the Live Oak Elementary School and is across 17th Avenue from Live Oak Middle School. A Santa Cruz Metro bus stop is situated on the property frontage along 17th Avenue. At the rear of the property are two deteriorated shed buildings.

B. Proposal

The proposal involves turning the house about 100 degrees to the left so that the front porch of the house will face Merrill Street rather than 17^{th} Avenue, moving the house some 15 feet to the south and 20 feet to the west, and placing it on a new foundation. The plans show the two shed buildings on the rear of the property as "to be removed." There is no mention of them in the Historic Resource Inventory form and the context for evaluation is single family architecture of the period 1850 – 1940. Therefore, it does not appear that those buildings are historically or architecturally significant. Further, they are in a deteriorated condition.

C. Purview of the HRC

Your Commission is requested to consider an Historic Resource Preservation Plan to address the proposed relocation of an existing designated historic resource by rotating it and moving it 15 to 20 feet on the same parcel. In so doing, your Commission will be considering the effect of the proposal on the architectural and historic integrity, significance, and setting of the existing historic building.

D. Historic Preservation Criteria

General Plan Policies 5.20.3 and 5.20.4 require that development activities on property containing historic resources protect, enhance, and/or preserve the "historic, cultural, architectural, engineering, or aesthetic values of the resource as determined by the Historic Resources Commission" based on the Commission's review and approval of historic preservation plans. Chapter 16.42 of the County Code implements those General Plan Policies.

County Code Subsection 16.42.040(a) and Section 16.42.070 are applicable to the proposal. Subsection 16.42.040(a) states, in relevant part, that

[n]o person shall make or cause any material change to the exterior of an historical structure. . .unless such action is in conformance with a valid Historic Resource Preservation Plan approved by the Historic Resources Commission. In addition to these

requirements, no relocation or demolition without reconstruction of an entire historic structure shall occur unless an Historical Documentation Report is submitted to and approved by the Historic Resources Commission concurrent with the review of the Historic Resource Preservation Plan.

Subsection **16.42.070** *Historic Preservation Criteria, requires that relocation of historic resources meet certain criteria. Those criteria are listed below, each followed by a discussion of the applicability of the criterion and how the proposal does or does not meet that criterion.*

E. Relocation Criteria

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure or site and its environment, or to use a property for its originally intended purpose.

No change in use is proposed. The building was originally constructed as a residence and is currently used as a residence.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

No removal or alteration of any historic material or distinctive architectural features is proposed.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier or later appearance shall be discouraged.

No alterations are proposed to the historic building.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

No changes through time would be affected by the proposed work.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

No changes are proposed to the physical features of the house are proposed.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material

should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features substantiated by historic, physical or pictorial evidence rather than on conjectural design or the availability of different architectural elements from other buildings or structures.

No deteriorated architectural features are involved.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material should not be utilized.

No surface cleaning is proposed.

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project,

No mapped archaeological resources appear in the vicinity of the site and no work is proposed that would disturb any known archaeological resource.

9. Alterations and additions to existing properties shall not destroy significant historical, architectural or cultural elements or materials, and shall be compatible with the size, scale, color, materials, and character of the property, neighborhood or environment.

No alteration or addition is proposed to the historic building.

10. Whenever possible, new additions or alterations to structures shall be done in a manner so that the essential form and integrity of the structure would be unimpaired.

No new additions or alterations are proposed.

III. CONCLUSION

The proposal involves rotating the house and moving it a few yards and placing on a new foundation. No work is proposed that will adversely affect the historic and architecturally significance of the building. No Historic Documentation Report was required for this proposal because the relocation involves moving the building only some 15 to 20 feet. The setting will not be affected. The proposal is generally consistent with the requirements of County Code regarding relocation of historic resources.

IV. RECOMMENDATION

Therefore, it is RECOMMENDED that your Commission take the following actions:

Santa Cruz County Historic Resources Preservation Plan application form for projects involving historic resources, <u>except</u> for demolition without reconstruction

A

Please complete the following regarding your proposed project and return it to the Planning Department. You **may** submit this application by mail or you may drop it off in person at the Planning Department General Information Desk (GID). You do <u>not</u> need to make an appointment to drop off the completed application. There is <u>no</u> fee for this application.

Please be clear, complete, and concise. This information will be used to evaluate your project. Use additional sheets if necessary. FAILURE TO PROVIDE THE REQUIRED INFORMATION WILL DELAY THE PROCESSING OF YOUR APPLICATION.

| Owner Applicant |
|---|
| Name: MICHAEL & KRISTINE ACHEARName: MIKE ACHEAR |
| Address: 1265 S. BASCOM #10 Address: 1265 S. BASCOM #110 |
| SJ.CA 95128 SJ CA 95128 |
| Phone Number: (408) 691-6002 Phone Number: (408) 294-4763 EXT22 (408) 691-6002 |
| Assessor's Parcel Number(s): OZE-052-63 |
| Site Address: 710 17th AVE, LIVE OAK, CA |
| Historic and/or Common Name: LANDS OF ACHEAR_ |
| Present Use: SINGLE FAMILY Proposed Use: SINGLE FAMILY. |
| Type of Project |
| AlterationSign ReviewNew ConstructionRestoration |
| X Relocation Demolition with reconstruction Historic Site Ground Disturbance |
| 1. Please describe the proposed project. RELOCATE & RESTORE (E) HOME (|
| SOTE. THE HOME HAS NO FOUNDATION AND THE |
| SUPPORTING BLOCKS ARE FAILING, It is OUR |
| DESIDE TO INSTALL A NEW FOUNDATION. THIS |
| WOULD REQUIRE MOUNTE THE HOUSE TO BUILD THE |
| NEW FOUNDATION, IN DOING SO, WE WOULD LIKE TO |
| POTATE THE HOME TO A MORE DESIRABLE FRONTAGE |
| MERRILL. THIS WOULD CREATE PRIVACY, BETTER CURB |
| APPEAL, AND GIVE BACK Pagelof2 SOME PRIDE LOST WITH THE DEVELOPMENT OF 17th IN SHORT, WE NOULD NOT |
| HAVE A VIEW OF THE BUS STOP BY TURNING THE HOUS |

EXHIBIT A Santa Cruz County Historic Resources Preservation Plan application form for projects involving historic resources, other than demolition without reconstruction (con't) 2. Please explain the reason for this project. BUS STOPHAS A LOT OF DEOPLE THAT WONDER AROUND THE PROPERTY. WE CONSTANTLY FIND FOLKS SLEEPING ON OUR PORCH TO KEEP OUT OF THE RAIN. THIS IS A SCAREY SITUATION FOR MY WIFE & CHILDREN TO DEAL WITH. THE NEW FOUNDATION IS DUE TO SAFETY Please describe how the project will comply with the Historic Preservation Criteria contained in 3. Section 16.42.070 of the Historic Resources Preservation Ordinance (see enclosed information). HE WILL NOT BE CHANGING THE OUTSIDE APPEARANCE OF THE HOME, WE HILL NOT DEMOLISH THE HOUSE, RELOCATION IN ILL ALLOW US TO RESTORE HOME. IHE E WILL MEET ALL REQUIRED SETTSACKS Please provide any additional information about the history and/or architecture of the property/site. 4. THERE IS NO HISTORY OR FAMOUS PERSONS REGARDING THIS. HOME. THE REAR ADDITION OF PLACE. THANK YOU FOR LOOKS OUT YOUR DIRECTION & ENCOURAGEMENT. Signature of Owner or Authorized Agent

