



# 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, PLANNING DIRECTOR

September 20, 2018

**AGENDA: October 1, 2018**

## HISTORIC RESOURCE PRESERVATION PLAN REVIEW

**Applicant:**.....Patrick Sargent  
**Owner:**.....Patrick Sargent  
**Application No.:**.....181484  
**APN:** .....041-022-07  
**Situs:** .....8067 Aptos St., Aptos  
**Location:** .....Property is located at the northwest corner of Aptos St. and Bernal St.,  
approximately 110 ft. north of Soquel Dr. in Aptos  
**Historic Name:**..... Hernandez House  
**Rating:**..... NR-5

### Existing Site Conditions

**Parcel Size:** .....Approximately 3,976 sq. ft.  
**Use:**.....Residence

### Planning Policies

**Planning Area:**.....Aptos  
**Zone District:**.....SU-L (Special Use, Historic Landmark)  
**General Plan Land Use Designation:**....C-C (Community Commercial)  
**Coastal Zone:**.....No

## **I. PROJECT DESCRIPTION**

Application for a Historic Resource Preservation Plan (Plan) (Exhibits E and F) for alterations to a historically designated, approximately 1,089 sf. ft. Victorian residence in the Stick Style located at 8067 Aptos Street in Aptos. The residence is included in the County's Historic Resources Inventory with an NR-5 rating, meaning a resource of local historic significance.

As noted in the application, the purpose of the Plan is to rehabilitate the residence, preserving and repairing the historic materials damaged by a 2017 fire, reversing several non-compatible recent alterations including removal of several skylights, and replacing the 1950 rear addition with a new addition that is compatible with the design and materials of the historic residence. The garage/ storage shed

constructed in the 1960s or 1970s would be replaced with a new garage, utilizing a design and materials compatible with the historic residence. Fire-damaged historic exterior materials, including the siding, decorative wood shingles and wood trim under the roof eaves, would be restored where feasible, or replaced in kind where restoration is not feasible due to fire damage. To improve seismic resistance, new studs would be added to interior of the existing single wall construction, structural supports would be added to the existing ceiling framing, and new interior footings would be added to the existing perimeter foundation.

Proposed alterations include door and window replacements. At the front of the residence (west elevation), the newer projecting bay window would be replaced with a pair of single hung wood-frame windows, similar in design to the existing historic windows at the rear portion of the south elevation. The existing door and the damaged picture window would be replaced. At the south elevation facing Bernal St., the newer projecting bay window would be replaced with a pair of single hung windows, which according to the DPR form are the type of windows originally in that location. The existing side door would be replaced with a single hung window. At the north (interior side) elevation, the existing door would be removed and infilled with siding to match the existing siding. The pair of picture windows near the front would be replaced with a double hung window. The existing fire-damaged casement windows would be replaced with two double hung windows.

At the rear (east) elevation, the circa 1950 flat-roofed addition would be replaced with a new addition including a rear-facing gable roof. The rear 10 feet of the existing north wall would be demolished and reconstructed to accommodate the rear-facing gable roof design. The addition would be clad in siding to match the historic portion of the residence, with double hung wood frame windows similar in appearance to the windows proposed for the historic portion of the residence.

The existing garage at the rear of the property, estimated by historic consultant Anthony Kirk to have been constructed in the 1960s or 1970s, would be replaced with a new 240 sq. ft. garage.

The Plan is required to comply with Chapter 16.42 of the Santa Cruz County Code. The Plan requires review and approval by the Historic Resources Commission.

Staff Recommendation: Approval of the Historic Preservation Plan.

## **II. DISCUSSION**

### **A. Background and Site Description**

The residence at 8067 Aptos Street was constructed in approximately 1885 as part of the Hihn Subdivision, and is identified in the DPR form as one of the oldest residences in Aptos. The front (west elevation) of the residence faces Aptos Street, and the south side of the residence faces Bernal St.

As noted in the Inventory listing (DPR form) (Exhibit D), notable Victorian features include the channel rustic siding, decorative imbricated (overlapping) shingles, decorative king's post trusses under the roof gables, cross roof gables, and porch. The DPR form notes that recent alterations include projecting bay windows, skylights, a new landing, and replacement of the original balustrade. The DPR form notes that despite alterations, the house retains historic integrity.

As required by the County for this project, the applicant submitted a report prepared by a qualified historic consultant (Anthony Kirk), reviewing the proposed alterations for conformance with the Santa Cruz County Code (Exhibit E).

**B. Purview of the HRC**

Subsection 16.42.060(C) of the Santa Cruz County Code requires submittal of a historic preservation plan for alterations to a historic resource, complying with the criteria noted in Section C below. Your Commission is requested to consider the Historic Resource Preservation Plan (Exhibits E and F) to consider alterations to a designated historic resource, and consider the staff recommendation to approve the Plan. In so doing, your Commission will be considering the effect of the proposal on the historic integrity, significance, and setting of the existing historic resource. In order for your Commission to approve or conditionally approve the historic resource preservation plan, all of the required findings (Exhibit A) must be made.

**C. 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. Preserving the historic values of the resource would include ensuring that any proposed development protects the historic ratings, in this case an NR-5 rating, meaning a resource of local significance.

County Code Subsection 16.42.040(A) and Section 16.42.060 are applicable to the proposal. Subsection 16.42.040(A) states, in relevant part, that

"no 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 16.42.060(C)(1), Historic Preservation Criteria, requires that alteration of historic resources meet certain criteria. The report provided by Anthony Kirk reviews the proposed alterations for conformance with the Santa Cruz County Code Criteria for alteration. Exhibit B, Criteria for Alterations to a Historic Resource, provides a detailed review of the proposed project for compliance with requirements in the Santa Cruz County Code.

**III. CALIFORNIA ENVIRONMENTAL QUALITY ACT**

This project for rehabilitation of a historic resource is categorically exempt under the California Environmental Quality Act (CEQA) Section 15331, Historical Resource Restoration/ Rehabilitation. As indicated in the letter provided by Anthony Kirk, and as provided in the analysis below, the project is consistent with the Criteria in the Santa Cruz County Code for Alterations to a historic resource, which reflect the Secretary of the Interior Standards for the Treatment of Historical Properties for Rehabilitation. The project therefore complies with the Secretary of the Interior Standards. A CEQA Notice Exemption is provided (Exhibit C).

**IV. ANALYSIS AND CONCLUSION**

As indicated in the report from Anthony Kirk and as analyzed in Exhibit B, the proposed rehabilitation of this historic residence is consistent with Santa Cruz County Criteria for alterations to historic resources. The proposed Plan would repair the fire damage and restore the significant features of this historic 1880's Victorian residence. The removal of post-1980 incompatible alterations including the bay windows and skylights will help further to restore the historic character. The proposed alterations and new construction, including replacement windows, the replacement of the 1950 flat-roof rear addition with a new gable roof addition and the replacement of the 1960s- 1970s garage with a new garage, are compatible with the historic design and character of the historic residence.

With the recommended conditions of approval, the proposed Plan will help to preserve and restore this 1880s Victorian residence in the Hihn Subdivision for future generations as a reminder of its historic past. Based upon the attached plans (Exhibit F), the attached findings (Exhibit A) and with the recommended conditions of approval as provided below, the proposed work is consistent with the requirements of County Code and General Plan for alterations to historic resources.

#### V. RECOMMENDATION

Therefore, it is RECOMMENDED that your Commission approve attached CEQA Notice of Exemption (Exhibit C) and approve the Historic Resource Preservation Plan as submitted (Exhibits E and F), based upon the attached findings (Exhibit A), and the following Conditions of Approval:

1. If any artifact or other evidence of a Native American cultural site that reasonably appears to exceed 100 years of age or if human remains are exposed, activity shall cease and desist until an Archaeological Site Development Approval can be issued under County Code sections 16.40.040 and 16.40.050. If the site contains human remains, the Sheriff-Coroner will be notified.
2. An archaeological records search and site reconnaissance survey of the site shall be provided by qualified archaeologist and submitted with the building permit application.
3. Deteriorated historic features will be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature will match the old in design, texture, and where possible, materials.
4. In order to differentiate new construction from the original historic residence, the horizontal wood siding on the new addition and garage shall be six inches in width, contrasting with the original nine-inch wide historic channel rustic siding on the historic portion of the residence.
5. The building permit shall conform to the approved Historic Resource Preservation Plan and shall be submitted to historic resources planner to review for conformance with approved Historic Resource Preservation Plan prior to issuance.
6. A landscape plan shall be submitted to the County historic resources planner for review, to ensure that the site is sufficiently landscaped to provide an appropriate setting for the Victorian residence.

Action Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

ACTION:   Ayes       \_\_\_\_\_  
              Noes       \_\_\_\_\_  
              Absent     \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Annie Murphy  
Secretary to the Commission

Exhibits

- A. Findings
- B. Criteria for Alterations to a Historic Resource
- C. CEQA Notice of Exemption
- D. Historic Resources Inventory listing/ DPR form for the subject site
- E. Applicant's Historic Preservation Plan Application
- F. Project Plans
- G. Photographs of the property, including Google Earth photos from July 2017, post-fire photos from 2018, and photos from 1975 and 1980





### **Historic Development Findings**

*1. The Historic Resource Preservation Plan is consistent with the purposes and goals of County Code Chapter 16.42 and the County General Plan.*

The Historic Resource Preservation Plan submitted is consistent with the policies of the General Plan and Chapter 16.42 of the County Code. The proposed repair and rehabilitation restores the historic character and preserves the historic residence. As such, the Plan protects the historic significance and the NR-5 rating of the resource.

*2. The Historic Resource Preservation Plan is in conformance with the requirements of Chapter 16.42 of the County Code.*

The Historic Resource Preservation Plan submitted is in conformance with the requirements contained in the ordinance, including criteria in Chapter 16.42 for alterations to historic resources. The proposed addition and new garage are compatible with the historic character of the residence.

*3. The Historic Preservation Plan will preserve and maintain the cultural and historical heritage of the County and/or further cultivate the knowledge of the past.*

The Historic Resource Preservation Plan protects the historic integrity of the residence by preserving and restoring the historic character and important historic features, repairing the extensive fire damage, and removing incompatible alterations, to ensure the continued existence and preserve the historic value of this 1880's Victorian residence in the Hihn Subdivision in Aptos for future generations.





**CRITERIA FOR EXTERIOR ALTERATION OF A HISTORIC RESOURCE**  
**Santa Cruz County Code Chapter 16.42.060(C)(1)**

*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 is proposed to the use. The property will continue to be used as a residence, consistent with its originally intended purpose.

*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 Historic Resources Inventory listing (DPR form) describes the house as a Victorian Stick-Style residence, with architectural elements classifying the residence as a Victorian, including the channel rustic wood siding, decorative imbricated (overlapping) shingles, decorative trim, wide water table, king's post trusses under the roof gables, cross roof gable form, and porch. The proposed restoration will repair the distinctive historic features that have been damaged by fire, including the siding, overlapping shingles, and king trusses, replacing in kind where fire damage is too severe.

*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 design and materials of the proposed alterations are compatible with the historic residence and do not seek to create an earlier or later appearance.

*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.*

The proposed rehabilitation will replace the circa 1950 rear addition, and replace a garage estimated to have been constructed in the 1960s or 1970s. The rear addition and garage are not identified in the DPR form as having acquired historic significance. The historic consultant specifically notes that the 1950 addition is incompatible with the Victorian residence. The Plan would also remove several recent alterations to the historic residence, replacing three bay windows with windows flush to the walls and removing several skylights. The bay windows and skylights are specifically identified in the DPR form as recent alterations, with the DPR form noting that the house still possesses integrity "despite the recent changes." Removal of the skylights and replacement of the projecting bay windows will help to restore historic integrity to the residence. The Plan would replace other older windows on the residence, many of them damaged by fire or dry rot, with new windows. Although the design of several of these windows would be modified, the DPR form does not identify any of the existing windows as distinctive historic features, and the consultant notes that none of the remaining windows are original.

*5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.*

As noted above, the proposed rehabilitation will restore or replace in kind distinctive or character-defining features, including the channel rustic siding, distinctive overlapping shingles and king trusses under the roof eaves, and the front porch.

*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.*

As noted, distinctive materials including siding and overlapping shingles will be restored where feasible. Where replacement of materials is necessary due to fire damage, the design, materials and color of the replacement materials shall match the existing. Siding and shingles will be milled to match the original. No replacement of missing architectural features is proposed.

*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.*

The site is within a mapped archaeological resource area, and the project involves ground disturbance. As required by the Santa Cruz County Code, an archaeological records search and site reconnaissance survey of the site shall be prepared by qualified archaeologist and submitted with the building permit application. In addition, if any artifact or other evidence of a Native American cultural site that reasonably appears to exceed 100 years of age or if human remains are exposed, activity shall cease until an Archaeological Site Development Approval can be issued.

*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 1950 addition and 1960s-1970s garage which are proposed to be replaced do not contribute to the historic significance of the property. The proposed new addition and garage would be compatible with the size, scale, color, and character of the property. New materials will be compatible with existing historic materials, including use of horizontal wood siding, and wood sash windows. The rear addition is located in the same footprint as the 1950 addition and would not alter the size of the residence. The new garage is similar to the size and configuration of the 1960s-1970s garage/ storage shed being replaced and is compatible with the size and scale of the existing residence.

*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 proposed rear addition will not impair the essential form and integrity of the residence. Although the rear addition will change the roof form at the rear from a flat roof to a rear-facing gable roof, the

## EXHIBIT B

flat roof of the existing rear addition is not considered to be compatible with the historic character of the Victorian residence. The new rear-facing gable roof will extend the existing cross-gabled roof form and will repeat the design and materials of the existing structure to ensure compatibility. The new addition will be located in the same footprint as the 1950 addition. Similarly, the new garage will be constructed in the same location as the 1960's-70's garage, with a slightly larger footprint, and the residence will remain prominent. To allow the new addition and garage to be identified as recent additions, staff recommends as a condition of approval that the siding on the addition and garage be narrower than the siding on the historic portion of the residence.



# 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: 181484

Assessor Parcel Number: 041-022-07

Project Location: 8067 Aptos St., Aptos CA 95003

**Project Description:** Consider a Historic Resource Preservation Plan application to repair and rehabilitate a fire-damaged historically designated Victorian residence (NR-5) located at 8067 Aptos St. in Aptos. Alterations include window replacement, reconstruction of a non-original rear flat-roof addition (195 sf), and replacement of an existing non-original storage shed/ garage with a new 240 sf garage. The Historic Preservation Plan requires a public hearing and approval by the Historic Resources Commission.

**Person or Agency Proposing Project:** Patrick Sargent, 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 15331: Historical Resource Restoration/ Rehabilitation**

F. **Reasons why the project is exempt:** This project for rehabilitation of a historic resource is categorically exempt under CEQA Section 15331, Historical Resource Restoration/ Rehabilitation, as the project follows the Secretary of the Interior Standards for the Treatment of Historical Properties for Rehabilitation. As the project conforms to the Secretary of the Interior Standards, the project does not have the potential to cause a substantial adverse change in the significance of a historic resource and the exception noted in 15300.2(f) pertaining to historic resources does not apply.

Staff Planner: \_\_\_\_\_

Date: September 21, 2018

*Annie Murphy*



State of California — The Resources Agency		Primary #
DEPARTMENT OF PARKS AND RECREATION		HRI #
PRIMARY RECORD		Trinomial
		NRHP Status Code 5
Other Listings		
Review Code	Reviewer	
Date		

Page of

\*Resource Name or #: 8067 Aptos Street

P1. Other Identifier: Hernandez House

\*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: 1994 Revised T 11S R 1E

M.D. B.N

c. Address: 8067 Aptos St

City: Aptos

Zip: 95003

d. UTM: Zone: 10S ;

598114 mE/ 4092631

mN

(G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:  
 Parcel # 04102207

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

## CONTRIBUTING BUILDING (NR 5D)

The Hernandez House, constructed circa 1885, is located at 8067 Aptos Street and is an example of a restrained Victorian house designed in the Stick style. The mass of this building is contained within what was originally a square floor plan, but now is somewhat irregular in shape. Architectural elements that classify this building as Victorian include decorative shingle imbrications, decorative king's post trusses, cross or intersecting gables, and a porch.

The main façade, or southwest elevation, fronts Aptos Street. Originally resting upon a mudsill foundation, this house now rests atop a new concrete block foundation and is covered by a multi-gable roof sheathed in wood shake shingles. In addition to Channel Rustic siding, decorative trim in the form of a wide frieze and a water table accentuate the walls of the house, as does the wide architrave trim surrounding all doors and windows. Projecting toward Aptos Street from the main body of the one-story building is a wing that is fenestrated by a sixteen-lite window that was originally flush with the wall of the building, but now is set in a bay window projection. To the east of the building is a smaller room defined by a stained glass window and shed roof. To the

(Continued page 2)



south of the projection running perpendicular to Aptos Street and parallel to Sernal Street is a porch that defines the southeast elevation. Sheltered beneath the porch are two entrances to the house. The current owner recently replaced the balustrade on the front porch. Following the front porch is another bay window filling an opening that once contained a pair of one-over-one, double-hung wood sash windows. The next part of the building is stepped back from the main elevation and displays a pair of one-over-one, double-hung wood sash windows. Located to the rear of the building are two subsequent additions.

Alterations to the house include: the addition of a concrete block foundation, bay windows, skylights, a new landing on the southeast elevation and the replacement of the original balustrade with the new. All changes were made recently by the current owner.

Some of the historic residential buildings within the neighborhood have been converted into office or business space. The housing stock is a mixture of historic and new construction. The Works Progress Administration (WPA) installed the sidewalks and curbing (1940) located throughout the neighborhood. Historic vegetation permeates the neighborhood in conjunction with non-historic vegetation. Despite the new construction, this small, primarily residential neighborhood still possesses a sense of place.

Overall, this house possesses integrity of location, setting, design, feeling, association, workmanship, and materials as it remains true to its historic design and appearance despite the recent changes. It is also a contributing resource to the Aptos Village Historic District.

#### History

The house located at 8067 Aptos Street was constructed on Lot 2 of Block A of Hihn's subdivision sometime between 1884 and 1888. By 1893, it was owned by Mrs. Alice Hernandez who used it as a rental property. In 1923, the house appears to have been owned by the Wikkerink family who sold the property to Matt and Claudia Oreamuno. Matt Oreamuno worked for the railroad and had lived in Aptos since at least 1914. The Oreamunos moved to this location from 8024 Soquel Drive, now known as the Johnston house. After purchasing the house, the Oreamunos remodeled the house at 8067 Aptos Street.

Charles W. Horstman moved to Aptos from Valencia in 1913, and lived at 502 Trout Gulch Road. By the late 1920s, Charles's son Jesse was living at that address, and Charles had moved to 8067 Aptos Street. Charles Horstman was a Justice of the Peace and later a notary public. Horstman was involved in construction. By the 1950s, Velea D. Burgess owned the subject house.

#### Sources

##### Map of the Town of Aptos

n.d. Annotated copy of original Santa Cruz County Recorded Map 37:2. On file at UCSC Map Room.

n.d. Annotated copy of original Santa Cruz County Recorded Map 37:2. On file at UCSC Map Room, Hihn Map #18.

##### Sanborn Fire Insurance Maps

1888- Aptos.

1929

##### Santa Cruz County

n.d. Assessor's Map, T11S, R1E, Sec 18, [after 1945].

##### Santa Cruz News

1923 Much Activity Reported in Aptos. 9 March.

##### Santa Cruz Sentinel

1929 Interesting History of Aptos and Its Development. 17 May.

##### U. S. Population Census

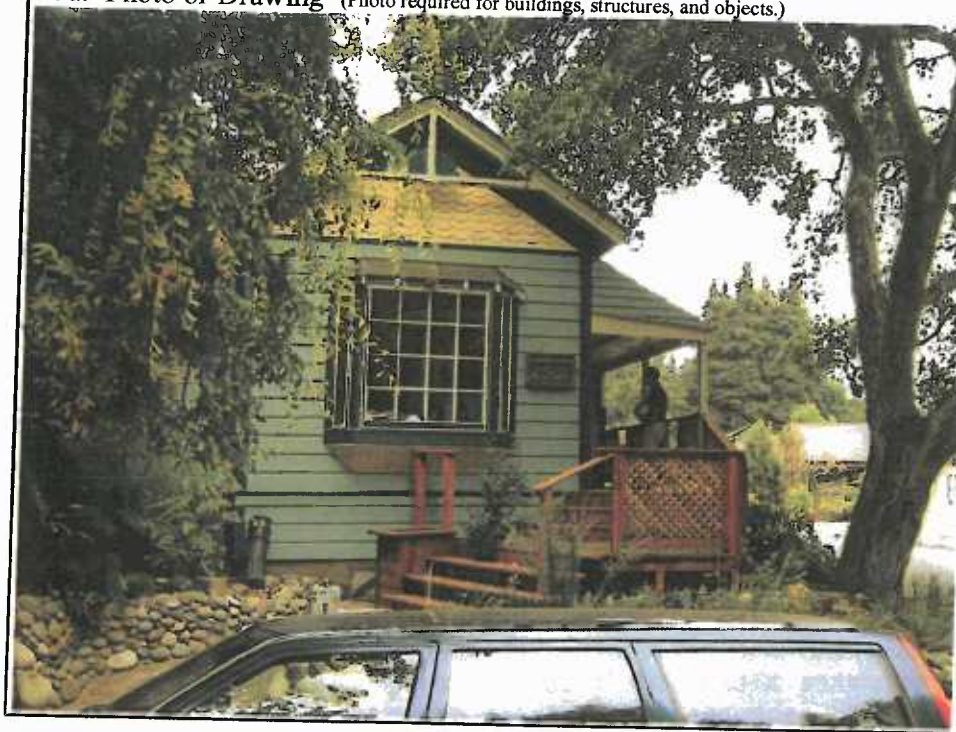
1930 Aptos.

\*P3b. Resource Attributes: (List attributes and codes) HP 2

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object

☐ Site ☐ District

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



P5b. Description  
of Photo: (View,  
date, accession #)  
July 2008

\*P6. Date  
Constructed/Age  
and Sources:  
c.1885

\*P7. Owner and  
Address:  
Richard Schmalz  
8067 Aptos St  
Aptos, Ca

\*P8. Recorded by:  
(Name, affiliation, and  
address)  
Kara Osterhous  
Dill Design Group  
110 North Santa Cruz  
Ave  
Los Gatos, Ca  
95030

\*P9. Date Recorded: 06/02 Rev 3/7/03

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Dill 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 Station Record ☐ Rock Art  
Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List):  
DPR 523A (1/95)

HISTORIC RESOURCES INVENTORY

Ser. No. 70  
HABS HAER Loc SHL No. NR Status 5  
UTM: A 10/598077.4092659 C   
B  D

IDENTIFICATION

1. Common name:
2. Historic name: Hihn - Aptos Subdivision
3. Street or rural address: 8067 Aptos Street  
City Aptos Zip 95003 County Santa Cruz
4. Parcel number: 041-022-07
5. Present Owner: SCHMALE, RICHARD Address: 8067 APTOS ST.  
City APTOS CA Zip 95003 Ownership is: Public  Private X
6. Present Use: Residence 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 is a cross-gable structure with additions in the rear. One of the oldest homes in Aptos, the building has had a number of alterations. The front facing gable has had the doorway changed to a squared projecting bay window. The entrance along side goes into the cross gable. A shed roof covers the porch and is supported by three columns. On the rear, an older addition has been added to with a newer addition. Both are square in form, the older one being slightly taller and sheathed in horizontal siding to match the house. The more recent addition is sheathed in plain board and has a very different fenestration pattern. The other wing of the house is without windows on the front. The house sits on a narrow lot behind very large trees with dense planting of Calla Lillies and other low flowers and bushes. The foliage is so dense that it almost totally obscures the house. The pitched roofs are covered in shingles, the later addition is a flat roof and the material is unknown.



Construction date:  
Estimated 1885 Factual   
Architect Unknown  
Builder Unknown  
Approx. property size (in feet)  
Frontage 40 Depth 96  
or approx. acreage 3800 #  
Date(s) of enclosed photograph(s)  
May 1986



**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: Patrick Sargent  
 DBA: STRATEGIC Builders llc.

Address: 819 Persimmon Ave.  
Sunnyvale Ca 94087

Phone Number: 408 440 9022

Applicant

Name: PATRICK SARGENT

Address: 879 Persimmon Ave.  
Sunnyvale Ca, 94087

Phone Number: 408 440-9022

Assessor's Parcel Number(s): 041-022-07

Site Address: 8067 Aptos St, Aptos, Ca 95003

Historic and/or Common Name: \_\_\_\_\_

Present Use: 2 bed, 1 bath Home

Proposed Use: 2 bed, 2 bath Home

Type of Project

☐ Alteration

☐ Sign Review

☐ New Construction

☒ Restoration - FIRE

☐ Relocation

☐ Demolition with reconstruction

☐ Historic Site Ground Disturbance

☐ Historic Resource Designation

1. Please describe the proposed project.

Please See Attachment  
For Answers 1-4.

Thank you.

**1) Describe proposed project: Fire Restoration**

- a) Interior: sheetrock, insulation, electrical, plumbing, roofing, framing, HVAC, windows, cabinets, paint, etc.
- b) Add full bathroom #2, *in existing envelop* (Not an addition). Tub/shower, single vanity.
- c) Eliminate damaged, added exterior bedroom doorway from porch, replace with "window over window", SH to match new windows to be installed. Remove existing "shed" and replace with 12x20', single car garage with apron - (OPTIONAL/PROPOSED)
- d) Change damaged bay windows to "pair of one-over-one" S/D hung windows, as noted in the Primary Record, (Attached, page 2).
- e) Change damaged *flat rear roof assembly* to a "Gabled (2/12 pitch)", which will support the "Cross gabled structure design" as noted in the Historic Resources Inventory, description of Present Physical appearance, (Attached, line 1).
- f) Close/remove skylight assemblies, repair accordingly.
- g) Remove and replace, 2 glass panes above bath tub and close accordingly, exterior: match siding.
- h) Remove and replace, added bathroom door which exits to outside. Close off accordingly, exterior: match shiplap siding. Interior: Sheetrock/paint etc.
- i) Rear fence, stain & repair as needed.
- j) Remove and replace porch roofing assembly and some damaged decking.
- k) Remove and replace burned/damaged siding with matching shiplap siding
- l) Landscape: Historical vegetation in conjuncture with non-historic vegetation permeates the neighborhood.

**2) Explain reason for this project: Fire Restoration.**

**3) Describe how this project will comply with HPC contained in section 16.42.060, etc.:**

- a) The 8067 Aptos Street project will comply with the Historic Preservation Criteria contained in Section 16.42.060 of the Historic Preservation Ordinance *by addressing* several "added, Non-period correct features" *while* completing the extensive Fire Restoration as described above.

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

- a) The Architecture style: Victorian including decorative shingle imbrications, decorative king's post trusses, cross gables and a porch per "Primary Record", attached.

*Anthony Kirk, Ph.D.  
420 Alberto Way, No. 36  
Los Gatos, CA 95032  
408-827-4959*

26 June 2018

Patrick Sargent  
879 Persimmon Avenue  
Sunnyvale, CA 94087

Dear Mr. Sargent:

On 29 May of this year, I surveyed the house at 8067 Aptos Street, Aptos, California, and conducted research on its history (figures 1-2). I subsequently reviewed your plans for rehabilitation of the residence, which was damaged by a fire in November 2017. This modest Victorian-era house faces southwest by south, or south as it is designated in this review for simplicity and clarity, toward Aptos Street. It appears in the earliest Sanborn Map Company sheets for the community of Aptos, dated May 1888. It stood, as it does today, on a corner lot facing the Southern Pacific Railroad, with Castro Street, which was later renamed Bernal Street, running along the eastern border of the parcel. At that date the front porch was located on the west side of the house, facing the railroad tracks. The porch remained on the west side until sometime after June 1928, when the house was remodeled and the porch moved to the east side. Over the years other alterations were made to the house, including the installation of skylights in the roof and the replacement of original windows with canted bay windows on the east, west and south side. An 8-by-24 hipped-roof addition, with T1-11 siding, was built at the rear of the house in 1950, according to the Residential Building Record for the property. At an unknown date, the original wood shingles were removed from the house and the southern block roofed with shakes and the northern block with composition shingles. None of the windows in the house date to its original construction.

Your proposed plans call for a variety of alterations, which appear to be consistent with the criteria of section 16.42.060(C) of the Santa Cruz County Code. The doors on the west side and the north side of the porch will be removed, as will the French door on the west side of the house, none of which is original or architecturally or historically significant. Channel-rustic boards, of the same type and dimension as the original channel-rustic boards used as siding on the house, will be employed as wall cladding where the doors are now located. A new door will replace the old damaged door on the north side of the porch. It will be architecturally compatible with the house. The water-heater-closet door on the north side of the house, which has been damaged by dry rot, will also be replaced. The cant-bay windows on the east, west, and south sides, will be removed and replaced with one-over-one single-hung wood-sash windows. The large casement windows and fixed windows on the west side will be replaced by one-over-one single-hung wood-sash windows. Other windows in the house, none of which are

original, will also be replaced with single-hung or fixed wood-sash windows. Where large windows are replaced by smaller windows, the openings will be filled with channel-rustic siding. All skylights will be removed from the roof, which will be finished with composition shingles. The 1950 8-by-24-foot addition on the north side of the house, which is sided with T1-11 plywood, will be removed and an addition of the same size, with channel-rustic siding, constructed. Although the addition is more than fifty years old, it is incompatible with the house and is neither architecturally nor historically significant. The gabled roof will extend over the original shed-roofed northern block of the house. It will also be finished with composition shingles.

The proposed work appears to consistent with Section 16.42.060(C) of the Santa Cruz County Code. The primary elevation of the house can be clearly seen from Aptos Street. In this view, the proposed gabled roof at the rear will not be visible. The gabled roof will allow for the construction of an integrated addition that will greatly improve the appearance of the structure.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Anthony Kirk". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Anthony Kirk, Ph.D.



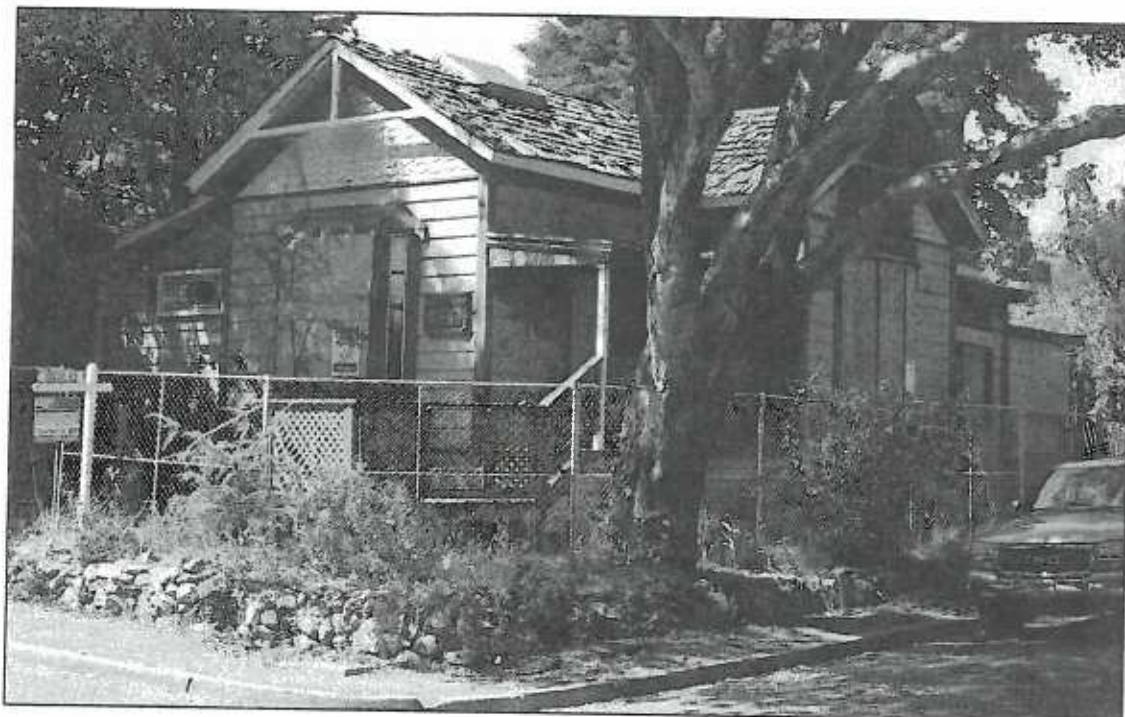


Figure 1. Looking northwest at south and east sides, 29 May 2018.

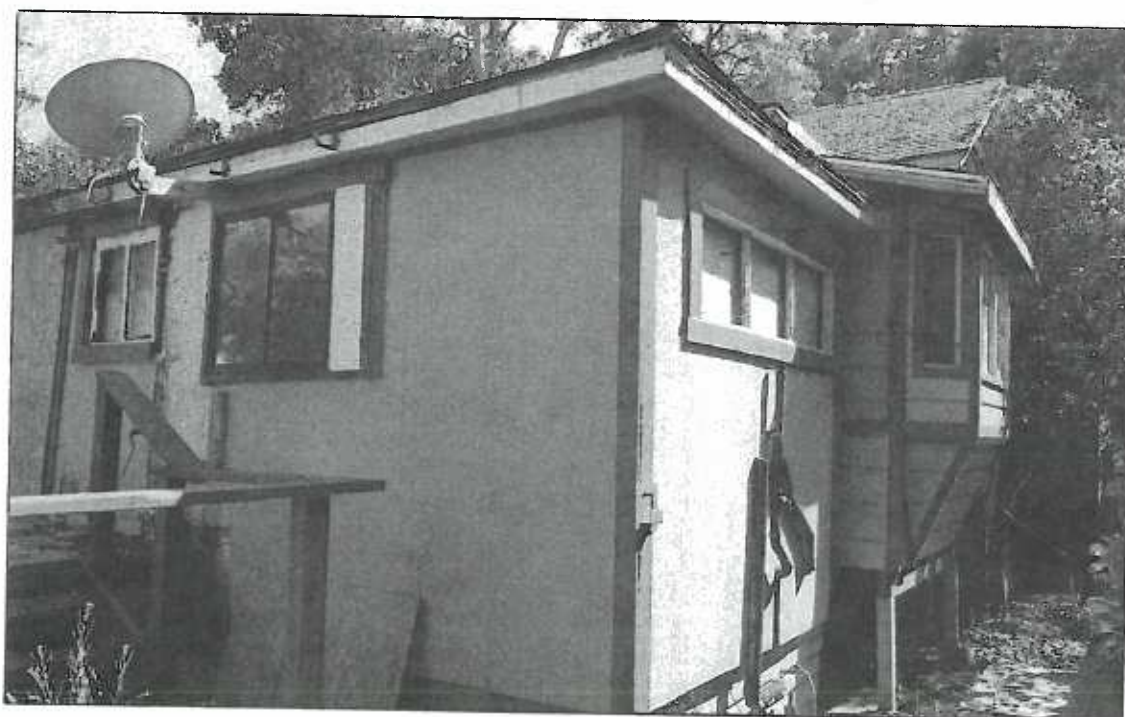


Figure 2. Looking southeast at north and west sides, 29 May 2018.



*Anthony Kirk, Ph.D.  
420 Alberto Way, No. 36  
Los Gatos, CA 95032  
408-827-4959*

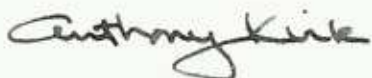
27 July 2018

Patrick Sargent  
879 Persimmon Avenue  
Sunnyvale, CA 94087

Dear Mr. Sargent:

I have received your question about the door on the north side of the porch at 8067 Aptos Street, Aptos, California. In my opinion the door does not date to the time the porch was constructed, but was added at a significantly later date, presumably by the previous owner. In my opinion it can be removed at your discretion. This action will have no effect on the architecture of the house, which will maintain its integrity.

Sincerely yours,

A handwritten signature in dark ink that reads "Anthony Kirk". The signature is written in a cursive, flowing style.

Anthony Kirk, Ph.D.





