



COUNTY OF SANTA CRUZ

HISTORICAL RESOURCES COMMISSION 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

December 6, 2007

AGENDA December 13, 2007

HISTORIC RESOURCE PRESERVATION PLAN

Applicant:N. Hart
Owner: S.A. Ridino
Application No.:07-0661
APN: 041-021-40
Situs: 502 Trout Gulch Road, Aptos CA
Location:Southeast side of Trout Gulch Road at the intersection with Cathedral Drive,
Aptos CA
Historic Name:None
Current Name:None
Rating: NR3

Existing Site Conditions

Parcel Size:Approximately 9278 +- square feet
Use:.....Residential

Planning Policies

Planning Area: Aptos
Zone District: RM-3-L
General Plan Land Use Designation: Urban High Residential
Community, Specific, or Town Plan: Aptos Village Design Framework
General Plan Resources and Constraints:Mapped Biotic Resource
Coastal Zone: No

I. PROJECT DESCRIPTION

Proposal to recognize exterior changes to an existing single family dwelling, to include remove and replace the front porch, steps, handrails, and four support posts. Also includes the replacement of 8 windows and the front door. Requires Historic Preservation Review.

Property located on the south side of Trout Gulch Rd approx. 750 feet north from the intersection of Trout Gulch Road and Soquel Dr. at the intersection of Cathedral Dr. and Trout Gulch Road (502 Trout Gulch Rd).

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 NR3, which the County Code defines as "[a] property eligible, in the opinion of the County Historical Resources Commission, to be listed on the National Register of Historic places." The site has been part of the HRI since 1986 and was upgraded from a NR5 in 2001.

According to the HRI, this building reflects the characteristics of an early vernacular or Folk Victorian residential buildings built during the 1880s. It is a significant 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 (Exhibit B).

The building is located on the south side of Trout Gulch Road in Aptos Village. The building sits on a fairly level building site. The parcel is irregular in shape, with about 135 feet of frontage along Soquel Drive and for most of its length is only about 60 feet deep. Opposite the Soquel Drive frontage is frontage on another street (Lori Lane).

B. Proposal

The proposal involves exterior changes to an existing single-family dwelling, to include remove and replace the front porch, steps, handrails, and four support posts and the future replacement of 8 windows and the front door.

The posts and visible framing members were significantly compromised by dry rot and were required to be replaced (Exhibit E and F).

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 attached as Exhibit D, each followed by a discussion of the applicability of the criterion and how the proposal does or does not meet that criterion.

III. FINDINGS

1. The Historic Resource Preservation Plan (Exhibit C) 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 (Exhibit C) is in conformance with the requirements of Section 16.42.070 (Historic Preservation Criteria) of the County Code; and
3. The Historic Preservation Plan (Exhibit C) will preserve and maintain the cultural and historical heritage of the County and/or further cultivate the knowledge of the past.

IV. CONCLUSION

The proposal involves removing porch decking, support posts, steps and handrails affected by dry rot and replacing them with like material. In addition, the replacement of 8 windows and the front entry door is proposed. This will result in the maintenance of the structure and the retention of the historic resource. As conditioned, the proposed work is consistent with the requirements of County Code regarding alteration of historic resources.

V. RECOMMENDATION

Therefore, it is RECOMMENDED that your Commission Approve the Historic Resource Preservation Plan as submitted, with the following conditions:

1. All visible members and material removed shall be replaced in kind and shall have the same decorative elements as the removed material. The space/ area below the porch shall be enclosed with material compatible with the dwelling. The material shall be submitted to County Planning for review and approval.
2. The handrails, porch enclosure materials (skirting) and porch supports shall be painted a color compatible with the dwelling. The color shall be submitted to County Planning for review and approval.
3. All Code Compliance Costs shall be paid.
4. A Building Permit is required.
5. All replacement windows shall be the same design and dimensions as the existing windows. The replacement window plan shall be submitted to staff for review and approval.
6. The design of the new front door shall be submitted to staff for review and approval. The door shall be of the same dimensions as the existing door. The door shall be the same dimension and of similar design.
7. Within 90 days of this permit approval, the "temporary" storage structures located on the property shall be removed from the site or applications made for the required permits.
8. Within 45 days of this permit approval, all fencing on the property shall comply with the requirements of the County Code. An application for an over height fence within the required setback is required to retain the existing fencing.

ACTION: Ayes _____
Noes _____
Absent _____

Date: _____

Don Bussey
Secretary to the Commission

Exhibits

- A. Assessors' Parcel Map
- B. Historic Resources Inventory pages for the subject site
- C. Applicant's Historic Preservation Plan
- D. Alteration Criteria
- E. Copies of Photo's of the structure
- F. Copies of the Project Plans

Exhibit A

FOR TAX PURPOSES ONLY

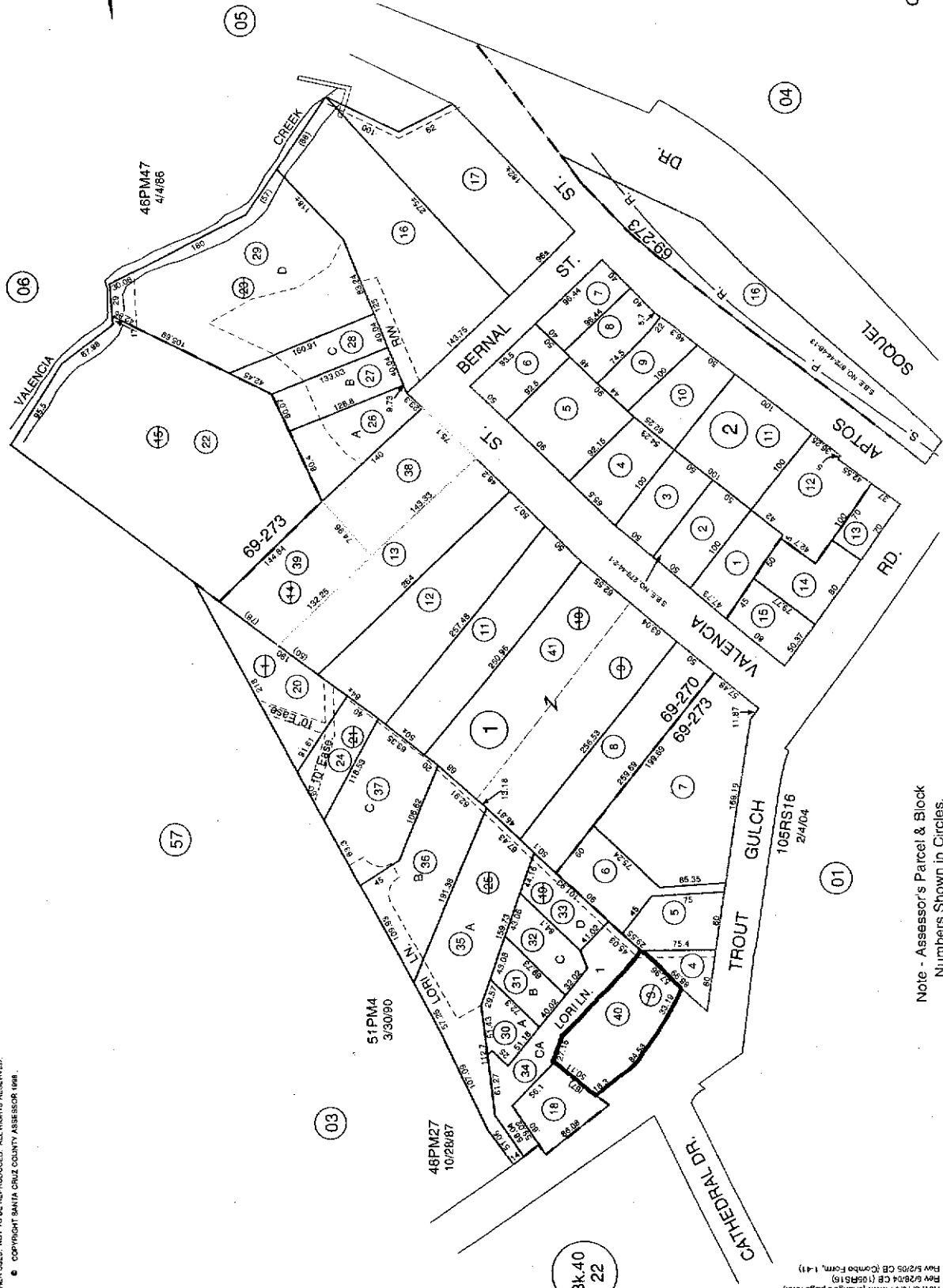
THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY AND ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998.

POR. APTOS RANCHO

N.E. 1/4 SEC. 18, T.11S., R.1E., M.D.B. & M.

Tax Area Code
 69-270 69-273

41-02



Note - Assessor's Parcel & Block Numbers Shown in Circles.

Assessor's Map No. 41-02
 County of Santa Cruz, Calif.
 Dec. 1998

Electronically Prepared 12/10/98
 Rev. 3/15/99 CG (add RYM Lot 14)
 Rev. 1/23/99 CG (B-0662508, 10 st. 1.40)
 Rev. 5/24/99 CG (Tax Consolidation)
 Rev. 5/10/01 RYM (changed page lists)
 Rev. 5/10/01 RYM (changed page lists)
 Rev. 5/28/04 CG (105RS16)
 Rev. 5/28/05 CG (Combo Form, 1.41)

Exhibit B

PRIMARY RECORD

Primary #

HR

Tranomial

NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or # (Assigned by Recorder): SCC06R

P1. Other Identifier: 82

*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 Soquel Date 1954 Revised 1994 R1E T11S Mt Diablo B.M.

c. Address: 502 Trout Gulch Road City Aptos ZIP: 95003

d. UTM: (Give more than one for large/for linear resources) 10S 596007mE 4093086mN

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

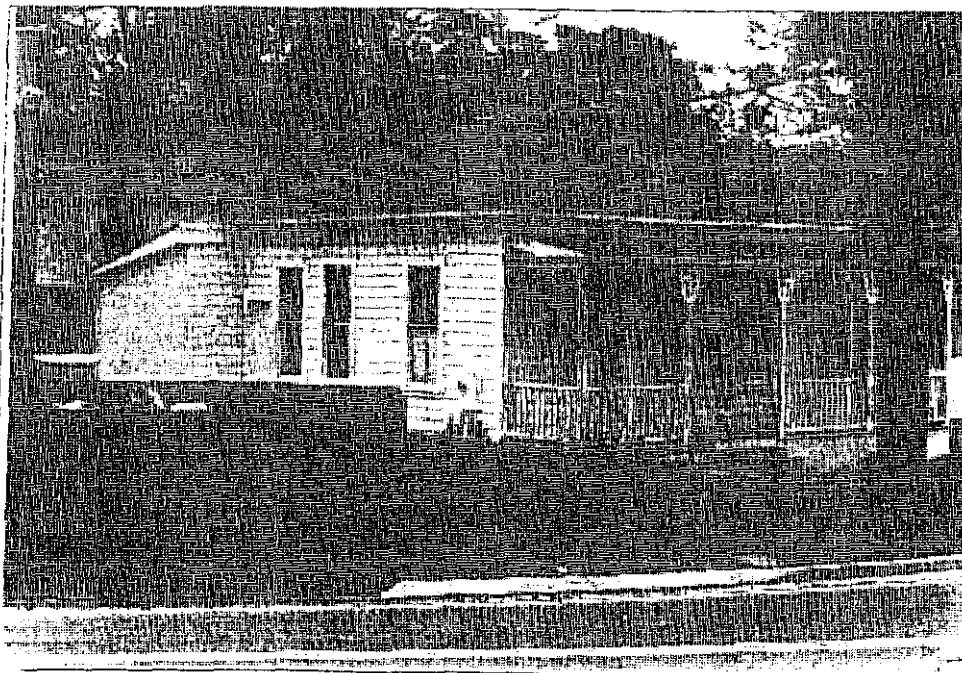
Assessor's Parcel Number: 041-021-03

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

This one-story building is square in shape with a moderately-pitched, pyramidal roof. Folk Victorian in style, the building sits on a raised, concrete foundation and has a full-width front porch that wraps around the south facade. Square posts with decorative bracketing support the porch roof. Decorative cross braces are located on either side of the transom window above the front door. The windows are two over two double-hung with wood sash. The building is covered in horizontal wood lap siding. There is an addition at the rear of the building with a shed roof. The lap siding continues on the addition, but not on all facades.

*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#)

February 2001

View from north

*P6. Date Constructed/Age Sources:

c1880

1986 DPR

*P7. Owner and Address:

Robert & Michelle Coutts

502 Trout Gulch Road

Aptos CA 95003

*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

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

111 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 RackArt Record Anifac! Record Photograph Record Other (List)

BUILDING STRUCTURE AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code: 4S

'Resource Name or # (Assigned by recorder): SCC06R

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Vernacular

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

Built in the early 1880s.

*B7. Moved? No

Date: N/A

Original Location:

*B8. Related Features: None

B9. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Residential architecture Area Aptos

Period of Significance Property Type Residential Applicable Criteria C

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

In the early 1880s, Thomas Brady owned the house at 502 Trout Gulch Road and an associated 19+ acres. Brady, a native of Canada, was a schoolteacher who was remembered as being particularly strict and did not "spare the rod" when it came to discipline. By 1889, the property was owned by James Edward Kidd of San Joaquin County. In the early 1900s John E. and Patricia Doyle owned the house. In 1913, Charles and Medora Horstman bought the property from the Doyles, retiring to Aptos from Valencia where they had ranched for more than 28 years. Charles (also known as Christian) Horstman served as Justice of the Peace and a notary public. Horstman lived in Aptos until his death in 1945. Clarinda F. Raap later owned the house.

This early residence is a distinctive representation of early vernacular architecture in the Aptos area and has a high level of integrity with its original design. It may be eligible for the National Register under Criterion C. While the building may be associated with the broad patterns of development of the area, it is not a significant representative of that development, nor are the past owners and residents known for their contributions to the history of the area. It would therefore not appear to be eligible for listing under Criteria A and B. As a locally significant architectural resource, it would qualify for listing as a NR-3.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References

County Assessor's Map, T11S, R1E, Sec 18, no date [after 1945].

County Deeds, Book 64:372; 252:219.

Koch, M., *Going to School in Santa Cruz County*, Fall 1978

Map of the Town of Aptos, Rihn Collection, UCSC Map Library, no date [after 1913].

Sanborn Fire Insurance Haps, 1888, 1892, 1908, 1928.

813. Remarks: None

*B14. Evaluator: Franklin Maggi

'Date of Evaluation: March 2001

NORTH

(This space reserved for official comments)



502 Trout Gulch Road

ADDENDUM — 1994

PHYSICAL INSPECTION

Date: February 2, 1994

Result of Inspection: No apparent changes.

CONSULTANT'S PRELIMINARY RECOMMENDATIONS:

No change

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

Context: 2 (architecture)
Property type: house

HISTORIC RESOURCES INVENTORY

Ser. No. 62
HABS HAER Loc SHL No. NR Status 5
UTM: A 101598043.4092796 C
B D

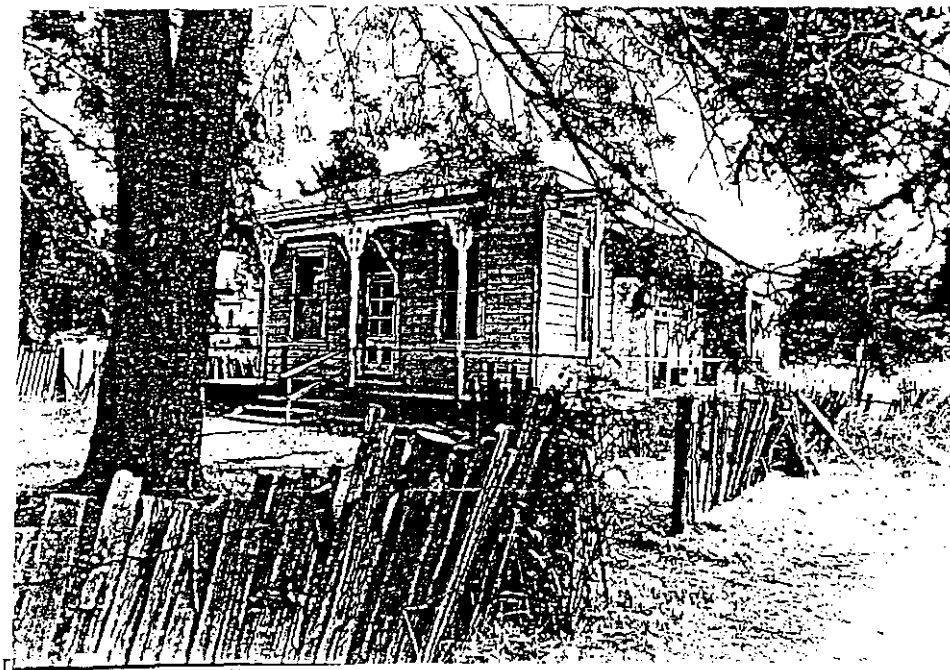
IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 502 Trout Gulch Road
City Aptos Zip 95003 County Santa Cruz
4. Parcel number: 04102103
5. Present Owner: Morgan, LARRY & KATHERINE Address: 1568 Cox Road
City Aptos Zip 95003 Ownership is: Public _____ Private X
6. Present Use: Unoccupied Original use: Residence

DESCRIPTION

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

This **small** square structure is one story with a pyramid roof. An addition with a shed roof is attached to one side and has **been** there since 1908. Prior to that a small projection was located on the back north side. Windows are evenly spaced around the small structure. The **pane-** are two over **o**. The **wide** porch wraps the north and west sides. Supported by column posts there are **cut-out** brackets decorating the post intersection with the porch roof. Sheathing is shiplap joint siding.



8. Construction date:
Estimated 1880 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage _____ Depth 1/4
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1986

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

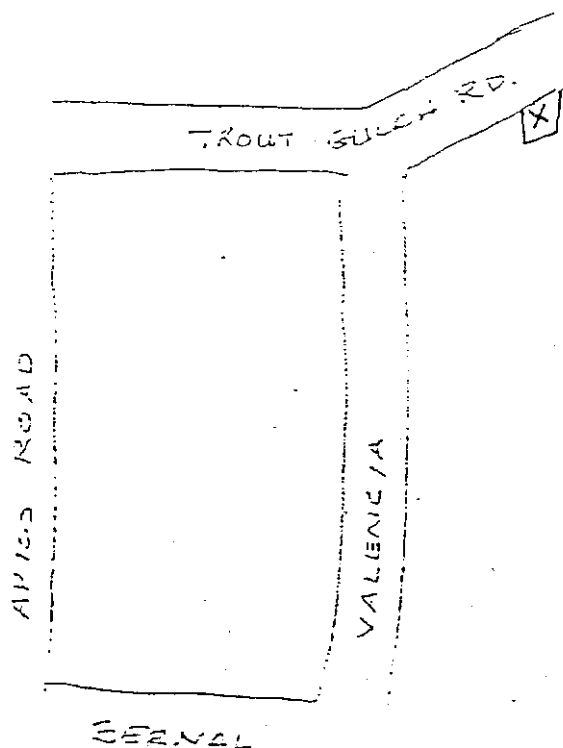
SIGNIFICANCE

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

This cottage is significant as a unique example of the vernacular adaptation of decorative elements in Aptos. Built in the early 1880s, this is one of the first homes in Aptos. The ornamental scroll work brackets on the porch columns serve as examples of the skill of Aptos' pioneer carpenters.

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 ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).
Sanborn Maps 1888, 1906
Parade of the Past, Margaret Koch
American Architecture Since 1760, Whiffen
22. Date form prepared April 1986
By (name) The Firm of
Organization BOHNIER L. BAMBURG
Address: 247 N. Third Street
City San Jose, CA 95112 Zip ____
Phone: (408) 971-1421

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



502 Trout Gulch Road, Aptos
Historic Resource Preservation Plan
AGENDA Date: December 13,2007

Exhibit C

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

Name: SAM A. RIDINO

Address: 146 LAGUNITAS CT.
APTOS, CA 95003

Phone Number: 831-685-8913

Applicant

Name: Nathan Hart

Address: 502 Trout Gulch Rd.
APTOS, CA 95003

Phone Number: 831-685-8913

Assessor's Parcel Number(s): 041-021-40

Site Address: 502 TROUT GULCH ROAD APTOS, CA

Historic and/or Common Name: N/A

Present Use: Residence Proposed Use: SAME

Type of Project

Alteration ☐ Sign Review ☐ New Construction ☐

☒ Restoration (DRCK REPAIR ONLY)

Relocation ☐ Demolition with reconstruction ☐

Historic Site Ground Disturbance ☐

1. Please describe the proposed project.

Remove and Replace Existing Front Porch
& steps including HAND RAILS & 4 support
posts due to dry-rot. Replace all
with identical materials & construction
specifications. Replace 8 windows & Front door.

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.

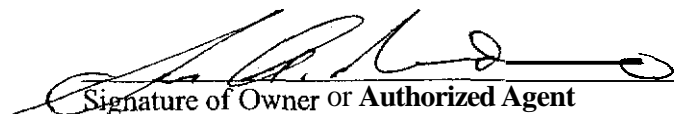
Replacement of failing deck boards &
rail system due to dry-rot.

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 changes as to Architectural
style, detail, & materials used

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

N/A


Signature of Owner or Authorized Agent

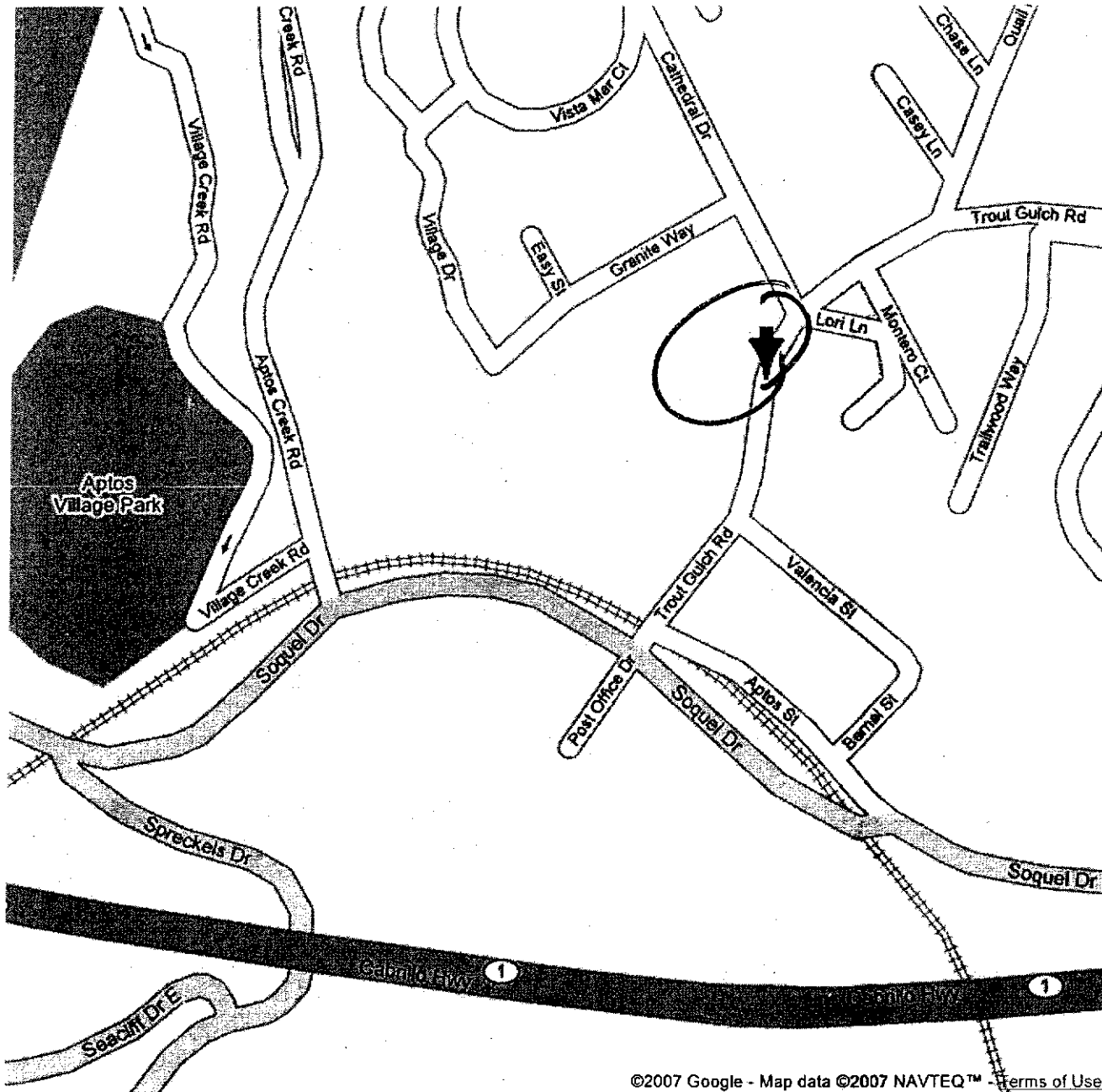
7-2-07
Date

502 Trout Gulch Rd, Aptos, Santa Cruz, California 95003, United States

Address **502 Trout Gulch Rd**
Aptos, CA 95003

Notes 502 TROUT GULCH ROAD, APTOS. CA 95003

APN: 041-021-40



502 Trout Gulch Road, Aptos
Historic Resource Preservation Plan
AGENDA Date: December 13,2007

Exhibit D

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 residential 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 work has resulted in the removal and replacement of the distinguishing posts and porch framing members. It was not possible to avoid this action as the affected material was compromised by dry rot and would fail if not replaced. The applicant has replaced 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 work has removed the material affected by dry rot and replaced the material with like material. A recommended condition is that all visible replacement material visually matches the previous situation.

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 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,

502 Trout Gulch Road, Aptos
Historic Resource Preservation Plan
AGENDA Date: December 13,2007

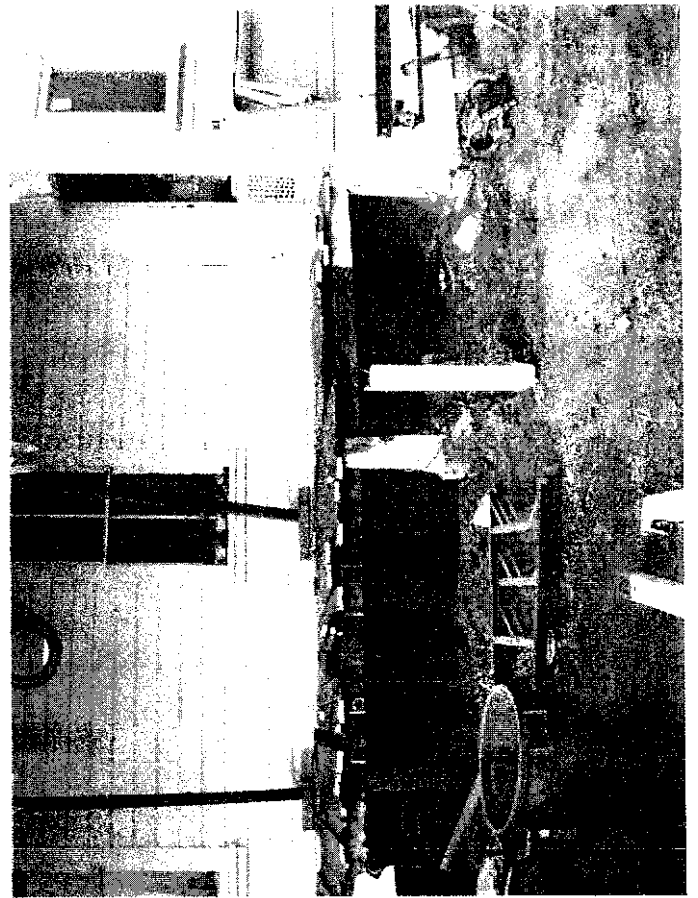
Exhibit F

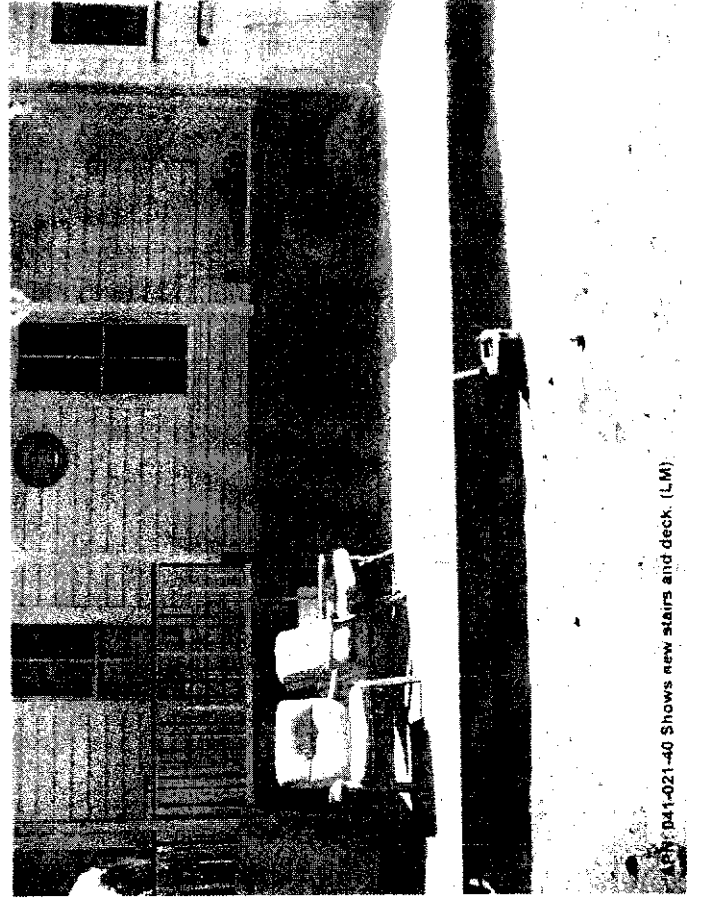
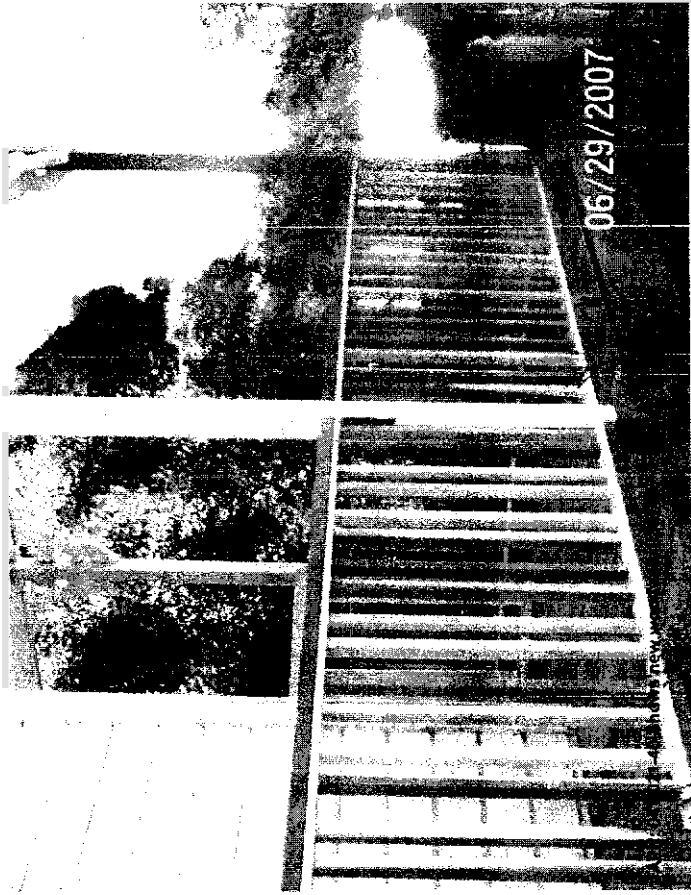
Exhibit E





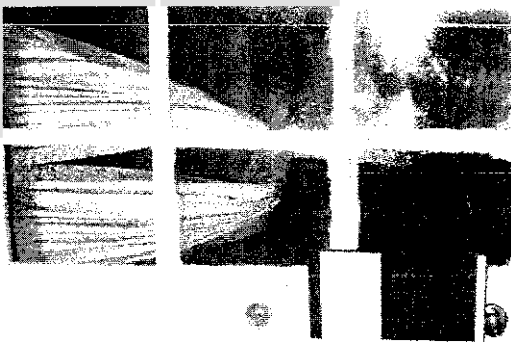






APN: 041-021-40 Shows new stairs and deck (LM)

APN: 041-021-40 Shows new deck and rail. (LM)

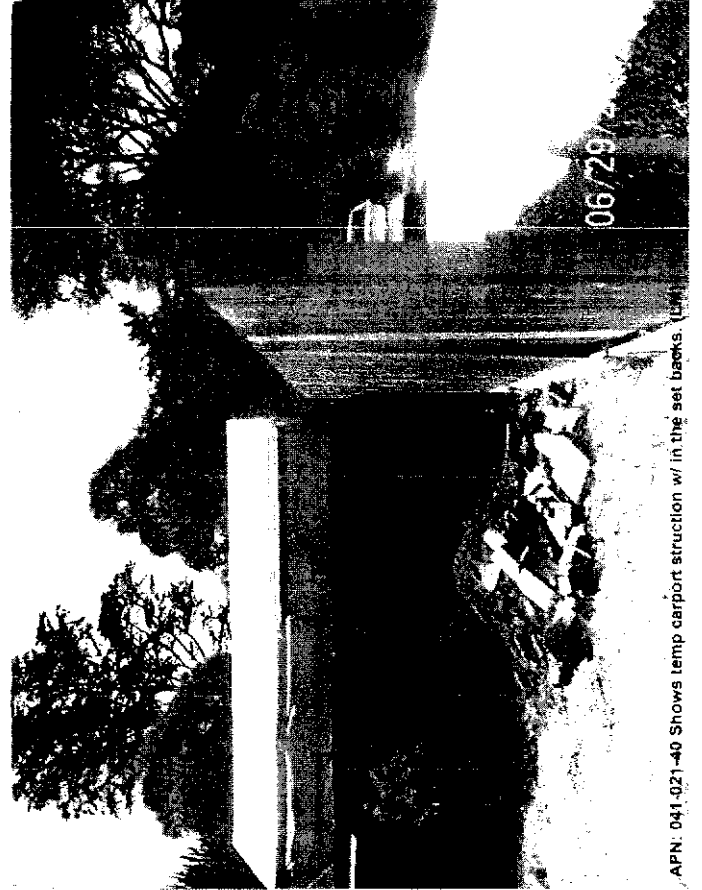


502

APN: 041-021-40 Posted Notice of Violation (LM)



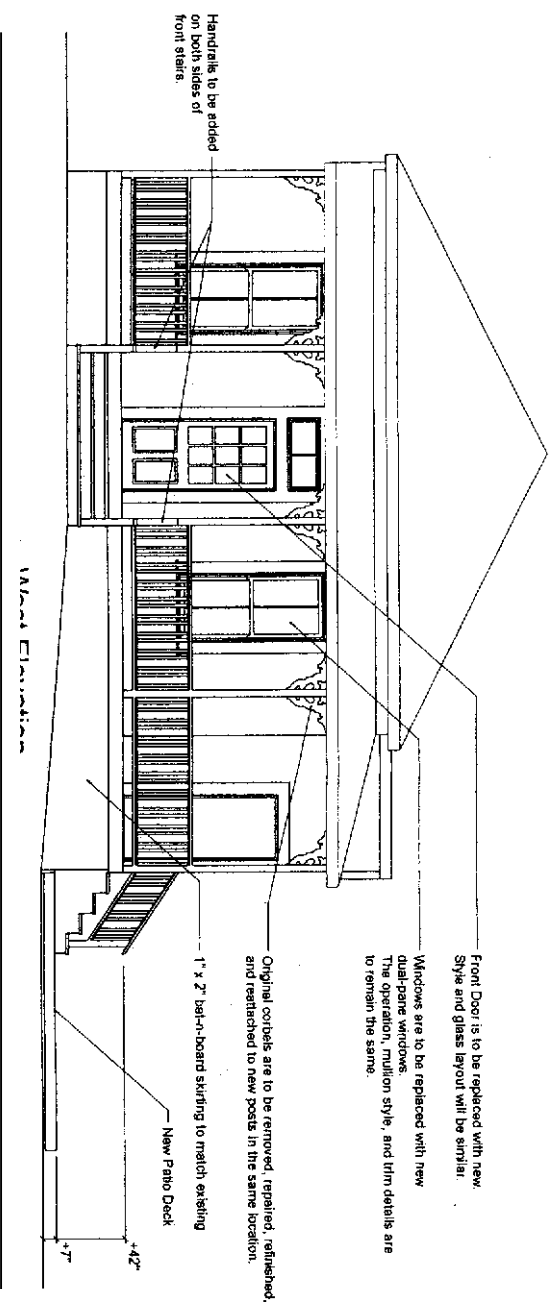
APN: 041-021-40 Four temp carport structures w/ in the side yard set backs.



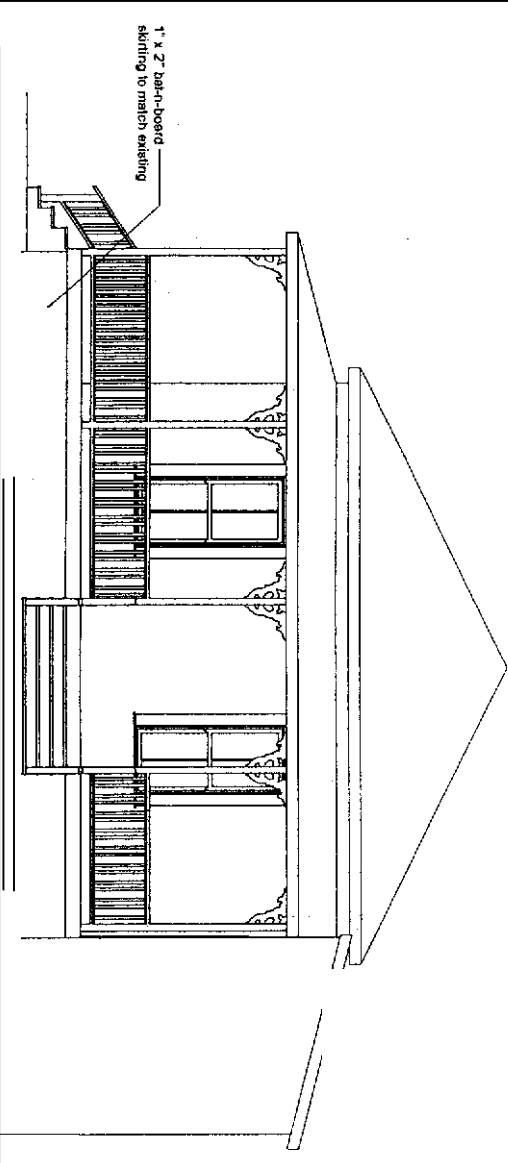
APN: 041-021-40 Shows temp carport struction w/ in the set backs. (LM)

502 Trout Gulch Road, Aptos
Historic Resource Preservation Plan
AGENDA Date: December 13,2007

Exhibit F

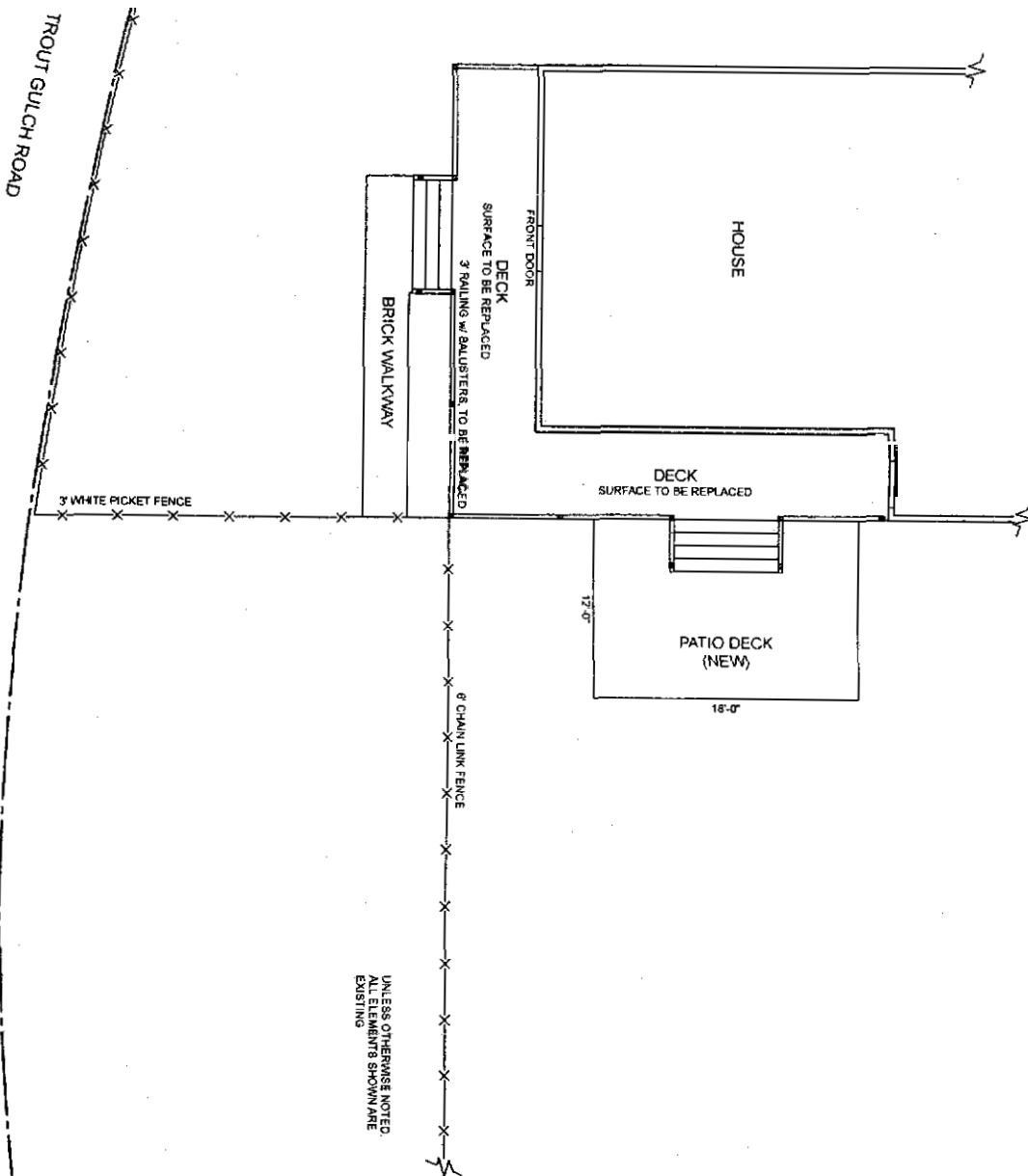


West Elevation



South Elevation

Job Title			
502 Trout Gulch Deck Renovation			
502 Trout Gulch Road			
Apple, CA 95003			
v.0			
Drawing Name			
South Elevation, West Elevation			
Drawn by	Ben Ridino	Date	10/24/2007
Checked by		Date	
Drawing Scale			
3/16" = 1'-0"			
Layout ID	A1	Status	Revision



PROJECT DESCRIPTION

This home, at 502 Trout Gulch Road, has been designated a Historical Landmark. Modifications or repairs to the structure must conform to the Environmental and Resource Protection guidelines, of the Santa Cruz County Code, Chapter 16.42, Historic Preservation.

The age of the home has led to some deterioration of the redwood decking, posts, railings, and balusters surrounding the Southwest corner of the home, facing Trout Gulch Road. For both safety and aesthetic reasons it has been determined that these elements of the deck should be replaced. The home serves as the daily and primary residence to a young couple. The owner of the parcel is determined to preserve the historical value of the Landmark and the beauty of the Victorian style of the home.

All of the materials are to be replaced with new equivalent materials. The materials will be of the same dimensions and configurations, and will be painted to match the existing color. The baluster style and configuration will remain the same. Care has been taken to remove and retrofit the corbels at the top of each post and reattach them to the new posts. These corbels are a dominant feature of the home and an essential part of maintaining the century-old, Victorian styling.

The modifications include the addition of a 12"x18" patio deck one step (7 inches) above the grade of the Southern side yard; the addition of handrails on either side of the front stairs leading from the brick walkway to the front door of the home; and the skirting below the deck will see the addition of 1"x2" bal-n-board skirting which is intended to match the existing lower skirting surrounding the Northern and Eastern sides of the home. The decking material of the new Southern patio will be the same redwood decking as the above covered deck. The stairs leading to this patio will remain in the same location as the existing stairs.

Repairs such as these will be an inevitable future for a home of this age if we wish to maintain the look, functionality, and safety of the structure. With intelligent planning we can preserve the historic essence of this classic white Victorian home and it can remain a Landmark of Aptos, a reminder of our heritage, and an inspiration for our future.

Job Title		502 Trout Gulch Deck Renovation
502 Trout Gulch Road		
Aptos, CA 95003		V.01
Drawing Name		Site Plan
Drawn by	Date	
Ben Ridino	10/20/2007	
Checked by	Date	
Drawing Scale		1/8" = 1'-0"
Layout ID	Status	Revision
AA		

Significant: No or Unknown Mitigation	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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4. Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?

—	—	—	<u>X</u>
---	---	---	----------

G. CULTURAL/AESTHETIC FACTORS

Will the project result in:

1. Alteration or destruction of historical buildings or unique cultural features?

—	—	<u>X</u>	—
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Three of the structures on the parcel were constructed prior to 1920 and a fourth structure was constructed in 1932, and thus, because of their age, are potentially eligible for listing on the California Register of Historic Resources. In order to be eligible, however, a structure must satisfy standards that include local, state, or national significance; must retain enough of its historic character to be recognizable as a historic property, and must be 50 years old or older. AN of these structures are over 50 years old, so a Cultural Resource Evaluation, by Dr. Robert Cartier, dated December 21, 1998 was submitted (Attachment "8") as was a Historical Documentation Report by Leslie A.G. Dill, dated May 28, 1999 (Attachment "9") to evaluate the significance of these structures. These reviews were discussed by the County Historic Resources Commission at three separate meetings (Attachment 10). The Historical Documentotio Report concluded that only one of the structures, located at 2500 Chanticleer Avenue, would meet minimum qualifications to be listed in the County's Historic Resources inventory as an NR-5, which is a property with local historical significance. None of the structures would meet the criteria for inclusion on the State Register of Historic Uses. As such, the loss of the structures would not be considered a significant impact to the environment. The report does, however, offer recommendations for mitigation measures for the loss of the home at 2500 Chanticleer Avenue, including relocation of the structure. A special inspection has been conducted for all of the structures on the parcel, it was determined that the home at 2500 Chanticleer Avenue cannot be moved. The three structures constructed prior to 1920 were determined to be eligible to be moved, and a condition of approval will be included to require that the structures be advertised as eligible to be moved, prior to any approval for demolition. Copies of the special inspection permits are included as Attachment 11.

2. Disturbance of archaeological or paleontological resources?

—	<u>X</u>	—	—
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The subject parcels are not in a mapped Archaeologic Sensitive Area. A surface reconnaissance site survey was conducted, however, and some evidence of prehistoric cultural resources was found on the parcel, in the form of culturally modified groundstone fragments in the area near the horse pasture and in the landscaping at the corner of Chanticleer and Soquel Avenues. These findings are described in the Cultural Resource Evaluation by Dr. Robert Cartier, Dated December 21, 1998 (Attachment 8). A condition of approval will be included to require, pursuant to Sections 16.40.040 and 16.42.100 of the County Code, that a qualified archaeologist be present during demolition of structures and during any construction earthmoving into native soils. 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.

SANTA CRUZ COUNTY

GOVERNMENTAL CENTER



HISTORIC RESOURCES COMMISSION

701 OCEAN STREET, ROOM 400, SANTA CRUZ, CALIFORNIA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

HISTORIC RESOURCES COMMISSION

MINUTES

June 23, 1999
3:00 P.M.
SPECIAL MEETING

Room 413 Planning Conference Rm
County Building, 4th Floor
701 Ocean Street
Santa Cruz, Ca 95060

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 3:05 p.m.

Commissioners Present: Terri Fisher, Pat Manning and Barbara Kennedy

Commissioners Absent: Ray Hoffman and Jacqui Low

Staff: Cherry McCormick

Members of the Public Present: Owen Lawlor, John Warren, Allegra Briggs and Ken Thomas.

II. AGENDA APPROVAL OR MODIFICATION

None

III. APPROVAL OF MINUTES

Approval of minutes was postponed until a subsequent meeting.

IV. PUBLIC COMMUNICATIONS

None

V. OLD BUSINESS

A. Proposed Live Oak Business Park

1. Letter from John Warren, on behalf of owner Barry Swenson, to HRC
2. Development Permit Application # 99-0118 to construct an industrial park consisting of three buildings totaling 114,750 square feet, affecting 2338, 2402, 2322, 5122, 5120, 2400 Chanticleer, Live Oak
3. Cultural Resource Evaluation, by Archaeological Resource Management, 12/21/98
4. Historical Documentation Report, by Leslie Dill, Architect, 4/28/99

Cherry McCormick made a brief staff presentation to the HRC on this application. John Warren, representing the applicant, an-

Environmental Review Initial Study

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APPLICATION 99-0118

swered various questions from the Commission. Ken Thomas, a resident of Live Oak, was the only member of the public who addressed the Commission on this item. Mr. Thomas indicated that he thought that the poultry industry had been important to Live Oak and the County, and that it appeared that one of the structures proposed for demolition by the application was associated with the poultry industry. He questioned the omission of the poultry industry from the Historic Inventory Context Statement.

After considerable discussion, Commissioner Manning moved for a peer review of the Historic Documentation Report before action by the HRC, and Commissioner Fisher seconded the motion. The motion passed with a vote 2 - 1, with Commissioner Kennedy voting no. Commissioners requested that the peer review be conducted by a consultant from the County's approved historic consultant list, or by a consultant approved by HRC staff.

Commissioner Manning then moved to ask Susan Lehman why the poultry industry was not included in the Historic Inventory Context Statement, which was prepared by Ms. Lehman. Commissioner Kennedy seconded the motion, which passed unanimously with a vote of 3-0. Commissioners requested Staff to write to Ms. Lehman on behalf of the HRC, conveying the Commission's inquiry.

B. Redman House

- 1) Letter to the Board of Supervisors on Alternative Uses for the Redman House
- 2) Video Presentation by property owner et.al

Owen Lawlor, representing the Redman House property owner, discussed the intentions of the property owner and the non-profit group organized to protect the Redman House. He said that the goal was to move the structure to a Beach Street frontage location, operate a restaurant or other use authorized by the zoning and General Plan, and apply for State and Federal Register listing for the house.

C. Historic Resources Commission Proposed Bylaw Changes

This item was deferred to a subsequent meeting.

D. Update on Castro Adobe

Commissioner Manning indicated that the status of State funding to assist the Castro Adobe was still not certain. VI. NEW BUSINESS

A. HRC Membership

There was no discussion on this item.

B. State Historic Preservation Plan

Cherry McCormick asked Commissioners to comment on the proposed State Plan and convey any comments to the State by the required deadline.

VI. COMMISSIONER PRESENTATIONS

None

VII. WRITTEN COMMUNICATIONS

- A. Letter from John Warrent to HRC on Live Oak Business Park
- B. Draft State Historic Preservation Plan with cover letter

VIII. ADJOURNMENT

The meeting was adjourned at 5:05 p.m

hrcmin/cdm

Environmental Review Initial Study

ATTACHMENT 9
APPLICATION 99-0118



County of Santa Cruz

A-3

HISTORIC RESOURCES COMMISSION

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-1322 FAX: (831) 454-2131 TDD: (831) 454-2123

HISTORIC RESOURCES COMMISSION

MINUTES

July 14, 1999
3 00 p m.
Regular Meeting

Room 413 Planning Conference Rm
County Building, 4th Floor
701 Ocean Street
Santa Cruz, CA 95060

I. CALL TO ORDER/ROLL CALL

Commissioners Present: Barbara Kennedy, Jaqui Low, Terri Fisher and Ray Hoffman

Commissioners Absent: Pat Manning

Staff Cherry McCormick

Members of the Public Present: Eric Schoeck, Bill Bagnall, Joan Van Der Hoeven, Arthine Van Duyne, Barbara Jackel, Guy Denués, Karol Voris, Harry Federico, Rev. Peter Crivello, Hugh Voris, David Robison, Mary Kettler, Ken Kettler and Mary Doane.

II. AGENDA APPROVAL OR MODIFICATION

The Commission moved unanimously to handle item V.C , Old Business, Live Oak Business Park, and then move on to VI. New Business, before continuing on with Old Business

III. APPROVAL OF MINUTES

Approval of the **minutes** was deferred to a subsequent meeting

IV. PUBLIC COMMUNICATION

None

Environmental Review Initial Study
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APPLICATION 99-0118

V. OLD BUSINESS

A. Proposed Live Oak Business Park

Cherry McCormick summarized the content and status of this Application. As part of that process, she distributed the Historic Inventory sheets dealing with the NR6 rated property on the site. Commissioner Kennedy indicated that she opposed forwarding this application to the Board of Supervisors. Commissioner Low moved to notify the Planning Director, (with a copy to the applicant's consultant John Warren since the Commission had heard no response from Mr. Warren to date after their June 23rd meeting), that the HRC is to be notified prior to any demolition on the property. Commissioner Kennedy seconded the motion. The motion passed with a vote of 3: 0, with Commissioner Hoffman abstaining.

B. Historic Resources Commission Proposed Bylaw Changes

Commissioners declined to approve the Bylaw changes as proposed, and commenced discussion of alternative meeting times and dates. Commissioners concluded that upcoming meetings shall be held on the second Wednesday of the month, from 4:30 - 6:30 pm. Commissioner Hoffman said he would be available at that time after the month of October, and would advise staff of his availability in September.

C. Update on Castro Adobe

Eric Schoeck, of Assemblyman Keeley's Office, briefed the Commission on the action by the State Legislature concerning the Adobe. He indicated that over \$900,000 had been appropriated to renovate and retrofit the Adobe, and work on Old Adobe Road improvements. He indicated that the Adobe will be owned by State Parks, but operated by another entity. Commissioner Fisher asked Eric Schoeck to convey the Commission's thanks for his hard work. She also asked whether the appropriated funds would be available this year and was told that they would be.

Cherry McCormick briefed the HRC on the recent Board action to direct the Planning Director to sign the Grant Agreement with the Community Foundation to accept the Grant for the Castro Adobe Feasibility Study.

D.. Update on Benjamin Parrish House

1. Discussion with Lee White, Business Manager, Soquel Elementary School District

2. Review of Development Permit Application 99-0285, 030-041-02,30 and 35; 3430 Main Street, Soquel; Proposal to move property boundary between two parcels occupied by Benjamin Parrish House and the Main Street Elementary School.

This item was not addressed, due to the unexplained absence of Lee White and time constraints.

E. Adopted HRC Historic Consultant List

This item was not addressed. due to time constraints.

VI NEW BUSINESS

A PUBLIC HEARING ON HISTORIC RESOURCE PRESERVATION PLAN APPLICATION

APPLICATION: 98-0614

Environmental Review Initial Study

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APPLICATION 99-0118

APN: 097-021-02

SITUS: 7600 Soquel Drive, Aptos at intersection of Soquel Drive and State Park drive, Aptos

APPLICANT: William Bagnall, Architect on behalf of Roman Catholic Bishop of Monterey
Application for a proposed 10,900 square foot addition to the existing Resurrection Church building. Affects the Calvary Cemetery, a designated historic resource in the County's Historic Inventory; requires approval of an Historic Preservation Plan.

Cherry McCormick gave a brief Staff Report on this item. At the conclusion, Commissioner Low asked that a defined dimension between the corner and cemetery stones be noted on the plans to protect the headstones. Commissioner Fisher recommended that an archeologist be on-site during any excavation or paving on the property associated with the proposed development. Commissioner Kennedy moved that the HRC accept the Staff Report, the dimension clarification and notation requested by Commissioner Low, and the clarification by Commissioner Fisher. Commissioner Low seconded the motion. The motion passed, with a vote of 4:0.

B. PUBLIC HEARING ON PROPOSED AMENDMENT TO ADOPTED HISTORIC PRESERVATION PLAN

APPLICATION: #99-0351

APN: 097-021-02

SITUS: 24915 Soquel-San Jose Road

APPLICANT: Doug and Arthine Van Duyne

Application to amend adopted Historic Preservation Plan, to allow placement of a fence along frontage and sides of a designated historic resource in the County's Historic Inventory, known as the John L and Laura Sears House and Ranch.

Cherry McCormick presented a brief Staff Report, followed by remarks by the applicant. Following HRC discussion, Commissioner Low moved to approve the fence design as submitted with the following modifications:

- 1) Applicant must place a planting strip in *front* of the fence along the Old San Jose Rd. frontage to soften the 3 foot high horizontal board construction; and
- 2) Applicant must provide turned posts similar to those on the front porch on the 4 foot . high gate along the Old San Jose Road frontage.

Commission Kennedy seconded the motion, which passed with a vote of 4:0.

C. CEQA Changes affecting Historic Preservation

This item was not discussed, due to time constraints

D. Historic Inventory Context Statement

Cherry McCormick distributed copies of the adopted Historic Inventory Context Statement to Commissioners, in the event they did not already have the document. She indicated that the Statement had been prepared using past CLG grant monies.

VII. COMMISSIONER PRESENTATIONS

None

VIII WRITTEN COMMUNICATIONS

A c c of Letter to John Warren from Cherry McCormick on Live Oak Business Park

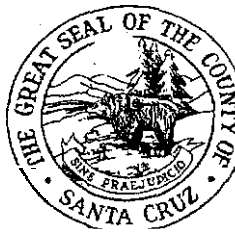
B. c c of Letter to Susan Lehman from Cherry McCormick on Live Oak Business Park

IX. ADJOURNMENT

The meeting was adjourned at 5:05 p.m. Commissioners were reminded that there would be no Commission meeting scheduled for August, per Board of Supervisors directive. However, they were asked to hold August 12, 1999 open in the event of emergency items requiring HRC action.

The next regularly scheduled HRC meeting will be held on Wednesday, September 8, 1999, from 4:30 - 6:30 p.m. in Room 413 of the County Office Building, 701 Ocean Street, Santa Cruz, CA.

hrcminutes799/cdm



GOVERNMENTAL CENTER

701 OCEAN STREET, ROOM 400, SANTA CRUZ, CALIFORNIA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

HISTORIC RESOURCES COMMISSION

MINUTES

September 8, 1999
3:00 P.M.
REGULAR MEETING

Room 413 Planning Conference Rm
County Building, 4th Floor
Santa Cruz, Ca 95060

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 4:35 p.m.

Commissioners Present: Terri Fisher, Pat Manning, Barbara Kennedy, Jaqui Low and Ray Hoffman

Commissioners Absent: None

Staff: Cherry McCormick

Members of the Public Present: Dinah Phillips, Michael Strunk and John Ackman

II. AGENDA APPROVAL OR MODIFICATION

Commissioner Manning moved, with Commissioner Kennedy seconding the motion, to change the order of the Agenda as needed, depending on the members of the public who appear during the course of the meeting, and the needs of Commissioner Low who had to leave at 5:15 p.m.

III. APPROVAL OF MINUTES

The minutes of the April 14, 1999 meeting were approved as submitted with a vote of 3-0, Commissioners Hoffman and Low abstaining. The minutes of April 26, 1999 were approved with a vote of 3-0, Commissioners Fisher and Hoffman abstaining. The minutes of June 23, 1999 were approved with a vote of 4-0, Commissioner Hoffman abstaining. The minutes of July 14, 1999 were approved with a vote of 4-0, Commissioner Manning abstaining.

IV. PUBLIC COMMUNICATIONS

Michael Strunk addressed the HRC on an issue concerning a large tree, approximately 120 to 150 years in age, near the Polo Grounds bordering Valencia Creek. He said that plans to build a single family residence had been approved by the County that would necessitate removal of the tree. He said

Environmental Review Initial Study

ATTACHMENT 9
APPLICATION 99-0118

that the approval had been appealed to the Planning Commission, and that the appeal will be heard on September 22nd. Commissioner Fisher requested that he supply additional information to the HRC at their October 13, 1999 meeting, including the height, diameter, location, dripline, and proximity of the tree to the Polo Grounds entrance, and requested Staff to agendize the item for the 13th.