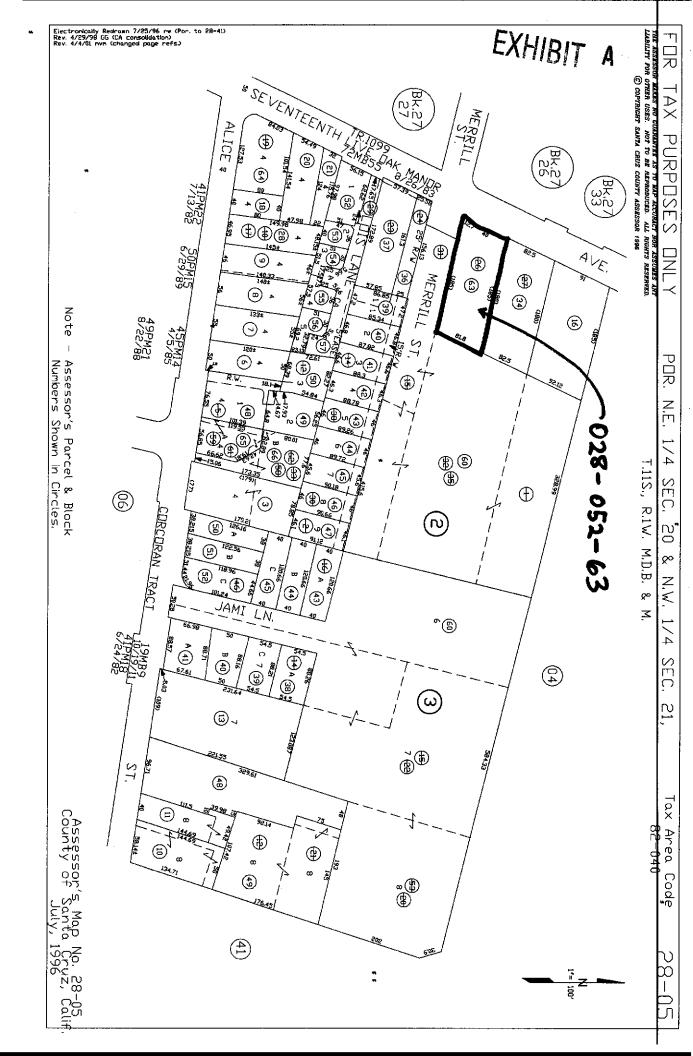
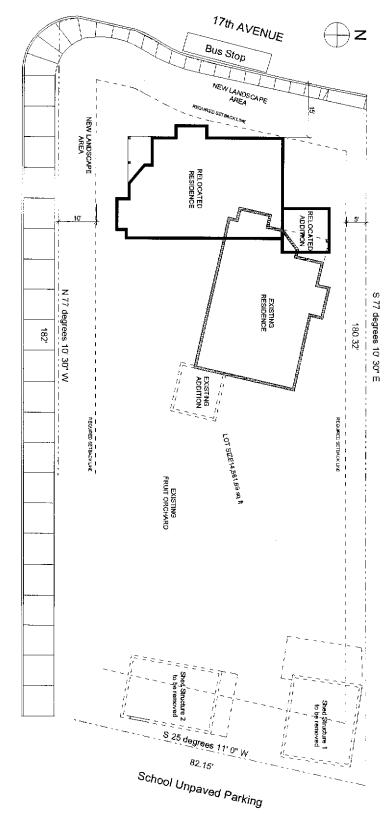