Google Maps

8000 Aptos St

8067 Aptos St., Front (west) elevation, prior to fire damage

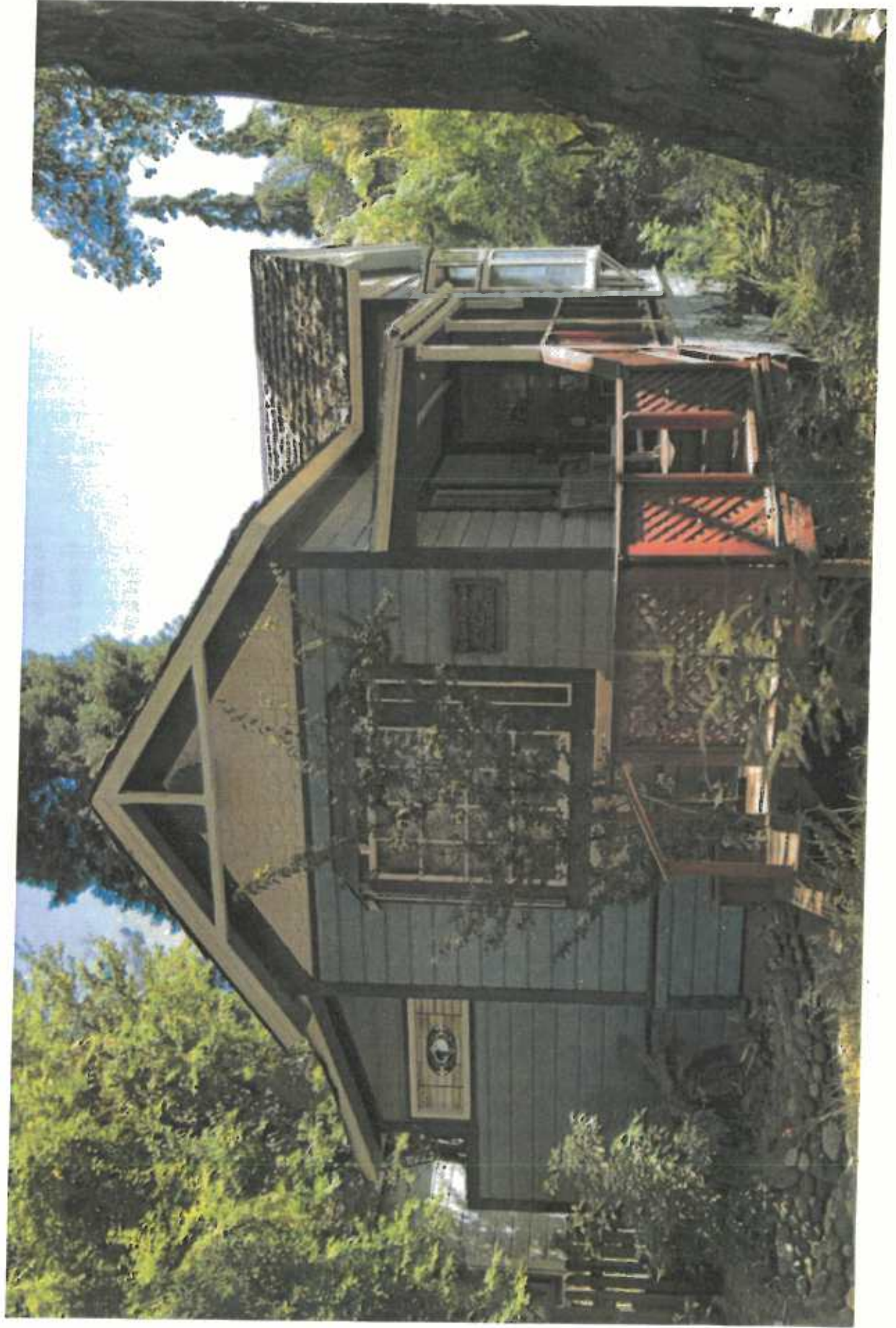


EXHIBIT G



Google Maps 402 Bernal St

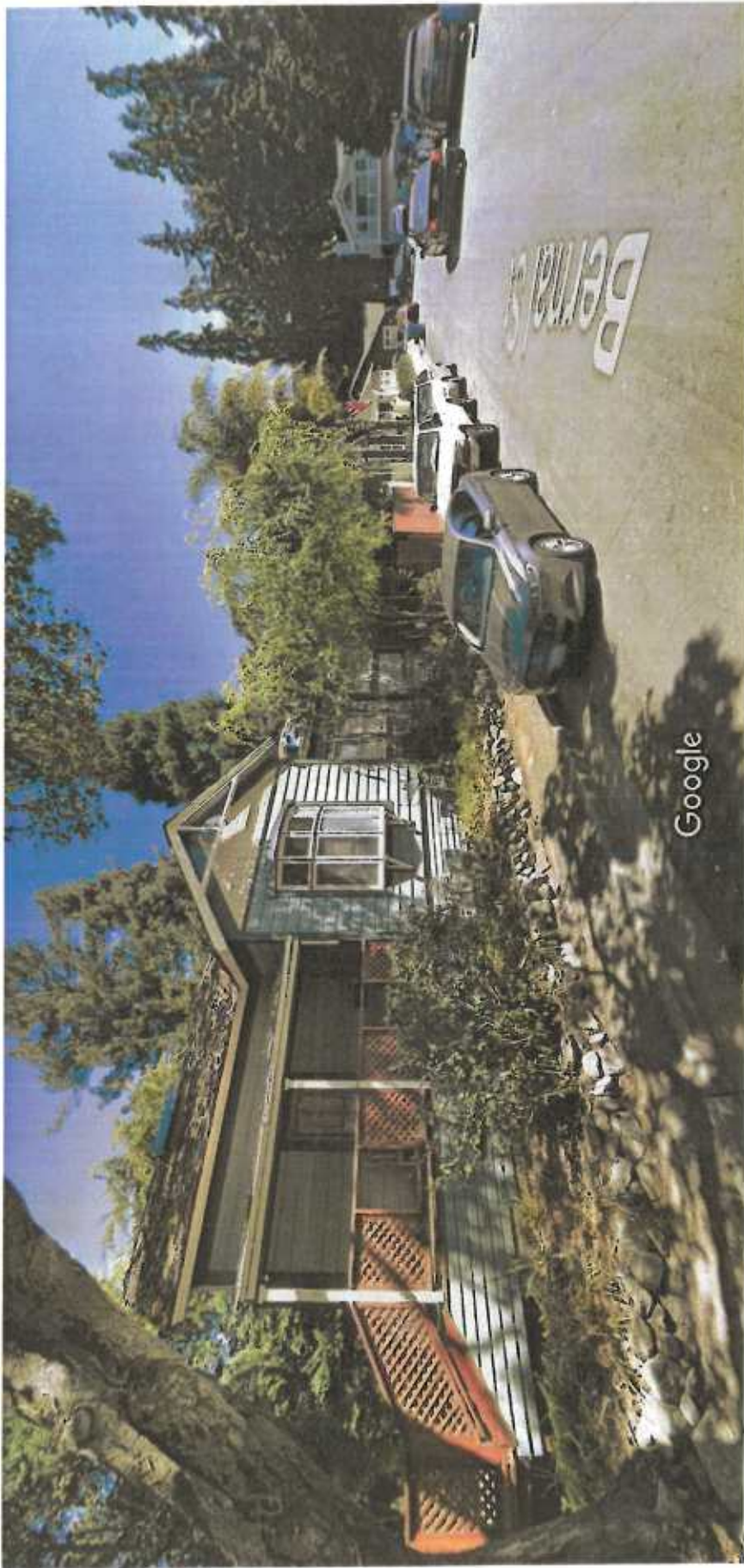
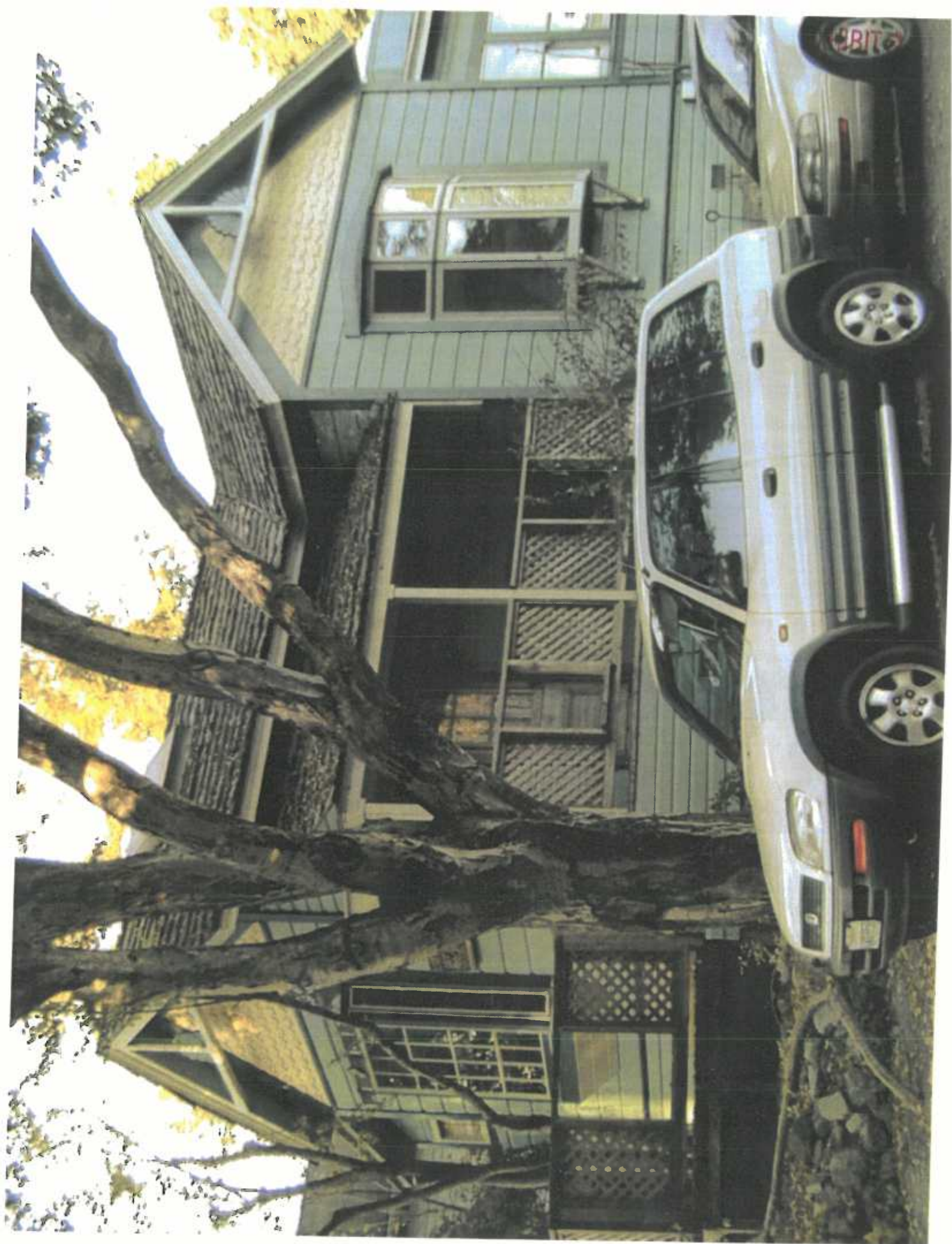


Image capture: Jul 2017 © 2018 Google

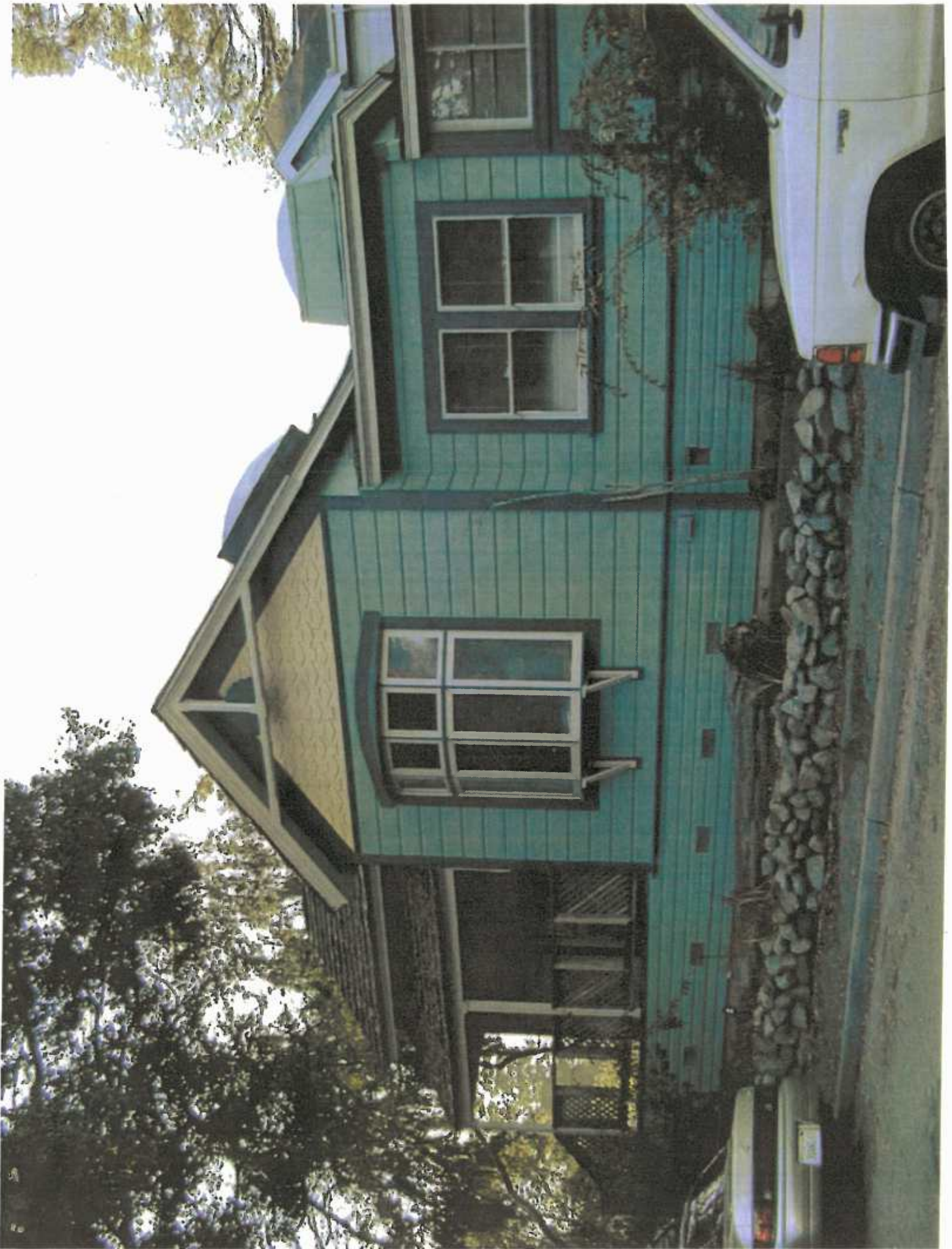
Aptos, California  
Google, Inc.

Street View - Jul 2017





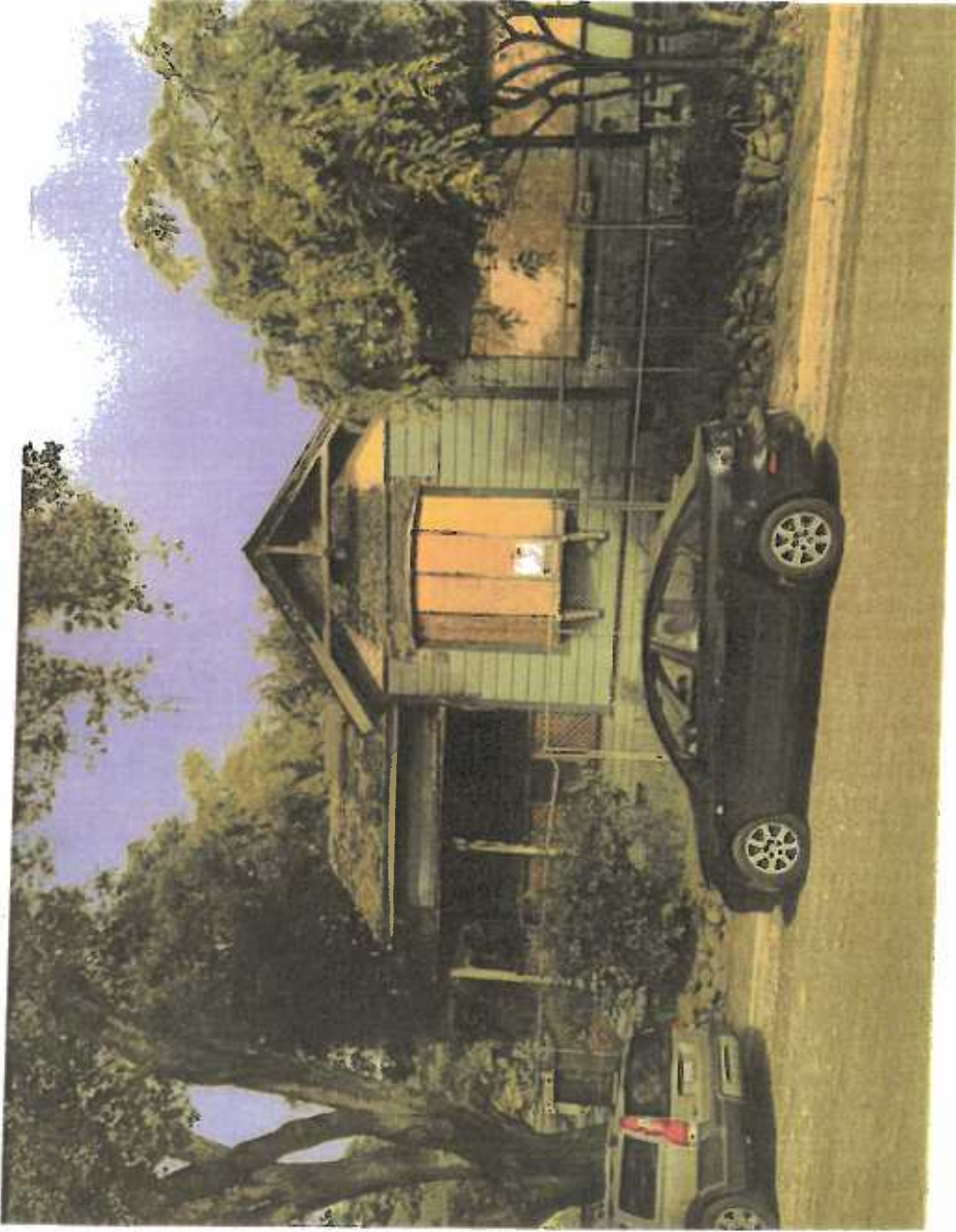






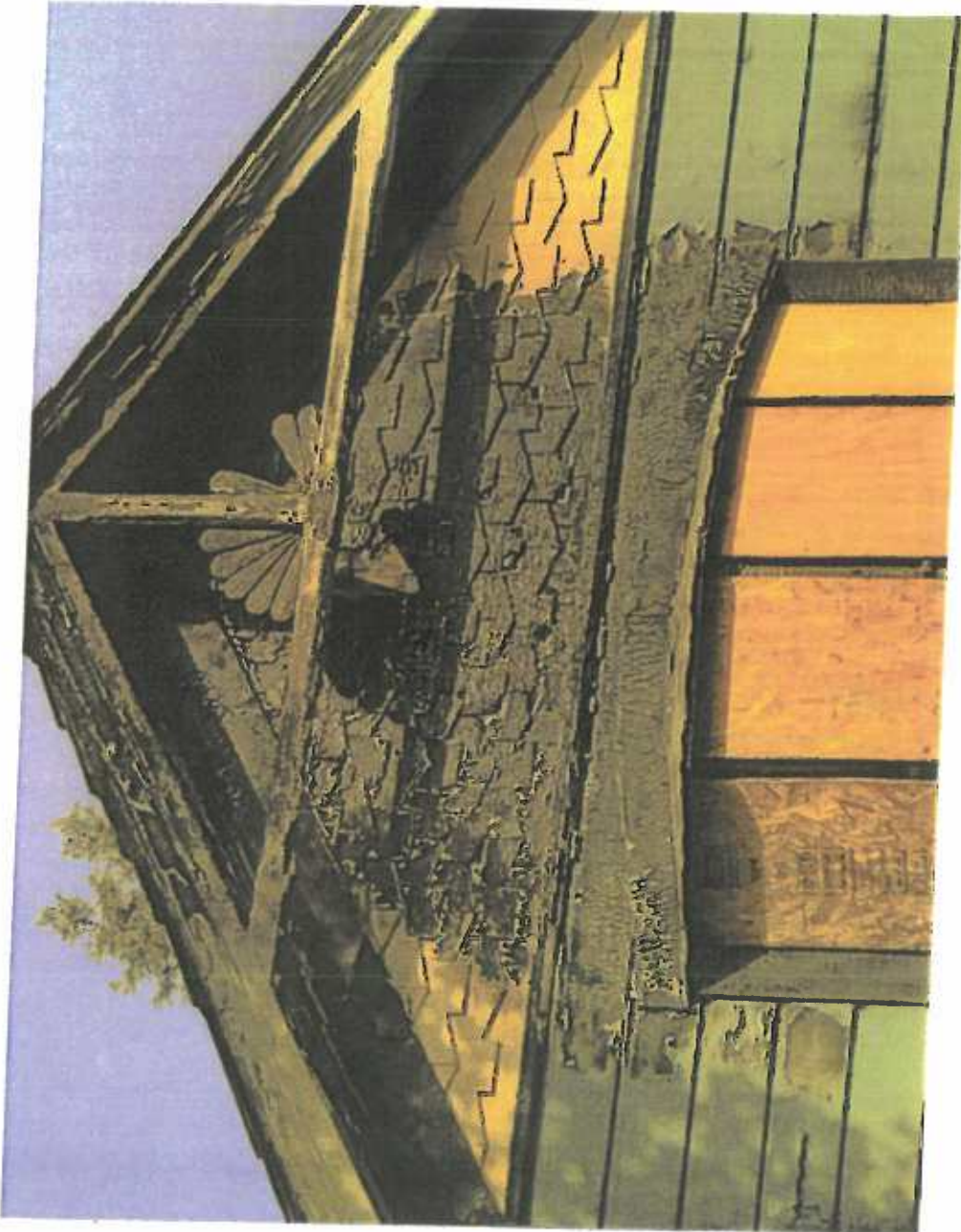


WEST ELEVATION (FRONT)

