



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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TOM BURNS, PLANNING DIRECTOR

HISTORIC RESOURCES COMMISSION MINUTES

Thursday, July 9, 2009

4:30 p.m.

REGULAR MEETING

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

1. CALL TO ORDER/ROLL CALL

Chairperson Kennedy called the meeting to order at 4:33 p.m.

Commissioners Present: Kennedy, Fisher, Orlando, and Jenkins
Swift arrived at 4:45 p.m.

Commissioners Absent: None

Staff Present: Murphy and Hill

Members of the Public Present: Bill Tershy
Ellie Tershy
John McKelvey
Ray Gibson
Susanne Schwarz

2. AGENDA APPROVAL OR MODIFICATION

No modification to the agenda was made.

3. APPROVAL OF MINUTES

04/09/2009: Jenkins noted that a correction was required to the fourth line of page 4 of the April 2009 minutes, to change the word "undated" to "updated." On a motion by Commissioner Jenkins, seconded by Commissioner Fisher, the Commission voted to approve the minutes with the noted correction.

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

Montessori School

APN: 067-161-12

Application for Historic Resource Preservation Plan approval to remodel an existing designated historic resource including expansion of a rear deck area and construction of a new deck (571 sq ft) at the rear of the building, enclosure of existing breezeway and extension of roofline with new materials to match existing, and installation of solar panels on the roof at the rear (east side) of the building. No changes proposed in materials or

detailing. Proposed site improvements include construction of new 6' wood fence along front (west) and north side of building, construction of new garbage enclosure, reconfiguration of existing parking to comply with parking regulations, and construction of new child's pool and hot tub at rear of building.

Property is located on the east side of EL Rancho Drive, approximately one-half mile south of Mt. Hermon Road.

Owner: R. and E. Tershey

Supervisory District: First

Applicant: Jim Weaver

Staff presented the item. Staff noted the proposed school is a compatible use for the building, originally used as a residence. Staff noted that the proposed site improvements, including the proposed signage and decking, are compatible in style and scale with the historic structure on the site. Staff noted that the proposed wood picket fence with its round gate is appropriate for a Victorian building. Staff commented that the proposed alterations to the structure, including the solar panels and enclosure of the existing breezeway, are in keeping with the style of the historic structure, and do not detract from the defining features of the building. However, staff recommended that the design of the breezeway incorporate the lowered roofline as shown in the revised elevation drawings distributed to the Commission, in order to clearly demarcate the new addition from the historic portions of the building.

With the proposed modifications to the roofline over the proposed entry, staff advised that the historic preservation plan is consistent with the requirements in Chapter 16.42 of the County Code, and recommended that the plan be approved by the Commission.

The public hearing was opened.

Project architect John McKelvey, responding to a question from the public, noted that the project will occur in 3 phases. The plans as submitted included all three phases of the project. Commissioner Fisher commented that the proposed design for the project was well done, particularly the proposed fencing and landscape design. In response to questions from Commissioner Fisher, John McKelvey noted that horizontal siding would be used to match the historic structure. The breezeway would be designed as a mostly glazed structure simple in design with simple window casing, to differentiate it from the historic portions of the structure. The new deck in the rear of the structure would include skirting to match the existing. McKelvey noted that the only potential change indicated to the project design was that the proposed location of the chain link fence at the rear of the building may need to be moved slightly if required by the Planning Department to protect the riparian corridor.

Commissioner Swift commented that the design was sensitive to the historic structure, and had no further comments.

Ray Gibson, representing the owners of the Moose Lodge on the adjacent property, was concerned that the proposed fence would obstruct the views of visitors entering and exiting the Moose Lodge property. McKelvey responded that the proposed fence would not extend to the street, and would not impair visibility. Ray Gibson also asked what was proposed for the pine tree located near the Moose Lodge. McKelvey commented he did not know at this point what was proposed for the tree. McKelvey also commented that the project applicant would discuss proposed plans with Moose Lodge as they move forward with the project.

Gibson commented that he was happy to see the proposed plans for the Montessori School and the work already done to the structure to improve the appearance of the property and preserve

the building.

The public hearing was closed and the item was brought back to the Commission for comment.

Fisher recommended that the plan be approved as submitted, with an added condition that if the location of the proposed chain link fence at the rear of the property is changed, the new location be reviewed by staff to the Commission to ensure that there is no impact to the historic resource. On a motion by Commissioner Fisher to approve as submitted with the added condition, seconded by Commissioner Jenkins, the item was approved unanimously.

7. NEW BUSINESS

a. Election of Chairperson and Vice Chairperson for 2009-2010.

Kennedy commented that she did not wish to serve longer than one year as chair, and had indicated as such when she accepted the position of chair in April 2008. Staff commented that she was under no obligation to serve as Chair for longer than 1 year. On a motion by Commissioner Fisher, seconded by Commissioner Jenkins, the Commission voted to approve Commissioner Orlando as Chair, and Commissioner Swift as Vice Chair. The vote was approved 3-0, with Commissioners Orlando and Swift abstaining.

b. Information on training opportunity for Commissioners.

Staff informed the Commissioners of a training opportunity for the Commissioners: A conference entitled "Lime and Lime Kilns in California History", to be held on August 8th at UC Santa Cruz.

Information on the conference was included in the packet for each Commissioner. The conference expenses for the Commissioners would be reimbursed by the County. Staff reminded the Commissioners that they are required to attend a training annually in order for the County to maintain its status as a Certified Local Government.

8. OLD BUSINESS

a. Status update on the Aptos Village Plan. Staff informed the Commission that Bonnie Bamburg has been hired as the new historic consultant for the Aptos Village Plan. She is working to revise the previous historic report to address the comments and concerns of the Commission. The consultant intends to have the revised report ready for the August 13, 2009 HRC meeting.

9. COMMISSIONER PRESENTATIONS/ INFORMATIONAL ITEMS

Commissioner Fisher noted that the National Park Service is considering demolishing California Conservation Corps cottages and structures in Yosemite National Park. The Yosemite Institute has outgrown the facilities at the site and will be relocating. The National Park Service is considering other uses for the site. Commissioner Fisher noted that the cottages, constructed in the 1930's, are an excellent example of CCC architecture, and that there are few such examples remaining today. She noted that the National Park Service is accepting comments on the Draft EIR through July 15, 2009. She distributed a public comment form to the commissioners, and encouraged Commissioners to comment on the proposal.

Commissioner Orlando noted that the Davenport Jail was open on July 4th, and received over 80 visitors.

Commissioner Swift noted that the Capitola Museum will be opening a new exhibit next month, focusing on the history of landmarks in Capitola. The museum was looking for interesting ideas or examples from the public.

10. WRITTEN COMMUNICATIONS

No written communications were received.

11. ADJOURNMENT

Chairperson Kennedy adjourned the meeting at 5:21 p.m.

Minutes Approved

Ayes:

Noes:

Absent:

Abstain: