



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

April 28, 2005

AGENDA: May 5, 2005

Historic Resources Commission
County of Santa Cruz
701 Ocean Street
Santa Cruz CA 95060

SUBJECT: Public Hearing to consider request of Michael Pistoiresi that the Historic Resources Commission recommend to the Board of Supervisors removal of 226 Highland Drive, Aptos (Rio del Mar), from the County Historic Resources Inventory

Commissioners:

The owner of 226 Highland Drive has submitted material, in the form of completed Department of Parks and Recreation forms 523A, B, and L (Primary Record; Building, Structure, and Object Record; and Continuation Sheet, respectively) in support of his request to have the historic resource designation removed from the property and the property removed from the Historic Resources Inventory.

POWERS AND DUTIES OF THE HISTORIC RESOURCES COMMISSION

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

POLICIES AND ORDINANCES APPLICABLE TO HISTORIC PRESERVATION

General Plan

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

Historic Preservation Ordinance

County Code Section 16.42.030 defines a historic resource as follows:

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

Subsection 16.42.080(b), Designation Criteria, states that

Amendment to the Santa Cruz County Inventory of Historic Resources shall be by resolution of the Board of Supervisors following the review and recommendation of the Historic Resources Commission. . . . Any action to amend the Inventory of Historic Resources to add or remove a structure, site, object, or district shall be based on the criteria provided in paragraph (c). . . .

Subsection 16.42.080(c), Designation Criteria, states that

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

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

DISCUSSION

Although not stated, implicit in the powers and duties of the Historic Resources Commission to recommend to the Board of Supervisors properties to be included in the inventory of historic resources is the converse: that your Commission recommend to the Board of Supervisors properties that should not be included in the inventory of historic resources. These could be properties that are not on the inventory, but have been

evaluated for their historic significance, and also properties that are already on the inventory, but which new research shows are, in fact, not historically significant.

Qualifications of the Author of the Survey and Evaluation

The Secretary of the Interior has issues standards for determining whether someone has adequate training and/or experience to perform survey and evaluations of properties for their historic significance. The author of the survey and evaluation of 226 Highland has provided the County with documentation showing that he does meet the Secretary of the Interior's standards and is a qualified professional in terms of preparing surveys and evaluations (see Exhibit C).

Findings required to remove **226** Highland from the Historic Resources Inventory

For your Commission to recommend to the Board of Supervisors that 226 Highland be removed from the Historic Resources Inventory, you must make one of the following findings:

1. Find that 226 Highland has not retained its architectural integrity; or
2. Find that 226 Highland has not retained its historic value; or
3. Find that 226 Highland has retained both its architectural integrity and its historic value, but that 226 Highland fails to meet all four of the following criteria:
 - A. The resource is associated with a person of local, state or national historical significance;
 - B. The resource is associated with an historic event or thematic activity or local, state or national importance;
 - C. The resource is representative of a distinct architectural style and/or construction method of a particular historic period or way of life, or the resource represents the work of a master builder or architect or possesses high artistic values; and
 - D. The resource has yielded, or may likely yield information important to history or pre-history

These items are discussed below.

- Retention of architectural integrity

The house has not changed since it was first surveyed and evaluated in **1995**. That original survey stated that the period of significance was **1850 – 1940** and that no alterations were apparent except for the possible addition of shutters. The current survey and evaluation states that several modifications occurred *after* the period of significance, including a second story addition that was made "in all probability shortly after the sale of the property in the summer of **1945**. . . ." Other changes mentioned in the current survey

include a porch addition apparently constructed at the same time as the second story addition, enclosure of the porch in 1949, and construction of the fireplace and installation of aluminum sliders in the 1960s. Based on the information supplied by the applicant, it appears that although the house has not changed since the 1995 survey and evaluation, there were earlier changes that occurred after the period of significance. Those changes have compromised the architectural integrity of the house as it was during the period of significance.

- Retention of historic value

According to the 1995 survey and evaluation, it was estimated that the house was built in 1930 and that "[t]his residence is significant because it is one of the original structures in the community of Rio Del Mar built during the early years of the subdivision and it appears to be unaltered." As discussed above, the house apparently has been altered. The newly submitted survey and evaluation indicates that the house was built in 1935 and that the earliest house in the subdivisions that came to be known as Rio del Mar was completed in 1925. The new survey and evaluation states that the *Sanfa Cruz News* of June 10, 1937, "reported that nearly four hundred houses had gone up in the last five or six years. . . ." Thus, it appears that the house probably was not "one of the original structures in the community of Rio Del Mar" although just what constitutes "one of the original structures" is unclear. In any event, 226 Highland does not appear to have been of significant historic value or to have retained any historic value.

- Association with a person of local historical significance

Claus Spreckels, who played a significant role in 19th century California history, once owned the area that became Rio del Mar. Spreckels is probably best known for his involvement with the sugar beet industry in California. He also was instrumental in creating an alternative railroad to the Southern Pacific in the San Joaquin Valley. According to the new survey, following the death of Spreckels and his wife, the Rio del Mar property, some 2390 acres, passed into a trust for three of Spreckels' children. The trust sold the property in 1922 to land developers. Subsequent transfers of various parts of the property to other owners occurred in the next few years as the area was subdivided. The owners of what was to become the lot on which the house was built apparently are not of any particular local historical significance. The builders of the house and subsequent owners of the house also do not appear to have local historic significance.

- Association with an historic event or thematic activity of local importance.

Subdivision of the now developed parts of the County could be considered a thematic activity of local importance, in the broadest sense of that phrase. If the subdivisions had not occurred, then the County would not have developed as it did. In this sense, all subdivisions, and particularly large ones, could be considered historically significant.

However, the development of one lot in a subdivision, excepting possibly the first lot or one that set the architectural style for further development, cannot reasonably be considered to have an association with the underlying subdivision that is historically significant or that the development of that particular lot is necessarily associated with an historic event or thematic activity of local importance.

- 226 Highland as representative of a distinct architectural style and/or construction method of a particular historic period or way of life, or representative of the work of a master builder or architect or possessing high artistic values.

226 Highland is of the Spanish Colonial Revival style, which is a distinct architectural style. The style is not a rare one in Santa Cruz County and is fairly common in Rio del Mar. Further, 226 Highland is not an outstanding, or even a particularly representative, example of the Spanish Colonial Revival style. There is nothing in the available information to indicate that 226 Highland is representative of a particular construction method of a particular historic period or way of life, nor is it representative of the work of a master builder or architect, nor does it possess high artistic values.

- 226 Highland as yielding, or likely to yield information important to history or pre-history.

Research into the history of the 226 Highland has yielded information that is helpful to understanding the history of Rio del Mar. However, the house itself and/or study of the physical aspects of the house do not provide any particularly important information to the history of Rio del Mar. There is nothing to indicate that, in the future, 226 Highland would yield any information important to history or pre-history.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposal is exempt from further review under CEQA because it is not a project under CEQA Guidelines Section 15378 because it does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

CONCLUSION AND RECOMMENDATION

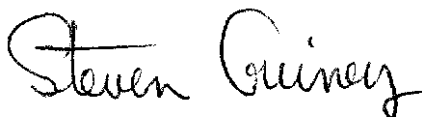
The author of the survey and evaluation is a qualified historian under the Secretary of the Interior's requirements. His conclusion was that 226 Highland did not constitute an historic resource. The information provided in the new survey and evaluation clarifies and expands upon the information contained in the **1995** survey and evaluation and clearly indicates that the house is neither architecturally or historically significant.

Based on the information in these sources, staff believes that 226 Highland does not meet any of the criteria of County Code Section 16.42.080(c) and therefore should be removed from the Historic Resources Inventory.

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

1. Accept the survey and evaluation as adequate;
2. Find that 226 Highland does not meet any of the criteria of County Code Section 16.42.080(c); and
3. Recommend to the Board of Supervisors that 226 Highland be removed from the Historic Resources Inventory and recommended certification of the CEQA Notice of Exemption.

Sincerely,



Steven Guiney
Planner IV
Historic Resources Planner

- Exhibits:
- A. 1995 survey and evaluation
 - B. Cover letter from Anthony Kirk, Ph.D., dated 25 February 2005, and survey and evaluation by Anthony Kirk, Ph.D., dated 2/24/05
 - C. Anthony Kirk professional historian qualifications
 - D. Location map
 - E. CEQA Notice of Exemption

cc: Michael Pistoiresi
Anthony Kirk

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

EXHIBIT A

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

Ser. No

Nat. Register Status 5 (s1)

Local designation

1. Historic name None
2. Common or current name None
- *3. Number & street 226 Highland Dr. Cross-corridor
City Aptos (Rio Del Mar) Vicinity only _____ Zip _____ County santa Cruz
4. UTM zone A B C D
5. Quad map No. _____ Parcel No 042-222-04 Other _____

DESCRIPTION

6. Property category building If district, number of documented resources _____

*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

This is a small guest cottage built in the Spanish eclectic style popular in the 1920s and 1930s. It features an L shaped plan with cross gabled roof with red tiles. Walls are stucco and windows are steel casement. There are decorative shutters, which may or may not have been an original design feature, on the asymmetrically placed windows of the facade. The windows have wide lintels and narrow sills. The front door is recessed under an arch and there is a second story over the integral garage. The front facing gable is cantilevered over the garage door supported by wooden brackets. The cottage is actually larger than it appears from the street, extending in the rear down a hillside with an extensive glassed in porch that takes advantage of the ocean view.



8. Planning agency County Planning
9. Owner & address
Beckley, Michael M.
P.O. Box 5405
Redwood City, CA 94061
10. Type of ownership private
11. Present use residence
12. Zoning R-1-4
13. Threats none apparent

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.

HISTORICAL INFORMATION

*14. Construction date(s) 1930 E Original location same Date moved

15. Alterations & date None apparent. possible addition of shutters

16. Architect unknown Builder Unknown

17. Historic attributes (with number from list) HP 2

SIGNIFICANCE AND EVALUATION

18. Context for evaluation: Theme Tourism (Resort)/Architecture Area santa Cruz County
Period 1850-1940 Property type residence Context formally developed? Yes

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

This residence is significant because it is one of the original structures in the community of Rio Del Mar built during the early years of the subdivision and it appears to be unaltered. Originally the area was a Native American rancharia and later part of the Aptos Rancho which was purchased by Claus Spreckels from Rafael Caetro in 1872. Spreckels, an entrepreneur who pioneered the sugar beet industry in the county, developed the Aptos hotel, a luxurious resort. The area known as Rio Del Mar, located in the eastern part of the Rancho, was not developed until 1922 when the heirs of Spreckels sold the property. According to the owner of this property, this is one of the guest cottages built behind the vacation house of one of the Spreckels heirs.

20. Sources

County of Santa Cruz Survey
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 NA

22 Other recognition NA

State Landmark No. (if applicable)

23. Evaluator Susan Lehmann

Date of Evaluation 8-1-95

24. Survey type _____

25. Survey name County of Santa Cruz Survey

of Historic Resources Update

*26. Year form prepared _____

By (name) Susan Lehmann, consultant

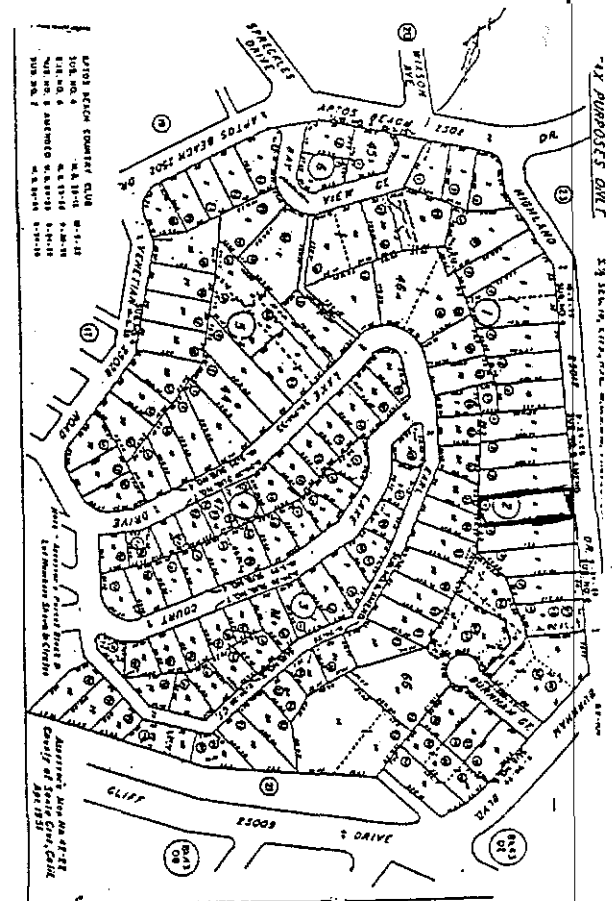
Organization for S.C. County Historical
Resources Commission and County

Address 701 Ocean Street

City 8 Zip Santa Cruz 95060

Phone (408) 454-2121

North
A



Anthony Kirk, Ph.D.
142 McCornick Street
Santa Cruz, CA 95062
831.427.2289

25 February 2005

Mr. Steven Guiney
County of Santa Cruz
Planning Department
701 Ocean Street, Rm. 400
Santa Cruz, CA 95060

Dear Mr. Guiney:

Enclosed please find an evaluation prepared by me of the house at 226 Highland Drive, Aptos, California, under the criteria of both the California Register of Historical Resources (CRHR) and the Santa Cruz County Historic Resources Inventory (SCCHRI). My conclusion is that the property does not appear to be eligible for listing in either inventory, under any criteria. Based upon this finding, the owner, Michael Pistoressi, asks that the Historic Resources Commission recommend to the Board of Supervisors that the house be removed from the SCCHRI.

The evaluation was undertaken at the request of Mr. Pistoressi, who originally retained me to ascertain why the house had been placed in the SCCHRI. Upon learning the reason, he requested that I confirm if it had been built by "one of the Spreckels heirs," as alleged by Susan Lehmann, who prepared the evaluation that found the property to be historically significant and resulted in it being placed in the SCCHRI.

In this evaluation, dated 1 August 1995, Mrs. Lehmann states that the context for evaluation is "Tourism (Resort)/Architecture." But in her discussion in the Significance and Evaluation section, she addresses only the former context, stating, "The residence is significant because it is one of the original structures in the community of Rio Del Mar built during the early years of the subdivision and it appears to be unaltered." Nowhere does she provide an analysis — or even a simple statement, for that matter — as to why the property might be architecturally significant. That the house was placed in the SCCHRI solely because it was thought to be historically significant would seem to be confirmed by the fact that it was one of a group of properties added to the inventory in November 1996 under Context 1 of the *County of Santa Cruz Survey of Historic Resources Update and Context Statement* (1994), Economic Development of Santa Cruz County, 1859-1940.

As documented in my evaluation, however, there is no evidence that the house at 226 Highland Drive is significant under this context or, for that matter, under any context. The evaluation prepared by Mrs. Lehmann is seriously flawed, based, as it is, on

speculation, local legend, and a lack of knowledge of both the construction history of the house and of the community of Rio Del Mar itself. Among the salient errors of the evaluation that my research corrects are the following:

- The house was constructed in 1935, not 1930, as estimated by Mrs. Lehmann
- The house has been significantly altered, contrary to Mrs. Lehmann's impression, including the addition of a second story (which, it should be noted, postdates the period of significance, 1850-1940, in her evaluation).
- The house is not, as claimed, "one of the original structures in the community of Rio Del Mar." The earliest house built in Aptos-by-the-Sea, as Rio Del Mar was originally named, was completed in 1925, and over the span of the next decade perhaps as many as four or five hundred single-family residences were constructed.
- There is no evidence that the house was "built during the early years of the subdivision," if by "the subdivision" Mrs. Lehmann is referring to Aptos Beach Country Club Subdivision No. 6, which was filed with the Santa Cruz County Recorder in 1926. And it clearly was not "built during the early years of the subdivision," if by "the subdivision" she is making a general reference to the early development of Rio Del Mar.
- Contrary to the local legend related by Mrs. Lehmann, the house, was not built as a guest cottage; nor was it ever owned by "one of the Spreckels heirs."

In addition to these points, it is relevant to note that, notwithstanding the implication contained in the discussion of Hispanic-influenced architecture in the *County of Santa Cruz Survey of Historic Resources Update and Context Statement*, Spanish Colonial Revival houses are relatively common in Santa Cruz County. In the course of a couple of hours spent driving just through parts of Rio Del Mar alone, I came across some seventy examples of the style, of which several date to as early as 1929.

If you have any question relating to the issues raised in this letter or to my evaluation of the house, please call me at your earliest convenience.

