



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

Robert and Teresa Locatelli
P.O. Box 73
Ben Lomond, Ca 95005

Re: 13190 Central Avenue (Highway 9, Boulder Creek)

Thank you Bob for meeting Lynda Phillips (Historic Resources Commission), Raison Dean (County Supervising Building Inspector), and I (County Historic Resources Planner) on Thursday, March 19 regarding your commercial building at 13190 Central Avenue (Highway 9, Boulder Creek).

I want to apologize for what you felt was being "blind-sided" by this meeting regarding your historic commercial building. The intent and the plan for that morning was to discuss with you how the County can work with you to restore/renovate your commercial building. Unfortunately, we were not able to convey our intent to work with you regarding restoring your commercial building.

Your building at 13190 Central Avenue was listed in the County's Historic Resources Inventory in 1986 (see attached *DPR Form 523*)¹, and is classified as an NR-5 property (defined in SCCC 16.42.050 below). Being an historic structure, the County's code encourages property owners to maintain their historic building and therefore protect the physical and cultural history of the community.

Based on our short visit on March 19, whereupon we viewed the inside of the building at 13190 Central Avenue (Highway 9), it could be seen that the building is in a deteriorated condition and structurally weak with visible vertical timbers askew and gaps in the walls. The warehouse should be restored as quickly as possible to secure its physical viability and secure its position as an important part of Santa Cruz County history.

The County's Historic Resources Commission would like to work with you to restore your building by taking the following approach: the back half of the building could be the source of lumber and corrugated roofing to restore the front half. As I see it, the back half of your building could be deconstructed and the salvaged valuable wood planks and beams and metal roofing used for restoration of the front half. The salvaged lumber to restore the front of the livery would be an ideal outcome for you and for the Boulder Creek community. Also, as I could see from the periphery of the property, the vertical lumber in the back half of your warehouse is unusually long (18 feet to 20 feet?) and so has a value for your restoration but also as a fungible item for others who may need this type of lumber. In addition, the corrugated metal roofing on the back half of the warehouse can be used in the restoration of the front half. Remaining corrugated roofing not used in the restoration is also fungible.

¹ The County's Inventory includes 234 historic buildings ranked NR-1 thru NR-5, with the NR-1 rank being the most important, or valuable.

To start the process, I recommend that you fill out an application per instructions below in Santa Cruz County Code (SCCC) **16.42.060 Development procedures for designated historic resources**. This section in turn refers to SCCC Section 18.10.117 (also included below).

The County Historic Resources Commission and the County's Historic Resources Planner are ready, willing and able to assist.

Sincerely,



Matthew Sundt, Historic Resources Planner

Cc:

Raison Dean, Supervising Building Inspector

Lynda Phillips, HRC Commissioner for District 5

Historic Resources Commission

Skyler Kriese, County Historic Resources Planner *(Newly assigned)*

Marky Connolly, Supervising Planner

P.S., also attached is the May 5, 2012, *Certificate of Appreciation* from the Santa Cruz County Historic Resources Commission for your contribution "to the county's beauty through the thoughtful renovation of the circa 1895 historic Locatelli barn in downtown Boulder Creek."

THE FOLLOWING ARE THE RELEVANT GENERAL PLAN POLICIES AND IMPLEMENTATION STRATEGIES THAT SUPPORT THE COUNTY'S PRESERVATION OF HISTORIC RESOURCES:

ARC-8.2.1 Historic Preservation Program. Maintain, update, and strengthen, where appropriate, the County Historic Resource Preservation ordinance with the assistance of the Historic Resources Commission in accordance with the State Office of Historic Preservation.

ARC-8.2.5 Encourage Protection of Historic Structures. Encourage and support public and private efforts to protect and restore historic structures and to continue their use as an integral part of the community.

ARC-8.2.7 Historic Resource Property Maintenance. Encourage the maintenance and upkeep of historic resources to avoid the need for major rehabilitation and to reduce the risks of demolition, loss through fire or neglect, or impacts from natural disasters.

ARC-8.2f Investigate sources of funding for private and public historic restoration and make such information available to the public.

ARC-8.2g Apply the State Historic Building Code to County designated historic buildings.

