

Fallin



# COUNTY OF SANTA CRUZ

HISTORIC RESOURCES COMMISSION

PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060

(831) 454-2580 FAX: (831) 454-2131 TDD: CALL 711

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

March 20, 2018

**AGENDA:** April 2, 2018

Historic Resources Commission  
County of Santa Cruz  
701 Ocean St.  
Santa Cruz, CA 95060

**PUBLIC HEARING TO CONSIDER AMENDING THE SANTA CRUZ COUNTY INVENTORY OF HISTORIC RESOURCES TO DESIGNATE SILVA RANCH BARN IN APTOS (APN 107-361-09) AS A LOCALLY SIGNIFICANT HISTORICAL RESOURCE (NR-5)**

Commissioners:

The purpose of today's public hearing is to consider amending the Santa Cruz County Inventory of Historic Resources to designate Silva Ranch Barn in Aptos as an NR-5 resource (Application #181053). The result of the hearing today will be a recommendation to the Board of Supervisors for final action on the application. Following are the application details:

**Applicant:** .....Fallin Steffen

**Owner:** .....Karell Reader

**Application #.** .....181053

**Situs:** .....N/A

**APN:** .....107-361-09

**Location:** .....The property is located on Hames Rd. approximately .5 miles north of the intersection with Freedom Blvd. in Corralitos, approximately 500 feet down a dirt road on the right (south) side of Hames Rd. marked by the "Luz De Valle" sign and an entrance gate (Exhibit E).

**Historic Name:** .....Silva Ranch Barn

**Existing Site Conditions**

**Parcel Size:** .....Approximately 12.76 acres

**Use:** .....Agriculture (apple growing)

## **Background**

In accordance with Section 16.42.050(D) of the Santa Cruz County Code, a property owner may initiate an amendment to the Santa Cruz County Inventory of Historic Resources to add a new structure or property. An amendment to add a resource shall be based upon the designation criteria in SCCC 16.42.050(B) and (C), and is subject to the required findings as provided in SCCC 16.42.050(E) (Exhibit C). An application to designate a resource shall include a California Department of Parks and Recreation Historic Inventory Form (DPR 523 form) documenting the historic and architectural values of the resource. An action to amend the Inventory shall be by certified resolution of the Board of Supervisors at a public hearing, following a public hearing and recommendation by your Commission.

After a property in the County has been designated as a historic resource, the "Historic Landmark Combining District (-L)" is added to the zoning for the property. The -L zoning overlay clearly identifies the property as a historic resource to staff and the public. Once a property or structure has been designated, any proposal to alter, relocate or demolish the designated resource require review for conformance with SCCC Chapter 16.42, Historic Preservation, in order to protect the historic resource for future generations.

## **Discussion**

The owner of the Silva Ranch Barn has submitted Application #181053 to amend the County Historic Resources Inventory (HRI) to add the Silva Ranch Barn as an NR-5 resource. The application includes a completed DPR 523 form and photographs of all 4 elevations of the barn (Exhibit A). The DPR form was prepared by Fallin Steffen, who meets the Secretary of the Interior's Professional Qualifications Standards in the discipline of Architectural History (Preservation Studies) to perform identification, evaluation, registration, and treatment activities.

In accordance with Section 16.42.050(C) of the County Code, structures may be designated as a historic resources in the County Historic Resources Inventory only if they meet one or more designation criteria. As indicated in the attached DPR form, the Silva Ranch Barn is a well-maintained example of a Western Broken Gable Barn, constructed with a tall center bay flanked with two shorter side bays, a shake roof now covered by corrugated metal roofing, and locally milled redwood vertical siding. The barn is identified as significant within the local historic context of agriculture, specifically the apple industry that helped to shape the development of the Pleasant Valley region of Santa Cruz County. The Santa Cruz County Context Statement confirms the significance of the apple industry within the larger context of the Economic Development during the period of 1850 to 1940 as a significant theme in the history of the County. Constructed in 1903-1904, the barn has been in continuous agricultural use by the Silva Family. The Silva Ranch is a commercial apple farm to this day, providing apples for Martinelli's and several other local cider producers. The DPR form provides analysis and evidence documenting that the barn meets designation criteria 16.42.050(C)(2): "The resource is associated with an historic event or thematic activity of local, state or national significance."

In addition to meeting one or more designation criteria, structures proposed to be added to the Inventory are required to "have retained their architectural integrity and historic value." The DPR form, page 4, states that "due to its unbroken connection with the Silva family and the agricultural industries, the barn maintains a high degree of integrity in the areas of location, design, setting, materials, feeling, and association. It persists as an excellently preserved example of an early 20<sup>th</sup> century ancillary farm structure in its original, rural context in south Santa Cruz County." The form

identifies the period of significance for the barn as 1903/ 04 to 2018, as the barn has been in continuous agricultural use since it was constructed. The form notes several minor alterations to the barn since its construction, completed within the period of significance to accommodate the evolving use of the barn as an agricultural structure. The form also notes that the barn is "excellently preserved."

Pursuant to SCCC 16.42.050(B), properties on or recommended for inclusion in the HRI are assigned a National Register Rating Code for historic significance based upon guidelines published by the National Park Service, of NR-11, NR-2, NR-3, NR-4, or NR-5. A rating of NR-5 in the HRI indicates "A property determined to have local historic significance." The attached DPR form indicates that the barn is significant within the local context of agriculture, and meets the criteria for listing as an N-R5 structure.

### **California Environmental Quality Act (CEQA)**

Protection of historically significant structures and resources is exempt from review under CEQA. A CEQA Notice of Exemption has been prepared for your review (Exhibit B).

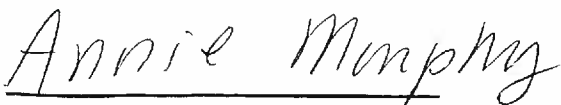
### **Conclusion and Recommendation**

The historic documentation report including the completed DPR 523 form provides thorough analysis and documentation supporting the required findings for including the Silva Ranch Barn in the HRI as an NR-5 resource: The Silva Ranch Barn has retained its architectural integrity and historic value; meets designation criteria 16.42.050(C)(2) as a resource that is associated with an historic event or thematic activity of local significance; and therefore has significant cultural and historical value (Exhibit C). Furthermore, the designation of the Barn is consistent with County historic preservation policies, including Objective 5.20 of the General Plan: "To protect and where possible restore buildings, sites and districts of historic significance to preserve the cultural heritage of the community" (Exhibit D). Taking action to recommend the addition of Silva Ranch Barn to the Santa Cruz County Inventory of Historic Resources will ensure the preservation of the barn as an example of our agricultural history and the apple growing industry for future generations.

It is therefore RECOMMENDED that your Commission take the following actions:

1. Recommend, based upon the attached findings provided as Exhibit C, that the Board of Supervisors amend the County Historic Resources Inventory to include the Silva Ranch Barn (APN 107-361-09) as an NR-5 resource with the attached DPR form (Exhibit A); and
2. Recommend that the Board of Supervisors adopt the attached Notice of Exemption (Exhibit B); and
3. Direct staff to prepare a resolution with the appropriate recommendations to forward to the Board of Supervisors for final action.

Sincerely,



Annie Murphy  
Secretary to the Commission

**Exhibits**

- A. Historic Documentation Report
- B. CEQA Notice of Exemption
- C. Findings
- D. County Policies and Regulations for designating historic properties
- E. Location Map

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

**Application Number:** 181053

**Assessor Parcel Number:** 107-361-09

**Project Location:** The property is located on Hames Rd. approximately .5 miles north of the intersection with Freedom Blvd. in Corralitos. The barn is located several hundred feet down a dirt road on the right (south) side of Hames Rd. marked by the "Luz De Valle" sign and an entrance gate. There is no situs address.

**Project Description:** Application to amend the Santa Cruz County Inventory of Historic Resources to add the Silva Ranch Barn, APN 107-361-09 as a locally significant historic resource (NR-5).

**Person or Agency Proposing Project:** Karell Reader, property owner

**Staff Contact and Phone Number:** Annie Murphy: 831-454-3111

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
- E. ☒ **Categorical Exemption CEQA Guidelines Section 15308: Actions by Regulatory Agencies for Protection of the Environment.**

**F. Reasons why the project is exempt:** The proposal to designate the Silva Ranch Barn in Aptos (APN 107-361-09) as a historic resource in the Santa Cruz County Inventory of Historic Resources is categorically exempt under CEQA Section 15308, Actions by Regulatory Agencies for Protection of the Environment. The designation of the Silva Ranch Barn will ensure its protection as a historic resource. Pursuant to Chapter 16.42 of the Santa Cruz County Code, any proposal to alter, demolish or relocate a designated historic structure requires submittal of a historic preservation plan and discretionary review to ensure that any proposed project will protect the historic significance of the resource in accordance with the applicable criteria. In addition, any proposal to modify the structure would be subject to review under CEQA for compliance with the Secretary of the Interior Standards for the Treatment of Historic Properties.

