

Item 7 a

meeting concerning any matter. Notwithstanding the foregoing, action may be taken on an item of business not appearing on the posted agenda upon a determination by two-thirds vote of the membership of the Commission, or if less than two-thirds of the members are present, by unanimous vote of those members present, that there is a need to take immediate action and that the need for action came to the attention of the County subsequent to the agenda being posted.

At least seventy-two (72) hours prior to each special meeting, an agenda for the special meeting shall be mailed to each commission member and to each representative of the news media and to each other person who has submitted a written request to the Commission for notification of meetings; and shall be posted at least seventy-two (72) hours prior to the special meeting at a location that is freely accessible to members of the public. No business other than that listed on the agenda shall be considered at a special meeting.

#### SUBCOMMITTEES TO THE HRC

All subcommittees shall comply with the notice and agenda requirements otherwise applicable to the Commission in these by-laws, except for subcommittees composed solely of less than a quorum of the members of the Commission which are not standing subcommittees of the Commission with either a continuing subject matter jurisdiction or a meeting schedule fixed by resolution or other formal action of the Commission.


3.

#### OFFICERS

The officers of the Commission shall be a Chairperson, Vice Chairperson and Secretary. The Chairperson and Vice Chairperson shall be elected by the members of the Commission. The Director of the Planning Department or other appointee shall serve as Secretary of the Commission.

The Vice Chairperson shall serve as Chairperson in the absence of the Chairperson. The members may elect a Chairperson pro tem in the absence of both the Chairperson and the Vice Chairperson.

The terms of office for the Chairperson and Vice Chairperson shall be one year beginning April 1 of each year.



Item 7 b

**MEMORANDUM**

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Date: April 1, 2009

To: Historic Resources Commission

From: Don Bussey, Staff to the Commission

Re: DPR Form for APN: 029-071-38; 1975 Chanticleer Ave., Santa Cruz, CA

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This site is the Chanticleer Park site. Subsequent to your Commissions recommendation on this site and the Board's inclusion of the site into the Historic Resources Inventory, additional review of the site by the Redevelopment Agency has been done. Attached is a copy of the updated form for the site. It would be appropriate to replace the form by CIRCA with this updated form.

It is therefore recommended that you direct staff to include this updated form in the inventory as the correct DPR form for the site and accept and file this report.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

Resource Name or #: (Assigned by recorder) Miller House

**P1. Other Identifier:**

**\*P2. Location:** ☐ Not for Publication ☒ Unrestricted \*a. County

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Santa Cruz Date 1994 Photorevised T 11S ; R 1W ; 1/4 of 1/4 of Sec 1 ; 1 B.M.

c. Address 1975 Chanticleer Ave. City Santa Cruz Zip 95062

d. UTM: (Give more than one for large and/or linear resources) Zone 18 mE/ 18 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
029-071-38, 029-071-68.

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

The residence at 1975 Chanticleer Avenue is a one-story Craftsman style residence built c1915. The house is irregular in plan, covered by an intersecting gable moderately pitched roof with open eaves and exposed rafter tails. The wood wall framing sits on a concrete foundation and is sheathed in shiplap siding with wood shingles at the gables. There is one gable dormer on the front façade which has a trellised window frame. The front façade has a corner entry porch with sloped square columns on cobblestone piers. A simple railing encloses the porch. A brick chimney is located on the north side of the building. It has been blocked and partially dismantled due to damaged sustained in the 1989 Loma Prieta earthquake. A rudimentary wood trellis is also present on the north side of the residence. (see Continuation Sheet)

**\*P3b. Resource Attributes:** (List attributes and codes) HP2; NR5

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



**P5b. Description of Photo:** (view, date, accession #)

View facing west, 2009

**\*P6. Date Constructed/Age and Sources:** ☒ Historic  
☐ Prehistoric ☐ Both  
c1915

**\*P7. Owner and Address:**  
Santa Cruz Co. Redevelopment Agency  
701 Ocean St. #510  
Santa Cruz, CA 95060

**\*P8. Recorded by:** (Name, affiliation, and address)  
Gil Sanchez Architect  
3012 Glen Canyon Road  
Scotts Valley, CA 95066

**\*P9. Date Recorded:**  
January 2009

**\*P10. Survey Type:** (Describe)  
Reconnaissance

**\*P11. Report Citation:** (Cite survey

report and other sources, or enter "none.") Santa Cruz County Historic Resources Inventory Survey. Sheila McElroy, Circa: Historic Property Development, July 30, 2004.