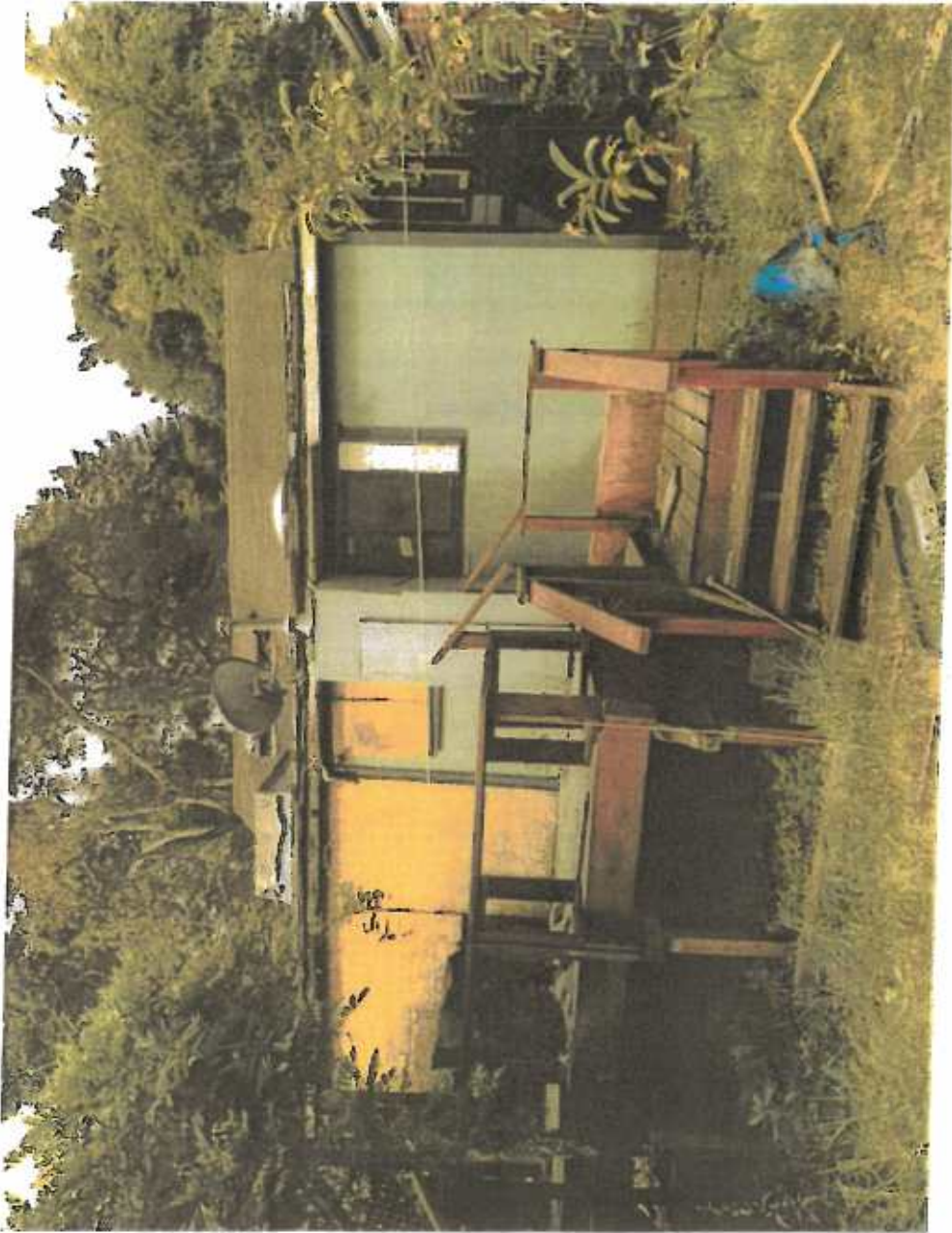


SOUTH ELEVATION



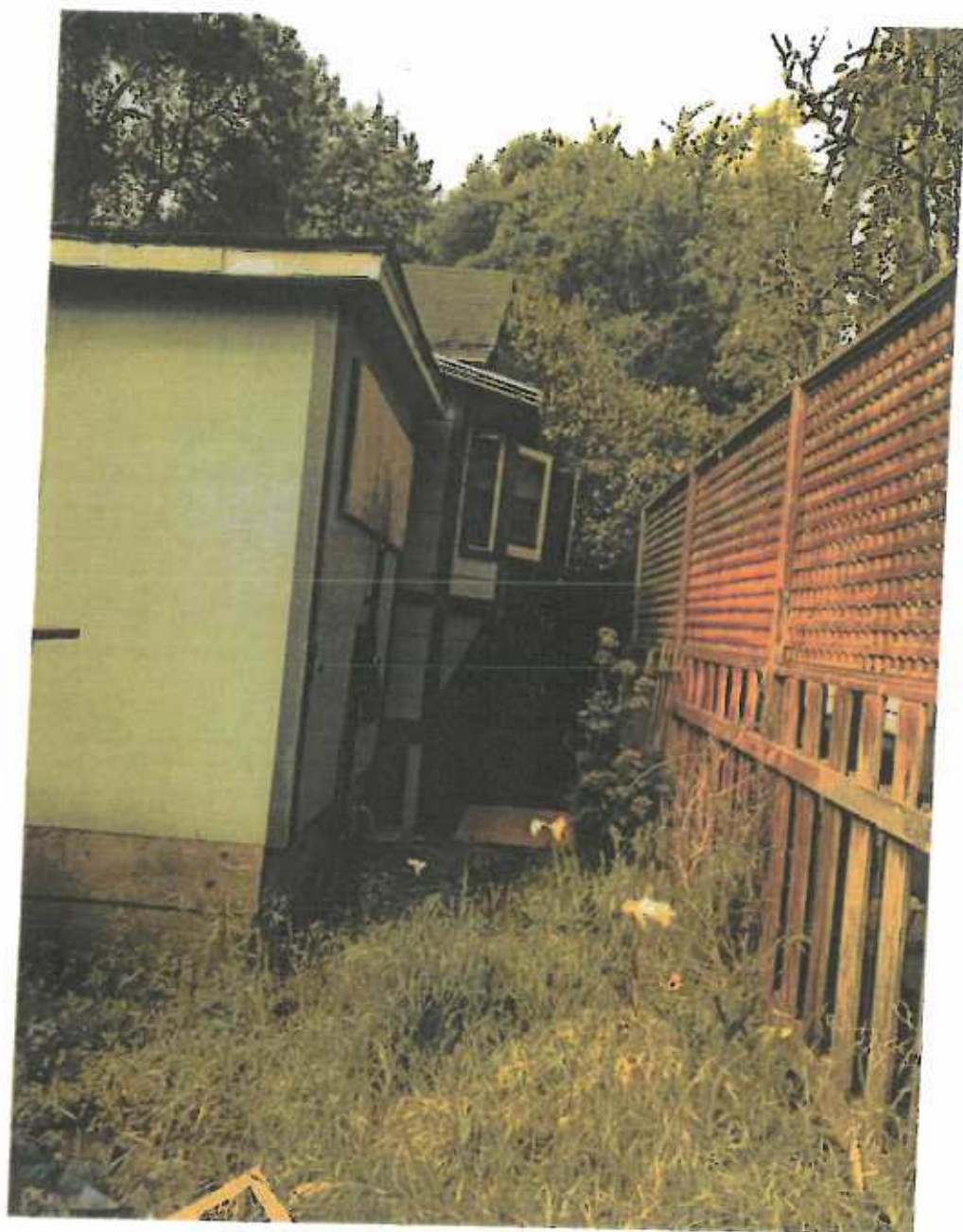


SOUTH ELEVATION



EAST (REAR)





NORTH



EXISTING GARAGE/SHED







INTERIOR



APPRAISAL
Zoning
Use
Review
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Income
Corrections
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41-022-07

LK 4-2-80



41-032-7

1-24-75

("Bernal st.")



41-022-07