Staff Planner: \_\_\_\_\_  
 Date: March 23, 2018





### Required Findings for Inclusions in the Historic Resources Inventory

The proposed designation of the Silva Ranch Barn as an NR-5 resource is consistent the required findings pursuant to 16.42.050(E) for adding properties to the County Historic Resources Inventory:

- (a) *That the proposed historic resource, or group of structures, or features thereof have significant cultural, architectural, or engineering interest or value of an historical nature, as defined in subsection (C) of this section.*

As provided in the documentation report, the Silva Ranch Barn has significant cultural and historical value, as it meets the criteria provided in SCCC 16.42.050(C) for designation as a historic resource: the over 100 year-old Silva Ranch Barn has retained its architectural integrity and historic value as a well-preserved example of a Western Gable Barn that has been in continuous agricultural use in its original location since its construction; and meets criteria 16.42.050(C)(3) as a resource that is representative of the local historic theme and agricultural way of life, specifically apple growing in Pleasant Valley.

- (b) *That approval or modified approval of the application to designate a historic resource is consistent with the purposes and criteria of the County's historic preservation policies set forth in this chapter, and the Historic Resources Policies of the General Plan.*

The designation of the Silva Ranch Barn as a resource of local significance (NR-5) is consistent with county policies and regulations regarding historic preservation. As is consistent with the General Plan Objective 5.20 "to protect and where possible restore buildings, sites and districts of historic significance to preserve the cultural heritage of the community," the designation of the Barn will preserve this well-maintained representation of our heritage that has remained in agricultural use for over 100 years. Taking action to add the Barn to the HRI as a historic resource is also consistent with General Plan Policy 5.20.2: "Maintain and update a County Historic Resources Inventory to describe those historic structures, objects, properties, sites and districts which have been designated by the Board of Supervisors for protection of their heritage values." As noted in finding (a) above, the proposed designation is also consistent with SCCC 16.42.050(C), Designation Criteria.





## **County Policies and Regulations for Designating Historic Properties**

Application #181053 to amend the Santa Cruz County Inventory of Historic Resources to add the Silva Ranch Barn as an NR-5 resource is consistent with policies and regulations in the Santa Cruz County General Plan and County Code pertaining to the designation of historic resources:

### **Santa Cruz County General Plan**

#### **Objective 5.20 Historic Resources**

To protect and where possible restore buildings, sites and districts of historic significance to preserve the cultural heritage of the community.

#### **Policy 5.20.2 Historic Resources Inventory**

Maintain and update a County Historic Resources Inventory to describe those historic structures, objects, properties, sites and districts which have been designated by the Board of Supervisors for protection of their heritage values.

### **Santa Cruz County Code**

#### **16.42.050 Historic resource designation.**

(A) Protected Historic Resources. The Santa Cruz County historic resources inventory shall consist of those structures, objects, properties, sites, and districts as designated by certified resolution of the Board of Supervisors and thereby incorporated by reference and made a part of this chapter, with subsequent amendments as provided for in subsection (E) of this section.

(B) Rating of Significance. For purposes of administering the historic preservation program, general public information, and to aid in the nomination of historic resources to the National Register, designated historic structures, objects, sites and districts shall be assigned a National Register (NR) Rating Code for historic significance based upon guidelines published by the United States Department of the Interior, National Park Service as follows:

- (1) NR-1. A property listed in the National Register of Historic Places.
- (2) NR-2. A property that has been determined to be eligible for listing on the National Register by the U.S. Department of the Interior.
- (3) NR-3. A property eligible, in the opinion of the County Historic Resources Commission, to be listed on the National Register of Historic Places.
- (4) 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.
- (5) NR-5. A property determined to have local historical significance.
- (6) NR-6. The County shall maintain a listing of those properties which have been evaluated and determined to be ineligible for designation as an historic resource based on the criteria in subsections (B) and (C) of this section and/or due to their deteriorated architectural integrity or condition. These properties shall be given a

rating of significance of NR-6. An NR-6 rated property is part of the historic resource inventory but is not subject to the provisions of this chapter. An NR-6 rated property may be reevaluated periodically.

(C) Designation Criteria. Structures, objects, sites and districts shall be designated as historic resources if, and only if, they 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.

(D) Inventory Amendment. Amendment to the Santa Cruz County inventory of historic resources shall be by certified resolution of the Board of Supervisors following the review and recommendation of the Historic Resources Commission. Actions of both bodies shall be taken following public hearing with public notice provided pursuant to SCCC 18.10.223. Any action to amend the inventory of historic resources to add or remove a structure, site, object or district shall be based on the criteria provided in subsections (B) and (C) of this section, and may be initiated by a property owner or their representative, the Board of Supervisors, the Historic Resources Commission, County staff or any member of the general public. Inclusions of new historic resources in the inventory shall be accompanied by a completed historic documentation report which includes a California Department of Parks and Recreation Historic Inventory Form to document the historic and architectural values of the designated resource.

(E) Findings Required. The following findings must be made for inclusion or deletion of properties from the Historic Inventory:

- (1) For Inclusion in the Historic Inventory.
  - (a) That the proposed historic resource, or group of structures, or features thereof have significant cultural, architectural, or engineering interest or value of an historical nature, as defined in subsection (C) of this section.
  - (b) That approval or modified approval of the application to designate a historic resource is consistent with the purposes and criteria of the County's historic preservation policies set forth in this chapter, and the Historic Resources Policies of the General Plan.
- (2) For Deletion from the Historic Inventory.
  - (a) That the proposed historic resource, or group of structures, or features thereof no longer have significant cultural, architectural, or engineering interest or value of an historical nature, as defined in subsection (C) of this section.
  - (b) That approval or modified approval of the application to delete a historic resource is consistent with the purposes and criteria of the County's historic

preservation policies set forth in this chapter, and the historic resources policies of the General Plan.

(F) Recording of Certified Resolution Establishing the Historic Resource Designation. Within 90 days after an historic resource has been included in the Santa Cruz County historic resources inventory by the Board of Supervisors, the Planning Director shall cause to be filed for record with the County Recorder a certified resolution establishing the historic resource designation specifying the names of the owners of record, a legal description of the property, a description of the historic resource and its historic and/or architectural value, and a statement that the historic resource so described is subject to the provisions of this chapter. A copy of the recorded certified resolution shall be sent to the property owner.

(G) Documents. Following the Historic Resources Commission's and Board of Supervisor's acceptance of an historical documentation report, three archival copies with original black and white photographs shall be submitted by the applicant and shall be placed on permanent file by staff with the Santa Cruz County Planning Department, the County Historic Museum and the UCSC McHenry Library, Special Collections.

(H) Pending Designations. Once an amendment to the Inventory of Historic Resources has been initiated to designate a property as an historic resource, no permit may be approved for any project affecting the historic resource on property until either:

- (1) Final action has been taken to reject the amendment; or
- (2) Approval of a historic resource preservation plan by the Historic Resources Commission has been obtained.



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.

OwnerApplicantName: Karell ReaderName: Fallin Steffen, M.P.S.  
Sequoia Preservation WorksAddress: P.O. Box 1164  
Idaho Springs, CO 80452Address: 529 Bellevue Street  
Santa Cruz, CA 95060Phone Number: N/APhone Number: 916.838.1595Email: readers@cruzio.comEmail: fallin.steffen@gmail.comAssessor's Parcel Number(s): 107-361-09Site Address: N/A, Structure is an auxiliary building associated with 1875 Hames Rd. Aptos, CA 95003Historic and/or Common Name: Silva Ranch BarnPresent Use: Animal feed & agricultural equipment storage      Proposed Use: SameType of Project

☐ Alteration      ☐ Sign Review      ☐ New Construction      ☐ Restoration  
☐ Relocation      ☐ Demolition with reconstruction      ☐ Historic Site Ground Disturbance  
☒ Historic Resource Designation

1. Please describe the proposed project.

Amend the Santa Cruz County inventory of Historic Resources to include the Silva Ranch Barn in Aptos, Ca.



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.**

Property Owner, Karell Reader, wishes to submit this application in order to amend the Santa Cruz County inventory of historic resources to include the Silva Ranch Barn so that it can be recognized, and endure, as an important piece of Santa Cruz County's farm history. Specifically, the owner is interested in accessing the protections proffered with addition to the inventory list so the barn can be recognized as historic and remain in its original, rural context.

**3. Please describe how the project will comply with the Historic Preservation Criteria contained in Section 16.42.060 of the Historic Resources Preservation Ordinance, or with Section 16.42.060(D), Inventory Amendment**

The Silva Ranch Barn meets the National Register criteria for listing as a NR-5S2 structure. It maintains a high degree of local historical significance because it is associated with the thematic activity and agricultural development of the Pleasant Valley region of Santa Cruz County (SC-C2). Due to its unbroken connection with the Silva family and the agricultural industries, specifically apples, that shaped Pleasant Valley in the early 20<sup>th</sup> century, the barn maintains a high degree of integrity in the areas of location, design, setting, materials, feeling, and association. It persists as an excellently preserved example of an early 20<sup>th</sup> century ancillary farm structure in its original, rural context in south Santa Cruz County.