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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\*NRHP Status Code NR5

\*Resource Name or # (Assigned by recorder)

- B1. Historic Name: \_\_\_\_\_  
B2. Common Name: Miller House  
B3. Original Use: Single Family Residence  
B4. Present Use: Apartments

\*B5. Architectural Style: Craftsman

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

The residence was constructed in c1915 and served as a single family home until 1966 when it was altered to accommodate two apartments.

\*B7. Moved? No ☒ Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_ \*B8. Related Features:

B9a. Architect: n/a b. Builder: Ignatius Miller

\*B10. Significance: Theme Architectural Development Area Santa Cruz County  
Period of Significance 1915-1951 Property Type Residence Applicable Criteria SC C1

**&3**

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

*The property owned by the Santa Cruz Redevelopment Agency includes two parcels: 029-071-38 and 029-071-68. In 2004, as part of the Santa Cruz County Historic Resources Inventory by Sheila McElroy, Circa: Historic Property Development, the property at 029-071-38 was incorrectly recorded. The information and research documented in the DPR 523 B form was associated with the adjacent property: 029-071-68. This updated form serves to correctly document the residence on 029-071-38 and will reproduce the information on the residence at 029-071-68, which was demolished in 2006.*

029-071-38

The house located at 1975 Chanticleer Avenue was constructed c1915 by Ignatius Miller. The land was originally part of the Rancho Los Esteros owned by Alejandro Rodriguez in 1836. Alejandro granted part of his rancho to his son, Jose de Jesus Rodriguez, who owned a portion of the land now referred to as Live Oak. As the Live Oak area developed in the mid-to-late 1880s, American farmers purchased portions of the land and began farming grains and later fruits and vegetables. At the turn of the century, two new industries arose in (See Continuation Sheet)

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

\*B12. References:

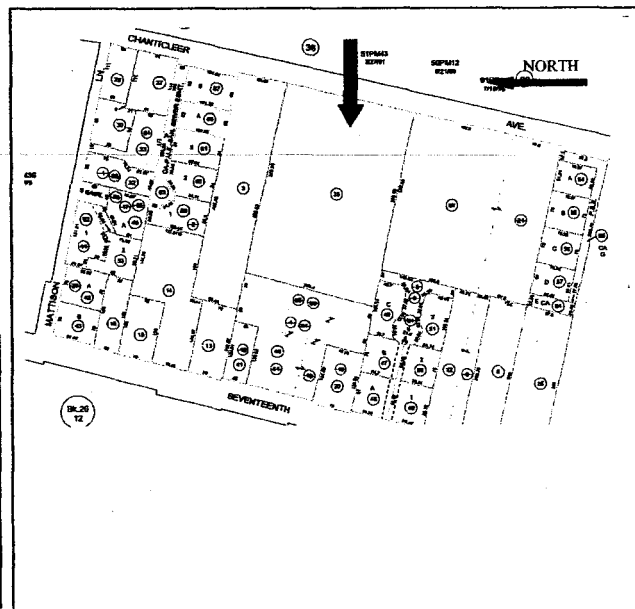
(See Continuation Sheet)

B13. Remarks:

\*B14. Evaluator: Daryl Allen & Jessica Kusz

\*Date of Evaluation: January 2009

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

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\*Resource Name or # (Assigned by recorder) Miller House

\*Recorded by: Jessica Kusz, \*Date Recorded January 2009 ☒ Continuation ☐ Update

P3a (con't)

Fenestration consists of one-over-one double-hung wood windows and multi-pane fixed wood windows. The back porch has been enclosed and serves as a bedroom and kitchen for a small apartment at the rear of the residence. A small bathroom has been added to the rear of the building as well. Mature plantings and trees surround the residence.

A water tank is present at the rear of the parcel which was moved onto the property in 2000.

