



County of Santa Cruz

DEPARTMENT OF COMMUNITY DEVELOPMENT AND INFRASTRUCTURE

701 OCEAN STREET, FOURTH FLOOR, SANTA CRUZ, CA 95060-4070
Planning (831) 454-2580 Public Works (831) 454-2160

Matt Machado, Deputy CAO, Director of Community Development and Infrastructure

Carolyn Burke
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Unified Permit Center

Stephanie Hansen
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Special Services

Steve Wiesner
Assistant Director
Transportation

Travis Cary
Director
Capital Projects

Kim Moore
Assistant Director
Administration

HISTORIC RESOURCES COMMISSION AGENDA

MONDAY, JULY 17, 2023

9:30 A.M.

REGULAR MEETING

LOCATION: PARTICIPATE REMOTELY OR IN PERSON

LOCATION TO ATTEND IN PERSON: County Building, 701 Ocean Street, Santa Cruz,
4th floor Planning Department Conference Room

REMOTE PARTICIPATION OPTION:

Using your computer: [Click here to join the meeting](#)

By telephone: Call 831-454-2222

Phone Conference ID: 725 868 499#

FOR QUESTIONS REGARDING THE REMOTE HEARING PROCESS, OR TO PROVIDE WRITTEN PUBLIC COMMENTS ASSOCIATED WITH ANY AGENDIZED ITEM, PLEASE CONTACT ANNIE MURPHY, STAFF TO THE COMMISSION (ANNIE.MURPHY@SANTACRUZCOUNTY.US)

1. CALL TO ORDER/ROLL CALL
 - Welcome new Commissioners Kevin Newhouse and Lucia Orlando
2. AGENDA APPROVAL OR MODIFICATION
3. APPROVAL OF MINUTES from the regular meeting of January 23, 2023
Attachment: Minutes from January 23, 2023
4. DECLARATION OF EX PARTE COMMUNICATIONS
(Commissioner disclosure of oral and written communications and site visits related to applications appearing on this agenda)
5. PUBLIC COMMUNICATIONS (Members of the public may speak on items **not** on this

- agenda)
6. CONSENT ITEMS
 7. PUBLIC HEARING ITEMS
No public hearing items
 8. NEW BUSINESS
 - A. Elect Chair and Vice Chair to serve from April 3, 2023 to March 31, 2024
 - B. Administration of oaths of office for existing members of the Historic Resources Commission.
 - C. Discuss drafting proclamations to honor the contributions of former commissioners Alverda Orlando and Carolyn Swift.
 - D. Presentation from the Museum of Art and History providing an overview of their annual report, highlighting activities and achievements related to historic preservation.
 - E. Present, review and comment on ordinance proposal regarding permits for demolition of buildings 50 years old or older, additional uses for historic properties, and additional documentation requirements for demolition of a historic resource.
Attachment: Staff Report
 9. OLD BUSINESS
 - A. Report back from staff re: permitting history for work recently completed on the historically designated property at 7992 Soquel Drive in Aptos (APN 039-232-03), recently purchased by the RTC, and comments on the draft EIR for Segment 12 of Rail Trail project.
Attachments:
Email from Commissioner Newhouse to the RTC
Staff comments on the EIR
Email from Becky Steinbruner
 - B. Report back re: letter from the Commission to the Cabrillo Lions re: the application process for designating the WWI monument site as a historic resource.
 - C. Discuss HRC goals, including action items for goal 1 (HRC Training), Goal 2 (Historic Resources Inventory Clean up and digitization), Goal 3A (Demolition ordinance), and Goal 3B (tracking condition of historic structures).
Attachments:
Goal Tracking PowerPoint
Completed template documenting condition of historic resource (Goal 3B)
Blank Template documenting condition of historic resource (Goal 3B)
 - D. Report from Commissioner Phillips on the History Fair.
Attachment: Report from Commissioner Phillips
 - E. Update on staff level reviews of applications related to historically designated properties damaged in the CZU fire and the Atmospheric River Storms, including repairing storm damage to the Evan Bennet House (703 Felton Empire Road, APN 064-031-30) and a new residence on the Gianoni Hill property to replace the residence

destroyed in the CZU fire (580 Swanton Road, APN 057-131-27).
Attachment: Criteria for new construction on a historic site (SCCC 16.42.060(D)).

10. COMMISSIONER PRESENTATIONS/ INFORMATIONAL ITEMS
11. HISTORIC RESOURCES COMMISSION STAFF UPDATE
 - Required State of California training re: conflict of interest
12. WRITTEN COMMUNICATIONS
 - A. Email to Caltrans re: repaving of Highway 9 from Highway 1 to Felton
13. REVIEW OF ITEMS FOR FUTURE AGENDAS
14. ADJOURNMENT

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. The Planning Department meeting room is located in an accessible facility. If you are a person with a disability and require special assistance in order to participate in the meeting, please call 454-3137 (TDD/ TTY call 711) at least 72 hours in advance of the meeting to make arrangements. Persons with disabilities may request a copy of the agenda in an alternative format. As a courtesy to those affected, please attend the meeting smoke and scent free

APPEALS

In accordance with Santa Cruz County Code Section 16.42.110, denials or approvals of Historic Preservation Plans by the Historic Resources Commission are appealable to the Board of Supervisors. Pursuant to Santa Cruz County Code Section 18.10.340, appeals to the Board of Supervisors shall be taken by filing a written notice of appeals with the Clerk of the Board of Supervisors, and submitting a copy of the notice along with the required appeal fee to the Planning Department, no later than fourteen calendar days following the date of the hearing from which the action was taken. For more information on appeals, please contact the Planning Department at 831-454-2580



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HISTORIC RESOURCES COMMISSION DRAFT MINUTES

MONDAY, JANUARY 23, 2023

9:30 A.M.

REGULAR MEETING

LOCATION: PARTICIPATE REMOTELY OR IN PERSON

LOCATION TO ATTEND IN PERSON: County Building, 701 Ocean Street, Santa Cruz,
4th floor Planning Department Conference Room

-
1. **CALL TO ORDER/ROLL CALL**
Chair Pearlman called the meeting to order at 9:38 a.m.
Commissioners Present: Phillips, Pearlman, and Woods
Commissioners Absent: Orlando
2nd District Commissioner seat: Vacant
Staff present: Annie Murphy, Staff to the HRC. Natisha Williams, Planner.
 2. **AGENDA APPROVAL OR MODIFICATION**
Staff Liaison noted addition of public correspondence from the Department of Transportation, and email from staff liaison to the HRC subcommittee regarding the County budget.
 3. **APPROVAL OF MINUTES** from the regular meeting of October 3, 2022
Attachment: Minutes from October 3, 2022
MOTION TO APPROVE: Commissioner Phillips
SECOND: Commissioner Woods
AYES: Phillips, Pearlman, Woods
ABSENT: Orlando
 4. **DECLARATION OF EX PARTE COMMUNICATIONS**
(Commissioner disclosure of oral and written communications and site visits related to applications appearing on this agenda)

Commission Chair Pearlman reported that he visited the site of the WWI memorial, related to agenda item 8D.

5. PUBLIC COMMUNICATIONS (Members of the public may speak on items not on this agenda)

6. CONSENT ITEMS

Approve a Resolution to continue virtual Historic Resources Commission meetings in accordance with AB 361 and amended Government Code Section 54953.

Attachment: Resolution

MOTION TO APPROVE: Commissioner Woods

SECOND: Commissioner Phillips

AYES: Phillips, Pearlman, and Woods

ABSENT: Orlando

7. PUBLIC HEARING ITEMS

No public hearing items

8. NEW BUSINESS

- A. Presentation from the Santa Cruz County Administrative Office on the County's Operational Plan, the "Santa Cruz Like Me" Committee, and the Climate Action Plan Commission.

Commissioners provided feedback, including on HRC goals and the need to update information on the County website regarding historic resources and the HRC, and digitize the Historic Resources Inventory and make available online.

- B. Consider resolution acknowledging the contributions of Carolyn Swift to the Historic Resources Commission

Chair Pearlman will draft a resolution, assisted by Commission Staff.

- C. Discuss purchase by the Santa Cruz County Regional Transportation Commission of the historically designated property at 7992 Soquel Drive in Aptos (APN 039-232-03), rated NR-3.

Attachment 1: DPR form

Attachment 2: Letter from Becky Steinbruner

As reported by staff Liaison, the RTC authorized the purchase of the property for use of right of way for the Coastal rail Trail. RTC staff noted that the garage on the property may require demolition to accommodate the trail. The Commissioner requested Staff to report back at the next meeting regarding permitting for recent improvements to the residence.

