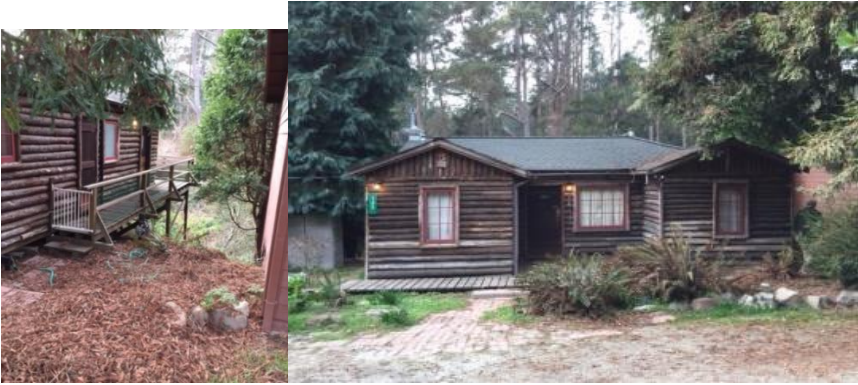





Watch list of properties that warrant further historic evaluation under CEQA when discretionary applications are submitted.

Address and Parcel Number	Potential Historic Significance	Photos available?
<p>201 Playa Blvd, La Selva Beach, 95076</p> <p>(Swift)</p>	<p>Believed to be the first home built in La Selva, for David W. Bachelor (1872-1963.) 3 bedroom, 3 bath, 2300 square feet, stucco, restored home. Appears to be Spanish Revival Style.</p> <p>Anita Ashton Inglis, the owner who put the house up for sale in 2015, reports that Bachelor had lived in the 201 Playa Blvd home while another was built for him at 20 Benito Avenue. Bachelor then kept the La Playa house as a model home, selling it when he began to lose his Rob Roy properties to La Selva developers around 1935. Transactions were done through the Orange Title Company and Inglis has a box of documents regarding the property. This information was provided by Jean Schaaf, who met the owner during an open house event. Schaaf has written the current edition of the La Selva Beach history.</p> <p>Home significance: Appears to be one of the original homes of the development of Rob Roy, built for the founder, David W. Bachelor, who used it both as a residence and model home.</p> <p>Building may meet designation criteria 1, 2, and 3, and is worthy of evaluation.</p> <p>Note: Residence remodeled in 2017.</p> 	<p>Yes</p>

Watch list of properties that warrant further historic evaluation under CEQA when discretionary applications are submitted.

Address and Parcel Number	Potential Historic Significance	Photos available?
<p>105 Margarita Rd., Watsonville APN 045-351-01</p>	<p>Believed to be one of the early cottages built in the Rob Roy settlement established by David W. Bachelor in 1925.</p> <p>The single family house is a faux split log cabin. It sits on .067 acres with a current assessed value of \$109861. It has an 814 square foot living area with a building value of \$42,256, owned by Martin and Dawn Heatlie.</p> <p>Building significance: The cabin symbolizes the era of coastline resort settlement that took place between Santa Cruz and Watsonville in the mid-Twenties. Rob Roy was established in the same time period as Seacliff and Rio del Mar.</p>  <p>See attachment for more information.</p>	<p>Yes</p>
<p>115 Margarita Rd., Watsonville APN 045-351-02</p>	<p>Believed to be one of the early cottages built in the Rob Roy settlement established by David W. Bachelor in 1925. The cottage is a split log cabin style design with a roof of composition asphalt shingles. It has a “stump-and-rock” foundation. The fireplace and windows are original.</p> <p>Building significance: The cabin symbolizes the era of coastline resort settlement that took place between Santa Cruz and Watsonville in the mid-Twenties. Rob Roy was established in the same time period as Seacliff and Rio del Mar.</p> <p>See Attachment for more information.</p> 	<p>Yes</p>

Watch list of properties that warrant further historic evaluation under CEQA when discretionary applications are submitted.

Address and Parcel Number	Potential Historic Significance	Photos available?
<p>120 Margarita Rd., Watsonville APN 045-351-05</p>	<p>Believed to be one of the early cottages built in the Rob Roy settlement established by David W. Bachelor in 1925. The home is currently owned by James and Ardis Nagler and is listed as a single family residence. The house has 543 square feet of living space. Until 2016, a construction date from 1927 was posted on the porch, which appears to have been rebuilt. The cabin has shutters and board-and-batten siding.</p> <p>Building significance: The cabin symbolizes the era of coastline resort settlement that took place between Santa Cruz and Watsonville in the mid-Twenties. Rob Roy was established in the same time period as Seacliff and Rio del Mar.</p>  <p>See Attachment for more information.</p>	<p>Yes</p>
<p>78 Arbolano Dr., Watsonville CA APN: 045-121-03</p>	<p>Believed to be one of the early cottages built in the Rob Roy settlement established by David W. Bachelor in 1925. The structure is a (faux) split log cabin with a rectangle gable end roof. It has TDL windows and is built on the hillside above Margarita Drive. It appears to have been used as a summer home since the time of construction in the mid-to-late 1920s.</p> <p>Building significance: The cabin symbolizes the era of coastline resort settlement that took place between Santa Cruz and Watsonville in the mid-Twenties. Rob Roy was established in the same time period as Seacliff and Rio del Mar.</p> 	<p>Yes</p>

Watch list of properties that warrant further historic evaluation under CEQA when discretionary applications are submitted.

Address and Parcel Number	Potential Historic Significance	Photos available?
200 Juanita Woods, Boulder Creek (Phillips) APN: 084-221-15	Francis Notley Estate Established in 1871. Hand-hewn railroad tie cabin, original kitchen. One room cabin constructed in 1917. John Notley (son) married into Hawaii's Kamamaha family. Cabin historic part of old orchard (breakfast house) for orchard workers.	Yes – original and recent
Henry Mello house – 32 White Rd., Watsonville 108-151-11 (Swift)	Noted for its architecture and association with Henry Mello.	Yes

Santa Cruz County Code

16.42.050)(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.

Watch list of properties that warrant further historic evaluation under CEQA when discretionary applications are submitted.

ATTACHMENT 1- ADDITIONAL INFORMATION FOR WATCH LIST PROPERTIES IN LA SELVA BEACH

Address	Potential Historic Significance
120 Margarita Road, La Selva, Watsonville, Ca., 95076	Believed to be one of the earliest cottages built in the Rob Roy settlement established by David W. Bachelor in 1925. The cottage was built near the newly planted "Pine Drive" adjacent to a campground, park site, and picnic area. Even though it remains "in the woods," the setting is a short walk from the Estrella Avenue and the original two-story stucco shopping center Bachelor built for his town.
	The home is currently owned by James and Ardis Nagler and is listed as a single family residence with a local assessor number of SCR:04535105. The building value is estimated at \$29,402 and the property at \$57398. The house has 543 square feet of living space. Until 2016, a construction date from 1927 was posted on the porch, which appears to have been rebuilt. Garage size is 180 feet. The cabin has shutters and board-and-batten siding.
	<p>In 1925, David W. Bachelor purchased 160 acres of land at "Villa Manresa" from the Board of Trustees at the College of Santa Clara. Bachelor's Lot 51 was surveyed for a resort and town to be called Rob Roy after the Scottish highland leader Rob Roy MacGregor. Bachelor subdivided streets, supplied utilities, constructed the first homes and summer cottages, and created a beach resort that included bath houses, refreshment stands, and automobile parking. Passenger trains made four stops a day at the Rob Roy Station.</p> <p>The intersection of Freedom Boulevard and San Andreas Road is still known as Rob Roy Junction.</p> <p>The town's development stalled at the start of the Great Depression and Bachelor sold to Edward Burghardt of Los Angeles in 1934-35. The new owner gave the streets Spanish names and renamed the community "La Selva Beach," in reference to the beach and woods. Burghardt demolished the shopping center, built the present clubhouse, and several new homes.</p> <p>He later sold to Joseph R. H. Jacoby, Inc., a real estate corporation. La Selva Beach Improvement Association was incorporated in 1947.</p>

Watch list of properties that warrant further historic evaluation under CEQA when discretionary applications are submitted.