THE FOLLOWING COUNTY CODE SECTIONS ARE RELEVANT TO RESTORATION OF YOUR WAREHOUSE:

16.42.050 Historic resource designation.

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

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

NR-1. A property listed in the National Register of Historic Places.

NR-2. A property that has been determined to be eligible for listing on the National Register by the U.S. Department of the Interior.

NR-3. A property eligible, in the opinion of the County Historic Resources Commission, to be listed on the National Register of Historic Places.

NR-4. Property which may become eligible for listing on the National Register if additional research provides a stronger statement of significance, or if the architectural integrity is restored. These buildings have either high architectural or historic significance but have a low rating in the other categories.

NR-5. A property determined to have local historical significance.

NR-6. The County shall maintain a listing of those properties which have been evaluated and determined to be ineligible for designation as an historic resource based on the criteria in subsections (B) and (C) of this section and/or due to their deteriorated architectural integrity or condition. These properties shall be given a rating of significance of NR-6. An NR-6 rated property is part of the historic resource inventory but is not subject to the provisions of this chapter. An NR-6 rated property may be reevaluated periodically.

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 18.10.117 [see below], and the administrative application requirements as established by the Historic Resources Commission.

(C) Alteration.

(1) Criteria for Projects Involving the Exterior Alteration of a Historic Resource. A historic resource preservation plan for alterations and changes to the exterior of an historical structure or object shall conform to the following criteria:

(a) Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

(b) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(c) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier or later appearance shall be discouraged.

(d) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

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

(f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features substantiated by historic, physical or pictorial evidence, rather than on conjectural design or the availability of different architectural elements from other buildings or structures.

(g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be utilized.

(h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

(i) Alterations and additions to existing properties shall not destroy significant historical, architectural or cultural elements or materials, and shall be compatible with the size, scale, color, materials, and character of the property, neighborhood or environment.

(j) Whenever possible, new additions or alterations to structures shall be done in a manner so that the essential form and integrity of the structure would be unimpaired.

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

(a) Alteration applications shall require a public hearing before the Historic Resources Commission.

(b) Minor historic alteration project applications 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.

16.42.070 Historic Building Code applicability.

The State Historic Building Code, Title 24 of the California Administrative Code, shall be applicable to the issuance of building permits for changes to the interior and/or exterior of structures designated as historic resources. [Ord. 4922 § 1, 2008].

16.42.090 Unsafe or dangerous conditions.

None of the provisions of this chapter shall be construed to prevent any measures of construction, alteration, removal, demolition or relocation necessary to correct the unsafe or dangerous condition of any structure, other feature, or part thereof, where:

- (A) Such condition has been declared to constitute an immediate threat to public health and safety by the County Building Official or County Geologist; and
- (B) The proposed measures have been declared necessary by such official to correct the said condition; and
- (C) The Chairman of the Historic Resources Commission has been notified of the situation and given an opportunity to respond within 24 hours. Only such work as is necessary to correct the unsafe or dangerous condition may be performed pursuant to this section. In the event that any structure or other features are damaged by fire or other calamity, the Planning Director or Building Official may authorize, prior to the Commission's review, that amount of repair necessary to correct an unsafe condition. [Ord. 4922 § 1, 2008].

18.10.117 Public hearing notice requirements for regular or conditional permits and projects.

(A) When a provision of the County Code requires public notice of a public hearing to be given pursuant to this section, notice shall be given by the County in all of the following ways:

- (1) Notices in the form of a postcard or letter shall be mailed or delivered not less than 10 calendar days prior to the public hearing to the owner of the subject real property as shown on the latest equalized assessment roll (or records of the County Assessor or Tax Collector if those records are more recent), to the owner's duly authorized agent, if any, and to the project applicant. Notice shall also be mailed or delivered at least 10 calendar days prior to the public hearing to all owners of real property within 500 feet of the exterior boundaries of the subject property and to all lawful occupants of properties within 100 feet of the subject property, including the lawful occupants of the subject property. If there are fewer than 10 separate parcels within 500 feet of the exterior boundaries of the subject property involved in the application, said 500-foot distance shall be extended in increments of 50 feet (e.g., 550, 600, 650) until owners of at least 10 properties have been notified by mail.
- (2) The County shall also mail or deliver notices not less than 10 calendar days prior to the public hearing to the Coastal Commission; to each local agency expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected; and to all persons who have filed and maintained written requests with the Planning Department to be on the mailing list for the subject development project or for coastal development permit decisions within that jurisdiction. Written requests filed by persons may be made for notices for all public hearings or for all public hearings relating to a certain application. Requests shall be accompanied by a fee set by the Board of Supervisors resolution.
- (3) The public notice shall be posted, either by county staff or by the property owner if so directed by County staff, on the property in a conspicuous place at least 10 calendar days prior to the public hearing. The on-site public notice posting shall be carried out in accordance with SCCC 18.10.121.

