



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

October 12, 2006

AGENDA. October 20, 2006

HISTORIC RESOURCE PRESERVATION PLAN

Applicant: Mike Achkar
Owner: Michael & Kristine Achkar
Application No.: ... 06-0564
APN: 028-052-63
Situs: 710 17th Avenue
Location: East side of 17th Avenue at northeast corner of intersection with Merrill Street
Historic Name: N/A
Current Name: N/A
Rating: NR5

Existina Site Conditions

Parcel Size: 13,848 square feet (Minor land division application being processed to split into three lots)
Use: Single family residence

Planning Policies

Planning Area: Live Oak
Zone District: RM-4-L
General Plan Land Use Designation: Urban Medium Residential
Community, Specific, or Town Plan: N/A
General Plan Resources and Constraints: None
Coastal Zone: Yes

I. PROJECT DESCRIPTION

This is a proposal to relocate and enlarge existing windows, add new windows. replace a single door with double doors, and add an exterior river rock chimney to an existing historic resource.

II. DISCUSSION

A. Background and Site Description

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

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

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

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

B. Proposal

The proposal involves work on all four sides of the house, as follows:

South side (front):

- relocate the window facing onto the porch approximately 2.5 feet to the west

East side:

- relocate the master bedroom window approximately 3.5 feet to the south and enlarge it
- add a new window at the master bathroom
- relocate the family room window approximately 2 feet to the north and enlarge it
- remove the existing window at the dining room and replace with a new fireplace and chimney flanked by two new windows

North side:

- replace the existing single door with double doors
- relocate the kitchen window approximately 2 feet to the west

West side:

- relocate the kitchen window approximately 3 feet to the north
- add a new window at the hall bath

C. Purview of the HRC

Your Commission is requested to consider a Historic Resource Preservation Plan to address the proposed alterations. In so doing, your Commission will be considering the effect of the proposal on the architectural and historic integrity 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 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

No change in use is proposed. The building was originally constructed as a residence, is currently used as a residence, and will continue to be used as a residence.

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

The distinguishing original qualities and character of the building are its rectangular form, bay window, and angled entry. The change in the window locations and size, as well as the addition of new windows, replacement of a single door with double doors, and a river rock chimney, do not change the rectangular form, bay window, or angled entry. While the proposed changes will require the removal of some of the historic shingles, they will be replaced in kind. The chimney addition and the replacement of the single door with double doors will be on the east and north sides of the house respectively, the sides least visible from public streets. The proposal will not destroy the original qualities or character **of** the building and removal and alteration of historic material will be minimal.

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

No alteration is proposed that would seek 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.

The building is essentially unchanged and the proposal will not affect any historic changes that might exist.

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

The existing windows are the main distinctive stylistic feature of the house. The proposed work includes moving and enlarging several existing windows and adding new windows. The work will treat the distinctive nature of the windows with sensitivity by continuing the patterning of the existing windows.

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

No deteriorated architectural features are involved

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

No surface cleaning is proposed.

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

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

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

The proposed work will not destroy significant elements of the house and will be compatible with the materials and character of the existing house.

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 essential form and integrity of the house are not proposed to be changed and so the proposed work will not impair the essential form and integrity of the house.

111. CONCLUSION

This is a proposal to relocate and enlarge existing windows, add new windows, replace a single door with double doors, and add an exterior river rock chimney to an existing historic resource. No work is proposed that will adversely affect the historical and architectural significance of the building. The proposal is consistent with the requirements of County Code regarding alterations 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;
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, with the following conditions:

1. Obtain a building permit before beginning work.
 2. Discovery of Historic Archaeological Resources and Native American Cultural Sites: Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100 shall be observed.
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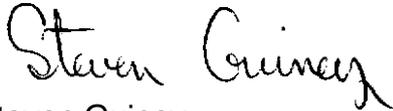
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Exhibits

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

Report prepared by:



Steven Guiney
Planner IV
Historic Resources Commission Staff

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

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.**

Owner

Applicant

Name: MIKE ACHKAR

Name: MIKE ACHKAR

Address: 710 17th AVE

Address: 710 17th AVE

SANTA CRUZ CA 95062

SANTA CRUZ, CA 95062

Phone Number: (408) 691-6002

Phone Number: (408) 691-6002

Assessor's Parcel Number(s): 028-052-63

Site Address: 710 17th AVE

Historic and/or Common Name: ACHKAR RESIDENCE

Present Use: HOME

Proposed Use: HOME

Type of Project

Alteration

Sign Review

New Construction

Restoration

Relocation

Demolition with reconstruction

Historic Site Ground Disturbance

1. Please describe the proposed project.

WOULD LIKE TO AMEND FLOOR
PLAN AND WINDOW LOCATIONS.
ALSO, ADD RIVER ROCK FIRE
PLACE TO OUTSIDE.