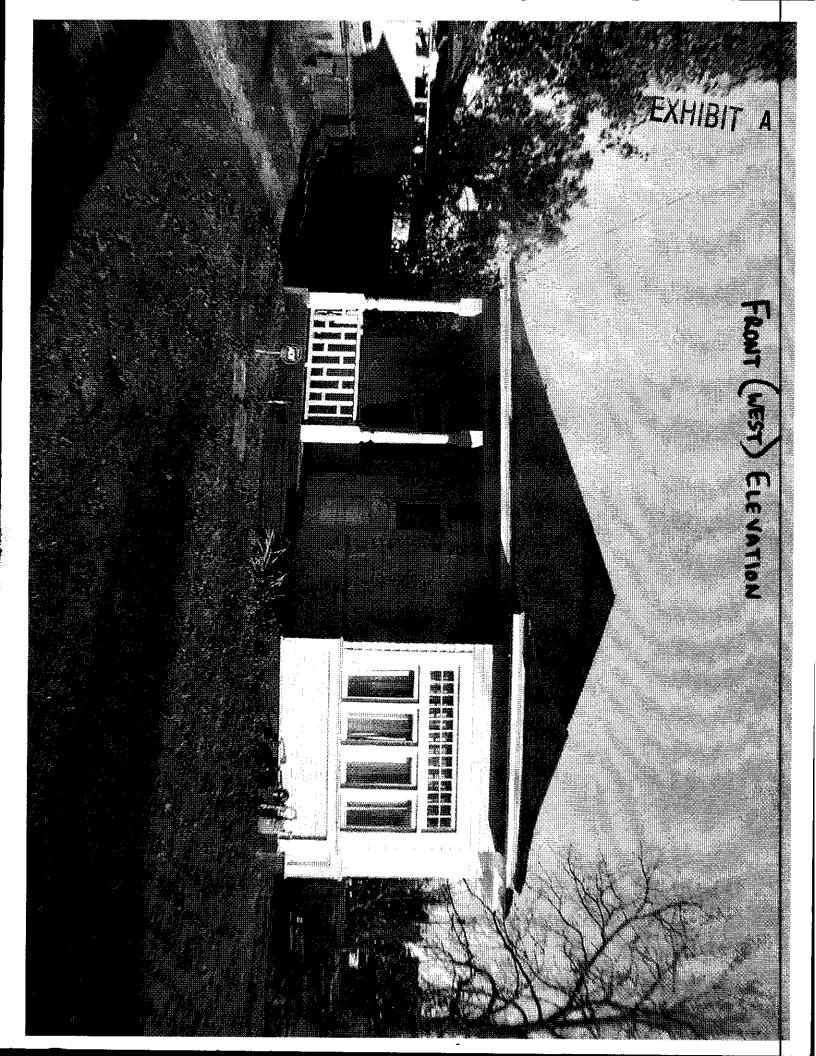
EXHIBIT A

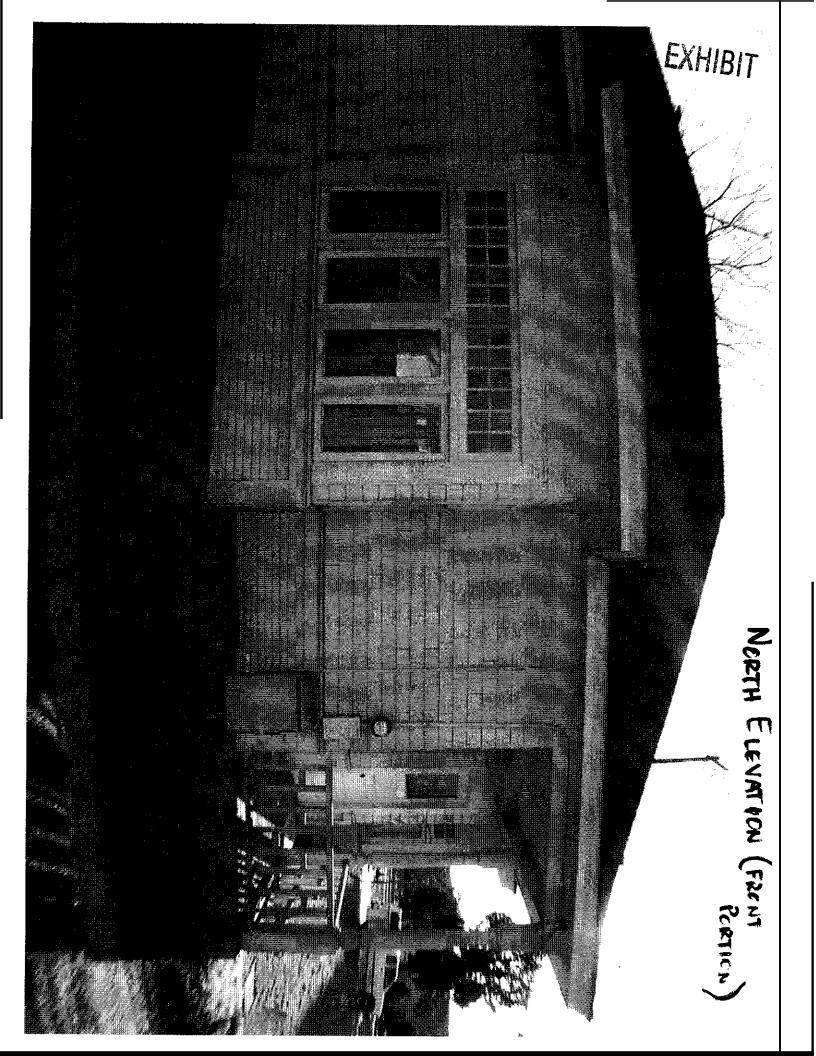


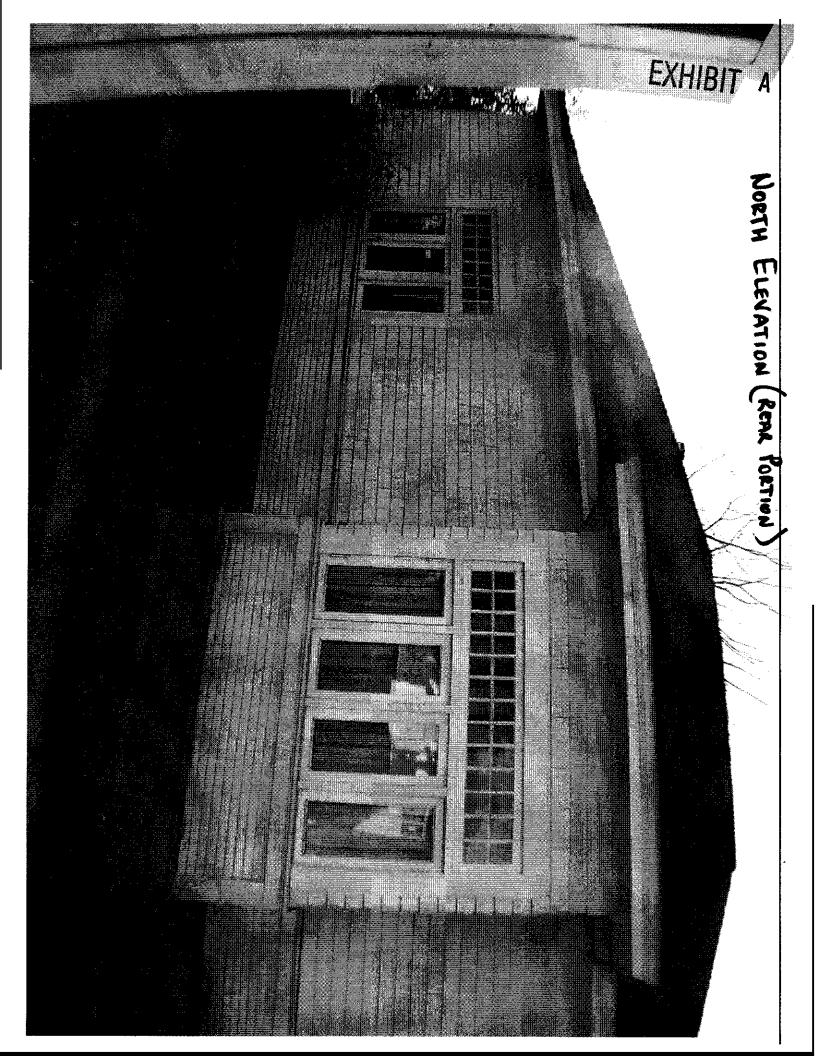
MEDOLL STREET

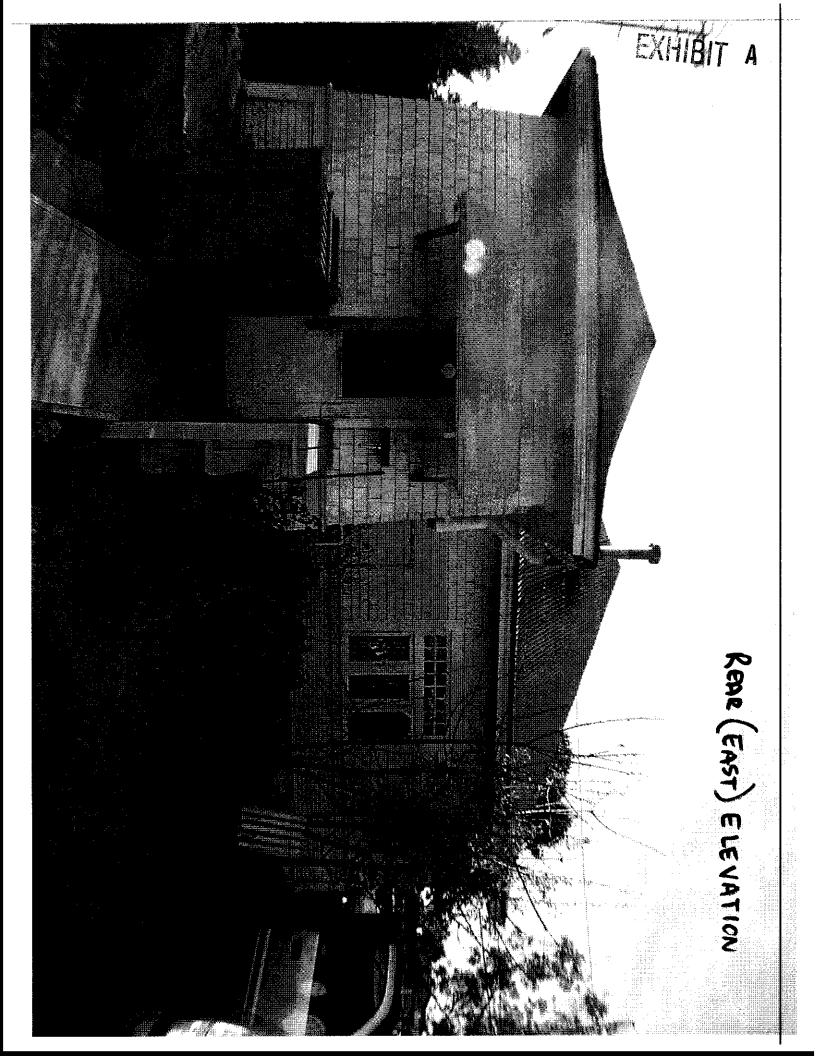
710 17th AVENUE RELO

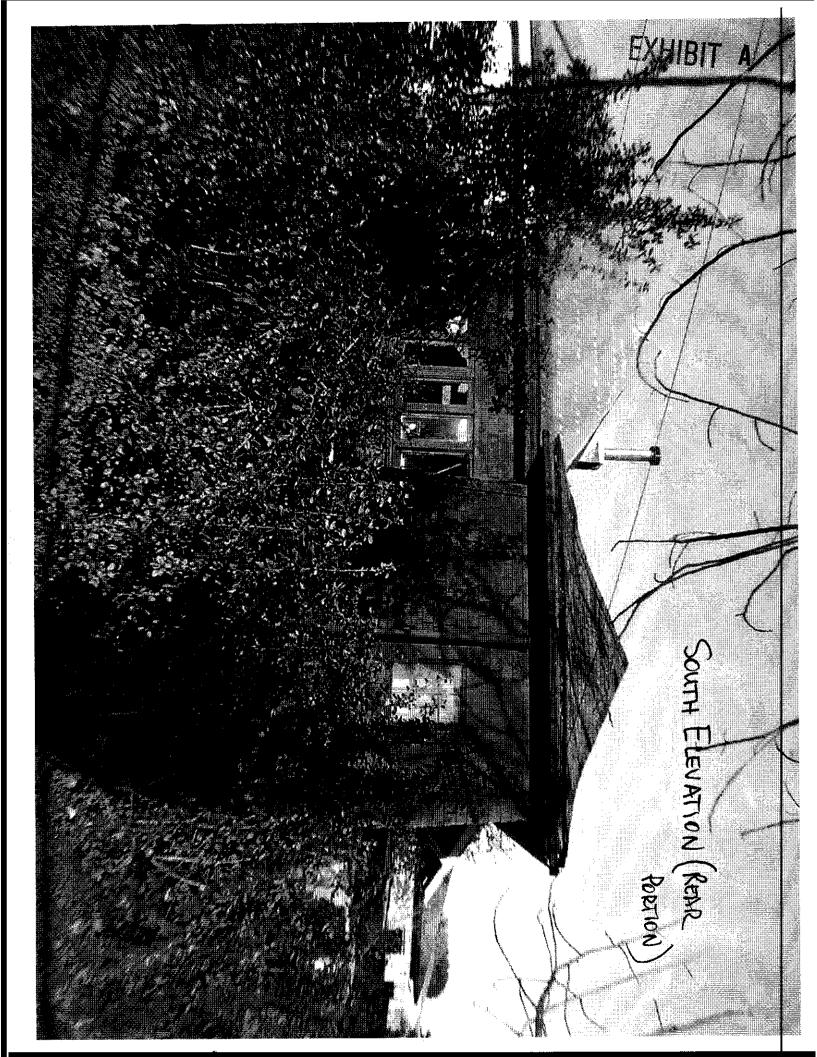
Scale: 1 inch equals 10'-0'