Yours sincerely,



cc: Michael Pistoressi

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

Primary #
HRI #

EXHIBIT B

Trinomial
NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page 1 of 6

*Resource Name or #: [Assigned by recorder] 226 Highland Drive

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Cruz

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

*b. USGS 7.5 Quad Date T ; R ; ¼ of ¼ of Sec B.M.

c. Address 226 Highland Drive City Aptos Zip 95003

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

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

Santa Cruz County APN: 042-222-004

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

The single-family residence at 226 Highland Drive is a two-story Spanish Colonial Revival house with a one-story wing, an integral garage, and a partial raised basement. It was built in 1935 and subsequently enlarged and altered. It is L-shaped in plan, with a small inset front porch distinguished by a semicircular entryway, and rests on a concrete perimeter foundation. The walls are clad with cream-colored stucco except for the sunroom at the rear, or west side, of the house, which is clad with clapboards on the north side, and the raised basement, which has a segment clad with plywood sheets. Fenestration is asymmetrical, consisting principally of original steel-sash windows—casement and fixed—together with several newer aluminum sliding-sash windows and a single fixed wood-sash window on the west side. The low pitched gabled roofs, with their close rake and shallow eaves, are finished with red mission tiles. A brick chimney shaft rises through the west slope of the roof on the one-story wing. Apart from the arched entryway, decorative elements consist of two wood window lintels on the Highland Avenue, or east, side, a range of shaped beams supporting the second story where it is cantilevered over the driveway, a small wood-balustraded balcony on the west side of the second story, and window shutters on the east and south sides. To the rear of the house, a flight of concrete steps (See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other [Isolates. etc.]



P5b. Description of Photo: (View, date, accession #) Looking southwest at east elevation, 1/24/05

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both
1935; Santa Cruz County Residential Building Record

*P7. Owner and Address:
Michael and Renee Pistoresi
35 Via Cerioni
Madera, CA 93631

*P8. Recorded by: (Name, affiliation, and address)
Anthony Kirk, Ph.D.
142 McCornick Street
Santa Cruz, CA 95062

*P9. Date Recorded: 2/24/05

*P10. Survey Type: (Describe)
Intensive

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

NRHP Status Code

*Resource Name or # (Assigned by recorder) 226 Highland Drive

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed 1935; second story and back porch added ca. 1945; back porch enclosed ca. 1948-49; living room and sunporch remodeled 1960s

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

Original Location:

*B8. Related Features: None

B9a Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme n/a

Area n/a

Period of Significance n/a

Property Type n/a

Applicable Criteria n/a

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

The house at 226 Highland Drive was built in 1935 by Attilio and Anne Bandettini, who had acquired the lot three years earlier. The property, located in Aptos Beach Country Club Subdivision No. 6, was originally part of the old Rancho Aptos, granted to Rafael Castro in 1833 by Governor José Figueroa. In 1872 Don Rafael sold a substantial portion of the ranch, 2,390 acres, to Claus Spreckels, the California Sugar King, who constructed a resort hotel a stone's throw from the ocean and a summer home southeast of where Rio Del Mar Boulevard crosses Highway 1. Spreckels, a leading West Coast horse breeder, raised fine blooded stock and raced them on a private track near his house but leased most of his land to tenant farmers, who cultivated wheat. Following the death of Claus and his wife, Anna, in the first decade of the new century, the ranch passed into the hands of the San Christina Investment Company, a family trust established for the benefit of the couple's three younger children, Rudolph, Claus August, and Emma.

In 1922 the San Christina Investment Company sold the property to a Pomona, California, "land merchant," Fred L. Somers, and his wife, Phoebe, whose plans centered around the development of a country club complex of golf course and clubhouse. Even before finalizing the purchase with the San Christina Investment (See Continuation Sheet)

811. Additional Resource Attributes (List attributes and codes):

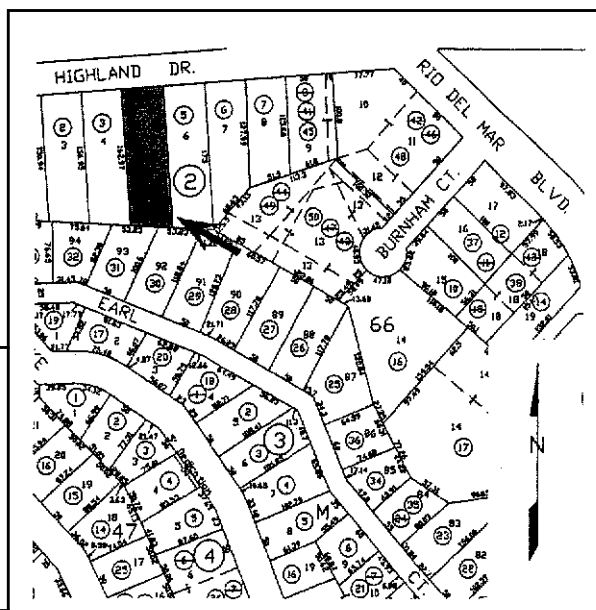
*B12. References: See Continuation Sheet

813. Remarks:

*B14. Evaluator: Anthony Kirk, Ph.D.

*Date of Evaluation: 2/24/05

(This space reserved for official comments.)



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

Primary # _____

HRI# _____

Trinomial _____

Page 3 of 6

Resource Name or # (Assigned by recorder) 226 Highland Drive

*Recorded by Anthony Kirk, Ph.D.

*Date 2/24/05

☒ Continuation ☐ Update**P3a. Description:**

leads down to a large split-level concrete patio.

As originally constructed, the house was a single-story one-bedroom, one-bath Spanish Colonial Revival cottage with an integral garage and a partial raised basement. It was irregular in plan with stuccoed walls and a red-tile cross-gabled roof. At a later date, and in all probability shortly after the sale of the property in the summer of 1945, a second story was constructed above the garage and bedroom on the south side of the house. It was undoubtedly at this time that an open or screened porch was added to the rear of the house. Within a year or two, and certainly before the winter of 1949, the porch was enclosed, creating a sun parlor. Later, probably in the 1960s, the fireplace was built and the fenestration of the old west wall altered to more fully integrate the tile-floored sunroom with the adjacent living room. In all likelihood it was also at this time that the aluminum sliding sash windows were installed on the west side of the raised basement and the lower floor of the two-story block.

The house, which appears to be in good condition, is set back minimally from Highland Drive, a built-out residential street in Rio Del Mar that is characterized chiefly by old construction. The yard is almost entirely paved with concrete except for the precipitous slope behind the house, which is dense with mature trees and plants.

B10. Significance:

Company, though, the Somerses entered into sales agreements for some 500 acres. In May 1924, the couple conveyed another 170 acres to several investors, who two months later filed a map with the Santa Cruz County Recorder for Deer Park Villa Sites Subdivision No. 1. The tract, located between present-day Clubhouse Drive and Highway 1, comprised 124 building lots, and it was here that the first house in what would become known as Rio Del Mar was built. Begun in 1924 and completed the following year, the Spanish Colonial Revival-style residence at 425 Vista Del Mar Drive, was, unfortunately, demolished in the late 1980s.

In September 1924, not long after the creation of the first Deer Park Villa Sites subdivision, Fred and Phoebe Somers formed the Aptos Company, an investment vehicle composed chiefly of southern Californians, to develop the unsold land. The company shortly thereafter entered into an arrangement with several San Francisco developers, two of whom, Leo G. Monroe and Lawrence J. Miller, had the previous year participated in the incorporation of the Los Altos Country Club Properties, which was then nearing completion of the Los Altos Golf and Country Club course on the San Francisco Peninsula. Over the course of the next two years, the allied developers laid out six Aptos Beach Country Club Subdivisions, comprising nearly two thousand residential parcels in what they named Aptos-by-the-Sea. The San Francisco firm of Monroe, Lyon & Miller, which handled the promotion and sale of building lots, advertised a variety of planned attractions associated with what it boasted "is bound to become famous among California's smart watering places." In addition to an 18-hole championship golf course and lodge, there would be Venetian waterways, a Roman outdoor swimming pool, and a forty-acre lake, a casino and a "million-dollar hotel," tennis courts and a polo field. Although the firm advertised that the homesites—which came with a full membership in the Aptos Beach Country Club—were well suited for "summer homes, holiday cottages, and mountain lodges," the *Santa Cruz Evening News* noted on 18 July 1925 that Aptos was just a fifteen-to-twenty-minute drive from town, and that "several local people have bought with idea of making their year 'round homes there, for Aptos-by-the-Sea is essentially a suburb of Santa Cruz."

In the spring of 1926, not long after completion of the golf course and lodge, Monroe, Lyon & Miller began using the name Rio Del Mar (River of the Sea) for both the country club and the nascent community, which stretched south from the flats on either side of Aptos Creek to what is now Seascape and west from the hill behind the Santa Cruz-Watsonville State Highway (Soquel Drive) to the ocean. Despite competition from the neighboring resort communities of Rob Roy (modern-day La Selva Beach) and Seacliff Park, as well as other Santa Cruz summering spots, homesites sold briskly from the outset. In September 1927 Leo G. Monroe, William C. Lyon, and Lawrence J. Miller incorporated the Peninsula Properties Company, which two months later purchased all the assets of the Aptos Company. The new company continued to lay out subdivisions, and by the following summer, Rio Del Mar comprised a total of fourteen tracts. In that year, 1928, Peninsula Properties sold 108 lots and constructed a dam and "a mammoth Spanish style bath house," capable of serving a thousand bathers, at the mouth of Aptos Creek.

Sales continued strong as the Roaring Twenties wound down, spurred no doubt by the completion of the elegant new Rio Del Mar Club overlooking the Monterey Bay. The clubhouse, a sprawling two-story Spanish Colonial Revival structure located near where Cliff Court intersects Rio Del Mar Boulevard, provided, in addition to the usual amenities, accommodations for club members who had yet to build. Despite the onset of the Great Depression, land sales doubled in 1930, with more than two hundred parcels passing from Peninsula Properties into private hands. As in earlier years, though, construction of houses lagged the sale of lots, and the little evidence available suggests a significant dip beginning in 1932, the nadir of the worldwide economic collapse. Nonetheless, despite the hard times that gripped California, development of Rio Del Mar continued on, if rather raggedly.

In June 1935 construction got under way on twelve residences, including one for Captain Kirkwood Donavin, manager of the Panama Pacific Mail Lines, in what the *Santa Cruz Evening News* called "the start of the most extensive building program in years." That same month, work was completed on the first of a dozen club-owned rental cottages (at least one of which still stands, at 311 Cliff Drive), and by the end of summer, a crew was clearing ground at the south end of Beach Drive for the Rio Del Mar Beach Club. The strikingly sleek Moderne Beach Club was finished late the following year and proved an exceedingly popular attraction, with new homes springing up along the sand-bound scenic drive. On New Year's Day 1937, seven hundred club members gathered in the Desert Room of the newly enlarged clubhouse to listen to the swinging sounds of the ten-piece Rio Del Mar Orchestra and greet the New Year. It was an auspicious beginning for what proved to be a high point of several years of rebounding growth. On 10 June 1937 under the headline "Fastest Growing Residential Area in State Is Rio Del Mar," the *Santa Cruz News* reported that nearly four hundred houses had gone up in the last five or six years and that "one hundred new homes are now being planned for erection in Rio Del Mar this year."

It was near the outset of the recovery of Rio Del Mar's fortunes, then, that Attilio and Anne Bandettini built the house at 226 Highland Drive. They had acquired the lot three years earlier, in 1932, in the depths of the Depression, from the H. A. Hyde Company of Watsonville, who had purchased it from Peninsula Properties in the summer of 1930. Located in Aptos Beach Country Club Subdivision No. 6—recorded in September 1926, the tenth of the fourteen Rio Del Mar tracts surveyed and developed in the 1920s—the homesite was slow to find a buyer, no doubt because most of the parcel consisted of a plunging hillside to the west, leaving little buildable land. Nothing is known about either of the Bandettinis, who presumably used the house as a weekend or summer retreat. In July 1945 the couple sold the property to Irene V. MacLean, who the previous autumn had purchased Bender's Jewelry Store on Pacific Avenue in Santa Cruz. In all probability it was MacLean who built the second story and back porch, which she enclosed to create a sunroom when the prevalence of cool, foggy summer mornings and evenings along the coast became apparent. MacLean subsequently married, and in March 1958, as Irene V. Dover, she conveyed the house to John J. and Roberta F. Racich, who remodeled the sunroom and installed new window sash on the west side. Michael M. and Marion L. Beckley purchased the property fourteen years later, and in the summer of 2004 it passed into the hands of the current owners.

The house at 226 Highland Drive does not appear eligible for listing in either the California Register of Historical Resources (CRHR) or the Santa Cruz County Historic Resources Inventory (SCCHRI) under any criteria. Although probably constructed as a summer residence, it was but one of hundreds and hundreds of vacations homes constructed in the Santa Cruz County resort communities of Rio Del Mar, La Selva Beach, Seacliff, Pleasure Point, Paradise Park, and Pasatiempo in the 1920s and 1930s and is not demonstrably more important within this context (Economic Development: Tourism) than any other extant vacation residence. Moreover, the property is not associated with any other events that have made a significant contribution to the broad patterns of history, as required by Criterion 1 of the CRHR and Criterion 2 of the SCCHRI. Neither of the original owners, Attilio and Anne Bandettini, nor any subsequent owner is known to have distinguished himself or herself in any historically meaningful context, and thus the property does not meet the standard for significance under Criterion 2 of the CRHR and Criterion 1 of the SCCHRI.

Architecturally, the house is an extremely modest example of the Spanish Colonial Revival style, lacking many of the characteristics associated with this design mode, such as a round or square tower, a large focal window, bas-relief window and door surrounds, wood or wrought-iron window grilles, ornate molded cornices, enriched corbels, wall tiles, a decorative chimney hood, and a long covered porch, or *portale*. Indeed, apart from two wooden window lintels, the single original decorative feature that distinguishes the house is the simple semicircular entry porch, while two of the

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

Primary #

HRI#

Trinomial

CONTINUATION SHEET

Page 5 of 6

*Resource Name or # (Assigned by recorder) 226 Highland Drive

*Recorded by Anthony Kirk, Ph.D.

*Date 2/24/05

☐ Continuation ☐ Update

prominent decorative features that date to the postwar period, the window shutters and the small balcony with its curiously sawn balusters, are not Hispanic in character. Markedly superior examples of Spanish Colonial Revival architecture — residential, commercial, and public — are scattered throughout Santa Cruz County and several of these buildings are listed in the SCCHRI, including, among others, the Moose Club Lodge No. 545 at 2470 El Rancho Drive, the Porter Memorial Public Library at 3050 Porter Street, and the single-family residences at 2223 Soquel Avenue, 12945 Highway 9, and, most notably, 309 Rio Del Mar Boulevard. Additionally, the house at 416 Murray Avenue, which dates to 1929 or earlier and is distinguished by a round tower and an arched focal window with a cast-iron balconet, embodies more of the distinctive characteristics of Spanish Colonial Revival architecture than does 226 Highland Drive, as do the formally elegant two-story residence at 306 Rio Del Mar Boulevard, constructed in 1930 and notable for a broad glazed balcony, and the striking two-story house at 146 Venetian Drive, with its two-tiered front porch, balconies, and bas-relief chimney-shaft sculpture, which was built in 1935 or before.

There is, as well, no evidence that the property has the potential to yield information of historical or prehistorical importance, as required by Criterion 4 of the CRHR and Criterion 4 of the SCCHRI. In the case of both inventories, this criterion is usually applied to archaeological sites, but under certain circumstance it is applicable to the built environment. A thorough examination of the physical structure of the house reveals, however, no variations on a standard design or construction techniques or any other potentially useful information.



Looking southeast at west elevation, 1/24/05.

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

Primary # _____

HRI# _____

Trinomial _____

Page 6 of 6

*Resource Name or # (Assigned by recorder) 226 Highland Drive

*Recorded by Anthony Kirk, Ph.D.

Date 2/24/05

☒ Continuation ☐ Update**B12. References:***Archival Materials*

California Corporation Files. California State Library, Sacramento, California.

County of Santa Cruz Historic Resources Inventory. Santa Cruz County Planning Department, Santa Cruz, California.

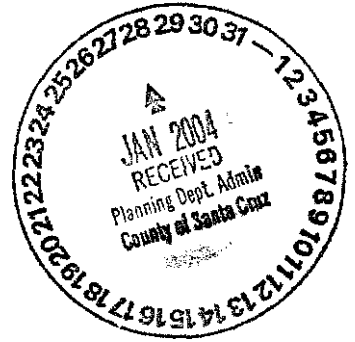
Photo Collections. Capitola Museum, Capitola, California.

Residential Building Record: 226 Highland Drive. Office of the Santa Cruz County Assessor, Santa Cruz, California.

Santa Cruz County Official Records. Office of the Santa Cruz County Recorder, Santa Cruz, California.

*Newspapers and Periodicals**Rio Del Mar Country Club Bulletin.**Rio Del Mar News.**Santa Cruz Evening News.**Books, Brochures, Directories*Clark, Donald Thomas. *Santa Cruz County Place Names: A Geographical Dictionary*. Santa Cruz, Calif.: Santa Cruz Historical Society, 1986.Collins, Allen. *Rio Del Mar: A Sedate Residential Community*. [Aptos, Calif.: Allen Collins], 1995.Harris, Cyril M. *American Architecture: An Illustrated Encyclopedia*. New York W. W. Norton & Co., 1998.Lehmann, Susan. *County of Santa Cruz Survey of Historic Resources Update and Context Statement*. Santa Cruz, Calif.: Susan Lehmann, 1994.McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York Alfred A. Knopf, 2000.Monroe, Lyon & Miller. *Aptos-by-the-Sea*. San Francisco: Monroe, Lyon & Miller, ca. 1925.R. L. Polk & Company. *Polk's Santa Cruz, California, City Directory*. San Francisco: R. L. Polk & Co., 1930-50.

ANTHONY KIRK, PH.D.
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 Santa Cruz, CA 95062
 Phone 831.427.2289 Fax 831.427.1874
 E-mail Historydoc@aol.com



QUALIFICATIONS SUMMARY

Superior research, analytic, and communication skills.
 Wide knowledge of humanities, social sciences, and sciences
 Expertise in California, cultural, and environmental history.

PROFESSIONAL EXPERIENCE

- * Consultant to the City of Marina, California, in a review of the city's Crescent Avenue Widening Project under Section 106 of the National Historic Preservation Act (2003-04).
- Consultant to the California Department of Parks and Recreation in documenting the evolution of the historic landscape of Wilder Ranch State Park, Santa Cruz, California (2002).
- Consultant to E. & J. Gallo Winery in documenting and preserving Olson Ranch, Paraiso Springs, California (2001).
- Consultant to the City of Watsonville, California, in a review of the city's 200-Block Development Project under Section 106 of the National Historic Preservation Act (2001)
- Site investigation for Caltrans of a former transformer-repair plant in Lynwood, California, to assess the potential for facility operations to have polluted an underlying aquifer (2000-01).
- Litigation support for the firm of Mitchell & Herzog, relating to the significance and integrity of the "Juana Briones House" in the case of *Nulman v. City of Palo Alto* and in the nomination to place the house on the California Register of Historical Resources (2000-02).
- Consultant to the California Dairy Museum and Educational Foundation in preparing an annotated bibliography of the history of California dairying from Spanish colonization through World War II (2000).
- Litigation support for Reclamation District 1000, relating to the history of flooding in the Sacramento region in the case of *Akins v. the State of California* (1998-99).
- Consultant to the U.S. Fish and Wildlife Service and the CalFed Bay-Delta Program in documenting the historic landscape of the Sacramento-San Joaquin River Delta (1998).

- Senior research director for the development of interactive audiovisual information systems for the interpretive center at Harpers Ferry National Historical Park (1996-97).
- Illustrations editor for the California Historical Society's multi-volume series celebrating the California Gold Rush-to-Statehood Sesquicentennial, published in conjunction with the University of California Press (1996-2000).
- Litigation support for Pacific Gas and Electric Company in the development of expert-witness testimony for a lawsuit relating to the pollution of aquifers by potentially carcinogenic industrial wastes and by-products. (1996-99).
- Chief historical consultant for Sony Imagesoft's award-winning CD-ROM *The Haldemnn Diaries: Inside the ~~Nixon~~ White House* (1994).

RECENT PUBLICATIONS

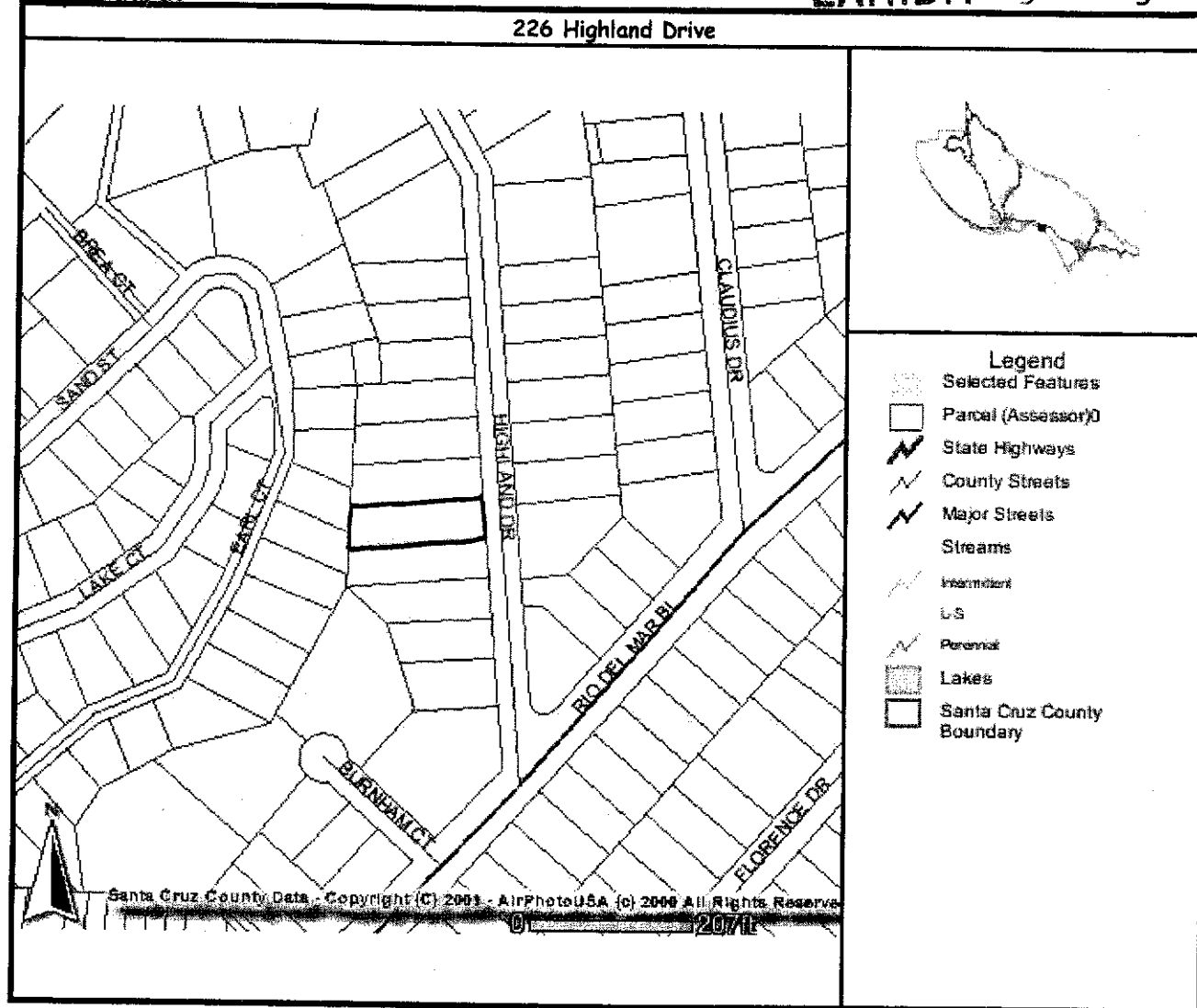
- *A Flier in Oil: Adolph B. Spreckels and the Rise of the California Petroleum Industry* (San Francisco: California Historical Society, 2000).
- "As Jolly as a Clam at High Water': The Rise of *Art* in Gold Rush California," in *Rooted in Barbarous Soil: People, Culture, and Community in Gold Rush California*, eds. Kevin Starr and Richard J. Orsi (Berkeley: University of California Press, in association with the California Historical Society 2000), 169-203.
- "Seeing the Elephant," in *A Golden State: Mining and Economic Development in Gold Rush California*, eds. James J. Rawls and Richard J. Orsi (Berkeley: University of California Press, in association with the California Historical Society, 1999), 174-84.
- "Picturing California," in *Contested Eden: California before the Gold Rush*, eds. Ramón A. Gutiérrez and Richard J. Orsi (Berkeley: University of California Press, 1998), 357-74.
- *Founded by the Bay: The History of Macaulay Foundry, 1896-1996* (Berkeley: Macaulay Foundry, 1996).

ADVISORY BOARDS

- City of Santa Cruz Historic Preservation Commission, 1994-1998 (Chairman 1996-1998).
- Los Angeles County Museum of *Art*, *Made in California, 1900-2000* (1998-2000).

EDUCATION

Ph.D., History, University of California, Santa Barbara, 1977
 M.A., History, University of California, Santa Barbara, 1971
 B.A., History, University of California, Santa Barbara, 1967



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: N/A

Assessor Parcel Number: 042-222-04

Project Location: 226 Highland Drive, Aptos

Project Description: Request of Michael Pistoressi that the Historic Resources Commission recommend to the Board of Supervisors removal of 226 Highland Drive, Aptos (Rio del Mar), from the County Historic Resources Inventory

Person or Agency Proposing Project: Michael Pistoressi

Contact Phone Number: (831) 427-2289

- A. XX 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 15260 to 15285).

Specify type:

E. **Categorical Exemption**

F. **Reasons why the project is exempt:**

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

Steven Guiney
Project Planner

Date: 02 May 2005



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

April 28, 2005

AGENDA: **May 5, 2005**

HISTORIC RESOURCE PRESERVATION PLAN

Applicant:Russell Ford
Owner:Russell and Christine Ford
Application No.: ...05-02H
APN: 046-062-07
Situs: 1258 San Andreas Road
Location:.....North side of San Andreas Road between Heather Point Lane and Sand Dollar Drive
Historic Name:.....Thurwachter House
Current Name:T-Wester House
Rating:.....NR5

Existing Site Conditions

Parcel Size:Approximately 1.3 acres
Use: Bed and Breakfast/Single Family Dwelling

Planning Policies

Planning Area: La Selva
Zone District:.....RA-L
General Plan Land Use Designation:.....Archaeological Resources, Biotic Resources and Groundwater Recharge
Coastal Zone:.....Yes

I. PROJECT DESCRIPTION

Proposal to enlarge existing window area on north side of house by adding two 3 x 5 double hung windows and shutters to match the existing two 3 x 5 double hung windows and shutters.

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 historic Thurwachter House...was constructed in 1872 on 2083 Beach Road by Frederick and Catherine Thurwachter....The Thurwachters are credited with being among the first to bring European farming techniques to the Pajaro Valley. The couple lived in this house until 1914; Catherine passed away in January and Frederick in March of that year. Ownership of the house transferred to one of their daughters, Ella Thurwachter, who was also a notable farmer, pioneering the agricultural production of navy beans. . . .The significance of the building derives from its association with a significant [sic] personage of the Pajaro Valley and due to the nature of the architectural design.

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

Although now located on the north side of San Andreas Road, at 1258 San Andreas Road, about one-half mile southeast of the Manresa State Beach parking area, the house originally stood on Beach Road just west of Watsonville. The house was moved in the 1990's from Beach Road to its present location, where it was used as a bed and breakfast for a number of years. Currently, it is used as a single family dwelling.

B. Proposal

The proposal involves the following changes to the exterior of the building: Enlarge existing window area on north side of house by adding two 3 x 5 double hung windows to match the existing two 3 x 5 double hung windows to result in two sets of 3 x 5 double hung windows (four windows total). The north side of the house faces onto private farm fields, on the opposite side of the house from the public road. The applicant is also proposing to remove interior walls and bathroom to create a larger family room. The enlarged window area would provide more light to the enlarged family room.

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

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

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 continues to be used as such although it has been used in the recent past as a bed and breakfast.

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 are embodied in its Greek Revival style. Over time, there have been various modifications to the original building, including a rear wing addition, removal of the full length front porch, replacement of the original windows with double-hung bronzed aluminum sliders, movement of window openings, and replacement of wooden window shutters with synthetic replicas. The latest evaluation of the site, in 2001, mentioned that

[t]he building was previously reviewed by the State Historic Preservation Officer who found that the building appeared to be eligible [for listing on the State Historic Register] as a separate property. . . . The building has lost much of its original fabric, however, and no longer appears to meet the threshold for integrity due to renovations in the recent past.

The proposed window additions will be in keeping with the general style 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 existing materials and general design of the existing building. No attempt is being made to create an earlier or later appearance.

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.*

See number 2, above.

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 proposed to be altered.

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 in 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, architectural or 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.

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.*

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

III. CONCLUSION

The proposal involves enlarging two existing window areas on north side of house by adding two 3 x 5 double hung windows to match the existing two 3 x 5 double hung windows to result in two sets of 3 x 5 double hung windows (four windows total). The north side of the house faces onto private farm fields, on the opposite side of the house from the public road. The applicant is also proposing to remove interior walls and bathrooms to create a larger 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.

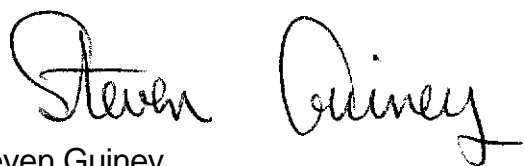
B. Approve the Historic Resource Preservation Plan as submitted.

Exhibits

A. Applicant's Historic Resource Preservation Plan Submittal

- B. Historic Resources Inventory pages for the subject site
- C. **CEQA** Notice of Exemption
- D. Location and Vicinity Maps

Report prepared by:

A handwritten signature in black ink that reads "Steven Guiney". The signature is written in a cursive, flowing style.

Steven Guiney
Planner IV
Historic Resources Commission Staff

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 not need to make an appointment to drop off the completed application. There is no 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.**

OwnerName: Russell + Christine FordAddress: 1258 San Andreas RdWatsonville CA 95076Phone Number: 831-722-5659**Applicant**Name: Same as Owner

Address: _____

Phone Number: _____

Assessor's Parcel Number(s): 046-062-07Site Address: 1258 San Andreas Rd, Watsonville, CA 95076Historic and/or Common Name: Thurwachter HousePresent Use: Principal Residence / Bed + BreakfastProposed Use: Principal Residence / Bed + Breakfast**Type of Project**☒ Alteration☐ Sign Review☐ New Construction☐ Restoration☐ Relocation☐ Demolition☐ Historic Site Ground Disturbance

1. Please describe the proposed project.

The right side downstairs two interior walls
removed and two bathrooms removed to create
larger family room. Two large windows to be
added on the right side facing farmland.

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

2. Please explain the reason for this project.

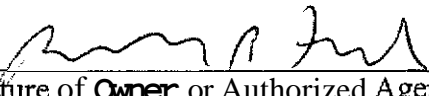
To increase size of family room

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).

No significant change to ~~all~~ architectural features of the house. New windows will have no adverse effect look of the house from public vantage points.

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

The house was relocated in 1997 from its original location on Beach Rd where it was built in 1873. During the move, significant changes were made to ensure structural integrity and to expand usable square footage above kitchen.


Signature of Owner or Authorized Agent

4/14/05
Date



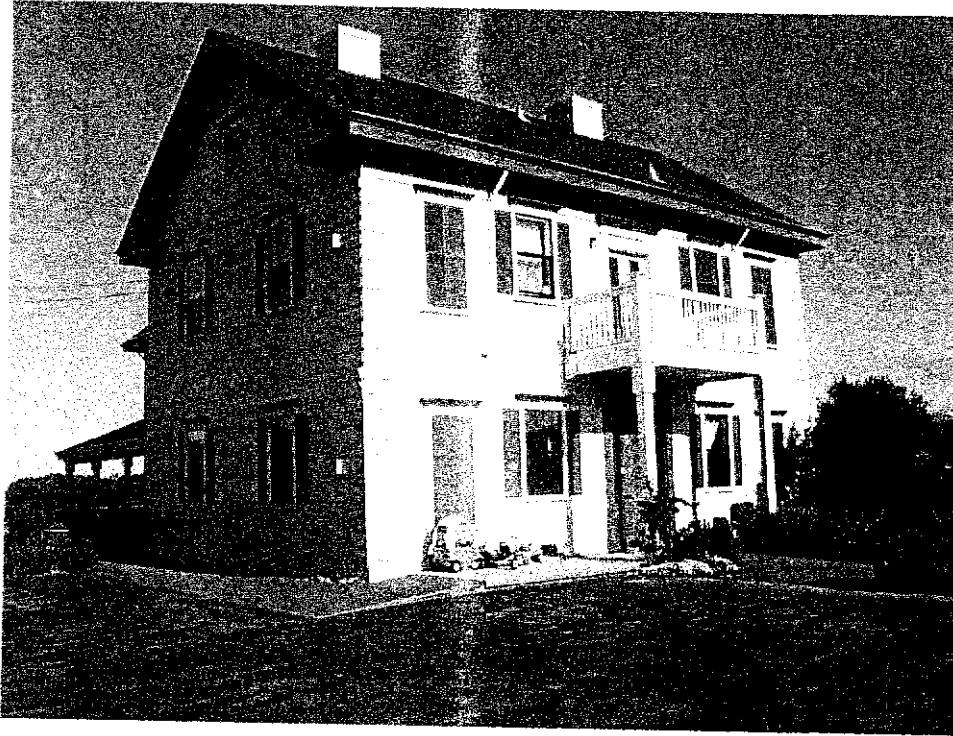
Side yard where proposed new windows face



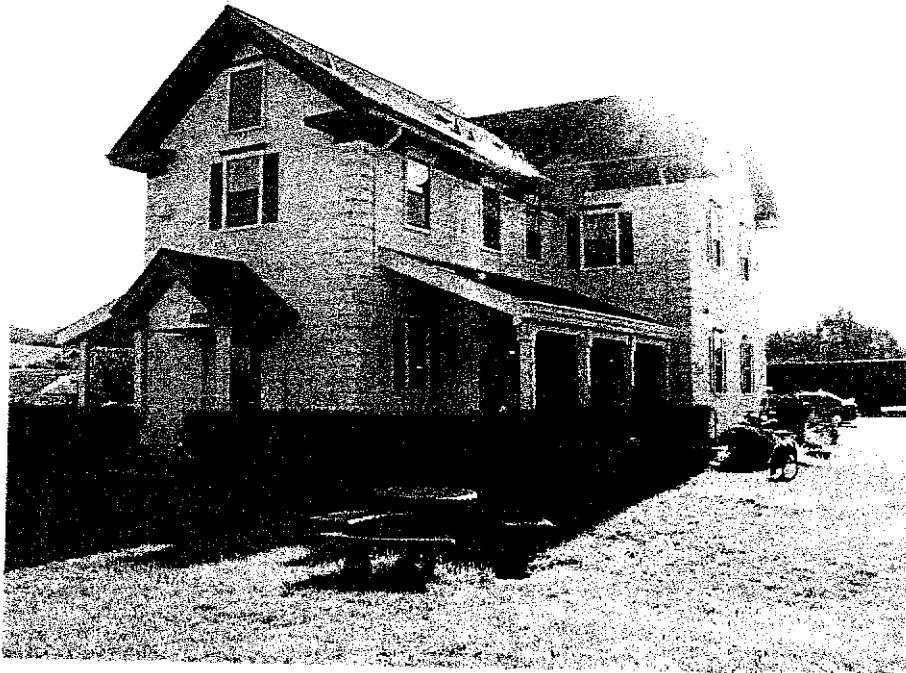
Side of house where proposed windows to be added



Front of House

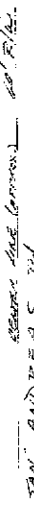
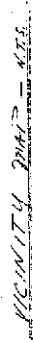


Back of House

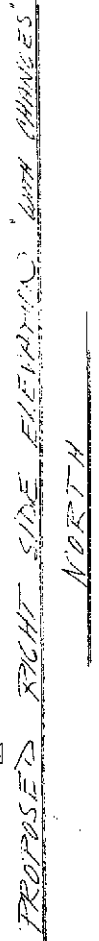


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INDEPENDENT

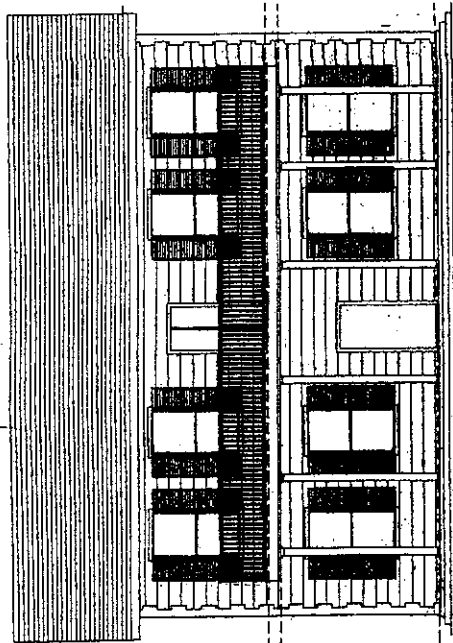


A.P.N. 046-062-07



NOTES

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FRONT ELEVATION

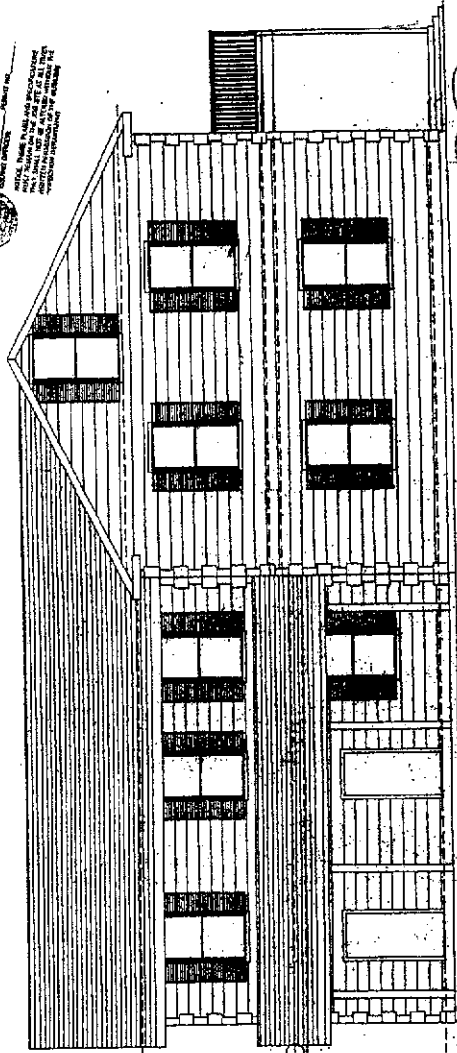
05-10-71 ETV 29

NOTATION

BCALF 11/4/15/03

DATE 2505
EXISTING ELEVATIONS
16/5/50

ADDRESS IT'S SHORE BE PASTED
UNMAINTAINED AND SINCE BE
PLAINLY VISIBLE FROM THE
SCHOOL THE IT'S SHORE BE
(HIN) IN MEANT & OF A
COLOR IN MEANT TO MEANT
PARKING



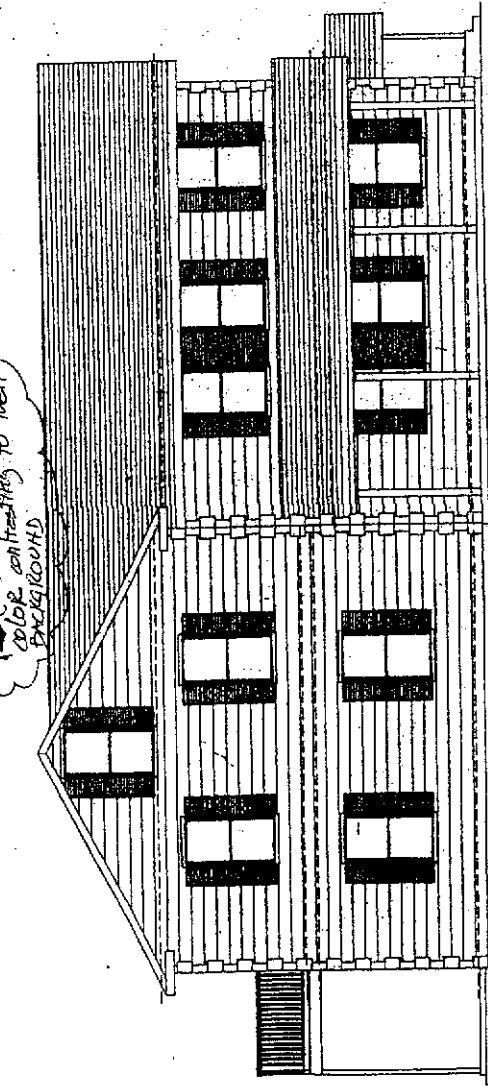
LEFT ELEVATION SOUTH

BCALF 11/4/15/03

DATE 2505
EXISTING ELEVATIONS
16/5/50

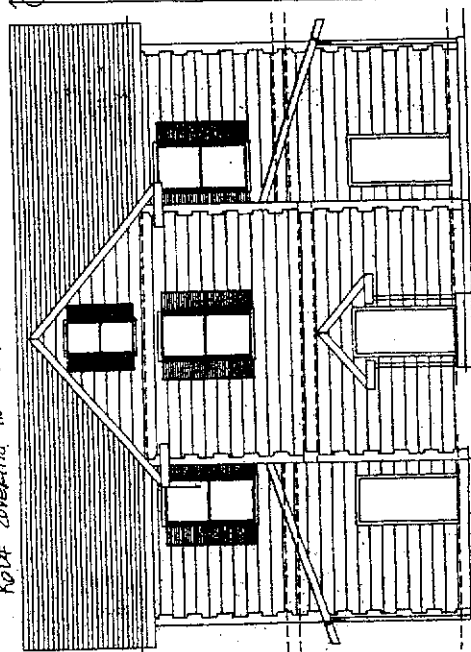
INSTAL APPROVED SPARK
ON TOP OF CHIMNEY. WIRE
NEED APPROVED 1/2 INCH

"C" RATED - ROOF



BRIGHT ELEVATION - North

10116671 ■ 1970



TRACK RELEVATION

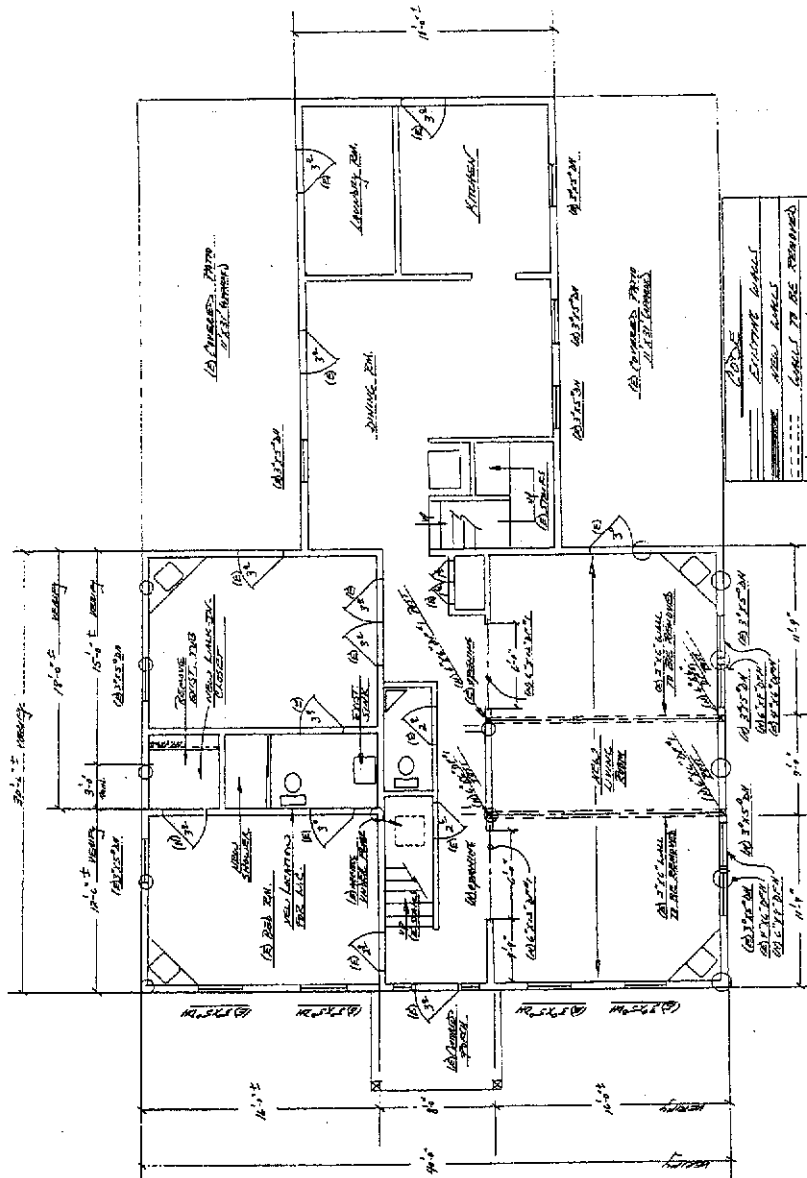
06-07

RECEIVED BY THE
DIRECTOR OF THE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C.

EXHIBIT A

Revised 3/21/65

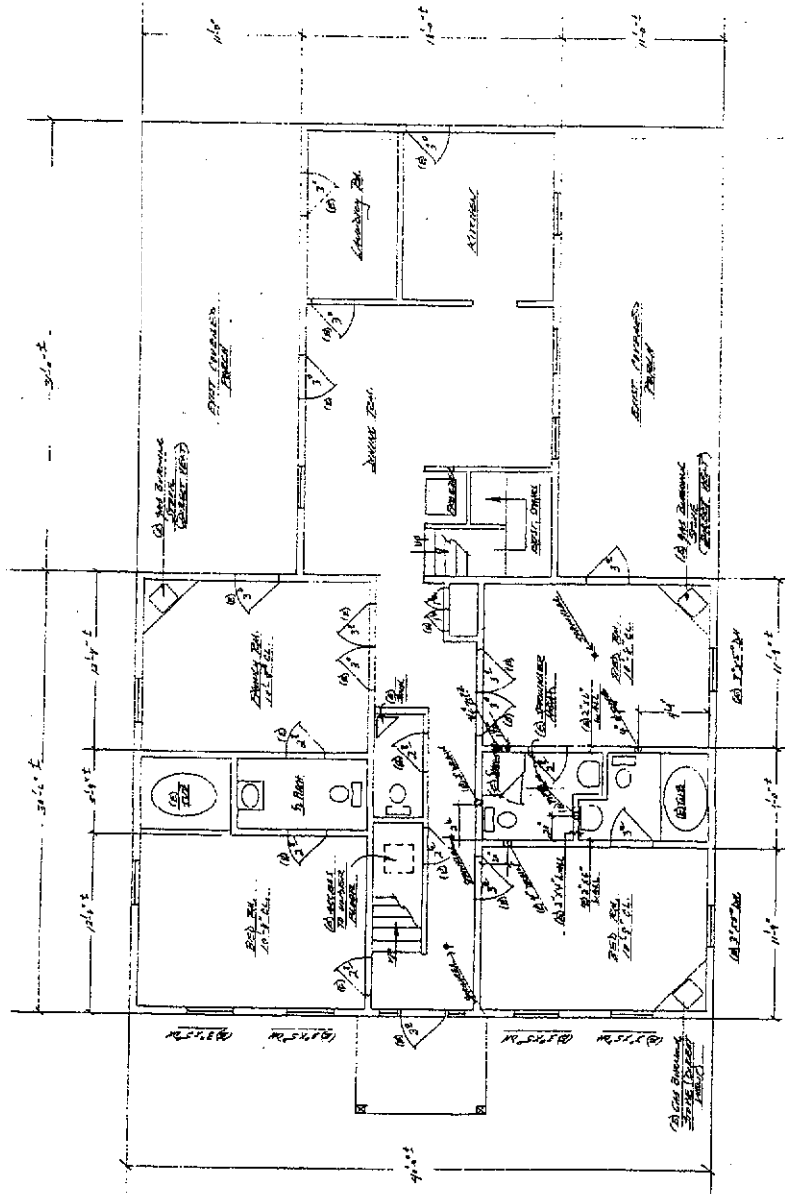
OWNER: THE Y.M.C.A. BUILDING	DATE: 3/21/65
ADDRESS: 2357 34th Avenue, N.E.	PROJECT: 2357 34th Avenue, N.E.
ARCHITECT: J. J. JONES	DATE: 3/21/65
DESIGNER: J. J. JONES	DATE: 3/21/65
PROJECT NO. 2357-02-07	5th Floor