- D. Review letter re: WWI monument

Attachment: Letter from Becky Steinbruner

Chair Pearlman will draft a letter to the Lion's club, noting that they are welcome to apply to designate the property, with a link to applicable County Code provisions.

Commission break from 11:01 to 11:06

9. OLD BUSINESS

- A. Report back from Subcommittee (Commissioners Phillips and Pearlman) with an overview of the current information on the CDI (Planning) Department website regarding the HRC and Historic Preservation (Goal 6).

Subcommittee reported back on their initial review of website, noting that information can be difficult to find. The subcommittee will continue to review and make recommendations, and report back again at the April or July meeting, considering progress on the Santa Cruz County main website.

- B. Report back from Subcommittee (Commissioners Woods and Pearlman) regarding County budget recommendations for the 2023-2024 fiscal year to support the work of the HRC.

Attachment: Draft Letter to Board of Supervisors

Email from Annie Murphy to subcommittee (late addition)

The Commission reviewed the subcommittee letter, and considered email from staff. Commission will keep letter with recommendations on file, and consider resubmitting to Board when economic conditions improve. Staff noted that \$1,000 is proposed for HRC training in the 2023-2024 fiscal year budget, and \$250 for incidental expenses to be shared by the Commission on the Environment and the HRC.

- C. Review action items related to Commission goals #3B (Preventing demolition by neglect) and #5 (Mills Act)

Attachment 1: Goal Action Items PowerPoint (Commissioner Phillips)

Attachment 2: 2023 California Preservation Foundation Conference Information (Goal 1)

The Commission reviewed goal action items, and ~~reviewed~~ of goals not reviewed in the past year. For goal 3B, tracking demolition by neglect, staff will provide a completed template tracking the condition of historic structures at the April meeting. For goal 5, the Commission requested that staff follow up with communities regarding the year they implemented the Mills Act, number of historic properties in their community, total number of contracts, and average number of new contracts per year.

- D. Continue review of HRC goals, including goal #2 (Inventory Cleanup), 6 (CDI website), 7 (Local History events), 8 (walking tours), 9 (Secretary of the Interior Standards Training), 11 (Grants), and 12 (State Historic Tax Credit); discuss goals to archive; and consider deferring goals #3A and 4.

Attachment 1: Spreadsheet of archived (completed) goals

Attachment 2: State Historic Tax Credit information (Goal 12)

MOTION BY COMMISSIONER WOODS: Support attending the CPF Conference in April for one day, with a report back from Staff at the April meeting regarding costs and program.

SECOND: Commissioner Phillips

AYES: Phillips, Pearlman, and Woods

ABSENT: Orlando

MOTION BY COMMISSIONER PHILLIPS: Commissioners Pearlman and Woods to form a subcommittee to work with staff to find an intern to assist with updating the

Inventory, and return with an update at the April meeting including an appropriate time frame for this work.

SECOND: Commissioner Woods

AYES: Phillips, Pearlman, and Woods

ABSENT: Orlando

Regarding goal #1, Training opportunities, Ms. Murphy will provide password to Commissioners who have not yet taken the training offered in November, Historic Preservation Bootcamp.

Goal 2, Clean-up of Inventory: Staff recommended discussing at a future HRC meeting

Goal 3A: Staff intends to bring an ordinance to the April HRC meeting.

Goal 6, website: Commissioner Phillips reported that she would like her email address to be provided on the website.

Goal #11, research applying for CLG grants, will be discussed in October, with information on the grant application to be included in the packet.

- E. Continue review of HRC goals, including goal #1 (HRC Training), 2 (Inventory Cleanup), 6 (CDI website), 7 (Local History events), 8 (walking tours), 9 (Secretary of the Interior Standards Training), 11 (Grants), and 12 (State Historic Tax Credit); discuss goals to archive; and consider deferring goals #3A and 4.

Attachment 1: Spreadsheet of archived (completed) goals

Attachment 2: State Historic Tax Credit information (Goal 12)

10. COMMISSIONER PRESENTATIONS/ INFORMATIONAL ITEMS

11. HISTORIC RESOURCES COMMISSION STAFF UPDATE

Commission Liaison reported on 2022-2023 Atmospheric River Storms, noting that none of the properties damaged by the storm and tagged as red or yellow were designated historic properties. Commission Liaison will follow up with comment from Commissioner Phillips regarding storm damage to the Evan Bennet house on Empire Grade in Bonny Doon.

12. WRITTEN COMMUNICATIONS

Email correspondence from Becky Steinbruner re: wildfire reduction risk and historic properties.

Correspondence from the Ca Department of Transportation re: the bridge in Boulder Creek.

The Commission considered preparing a press release regarding the role of the Commission in preserving the bridge.

13. REVIEW OF ITEMS FOR FUTURE AGENDAS

The Commission noted the following items for future agendas:

- *Report back from subcommittee on CDI website review and recommendations.*
- *Report back from staff on permitting history for 7992 Soquel Avenue.*
- *Discuss attending CPF Conference in April.*

- *Report back from staff liaison re: Commission follow-up questions to communities with Mills Act contracts.*
- *Staff liaison to provide ordinances regarding demolition to Commission for their review*

14. ADJOURNMENT

MOTION TO ADJOURN AT 1:04 PM BY COMMISSIONER WOODS

SECOND: Commissioner Phillips

AYES: Phillips, Pearlman, and Woods

ABSENT: Orlando

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Notes:

~~Lynda — Action item — What does she have in mind re: review of current DPRs by district? How to read a DPR? What to look for when visiting a property? CD features? Provide a copy of a well-researched DPR, and an older DPR. Review list of properties in each Supervisorial district?~~



County of Santa Cruz

Department of Community Development and Infrastructure

701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060
Planning (831) 454-2580 Public Works (831) 454-2160
sccoplanning.com dpw.co.santa-cruz.ca.us

July 11, 2023

AGENDA: July 17, 2023

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

Subject: Consider ordinance proposal regarding demolition requirements to strengthen protection of historic resources

Dear Commissioners:

This report provides an overview of proposed amendments to the Santa Cruz County Code regarding additional documentation requirements for the demolition of historic resources, permit requirements for demolition of structures more than 50 years old that have not been previously evaluated for historic significance, and the allowance of additional uses on historically designated sites to facilitate maintenance of historic buildings or allow an economically viable use. Staff is providing your Commission an opportunity for input on this proposal, prior to drafting the ordinance for your Commission to consider later this year, followed by final approval of the ordinance by the Board of Supervisors. Note that a potential ordinance with affirmative maintenance requirements to protect historic resources and prevent demolition by neglect will be discussed with your Commission at a future meeting.

Overview of ordinance proposal

The purpose of the proposed ordinance amendments is to strengthen protections for historic resources in the County. These general proposals were developed in coordination with your Commission, at various meetings over the last several years, and further refined as provided below. The proposal also facilitates the implementation of mitigation measures in the EIR for the Sustainability Update related to the protection of historic resources, which were reviewed with your Commission at the meeting on July 11, 2022.

Documentation requirements for the demolition of a designated historic resource

The Sustainability Update EIR identified additional documentation requirements to properly document the demolition of a designated historic resource, when such demolition is approved in accordance with County Code requirements. County Code section 16.42.060, Development Procedures for Designated Historic Resources, is proposed to be amended by adding the language below from the Sustainability Update EIR to the list of requirements for applications for demolition or relocation of a historic resource:

(iii) A qualified architectural historian shall thoroughly document the building and associated landscape and setting. Documentation shall include still and video photography and a written documentary record/history of the building to the standards of the Historic American Building Survey or Historic American Engineering Record, including accurate scaled mapping, architectural descriptions, and scaled architectural plans, if available. The record shall be accompanied by a report containing site-specific history and appropriate contextual information. This information shall be gathered through site specific and comparative archival research, and oral history collection as appropriate.

This new language would be added to the existing application requirements in County Code Section 16.42.060(B)(1), that require a special inspections report from the County Planning Department, a historical documentation report, along with other requirements (see Attachment 1). Also note that in accordance with the recommendations from your Commission, in 2018 Staff updated the "List of required application materials for demolition or partial demolition of an historic resource," to require a report from a structural engineer, and economic analysis to support a claim that preservation is not feasible due to economic hardship (Attachment 2).

Incentive to allow additional uses on historically designated properties

To support historic preservation and rehabilitation and help prevent demolition by neglect, the County Code would be updated to allow additional uses on historically designated sites in certain zone districts beyond what is provided for in the zone district, where the proposed use would allow for the repair and/or rehabilitation of a historic building or allow for an economically viable use. Uses would be required to be compatible with the purpose of the zone district and with adjoining properties.