V. OLD BUSINESS

A. Historic Resources Commission Proposed Bylaw Changes

Commissioner Manning moved and Commissioner Kennedy seconded the motion, to amend the HRC Bylaws as proposed to reference a change in meeting date and time. The proposed amendment will change the HRC meeting date to the second Wednesday of the month, and the time from 3:00 - 5:00 p.m. to 4:30 p.m. - 6:30 p.m. The motion was passed unanimously with a vote of 4:0, Commissioner Hoffman abstaining.

Commissioner Low left the meeting at this point - at 5:10 pm.

B. Update on the Castro Adobe

Cherry McCormick updated Commissioners on the status of the Castro Adobe. She indicated that the Grant is behind schedule, in order to accommodate the needs of Ad Hoc Committee members - but that a meeting between the State Parks, Ms. Kimbro, Community Foundation, the County and Ad Hoc Committee representatives was being scheduled by the Community Foundation.

C. Update on Benjamin Parrish House

Cherry McCormick indicated that the Soquel School District's application for a lot lot adjustment to create separate parcels for the Main Street Elementary School and the Parrish House was approved. She added that she had not heard from Lee White, Business Manager of the Soquel District, despite her absence from the July HRC meeting. Chairman Fisher asked Cherry McCormick to send Chairman Fisher a list of the Soquel School District Board members.

D. Proposed Live Oak Business Park

Cherry McCormick briefed the HRC on the background for this item. She indicated that she had talked to John Warren, consultant for the project applicant, and summarized Mr. Warren's comments to her. In response, Chairman Fisher moved to package all data on the historic aspects of the property that came before the HRC, and forward this material to the County's Environmental Coordinator for CEQA review. Commissioner Manning added that she would like to include an article written by former Commissioner Swift on the role of the poultry industry in the County, in that packet. Commissioner Kennedy seconded the amended motion. The amended motion passed unanimously, with a vote of 4:0, with Commissioner Low absent. Chairman Fisher added that she had spoken with Susan Lehman, who said she could investigate the importance and role of the poultry industry to Live Oak and the County, if necessary.

E. County 1999 CLG Application

Cherry McCormick stated that the County had not received approval from the State of its 1999 CLG grant application, as evidenced by Attachment 3 in the HRC packet. Chairman Fisher, on behalf of the Commission, thanked Cherry McCormick for preparing and submitting the application and acknowledged the work and time involved in this effort.

F. Redman House

Commissioners briefly discussed the status of this item. Chairman Fisher and Commissioner Hoffman both indicated their preference for retaining the house at its existing location, vs. moving it to a road frontage location.

VI. NEW BUSINESS

A. Archiving record of Televised Board of Supervisors meetings

Dinah Phillips from the County Administrative Office (CAO) addressed the Commission on the issue of retention and archiving video tapes from televised Board of Supervisors (BOS) meetings. She indicated that future Board meetings will be televised, and that the question has emerged as to whether video tapes of BOS meetings should be archived from a historical point of view. She said that the Clerk to the BOS retains audio tapes of Board meetings, and will continue to maintain the official (written) minutes of the meetings.

Commissioner Manning recommended that one videotape be retained per year. She suggested keeping the videotaped proceedings on the day of the BOS's annual swearing-in ceremony. Chairman Fisher concurred, adding that these tapes should be retained at a minimum in order to document the composition of the Board, and any changes over time to the Board and its meeting format. Chairman Fisher suggested that videotapes of meetings addressing a particularly significant event, such as earthquake recovery, should also be retained. Commissioner Low recommended that the medium, i.e. the VCR, be retained along with the tapes so that the tapes can actually be seen with the appropriate technology in the future. Chairman Fisher moved, and Commissioner Kennedy seconded the motion, for Cherry McCormick to prepare a letter to Dinah Phillips summarizing the Commission's discussion on this item. The motion passed unanimously, with a vote of 5:0.

B. Draft Corralitos Community Plan, History and Table of Contents

John Akeman of the Planning Department updated the HRC on the Corralitos Community Plan. He indicated that the Plan was approximately 99% done. When complete, the Corralitos Community Council intends to present the finished Plan to the HRC for their consideration. The HRC enthusiastically thanked Mr. Akeman for the update.

VI. COMMISSIONER PRESENTATIONS

None

VII. WRITTEN COMMUNICATIONS

A. Letter from OPR. Department of Parks and Recreation, RE: County's CLG Application

VIII. ADJOURNMENT

The meeting was adjourned at 6:40 p.m. The next scheduled HRC meeting will be on October 13, 1999, from 4:30 - 6:30 p.m., in Room 413 of the County Building.



Bill Lowrey/Sentinel photo
Santa Cruz bluesman Bob Lowry entertains at the Juneiteenth Festival Saturday afternoon at the Loudon Nelson Center in Santa Cruz.

Live Oak once sat atop chicken biz pecking order

O A WARM TUESDAY in October 1926, a scene took place that is difficult to imagine in the Santa Cruz of today.

Around 8:30 that morning, a parade advanced from the Boardwalk casino up toward Pacific Avenue. The 76th Cavalry, arriving on horseback from Monterey, joined the Sixth Cavalry Band and the 63rd Coast Artillery, which rode in trucks showing off the latest military weapons for air defense. Alone at the front were two bathing beauties, Miss Santa Cruz County, Yella Haber, and Miss America of 1925-26, Faye Lauphi, who had reigned as the first Miss California the previous year.

The remarkable feature of this cavalcade wasn't so much who was in the parade but the destination for "Queen Page and county Army." Ushered by city police and county officials, the retinue was headed to the city fairgrounds at Trevelthan and Soquel avenues, where the first California Statewide Poultry Show and Santa Cruz County Fair Bureau Fair was about to start.

A salute to the nation began the six-day activity that featured an array of poultry events, including the exhibition of a "rare freak bird," a wingless Rhode Island Red cockerel, and talks on such lively topics as "Newer Methods of Brooding." Between bird attractions were airplane aerobatics, nighttime fireworks, searchlight artillery drills, and the "bombardment of Delavaga Park. Periodic firing of "aerial bombs" signaled the start of high-wire acts in the main tent. Those tired of chickens could see a statewide rabbit show or booths

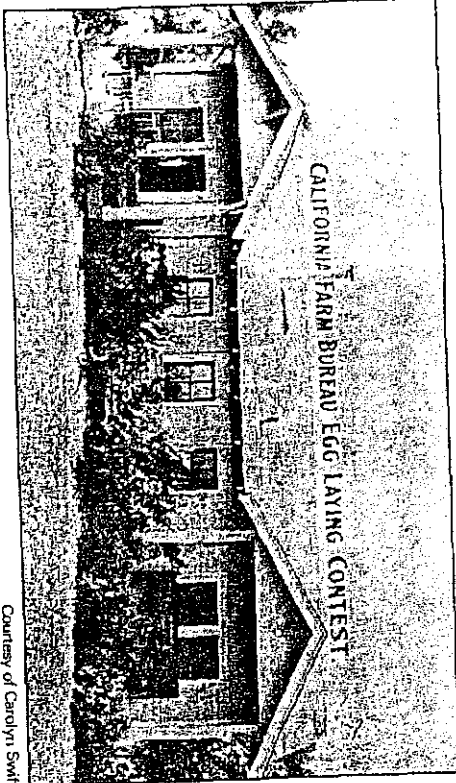


CAROLYN SWIFT FLASHBACKS

of car tires, silk hosiery, fruit, plants and dozens of other items for sale. All of this was held to celebrate Santa Cruz's rise to the fore of the egg business. At the moment, the city was heedless of the reality that firing guns and pyrotechnics is a sure way to keep hens from doing anything.

Santa Cruz was billing itself as "Poultry Land," even though the heart of the chicken district really lay outside city boundaries, in Live Oak.

Historian Phil Reader has traced the poultry industry in Live Oak to a Civil War veteran from Ohio named, appropriately, Henry Henney. The rancher moved to Live Oak in 1897 and built his first commercial hatchery at Soquel Drive and Capitola Road. Once successful, he helped establish the Santa Cruz County Poultry Association. Meanwhile, two Santa Cruz real estate agents, brothers Frank and David Wilson, began buying and subdividing some of the large, old farms of Live Oak. These parcels were plotted for either poultry ranching or flower-bulb production and explain the long, narrow lots that still exist in some neighborhoods between 7th and 17th avenues.



CALIFORNIA FARM BUREAU EGG LAYING CONTEST

The Santa Cruz Chamber of Commerce plunked down \$12,500 after World War I for this building at Pacheco Avenue and Morrissey Boulevard to serve as headquarters for an area egg-laying contest.

Chauncleer — meaning poultry or fowl — is the avenue that today runs from Soquel Avenue to East Cliff Drive, but in the early 1900s it stopped across the road from Live Oak School, the site of the oaks that gave the district its name. This was likely the spot where the scheme was hatched for a statewide egg-laying contest. Under the early management of Max Kor-

mund Evans, an organizer, "We got babies, children and older people and everyone in between. It was a one-day immersion in the sights, sounds, smells and tastes of Japanese culture, both traditional and contemporary. Kimonos and kile-making workshops, harete and a kendo demonstration shared the day with green tea ice cream and tea ceremonies. Ishana Bai, who was at the fair to sell pottery, tea pots and cups that she makes, shared the philosophy of tea that she initially learned as a teen in Germany. Tea is a way of life, and an honor of tradition, but not just a Japanese tradition, she said.

Meanwhile, the church has been busy raising money for the project. "We've raised close to \$2 million in pledges," Crivello said. He said parishioners are aiming to raise \$2.5 million. He said plans are for a roughly 10,000-square-foot building on the church property at Soquel and State Park drives. It would be a "kind of cruciform" with an octagon in the center, Crivello said. The old building would serve as a community and education center for the parish while continuing to house church offices, he said.

were abundant and hungry. The demand for essential goods during World War I boosted Live Oak to a status it had never before experienced. With Live Oak chicken ranches and truck farms mustered for the war effort, the egg-laying contest began to attract serious attention from poultry experts.

After the war, the Santa Cruz chamber plunked down \$12,500 for a plant at Pacheco Avenue and Morrissey Boulevard. The contest headquarters. A few years later, it was a great moment of community pride when a local couple's 10 white thoroughbred Leghorn pullets produced 2,816 eggs in a year, a world record.

Live Oak — and Santa Cruz — lost its pecking order in the poultry business during the Depression. Eggs and poultry prices plummeted while the cost of feed took wing. Many ranchers had given up by the time the industry stabilized seven years later. Poultry ranching dwindled even more after World War II, when the small coops and farms were overpowered by advanced production methods.

One holdout, however, has lasted almost 90 years. The Santa Cruz Hatchery on Rodriguez Street, founded in 1910, has continued as Cal Cruz, harkening back to a time when the center of Live Oak was known as "chicken alley."

Carolyn Swift is the Sentinel's history columnist. Her Flashback column runs Sundays. She is director of the Delavaga Park, Periodic Firing of "aerial bombs" signaled the start of high-wire acts in the main tent. Those tired of chickens could see a statewide rabbit show or booths

How are you like your father?

8c Sentinal 20 JUNE 99

(Asked on West Cliff Drive)

ON THE FRONT



Bonny Rivers
Seven years old, Santa Cruz. We're funny. We like to tell jokes, and play jokes, like waving to standbys even if we



Jeff Hannam
Campus crusader, Oklahoma. I'm hairy like my dad. My dad has a passion for reading and studying the bible, and so do I. We



Bobbie Mahoney
CNA, Santa Cruz. We have the same last name.



Brian Mahoney
Business owner, Santa Cruz. I look just like him, and we both like to play golf and horse shoes. And we like

CULTURAL RESOURCE EVALUATION OF
7.32 ACRES OF LAND AT THE CORNER OF
SOQUEL AVENUE AND CHANTICLEER AVENUE
IN THE COUNTY OF SANTA CRUZ.

FOR
MS. LIBBY GLASS
BARRY SWENSON BUILDERS
701 NORTH FIRST STREET
SAN JOSE, CA 95112
#60800-98-672

Archaeological Resource Management

Dr. Robert Carrier, Principal Investigator

496 Norrh 5rh Streer
San Jose, CA 95112
(408) 295-1373
FAX: (408) 286-2040

DECEMBER 21, 1995

Environmental Review Initial Study
ATTACHMENT 7
APPLICATION 99-0118

ADMONITION

Certain information contained in *this* report is not intended for general public distribution. Portions of this report locate significant archaeological sites in the region of the project area, and indiscriminate distribution of these data could result in the desecration and destruction of invaluable cultural resources. In order to ensure the security of the critical data in this report, certain maps and passages may be deleted in copies not delivered directly into the hands of environmental personnel and qualified archaeologists.

THE PRINCIPAL INVESTIGATOR

Environmental Review Initial Study

ATTACHMENT 7
APPLICATION 99-0118

ABSTRACT

A cultural resource evaluation was carried out for approximately 7.32 acres of land at the corner of Soquel Avenue and Chanticleer Avenue in the County of Santa Cruz. The research included an archival search in the State records and a surface survey of the project area. The archival research revealed that there are no recorded sites, either prehistoric or historic, within the project area. There is, however, one recorded cultural resource (CA-SCR-200/H) located approximately 2000 feet west of the proposed project area. Several potentially significant historic structures were identified within the property (at 2322, 2338, 2444, and 2500 Chanticleer Avenue). The structure at 2338 Chanticleer Avenue appears in moderate condition from circa 1890-1915. The home at 2444 Chanticleer Avenue was noted to have both Victorian and California Bungalow architectural elements from circa 1880-1910. The structure at 2500 Chanticleer Avenue also shows potentially significant architectural elements of the Tudor style from circa 1910-1940. It is possible that buried historic cultural resources also exist within the subject area from the time these homes were constructed and occupied. In addition, surface survey of the subject area found indications of possible prehistoric cultural resources in the form of culturally modified stone cobbles. The proposed project area is, therefore, sensitive to both prehistoric and historic cultural resources. None of the structures on the property are listed in the County's Historic Resource Inventory. Detailed recommendations regarding the proposed project area are provided in the Conclusions and Recommendations section of this report.

REQUEST FOR CULTURAL RESOURCE EVALUATION

The cultural resource evaluation was carried out to determine the presence or absence of any significant cultural resources. Cultural resource services were requested in December 1998 in order to provide an evaluation that would investigate the possible presence of cultural resources. This study meets the requirements of CEQA (California Environmental Quality Act).

QUALIFICATIONS OF ARCHAEOLOGICAL RESOURCE MANAGEMENT

Archaeological Resource Management has been specifically engaged in cultural resource management projects in central California since 1977. The firm is owned and supervised by Dr. Robert Cartier, the Principal Investigator. Dr. Carrier has a Ph.D. in anthropology, and is certified by the Society of Professional Archaeologists (SOPA) for conducting cultural resource investigations as well as other specialized work in archaeology.

LOCATION AND DESCRIPTION OF THE SUBJECT AREA

The subject area consists of approximately 7.32 acres of land located at the corner of Soquel and Chanticleer Avenues in the City of Santa Cruz, Santa Cruz County. On the USGS 7.5 minute quadrangle of Soquel, the Universal Transverse Mercator Grid (UTMG) centerpoint of the project area is 5 91 060mE/40 94 380mN. The elevation is approximately 100 feet MSL and the nearest source of fresh water is Rodeo Creek Gulch located approximately 2100 feet southeast of the proposed project area.

The proposed project consists of either demolishing or removing the existing structures within the property in order to construct commercial structures with the necessary grading, trenching, and other earthmoving activities

CEQA PROCESS FOR CULTURAL RESOURCES

The California State legislature approved the California Environmental Quality Act (CEQA) in 1970. Under CEQA, governmental agencies *are required* to formally consider the effects of environmental impacts to properties that would occur as a result *of certain* projects. It was formally recognized in 1977 that CEQA does include effects to archaeological resources (Society for California Archaeology v. County of Butte 65 CAL. APP. 3d 832). Archaeological resources are noted to include both prehistoric-era and historic-era cultural resources under this act. According to the Assembly Bill PRC Section 5020.1(j), "historical resources" include, but are not limited to:

any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

The initial stages of the CEQA environmental review process involve both identifying potentially significant adverse impacts from a project and consultation with the public and other state agencies concerning these potentially significant effects. This study is done in order to (a) identify archaeological resources (both prehistoric and historic) within a proposed project area, (b) identify any significant adverse impacts to the cultural resource, and (c) assess the significance of the identified adverse impacts.

Appendix K of CEQA outlines specific guidelines and standards for review and mitigation. Appendix K is useful for cultural resource consultants, as it defines what is an "important archaeological resource." 14 CCR Section 895.1 states:

'Significant archaeological or historical site' means a location which may contain artifacts, or objects about which there is a high probability that it meets one *of* the following criteria:

- (a) Contains information needed to answer important scientific research questions;
- (b) Has a special and particular quality such as the oldest of its type or best available example of its type;
- (c) Is directly associated with a scientifically recognized important prehistoric event or person, or historic event or person;
- (d) Involves important research questions that historical research has shown can be answered only with archaeological methods; or
- (e) Has significant cultural or religious importance to California Indians as determined by the Native American Heritage Commission (NAHC) or local federally recognized tribal governments.

METHODOLOGY

The methodology used in this investigation consisted of an archival search, a surface reconnaissance, and a written report of the findings with appropriate recommendations. The archival research is conducted by transferring the study location to a state archaeological office which maintains all records of archaeological investigations. This is done in order to learn if any archaeological sites or surveys have been recorded within a half mile of the subject area. Each archival search with the State is given a file number for verification. The surface reconnaissance portion of the evaluation is done to determine if traces of historic or prehistoric materials exist within the study area. This survey is conducted by a field archaeologist who examines exposed soils for cultural material. The archaeologist is

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looking for early ceramics, Native American cooking debris, and artifacts of stone, bone, and shell. For historic cultural resources, the field evaluation also considers older structures, distinctive architecture, and subsurface historic trash deposits of potentially significant antiquity. A report is written containing the archival information, record search number, the survey findings, and appropriate recommendations. A copy of this evaluation is sent to the State archaeological office by requirements of State procedure.

ARCHIVAL BACKGROUND

Prior to reconnoitering the subject area, a study of the maps and records at the Northwest Information Center of the California Archaeological Site Inventory was conducted and given the file number #60800-98-672. This research into the records at the Information Center was done to determine if any known archaeological resources were reported in or around the subject area. Archival research revealed that there are no recorded prehistoric or historic sites within the project area. There is, however, one recorded cultural resource (SCR-200/H) within a half mile radius of the subject area. This site is discussed below.

CA-SCR-200/H

This site was first recorded by S. Tamez and D. Gardner of Caluans in 1977. The site was described as containing chert flakes and shell fragments in three locations. There was no midden recorded; however, there were cultural materials noted on top of a cut bank, including a chert flake with a bulb of percussion. The site was re-recorded by Tamez and Gardner in 1978. It was noted at that time to also contain a possible bead blank and a light chert flake scatter. The site was recorded a third time by M. Melandry and D. Gardner in 1979. This third recording indicated the presence of an historic dump within the location of the recorded prehistoric materials. This historic dump was described as still active, as it contained modern materials as well as historic items. The prehistoric site boundary has not been defined, as Tamez and Gardner did not have access to all the properties through which the site extends. The site is located approximately 2000 feet west of the current proposed project area.

Two previous studies have been conducted directly adjacent to the property to the north. Studies S-3995 (Melandry 1979) and S-17870 (Melandry 1996) were carried out along Highway 1 directly adjacent to the subject area. In addition, six previous studies have been conducted within a half mile radius of the project. These are: S-4886, S-3982, S-8218, S-3119, S-3964, and S-4011.

SURFACE RECONNAISSANCE

A "general surface reconnaissance" was conducted on all visible open land surfaces in the project area. A "controlled intuitive reconnaissance" was performed in places where burrowing animals, exposed banks and inclines, and other activities had revealed subsurface stratigraphy and soil contents. The subject area is located in a commercial/residential area of Santa Cruz. Visibility of native soils was limited in areas with structures and their associated hardtop. However, native soils were visible in landscaping areas and in the horse pasture. Where native soils were exposed, a dark brown loam was observed. Rock types included import gravel from previous development on the property and some groundstone. The groundstone material appears to be prehistoric in nature (i.e., possible mano fragments).

Historic cultural resources were also noted within the proposed project area. Four structures were identified. These structures are described below.

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1. The home at 2322 Chanticleer Avenue is identified as the "Shivlly Farm" on its mailbox. This building is a farm house in dilapidated condition with an associated horse pasture, water tower, and sheds.
2. The structure at 2338 Chanticleer Avenue is a home in moderate condition from circa 1890-1915. The house is a simple, square Victorian with a sun porch in front. It also exhibits a soil and cement foundation.
3. The structure at 2444 Chanticleer Avenue is characterized by a home with both Victorian and California Bungalow architectural styles. The home is in good condition; its age is circa 1880-1910. The house also has sheds and a water tower as associated structures.
4. The home at 2500 Chanticleer Avenue is a Craftsman home from circa 1910-1940. The roof lines are of the Tudor architectural style. The home is in moderate condition with a modern concrete foundation.

CONCLUSION AND RECOMMENDATIONS

The archival search revealed that there are no recorded cultural materials within the boundaries of the proposed project area. There is, however, one recorded site (SCR-200/H) located approximately 2000 feet west of the study area. The surface reconnaissance revealed the possible presence of prehistoric cultural resources within the study area in the form of culturally modified groundstone fragments in the area near the horse pasture and in the landscaping at the corner of Chanticleer and Soquel Avenues. In addition, the surface reconnaissance identified the presence of potentially significant historic structures within the proposed project area. These structures include 2338 Chanticleer Avenue (a Victorian home in moderate condition, c a 1890-1915), 2444 Chanticleer Avenue (possessing both Victorian and California Bungalow architectural elements, ca. 1880-1910), and 2500 Chanticleer Avenue (a Craftsman style home with Tudor roof elements, ca. 1910-1940). Of limited historic importance is the structure at 2322 Chanticleer Avenue which is greater than 50 years in age and represents an early twentieth century farm complex with water tower and numerous out buildings.

The proposed project area is, therefore, sensitive to both prehistoric and historic cultural resources. The prehistoric is evidenced by traces of Native American activity. The historic is present in the turn-of-the century buildings and buried deposits associated with the early structures. In accordance with CEQA process, it is recommended that 1) earthmoving construction activities be monitored by a qualified archaeologist and 2) evaluation be carried out for the significance of historic resources within a project area. Specifically, a resource's connection with significant architecture, age, and/or important events or persons must be ascertained. Therefore, due to the presence of potentially significant historic structures within the proposed project area, it is recommended that:

- historic background research be conducted for the structures at 2322, 2338, 2444, and 2500 Chanticleer Avenue
- an architectural description of the structures within the proposed project area be conducted prior to demolition or removal with photographic documentation
- a report be produced that describes the findings of the historic research and evaluates the structures at 2338, 2444, and 2500 Chanticleer Avenue in terms of their potential significance

- archaeological monitoring be carried out during demolition and construction earthmoving into native soils

It is important to note that the structures within the proposed project area are not considered significant according to the County of Santa Cruz (Cathy Graves, County Planner, personal communication 1998). In order to be considered significant, the County requires that a structure be listed in the County General Plan or the Historic Resource Inventory, and the structures within the proposed project area are not listed in either of these documents. The County has stated that it is possible that the property may contain structures that are associated with persons or events of historic significance. However, additional historic research may be required in order to make such a determination.

LITERATURE CITED AND CONSULTED

Graves, C.

- 1998 Personal communication with Archaeological Resource Management regarding the property at the corner of Soquel and Chanticleer Avenues in the County of Santa Cruz, California.

Melandry, M.

- 1979 Study S-3995 on file at the Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.
- 1996 Study S-17870 on file at the Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.

Melandry, M. and D. Gardner

- 1979 Site record for CA-SCR-200/H on file at the Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.

Northwest Information Center

- 1998 Archival search number 60800-98-672 on file at the Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.

Tamez, S. and D. Gardner

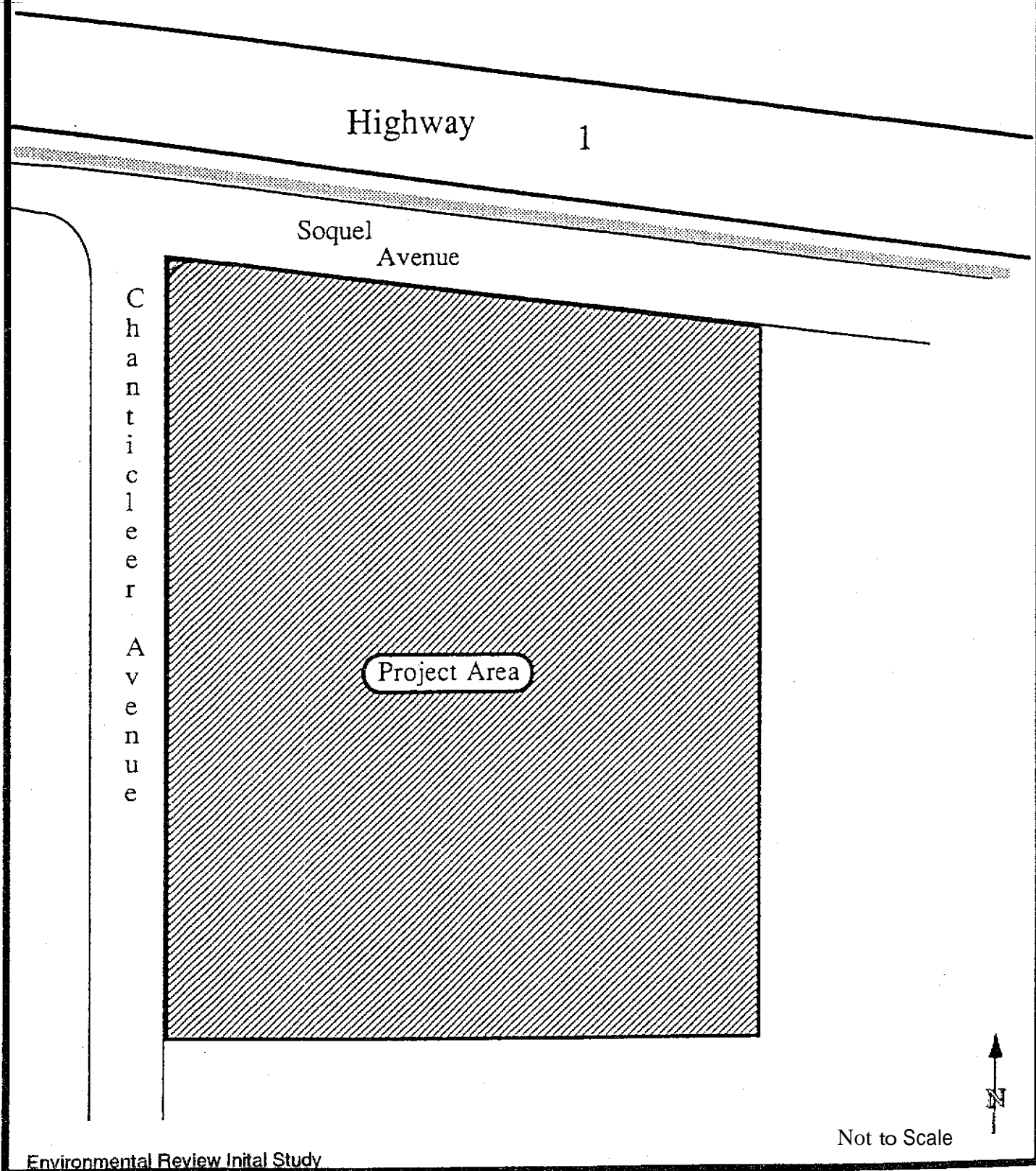
- 1977 Site record for CA-SCR-200/H on file at the Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.
- 1978 Site record for CA-SCR-200/H on file at the Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.



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Project Area Map



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Not to Scale

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County of Santa Cruz

PLANNING DEPARTMENT

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

December 16, 1998

Vicki Kobza
Architectural Resource Management
496 N. Fifth Street
San Jose, CA 95112

Subject: Assessor's Parcel Nos.: 029-021-08, 09, 20, 25, 32, 50, 51, 52, & 53
Parcel Address: Various addresses at the intersection of Soquel Avenue and
Chanticleer Avenue
Owners: Seagulls, Inc.

Dear Ms. Kobza.

Enclosed please find a copy of County ordinances that address historic preservation. To be considered a historic resource, a structure should be listed in the County General Plan or listed in the Historic Resource Inventory. The County's inventory includes approximately 330 structures or sites that are protected under this ordinance. None of the structures on the subject parcels are listed in either document. Of course, it is possible that one or more of the structures may have been associated with a person or historic event with local, state or national importance, and was not identified by the consultants who performed the original assessment for the County. If you should identify such a structure, we would appreciate notification. I have personally visited the sites and, although some of the structures may meet age criteria for a historic resource, they are generally of a construction type that is common in this area, and would not be considered to be representative of a distinct architectural style or construction method. In addition, some of the structures have been significantly modified over the years, and may not have retained their architectural integrity. One structure has been posted as unsafe to occupy, and demolition is pending processing of the application for development.

The property owner will be required, prior to demolition of any habitable dwelling, to advertise that the structure is available for sale or removal and relocation. Should you have further questions concerning your application, please contact me at (831) 454-3141.

Sincerely,

Cathy Graves

Project Planner

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cc: Libby Glass, Barry Swenson Builder

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DEC 17 1998

BARRY SWENSON BUILDER

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HISTORICAL DOCUMENTATION REPORT

For properties located at 2322, 3338, 2444, and 2500 Chanticleer Avenue
in the County of Santa Cruz, California

For:
Ms. Libby Glass
Barry Swenson Builder
701 North First Street
San Jose CA 95112

LESLIE A. G. DILL, ARCHITECT
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Written by:
Leslie A.G. Dill
Charlene Duval
Franklin Maggi

May 28, 1999

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INTRODUCTION

The properties at 2322 through 2500 Chanticleer Avenue in the County of Santa Cruz have been proposed for development by Barry Swenson Builder. The proposed development project calls for the demolition of all existing buildings on the project site. The current parcels under consideration for this development contain existing single family residences and related outbuildings constructed between 1910 and World War II. The properties are located on the east side of Chanticleer Avenue south of Soquel Avenue. Specifically, the four extant residences at 2322, 2338, 24-14 and 2500 Chanticleer Avenue are included in this examination.

As a part of the development review process of the County of Santa Cruz, a Historical Documentation Report was requested of the applicant. This request was due to identification by the Planning Department staff that the potential exists that the residences are historically and/or architecturally significant. These reports are submitted as a part of the County's environmental review process and are prepared to be consistent with California's Environmental Quality Act.

Architectural and historical research for the four residences and their related properties was conducted in May 1999 by the firm of Leslie A. G. Dill, Architect. Charlene Duval, a local historian, prepared the historical background. Leslie A. G. Dill has a Master of Architecture with a certificate in Historic Preservation from the University of Virginia, and is licensed in California as an Architect. Franklin Maggi, an architectural historian with Ms. Dill's firm, has a Bachelor of Architecture with an area of concentration of Architectural History from the University of California, Berkeley. Charlene Duval has a Master of Social Science from San Jose University and has been conducting historic research in the area for over 20 years.

Archival research was conducted at the Santa Cruz City-County Library, Central Branch, on Church Street in the City of Santa Cruz and the Santa Cruz County Recorder's Office, as well as the consultant's extensive personal library. An extensive title search was undertaken to document the chain of ownership. In addition, an oral interview was conducted with Gorman Woody, who was a resident of Chanticleer Avenue between 1932 and the mid 1990s.

The fieldwork for this evaluation was conducted on May 5, 1999 and included a survey of the property and an external physical examination of the structures, during which exterior photographs of the buildings were taken. The consultants did not view or review interior details. Archival research was carried out between the fifth and nineteenth of May at local repositories of historical records.

The following report is presented in four sections: the historical background, the description and analysis of the property and buildings, an evaluation of the historical significance of the property and/or buildings, and a discussion of the impacts of the proposed project with identification of possible mitigation.

The consultant disclaims any knowledge of asbestos at the project site, and has not undertaken nor intends to undertake or report on any conditions relating to the asbestos or other safety hazards that might or might not exist at the site and building.

Contributing to the preparation of this report:

Leslie A. G. Dill, Architect
Charlene Duval, Historian
Franklin Maggi, Architectural Historian

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HISTORICAL BACKGROUND

The subject area is located in the part of Santa Cruz County known as Live Oak. Live Oak is a derivative of the former name for the area during the Mexican period. *Rancho Encinalito del Rodeo*. *Encina* is the Spanish word for live oak. The 1599-acre *Rancho Encinalito del Rodeo* was never confirmed to its occupant Alejandro Rodriquez during the Mexican period, as Rodriquez failed to file claim for the grant and died on September 16, 1848. Rodriquez was the builder of the c.1836 adobe that was located on the south side of Paul Sweet Road, near Anna Gulch. The adobe stood in its original location until 1956 when the Oakwood Cemetery was expanded (Reader 1989). The 1836 era saw the main use of the land in the Live Oak area as open range for the grazing of cattle for the hide and tallow industry. Each year Rodriquez and nearby Castro family herds were rounded up within the wide arroyo of Rodeo Gulch [on *Rancho Arroyo del Rodeo*] where calves were branded with their owner's respective brands. This area was also used for slaughtering purposes, the resulting hides and tallow then traded for goods obtained from the ships that plied the California Coast (Rowland 1980; Barker 1977).

Having not been confirmed to the Rodriquez family, these lands were prime targets for squatters and land speculators during the early American period. By the time Thomas Wright surveyed the Live Oak area in 1865, the break up of the formerly held Rodriquez lands was apparent. Land use during this period focused more on raising hay and grain than cattle (Barker 1977). The lands, which include the subject area, passed through many hands prior to becoming a portion of the holdings of John S. Manison. Manison was a significant citizen in the Live Oak/Soquel area during the nineteenth century.

Born in England, John S. Mattison left New York for the California Gold Mines in 1839. After a brief tour of the mines, he came to Santa Cruz. He remained in Santa Cruz until Spring 1850, at which time he returned to the mines. Once again returning to Santa Cruz, he employed himself making saddles. It was during this time, in 1852, that he bought his ranch in the Live Oak area. In the fall of 1853, he returned to the East Coast. He married in 1858, and returned to Santa Cruz via the Isthmus of Panama with his bride in 1859. The couple took up residence on the 96-acre farm on the west side of Rodeo Gulch, that John had purchased in 1852 (Elliott 1878). Their house was located on Manison Lane. John and Delia Mattison raised two sons on the property, Frank and Ralph J., both of whom were active in the community. The Mattisons were one of the original eight families who founded the Soquel Congregational Church in 1868. John Manison died in 1890, leaving his estate to his wife (Deed 78:447).

Upon the death of Delia Mattison in 1895, thirty acres (which included the subject area) passed to their son, Frank Mattison, and a sixty-acre parcel was left to Ralph J. Mattison (Deed 102:134). Ralph J. Mattison is best known for his large apple drying business that began in 1896 in Aptos. He partnered with Lam Pon, head of local Chinese family. Laborers for the operation were brought in from China. Otto Lam, a relative of Lam Pon, built the Santa Cruz Fruit Company, another apple dryer, on Manison Lane in 1945. This operation lasted until 1982 (Barker 1977; Detlefs et al. 1979; Lydon 1985).

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In 1902, Frank and Carrie Mattison sold 20.737 acre's of their farm to Aaron W. Hill (Deed 147:410). The land passed through several hands between 1902 and 1905 including the heirs of A. W. Hill, Robert G. Edwards, and Frederick J. Shepard (Deeds 156:209; 156:283). In 1905, Shepard sold the acreage to Freeman T. Powers, who in 1907, sold 15.825 acres that included the subject area to the Sanra Cruz Investmenr Corporation (Deeds 157:451; 199:76).

2338 and 2322 Chanticleer Avenue - APN 029-021-08 and 029-021-20

Between 1910 and 1911, Charles M. Campbell acquired 4.506 acres by combining three different parcels sold by the Santa Cruz Investmenr Corporation between 1907 and 1910 (Deeds 213:284, 219:401, 229:166). The first indication that Campbell was living on the subject propeny was when he and his wife Hannah registered to vote in 1911 in Branciforte Township. Campbell listed his occupation as "poultryman." In 1977, historian Leo Barker interviewed a local informant, most likely Ralph D. Mattison, based on the information provided in the interview. Barker was told "By 1910 chicken coops began to adorn what was once extensively wheat and hav fields. Areas around Mattison Lane, Chanticleer Avenue and what is now called 41st Avenue, bur was rhen called 'Chicken Lane,' began to raise thousands of chickens for the growing poultry market. Amidst these chicken ranches stood numerous residential homes for workers and owners" (Barker 1977). The poultry ranch operated by the Campbells was located on Chanricieer Avenue, nonh of Mattison Lane, It was part of the Live Oak land use. Charles Campbell listed his residence on Chanticleer Avenue in Sanra CNZ County phone books until 1916 (Pacific Bell 1914-1916).

In 1917, Charles M. Campbell sold his 4.806-acre poultry farm to Frank Snowden (Deed 279:35). In 1920, Frank Snowden, age 43, was listed in the population census of Sanra Cruz County. Snowden was born in England and immigrated to California in 1907 from Pennsylvania. He described himself as a self-employed farmer on a chicken ranch. Living with him was his wife Edirh 4. Snowden, age 37, also born in England and the couple's son Allan H. Snowden, age 2. Living wirh them were Edith's children by a former marriage, a son Owen W. Mallock, age 8, ana daughter, Dorothy E. Mallock, age 14 (U. S. Census 1920). The Snowdens lived on their poultry ranch on Chanticleer Avenue for ten years, selling in 1927 to Stephen W. Burnene (Official Record 112:120). Snowden seems to have remained on the propen? a few years after selling to Burnene, as Gorman Woody remembers him living there in the early 1930s (Woody 1999).

Stephen W. Burnette, who listed himself as a butcher in the 1934 Great Register of Voters, lived with his family at this location until 1948. With him was his wife Agatha L. Burnene, and their two sons, John D. and Stephen W., Jr. (Polk 1941). In the late 1940s, poultry farmers were going out of business in the Live Oak area (Woody 1999). It was Stephen Burnene who divided the 4.806-acre ranch into several parcels. One section, located at 2238 Chanticleer, included the ranch house. Another section, located at 2400 Chanticleer, included approximately 4 100-foot poultry buildings. These buildings were later demolished when the Palmer Cabinet Shop was constructed. The third section, 2322 Chanticleer, included the chicken equipment sheds and tank house thar have since been converted into a residence.

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The ranch house was sold by Burnette to Byron Hester in 1948 (Official Record 702:467). Byron Hester was identified in the Polk directory of 1955 as living at 2338 Chanticleer Avenue. Hester lived at this address until 1966 when he sold the property to Edmund V. Galli (Official Record 1757:176). In 1974, the parcel was sold to Darrow Palmer Construction. Darrow Palmer Construction had owned the parcel to the north, 2400 Chanticleer, since 1946. This northern parcel was the site of the Palmer Cabinet Shop (Polk 1960).

The tank house and chicken shed complex was sold by Stephen Burnette to Ruth L. Tyler in 1948 (Official Record 648:349). In 1950, Ruth sold the property to Philmena Strehlow (Official Record 762:160). It was probably Philmena and Robert Strehlow that converted the poultry ranch buildings into a living dwelling as they are listed in the Polk directory of 1950 as residing at 2322 Chanticleer Avenue. In 1953, Luther Williams occupied the house. In 1955, the property was owned by Phillip S. Williams. By 1960, Stuart Don was the owner/resident of this Chanticleer parcel (Polk Directories 1953-1960). From 1965 to 1967, the property was known as the "Cowboy Bargain Corral", a saddle retail store, operated by Doyle G. Beane. Wayne F. Shively occupied and later owned the buildings from approximately 1970 until 1983. Subsequent owners included Ester Calupig, William Jenkins, and lastly the Seigle family who purchased the parcel in the mid-1990s (Polk Directories 1953-1988; Haines Criss-Cross Directories 1988-1999; Woody 1999).

2444 Chanticleer Avenue - APN 029-021-52

The house located at 2444 Chanticleer Avenue is part of a 15.825 acre parcel sold by Freeman T. Powers to the Santa Cruz Investment Company in 1907 (Deed 199:76). This lot of 3.37 acres passed through several owners prior to being sold by Hugh McWhinney to John F. Crow in 1915 (Deeds 223:296, 228:334, 258:421, 263:171, 258:446, 274:99). John F. Crow is the first of this series of owners who lived on the property. In the 1916 and 1918 Great Register of Voters, Crow was listed as a rancher living in Branciforte Township. It is likely that he constructed the house at 2444 Chanticleer sometime after purchasing the property in July of 1915.