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

Built between 1903-1904, the Silva Ranch Barn is a well-maintained representative example of a style that was popular for agricultural architecture on the Central Coast of California in the early 20<sup>th</sup> century. Known as a Western Broken Gable barn, it has a tall center bay constructed with a single, steep, front-facing gable flanked by two shorter side bays with lean-to roofs. The barn is clad in irregular, vertical, locally sourced redwood siding on each façade. The barn is situated on a raised, earthfast foundation in its original location and orientation on the Silva Ranch, which was established in 1883 by a Portuguese immigrant named Manual Joaquin Silva. Since Manual planted the first apple trees during the 'Apple Boom' in Pleasant Valley at the turn of the 20<sup>th</sup> century, the farm has remained in continuous operation by his descendants into present day. Although the apple industry in this area of Santa Cruz County is only a hint of what it once was, apples still comprise the main crop on the Silva Ranch. The barn endures as a functional architectural element on this historic apple farm.

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Signature of Owner or Authorized Agent

3/8/18  
Date





## Fallin Elizabeth Steffen

Address: 529 Bellevue St. Santa Cruz, CA 95060

Phone: 916.838.1595

Email: fallin.steffen@gmail.com

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### Experience:

- **Architectural Historian:** Holman & Associates Archeological Consultants (11/2016 - Present) Research buildings and/or parcels throughout the Monterey Bay Area to determine possible sub-surface cultural resources. Record buildings & structures using DPR523 series forms, and determine their current level of historic integrity. Monitor active construction sites during demolition or alteration, for the presence of archeological or architecturally historical materials. Conduct sub-surface auger testing to establish the presence of archeological materials in areas deemed archeologically sensitive.
- **Commissioner:** City of Santa Cruz Historic Preservation Commission (5/2016 - Present) Appointed by the City Council, the seven-person commission reviews plans and makes recommendations for upcoming residential, commercial and municipal projects that involve historic properties in Santa Cruz. Tasks include plan literacy and review, fostering effective communication between Public Works, Community Planning, architects and members of the public, public speaking and presentation.
- **Historic Preservation Specialist:** Sequoia Preservation Works (3/2016-Present) Various Historic Preservation services including general consulting, eligibility determinations, drafting State & National Register nominations and DPR523 records. Historic materials analysis including paint sampling and mortar analysis as well as preparing and presenting the accompanying reports.
- **Managing Conservator:** Cypress Building Conservation (1/2015 – 3/2016) Led a small team in creating a treatment plan for the conservation of a series of 19<sup>th</sup> and 20<sup>th</sup> century wallpapers for housing and eventual display within in the Historic New Orleans Collection. Led the same team on a restoration project of 19th century wooden, double-hung windows in order to explore the durability of commercial glazing compounds in the climatic conditions of New Orleans, LA.

### Education:

- **Graduate:** Tulane University, School of Architecture, LA 70118: Masters of Preservation Studies (Degree Complete 2015)
- **Undergraduate:** University of California at Santa Cruz, CA 95060: B.A., History of Art and Visual Culture, Emphasis in Religion (Degree Complete 2010)

### Professional References:

**John Schlagheck:** 831.239.0338 – Archeologist, Holman & Associates Archeological Consultants

**Courtney Williams:** 504.453.2194 - Owner, Cypress Building Conservation

**Cynthia Steward:** 504.615.8143 - Professor, Tulane University & Project Manager for Historic Mitigation, Louisiana Division of Historic Preservation

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

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_  
Reviewer \_\_\_\_\_

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code NR-5S2  
Date \_\_\_\_\_

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\*Resource Name or #: (Assigned by recorder) Silva Ranch Barn

P1. Other Identifier: N/A

\*P2. Location: **Not for Publication** ☒ **Unrestricted**

\*a. County Santa Cruz and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Watsonville West Date 1995 T 11S ; R 1E; Mt. Diablo B.M.

c. Address N/A City Aptos Zip 95003

d. UTM: Zone 10S, 604082 mE/ 4094097 mN

e. Other Locational Data: (APN: 107-361-09)

Directions: Traveling from Aptos on Freedom Blvd., make a slight left onto Hames Rd. and follow for approximately 0.5mi. A "Luz De Valle" sign and a power pole on the right-hand side of the road mark the entrance to the property. Go through the gate and follow the dirt road for several hundred feet through the orchard to the barn.

**\*P3a. Description:**

The Silva Ranch Barn is a Western Broken Gabel style barn, having a tall center bay constructed with a single, steep, front-facing gable flanked by two shorter side bays with lean-to roofs. It is an excellently preserved example of what was a popular style of agricultural architecture on the Central Coast of California in the early 20<sup>th</sup> century. The barn is situated on a raised, earthfast foundation in its original location and orientation. It endures as a functional element of the Silva Ranch, established in 1883. The barn is clad in irregular, whitewashed, vertical redwood siding on each façade. The historic shake roof is preserved beneath a corrugated metal roof. The placement of windows throughout the structure is irregular, and suggests several fenestration campaigns. Two small, non-contributing, detached additions were added around 1970 to aid in the commercial use of the building at that time. Two of the four large, sliding barn doors were reproduced in 2016 due to normal wear.



**\*P3b. Resource Attributes:**

NR-5S2, SC-C2

HP4-Barn, HP33-Farm/Ranch,

**\*P4. Resources Present:** ☒ Building  
Structure Object Site District Element  
of District Other

**P5b. Description of Photo:**

Principle façade; View looking NE

**\*P6. Date Constructed/Age and Source:**

☒ Historic Prehistoric Both

c. 1903-04 (estimated) / 115 years old

Source: Silva Family Oral History

**\*P7. Owner and Address:**

Karell Reader

PO Box 1164, Idaho Springs, CO 80452

**\*P8. Recorded by:**

Fallin Steffen, M.P.S.

Sequoia Preservation Works

529 Bellevue St. Santa Cruz, CA 95060

**\*P9. Date Recorded:**

09/04/2017

**\*P10. Survey Type:**

A reconnaissance survey was conducted to record the current

condition of the Silva Ranch Barn and determine its eligibility for inclusion on the Santa Cruz County Historic Resources Inventory.

**\*P11. Report Citation:** None.

**\*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): \_\_\_\_\_

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION HRI#  
BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Silva Ranch Barn  
Page 2 of 5

\*NRHP Status Code NR-5S2

- B1. Historic Name: Silva Ranch Barn  
B2. Common Name: Same  
B3. Original Use: Livestock housing/ Agricultural product & equipment storage  
B4. Present Use: Agricultural product & equipment storage  
\*B5. Architectural Style: Western Broken Gable Barn  
\*B6. Construction History:

The Silva Ranch Barn's estimated construction date is between 1903-1904. The six-light fixed windows on the northern sidewall of the barn were added after the initial construction date of the barn, however the exact date is unknown. The floor of the barn in the northern bay was graded from the eastern side entrance to allow for the storage of carriages between 1904-1920. The hayloft in the center bay was removed in the late 1950s when the barn was repurposed for commercial use. A cider pressing room and a cold storage room were constructed beside the eastern face of the barn, in the 1970s. Battens were added to the interior of the northern and central bays in 2014 to keep out unwanted debris. The right-most and central redwood alley doors located on the western face of the barn failed in 2016 and were subsequently replaced with exact replicas that were re-hung using the original hardware.

\*B7. Moved? ☒ No Yes Unknown Date: N/A

Original Location: N/A

\*B8. Related Features: None.

B9a. Architect: None.

b. Builder: Unknown.

\*B10. Significance:

Theme: Architecture

Area: Santa Cruz County

Period of Significance: 1903-2018

Property Type: Agricultural Applicable Criteria: NR-5S2, SC-C2, HP4-Barn, HP33-Farm/Ranch

The Silva Ranch Barn is an excellent example of a Western Broken Gable Barn. The Silva family has continuously preserved it in its primary agricultural context in Santa Cruz County since 1903. Manual Joaquin Silva, a Portuguese immigrant, purchased a portion of the former Rancho Corralitos from the Bernheim family for \$3000 on November 1st, 1883. Manual planted an apple orchard on his land shortly thereafter to benefit from the apple industry that was emerging as a lucrative crop in the Pleasant Valley. By the early 1900s, the largest fruit export from California was apples grown in the Pleasant and the Pajaro Valleys. Apples persist as the main agricultural crop produced on the Silva Ranch to present day, providing apples for Watsonville's S. Martinelli's & Company and several other local cider companies. --Continued on DPR523L: Continuation Sheet (page# 4 of 5)

B11. Additional Resource Attributes: None

\*B12. References:

Houser, Michael. "Anatomy of a Barn: Your Guide to Pacific Northwest Types, Styles, & Character Defining Features" 2016.