A
6.B

2. Please explain the reason for this project.

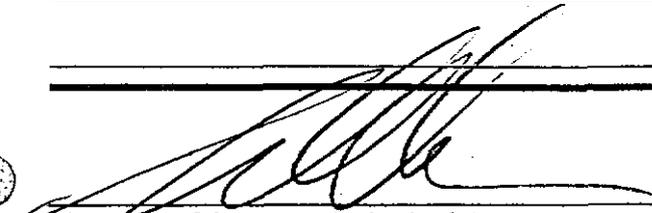
WORKS BETTER WITH PLANS
AND MAKES MORE SAFE FOR
EGRESS.

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 CHANGE IN LOOK.

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

CURRENTLY RELOCATED AND BEING
RESTORED.


Signature of Owner or Authorized Agent

Date

9/18/06

6.B

PROJECT OWNER
MORTON
310 7th Avenue
Spring City, CA 95071
Tel: 408.351.1007
Fax: 408.287.8888

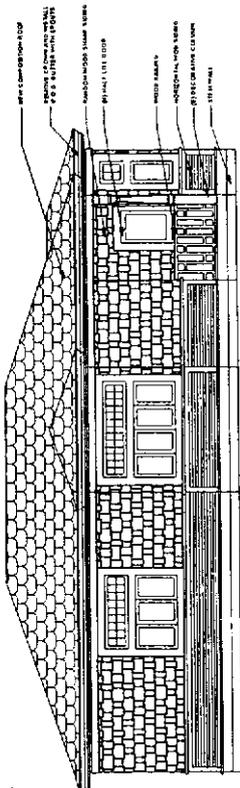
APN: 078-052-63
PREPARED BY:



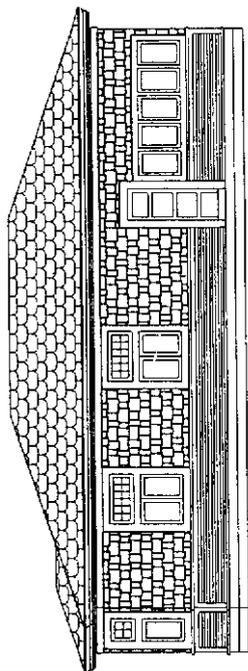
8000 JEFFERSON WAY, SUITE 200
SAN JOSE, CA 95131
Tel: 408.251.1007
Fax: 408.287.8888

PROJECT NOTES

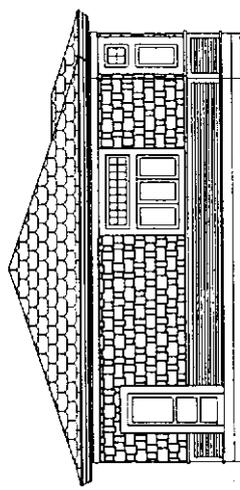
DATE: 07/17/04
BY: [Signature]
REVISION: 07/17/04
SCALE: 1/4" = 1'-0"
LOT ONE
SHEET NUMBER
A-2



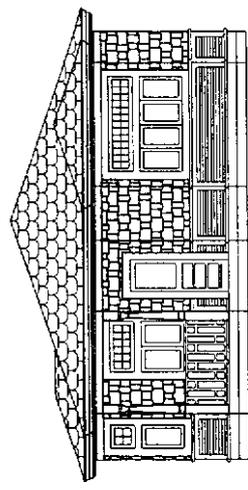
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

1. SEE SHEET 6.A FOR GENERAL NOTES AND SPECIFICATIONS.
2. ALL MATERIALS TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
3. FINISHES TO BE AS SHOWN ON THIS SET OF DRAWINGS.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
10. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.

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

HISTORIC RESOURCES INVENTORY

Ser. No
Nat. Register Status 5 (s1)

IDENTIFICATION AND LOCATION

Local designation

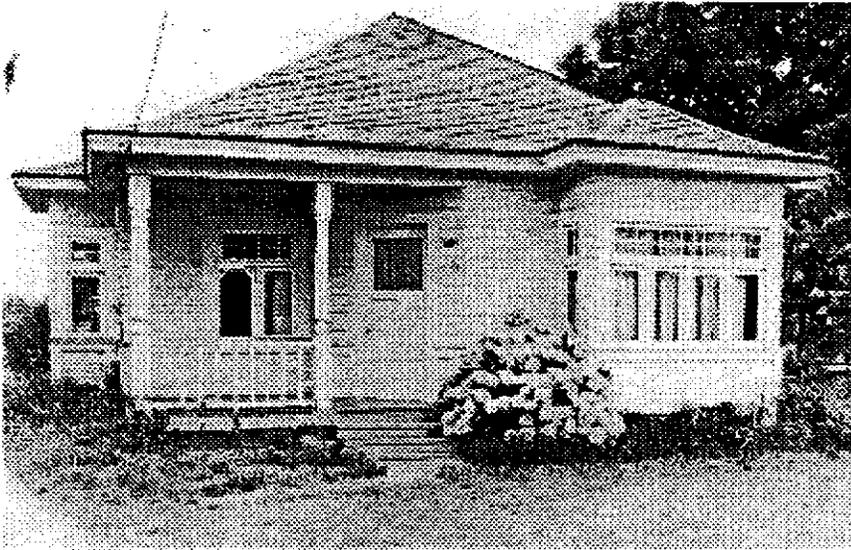
- 1. Historic name None
- 2. Common or current name Same
- 3. Number & street 710 17th Ave Crosscorridor
City Santa Cruz Vicinity only _____ Zip 95052 County Santa Cruz
- 4. UTM zone A B C D
- 5. Quad map No. Parcel No. 028-052-26 63 Other

DESCRIPTION

6. Property category 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.

The structure is a good example of a vernacular house seen in both the agricultural and vacation areas of Santa Cruz. It has a pyramidal shingled roof with an extension that shelters a porch supported by turned wooden porch supports. The front bay has a ribbon of mutipaned window. Window design is replicated on the other elevations. The walls are sheathed in horizonatal wood siding and the roof is composition shingle. The house is completely surrounded by commercial development although the lot itself is still landscaped with gardens and large trees.



- 8. Planning agency County Pla
- 9. Owner & address
Ormond Aebi
710 17th Ave.
Santa Cruz, CA 95062
- 10. Type of ownership private
- 11. Present use residential
- 12. Zoning RM-4
- 13. Threats commercial development

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.

G.B

HISTORICAL INFORMATION

- *14. Construction date(s) 1920 E Original location unknown Date moved unknown
- 15. Alterations & date no apparent alterations
- 16. Architect Unknown Builder Unknown
- 17. Historic attributes (with number from list) 02-Single Family Property

SIGNIFICANCE AND EVALUATION

- 18. Context for evaluation: Theme: Architecture Area Santa Cruz County
 Period 1850-1940 Property type single family prop 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.

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

20. Sources

Sketch Map

County of Santa Cruz Survey
of Historic Resources

North
A

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)

24. Survey type C

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
Planning Dept.

Address 701 Ocean Street
City & Zip Santa Cruz 95060
Phone (408) 434-2123

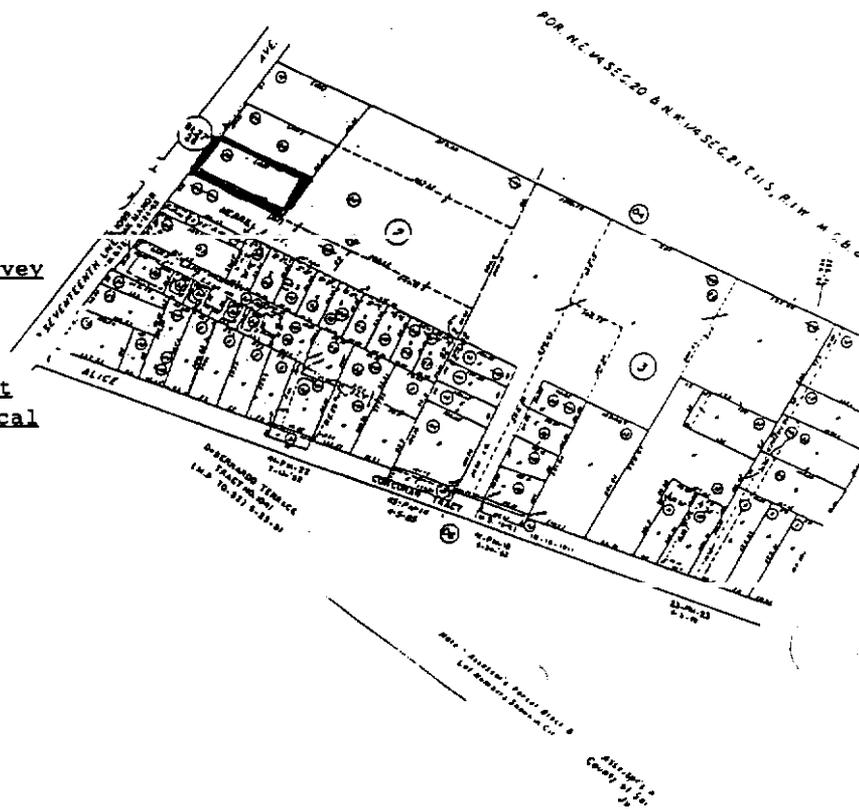


EXHIBIT C
6.B

**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: 06-0564
Assessor Parcel Number: 028-052-63
Project Location: 710 17th Avenue

Project Description: The proposal involves work on all four sides of the house, **as** follows:

South side (front):

- relocate the window facing onto the porch to the west approximately 2.5 feet

East side:

- relocate the master bedroom window approximately 3.5 feet to the south and enlarge it
- add a new window at the master bathroom
- relocate the family room window approximately 2 feet to the north and enlarge it
- remove the existing window at the dining room and replace with a new fireplace and chimney flanked by two new windows

North side:

- replace the existing single door with double doors
- relocate the kitchen window approximately 2 feet to the west

West side:

- relocate the kitchen window approximately 3 feet to the north
- add a new window at the hall bath

Person or Agency Proposing Project: Mike Achkar

Contact Phone Number: (408) 691-6002

- A. The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060(c).
- C. **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
- E. **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 by returning the house to its original configuration. In addition, none of the conditions described in Section 15300.2 apply to this project.

Steven Guiney
Steven Guiney, Project Planner

Date: 12 October 2006