In 1919, Crow sold the property to Oscar F. Rice. Rice and his family are recorded as living on Chanticleer Avenue in the 1920 population census of Santa Cruz County (U.S. Census 1920). Rice, age 54, was *born* in Texas and described himself as a farmer. With him were his wife Lottie, age 44, son Charles, age 22, and a daughter Nellie, age 12. The Rice family lived and farmed this 3.37-acre parcel until 1922 when they sold the house and 1.37 acres to John Goetsch (Deed 316:212). Goetsch sold the house to E. E. Hawkins in 1923, yet was still listed in the 1924 Polk directory as living on Chanticleer Street. Hawkins lived on the property from 1924 to 1926, when he sold it to Charles B. Wolfe (Polk Directories 1925-1926; Official Record 10:15). By 1927, Wolfe had sold the property to A. L. and Jean E. Johnson (Official Record 92:179). In the 1930 Great Register of Voters, Johnson listed himself as a poultryman. The Johnsons maintained their residency at the house until 1939 when they sold it to George W. Wright (Official Record 376:306). The Wrights sold the house to Peter J. and Tillie Hygklund in 1943 (Official Records 373:322; Woody 1999). The Hygklunds, who also ran the poultry ranch, lived at this address until they sold the property in 1960 to neighboring property owner, Darrow Palmer, owner of the Palmer Construction Company (Polk Directories 1955-1960; Official Record 1318:42).

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Between 1964 and 1977, Walter Shelton occupied the house. Davis Ove was the renter/occupant between 1982 and 1992. Since the mid 1990's, the house was used for a business known as "Mobility Pl Shop" [Polk Directories 1955-1960; Haines Criss Cross Directories 1988-1999].

2500 Chanticleer Avenue - APN 029-021-53

In 1922, Oscar F. Rice divided his 3.37-acre parcel of land on Chanticleer Avenue into two parcels. After dividing the property, Rice sold his home and 1.37 acres to John Goetsch. Rice kept the 2 acre parcel until 1929, when he sold it to Rolla B. and Lucy Sheffer (Official Record 113:153). In the Great Register of Voters of 1930, the Sheffers are recorded as living at Box 148 Chanticleer Avenue. In 1931, Rolla and Lucy Sheffer sold their house and property to Willfred J. Woody: a building contractor, and his wife, Anna (Official Record 197:337). Willfred and his son Gorman designed and built the house located at 2500 Chanticleer Avenue. According to Gorman Woody, now age 92, it was he who actually drew the plans for the house which had two bedrooms downstairs and an upstairs spare room. It took he and his father a month of work to lay the hardwood floors in the design they created. The house originally had a tank house and a garage with an upstairs apartment. Gorman and his wife Lorena occupied the apartment in the first years of their marriage. In the 1930s, Gorman was an art metal worker with J. A. Otter, the lampmaker. Otter's shop did handcrafted metal work including fireplace screens and tools, lamps, and other decorative metal work. In 1938, Gorman and Lorena Woody bought an "old farmhouse" on two-thirds of an acre, just north of Gorman's parent's house. He was working for contractor Darrow Palmer when they needed more space for a large cabinetry contract. Palmer purchased the Sherman property at 2400 Chanticleer Avenue, and Gorman designed the cabinet shop that still remains on that property. In May 1946, Willfred J. Woody sold 2500 Chanticleer to Eraldo E. and Sylvia Soleri (Official Record 604:736).

It was around this time that the new State Highway 1 was to be constructed just north of this house, with the frontage road running within feet of the northern side of the house. The highway was going to take out Gorman Woody's house completely so he purchased the front part of the lot where the Palmer Cabinet Shop was located from Darrow Palmer, relocating his house to 2402 Chanticleer Avenue. Here Woody lived in his remodeled farmhouse until the mid-1990s, operating the Palmer Cabinet Shop, owned by Darrow Palmer, for most of that time.

E. E. Soleri owned the house at 2500 Chanticleer Avenue until 1954 when it was sold to Michael D. Waldron (Official Record 991:388). Waldron lived in the house until about 1964. Between 1965-1967, Thomas L. Brown owned and lived in the house, selling about 1968 to John L. Bilicich. Bilicich lived on the property until 1975, at which time the property became the home and photographic studio of Del Crawford who ran Chanticleer Studios out of his home until 1979. In the early 1980s, the building was an antique shop called Recollections Antiques; and during the late 1980s, it was the Live Oak Tile store, operated by Chris Famularo. In the 1990s, it once again became an antique store, Antiques & Things, and later became McDaniels Piano Service (Polk City Directories 1964-1988; Haines Criss-Cross Directories 1988-1999).

In the late 1940s and early 1950s, poultry ranching, which had been the livelihood of many in the Live Oak area for nearly half a century, ceased to provide a viable living (Woody 1999).

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In 1944, Darrow Palmer, owner of Palmer Construction Company and the Palmer Cabinet Shop, purchased his first piece of property in this neighborhood (Deed 590:266). Gradually over the years, Palmer, and after his death in 1968, his daughter, Ruth Palmer Seigle and her children have continued to acquire the lots (Official Record 2302:382). Today, all of the subject houses are owned by the Seigle family, operating under the company name of Seagulls Unlimited (County Santa Cruz Assessor's Records 1999; Fidelity National Title Insurance Company 1999).

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PHYSICAL DESCRIPTION

The buildings at 2322 and 2338 Chanticleer Avenue were originally part of the same parcel. The structure at 2322 Chanticleer Avenue having been an agricultural outbuilding related to the residence at 2338 Chanticleer Avenue. All of the four current residences, 2322, 2338, 2444, and 2500 Chanticleer Avenue appear to be in their original locations. For the purposes of this report, 2322 Chanticleer Avenue will be described separately although it was likely built in conjunction with the residence at 2338 Chanticleer Avenue.

2322 Chanticleer Avenue

Built originally as a wood agricultural outbuilding related to the residence at 2338 Chanticleer Avenue, it most recently has been used for residential purposes, with the adaptation to this use occurring in the late 1940's. It was also for a short time used as a retail saddle store in the 1960's. The building presents a wide flat façade to the street, lacking any residential character-defining features except for window shutters which appear to have been added at the time of the conversion to residential use. The other obvious added feature is an asbestos type of shingle siding, covering the original wood siding at the front and sides. Large hinged doors are located at the southerly end of this facade. The windows are one over one; double hung wood sash with sash ears. Original exterior trim visible includes boxed eaves.

The structure is T-shaped, with the top of the "T" parallel to the street. This portion of the structure contains a two-story section at the north end that had previously been used as a water tower. The water tank is not extant. The remainder of the front of the building is rectangular with a shed roof running parallel to the street. Attached to the rear of this shed is a one-story, square Dam with the ridge of roof running easterly to a gable end facing the rear of the lot. A ridge vent is stepped-up from the main planes of the two sloping roofs. This roof component would have allowed for continuous venting at the ridge, necessary for agricultural buildings created to house livestock (in this case chickens). An additional gable vent is located in the rear gable over a large 4' x 6' opening with a raised sill to allow for truck delivery directly into the barn.

It appears that the rear portion of the building housed more sophisticated farm operations. This rear section would have more likely been built as an addition to the water tower and shed. The original water tower and shed, as an accessory building to the house at 2338 Chanticleer, would likely have housed farm equipment and the water pump. Original construction consists of wood framing covered by wood siding. The front shed and water tower are clad with tri-bevel lap siding covered by asbestos type shingles.

Tri-bevel horizontal lap siding was commonly available in Northern California during the 1905 to 1915 time period. This type of horizontal lap siding contains within a single board the shape of three smaller beveled boards with teardrop bottoms. Similar to the siding on the adjacent residential structure at 2338 Chanticleer Avenue, it identifies the construction period of this structure to have been around 1910.

The rear barn addition is clad with wood board and batten siding. Board and batten siding consists of vertically placed one-inch thick boards that are trimmed at the vertical joint. Similar

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to other board and batten chicken coops on the site, the construction of this barn is more tightly built and better maintained than the other outbuildings.

The current roofing is an asphalt type of rolled roofing. There is no evidence of the original roofing material.

As an agricultural building, the integrity has been lost with the remodeling to residential use in the 1940's. The structure as a whole is in poor shape with cracked and worn siding, worn roofing, gaps in the trim and sagging components.

2338 Chanticleer Avenue

This small, one-story folk cottage, built around 1910, was designed in the National Style with some minor Neoclassical styled detailing. The building shape is an elongated version of a building type called foursquare or pyramidal. It is a simple rectangle in plan with a front entry and porch facing Chanticleer Avenue. The roof shape is a simple hip with a short ridge running perpendicular to the street. An enclosed porch addition is located at the rear.

The predominate style of cottages after the turn of the century, these simply designed residences were a reaction to the exuberance of late Victorian domestic architecture. Common characteristics of this style were symmetry, lack of heavy ornamentation, and use of classically styled columns at the porch. This design bridged the period between the Victorian era and the later local evolution of the Craftsman, Bungalow and the Revival movements.

The cottage is of wood frame construction. It is clad in tri-bevel horizontal lap siding matching that of the original siding of 2322 Chanticleer Avenue. A water table is featured at floor level over a flat band that surrounds the primary structure but not the rear porch. The eaves are boxed, sitting over a wide vertical band and trimmed with cove molding. In classical architecture, called the frieze and cornice, this wall to roof component, in conjunction with the columns at the porch, provide the neo-classical elements that are the character-defining features of this regional folk style.

The front porch is recessed into the structure, entered from a centrally positioned front door. The porch is enclosed on both outside walls with multi-lite small paned windows. The remaining original fenestration consists of double hung windows with one over one single glazed sash. The windows in the porch to the rear are six over six lite fixed glass and probably were salvaged and reused from another structure at the time of the addition.

Additions include the rear porch and metal awnings over the front windows and door. This porch, a simple shed with attached wood deck, is clad with matching tri-bevel lap siding, but the remaining eave and based detailing indicate a later as of yet undetermined time period of construction. The roof is covered with asphalt type shingle roofing material.

From an architectural point of view, the building has been generally maintained in its original form and shape, and has the integrity to be defined as a reasonable example of a folk cottage in a regional adaptation of the National Style from the turn of the century.

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2444 Chanticleer Avenue

A Craftsman bungalow with some Neoclassical stylistic detailing, this residence was constructed prior to World War I in about 1915. It is one and a half stories in height and generally square in plan except for a small room extension at the southeast corner (rear) of the building. To the rear of the residence are a small two-vehicle garage and shop; and a two-story water tower with the water tank still extant. The three structures appear to have been constructed together as a unit: the detailing and use of materials are similar throughout.

The open front porch is symmetrically located on the front façade, and protrudes out from the building under a tetra styie portico, so named due to the four classical columns holding up the pediment. The bottom of the pediment between the columns is slightly arched, and the dentil at the cornice wraps the portico on three sides. The dentil is also reflected in the triangular section (called the tympanum) of this open-bed pediment. The portico is topped by a front facing gable roof, clipped at the apex and featuring a false window in the center.

The gable ends of the roof are clipped at the apex, a roof detail originally found on Victorian era buildings but common to Craftsman residences built in the 20th century. Sometimes called "jerkinheads" or hipped gables, these truncated roof sections are carried throughout the roof of this residence as well as the equipment outbuilding.

Additional Craftsman detailing includes beveled lap siding throughout, multi-lite French double doors at the front and side entries, wall mounted planter boxes sitting on wood braces located below the front windows, and a pergola on the northerly side of the residence at a recessed entry porch. The side porch is accessed from the dining room via glazed French doors with full height side lites. The top lites of the French doors are arched slightly. This expanse of glass lites, connecting the interior to the open arbor, is also a character-defining feature common to Craftsman architecture. The pergola, at the outside end of the porch, sits on classical columns similar to those at the front portico.

The fenestration is generally of one over one double hung single glazed windows (some with screens). The exceptions are the door units and the kitchen windows at the northeast corner of the building that are multi-lited. The two front picture windows, symmetrically placed on both sides of the front door, have been replaced by single pane fixed glazing.

The roof shingles on the residence are made of an asphalt type material. The original roofing material on the residence is not in evidence, but was likely wood shingles. The outbuildings are roofed with wood shingles.

The primary roof shape is side gabled, with a front and rear gable half story at the peak of the roof rising above the ridge of this main roof section. The rear of the roof behind the upper half story is hipped, and there is a rear gable at the back extension of the building. The eaves are of a small profile with a boxed return. These eaves lack gutters. On the gable ends the rake of the eave returns at the bottom ends and represents an additional classical inspired detail. A brick chimney sits to the outside of the northerly wall at the living room.

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The roof on the equipment outbuilding is a simple side gable with clipped gable apex's similar to the house. Rake fascias are located on the gable ends. The lower end of the roof is set on open rafter tails.

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The water tower is square in plan and vertical in height with slightly battered walls. It is topped by a platform base for the tank that sits on top of the building. Access at ground level is through a door opening at the front; and a small window opening provides light at the north side at the second story level. The structure is sided with tri-beveled horizontal lap siding.

In general, the residence and the related outbuildings are relatively intact ~~from~~ an architectural point of view, the only modification being the loss of the original front windows. About half of the window and door screens are missing, and the replacement roofing of the house is not original and of a different material than that which would have been installed at the time of construction.

The house and related structures stand as a good example of a pre-World War I Craftsman Bungalow, containing some Neoclassical detailing common to the residences of the era. This variant of the style is characterized by the portico and classical columns, and the use of clipped gables at the roof. The style of construction as well as the variations particular to this residence are common to the era from about 1905 to the beginning of World War I.

2500 Chanticleer Avenue

Constructed about 1930, this two-story residence is a Storybook English Cottage designed in a Romanticized Revival or Reminiscent Style. This style, sometimes called "Hansel and Gretel" came about as an outgrowth of French Norman and English Elizabethan and Tudor design. The specific sources for this style were the farmhouses of France (especially those of Normandy and Brittany) and the small cottages of the English countryside. The Storybook style became popular after the First World War and on into the 1930s through the publication of numerous illustrative books and articles.

The residence at 2500 Chanticleer Avenue is a well-conceived example of this technique, containing an extensive palette of Elizabethan architectural detail and texture. The steeply pitched gable roof, rising steeper at the apex, is interrupted by small protrusions in the plan that modify what would have been a simple rectangular form. The main entry room, a gable topped extension on the Chanticleer Avenue side of the building, is blunted and lacking weather protection for its off-center front door.

The walkway to the front door approaches concrete steps that are skewed at an angle from the building. The porch is irregularly shaped with a curved front. The material cladding the structure is a mosaic of shapes suggesting handcrafted construction.

The basic sheathing appears as hand made wood shingles, and the horizontal siding in the gables has been milled with a wavy edge. Parts of the wall facing Chanticleer Avenue are plaster set in false half-timbering, with random brick shapes placed within the plaster field.

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The false half-timbering is from the Elizabethan Revival Style, and is further romanticized in this implementation by being made to look like the plaster is picturesquely peeling from a hick building.

The fenestration consists of six-lite casement windows at the ground level, with double-hung four over four sash windows at the second story. Framing the windows are ornamental wood shutters anached to the walls and designed to appear as if cascading from outside frames of the windows. The side door facing Soquel Avenue is also multi-lire. The front door facing Chanticleer Avenue is solid with a small pane of glass at eye level.

The building remains true to its original design, without visible loss of integrity in either shape or materials. Rear portions were not visible at the rime of the field investigation, nor was the interior made availablhfor inspection.

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EVALUATION FOR SIGNIFICANCE

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The criteria for listing on the Historic Resources Inventory of the County of Santa Cruz, as well as that of the California Register of Historic Resources was applied to the four subject buildings at 2322, 2338, 2444, and 2500 Chanticleer Avenue.

Santa Cruz County Inventory of Historic Resources

The County of Santa Cruz maintains an Inventory of Historic Resources approved by the Board of Supervisors. The criteria for listing on the Resource Inventory is based on standards established by the Secretary of Interior for listing on the National Register of Historic Places. Any action to amend the Inventory, to add or remove a structure, site, object or district must 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.

The County of Santa Cruz utilizes a National Register (NR) Rating Code for historic significance based upon the United States Department of the Interior, National Park Service guidelines:

- NR 1 A property listed in the National Register of Historic Places
NR 2 A property that has been determined to be eligible for listing on the National Register by the US Department of the Interior
YR 3 A property eligible, in the opinion of the County Historical Resources Commission, to be listed on the National Register of Historic Places
NR 4 Property which may become eligible for listing on the National Register if additional research provides a stronger statement of significance, or if the architectural integrity is restored. These buildings have either high architectural or historic significance, but have a low rating in the other categories
NR-5 A property determined to have local historical significance

The County also maintains a listing of those properties which have been evaluated and determined to be ineligible for designation as an historical resource based on the criteria above and/or due to their deteriorated architectural integrity or condition. These properties are given a rating of significance of NR 6.

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California Environmental Quality Act Requirements

Under the California Environmental Quality Act, a "project that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment". In this context, a historic resource is one that is listed in, or determined to be eligible for listing in, the California Register of Historic Resources.

In order for a resource to be eligible for the California Register, it must satisfy three standards:

1. A property must be significant at the local, state or national level, under one or more of the following criteria:
 - (a) It is associated with events or patterns of events that have made a significant contribution to the broad patterns of the history and cultural heritage of California and the United States.
 - (b) It is associated with the lives of persons important to the nation or California's past.
 - (c) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
 - (d) It has yielded, or may be likely to yield, information important to the prehistory or history of the State or the Nation.
2. The resource must retain enough of its historic character or appearance to be recognizable as an historic property, and to convey the reason for its significance; and
3. It is fifty years old or older (except for rare cases of structures of exceptional significance).

California State Department of Parks and Recreation Form 523 (DPR 523) have been completed for each of the four properties and attached as a part of this report. This form, developed by the State Office of Historic Preservation, provides a standard statewide format for recording historic or potentially historic resources. Local agencies placing resources on local inventories are encouraged to file these completed forms with the Statewide Clearing House. The clearinghouse for this region is the Northwest Information Center at Sonoma State University, Rohnert Park. The Primary Record (page 1 of DPR 523) has been provided for all four properties. Additionally, Building, Structure, and Object Record (page 2 of DPR 523) has been completed for 2500 Chanticleer Avenue.

Evaluation

2322 Chanticleer Avenue

This farm equipment, water tower, and poultry building, later converted to a single-family residence is in poor condition from an architectural point of view, and no longer conveys any historical integrity relative to its original use in the 1910 to 1940's time period. Constructed either by Charles M. Campbell, between 1910 and 1917, or later by Frank Snowden, it was an

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ancillary building to the residence at 2338 Chanticleer Avenue, and was utilized as a water tower, vehicle and equipment shed, and poultry barn to support the poultry ranch business they operated at this location. As a part of a larger community of poultry ranchers in the vicinity, no known significance was found regarding the character or stature of these two persons within the local community. The building appears to have been built in two phases, and has been modified to a residential use and later a retail store, which has disrupted its integrity.

The building lacks association with events that have made a significant contribution to the broad patterns of history, at the local, State or National level. While the poultry industry played an important role in the evolution of Santa Cruz County, there is no evidence that this particular ranch stood out or was the location of primary developments within that industry, nor is associated the lives of persons important to that history.

The building also lacks distinctive characteristics of a type, period, or method of construction, as it is a vernacular building with typical shed, gable, and water tower features found on other similar ranch buildings. While the building in its original configuration would have represented a specific historic period or way of life related to the poultry ranching business, the lack of integrity and the vernacular nature of the method of construction would limit its value as a local historical resource. It therefore does not appear to qualify for the California Register, nor would meet the minimal qualifications to receive a NR-5 identification on the Santa Cruz County Historic Resources Inventory.

2338 Chanticleer Avenue

A single-family residence that appears to have been built about 1910 by Charles M. Campbell; it is a rural vernacular building associated with a rancher in the poultry business. It has remained a residence related to the poultry business at least until 1927, at which time Stephen W. Burnette, a butcher purchased the house, and it appears that by the 1940's it was no longer associated with the poultry operations as the adjacent agricultural building was remodeling as sold off to Byron Hesser. These persons are not associated directly with events that have made any significant contribution to the broad patterns of the history of Live Oak district or Santa Cruz County, nor provide significance at the state or national level. As poultry ranches, they were a part of an important industry in the development of the area, but remain tertiary to that development.