B10 (con't)

the area, poultry and bulb farming, allowing land owners the chance at small scale production on their farms. As the area became more populated, Chanticleer Avenue was established in the early 1900s as a thoroughfare between the current Soquel Road and Capitola Road. Chanticleer is the French word for 'rooster,' attesting to the large poultry farms located in this area.

In 1911, Lewis N. Trumbly purchased 11 acres of this land and began the process of subdividing the land into smaller parcels. In January 1912, he sold the lot which was approximately 3.96 acres to Ignatius W. Miller (Deeds 224:92). Ignatius Miller was born on January 10, 1872 in Canada and immigrated to the United States in 1891. He worked in Washington in the lumber mills where he met and married his wife Nina. They moved to California around 1908 with their daughter, Violet. Miller had family in the area but also moved to Santa Cruz to provide an education for his daughter, who attended Live Oak School. They lived on Lower Soquel Road (now known as Capitola Road) and he worked as a farmer. Although his early work revolved around farming, Miller became a well-driller, drilling many of the wells in Live Oak. Live Oak residents used wells to obtain water as they were not able to tap into the City of Santa Cruz water system. Miller's services as a well-driller were highly desirable at this time. He provided these services with a mechanical driller pulled by horses. Miller was also involved in the Live Oak School as a trustee. Ignatius and Nina's daughter, Violet, would go on to marry Virgil Macy, who was the son of Thomas Macy who operated the Macy's Express and Transfer. Violet and Virgil Macy remained in Live Oak for their entire lifetime and continued to be involved in the Live Oak community.

The Miller family lived in the house until 1919 when the house was sold to Floyd and Blanche Bickley (Deeds 293:108) and Miller moved back to Capitola Road. Floyd and Blanche Bickley were from Kansas and moved to Santa Cruz from Sutter County to try poultry farming. They lived here with their three children until 1934 when they sold the property and purchased ranch land near Modesto. In 1934, the property was owned by Al and Edna McKinzey (OR 268:6) who were both from Iowa and moved here from Stanislaus County where they operated a farm. In 1943, the property was sold to Paul and Mary Tershuren (OR467:152). In 1945, Mary Tershuren died and Paul divided the property into two parcels a few years later in 1947. In 1947 Paul Tershuren sold the house and surrounding land to David L. and Carol Anderson (OR 596:112). He kept the rear parcel which fronted 17th Avenue. Portions of this rear parcel were eventually sold to the Central California Conference Association of Seventh Day Adventists. In 1954, David and Carol Anderson sold the property to Lola Hauselt (OR 960:85). Lola and George Hauselt were from Atwater and George was co-owner of the Coca-Cola bottling plant in Santa Cruz, while Lola worked in real estate. They lived in the house until 1975. After 1975, the property had a number of other owners including Francis and Lori Kagawa, Ann Mowery and Italia Sebastiano. It appears that in 1966 the residence was divided into two apartments and the back porch was enclosed. Italia Sebastiano sold the property to Santa Cruz County Redevelopment Agency on December 30, 1996.

The tank house at the rear of the property was saved from demolition by concerned community members. It was originally part of the Johnson house at the north end of Chanticleer Ave. It was moved to this site in 2000 when the Johnson house was demolished to make way for the Live Oak Business Park. The original tank house associated with the Miller House was demolished in 2006.

**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 4 of 5

\*Resource Name or # (Assigned by recorder)

Miller House

\*Recorded by: Jessica Kusz

\*Date Recorded January 2009

☒ Continuation ☐ Update

There were various other buildings constructed on both parcels. Some of these have been recently demolished while others will eventually be demolished with only the Miller House and the tank house remaining on the site. The seven apartments to the south of the residence were constructed c1960 and were demolished in 2008. Two units are located at the rear of the property. These units have been heavily remodeled and do not appear to be significant in relation to the Miller House. The units are slated for future demolition. A house just north of the residence was demolished in 2006.

**Evaluation**

The Miller House was constructed in the Craftsman style and retains its original features including material, elements, forms and setting of an early twentieth-century Live Oak residence. The residence is a good example of its style and exemplifies the many small farms that were once located in the Live Oak area. Therefore the residence is eligible for listing under Santa Cruz County Historic Resources Designation Criteria C3.

The person associated with the property, Ignatius Miller, appears to be a locally significant personage working as a well-driller, a Live Oak School Trustee, and a community member. Therefore the residence appears eligible for listing under Santa Cruz County Historic Resources Designation Criteria C1.

The residence also meets the Santa Cruz County criteria for a historic resource: NR5.

029-071-68

From DPR 523 B form created by:

Sheila McElroy  
Circa Historic Property Development  
One Sutter St. #910  
San Francisco, CA 94104

Constructed in 1914 by Milton Bardwell as a wedding gift to the daughter and son of Bardwell and Sanford Tefertiller respectively. They built the two-story wood-frame ranch house on the old wheat pasture. Dempsey Tefertiller, youngest son of Sanford and Sophronia, was 17 years of age when he moved to Live Oak with his parents. Seven years later he married Mary Lucille Bardwell on October 9, 1913 at the home of Rev. E.R. Bennett, a pastor of the First Baptist Church. In 1905, Sanford Tefertiller purchased several parcels of land on a lane that would one day be called Chanticleer Avenue. He first built a large wood-framed home and barn on the corner of the Lower Soquel Road (Capitola Road) and Chanticleer which placed it kitty-corner across the street from the one-roomed Live Oak School house. Over the next decade, they built it up into a successful general farm. Another section of land, further up Chanticleer, they planted wheat, surrounded and outlined by a wide variety of fruit trees. Lucille was the daughter of Milton and Mary Bardwell of Twin Lakes. Bardwell was the builder and manager of the Surf (Twin Lakes) Hotel and was the member of the board of trustees that Sanford Tefertiller had help defeat in 1912. Following their wedding Dempsey and Lucille Tefertiller settled down on the farm at 1975 Chanticleer Ave where they raised 5 children and remained for most of their married lives. They were active members of the Live Oak community. Both the Bardwell and Tefertiller families were instrumental in the development of the Live Oak area.

This residence was demolished in 2006 along with preschool/church building on the site.



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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 5 of 5

\*Resource Name or # (Assigned by recorder)

Miller House

\*Recorded by: Jessica Kusz,

\*Date Recorded January 2009

☒ Continuation ☐ Update

B12: References:

City and County of Santa Cruz Directories 1900-1985

Deeds and Official Records on file with the Santa Cruz County Records Office

1900-1930 Federal Census Records

Del Mar Middle School. *Live Oak Folks*. Santa Cruz, 1981.

Reader, Phil. *The First 100 Years. A History of Live Oak School 1872-1972*. Cliffside Publishing; Santa Cruz, 1990.

*Santa Cruz Sentinel*, August 6, 1929. I.W. Miller Dies After Stroke. (courtesy of N. Poitevin)

Personal communication with Norman Poitevin, January 2009

Reader, Phil. Chronology of Live Oak History. [www.researchforum.santacruzmah.org](http://www.researchforum.santacruzmah.org)

Santa Cruz County maps 1912, 1929 1931, 1934, 1941, 1948, on file at UCSC map library (courtesy of N. Poitevin)  
1879 Hatch Map of Live Oak area.

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County: Santa Cruz County and P2b and P2c or P2d. Attach a Location Map as necessary)

b. USGS 7.5 Quad:

Date: T : R : \_ of

c. Address: 1975 Chanticleer

City: Santa Cruz

: M.D. B.M.  
Zip: 95062

d. UTM: Zone: mE/ MN (G.P.S.)

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

ATN 029-071-38

\*P3a. Description: Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries. Two-story Craftsman style residence, irregular in plan with intersecting gables and gable dormers, open eaves with chiseled rafters. It is sided with wood shingles above ship lap siding. The corner entry porch has sloped square columns on river rock piers. Windows are one-over-one wood sashes. Front dormer has lintelled window frame. The residence is sided with mature plantings and trees. Adjacent structures may have been originally associated with the property.

Significance: The property retains the original features including material, elements, forms and setting of an early twentieth-century Live Oak residence and meets the County of Santa Cruz criteria for a historic resource NRS.