	<p>Building significance: The cabin symbolizes the era of coastline resort settlement that took place between Santa Cruz and Watsonville in the mid-Twenties. Rob Roy was established in the same time period as Seacliff and Rio del Mar.</p> <p>The building may meet designation criteria _____, and is worthy of evaluation.</p>
	

Address	Potential Historic Significance
<p>105 Margarita Road, La Selva, Watsonville, Ca. 95076</p>	<p>Believed to be one of the early cottages built in the Rob Roy settlement established by David W. Bachelor in 1925. The cottage was built near the newly planted "Pine Drive" adjacent to a campground, park site, and picnic area. Even though it remains "in the woods," the setting is a short walk from the Estrella Avenue and the original two-story stucco shopping center Bachelor built for his town.</p>


Watch list of properties that warrant further historic evaluation under CEQA when discretionary applications are submitted.

	<p>The single family house is a faux split log cabin. It sits on .067 acres with a current assessed value of \$109861. It has an 814 square foot living area with a building value of \$42,256, owned by Martin and Dawn Heatlie.</p>
	<p>In 1925, David W. Bachelor purchased 160 acres of land at “Villa Manresa” from the Board of Trustees at the College of Santa Clara. Bachelor’s Lot 51 was surveyed for a resort and town to be called Rob Roy after the Scottish highland leader Rob Roy MacGregor. Bachelor subdivided streets, supplied utilities, constructed the first homes and summer cottages, and created a beach resort that included bath houses, refreshment stands, and automobile parking. Passenger trains made four stops a day at the Rob Roy Station.</p> <p>The intersection of Freedom Boulevard and San Andreas Road is still known as Rob Roy Junction.</p> <p>The town’s development stalled at the start of the Great Depression and Bachelor sold to Edward Burghardt of Los Angeles in 1934-35. The new owner gave the streets Spanish names and renamed the community “La Selva Beach,” in reference to the beach and woods. Burghardt demolished the shopping center, built the present clubhouse, and several new homes.</p> <p>He later sold to Joseph R. H. Jacoby, Inc., a real estate corporation. La Selva Beach Improvement Association was incorporated in 1947.</p>
	<p>Building significance: The cabin symbolizes the era of coastline resort settlement that took place between Santa Cruz and Watsonville in the mid-Twenties. Rob Roy was established in the same time period as Seacliff and Rio del Mar.</p> <p>The building may meet designation criteria _____, and is worthy of evaluation.</p>

Watch list of properties that warrant further historic evaluation under CEQA when discretionary applications are submitted.



	
Address	Potential Historic Significance
115 Margarita Road, La Selva, Watsonville, Ca. 95076	<p>Believed to be one of the early cottages built in the Rob Roy settlement established by David W. Bachelor in 1925. The cottage was built near the newly planted “Pine Drive” adjacent to a campground, park site, and picnic area. Even though it remains “in the woods,” the setting is a short walk from the Estrella Avenue and the original two-story stucco shopping center Bachelor built for his town.</p>
	<p>The cottage is a split log cabin style design with a roof of composition asphalt shingles. It has a “stump-and-rock” foundation. The fireplace and windows are original.</p>
	<p>In 1925, David W. Bachelor purchased 160 acres of land at “Villa Manresa” from the Board of Trustees at the College of Santa Clara. Bachelor’s Lot 51 was surveyed for a resort and town to be called Rob Roy after the Scottish highland leader Rob Roy MacGregor. Bachelor subdivided streets, supplied utilities, constructed the first homes and summer cottages, and created a beach resort that included bath houses, refreshment stands, and automobile parking. Passenger trains made four stops a day at the Rob Roy Station.</p> <p>The intersection of Freedom Boulevard and San Andreas Road is still known as Rob Roy Junction.</p> <p>The town’s development stalled at the start of the Great Depression and Bachelor sold to Edward Burghardt of Los Angeles in 1934-35. The new owner gave the streets Spanish names and renamed the community “La</p>

Watch list of properties that warrant further historic evaluation under CEQA when discretionary applications are submitted.

	<p>Selva Beach,” in reference to the beach and woods. Burghardt demolished the shopping center, built the present clubhouse, and several new homes.</p> <p>He later sold to Joseph R. H. Jacoby, Inc., a real estate corporation. La Selva Beach Improvement Association was incorporated in 1947.</p>
	<p>Building significance: The cabin symbolizes the era of coastline resort settlement that took place between Santa Cruz and Watsonville in the mid-Twenties. Rob Roy was established in the same time period as Seacliff and Rio del Mar.</p>
	


Address	Potential Historic Significance
78 Arbolado Drive, La Selva, Watsonville, Ca. 95076	<p>Believed to be one of the early cottages built in the Rob Roy settlement established by David W. Bachelor in 1925. The cottage was built near the newly planted “Pine Drive” adjacent to a campground, park site, and picnic area. Even though it remains “in the woods,” the setting is a short walk from the Estrella Avenue and the original two-story stucco shopping center Bachelor built for his town.</p> <p>The structure is a (faux) split log cabin with a rectangle gable end roof. It has TDL windows and is built on the hillside above Margarita Drive. It appears to have been used as a summer home since the time of construction in the mid-to-late 1920s.</p> <p>In 1925, David W. Bachelor purchased 160 acres of land at “Villa Manresa” from the Board of Trustees at the College of Santa Clara. Bachelor’s Lot 51 was surveyed for a resort and town to be called Rob Roy after the Scottish highland leader Rob Roy MacGregor. Bachelor subdivided streets, supplied utilities, constructed the first homes and summer cottages, and created a beach resort that included bath houses, refreshment stands, and automobile parking. Passenger trains made four stops a day at the Rob Roy Station.</p>

Watch list of properties that warrant further historic evaluation under CEQA when discretionary applications are submitted.

	<p>The intersection of Freedom Boulevard and San Andreas Road is still known as Rob Roy Junction.</p> <p>The town's development stalled at the start of the Great Depression and Bachelor sold to Edward Burghardt of Los Angeles in 1934-35. The new owner gave the streets Spanish names and renamed the community "La Selva Beach," in reference to the beach and woods. Burghardt demolished the shopping center, built the present clubhouse, and several new homes.</p> <p>He later sold to Joseph R. H. Jacoby, Inc., a real estate corporation. La Selva Beach Improvement Association was incorporated in 1947.</p> <p>Building significance: The cabin symbolizes the era of coastline resort settlement that took place between Santa Cruz and Watsonville in the mid-Twenties. Rob Roy was established in the same time period as neighboring Seacliff and Rio del Mar.</p> <p>The building may meet designation criteria _____, and is worthy of evaluation.</p>
	
	

Watch list of properties that warrant further historic evaluation under CEQA when discretionary applications are submitted.

ATTACHMENT 2 - WATCH LIST CANDIDATE – ZOBEL PROPERTY

Address	Reasons for possible inclusion on list	Photo available?
204 Thompson Road, Watsonville, Ca. 95076	Well-preserved historic ranch house, associated dwellings, historic landscape with orchards. Specifically, the home is associated with the early work of Dr. Bruce Zobel, who did some of his forest experiments with forest trees on the property.	YES
	<p>Information related to Dr. Bruce Zobel: <i>By: Ann Brody Guy, CNR Communications Director</i></p>  <p>Bruce John Zobel died at his home in Raleigh, N.C., on Saturday, February 5, 2011. He was E.F. Conger Distinguished Professor of Forestry at North Carolina State University and a pioneer in the field of forest genetics. Zobel graduated from UC Berkeley in 1943 with a degree in forestry. After working as a logging engineering in Northern California and a Forestry Officer in the Marines, he returned to Berkeley</p>	


Watch list of properties that warrant further historic evaluation under CEQA when discretionary applications are submitted.

	<p>for master's and Ph.D. degrees in forestry, specializing in the new field of forest genetics.</p> <p>From 1951-1956 Zobel ran the new program in forest genetics for the Texas Forest Service, associated with Texas A&M College. In 1957, he joined the cooperative research program with the forestry industry, where he mentored graduate students from all over the world. After his retirement in 1979, Zobel continued to teach part-time and consulted all over the world.</p> <p>"Bruce Zobel was a force of nature, a cyclone of personality, vision and will, who taught and led by example," said Cheryl B. Talbert, Ph.D., the Director of Forestry and Regeneration at Weyerhaeuser Company and a former Zobel student. "I don't know how many lives he touched or improvement programs he inspired or forest gene resources he caused to be protected, but there is no question in my mind that his impact was global and enormous," said Talbert.</p>	
	<p>Obituary: Bruce John Zobel died at his home in Raleigh, NC on Saturday, February 05, 2011. Bruce was E.F. Conger Distinguished Professor of Forestry at North Carolina State University and a pioneer in the field of forest genetics.</p> <p>Bruce was born in Los Gatos, CA on February 11, 1920 to Emma Meints Zobel and August John Zobel. He grew up on a farm along the central coast of California, where his father raised vegetables. During high school, he met Barbara Lemon, a fellow member of the school band. They attended Salinas Junior College together and were married in Carson City NV on June 21, 1941, before moving to Berkeley to attend the University of California. Bruce graduated in 1943 with a degree in Forestry and the family, including son Don, moved to northern California, where Bruce worked as a logging engineer in redwood forests until he was drafted in 1944. His service with the US Marine Corps was in California, Virginia (where he completed Officer Candidate School), and North Carolina. While stationed at Camp Lejeune NC with his family, now including daughter Kathy, Bruce was appointed Forestry Officer of that extensive forested military base. He learned about southern forestry, in particular the potential of the trees for rapid growth, an experience that eventually set the course of his career.</p> <p>After discharge from the military, Bruce returned to Berkeley for Masters and PhD degrees in Forestry, specializing in the new field of forest genetics. He was</p>	