The additional uses noted below would be allowed in the following zone districts:

Commercial districts: In the PA (Professional and Administrative Offices), C-1 (Neighborhood Commercial) and C-2 (Community Commercial) districts, 100% residential use could be allowed, subject to discretionary review by the Historic Resources Commission, and final approval by the Zoning Administrator.

Agricultural (A) zone district: On sites without commercial agricultural land, any use that is allowed in the PA (Professional and Administrative Office) could be allowed, subject to discretionary review by the Historic Resources Commission and final approval by the Zoning Administrator.

Where exterior alterations to a historically designated site or structure are necessary to accommodate the proposed use, the application for a new use would be required to include a Historic Preservation Plan pursuant to SCCC 16.42.060, and proposed alterations would be required to be consistent with criteria for alterations to a historic resource or new construction, as applicable.

To ensure that the proposed use would support historic preservation, and that the use would be compatible with other uses allowed in the zone district and with adjoining sites, the additional

findings provided below would be required for permit approval, in addition to standard findings required for discretionary permits:

- The proposed use allows for an economically viable use supported by economic analysis, and/or supports the repair and or/ rehabilitation of a designated historic structure as provided in the historic preservation plan.
- The use is compatible with the purposes of the zone district.
- The use is consistent with historic preservation provisions in SCCC Chapter 16.42.
- For properties in the A (Agriculture) zone district, the use shall be sited to minimize conflicts with commercial agricultural activities in the area, and is compatible with any adjacent agricultural or residential use.

Permit requirements for demolition or alterations to structure more than 50 years old that has not been previously evaluated for historic significance

Currently, for projects involving a discretionary application, the County requires a historical evaluation for the proposed demolition of any structure over 50 years old that has not been previously evaluated for historic significance. The purpose of this review is to consider whether the structure may possess historical significance in accordance with state or local designation criteria, and if so whether the proposed project may have a negative impact on a designated historic resource, or resource that is not formally designated but is found to meet designation criteria. However, the County Code is not clear regarding review requirements for the demolition of structures where only a building permit is required. In addition, development proposals involving alteration of a structure that do not involve demolition also have the potential to negatively impact the significance of a structure that is not formally designated but is found to meet historic designation criteria. The EIR for the Sustainability Update included the following mitigation measure to protect structures that may meet designation criteria but have not yet been evaluated:

MM CUL-1: Historic Resources Assessment and Project-Level Mitigation. Require preparation of an historic resources evaluation for any development proposal containing a structure or structures 50 years old or older and that are not identified as historic resources in the County HRI. If the structure(s) may potentially meet the criteria for listing as an historic resource, and proposed development would have the potential to impact the historic significance of the structure(s), the development applicant shall provide an historic assessment of the structure(s) prepared by a qualified historic consultant. The historic assessment shall include a completed DPR 523a form and a letter prepared by the historic consultant stating whether the property has historic significance. If it is determined by the Community Development & Infrastructure Department based upon the historic assessment that a development would impact a structure that is eligible as an historic resource under CEQA definitions, the County shall consider measures that would enable the project to avoid direct or indirect impacts to the building or structure, including designs consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. If the building or structure can be preserved, but remodeling, renovation or other alterations are required, this work shall be conducted in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

As proposed, the County Code would be updated to implement this mitigation measure, to ensure protection of structures that are found to potentially meet designation criteria but are not formally designated. The requirement would apply to both discretionary permit and building permit applications, that include a development proposal involving exterior alterations to a structure more than 50 years old. The initial evaluation would be provided by staff. If a structure or site was found to potentially meet designation criteria, then a DPR form would be required in accordance with the requirements outlined above.

Conclusion and Recommendation

This report provides an overview of proposed ordinance amendments regarding demolition requirements. Today, Staff is inviting comments from your Commission, which will be considered in the draft ordinance to be brought to your Commission later this year for consideration.

Sincerely,

Annie Murphy

Annie Murphy, Senior Planner
Secretary to the Commission

16.42.060 Development procedures for designated historic resources.

(A) Applications for Historic Review. Applications for historic resource preservation plan approval or sign review shall be filed with the Planning Department in accordance with the procedures of SCCC 18.10.223, and the administrative application requirements as established by the Historic Resources Commission.

(B) Demolition and Relocation.

(1) Application Requirements. For projects involving demolition of the historic structure, or involving relocation of an historical structure, the application submittal shall also include:

(a) A special inspections report from the County Planning Department on the condition of the structure; and

(b) An historical documentation report prepared according to guidelines established by the Historic Resources Commission. The report shall contain the following:

(i) Information which supports the claim that preservation is not feasible due to the deteriorated condition of the structure or object, or would create exceptional hardship, or is necessary to alleviate a dangerous condition.

(ii) Provisions to preserve the historic values of the structure or object by documentation and/or preservation of artifacts and building materials.

(c) Provisions to offer the structure to the general public for removal or dismantling for salvage at no cost or remuneration to the applicant. The availability of the structure shall be advertised by means of an one-eighth-page display ad in a paper of general circulation in the County of Santa Cruz, at least twice during a 30-day period. The advertisement shall include the address at which the structure proposed for demolition is located, information as to how arrangements can be made for relocation (through moving or dismantling) of the structure proposed for demolition, and the date after which a demolition permit may be issued. Evidence of this publication must be submitted prior to issuance of a demolition permit. This is not applicable to projects involving the relocation of the historic resource on the same site.

(2) Processing. Demolition applications shall be processed as follows:

(a) The complete demolition of the entirety of a landmark or contributing resource shall require a public hearing and recommendation by the Historic Resources Commission and a public hearing and final action by the Board of Supervisors.

(b) The partial demolition, as defined in SCCC 16.42.030(C), of a landmark or contributing resource shall require a public hearing and final action by the Historic Resources Commission. The Historic Resources Commission may, at their discretion, refer the final action to the Board of Supervisors.

(c) Lesser demolition, not meeting the definition of "demolition" in SCCC 16.42.030(C), of a landmark or contributing resource may be approved or denied without public hearing by the Planning Director. The Planning Director, at his or her discretion, may refer the final action to the Historic Resources Commission.

**Historic Resource Preservation Plan Application:
List of required application materials for demolition or partial demolition of an
historic resource**

1. Completed Historic Resource Preservation Plan Application Form.
2. Completed Owner-Agent Approval form, if applicable.
3. Six (6) copies of a Historic Documentation Report. The Historic Documentation Report must be prepared by a qualified historian, architectural historian, or architect meeting the Secretary of the Interior Standards. The report must include the following information:
 - A. A location and vicinity map.
 - B. A plot plan indicating all property line boundaries and their dimensions, all existing structures and roads, and any other outstanding features of the site (e.g., streams, large trees, rock outcroppings, etc.)
 - C. Drawings (to scale) of the exterior elevations of the historic resource(s) to be demolished and of any architecturally significant features.
 - D. Original (not paper copies) black and white photographs, 3.5 x 5 inches, correctly exposed, of the exterior elevations of the historic resource(s) to be demolished and of any architecturally significant features.
 - E. Description of the current condition of the historic resource(s).
 - F. Provisions to preserve the historic value of the structure by documentation and/ or preservation of artifacts and building materials.
4. One (1) copy of a completed Special Inspections Report from the County Building Official or designee.
5. A report from a structural engineer and other information evaluating the condition of the structure proposed for demolition which clearly supports one or more of the following:
 - a. Preservation of the structure or object is not feasible due to the deteriorated condition of the structure or object
 - b. Preservation would create exceptional hardship
 - c. Demolition is necessary to alleviate a dangerous condition.
6. To support a claim that preservation would create exceptional hardship, any or all of the following additional documentation may be required with the application. In considering whether preservation would create exceptional hardship, the approving body may consider whether the preservation of the property in its current or restored condition would provide a reasonable use or reasonable economic return to the property owner.

- a. Professional estimate of the cost of the proposed demolition, and an estimate of the cost to preserve the structure or restore the structure to a structurally sound condition. In connection with any such estimate, preservation or rehabilitation costs which are the result of the current property owner's failure to maintain the designated historic resource in good repair shall not be considered in determining whether preservation would create an exceptional hardship.
- b. Estimated market value of the property in its current condition, estimated market value after completion of the proposed demolition, and estimated market value after renovation of the existing property for continued use.
- c. An estimate from an architect, developer, real estate consultant, appraiser or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
- d. Amount paid for the property, the date of purchase, and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer.
- e. If the property is income-producing, the annual gross income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
- f. If the property is not currently income-producing, projections of the annual gross income which could be obtained from the property in its current condition or in its rehabilitated condition.
- g. Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two years.
- h. All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing or ownership of the property.
- i. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two years.
- j. Assessed value of the property according to the two most recent assessments.
- k. Real estate taxes for the previous two years.
- l. Form of ownership or operation of the property, whether sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture or other.
- m. Information from the applicant regarding current income, such current and prior year tax returns.