'Interviews with Karell Reader, Great-Granddaughter of Manual J. Silva' 2012-15.

Santa Cruz County Recorder, Deeds Vol. 38, pp.261-263

Santa Cruz Evening News. '100 Persons See Work of Conservation' 03/07/1939, p.2

B13. Remarks:

Property is zoned 'CA-P'

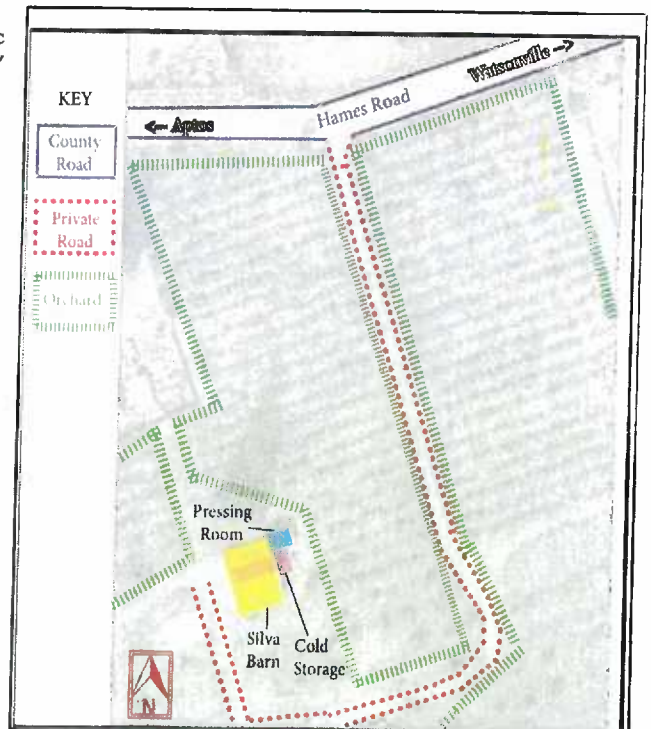
'CA' - Commercial Agriculture

'P' - Agricultural Preserve and Farmland Security.

\*B14. Evaluator: Fallin Elizabeth Steffen, M.P.S.

\*Date of Evaluation: 09/04/2017

(This space reserved for official comments.)





State of California C Natural Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
LOCATION MAP