PROPOSED FLOOR PLAN - 1st FLOOR

EXHIBIT A

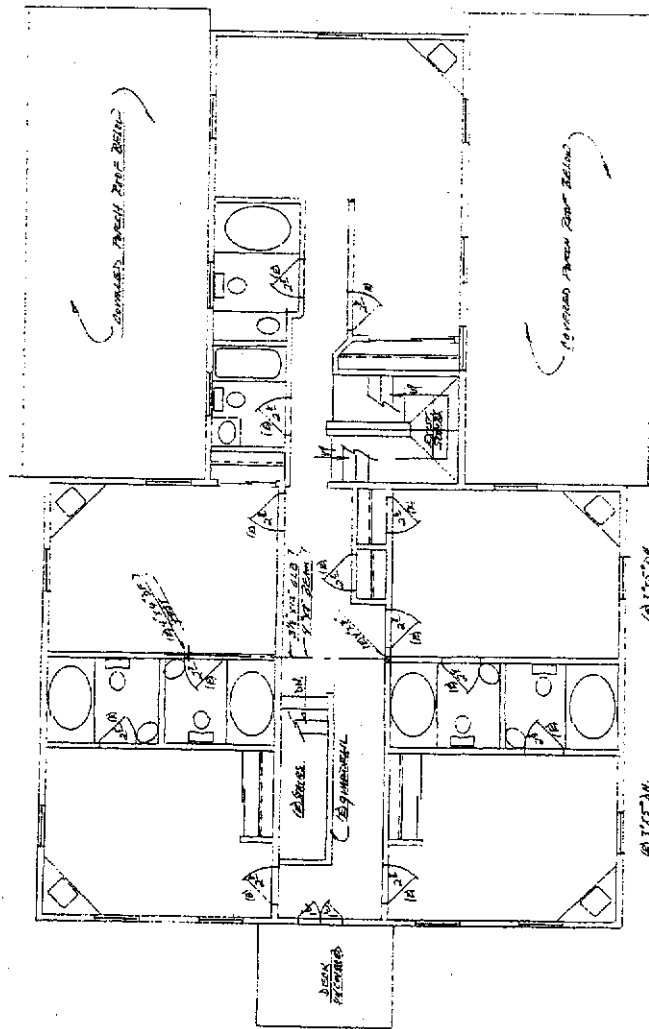
OWNER: Mr. J. M. B. BELL AND	
ADDRESS: 1212 E. 10th Avenue, St. Paul, Minn.	
DATE: 3/15/35	BY: J. M. B. BELL
JOB: 10th Ave. Garage	
SHEET NO. 014-012-87	
6-1-3	



EXISTING FLOOR PLAN - 1st

EXHIBIT A

PROJECT: 2nd Flr. Rental Unit	DATE: 10/1/81
BY: [Signature]	CHECKED: [Signature]
DATE: 10/1/81	DATE: 10/1/81
PROJECT: 2nd Flr. Rental Unit	DATE: 10/1/81



EXISTING FLOOR PLAN - 2nd FLR
SECOND FLOOR

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

PRIMARY RECORD

Primary #

HR #

Triennial

NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or # (Assigned by Recorder): SCC04R

Pi. Other Identifier: 289

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

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

Mt Diablo B.M.

c. Address: 1258 San Andreas Road

City Aptos

ZIP: 95076

d. UTM: (Give more than one for large/or linear resources) 10S 602168mE 4087547mN

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

Assessor's Parcel Number: 046-062-07

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

A two-story T-shaped building, this structure was designed originally as a large residence in the Greek Revival style that had been popular in the 1850s and early 1860s. The rear of the building had originally been one story in height and was expanded to two stories during a recent renovation. The main historic two-story volume has side gables and a moderately-pitched roof that has been recovered with asphaltic composition shingles. The eaves are enclosed and the lower ends of the rake have short returns. The building corners, feature quoins, an uncommon Greek Revival detail but common to 1870s residences in California. Two symmetrically-placed chimneys at the peak of the roof have been replaced with wood. The building is clad with channel rustic drop siding that rises the full height of the walls. The front door appears to be original, as well as the sidelight and transom frame. No evidence remains of a water table. A centrally-located two-story porch, supported by two square posts, has replaced the full-width two-story porch that was lost in the most recent move. The rear wing has an open veranda that is supported by four square posts. The original windows have been replaced with double-hung bronzed aluminum sliders. Many of the window openings have been moved as well. The shutters have been replaced by synthetic replicas.

The site is improved with parking and recreational components that support its use as a Bed & Breakfast.

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

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

P5b. Description of Photo:

(View, date, accession#)

February 2001

View from south east

*P6. Date Constructed/Age Sources:

1872

1986 DPR

*P7. Owner and Address:

Brian W. Denny trustees

1258 San Andreas Road

La Selva Beach, CA 95076

*P8. Recorded by:

A. Engle/C. Duval

Dill Design Group

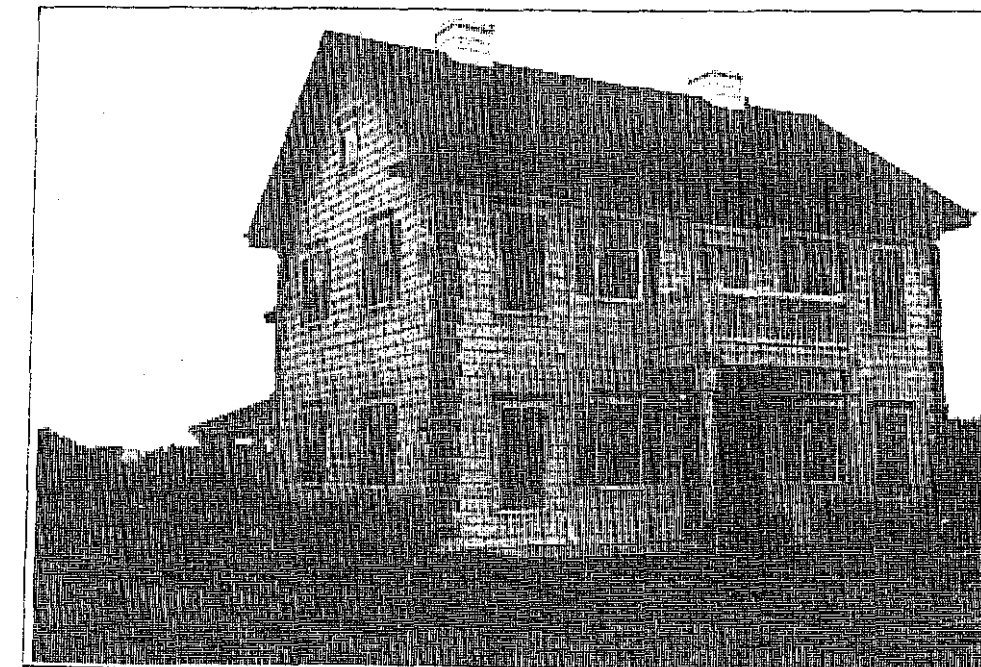
110 North Santa Cruz Ave

Los Gatos CA 95030

*P9. Date Recorded: March 2001

*P10. Survey Type: (Describe)

Survey Update



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

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

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

BUILDING STRUCTURE AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code: 3S

*Resource Name or# (Assigned by recorder): SCC04R

B1. Historic Name: Thurwachter House

B2. Common Name: T-Wester House

B3. Original Use: Single family residential

B4. Present Use: Bed & Breakfast

*B5. Architectural Style: Adam

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

Built 1872, relocated and remodeled in 1997.

*B7. Moved? Yes

Date: 1997

Original Location: 2083 Beach Road;

*B8. Related Features: None

B9. Architect: Unknown

b. Builder: Allen, Kingsley King

*B10. Significance: Theme Residential architecture

Area La Selva

Period of Significance 1872-1970's Property Type Residential

Applicable Criteria None

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

The historic Thurwachter House, now known as the Inn at Aptos Beach, was constructed in 1872 on 2083 Beach Road by Frederick and Catherine Thurwachter. Reportedly modeled after Abraham Lincoln's house in Springfield, Illinois, the house was built by a contractor with the last name of Allen. Kingsley King constructed the chimneys. Frederick Thurwachter, born in Germany, came to Santa Cruz County in 1854. In 1866, he bought 113.5 acres on Beach Road where he planted Belle fleur apples, barley, and potatoes. He married Catherine Sweeney, a native of Ireland. The Thurwachters are credited with being among the first to bring European farming techniques to the Pajaro valley. The couple lived in this house until 1914; Catherine passed away in January and Frederick in March of that year. Ownership of the house transferred to one of their daughters, Ella Thurwachter, who was also a notable farmer, pioneering the agricultural production of navy beans. Photographer Ansel Adams was an acquaintance of Ella's brother-in-law, Roy Folger, and took many photographs of the house during an afternoon visit. Ella Thurwachter died in the 1970s, and the house and land were sold to an agricultural company. Darrell Darling bought the house, which was in decline, in the 1990s and began the process of preserving the building and converting it into a bed and breakfast. The house was eventually moved north to its current location on San Andreas Road. In 1997 Susan Van Horn and Brian Denny who completed the renovation and named it the Inn at Manresa Beach purchased the house. Now known as the Inn at Aptos Beach, the building has 3200 square feet, two sitting rooms, a central staircase, a "hidden" stairway, and four bedrooms upstairs. The building was previously reviewed by the State Historic Preservation Officer who found that the building appeared to be eligible as a separate property. The significance of the building derives from its association with a significance personage of Pajaro valley and due to the nature of the architectural design. The building has lost much of its original fabric, however, and no longer appears to meet the threshold for integrity due to renovations in the recent past. It would therefore appear to only qualify for local listing as an NR-5 and would no longer be eligible for the National Register.

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

HP2 ~ Single family residential

*B12. References

- Aptos Chamber of Commerce Historical Archives.
- Bamburg, B., Historical Resources Inventory Form, 1986.
- Johnson, J., Old Homes, former Estates Turned into Bed and Breakfast Inns, *The Mid county Post*, 7/5 1999.
- Lewis, B., *Watsonville, Memories that Linger*, 1986

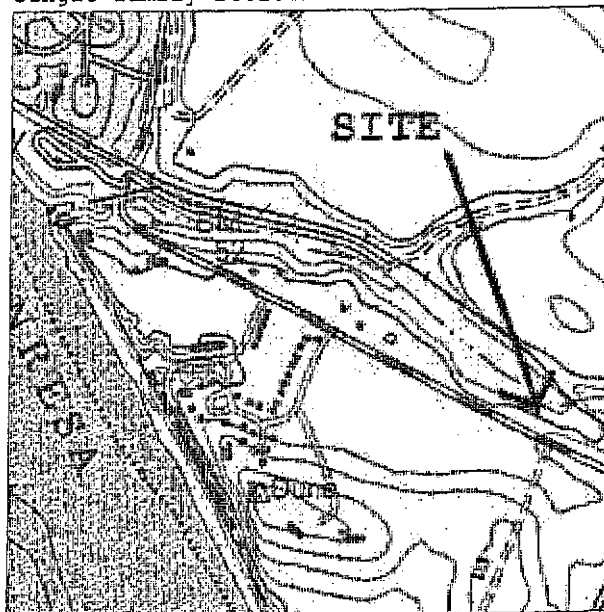
B13. Remarks: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: March 2001

NORTH

(This space reserved for official comments)



*Required Information

HISTORIC RESOURCES INVENTORY

Ser. No. 239
HABS HAER L ✓ SHL No. 5 NR Status 5
UTM: A 10/607885.408 2831 C
B D

EXHIBIT B1

IDENTIFICATION T-Wester House

1. Common name: Thurwachter House
2. Historic name:
3. Sires: or rural address: 1258 San Andreas
City Watsonville, CA Zip 05076 County Santa Cruz
4. Parcel number: 346-062-07
5. Present Owner: DARRELL; DARLING Address: 314 W CLIFF DR
City SANTA CRUZ, CA Zip 95076 Ownership is: Public Private X
6. Present Use: Residence Original use: Residence

DESCRIPTION

7a. Architectural style: Greek Revival -

7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its
Known as the "T-wester House", this farmhouse stands alone, on the southside of Beach Road 0.9 miles from the western city limits of Watsonville. The main part of the structure is a 30' by 40' rectangle of two stories (lower 11' high and upper 10' high) which is the "cross" of a T shape, the "leg" being one story 16' by 30' wing to the rear. Exterior is flush boards with quoins at corners of the main section. The shingle covered roof is a medium gable with two interior chimneys. The gable ends of the roof are projecting with end boards and frieze. Eaves are boxed cornice and plain frieze extending around corners approximate 2'. Windows have flat openings with trapezoid shaped lintels. Upper floor has 2 double hung sash windows, on either side of a door with windows which opens onto the balcony with balustrade which forms the top of an open veranda across most of front of house. Six square posts support the balcony from the top of three plain ground floor straight steps. The windows are shuttered. Two ground floor windows are on either side of the center front paneled door which has transom and side window panels. The ends of the main part of structure have two windows on each floor, also shuttered, and a narrower unshuttered single window at a third level within the gable (probably an attic area). An open veranda is along the northside of the single story rear wing.

1872

Estimated Factual

9. Architect Unknown
10. Builder Allen
11. Approx. property size (in feet)
Frontage Depth
or approx. acreage 100
12. Date(s) of enclosed photograph(s)



DPH 523 (Rev. 11/85)

11-2

13. Condition: Excellent _____ Good _____ Fair _____ Deteriorated ^X _____ No longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential _____ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known. Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: Neglect _____
17. Is the structure: On its original site? _____ Moved? ^X _____ Unknown? _____
18. Related features: Marker on corner of Thurwachter Road and Beach Road

SIGNIFICANCE

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

Register Pajaronian, 23 Feb. 1981.....the following is from an article written by Betty Lewis: "...Frederick Thurwachter was born in Germany in 1833 and came to America in 1850. In 1854, after four years in New York, he came to California and lived in Soquel for five years. He then moved to the Pajaro Valley, where he married Catherine Sweeney, a native of Ireland. He purchased a ranch on Beach Road in 1866 -- 113 1/2 acres which were planted Bellefleur apples, barley and potatoes.

The two story house with its veranda running across the upper floor, boasts chimneys built by Kingsley King, father of Pajaro King, the first white child to be born in the Pajaro Valley...."

This building is significant for its association with Frederick Thurwachter, one of the early immigrants to begin commercial farming and apple ranching. The house is equally significant as an excellent example of 1872 construction and design.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement 2 _____
Government _____ Military _____
Religion _____ Social/Education _____

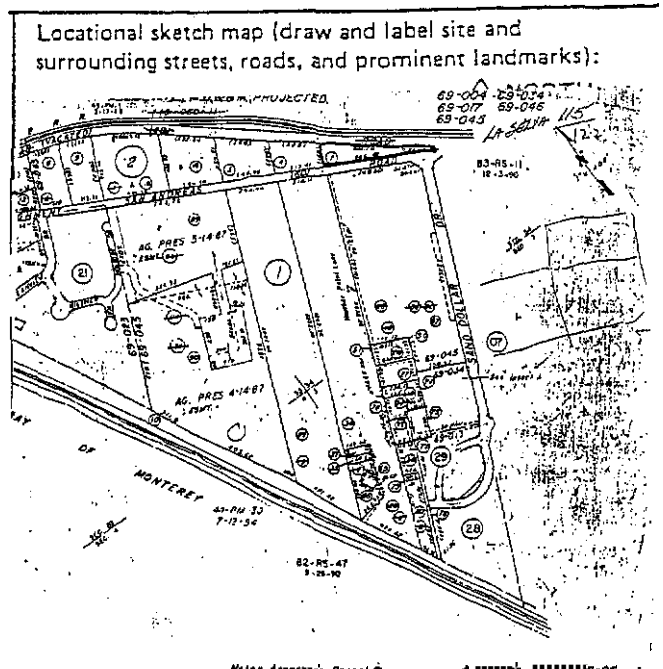
21. Sources (List books, documents, surveys, personal interviews and their dates).

Pajaro Valley Historical Association

Betty Lewis, Historian

Jane Borg

22. Date form prepared April 1986
By (name) The Firm of
Organization BONNIE L. BAMBURG
Address: 24
City San Jose, CA 95122
Phone: (408) 971-1421



ADDENDUM—1993

PHYSICAL INSPECTION

Date: March 31, 1994

Result of Inspection: I use to be moved to 25 San Andreas Rd
Designation moved to new address.

CONSULTANT'S PRELIMINARY RECOMMENDATIONS:

The historic designation has remained intact in spite of the proposed move because of the structure's architectural and historical significance. No change should be made unless the proposed restoration compromises the integrity of the structure.