- n. Any other information considered necessary by the Planning Department or approving body to determine whether preservation of the structure would create an exceptional hardship.

Annie Murphy

From: Annie Murphy
Sent: Friday, June 2, 2023 4:20 PM
To: info@scrtc.org
Subject: FW: Comments from Santa Cruz County Department of Community Development and Infrastructure re: the Draft EIR for Coastal Rail Trail Segment 12
Attachments: DPR - APTOS CREEK BRIDGE.pdf; DPR - JOSE ARANO HOUSE.pdf; DPR - JUDGE RICE HOUSE.pdf

Hello,

Please see the comments below regarding the Draft EIR for Segment 12 of the Rail Trail, also provided today to Sarah Christensen.

Sincerely,



Annie Murphy
Senior Planner, Policy
Community Development &
Infrastructure
Phone: 831-454-3111
701 Ocean Street, Room 400



From: Annie Murphy
Sent: Friday, June 2, 2023 4:12 PM
To: Sarah Christensen <schristensen@scrtc.org>
Cc: Leckie, Daniel@DOT <Daniel.Leckie@dot.ca.gov>; Tina Sorvari <tina.sorvari@icf.com>; John Hibble <john@aptoschamber.com>; Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Subject: Comments from Santa Cruz County Department of Community Development and Infrastructure re: the Draft EIR for Coastal Rail Trail Segment 12

Hello Ms. Christensen,

Santa Cruz County Community Development and Infrastructure Department is providing the following comments on the Draft EIR for the Coastal Rail Trail Segment 12:

The Historic Property Survey Report, page 5, provided as a technical study in the EIR, comments that a list of multiple properties within the Area of Potential Impact for the project were evaluated and found not eligible for inclusion in the NRHP.

However, three of the properties referenced in the list are designated in the County's Inventory of Historic Resources as historic resources, and are therefore subject to review under CEQA for any impacts to these sites. Projects affecting these properties are also subject to review under Chapter 16.42 of the Santa Cruz County Code. Potential impacts to these resources should therefore be evaluated as part of the EIR:

7992 Soquel Drive, Aptos (Judge Rice House): APN 039-232-03. Rated NR-3, eligible in the opinion of the HRC for listing on the National Register.

7996-A Soquel Drive, Aptos (Jose Arano House): APN 039-232-01. Rated NR-4, a 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.

SPRR Bridge 36-0011, Hwy 1 Over Aptos Creek, located at the Intersection of Soquel Drive and Spreckels Drive (Aptos Creek Bridge). Rated NR-3, eligible in the opinion of the HRC for listing on the National Register

Please note that information and the County Historic Resources Inventory listing for the property located at 7992 Soquel Drive in Aptos was previously provided to your office on January 11, 2023, and multiple emails were exchanged regarding the historic significance of this site. The DPR forms for the three designed historic properties referenced above are attached to this email.

Sincerely,



Annie Murphy
Senior Planner, Policy
Community Development &
Infrastructure

Phone: 831-454-3111
701 Ocean Street, Room 400



Annie Murphy

From: Kevin Newhouse - History Email <aptoshistory@yahoo.com>
Sent: Thursday, June 1, 2023 12:50 PM
To: Daniel.Leckie@dot.ca.gov; lara.bertaina@dot.ca.gov; blfrisybey@sbcglobal.net; Guy Preston; info@sccrtc.org; Zach Friend; salydon@aol.com; carolyn.swift@gmail.com; senator.laird@senate.ca.gov; assemblymember.addis@assembly.ca.gov; John Hibble
Cc: Annie Murphy; pearlman.barry@gmail.com; aptoshistory@yahoo.com
Subject: Re: 05-0C734 Section 106 Local Consultation Request SR 1 Aux Lanes Coastal Rail Trail Segment 12 Project

****CAUTION: This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Good afternoon,

As the 2nd District Commissioner of the Santa Cruz County Historic Resources Commission, I would like to submit a comment to be considered prior to the environmental document being finalized.

Everything that Mr. John Hibble from the Aptos History Museum provided in his email from May 12th is accurate.

I would also like to add that the two properties in question, the Arano General Store at 7996 Soquel Drive (APN 039-232-01) and the Rice House/Hotel at 7992 Soquel Drive (APN 0329-232-03) are included in the County of Santa Cruz Survey of Historic Resources. Based on the information provided by Daniel Leckie in his response to John Hibble's email on May 15th 2023, since these properties have been locally designated, they are considered significant resources in terms of CEQA and should be provided a level of protection from significant adverse changes (such as alteration or demolition) through the CEQA process.

I am recommending you add the necessary language to any reports or proposals going forward to ensure these properties are protected from alteration or demolition.

I will also add that I have no issue with providing the right-of-way behind the properties for the building of the trail next to the rail line as long as the historically significant buildings on those properties remain intact and available to the community.

Thank you so much for allowing me to comment.

Kevin Newhouse
 Santa Cruz Historic Resources Commission - 2nd District Commissioner
 aptoshistory@yahoo.com

On Thursday, June 1, 2023 at 12:25:13 PM PDT, Kevin Newhouse <kev21surf@yahoo.com> wrote:

----- Forwarded Message -----

From: John Hibble <john@aptoschamber.com>
To: Guy Preston <gpreston@sccrtc.org>; "info@sccrtc.org" <info@sccrtc.org>; 'Zach Friend' <zach.friend@santacruzcounty.us>; "senator.laird@senate.ca.gov" <senator.laird@senate.ca.gov>; "assemblymember.addis@assembly.ca.gov" <assemblymember.addis@assembly.ca.gov>

Cc: 'Sandy Lydon' <salydon@aol.com>; 'Carolyn Swift' <carolyn.swift@gmail.com>; 'Annie Murphy' <annie.murphy@santacruzcounty.us>; Kevin Newhouse <kev21surf@yahoo.com>
Sent: Monday, May 15, 2023 at 04:16:18 PM PDT
Subject: FW: 05-0C734 Section 106 Local Consultation Request SR 1 Aux Lanes Coastal Rail Trail Segment 12 Project

From: Leckie, Daniel@DOT <Daniel.Leckie@dot.ca.gov>
Sent: Monday, May 15, 2023 1:33 PM
To: Bertaina, Lara E@DOT <lara.bertaina@dot.ca.gov>; john@aptoschamber.com; Mousavi, Julia@DOT <Julia.Mousavi@dot.ca.gov>
Cc: Sorvari, Tina <Tina.Sorvari@icf.com>; Kiaha, Krista M@DOT <krista.kiaha@dot.ca.gov>
Subject: RE: 05-0C734 Section 106 Local Consultation Request SR 1 Aux Lanes Coastal Rail Trail Segment 12 Project

Mr. Hibble,

Thank you kindly for your response to this project and the additional information about the Arano General Store at 7996 Soquel Drive (APN 039-232-01) and the Rice House/Hotel at 7992 Soquel Drive (APN 0329-232-03). At this time, I am going to defer all further project specific comments to Tina Sorvari (copied) & the ICF team as they are the professional environmental consultants who have developed the technical studies for this project on behalf of SCCRTC, and my role in this process is only in an advisory capacity to help guide the specific analysis they have provided to me through the SHPO process & to ensure it meets Caltrans specific guidelines, policies and standards. I am not aware of the aspects of the project that include removal of auxiliary buildings on these parcels and reconfiguration of lot lines as these project aspects have not been explored in the text of the technical documents I have reviewed to date. I will let ICF & SCCRTC explain why that is the case as its for all intents and purposes outside my purview and any comment I might provide on this matter would be purely speculative.

My only remaining somewhat ancillary process oriented comment is that, though the buildings you have mentioned have been determined ineligible based on the specific National & State Register criteria, that does not render them completely insignificant as historic resources from a regulatory standpoint if they are locally designated. It just means the resources do not fit that very specific regulatory criteria set out by the National Park Service for Federal designation (which the state list basically also mirrors) and therefore are not considered historic properties from a regulatory standpoint within the more formal federal NHPA-Section 106 process. However, if they had been locally designated these buildings would still be considered significant resources in terms of CEQA and be provided a level of protection from significant adverse changes (such as alteration or demolition) through the CEQA process. This occurs as soon as they are designated on any official local list of historic resources, such as one developed by the Santa Cruz County Historic Resources Commission (HRC), a Certified Local Government (CLG), etc. These lists do not necessarily need to meet the specific National Register criteria, and often times have more flexibility to incorporate resources that are significant to the local communities despite not meeting the technical rigors of the national standards.