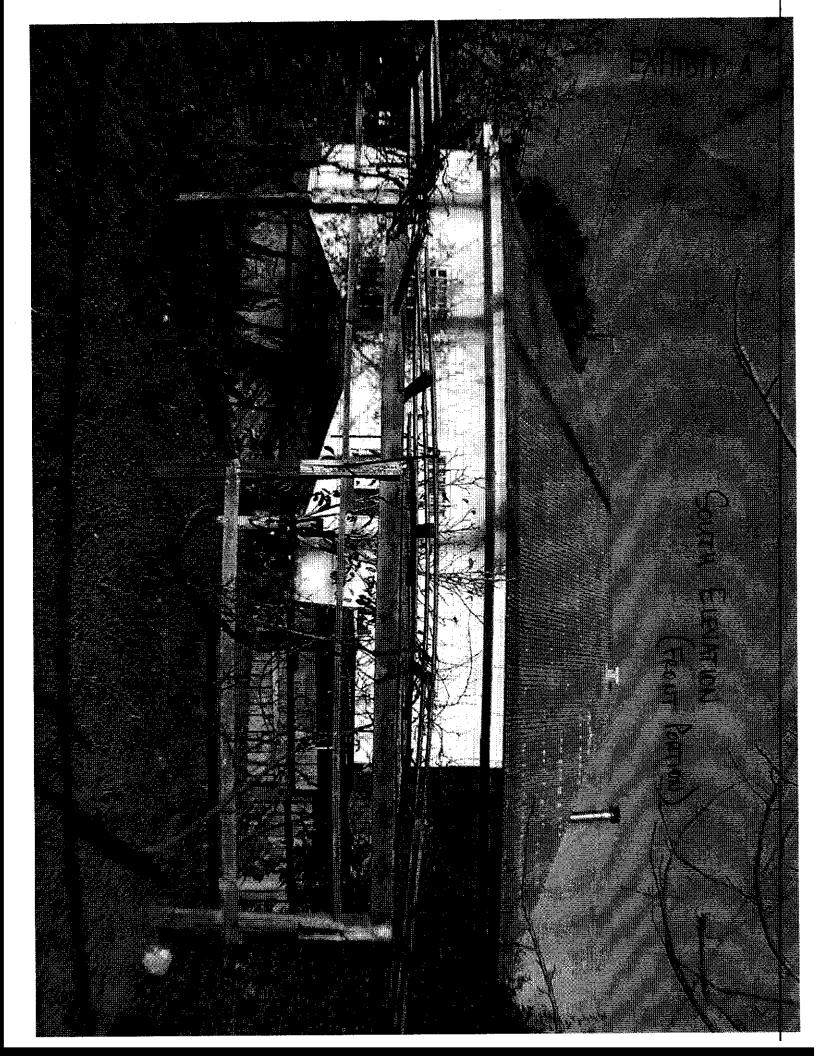












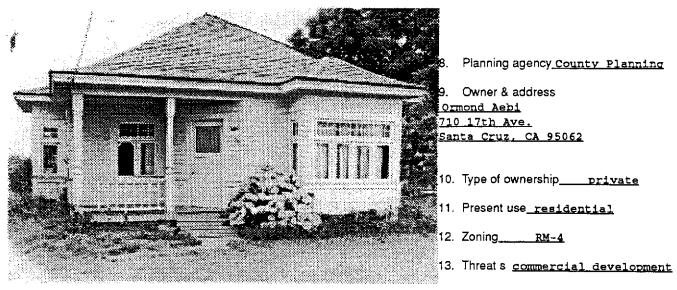
EXHIB T B

of

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

HISTORIC RESOURCES INVENTORY

| | | | | | | Ser. | No | | |
|--------|------------------------------|---------------------------|--|--------------------------|-------------|-----------|------------|-----------------------|-----------|
| IDE | NTIFICATION A | ND LOCA | TION | | | Nat | Register | · Status <u> 5 (s</u> | <u>1)</u> |
| Loca | al designation | | | | | | | | |
| 1. H | Historic name | <u>None</u> | | | | | | | |
| '2 | Common or cu | rrent name | e <u>Same</u> | | | | | | |
| '3. | Number & siree City Santa | t <u>710 17</u> a Cruz | th Ave | Cross-c Vicinity only | | 95052 | County | | |
| 4 | UTM zone | Α | B | | С | D | | | |
| 5. | Quad map No. | | Parcel No | . 028-052-26 | Othe | r | | | |
| DE | SCRIPTION | | | | | | | | |
| б. | Property cate | gory | building | If distric | t, number o | of docume | ented res | ources | |
| 7. | | • | ent physical appea dings, and (if appe | | | ding cond | ition, bou | ndaries, | |
| The | e structure | is a goo | od example of | a vernacular | house a | een in | both th | ne agricu | ltural |
| | | | ta Cruz. It h | | - | | | | |
| | - | | d by turned w | - | | | | - | |
| | | | design is re | - | | | | | |
| comple | tely aurrou | nded by | ood siding an commercial de | | - | | - | | |
| scaped | l with garde | ns and l | arge trees. | | | | | | |



Send a copy of this form to: State Office of Historic Preservation, P.O. box 942895, Sacramento, CA 94296-0001

'Complete these items for historic preservation compliance projects under Section 106(36CFR800), All items must be completed for historical resources survey information.

DPR 523 (Rev. 6/90)

EXHIBIT B

HISTORICAL INFORMATION

'14. Construction date(s) <u>1920 E</u>Original location — Date moved <u>unknown</u> 15. Alterations & date<u>no</u> apparent <u>alterations</u>

16. Architect Unknown Builder Unknown

17. Historic attributes (with number from list) 02-Single Family Preperty

SIGNIFICANCE AND EVALUATION

 18. Context for evaluation: Theme: Architecture
 Area Santa cruz County

 Period
 1850-1940
 Property types!
 Le family propContext formaliy developed?
 Yes

*19. Briefly discuss the property's importance within the context. Use historical and archirectural analysis as appropriate. Compare with similar properties.