The building, as an example of vernacular architecture of the early twentieth Century remains a reasonable example of a simple farmhouse of that period. Although maintaining fairly good integrity, it is not uncommon for either the county or region as an architectural example.

This structure lacks the distinctive characteristics that represent the work of a master or possesses high artistic values. A similar example in better condition sits extant further down Chanticleer Avenue at 2155 (Liberty Baptist Church) which is listed with an NR 6 on the Inventory. Another example in better condition is located at 4440 Walnut in Soquel that is rated NR-5. 2338 Chanticleer therefore does not appear to qualify for the California Register, nor would meet the minimal qualifications to receive an NR-5 identification on the Santa Cruz County Historic Resources Inventory.

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A pre-World War I Craftsman cottage with Neo-classical stylistic detailing. this residence appears to have been built by John F. Crow sometime after 1915. The property passed through a number of local farmers or ranchers by World War II, including Oscar F. Rice, John Goetsch, E. E. Hawkins, Charles B. Wolfe, A. L. and Jean E. Johnson, George W. Wright, and Peter J. and Tillie Hygklund. The buildings lack significant association with any of the owners, and its relationship to the poultry farming businesses locally remains tertiary, as none of the owners are known as significant contributors to the development of what was an important local industry.

The architecture of the residence and related accessory buildings provides a unified grouping that convey the World War I time period, and as such provide a reminder of buildings constructed in that era. Numerous examples of Craftsman houses, with the particular architectural character defining feature of the clipped apex gables, continue to exist in the immediate vicinity: a number of them identified on the Santa Cruz County Historic Resources Inventory. These include 1421 Chanticleer Avenue, a Craftsman residence rated NR-5, 2411 Chanticleer Avenue, rated NR 6, a similar Craftsman on Larkin Valley Road in Rio Del Mar rated NR-5, and another at 428 Brown Valley Rd in Corralitos rated NR-5. Additional examples were found in the Murray and Seabright area of Santa Cruz on Cypress and Marie Parade Streets.

This particular example at 2444 Chanticleer Avenue is unusual due to the use of classical detailing, and the association with other similar designed buildings on site. It is currently identified on the Santa Cruz County Historic Resources Inventory as NR 6 (#228). Due to its lack of association with persons significant to the past, and its lack of association with an architect or designer of significance, it does not appear to qualify for the California Register, nor would meet the minimal qualifications to meet the threshold for consideration as an NR-5, as a locally significant structure on the Santa Cruz County Historic Resources Inventory.

2500 Chanticleer Avenue

Built slightly after 1930, this Story Book Cottage passed through a number of hands since its construction. The building was constructed by Willfred and Anne Woody, with the help of their son Gorman. Willfred was a local contractor/builder, who built a large number of residences in the vicinity. This house was built for his own family, and he spent a considerable amount of attention to detail and craftsmanship. While not designed by an architect, the design reflects a well designed implementation of the Story Book Cottage style and is fairly unique for the area. However, nothing of historical significance has been determined relative to the association of the building with any of these owners to the history of the area or region, and as such it appears to not have significance at State or local levels due to events or persons that have made a significant contribution to the broad patterns of our history.

As an architectural type or style, the building remains fairly rare locally, although the style was common in other parts of California and the Nation in the period between the two World Wars. The Santa Cruz landmark building (3 Ducks) on 13th Streer near the yacht harbor remains the exemplary example of this style for the region.

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An additional example is located in Soquel at Soquel Drive and Center Street (Edward & Sons Antiques). Santa's Village (no longer extant), and the Blake Hammond Manor in Ben Lomond are variants on this theme at a larger scale.

It appears that the building does not meet the criteria for inclusion on the State Register of Historic Resources, as it remains a local adaptation of a style common to many parts of the country. Although entire Storybook neighborhoods can be found in other parts of California (notable examples are a residential tract near the intersection of Highland and Hollywood Boulevards in Hollywood; the Magnesson Loop area in Los Gatos as well as many sections of Carmel), it is not unusual to find a Storybook house in an otherwise traditionally designed area such as Live Oak. Due to its lack of association with persons significant to the past, and its lack of association with an architect or designer of significance, it does not appear to qualify for the California Register.

However, as a local resource, it appears it would meet the minimal qualifications to be considered as NR-5, as a building of local interest from an architectural point of view, based on its style and quality of design. It is a structure designed and built by a prolific builder who had constructed a large number of residences in the area and who constructed this residence for his own family utilizing the skills he had developed in his business as well as that of his son.

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IMPACTS OF PROPOSED PROJECT

The proposed project includes the demolition of the buildings at 2322, 2338, 2444, and 2500 Chanticleer Avenue that are examples of local domestic architecture in the time period of 1905 to the early 1930's. In terms of the California Environmental Quality Act, the loss of these structures would not meet the minimum requirements necessary to be considered a significant impact to the environment. As such, no mitigation would be required under the State statutes.

Under the provisions of the Santa Cruz County Historic Preservation Ordinance, however, there is a potential for the assignment of an NR 5 rating of significance to the residence at 2500 Chanticleer based on local historical significance of its architectural style as an example of a Storybook Cottage. If the Historic Resource Commission determines that this structure warrants an NR-5 rating, then an Historic Resource Preservation Plan should be submitted pursuant to the County's regulations. The following mitigation actions could be considered:

Mitigation

1. Relocation of the Structure: If the building at 2500 Chanticleer Avenue is capable of being moved, and if an interested party can be found to relocate the structure and preserve its architectural integrity, this method would preserve the architectural value of the building. Due to the unusual nature of the design however, it may be difficult to find a suitable reuse for the structure as a residence. As an alternative, the structure could be utilized for a small commercial office or retail establishment that may be better able to incorporate the thematic character of the design and thereby maintain the architectural integrity of the structure. Under the County requirements for Historic Resource Preservation Plans for demolitions, a structure would need to be offered to the public for relocation, at no cost or remuneration to the developer, prior to its demolition, if it is capable of being moved.
2. Demolition with Salvage: If the building can not be relocated, the next best alternative would be to provide for salvage of the architectural components of the building. 2500 Chanticleer Avenue has limited salvage value, however, because the siding is in little demand. The multi-lite windows and doors, however, could be used in rehabilitation of other older building. Under the County requirements for Historic Resource Preservation Plans for demolitions, a structure would need to be offered to the public for salvage, at no cost or remuneration to the developer, prior to its demolition.
3. Photo Documentation: If the structure is to be demolished, it would be beneficial to have detailed photographic documentation of the building and its architectural features, both exterior and interior. 2500 Chanticleer Avenue is a romanticized revival form of architecture with limited examples in Santa Cruz County, and the availability of photo documentation would be of value to local researchers. The County's requirements for a Historic Resource Preservation Plan for demolition must include documentation of the historic values of the structure. Because the building does not qualify for National Register of Historic Places listing, however, photo documentation would not need to be performed to the standards of the Historic American Building Survey. Any photo documentation that is performed should be deposited in the local public archives of the Santa Cruz Museum of Art and History and the McHenry Library Special Collection at the University of California at Santa Cruz.

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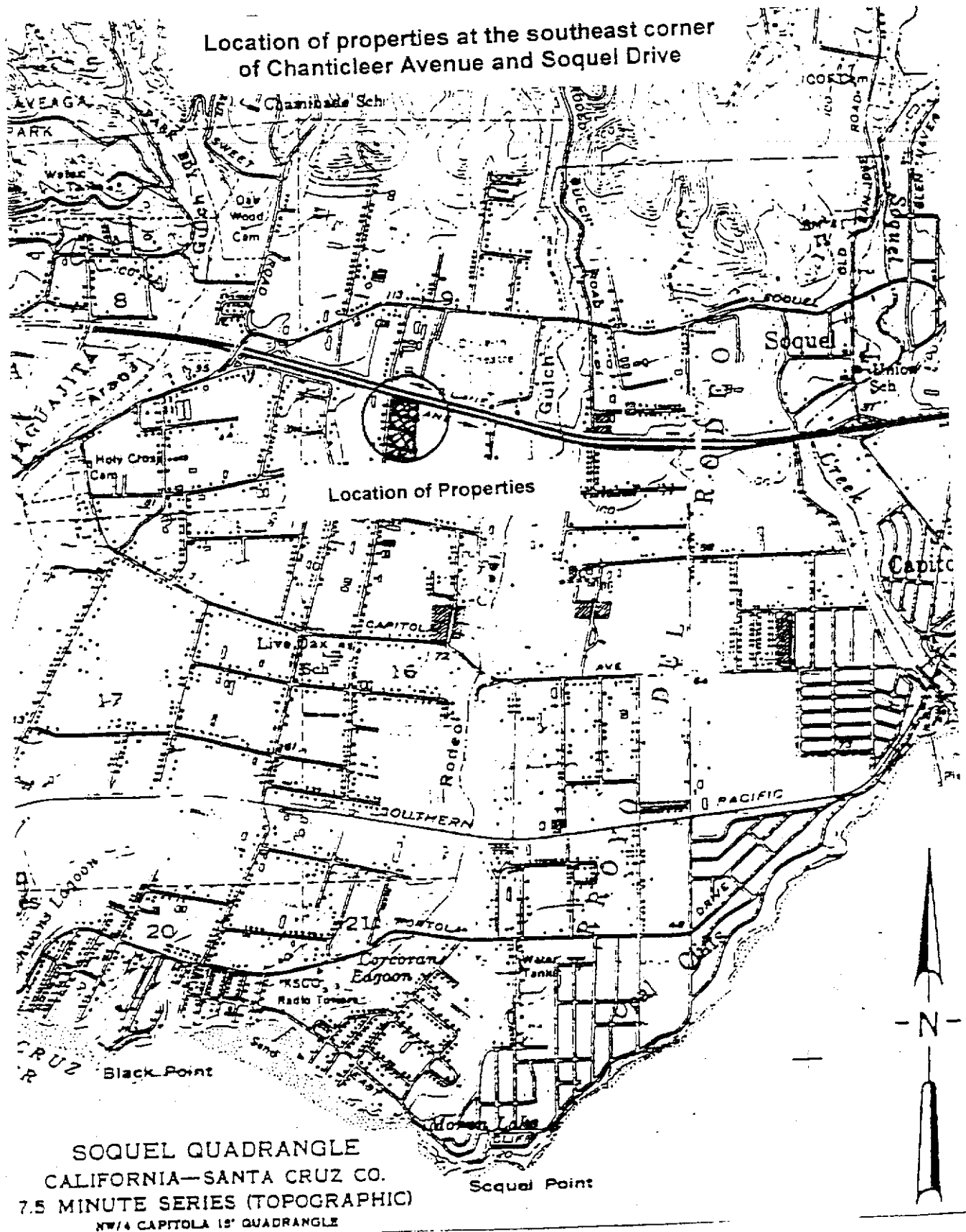
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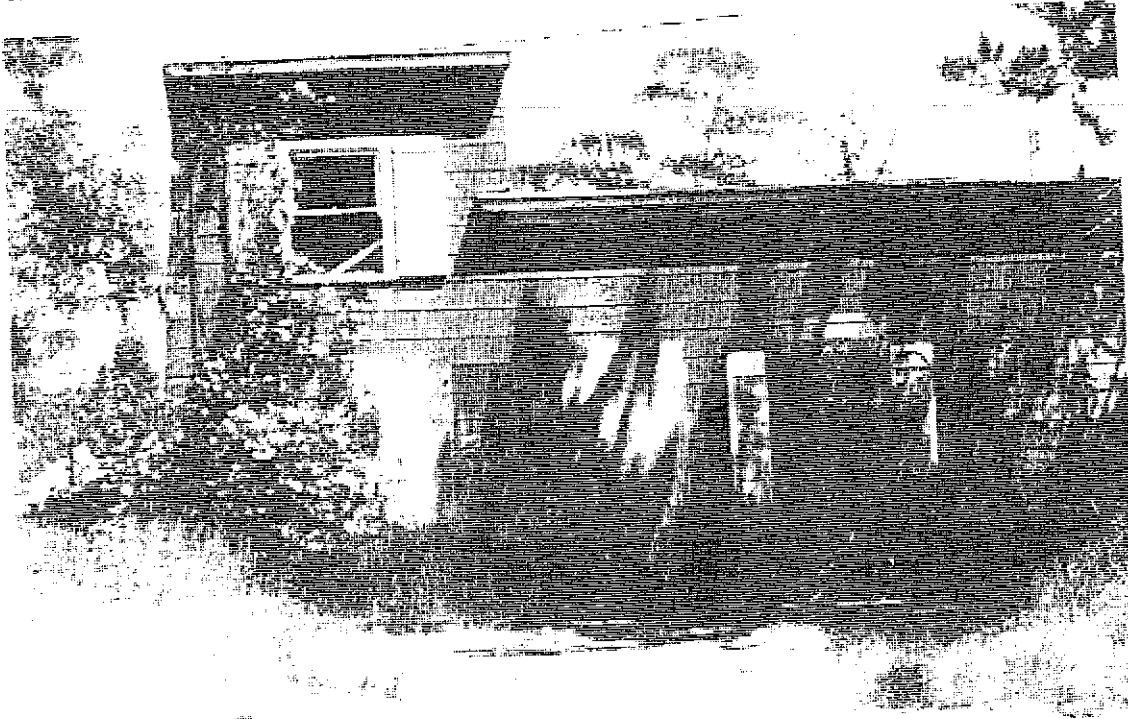
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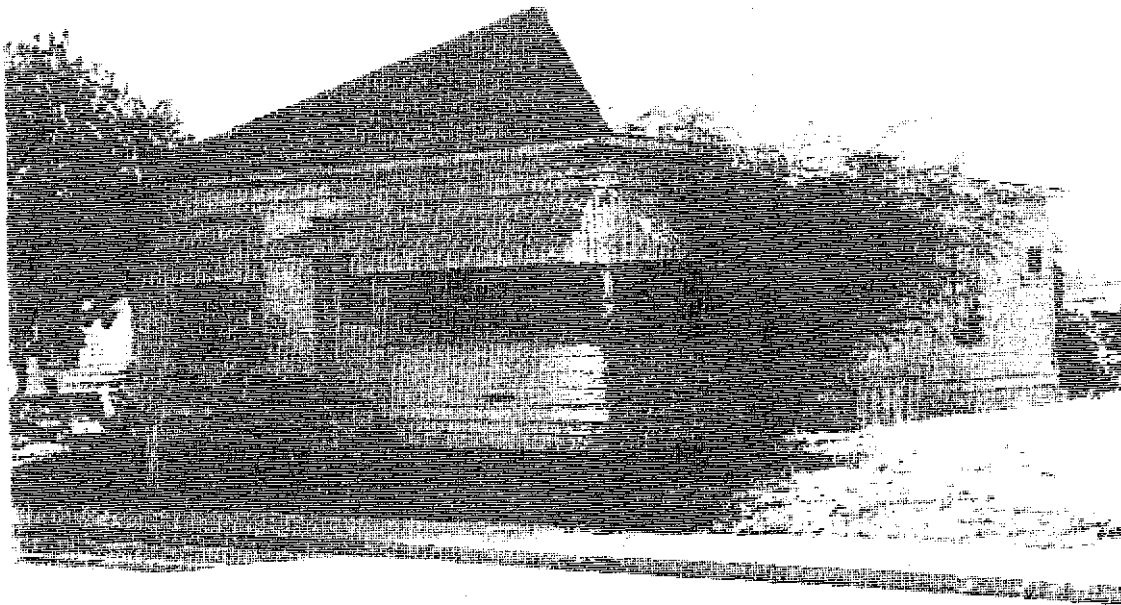
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PHOTOS



2322 Chanticleer Avenue view from street



2338 Chanticleer Avenue view from street

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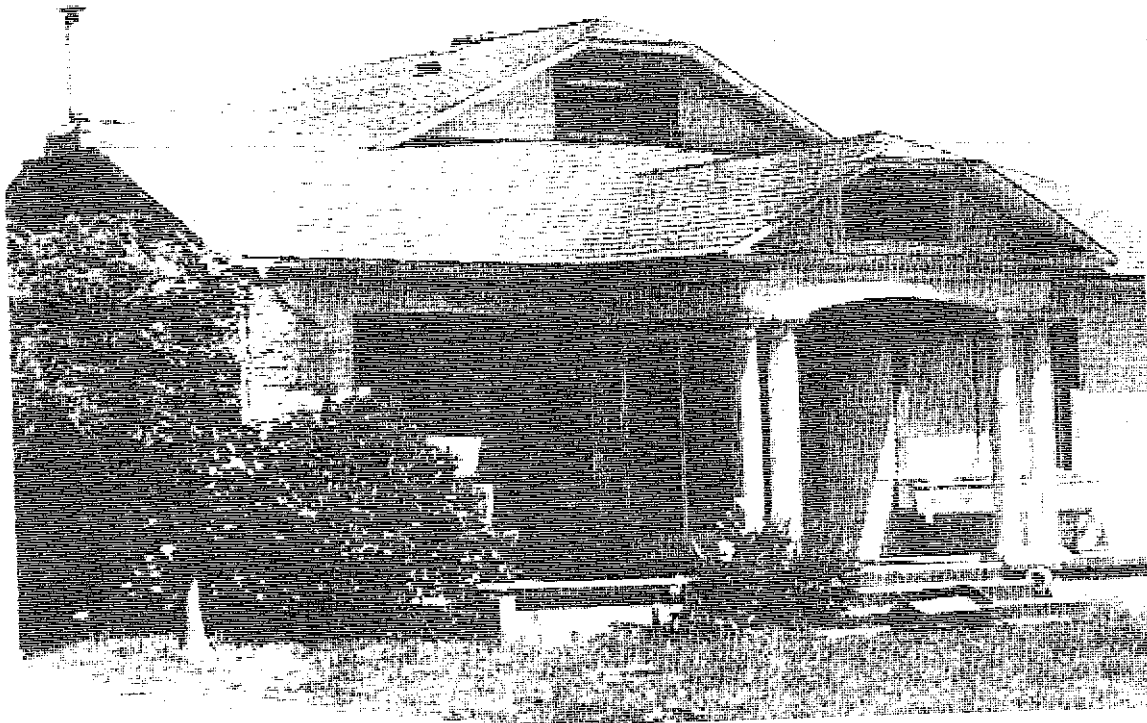
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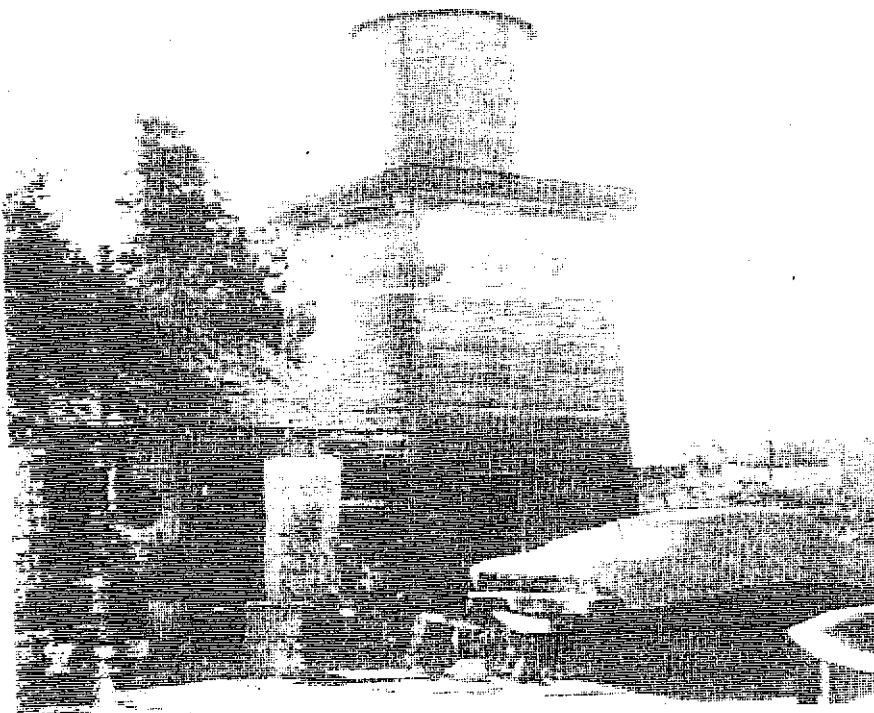
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PHOTOS



View of 2444 Chanticleer Avenue from street



View of tank house and partial of vehicle building at rear of 2444 Chanticleer Avenue

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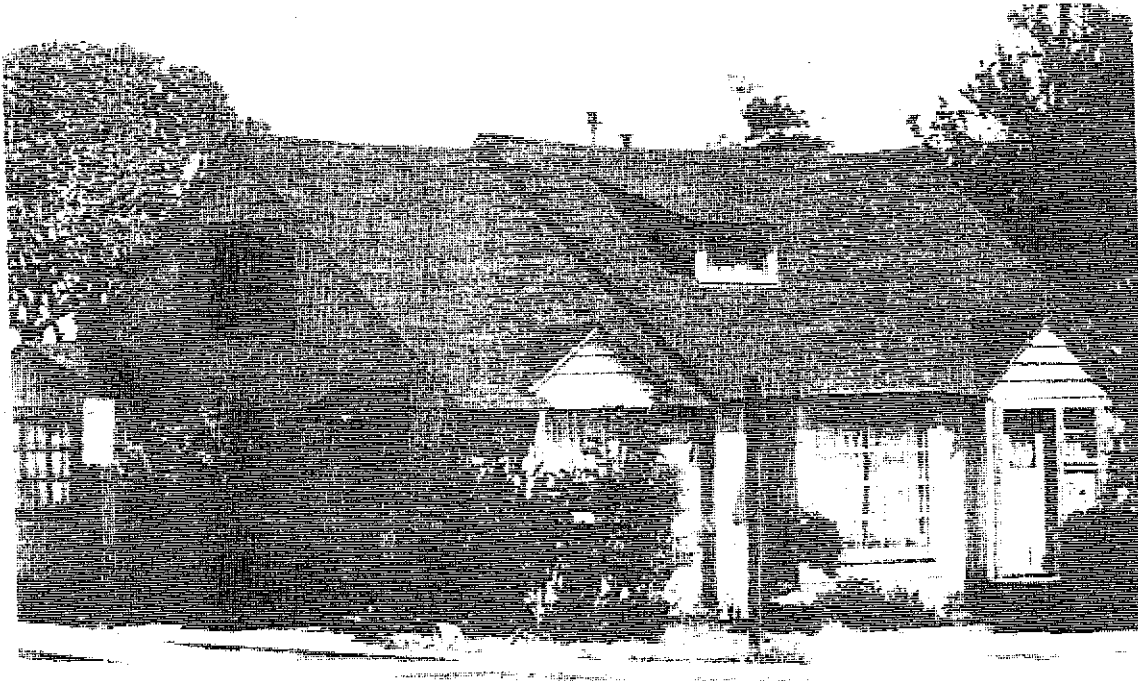
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PHOTOS



View of main entry to 2500 Chanticleer Avenue



View of 2500 Chanticleer Avenue from Soquel Avenue

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EXHIBIT I

Lydon, S.