With that, the HPSR I reviewed (and submitted to SHPO) did not list either of these resource as significant in terms of CEQA (or any of the NRHP/CRHR ineligible resources as still being significant for the purposes of CEQA at all) so I am currently under the assumption that these resources are not specified on any local lists to date. If the HPSR is accurate and they aren't on any local lists, I do suggest exploring your local process for nominating them for such designation for future CEQA protection, Mr. Hibble. However, if we made a mistake and they are already designated on a local list and it could be proven, this would be somewhat of an oversight in the analysis that was provided to me earlier this year. Mistakes can happen, and I do believe Kara Brunzell, the architectural historian who authored the HPSR and HRER reports, did also apparently reach out (via email) in June of 2022, and presented the project to the following groups:

- Santa Cruz County Historic Resources Commission,
- Santa Cruz Museum of Art and History, and
- the Aptos History Museum were contacted.
- The Santa Cruz County Railroad Historical Society and
- Santa Cruz Trains

It seems no comment was provided on the project at that time, which could have been helpful at that time to illuminate any errors or oversights in our analysis, but it doesn't mean corrections cannot be made moving forward. Either way, hopefully all this is moot as it seems there are no issues with the proposal anyway, but for the good of the group if there have been any errors in analysis it might be prudent to clean them up before the environmental document is finalized and we may want to take a closer look at the resources Mr. Hibble has highlighted for us here. Hope that helps add a little perspective, and with that I will let Tina and ICF comment on any of the unknowns about the project proposal & internal processes as they see fit moving forward.

Best,

Daniel T. Leckie

Principal Architectural Historian

Caltrans District 5 | San Luis Obispo

Office Phone: (805) 458-6618



From: Bertaina, Lara E@DOT <lara.bertaina@dot.ca.gov>
Sent: Friday, May 12, 2023 8:13 AM
To: john@aptoschamber.com
Cc: Leckie, Daniel@DOT <Daniel.Leckie@dot.ca.gov>; Sorvari, Tina <Tina.Sorvari@icf.com>
Subject: RE: 05-0C734 Section 106 Local Consultation Request SR 1 Aux Lanes Coastal Rail Trail Segment 12 Project

Dear Mr. Hibble,

Thank you for your response to the request for input on the State Route 1 Auxiliary Lanes and Bus-on-Shoulder Improvements—Freedom Blvd. to State Park Dr.—and Coastal Rail Trail Segment 12 Project (EA: 05-0C734).

Your comment will be included in the public record and responses will be provided in the Final Environmental Document for the project. Further correspondence from Daniel Leckie may be forthcoming upon his return from vacation.

Sincerely,

Lara Bertaina

Senior Environmental Scientist

Caltrans, District 5

(805) 779-0792

From: John Hibble <john@aptoschamber.com>

Sent: Thursday, May 11, 2023 4:25 PM

To: Bertaina, Lara E@DOT <lara.bertaina@dot.ca.gov>

Subject: RE: 05-0C734 Section 106 Local Consultation Request SR 1 Aux Lanes Coastal Rail Trail Segment 12 Project

EXTERNAL EMAIL. Links/attachments may not be safe.

This is a response to a Caltrans request to the Aptos History Museum regarding State Route 1 Auxiliary Lanes and Bus-on-Shoulder Improvements—Freedom Blvd. to State Park Dr.—and Coastal Rail Trail Segment 12 Project (EA: 05-0C734) which would widen State Route (SR) 1 to include auxiliary lanes and to accommodate bus on shoulder operations between the Freedom Boulevard and State Park Drive interchanges and construct Coastal Rail Trail Segment 12, to determine whether this undertaking could potentially impact identified historic properties in the project area. There are two historic properties that could potentially be affected.

May10, 2023

DEPARTMENT OF TRANSPORTATION

CALTRANS DISTRICT 5

50 HIGUERA STREET

SAN LUIS OBISPO, CA 93401-5415

(805) 549-3101

Tina Sorvari, Environmental Planning

+1.916.231.9738 direct

Tina.Sorvari@icf.com

Re: State Route Highway 1 Auxiliary Lanes and Bus-on-Shoulder Improvements—Freedom Blvd. to State Park Dr.—and Coastal Rail Trail Segment 12 Project

Dear Tina Sorvari and Daniel T. Leckie,

Thank you for your request for the Aptos History Museum to comment on the proposed State Route Highway 1 Auxiliary Lanes and Bus-on-Shoulder Improvements—Freedom Blvd. to State Park Dr.—and Coastal Rail Trail Segment 12 Project. We are looking forward to these transportation improvements.

We are sure that you are aware that this project passes through Aptos Archaeological Sites CA-SCR 2-H and CA-SCR 222.

Two historic properties will be affected by this project and need to be protected. Although these properties were determined in the Historic Resources Evaluation Report to not be eligible for the National Register of Historic Places, (NRHP), and are not historical resources for the purposes of the California Environmental Quality Act, (CEQA), they are the only two surviving properties from the original historic Aptos Village. These properties are the Arano General Store at 7996 Soquel Drive, APN 039-232-01, and the Rice House/Hotel at 7992 Soquel Drive, APN 0329-232-03. These two properties are actually located on Aptos Wharf Road which was the original town's connection to Rafael Castro's wharf at the beach.

Aptos Village originated on the west side of Aptos Creek near the home of the original land grant owner Rafael Castro. With the coming of the railroad, the town moved to the eastern side of Aptos Creek to take advantage of the lumbering opportunities.

The Arano General Store, 7996 Soquel Drive, was the first commercial building in Aptos and the first Post Office. It is the oldest building in Aptos. It was constructed by Joseph Arano, son-in-law of the first landowner, Rafael Castro and later, Arano built the Bay View Hotel. The Arano home and general store was constructed about 1867 and was granted the first Aptos Post Office in 1870. In the Historic Resources Evaluation Report, this important structure was not even mentioned. It is listed in the Santa Cruz County Historic Resources Inventory. It qualifies as a local listing NR 4 Status as of 2003.

The second historic property is mentioned in the Historic Resources Evaluation Report: "*Other hotels that catered to tourists included Peter Walsh's Live Oak House in the village and D. M. Rice's hotel on Aptos Wharf Road.*" The Rice house/hotel was built in 1874 by David M. Rice. His wife Jennie was the daughter of Isaac Graham, a well-known immigrant to Mexican California who built one of the first water powered sawmills in California near Felton and who built

Graham Hill Road to transport his lumber to Santa Cruz. The Rice House qualifies as a local listing NR 3 Status as of 2003.

As we understand it, the Santa Cruz County Regional Transportation Commission is purchasing these properties in order to remove auxiliary buildings, to provide for right-of-way behind the buildings for the trail next to the rail line, to reconfigure the parcel lot lines, and ultimately to sell the buildings and reconfigured parcels to private ownership with the historic buildings intact. If that is the case, we have no problem with that plan. What is essential is that the buildings remain intact and available to the community.

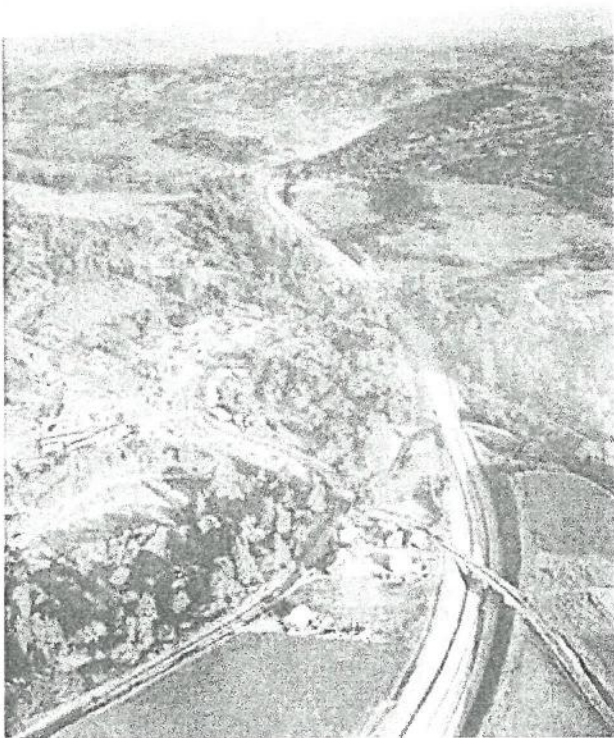
Cultural resources studies may use any criteria at hand to decide that a property is not significant, however the original buildings of Aptos are historic and are essential to the "community's character."

Thank you for this opportunity to comment on the project.