Live Oak displays examples of popular residential styles common to a number of historical periods. While the City of Santa Cruz has distinct tracts with a significant number of houses representing a particular style, communities in the County such as Live Oak tend to have a variety of styles in a small area, sometimes on a single block. This particular style of house 1s more likely to be seen in rural areas as a family farm house, although a few can be seen in resort areas used as vacation housea. Its significance lies in the fact that it is a good example of the style of the period and it does not appear to be altered. As commercial development increases in the area, such houses are disappearing.

20. Sources Sketch Map North uz Surv Α of Historic Resources S.C. County Historical Resources Commission and Planning Dept., 1989. County of Santa Cruz Survey of Historic Resources Update and Context Statement, S. C. County Historical Resources Commission, 1994 21 Applicable National Register criteria -22 Other recognition_ NA State Landmark No. (if applicable) 24. Survey type <u>Comprehensive</u> (~) 25. Survey name County of Santa Cruz Survey of Historic Resources Update *26. Year form prepared _____1995 (\mathbf{F}) By (name) Susan Lehmann, Consultant Organization for S.C. County Historical Resources Commission and County Planning Dept. Address 701 ocean Street City& Zip Santa Cruz 95060 Phone (408) 454-2121

/@ /.,

EXHIBIT C CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 05-02H Assessor Parcel Number: 028-052-63 Project Location: 710 17th Avenue

Project Description: The proposal involves turning the house about 100 degrees to the left so that the front porch of the house will face Merrill Street rather than 17th Avenue, moving the house some 15 feet to the south and 20 feet to the west, and placing it on a new foundation. The plans show the two deteriorated shed buildings on the rear of the property as "to be removed."

Person or Agency Proposing Project: Mike Achkar

Contact Phone Number: (408) 691-6002

A. _____ The proposed activity is not a project under CEQA Guidelines Section 15378.
 B. _____ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060(c).
 C. _____ Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment.
 D. _____ Statutory Exemption other than a Ministerial Project (CEQA Guidelines Section 15285).

Specify type:

E. XX Categorical Exemption

Specify type: Class 31 - Historical Resource Restoration/Rehabilitation (Section 15331)

F. Reasons why the project is exempt:

Project complies with Secretary of the Interior Standards

In addition, none of the conditions described in Section 15300.2 apply to this project.

ning

Date: 02 February 2005

Steven Guiney, Project Planner