\*P3b. Resource Attributes: (Use attributes and codes) HP2, NRS

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (specify, etc.)  
P5b. Description of Photo: (View, date, accession #) Front view



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

\*P7. Owner and Address:

Santa Cruz Co. Redevelopment Agency  
701 Ocean St. #510  
Santa Cruz, CA 95060

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

Sheila McElroy  
Circ: Historic Property Development  
One Sutter St. # 910  
San Francisco, CA 94104

\*P9. Date Recorded: July 30, 2004

\*P10. Survey Type: (Describe)  
Reconnaissance Survey

\*P11. Report Citation:

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

NPS 029A (1/92)

\*Required Information

B1. Historic Name:

B2. Common Name: Telford Family Home

B3. Original Use: Single family residence

B4. Present Use: Same

\*B5. Architectural Style: Craftsman style

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

1914

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

\*B8. Related Features:

Original Location:

B9a. Architect: Unknown

b. Builder: Milton Bartwell

\*B10. Significance: Theme: Architectural development  
Period of Significance: 1914 - 1951  
Property Type: Residence  
(Discuss importance in terms of historical or architectural content as defined by theme, period, and geographic scope. Also address integrity.)

Constructed in 1914 by Milton Bartwell as a wedding gift to the daughter and son of Bartwell and Sanford Telford respectively. They built the two-story wood-framed ranch house on the old wheat pasture. Dempsey Telford, youngest son of Sanford and Sophronia, was 17 years of age when he moved to Live Oak with his parents. Seven years later he married Mary Lucille Bartwell on October 9, 1913 at the home of Rev. E.R. Bennett a pastor of the First Baptist Church. In 1905 Sanford Telford purchased several parcels of land on a lane that one day would be called Chanticleer Avenue. He first built a large wood-framed home and barn on the corner of the Lower Sequel Road (Capitola Road) and Chanticleer which placed it kitty-corner across the street from the one-roomed Live Oak School house. Over the next decade, they built it up into a successful general farm. Another section of land, further up Chanticleer, they planted wheat, surrounded and outlined by a wide variety of fruit trees. "Lucille" was the daughter of Milton and Mary Bartwell of Twin Lakes. Bartwell was the builder and manager of the Surf Twin Lakes Hotel and was the member of the board of trustees that Sanford Telford had help defeat in 1912. Following their wedding Dempsey and Lucille Telford settled down on the farm at 1975 Chanticleer Ave where they raised 5 children and remained for almost all of their married lives. They were active members of the Live Oak community. Both the Bartwell and Telford families were instrumental in the development of the Live Oak area. Significance: The property retains the original features including material, elements, forms and setting of an early twentieth-century Live Oak residence is associated with a significant person, and meets the County of Santa Cruz criteria for a historic resource NRS.

\*B11. Additional Resource Attributes: (Use attributes and codes) HP2

\*B12. References:

Polk S. Diracena, S.C. Co., 1913 - 1986; Deed: Kilgore to Telford 1221/1901; Deed Book 145, Page 378; Deed: Jefferys to Telford 1/14/1905; Personal Interviews Telford families 1990 to present; A Field Guide to American House, McAlister and McAlister, 1997; B13. Remarks:

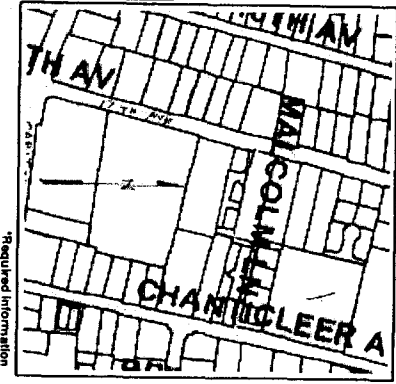
\*B14. Evaluator:

Sheila McElroy  
Circ: Historic Property Development  
One Sutter St. # 910  
San Francisco, CA 94104

\*Date of Evaluation: 8/22/05

(This space reserved for official comments.)

DPR 523B (7/95)



\*Required Information

CIRCA DPR Form  
1975 Chanticleer Ave  
Santa Cruz, CA