John Hibble, Curator

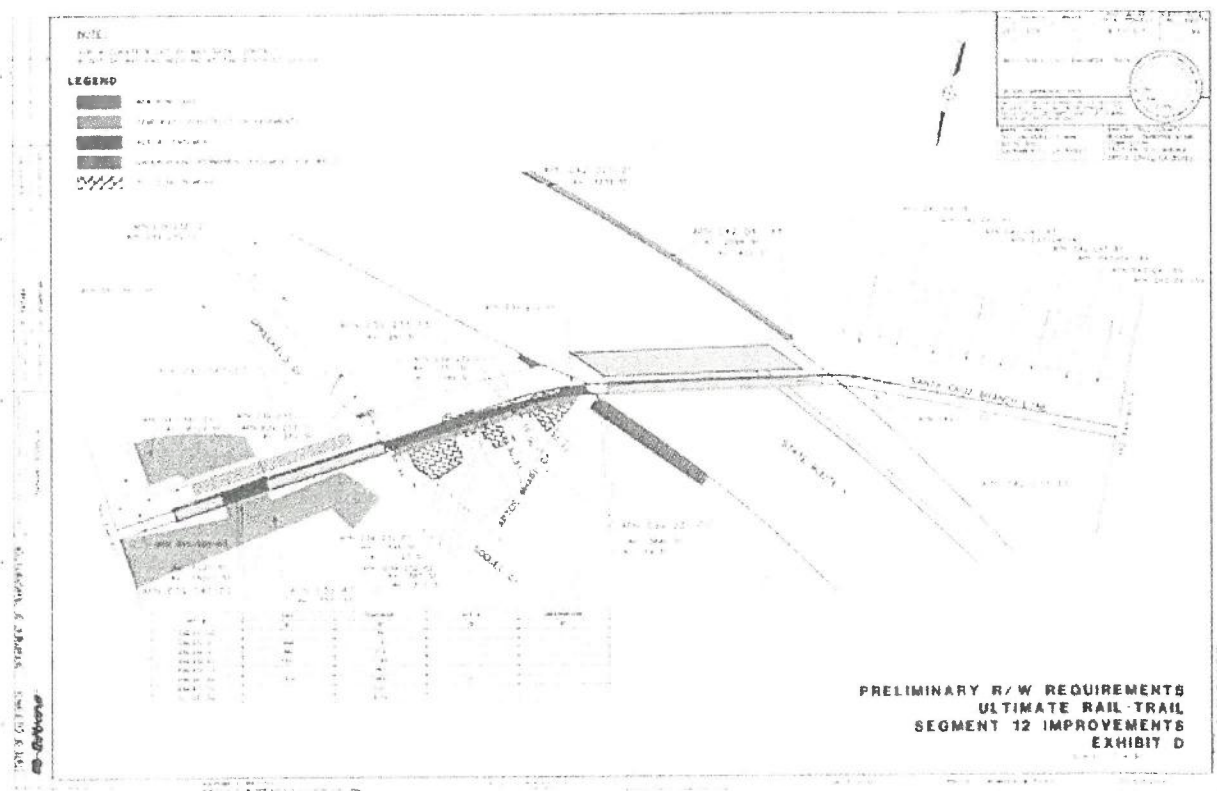
Aptos History Museum

831.688.1467



Photograph 4 in the Technical Study, Historic Property Survey Report: *Three-quarter aerial view of Aptos, 1949, California Highways and Public Works*, Shows the original town of Aptos on the western side of Aptos Creek with the historic Arano House and Rice Hotel in the center of the photograph.

https://sccrtc.org/wp-content/uploads/Highway1AuxLanes_TechStudies/Hwy1_AuxLanes_HPSR-redacted.pdf



https://sccrtc.org/wp-content/uploads/2023/04/15_App_F_ROW_Exhibits.pdf

Resources:

Draft Environmental Impact Report

Appendix F, Right-of-Way Exhibits, Page 15

PRELIMINARY R/ W REQUIREMENTS

ULTIMATE RAIL-TRAIL

SEGMENT 12 IMPROVEMENTS

EXHIBIT D

Technical Studies

Historic Property Survey Report

County of Santa Cruz Historical Resources Inventory

Annie Murphy

From: Becky Steinbruner <ki6tkb@yahoo.com>
Sent: Tuesday, May 30, 2023 5:55 PM
To: Annie Murphy; Barry Pearlman
Cc: Kevin Newhouse; Becky Steinbruner
Subject: Concerns Regarding Significant and Potentially Adverse Impacts to Historic Resources in Aptos Associated with Segment 12 Auxiliary Lanes and Rail Trail Construction

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear Santa Cruz County Historic Resources Commission,
I continue to be concerned regarding potential significant and adverse impacts on the historic resources of Aptos as the Santa Cruz County Regional Transportation Commission (RTC) Segment 12 Auxiliary Lane and Rail Trail Project moves forward. Public Comment on the EIR closes June 2, 2023.
State Park Dr-Freedom Blvd Aux Lanes, BOS, & Coastal

**State Park Dr-Freedom Blvd Aux Lanes, BOS, &
Coastal**

Appendix C is the Historic Resource evaluation:
https://sccrtc.org/wp-content/uploads/Highway1AuxLanes_TechStudies/Hwy1_AuxLanes_HPSR-redacted.pdf

I am concerned that the only eligible historic resource is the Bayview Hotel, but the Rice House and Jose Arano House are deemed ineligible for protection. You may remember that the RTC recently purchased the land on which the Rice House and Jose Arano House sit. (See page 25 of the report)

In a recent meeting with Bayview Hotel owner, Ms. Cristina Locke, and RTC Director Mr. Luis Mendez and Ms. Sarah Christensen, it became known that the RTC intends to obtain the right-of-way for a significant amount of land in front of the Bayview Hotel, claiming nearly 50% of the parking area adjacent to the railroad tracks. The RTC staff claim that they may already own this land as part of the acquisition of the rail line in 2012, but have not been able to provide documentation of that claim. This would alter the historic context of the Bayview Hotel, which is on the National Register of Historic Places as NR1.

Because your Commission will not meet before the close of Public Comment on the Project EIR, I request that this letter be distributed to the full Commission, and that each Commissioner be encouraged to submit written comment on the Segment 12 EIR Historic Resources analysis and determinations.

Thank you for your work to preserve the important historic and cultural resources in our County.
Sincerely,
Becky Steinbruner

Annie Murphy

From: Barry Pearlman <pearlman.barry@gmail.com>
Sent: Wednesday, July 12, 2023 10:13 AM
To: Annie Murphy
Subject: A copy of note re: Cabrillo Lions

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

From: Barry Pearlman <pearlman.barry@gmail.com>
Sent: Thursday, March 30, 2023 5:20 PM
To: Becky Steinbruner <ki6tkb@yahoo.com>
Cc: Annie Murphy <Annie.Murphy@santacruzcounty.us>
Subject: Re: Including 1923 WWI Memorial Monument on Santa Cruz County Historic Inventory

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hello Ms. Steinbruner-

Thank you for writing to the Historic Resources Commission regarding the World War One memorial in Aptos.

This item was placed on the January, 2023 Commission Agenda and was discussed as you requested.

Our Commission has a positive regard for the monument and appreciates the work of The Cabrillo Lions in choosing to maintain the site. It currently has no historic designation but it was acknowledged that we would look favorably on an application to become a recognized site if it was submitted.

We encourage your organization to file the DPR and proper forms for such an application. They can be found on the County of Santa Cruz Planning Department Website.

Regards,

Barry Pearlman

Chair, Santa Cruz County Historic Resources Commission

Historic Resource Commission

Goals Action Items

July 17, 2023

Agenda Item 9C

- This is a review of Goal Action Items tasked at the Jan 23, 2022 meeting. The April 3, 2023 meeting was cancelled.
- For each Goal's Action Item, the Commission will review and determine the following:
- Has the Action Item been completed, documented as such and moved to archive status
- OR
- Is there more activity need to complete the Action Item

Historic Resource Commission

Goals Action Items

July 17, 2023

- The agenda for this presentation is:
 - Review Action Items from Jan 23, 2022 meeting
 - (# 1, 2, 3A, 3B, 6)
 - Goals Moved to Future Meetings
 - (# 5, 11)
 - Goals Closed at Jan 23, 2022 meeting
 - (# 7, 8, 12)
 - Goals not requiring any activity at this time
 - (# 4)

Historic Resource Commission

Goals Action Items

July 17, 2023

- **Goal #1: Training Opportunities**
- **Goal Description:** Identify training opportunities for HRC Board
- **Action Item:** Board and staff discuss and identify known training opportunities, such as online webinars, in person presentations and conferences

Historic Resource Commission

Goals Action Items

July 17, 2023

- **Goal #2: Cleanup of Historic Resources Inventory**
- **Goal Description:** Correct, update, and add information to ensure that Historic Resources Inventory is accurate and current
- Staff will create working file to hold Inventory updates and additions until professional consultant can review
- **Action Items:**
 - Motion made to create a subcommittee consisting of Commissioners Pearlman and Woods and work with Staffer Murphy to find intern to assist Planning Department with updating Historic Resources Inventory

Historic Resource Commission

Goals Action Items

July 17, 2023

- **Goal 3A Goal: Update Demolition Ordinances**
- **Goal Description.** Commission Liaison agreed to bring both new amendments to the Commission at the Apr 3, 2023 meeting, moved to July 17, 2023 meeting.
- **Action Item # 1a:**
 - Demolition Code Amendment will state:
'If structure not listed on the Historic Resources Inventory and is over 50 years old, it will require a demolition permit and a review by Planning Department staff. If structure meets the Historic Resources Inventory listing criteria, a California Department of Parks and Recreation (DPR) form will be completed'.
- **Action Item # 1b:**
 - Demotion Code Amendment will state:
'Allow additional uses for structures listed on the Historical Resources Inventory beyond those allowed in the zoned district where such a use can support viable uses for the property including repair and restoration'.

Historic Resource Commission

Goals Action Items

July 17, 2023

- **Goal 3B Goal: Track Demolition By Neglect Activity**
- **Goal Description:** Track potential neglect of Inventory property for Demolition by Neglect activity
- **Action Item:**
 - There was no discussion of this goal at the Jan 23, 2023 meeting. Commission requested that further discussion of this goal continue at the April 3, 2023 meeting (Mtg cancelled). Discuss at July 17, 2023 mtg.
 - Commission Woods suggested: Save time, paper and effort by creating a digital form to document and track evidence of Demolition By Neglect which can be submitted online.

Historic Resource Commission

Goals Action Items

July 17, 2023

- **Goal #6: Update and Maintain HRC Website**
- **Goal Description:** Make SC County HRC website current with information about HRC information, local history events, and resource preservation
- **Action Item:** Subcommittee members Pearlman and Phillips made their report at Jan 23, 2023 meeting. Planner Natisha Williams reported that Santa Cruz County Planning Dept was already updating their website. The subcommittee agreed to postpone their report until the April 3, 2023 meeting so they could evaluate implemented website changes. Mtg cancelled. Further discussion at July 17, 2023 mtg

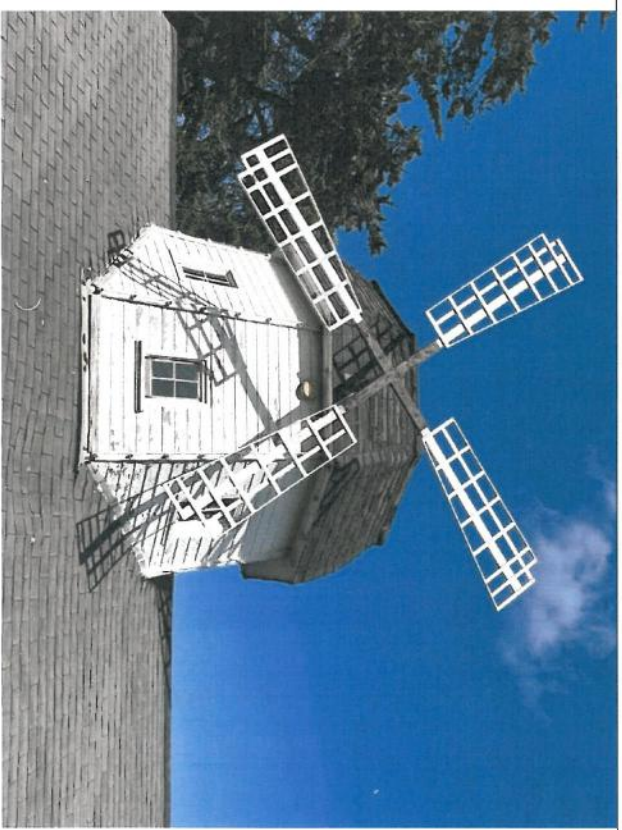
Documenting Condition of Historic Resources (Goal 3B)

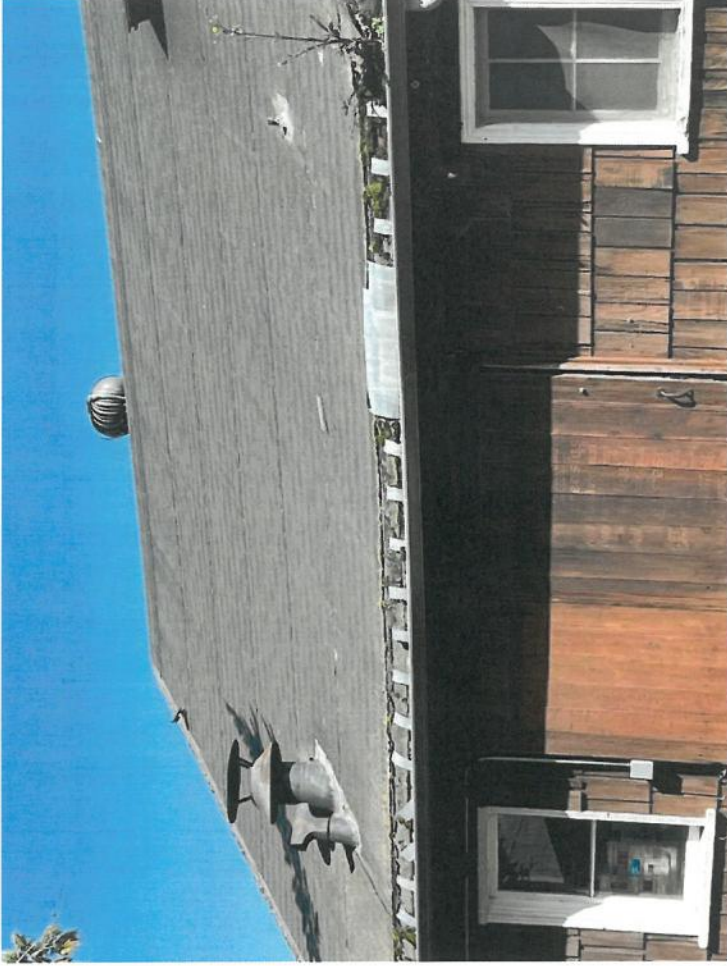
Agenda item 9C

Address and Parcel Number/ Historic Name	Documenter/ Date	Condition of structure	Photos
<p>APN 027-211-13 21231 East Cliff Dr., Santa Cruz</p> <p>Buckhart's Candies</p>	<p>A. Murphy 3/23/23</p>	<p>Overall condition 3-4: Deferred maintenance may lead to structural problems and compromise the building:</p> <ol style="list-style-type: none"> 1. Roofing is in poor condition, with tiles showing damage. Lichen on tiles, weeds growing in roof gutter. 2. Paint on windows and trim is in poor condition, with potential dry rot on window frames. 3. Roof appears to be sagging in some areas. 	

Documenting Condition of Historic Resources (Goal 3B)

Agenda item 9C



		
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Key:

- 1: Structure appears in good condition. No visible changes to structure or visible maintenance or repair issues.
- 2: Modification to structure since listing, such as addition or exterior alteration.
- 3: Structure has visible maintenance or repair issues, such as peeling paint; broken windows or doors; damaged siding, stucco or plaster; damage to structural elements such as porch; or damaged chimney.
- 4. Structure has significant deterioration which may compromise its structural integrity, such as sagging roof, holes in walls or roof, any uncovered openings that allow water to enter structure; or deteriorated or listing walls.
- 5: Structure has been demolished.

Documenting Condition of Historic Resources (Goal 3B)

Address and Parcel Number/ Historic Name	Documenter/ Date	Condition of structure	Photos

Documenting Condition of Historic Resources (Goal 3B)

Agenda item 9C

Address and Parcel Number/ Historic Name	Documenter/ Date	Condition of structure	Photos

Key:

- 1: Structure appears in good condition. No visible changes to structure or visible maintenance or repair issues.
- 2: Modification to structure since listing, such as addition or exterior alteration.
- 3: Structure has visible maintenance or repair issues, such as peeling paint; broken windows or doors; damaged siding, stucco or plaster; damage to structural elements such as porch; or damaged chimney.
- 4. Structure has significant deterioration which may compromise its structural integrity, such as sagging roof, holes in walls or roof, any uncovered openings that allow water to enter structure; or deteriorated or listing walls.
- 5: Structure has been demolished.

Documenting Condition of Historic Resources (Goal 3B)

Address and Parcel Number/ Historic Name	Documenter/ Date	Condition of structure	Photos

Address and Parcel Number/ Historic Name	Documenter/ Date	Condition of structure	Photos

Key:

- 1: Structure appears in good condition. No visible changes to structure or visible maintenance or repair issues.
- 2: Modification to structure since listing, such as addition or exterior alteration.
- 3: Structure has visible maintenance or repair issues, such as peeling paint; broken windows or doors; damaged siding, stucco or plaster; damage to structural elements such as porch; or damaged chimney.
- 4. Structure has significant deterioration which may compromise its structural integrity, such as sagging roof, holes in walls or roof, any uncovered openings that allow water to enter structure; or deteriorated or listing walls.
- 5: Structure has been demolished.

2023 Santa Cruz County History Fair Report

By Commissioner Lynda Phillips

Overview: There were 26 tables representing a wide diversity of organizations. A small sample of organizations included Santa Cruz Public Library, Daughters of the American Revolution, Friends of Santa Cruz Parks, Santa Cruz Genealogy Society, several museums, and publishers of history books. The History Fair ran from 1 – 5 pm and tables were placed in 2 different rooms in the Felton Community Hall. Both rooms were packed with tables and the representatives manning the information tables were kept busy the entire four hours. There were four historical talks, which were held at the Felton Library.

Historical Talks: I believe this is the first time that historical talks were included as part of the History Fair.

The topics were:

- 1. '50 – 70 Years of Historic Preservation in Santa Cruz County' by Don Lauritson, intro by Lynda Phillips**
- 2. 'The London Nelson Legacy Initiative' by Luna Bey, introduced by Laura DeAngelis**
- 3. 'From Timber to Tourists – The Conversion of Boulder Creek from a Lumber Town to a Summer Resort' by Scott Tucker, intro by Lucia MacLean**
- 4. 'Introduction to the Use of DNA for Family History Research' by Gail Burk, intro by Dancy Girot**

The HRC table: The most common question I received was, 'How old does a building need to be to be included in the inventory?' This opening gave me the opportunity to explain what the HRC was, what its responsibilities were, that there was an Inventory of Santa Cruz County resources of local historic significance, and the HR Commission was working on adding resources to it. Some people owned older homes and were interested if their building would qualify to be added to the inventory. I had the SLV Inventory DPR binder opened to various Felton properties for explaining the information required to list a property and the steps to do so. Interestingly, a couple people had land that had been used by early settlers and wondered if it would be considered historical significant for inclusion on the Inventory.

Materials I brought were: 1) SLV Inventory binder containing SLV DPRs, 2) HRC bylaws, 3) County of Santa Cruz Survey of Historic Resources Update and Context Statement, 4) How to Research the History of Your Santa Cruz House, 5) Sheet on Santa Cruz County Code History Resource Designation, and handouts 6) Santa Cruz County Inventory list, 7) Incentives for Historic Properties, and 8) Our Rich Historical Heritage – Answers to Questions for Owners of Historic Properties.

Some of the people I talked with: 1) Alverda and her daughter, 2) Lucia MacLean who is involved with the Alba School and will send me a progress report, 3) Roger Wapner who owns land from one of the

earliest Boulder Creek settlers, which did have a building at one time, 4) Cynthia Mathews, 5) Jessica Kusz who is on the Santa Cruz City Preservation Council, and 5) Darcy Ginot who is with the Santa Cruz Genealogy Society

After the History Fair ended, there was a memorial tribute to local historian and author Randall Brown. The tribute was organized by Ronnie Trubek. There were about 30 people who stayed after the History Fair and shared stories and memories of Randall. There was food and drink served afterward.

I felt it was a very successful SCC History Fair, especially since it was in Felton. The addition of the history talks was a valuable and well attended addition and I hope that the talks will be a part of future history talks. I also feel that having the History Fair hosted in a different County location each year can add valuable opportunities to be introduced to other local histories. I realize that volunteering to be the host and organize the History Fair is a big commitment, but this could open up opportunities to include various history activities before or after the Fair, such as a walking tour, talks, etc.

My recommendation is that the HRC continue to participate in the History Fair and to support that endeavor a 'trunk' should be created containing display materials for community events.

Santa Cruz County Code

16.42.060 Development procedures for designated historic resources.

(D) New Construction. Historic resource preservation plans for construction of new structures on historic properties or in historic districts shall conform to the following criteria:

- (1) The location, siting and size of new construction on an historical property shall not detract from the historic character of the property, and between existing buildings, landscape features and open space.
- (2) All structures shall be designed in proportion and integrated into the historic character of the property or district by the use of compatible building materials and textures, construction methods, design, and color.
- (3) The size, location and arrangement of new on-site parking or loading ramps shall be designed so that they are as unobtrusive as possible and preserve the features of the property or district.
- (4) Ingress and egress, and internal traffic circulation shall preserve the historic features of the property.
- (5) Landscaping should be provided in keeping with the character and design of the historic site, property or district.
- (6) Disturbance of terrain around existing buildings or elsewhere on the property should be minimized to reduce the possibility of destroying unknown archaeological materials. Where any proposed land alterations may impact important archaeological resources, a professional archaeological survey shall be provided and its recommendations implemented to mitigate potential impacts as provided for in Chapter [16.40](#) SCCC.

Annie Murphy

To: Leckie, Daniel@DOT
Subject: FW: EA: 05-1K890 Section 106 Local Consultation Request San Lorenzo Valley CAPM EA: 05-1K890

Hello Daniel,

Thank you for the opportunity to comment on the proposed Caltrans project and 106 Consultation for repaving portions of Highway 9 in Santa Cruz County. I have the following initial comments. I will also be providing you letter and information to the Historic Resources Commission at their meeting on April 3. I will share any additional comments from the Commission with you as well.

1. The properties identified in the project area on River Street are located in the City of Santa Cruz. The City of Santa Cruz regulates historic properties within the City limits, so I would recommend checking with City of Santa Cruz Planning Department regarding these properties.
2. The property located at 6254 Graham Hill Road in Felton is designated historic resource on the Santa Cruz County Inventory of Historic Resources. I have attached the DPR form for this property. It is recommended that proposed construction near this property be evaluated for any impacts to the significance of this resource.

Sincerely,



Annie Murphy
 Senior Planner, Policy
 Community Development &
 Infrastructure

Phone: 831-454-3111
 701 Ocean Street, Room 400



From: Leckie, Daniel@DOT <Daniel.Leckie@dot.ca.gov>

Sent: Wednesday, March 15, 2023 4:52 PM

To: Annie Murphy <Annie.Murphy@santacruzcounty.us>

Subject: FW: EA: 05-1K890 Section 106 Local Consultation Request San Lorenzo Valley CAPM EA: 05-1K890

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hi Annie,

Resending this now. I will follow up on the other email to make sure you got it.

Thank you,

Daniel T. Leckie

Principal Architectural Historian

Caltrans District 5 | San Luis Obispo

Office Phone: (805) 458-6618



From: Leckie, Daniel@DOT

Sent: Wednesday, March 1, 2023 2:03 PM

To: Annie Murphy <Annie.Murphy@santacruzcounty.us>

Subject: EA: 05-1K890 Section 106 Local Consultation Request San Lorenzo Valley CAPM EA: 05-1K890

Dear Ms. Murphy,

I am contacting you today with a local Section 106 consultation request for an upcoming project in Santa Cruz County. Caltrans is currently proposing the San Lorenzo Valley CAPM Project (EA: 05-1K890) which will preserve (or repave) 14,668 lane miles of Flexible Class 3 pavement using a Capital Preventive Maintenance (CAPM) strategy. Cultural resource studies for the project are currently under way to determine whether this undertaking could potentially impact any historic properties in the project's vicinity. Additional information about the undertaking can be found in the attached materials.

At this time, Caltrans is interested in learning whether the Historic Resources Commission has any special interest in, or special knowledge of, these or any other resources within or adjacent to the project Study Area that should be considered during our cultural resource studies. We are requesting your response by Monday, April 17th, 2023. If you have questions or concerns, please do not hesitate to contact me by directly replying to this email or by phone at (805) 458-6618.

Additionally, if you could kindly acknowledge receipt of this email I would greatly appreciate it. Otherwise I will try to reach your office via phone or post mail at some point later this week or next.

Thank you,

Daniel T. Leckie (He/Him)

Environmental Scientist (Range C)

& PQS Principal Architectural Historian

California Department of Transportation | District 5

50 Higuera Street | San Luis Obispo | California | 93405

Office Phone : (805) 458-6618