1985 *Chinese Gold. The Chinese in the Monterey Bay Region.* Capitola: Capitola Book Company.

McAlester, Virginia ana Lee

1988 *A Field Guide to American Houses.* Alfred A. Knopf. inc.

Pacific Bell

1914- *Santa Cruz County Telephone Directories.*

1935

Polk, R. L.

1922 *Santa Cruz City Directory.* Los Angeles: R. L. Polk & Co

1960

Punnett Bros.

1906 *Official Map of the County of Santa Cruz.* San Francisco: Punnett Bros

Reader, P.

1989 *Rancho Encinalito del Rodeo. The Invisible Rancho.* Santa Cruz: Cliffside Publishing.

Rowland, L.

1980 *Sanra Cruz, the Early Years.* Santa Cruz: Paper Vision Press.

Sexton, Richard

1989 *The Cottage Book.* San Francisco: Chronicle Books

U. S. Census Bureau

1920 *Population Census of Santa Cruz Countl.,*

USGS

1914 *Soquel Quad.*

Woodv, Gorman T.

1999 *Personal communication with C. Duval.*

LESLIE A. G. DILL ARCHITECT

2811009

Environmental Review Initial Study

ATTACHMENT
APPLICATION 8
99-0118

Department of Parks and Recreation Forms
(DPR 523)

2322 Chanticleer Avenue	Primary Record
2338 Chanricleer Avenue	Primary Record
2444 Chanticleer Avenue	Primary Record
2500 Chanticleer Avenue	Primary Record Building, Structure, and Object Record Photographic Continuation Sheet

LESLIE A. G. DILL ARCHITECT
Environmental Review Initial Study

5/28/1999

ATTACHMENT 8
APPLICATION 99-0118

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

Primary# _____
HRI# _____
Trinomial _____
NRHP Status Code _____

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Other Listings

Review Code _____

Reviewer. _____

Date _____

Page 1 of 1

Resource Name or #: (Assigned by recorder) 2322 Chanticleer Avenue

P1. Other identifier: Charles M. Campbell farm building

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 _____

114 of _____

1/4 of Sec _____

B. _____

c. Address: 2322

Chanticleer Avenue

City Santa Cruz

Zip _____

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

mE/ _____

mN _____

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

East side of Chanticleer Avenue south of Soquel Avenue, in unincorporated Santa Cruz County

Parcel No. 029-121-20

P3. Description (Describe resource and its map elements include design, materials, condition, alterations, size, setting, and boundaries)

This is a single family residence that was originally built as an agricultural outbuilding related to residence at 2338 Chanticleer Avenue. Adaptation to residential use took place in the late 1940's. The windows are one over one, **double hung** wood sash with sash ears. Original construction consists of wood framing covered by wood siding. The front shed and water tower sections are clad with tri-bevel lap siding covered by asbestos type shingles. The rear barn addition is sided with board and batten siding with hinged doors at the southern end. This is a T-shaped structure, with the top of the "T" parallel to the street. There is a two-story section at the north end that had been previously used as a water tower. The remainder of the original structure is rectangular with a shed roof running parallel to the street. Attached to the rear of this shed is a one-story, square barn with the ridge of the roof running easterly to a gable end facing the rear of the lot. A ridge vent is stepped-up from the main planes of the two sloping roofs.

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.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo (View, date, accession #)

2322 Chanticleer Ave. (View toward southwest).

Photo No: 1-6. 5/5/1999

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☐ Historic ☐ Both

c. 1910 - 1920

P7. Owner and Address

Seagulls Unlimited

21 Hollins Drive

Santa Cruz Cd 95060

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

Leslie A. G. Dill Architect 110 N Santa Cruz Ave.,

Los Gatos CA 95030

P9. Date Recorded: 5/20/99

P10. Survey Type: (Describe)

Intensive

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

Attachments

NONE

Sketch Map

Building, Structure, and Object Record

District Record

Milling Station Record

Location Map

Continuation Sheet

Archaeological Record

Linear Feature Record

Rock Art Record

Environmental Review Initial Study

ATTACHMENT 1 A.G. Dill Architect, 519 J. Historical Documentation Report on Chanticleer Ave. Properties for Barry Swenson Builder

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EXHIBIT I

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

H-3

Other Listings
Review Code _____

Reviewer _____

Date _____

Page 1 of 1 Resource Name or #: [Assigned by recorder] 2338 Chanticleer Avenue

P1. Other Identifier: Charles M. Campbell residence

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 _____ ; R _____ ; 1/4 of 114 of Sec B.

c. Address: 2338 Chanticleer Avenue City Santa Cruz Zip _____

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

e. Other Locational Data [Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate]

East side of Chanticleer Avenue south of Soquel Avenue in unincorporated Santa Cruz County Parcel No. 029-021-08

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A small, one-story wood frame, folk cottage built around 1910, it is designed in the National Style with minor Neoclassical detailing. It has a hip roof with a short ridge running perpendicular to the street. An enclosed porch is located at the rear. This structure is clad in tri-bevel horizontal lap siding. A water table is featured at floor level, over a flat band that surrounds the primary structure but not the rear porch. The eaves are boxed, sitting over a wide vertical band and trimmed with cove molding. The front porch is recessed into the structure, entered from a centrally positioned front door. The porch is enclosed on both outside walls with multi-lite small paned windows. The remaining original fenestration consists of one over one double hung windows. The windows at the porch to the rear are six over six lite fixed glass. Additions include the rear porch (clad with tri-bevel lap siding) and metal awnings over the front windows and door. The roof is covered with an asphalt type of shingle roofing material.

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.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo (View, date, accession #)

2338 Chanticleer Avenue (View toward northeast).
Photo No: 1-3, 5/5/1995

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

c. 1910-1914

P7. Owner and Address
Seagulls Unlimited
P O Box 546
Santa Cruz, CA 95061

P8. Recorded by: (Name, affiliation, and address)
Leslie A G Dill Architect 110N Santa Cruz Ave
Los Gatos CA 95030

P4. Date Recorded: 5/20/99

P10. Survey Type: (Describe)
Intensive

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

Attachments NONE Sketch Map Building, Structure, and Object Record District Record Milling Station Record
Location Map Continuation Sheet Archaeological Record Linear Feature Record Rock Art Record

Environmental Review Initial Study

Leslie A G Dill Architect, 5/99, Historical Documentation Report on Chanticleer Ave. Properties for Barry Swenson Builder

ATTACHMENT 8
APPLICATION 99-0118

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EXHIBIT I

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

H-3

Other Listings

Review Code- _____

Reviewer _____

Date _____

Page 1 of 1

Resource Name or #: (Assigned by recorder)

2444 Chanticleer Avenue

P1. Other Identifier: John F. Crow residence

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 _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ B.

c. Address: 2444 Chanticleer Avenue City Santa Cruz Zip _____

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

e. Other Locarionai Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

East side of Chanticleer Avenue south of Soquel Avenue in unincorporated Santa Cruz County

Parcel No. 029-021-52

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A Craftsman bungalow constructed prior to World War I with outbuildings, this structure is one and one half stories high and is featured with a symmetrical, open front porch designed as a portico. The bottom of the pediment between the columns on this portico is slightly arched, and the portico is topped by a front facing gable roof. This structure has beveled lap siding throughout, wall mounted plaster boxes siding on braces located below the front windows, and a pergola on the north side of the residence at a recessed entry porch. The windows are one over one double hung. The door units and the kitchen windows are multi-lite. Two front picture windows are symmetrically placed on both sides of the front door. The residence has asphalt type roofing material, while the outbuildings have wood shingles. The roof shape is primarily cross gabled with clipped gable accents. The end of the roof is set on open rafter tails. The living room has a brick chimney. Behind the house is a detached garage and shop, and a two-story water tower sided with beveled lap siding.

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.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo (View, date, accession #)

2444 Chanticleer (View toward northeast), Photo No: 1-14, 5/5/1999

P6. Date Constructed/Age and Sources:
Prehistoric Historic Bath

c. 1915

P7. Owner and Address

Seagulls Unlimited
21 Hollins Drive
Santa Cruz, CA 95060

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

Leslie A G Dill Architect 110 N Santa Cruz Ave,
Los Gatos CA 95030

P9. Date Recorded: 5/20/99

P10. Survey Type: (Describe)

Intensive

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

Attachments NONE Sketch Map Building, Structure, and Object Record District Record Milling Station Record
Location Map Continuation Sheet Archaeological Record Linear Feature Record Rock Art Record

Environmental Review Initial Study
A G Dill Architect 599 Historical Documentation Report on Chanticleer Ave. Properties for Barry Swenson Builder

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EXHIBIT I

PRIMARY RECORD

Primary# _____
HRI # _____
Trinomial _____
NRHP Status Code _____

H-3

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #. (Assigned by recorder) 2500 Chanticleer Avenue

P1. Other Identifier: Willfred J. 8 Anna Woody Residence

P2. Location: Mot 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 _____ 1/4 of _____ 1/4 of Sec _____ B.

c. Address: 2500 Chanticleer Avenue City Santa Cruz Zip _____

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

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Southeast corner of Chanticleer Avenue and Soquel Avenue in unincorporated Santa Cruz County

Parcel No 029-021-53

P3. Description (Describe resource and its improvements. Include design, materials, condition, alterations, size, setting, and boundaries)

This residence is of the Storybook, or "Hansel and Gretel" style of architecture. It has a steeply pitched gable roof that rises at the gable peaks. The main entry is a short blunted extension in plan, lacking weather protection for its off center door. The walk way to the front door approaches an irregularly shaped porch with concrete steps that are skewed at an angle from the building. The building is clad with a variety of materials. The basis sheathing is irregularly placed wood shingles. The top portions of the gables are sided with horizontal siding that is cut with a wavy edge. Parts of the wall facing Chanticleer Avenue are plaster set in false half timbering, with random brick shapes placed within a plaster field. The windows at ground level are six-lite casement; the second story windows are four over four double hung. Framing the windows are ornamental cascading wood shutters. The side door facing Soquel Avenue is multi-lite. The front door facing Chanticleer Avenue is solid with a small pane of glass at eye level.

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.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo (View, date, accession #)
2500 Chanticleer Ave. (View toward southwest).
Photo No: 7-75, 5/5/1999

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

1932/ Gorman Woodv

P7. Owner and Address

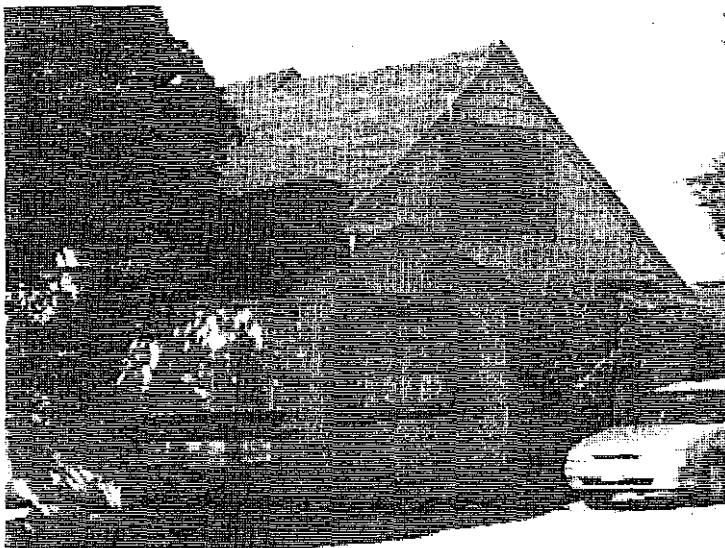
Seagulls Unlimited
P. O. Box 546
Santa Cruz, CA 95061

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

Leslie A.G. Dill Architect. 110 N Santa Cruz Ave.
Los Gatos CA 95030

P9. Date Recorded: 5/20/99

P10. Survey Type: (Describe)
Intensive



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

Attachments NONE Sketch Map Building, Structure, and Object Record District Record Milling Station Record
Location Map Continuation Sheet Archaeological Record Linear Feature Record Rock Art Record

L.A.G.Dill, Architect. 5/99. Historical Documentation Report on Chanticleer Properties for Barry Swenson Builder

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EXHIBIT I

BUILDING, STRUCTURE, AND OBJECT RECORD

II #

H-3

Page 2 of 3

NRHP Status Code

Resource Name or #: (Assigned by recorder) 2500 Chanticleer Avenue

B1. Historic Name: Willfred J. & Anna Woody residence

B2. Common Name: n/a

B3. Original Use: Single family residential

B4. Present Use: Single family residential

B5. Architectural Style: English cottage in Hansel and Gretel Style

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

Constructed about 1932. No noticeable alterations to the exterior except for roofing material replacement and wall shingle repairs to the south elevation

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: Fencing matches the building style.

B9a. Architect: none

b. Builder: Willfred J. Woody

B10. Significance: Theme: Architecture

Area: Santa Cruz County

Period of Significance: 1930's

Property Type: Residential

Applicable Criteria:

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

Willfred J. Woody was a local contractor/builder, who built a large number of residences in the vicinity. This house was built for his own family, and he spent a considerable amount of attention to detail and craftsmanship. The design reflects a well conceived implementation of the Hansel and Gretel Storybook style and is fairly unique for the area. As an architectural type or Style, the building remains fairly rare locally, although the style was common in other parts of California and the Nation in the period between the two World Wars. The design is a local adaptation of a style common to other parts of the country. Entire Storybook neighborhoods can be found in other parts of California (notable examples are a residential tract near the intersection of Highland and Hollywood Boulevards in Hollywood; the Magnesson Loop area in Los Gatos, as well as many sections of Carmel). It is not unusual to find a Storybook house in an otherwise traditionally designed area such as Live Oak. It is classified as a building of local interest from an architectural point of view, based on its style and quality of design. It is a structure designed and built by a prolific builder who had constructed a large number of residences in the area, and who constructed this residence for his own family Utilizing the skills he had developed in his business as well as that of his son. It remains intact in its original configuration in an area of transitional land uses.

B11. Additional Resource Attributes (List attributes and codes)

HP2 - Single Family Property

B12. References:

Woody, Gorman: personal communication 5/99.

Gebhardt, D. & Winter, R.: Architecture in LA. 1985

(p.116, 163, 168).

Sexton, R.: Cottage Book. 189(p.83)

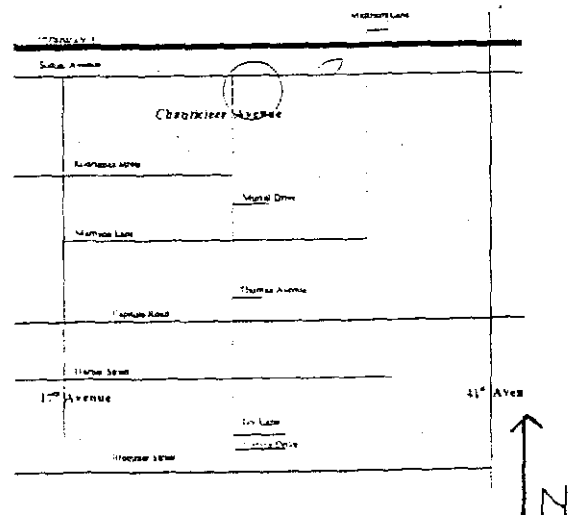
(Sketch Map with north arrow required.)

B13. Remarks: Not previously surveyed. Rezoning for industrial use.
Threat of demolition

614. Evaluator: F Maggi

Date of Evaluation: 5/20/99

(This space reserved for official comments)



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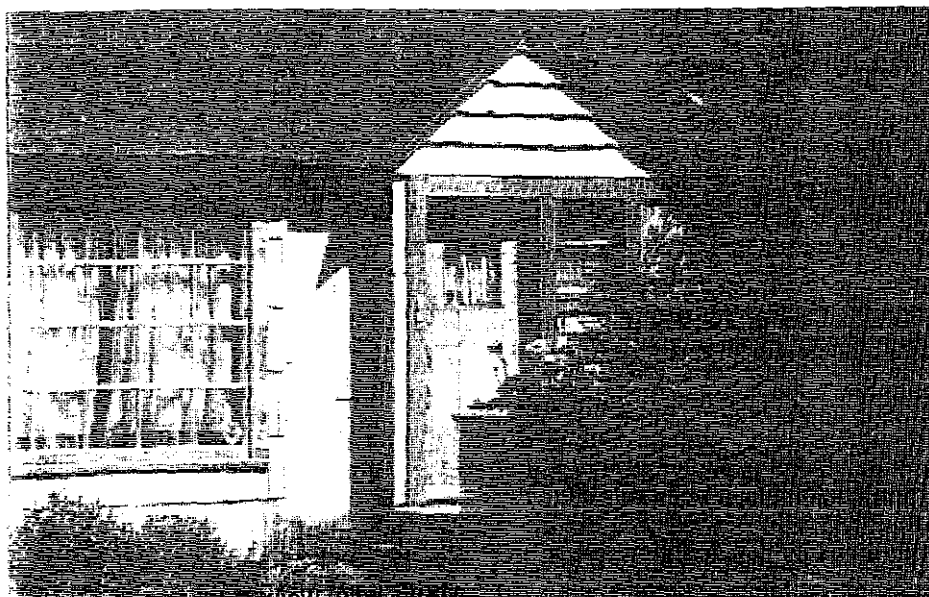
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EXHIBIT I

This close-up photograph shows the three primary siding materials utilized in the structure; handcrafted wood shingles siding, plaster with randomly placed brick faces, and horizontal wood-lap siding with a wavy bottom edge. The small front gabled entry is offset slightly from the plane of the building wall, the front door sitting asymmetrically within this extension above angled stairs and a curved front porch.

Supplemental Photograph or Drawing

Description of Photo (View, date, accession #)
(View toward east) Photo No: 2-9, //1999



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