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

CONTEXT: 1(Agriculture), 2 (Architecture)

PROPERTY TYPE: farmhouse

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: 046-062-07

Project Location: 1258 San Andreas Road

Project Description: Proposal to add two new windows to a designated historic resource

Person or Agency Proposing Project: Russell Ford

Contact Phone Number: (831) 772-1438

- 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 15260 to 15285).

Specify type:

E. XX **Categorical Exemption**

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

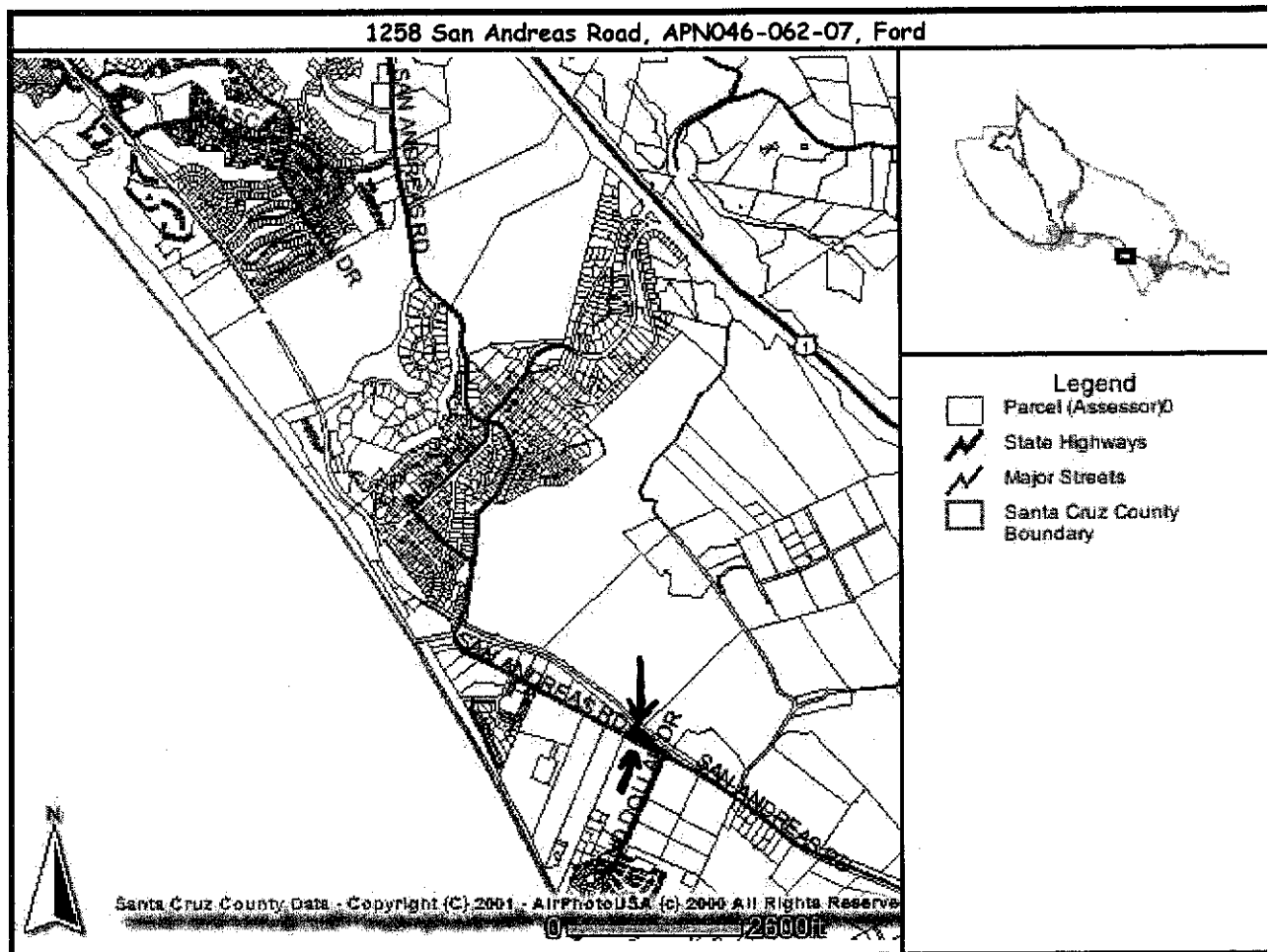
F. Reasons why the project is exempt:

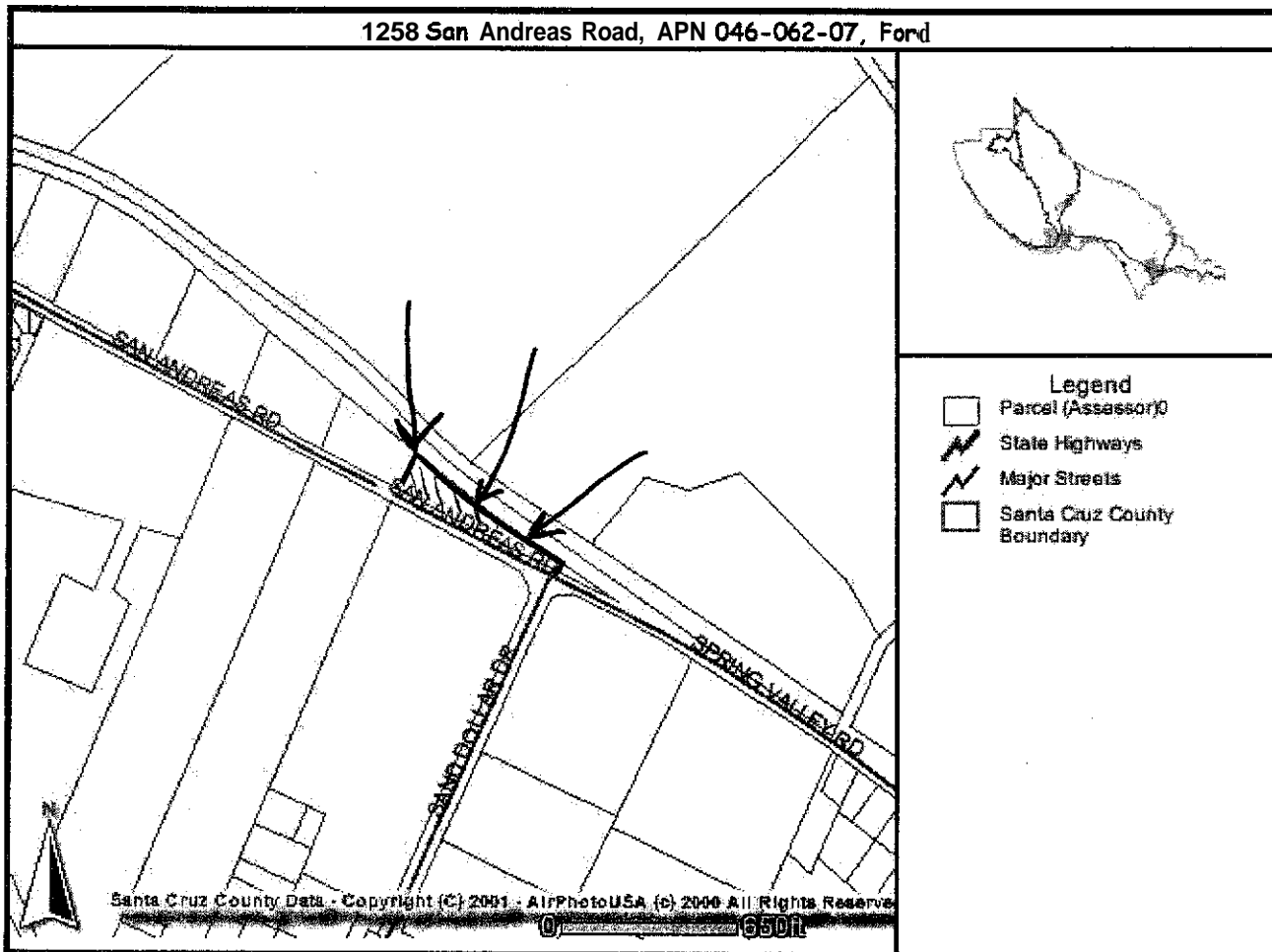
Project complies with Secretary of the Interior Standards.

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

Steven Guiney
Steven Guiney, Project Planner

Date: 27 April 2005







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

May 2, 2005

AGENDA: May 5, 2005

HISTORIC RESOURCE PRESERVATION PLAN

Applicant:Mark Cole
Owner:James and Nikki Broadwell
Application No.: ...05-03H
APN:041-042-03
Situs:8044 Soquel Drive
Location:South side of Soquel Drive about 110 feet west from Trout Gulch Road
Historic Name:Harper Building
Current Name:Village House
Rating:NR5

Existing Site Conditions

Parcel Size:Approximately 2526 square feet
Use:Offices on first floor, residential unit on second floor

Planning Policies

Planning Area:Aptos
Zone District:C-1-L
General Plan Land Use Designation:Community Commercial
Community, Specific, or Town Plan:Aptos Village Design Framework
General Plan Resources and Constraints:Biotic Resources and Riparian Resources
Coastal Zone:No

I. PROJECT DESCRIPTION

Proposal to replace dry rot damaged porch framing members as needed at the front of an office building with residential unit above, at 8044 Soquel Drive, Aptos.

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,

Constructed in 1924 by Cox & McClintic, this building reflects the characteristics of frame commercial buildings built during the 1800s. . . . Square posts with brackets support a second-story balcony that spans the front of the building and is decorated by a decorative frieze and balustrade made of 2 x 4s. . . . Its significance lies in its position as a bridge between earlier, outmoded, styles and the modern commercial designs of present day Aptos. It is also significant as part of the Aptos Village streetscape.

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 south side of Soquel Drive in Aptos Village. The building sits on the top of a bluff that falls away precipitously some 60 feet to the Aptos Creek floodplain. Two other buildings share the parcel with the subject building. The parcel is irregular in shape, with about 91 feet of frontage along Soquel Drive and for most of its length is about 60 feet deep, except for the portion directly behind the subject building, which is about 90 feet deep.

B. Proposal

The proposal involves removing and replacing three posts and other framing members as needed of the second story balcony. The posts and visible framing members are compromised by dry rot and need to be replaced. It is possible that additional, not-visible, materials may need to be replaced, depending on the extent of the dry rot, which will not be known definitely until work has begun.

C. Purview of the HRC

Your Commission is requested to consider an Historic Resource Preservation Plan to address the proposed restoration of a deteriorated portion 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.

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.

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

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 commercial building 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 proposed work would result in the removal and replacement of the distinguishing posts and balcony framing members, It is not possible to avoid this action as the affected material is compromised by dry rot and will fail if not replaced. The applicant proposes to replace the material in-kind, so that the appearance of the building façade would be maintained.

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 does not propose any alterations that have no historical basis and the application does not seek to create an earlier or later appearance from that which exists.

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 through time would be affected by the proposed work.

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 proposed work would removed the material affected by dry rot and replace the material with like materia!. A recommended condition is that all visible replacement material visually match the existing.

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 entire area of Aptos Village is within 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, architectural or 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.

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.*

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

III. CONCLUSION

The proposal involves removing balcony posts and framing material affected by dry rot and replacing them with like material. As conditioned, 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 conditioned, 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 conditioned, 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 conditioned, 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, with the following condition:

1. All visible members and material proposed to be removed shall be replaced in kind and shall have the same decorative elements as the removed material.

Exhibits

- 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:



Steven Guiney
Planner IV
Historic Resources Commission Staff

Page 1 of 2

REPAIR IN KIND TO REPLACE BRK AT TRAILING SUPPORTS
(Permit # 00140323)

1. Please describe the proposed project.

Type of Project
☐ Relocation
☐ Alteration
☒ Sign Review
☐ New Construction
☒ Restoration
☐ Historic Site Ground Disturbance

Assessor's Parcel Number(s): 041-042-02
 Site Address: 8044 Sequel Dr Apts OA 95063
 Historic and/or Common Name:
 Present Use: Low Income
 Proposed Use: Commercial

Owner
 Name: James G. & Nikki Broadwell
 Address: 10446 SW Columbia Ave
 Phone Number: 503 312 9922

Applicant
 Name: Alliance Drywall/Mark Cole
 Address: PO Box 66258
 Phone Number: (831) 425-6451

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.

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 not need to make an appointment to drop off the completed application. There is no fee for this application.

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

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.

DRY ROT IN SIDEWALK OVERHANG HAS BECOME A HAZARD TO
THE PUBLIC AND ADJACENT PROPERTIES (AUTOMOBILES) AND MUST BE
REPAIRED

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).

DAMAGED SECTIONS WILL BE REPLACED AS FAR AS PRACTICAL WITH
IDENTICAL MATERIALS AND IDENTICAL FORMS. IT IS PLANNED THAT
THE COMPLETED PROJECT WILL BE VISUALLY IDENTICAL TO THE
ORIGINAL.

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

Signature of Owner or Authorized Agent

Date

APRIL 16, 2005

EXHIBIT A



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

OWNER-AGENT APPROVAL FORM

For persons other than the owner who wish to obtain a building, development and/or other permit, the approval of the owner is required.

This is the County's authorization to issue a permit to the agent listed below:

AGENT: NAME: Alliance Project Systems Inc.
 ADDRESS: P.O. Box 66258
 CITY / STATE / ZIP CODE: Scotts Valley, CA, 95067
 TELEPHONE: 831-475-6451 cell # 239-8095

OWNER: NAME: JAMES & LOUISE BROADWELL
 ADDRESS: 10666 SW POLLINA AVE
 CITY / STATE / ZIP CODE: PORTLAND OR 97219-7411
 TELEPHONE: (503) 635-1992

April 30, 2005
 DATE

[Signature]
 SIGNATURE OF OWNER

041-042-02
 ASSESSOR'S PARCEL NO.

8044 Sequel Dr. Aptos CA, 95003
 PROJECT LOCATION

NOTE: One owner-agent form will be required for each permit required. For development permits, by signing this form, the owner is authorizing the agent to legally bind me owner to responsibility for payment of the County's cost for inspections and all other actions related to noncompliance with the permit conditions. The agent will be required to provide proof of service, by mail, to the owner of a copy of the executed acceptance of permit conditions.

owneragent form.doc/

PLANNING DEPARTMENT

GOVERNMENTAL CENTER



COUNTY OF SANTA CRUZ

701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060

FAX (831) 454-2131

TDD (831) 454-2123

BUILDING PERMIT

PERMIT NO: **00140323**APPLICATION NO: **55189C**ASSESSOR'S PARCEL NO: **041-042-02**DATE: 03/25/2005
PHONE: (831) 454-2077PERMIT TYPE: REPAIR/MAINTENANCE
SITUS: 8048 SOQUEL DR APTOS 95003

PERMIT DESCRIPTION:

RPR:

Repair-in-Kind to replace dry rot at awning supports and replace framing members as needed not to exceed 10% of the structure. Inspector may require plans.

OWNER: BROACWELL JAMES G & NIKKI HW JT
CONTRACTOR: ALLIANCE DRYWALL10666 S W COLLINA AVE PORTLAND OR 97219
PO BOX 66258 SCOTTS VALLEY CA 95067

COMMENTS:

THIS PERMIT IS VOID IF FIELD INSPECTION REVEALS STRUCTURE OR USE TO BE ILLEGAL

The issuance of this permit does not confer legal status on any structure or a portion of any structure, except those portions of the structure expressly covered by this permit.

I hereby affirm that I am licensed under provisions of Chapter 9 of the Business and Professions Code, and my license is in full force and effect.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation laws provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions

PERMIT ISSUED TO: CONTRACTOR

NO HOLDS

PERMIT FEES PAID: RECEIPT: 00087190

BUILDING PROCESSING HOURLY 53.00

BUILDING PERMIT HOURLY RATE 159.00

TECHNICAL TRAINING HEALTH/SAFETY 1.06

ZONING PLAN CHECK - OVER THE COUNTER 44.00

*** TOTAL *** 257.06

DATE PAID: 03/25/2005

53.00

159.00

1.06

44.00

257.06 ***

COPY - APPLICANT

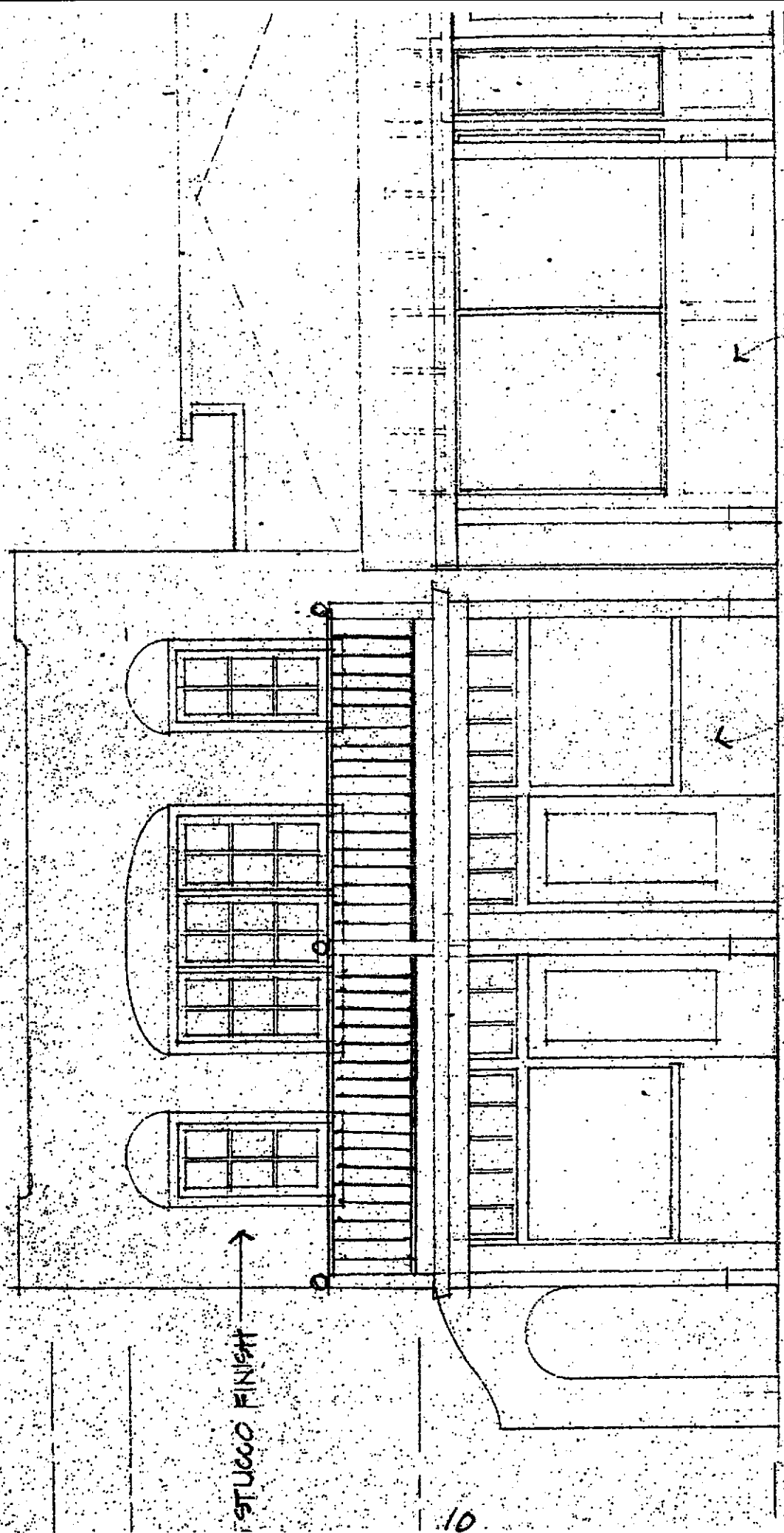
NORTH

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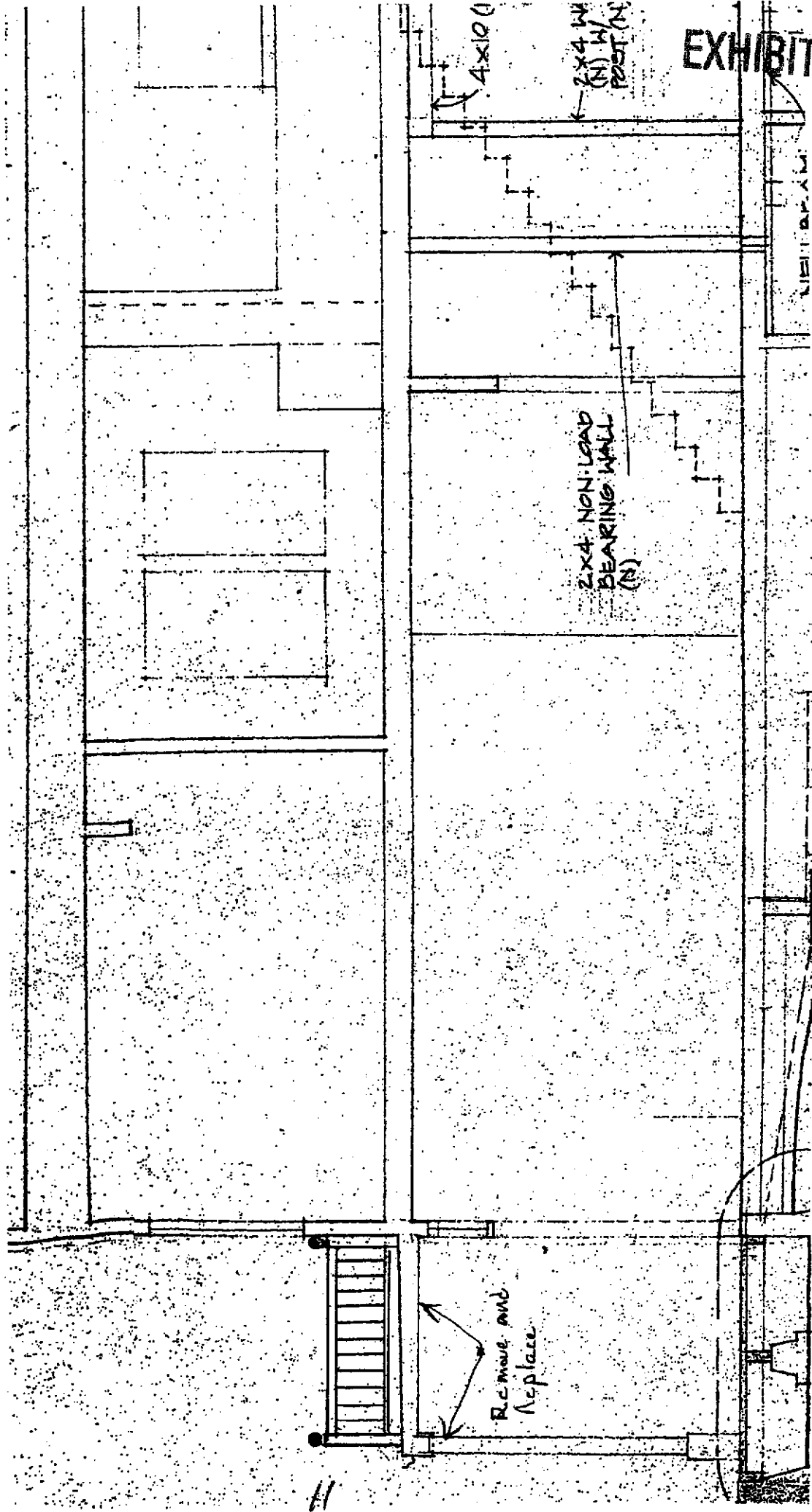
8044

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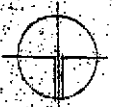
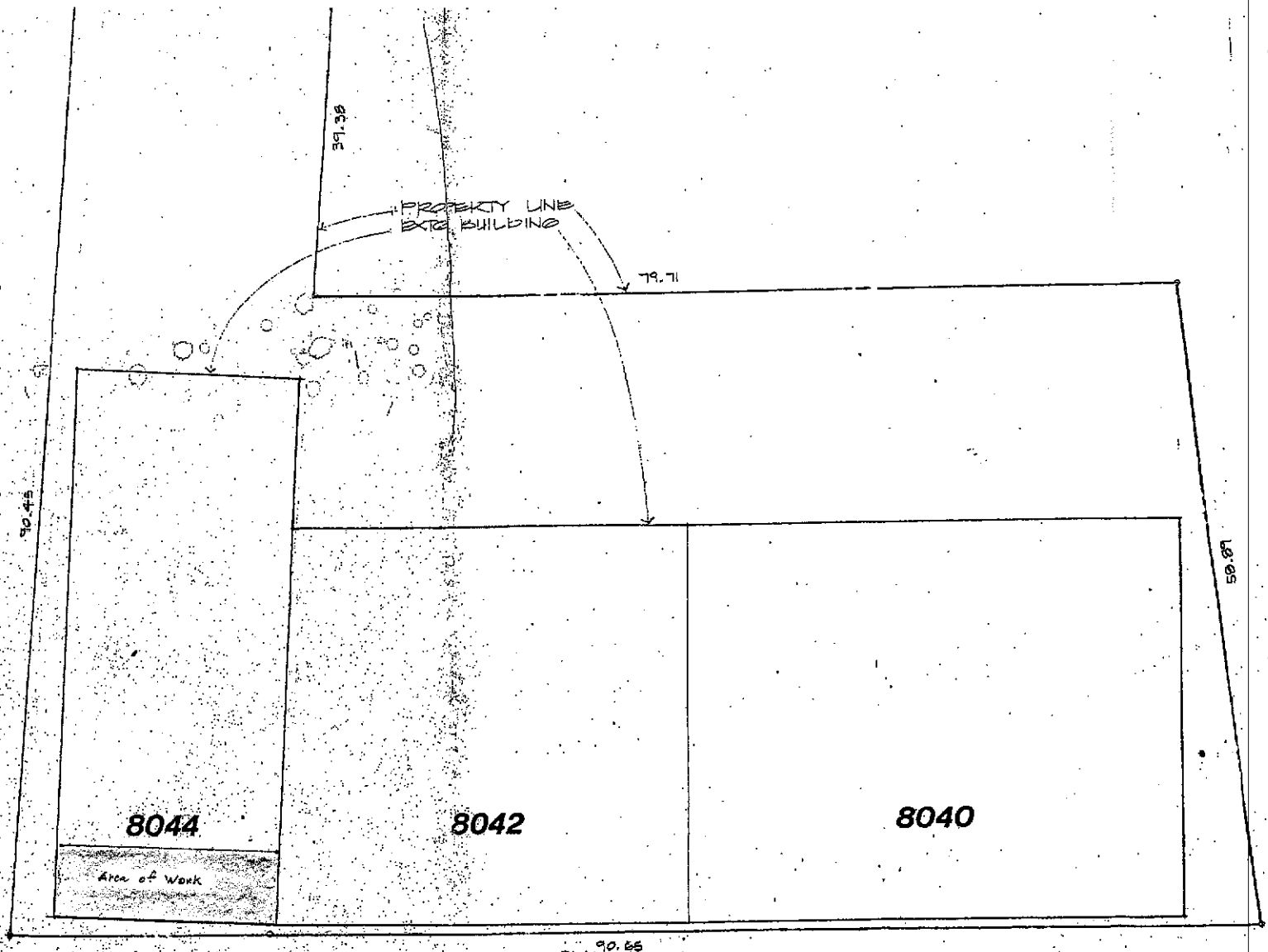
EXHIBIT

A



WEST

EXHIBIT A



12
SOQUEL DRIVE

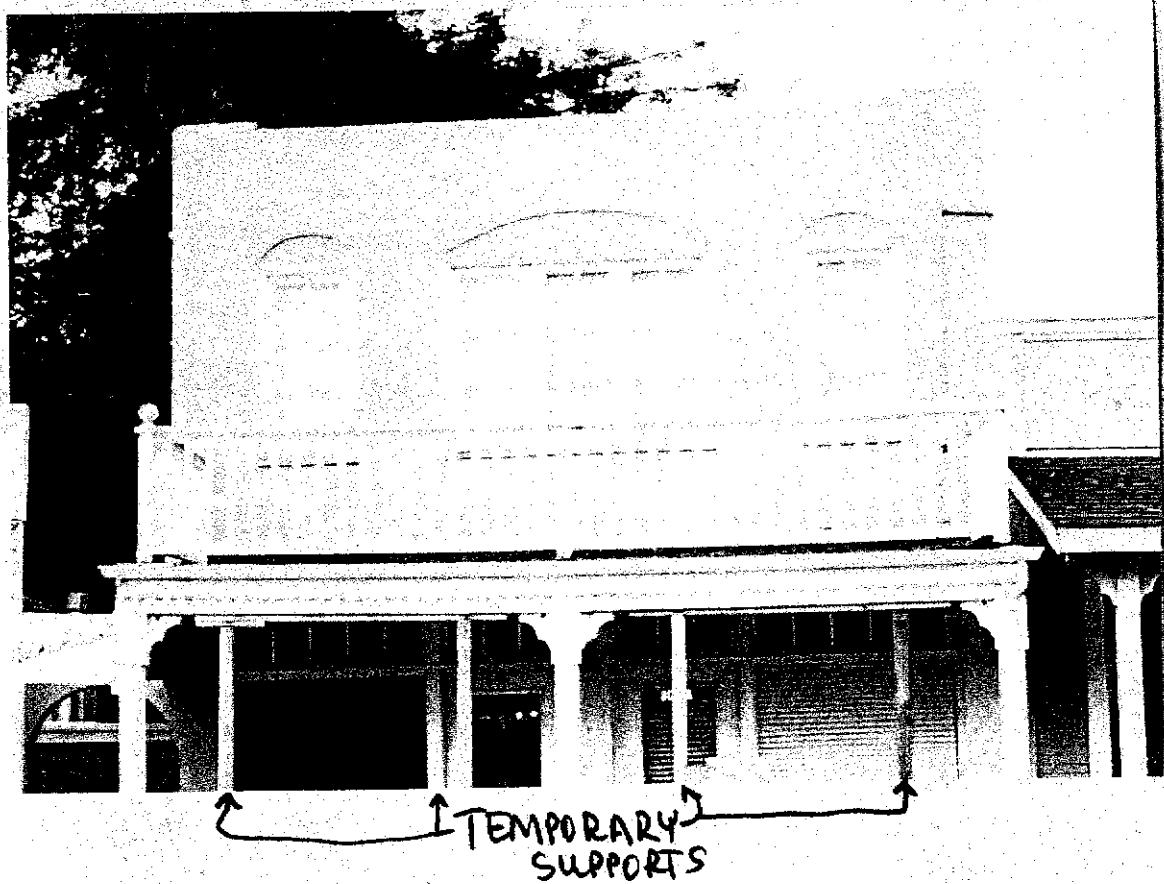
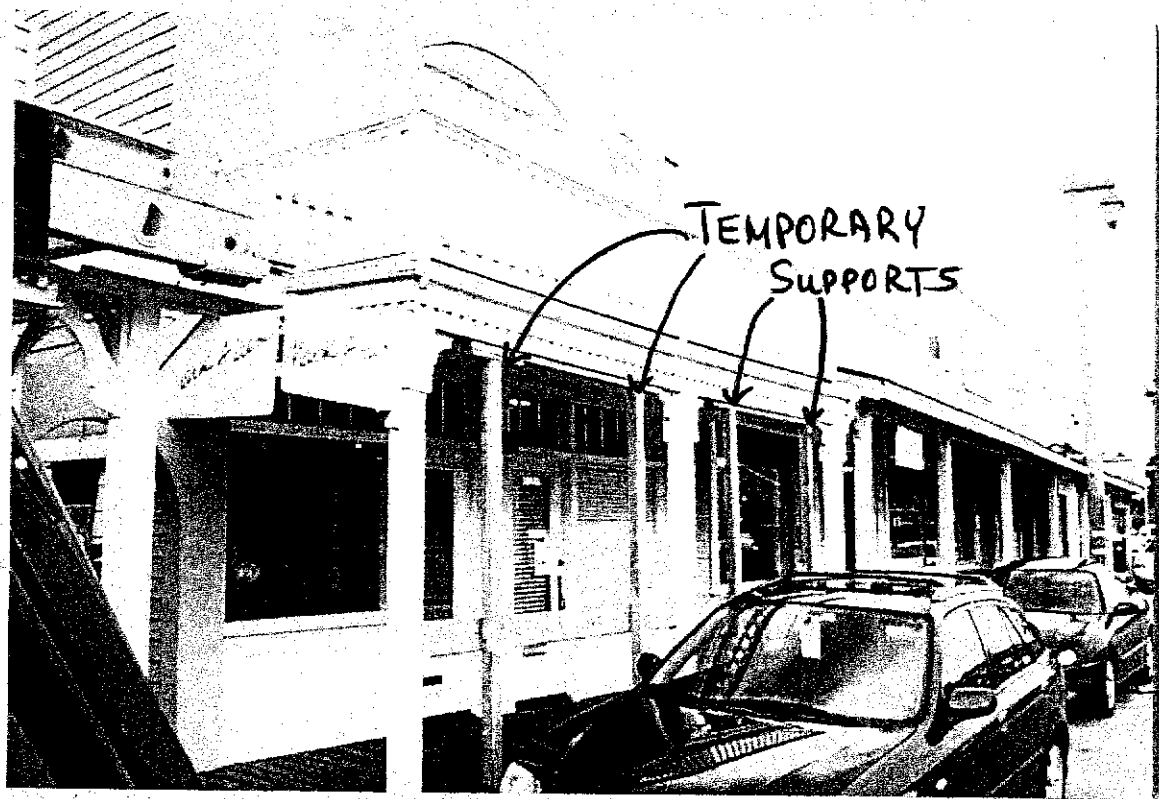
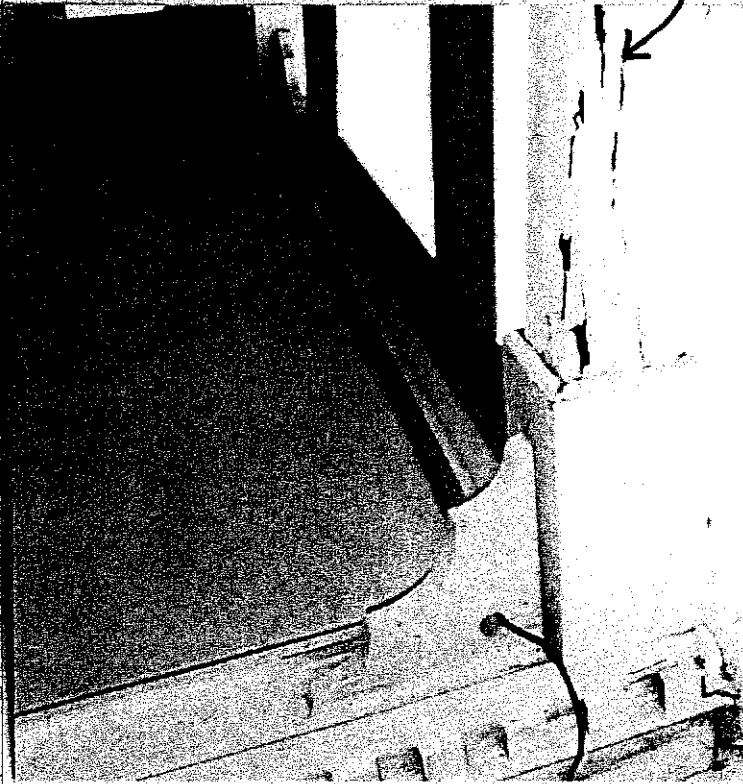


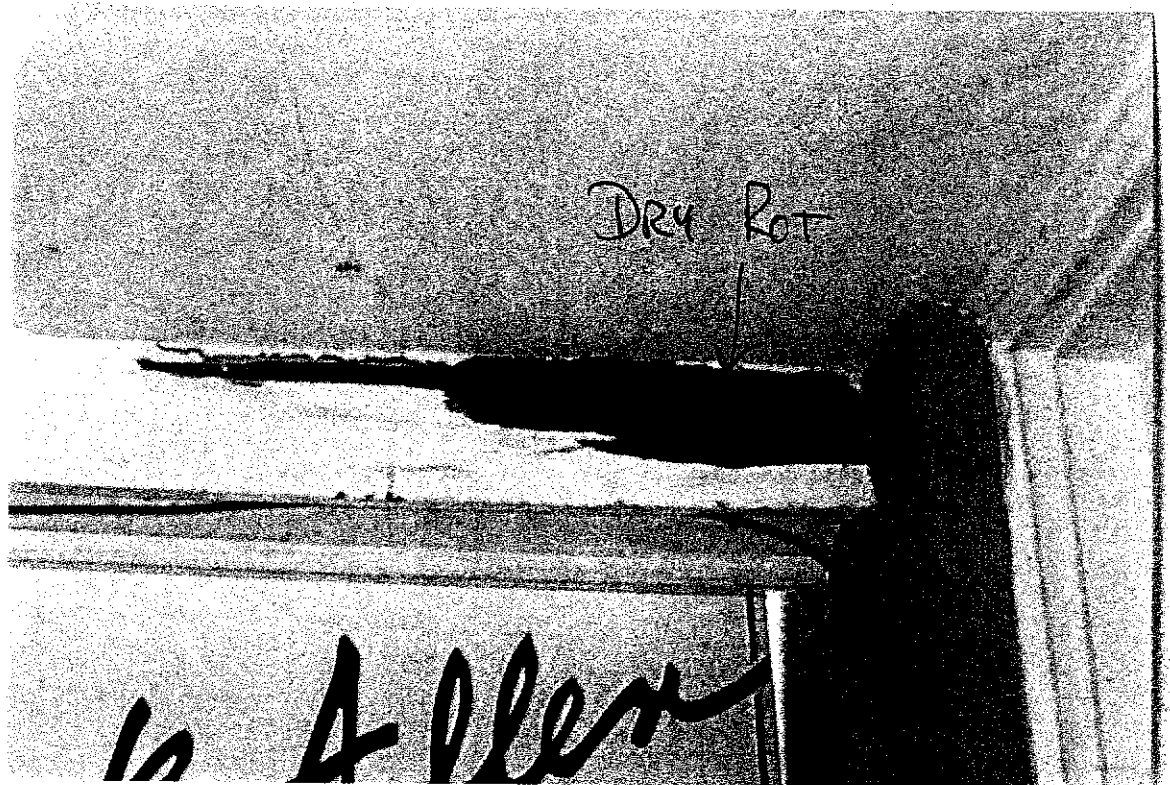
EXHIBIT A

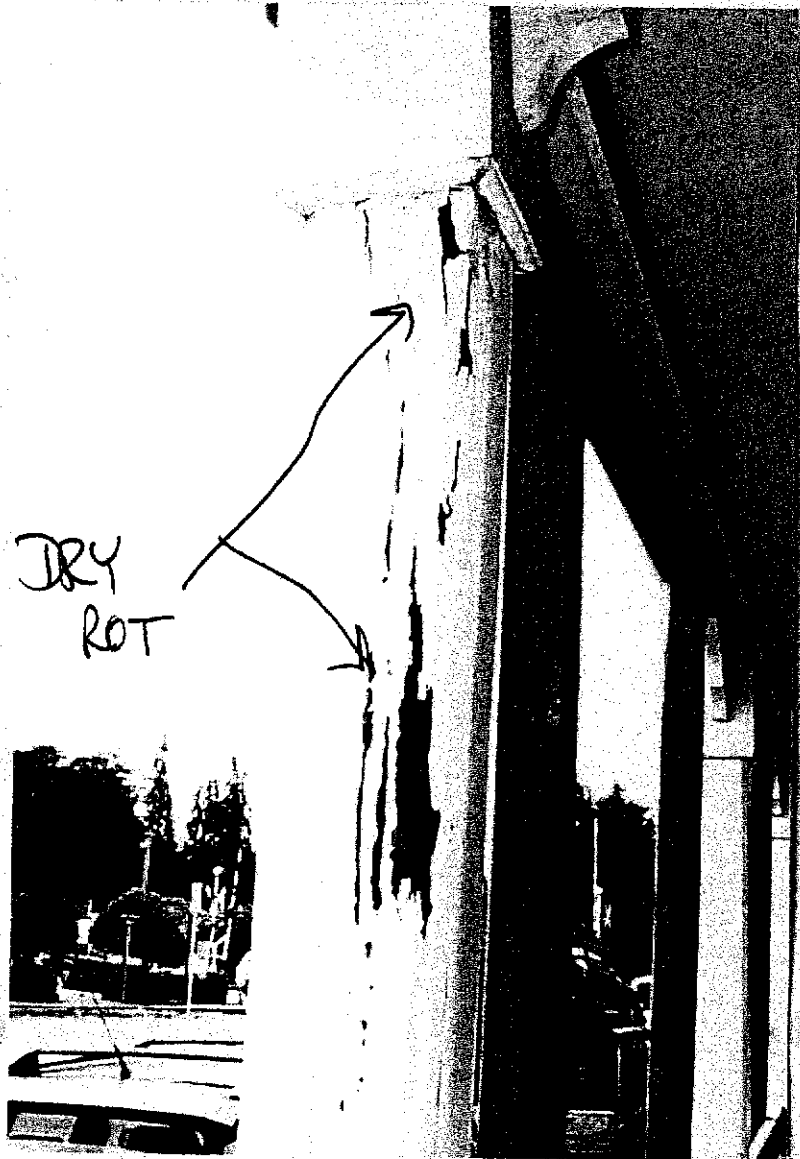




DRY ROT







State of California - The Resources Agency	
DEPARTMENT OF PARKS AND RECREATION	
PRIMARY RECORD	
Primary #	Triennial
NRHP Status Code	Review Code
Date	Reviewer

*Resource Name or #: (Assigned by recorder) 8044 Sequel Drive

Page 1 of 2

P1. Other Identifier: Harper Building

*P2. Location: ☐ Not for Publication ☒ Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Sequel Date 1994 Revised

c. Address 8044 Sequel Drive City Aptos Zip 95003

d. UTM: (Give more than one for large and/or linear resources) Zone 10S 597916ME 4092682MN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Assessor's Parcel Number: 041 042 03

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

CONTRIBUTING BUILDING (NR 5D)
The Harper Building is sited at 8044 Sequel Drive. Constructed in 1924 by Cox & McClintic, this building reflects the characteristics of frame commercial buildings built during the 1800s.

This commercial building of frame construction has walls that are clad in lap siding. Stucco covers the front facade, which faces north. It is likely that the two-story building with partial basement sits atop a mudsill or concrete perimeter foundation and it is evident that a flat roof shelters the building's rectangular plan. Square posts with brackets support a second-story balcony that spans the front of the building and is decorated by a decorative frieze and balustrade made of 2x4s. Located beneath the balcony, on the first story are two side-by-side, centrally located doors flanked by picture windows; each door and window is topped by a multi-lite transom. Renaissance on the second-story consists of a centrally positioned ribbon of three, six-lite casement windows flanked by single six-light casement windows. Each window has an arched stucco reveal (Continued page 2)

*P3b. Resource Attributes: (List attributes and codes) NP6, HP35-Library

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

*P5b. Description of Photo: (View, date, occasion, etc.)
Photo of the north elevation.
June 2002, K. Coesterhaus

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

1924

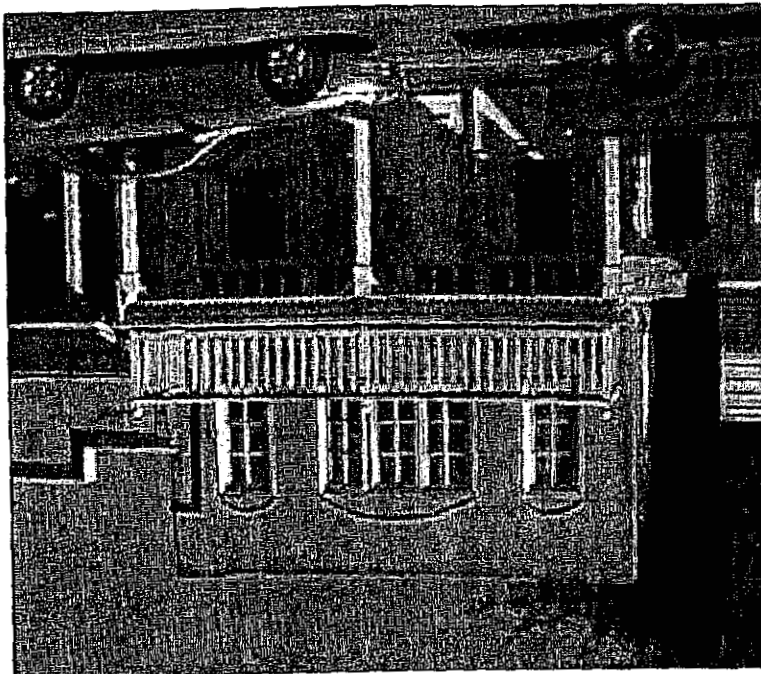
*P7. Owner and Address:
James & Nikki Broadwell
7134 SW 2nd Avenue
Portland, OR 97219

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

Kara Coesterhaus
Dill Design Group
110 N Santa Cruz Ave
Los Gatos, CA 95030

*P9. Date Recorded: 06/02 Rev 3/7/03
Charlene Duval (Consultant)

*P10. Survey Type: (Describe)
Reconnaissance



*P11. Report Citation: (Site survey report and other sources or enter none) None

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

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

Primary #
HRI #
Trinomial

Page 2 of 2

Resource Name or # (Assigned by Recorder)

8044 Soquel Drive

Recorded by: K. Oosterhous & C. Duval

Date: 8/31/02 Rev 3/7/03

continuation

X Update

above it. It is likely that changes have been made to the front façade of the building over time, possibly stucco of the building and replacement of windows. These changes however, do not detract from the overall significance of the building. The floor plan of the building is long and narrow - as the building sits on a very narrow lot that slopes to the rear, allowing for a partial basement and the accommodation of several offices.

This building is set in the commercial center of Aptos, which is comprised of both historic and non-historic income producing businesses. It is also a contributing resource to the Aptos Village Historic District. Despite the new construction, this area of Aptos still possesses a sense of place. Overall, this building possesses integrity of location, setting, design, feeling, association, workmanship, and materials as it remains true to its historic design and appearance.

History

The building located at 8044 Soquel Drive was constructed in 1924 by Cox & McClintic. In the early 1930s, the building had become known as the Harper Building and was owned by Charles E. and Lillian McFadden who also had also purchased the William Verhoeff farm on Trout Gulch Road. They were the parents of David Morris McFadden who in 1932-34 operated a library in an unused room on the first floor of the subject building. McFadden set up shelves made of apple-box schock and made arrangements with Minerva Waterman to bring books to Aptos every week from the City-County Library in Santa Cruz. This was the first library in Aptos. This building also housed Peter Jansse's real estate office when he returned to Aptos after living a few years in San Jose and Piedmont.

Sources

Sanborn Fire Insurance Maps
1888- Aptos.
1929

Santa Cruz News

1924 Social Affairs at Aptos; Dinners at Deer Park Inn. 10 November

swift, C.

1993 Aptos Neighbors Honor David McFadden, the Man Who Brought Books to Town. Mid County Post. 1 June.

HISTORIC RESOURCES INVENTORY

Ser. No. 38
HABS: HAER Loc SHL No. NR Status 5
UTM: A 10/595780.4093871 C
B D

IDENTIFICATION

1. Common name: Villae House
2. Historic name:
3. Street or rural address: 8044 Soquel Drive
City Aptos Zip 95003 County Santa Cruz
4. Parcel number: 041-042-03
5. Present Owner: VANTRESS, MARIAN Address: 646 BEACH DRIVE
City APTOS CA Zip 95003 Ownership is: Public Private X
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

- 7a. Architectural style: Psuedo Victorian Commercial
7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This is a two-story commercial structure, rectangular in form. The front facade has a three-section window composition of tall windows one each side, three in the center; all are set beneath arches. The canopy extends the the sidewalk line; the shingle canopy is supported on posts with carved brackets. A fence of vertical rails sets atop the canopy. The store fronts have flat display windows with trimmed panels below. The doors are wood frame with glass. An arched entry leads to the apartment upstairs.



8. Construction date:
Estimated 1928 Factual
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 24 Depth 100
or approx. acreage
12. Date(s) of enclosed photograph(s)
May 1986

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: extent unknown
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential _____ industrial _____ Commercial ☒ Other: _____
16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

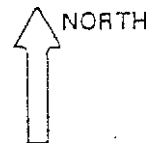
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Built in the late 1920s, this two story commercial building shows an adaptation of Victorian gingerbread ornamentation. Its significance lies in its position as a bridge between earlier, outmoded, styles and the modern commercial designs of present day Aptos. It is also significant as a part of the Aptos Village streetscape.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 7 Arts & Leisure _____
Economic/Industrial 1 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



Village House (8044 Soquel Drive)

ADDENDUM—1994

PHYSICAL INSPECTION

Date: April 8, 1994

Result of Inspection: No apparent structural change.

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: commercial building

EXHIBIT C4

**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: 05-03H
Assessor Parcel Number: 041-042-03
Project Location: 8044 Soquel Drive

Project Description: Proposal to remove and replace in-kind porch support posts and porch roof due to extensive dry rot, on a designated historic resource.

Person or Agency Proposing Project: Mark Cole

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 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 15260 to 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.

Steven Guiney
Steven Guiney, Project Planner

Date: 2005