(4) The County shall provide notice to the Board of Supervisors by delivery by the United States Postal Service addressed to each Board Member at the County Governmental Center, or by delivery to each Board Member by County Government interdepartmental mail, at least 10 days prior to the public hearing.

(5) Public agencies shall be notified of tentative map applications pursuant to SCCC 14.01.305.1, 14.01.318, 14.01.319 and 14.01.320. Public agencies shall be notified of public hearings on General Plan amendments pursuant to SCCC 18.50.080. In the Coastal Zone, in addition to the Coastal Commission, public agencies shall be notified which, in the judgment of the Planning Director, have an interest in the project.

(6) When the Subdivision Map Act (Government Code Section 66410 et seq.) requires notice of a public hearing, notice shall also be given to any owner of a mineral right who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code.

(7) Because the State Legislature has found that access restrictions to commercial establishments affecting the blind, aged, or disabled is a critical statewide problem, whenever a public hearing is held regarding a permit for a drive-through facility, or modification of an existing drive-through facility permit, the County shall provide notice to local organizations or agencies representing the blind, aged, and disabled communities. [Ord. 5427 § 6, 2022].

HEALTH AND SAFETY CODE – HSC

DIVISION 13. HOUSING [17000 - 19997] (Division 13 enacted by Stats. 1939, Ch. 60.)

PART 1.5. REGULATION OF BUILDINGS USED FOR HUMAN HABITATION [17910 - 17998.3] (Part 1.5 added by Stats. 1961, Ch. 1844.)

CHAPTER 2. Rules and Regulations [17920 - 17929] (Chapter 2 added by Stats. 1961, Ch. 1844)

17920.3.

Any building or portion thereof, regardless of zoning designation or approved uses of the building, including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the occupants of the building, nearby residents, or the public shall be deemed and hereby is declared to be a substandard building:

(b) Structural hazards shall include, but not be limited to, the following:

(1) Deteriorated or inadequate foundations.

(2) Defective or deteriorated flooring or floor supports.

(3) Flooring or floor supports of insufficient size to carry imposed loads with safety.

(4) Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.

- (5) Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.
- (6) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that sag, split, or buckle due to defective material or deterioration.
- (7) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.
- (8) Fireplaces or chimneys that list, bulge, or settle due to defective material or deterioration.
- (9) Fireplaces or chimneys that are of insufficient size or strength to carry imposed loads with safety.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page of

*NRHP Status Code 5

*Resource Name or # (Assigned by recorder)

B1. Historic Name: Moody and Cress Livery

B2. Common Name: Locatelli Barn

B3. Original Use: Barn/ Livery

B4. Present Use: Commercial/ Storage

*B5. Architectural Style: Commercial False Frton

*B6. Construction History: (Construction date, alterations, and date of alterations)
Minor

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Exploration/ Settlement, Architecture, Economic Social Area: Boulder Creek

Period of Significance:

Property Type:

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope.
Also address integrity.)

H. L. Middleton founded the Big Basin Mercantile Company. He was also an owner in the Santa Clara Valley Mill and Lumber Company, the California Timber Company, and the Boulder Creek Land and Lumber Company; also the Western Shores Lumber Company. Middleton was the first lumberman to release 3,800 acres for purchase by the State of California to form the Big Basin State Park. The price was \$250,000.

The stable was purchased by Moody & Cress in 1905. Cress stayed in the transportation support business, moving to a gasoline service station in the 1920's.