Primary #  
HRI#  
Trinomial

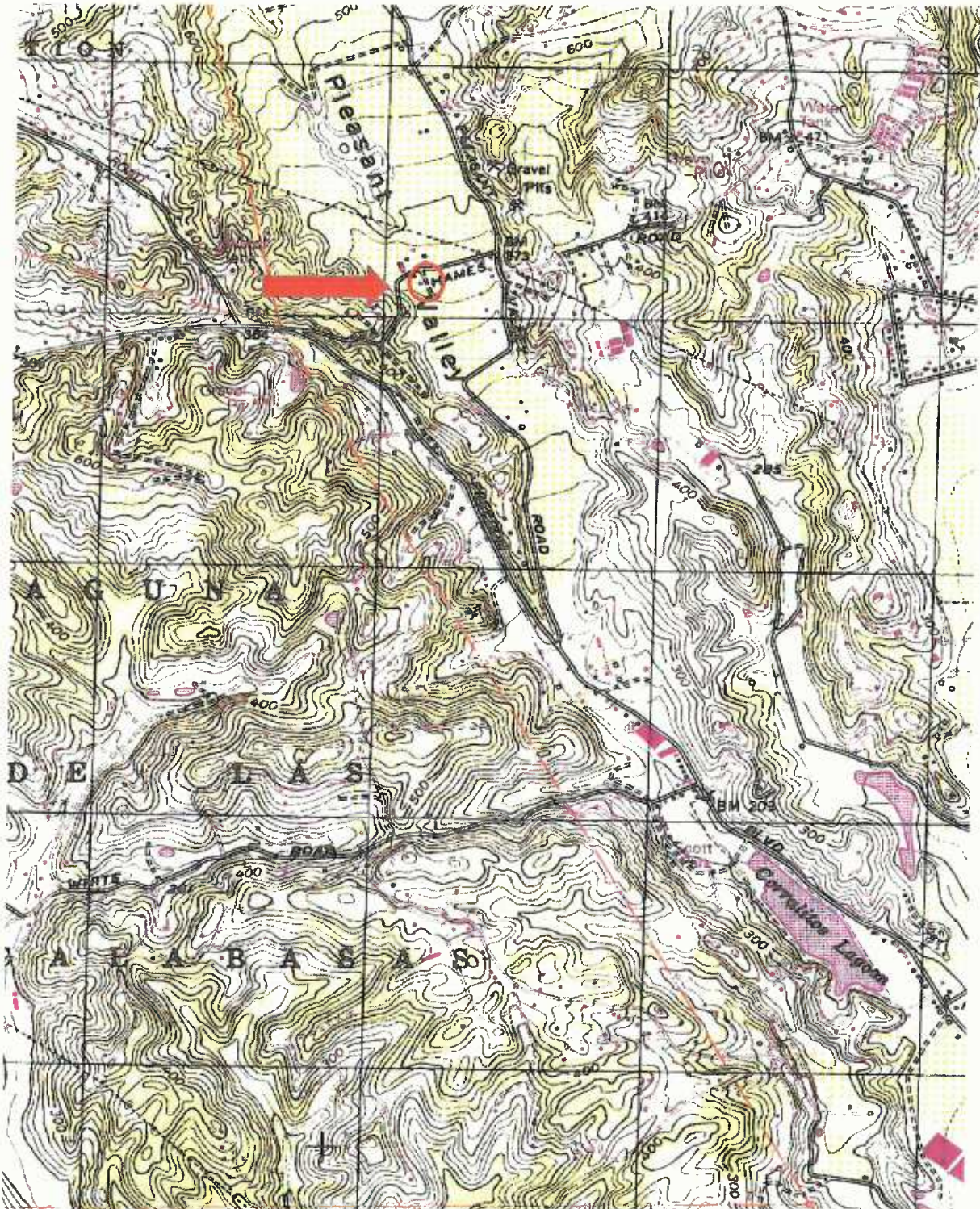
Page 3 of 5

\*Resource Name or # (Assigned by recorder): Silva Ranch Barn

\*Map Name: USGS Watsonville West

\*Scale: 1:24,000

\*Date of map: 1995





## CONTINUATION SHEET

Property Name: Silva Ranch Barn  
Page# 4 of 5

**Continued from DPR523B: Building, Structure & Object Report: (Page # 2 of 5)**

The period of significance of the Silva Ranch Barn is defined as 1903-2018 because the Silva family has employed the barn as a functioning, ancillary farm structure since its construction to the present.

As per the National Register of Historic Places criteria, the Silva Ranch Barn retains six out of the seven areas of historic integrity. The barn was constructed between 1903-1904 as shelter for the draught animals employed on the Silva Ranch, and also to provide storage for feed and tack. While it is no longer used for animal housing, it is still used to store feed and agricultural equipment. It remains oriented in its original location on the site, and thus maintains its working association with the rural, agricultural setting in which it was first constructed. The barn's design, massing and material construction of wide, locally milled redwood is consistent with other barns in Santa Cruz and Santa Clara counties from the same era, such as the Soquel Rancho Barn in Aptos and the Picchetti Ranch Barn in Cupertino, which is listed on the National Register of Historic Places. The unique raised wooden floor of the barn demonstrates its connection to the property by highlighting the difficulties encountered by flooding in the lower Pleasant Valley area prior to a two-channel perimeter drainage system installed by the W.P.A. in 1939. The Silva Ranch Barn maintains its integrity of association because the property on which the barn rests has been continuously owned, farmed, and inhabited by descendants of Manual J. Silva since he purchased the property in 1883.

The Silva Ranch Barn meets the National Register criteria for listing as a NR-5 structure. It maintains a high degree of local historical significance, SC-C2, because it is associated with the thematic activity and agricultural development of the Pleasant Valley region of Santa Cruz County. Due to its unbroken connection with the Silva family and the agricultural industries, specifically apples, that shaped Pleasant Valley in the early 20<sup>th</sup> century, the barn maintains a high degree of integrity in the areas of location, design, setting, materials, feeling, and association. It persists as an excellently preserved example of an early 20<sup>th</sup> century ancillary farm structure in its original, rural context in south Santa Cruz County.

## CONTINUATION SHEET

Property Name: Silva Ranch Barn

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West Facade, 2017.



South Facade, 2017.



East Façade, 2017.



Partial North and West Façades, 2017



Raised Foundation, West Façade, 2017  
DPR 523L (Rev. 1/1995)(Word 9/2013)



Detail: Original Alley Door Track & Hanger, 2017





1:4,816



March 10 2018