Watch list of properties that warrant further historic evaluation under CEQA when discretionary applications are submitted.

	<p>employed in 1951 to run the new program in forest genetics for the Texas Forest Service, associated with Texas A&M College in College Station, where he worked until 1956, and where daughters Lois and Julie joined the family. In 1957, he joined the cooperative research program with the forestry industry, aimed at developing trees for southern forest that would grow faster and produce wood of higher quality than available at the time. He mentored many graduate students from all over the world, and taught a class about forest genetics. In 1979, Bruce retired as director of the research cooperative, but continued to teach part-time for about 25 years. He also brought his expertise to many parts of the world as a consultant, with long-term work in Canada, Brazil, Colombia, Venezuela, and Indonesia. In 1986, he founded Zobel Forestry Associates Inc., and continued to visit foreign forestry operations regularly. During foreign travel, he was always accompanied by Barbara. During 1984-1998 he wrote 6 books about forest genetics and international forestry. He received many honors from his profession, university, and foreign institutions. Notable are his service on the Selection Committee for the prize from the Marcus Wallenberg Foundation in Sweden and an honorary doctorate from Syracuse University.</p> <p>Bruce grew up hunting and fishing, and scheduled vacations to join his family for deer hunting in California. These trips often included salmon fishing and memorable family camping experiences. He bought a small farm south of Raleigh, NC in 1957 and lived there the rest of his life, raising heritage turkeys, chickens and sheep, and he was always an avid vegetable gardener. He bought land in the mountains of Avery Co. NC and loved to work improving his forests, planning the house that was built for the family on a high ridge top, and fishing the Elk River. Bruce was an active member of Avent Ferry United Methodist Church, serving for decades as a teacher of adult Sunday School.</p> <p>Bruce was preceded in death by his parents and siblings and by foster son Robbie Akers.</p> <p>A Celebration of Life for Bruce will be at Avent Ferry United Methodist Church, 2700 Avent Ferry Road, Raleigh, at a date to be determined.</p> <p>Donation in Bruce's memory can be made to Avent Ferry United Methodist Church; or to the "Bruce and Barbara Zobel Scholarship Fund" and sent to NC State University, Campus Box 8010, Raleigh, NC 27695-8010; or to the charity of one's choice.</p>	
--	---	--

Watch list of properties that warrant further historic evaluation under CEQA when discretionary applications are submitted.

	<p>Additional research by Carolyn Swift: Bruce Zobel was born Feb. 11, 1920, in San Jose. He was the youngest of seven and the only child born in California. The family moved to their Watsonville home around 1930 and were surrounded by orchardists. As a senior at Watsonville High School in 1938, Bruce Zobel was a four-year member of the Scholarship Society as a seal bearer, meaning he had been a California Scholarship Federation member for at least six out of eight semesters. His name was among 12 engraved on a plaque in the “new” high school building (since demolished.) He was on the basketball team and Watsonville High band all four years, and Latin Club the first two years.</p>	
	<p>Rough description of the house: The two-story house appears to have Channel rustic siding with a recessed window on the second floor. A barn sits at the back. The yard is landscaped with a variety of trees. It is believed Bruce Zobel conducted experiments on his family’s home property while he was a student at Berkeley.</p>	
		

Watch list of properties that warrant further historic evaluation under CEQA when discretionary applications are submitted.



(16.42.050(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.