The barn is significant in local history for its association with an important local businessman H.L. Middleton and for the architectural presentation which appears to be only slightly altered since 1890.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

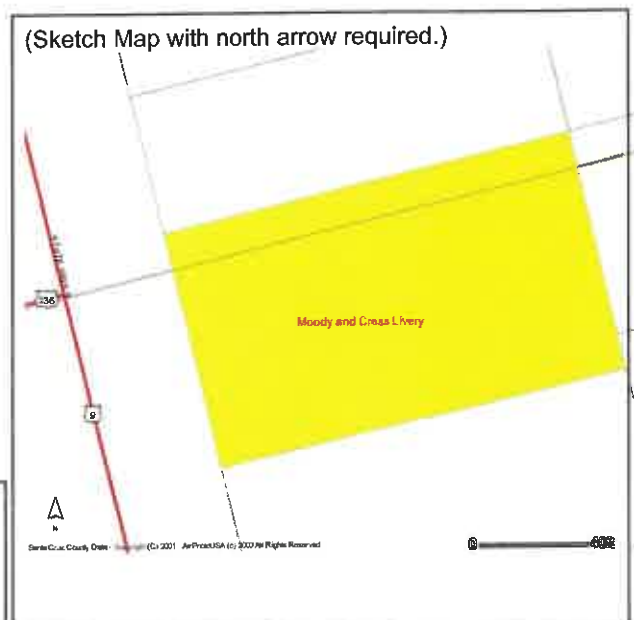
Boulder Creek Historical Society Files
Parade of the Past, Koch
Sanborn Maps 1897, 1931

B13. Remarks:

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer
Date

Page of

*Resource Name or #:

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted *a. County: Santa Cruz

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of
Sec ; M.D. B.M.

c. Address: 13200 Highway 9

City: Boulder Creek

Zip:95005

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
Parcel # 08113118

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

The structure is a large two-story rectangular plan building with a gable roof and a commercial false front. It has double oversized doors on the ground story and patterned shingle above. The tip of the gable protrudes above the commercial false front.

Originally, the building had a shake roof, some of which is still intact, but which has largely been replaced with a metal roof.

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

***P4. Resources Present:** Building Structure

Object

Site

District

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



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

***P6. Date Constructed/Age and Sources:**
C.1890

***P7. Owner and Address:**
Locatelli, Robert & Terry
P.O. Box F
Boulder Creek, Ca

***P8. Recorded by:** (Name, affiliation, and address)
The Firm of Bonnie L. Bamberg
247 N. Third Street
San Jose, Ca 95112

***P9. Date Recorded:** April 1986

***P10. Survey Type:** (Describe)

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

2012 CERTIFICATE OF APPRECIATION

AND ROBERT AND TERRY LOCATELLI, OWNERS

WHEREAS, PRESERVATION HAS MADE A DIFFERENCE IN THE APPEARANCE AND LIVABILITY OF CITIES AND TOWNS OF ALL SIZES; AND

WHEREAS, YOU CAN SEE THE DIFFERENCE IN HISTORIC BUILDINGS RESTORED, OLDER NEIGHBORHOODS MADE MORE ATTRACTIVE AND MAIN STREETS GIVEN NEW ECONOMIC VITALITY;

AND

WHEREAS, IT IS IMPORTANT TO CELEBRATE THE CONTRIBUTIONS MADE BY INDIVIDUALS AND ORGANIZATIONS DEDICATED TO HELPING PRESERVE SANTA CRUZ COUNTY HERITAGE; AND

WHEREAS, THE AWARDEES ABOVE HAVE CONTRIBUTED TO THE COUNTY'S BEAUTY THROUGH THE THOUGHTFUL RENOVATION OF THE CIRCA 1895 HISTORIC LOCATELLI BARN IN DOWNTOWN BOULDERCREEK

THEREFORE, IT IS THE PLEASURE OF THE SANTA CRUZ COUNTY HISTORIC RESOURCES COMMISSION TO THANK AND CONGRATULATE ROBERT AND TERRY LOCATELLI FOR THIS PROJECT.

ADOPTED BY THE SANTA CRUZ COUNTY HISTORIC RESOURCES COMMISSION ON MAY 5, 2012

LYNDA PHILLIPS, CHAIR, HISTORIC RESOURCES COMMISSION