



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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TOM BURNS, PLANNING DIRECTOR

HISTORIC RESOURCES COMMISSION MINUTES

Thursday, September 11, 2008

4:30 p.m.

REGULAR MEETING

Planning Dept. Conference Room
County Building, 4th Floor
Santa Cruz, CA 95060

1. CALL TO ORDER/ROLL CALL

Chairperson Kennedy called the meeting to order at 4:35 p.m.

Commissioners Present: Fisher, Swift and Kennedy

Commissioners Absent: Borg, Orlando

Staff Present: Bussey

Members of the Public Present: Dennis Norton, Jim La Torre, and Jan Dekema

2. AGENDA APPROVAL OR MODIFICATION

Item 8b (Redmond House) was deleted from consideration since Commissioner Borg was not present.

3. APPROVAL OF MINUTES

08/28/08: *On a motion by Commissioner Swift, seconded by Commissioner Fisher, the minutes were approved as presented by staff by a vote of 3-0.*

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

No member of the public spoke.

5. CONSENT ITEMS

There were no consent items.

6. PUBLIC HEARING ITEMS

08-0336

51 Hollins Drive, Santa Cruz

APN: 060-221-09

Proposal to demolish an existing garage and to construct a replacement attached garage with an accessory structure below, remove a "bay window", construct an addition to an existing bedroom and construct a deck. Requires Historic Preservation Plan Review.

Property located on the west side of Hollins Drive about 1800 feet south of the intersection of Pasatiempo Drive and Hollins Drive (51 Hollins Drive).

Owner: La Torre

Applicant: Norton

Supervisorial District: First

A Public hearing was conducted on this proposal the applicant presented the project and indicated they were available for questions.. Staff noted that the recommendation was for approval.

Commissioner Comments included the following:

Commissioner Fisher noted that this was the last Wurster house in Pasatiempo to be remodeled. To her knowledge, all of the other Wurster homes have had major remodels. She also had the following comments:

- She was concerned that the Secretary of Interior Guidelines were not being followed in that the new work (sunroom) was not being clearly delineated through a difference in materials or transitional strip.*
- She felt the garage was fine as proposed. This was due to the roofline proposed.*
- She stated she was fine with what was proposed, with the exception with the demarcation of the new sunroom/ bedroom addition.*

Commissioner Kennedy commented that the existing garage just "doesn't fit" with the resource. She also commented that the window in the garage doors on the adjacent properties was a nice feature and suggested that the owner consider this on this site.

Commissioner Swift commented that she agreed with Commissioner Fisher.

Dennis Norton (applicant) and Mr. La Torre (landowner) commented that they would prefer to include a transitional strip only, but they have no problem utilizing horizontal rather than vertical siding for the sunroom. He noted that the siding will be of a different size than the existing.

Mr. Norton also noted that we are fortunate to have an owner that is keeping the house small and retaining the character of the original Wurster home.

Commissioner Fisher moved to approve this application as recommended by staff, including direction that the sunroom utilize horizontal siding and a transitional strip. Commissioner Swift seconded the motion.

On a 3-0 vote the motion was approved.

7. NEW BUSINESS

There was no new business.

8. OLD BUSINESS

Hollins House

A presentation was made by Commissioner Fisher. She indicated that she met with the director/ manager regarding some proposed changes to the building. She stated that she was speaking for herself and not the commission.

The changes proposed focus on the kitchen area, a series of add-ons to the historic structure and the conversion of other square footage within the building to a

restaurant use. She indicated to them that they should review the DPR form for the resource and incorporate the major design features into the expansion. In her opinion, these major features would include maintaining the symmetry of the building and having a pavilion design. It was also strongly suggested that the "loading dock" area be relocated from the front to the side of the building. Commissioner Fisher wanted these comments on the record.

9. COMMISSIONER PRESENTATIONS/ INFORMATIONAL ITEMS

- *Commissioner Kennedy commented on the Brookdale Lodge and noted that much of the work being done is outside the purview of the HRC.*
- *Commissioner Fisher described a situation she overheard at the front counter regarding an "L" designated site. Staff indicated that they would prepare a memo to staff regarding "L" sites.*
- *Staff noted that the Historic Resource Inventory has been digitized and is in the computer. This was accomplished with the work by an intern over about a several week period. This work included updating forms, new photographs of the resource, etc. Our hope is to have it online in the near future.*

10. WRITTEN COMMUNICATIONS

No written communication.

11. ADJOURNMENT

Chairperson Kennedy adjourned the meeting at 5:40 p.m.

Minutes Approved

Ayes:

Noes:

Absent:

Abstain: