



COUNTY OF SANTA CRUZ

HISTORIC RESOURCES COMMISSION

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
TOM BURNS, DIRECTOR

ITEM 5: NEW BUSINESS

SUB-ITEM C

**Nomination of Redman House
to the National Register of Historic Places**

OFFICE OF HISTORIC PRESERVATION

DEPARTMENT OF PARKS AND RECREATION

P.O. BOX 942896

SACRAMENTO, CA 942960001

(916) 653-6624

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WRITTEN CORRESPONDENCE AGENDA
176

December 8, 2003

Chair, Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Subject: National Register of Historic Places
Property: Redman House, Watsonville, CA

This property will be considered by the State Historical Resources Commission (Commission) for nomination to the National Register of Historic Places. The National Register is the federal government's official list of historic buildings and other cultural resources worthy of preservation. Listing in the National Register provides recognition and assists in preserving California's cultural heritage.

The application will be considered by the Commission on February 6, 2004 at the Resources Building, First Floor Auditorium, 1416 9th Street, Sacramento, California, 95814. The building is accessible to people with disabilities. The application will be removed from the Commission agenda if the applicant requests a postponement, if the Office of Historic Preservation determines that the application is incomplete, or if notification procedures have been incorrectly followed. If the item is removed from the scheduled agenda, you will be notified by mail.

Local government comments regarding the National Register eligibility of this property are welcomed. Letters should be sent to Dr. Knox Mellon, State Historic Preservation Officer, Office of Historic Preservation, Post Office Box 942896, Sacramento, CA 94296-0001 and received fifteen (15) days before the State Historical Resources Commission considers the application. **After that date, the Commission will not accept letters, facsimiles, emails or other written materials regarding the nomination.** Interested parties are encouraged to attend the Commission meeting and present oral testimony.

As of January 1, 1993, all National Register properties are automatically included in the California Register of Historical Resources and afforded consideration in accordance with state and local environmental review procedures.

Enclosures:
Nomination

NR Local Gov't

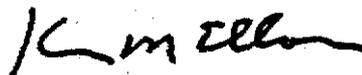
December 8, 2003

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A copy of the application has been included for your review. Supplemental information on the National Register of Historical Places and the California Register of Historical Resources programs is available on our website at the following address: <http://ohp.parks.ca.gov/register>. The federal requirements covering the National Register program are to be found in the National Preservation Act of 1966, as amended, and in Federal Regulations 36 CFR Part 60. State law regarding the California Register is in the Public Resources Code, Section 5024.1.

Should you have questions regarding this nomination, please contact Cynthia Howse or Maryln Lortie of the Registration Unit at (916) 653-6642

Sincerely,



Dr. Knox Mellon
State Historic Preservation Officer

DRAFT

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A).

Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

historic name Redman House

other names/site number 014765

44-0023

=====

2. Location

=====

street & number 1635 W. Beach Drive Street not for publication

city or town Watsonville vicinity

state California code CA county Santa Cruz code zip code 95077

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1986, as amended. I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official Date

State or Federal agency and bureau

USDI/NPS NRHP Registration Form

Redman House
Santa Cruz, CA

In my opinion, the property _____ meets _____ does not meet the National Register
criteria. (_____ See continuation sheet for additional comments.)

Signature of commenting or other official _____ Date

State or Federal agency and bureau

=====
4. National Park Service Certification
=====

I. hereby certify that this property is:

- _____ entered in the National Register _____
_____ See continuation sheet.
- _____ determined eligible for the _____
National Register _____
_____ See continuation sheet.
- _____ determined not eligible for the _____
National Register _____
- _____ removed from the National Register _____
- _____ other (explain): _____

Signature of Keeper _____ Date
of Action

=====
5. Classification
=====

Ownership of Property (Check as many boxes as apply)

- private
- _____ public-local
- _____ public-State
- _____ public-Federal

Category of Property (Check only one box)

- building(s)
- _____ district
- _____ site
- _____ structure
- _____ object

Number of Resources within Property

Contributing	Noncontributing
<u> 1 </u>	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u> 1 </u>	<u> 0 </u> Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single family dwelling

Current Functions (Enter categories from instructions)

Cat: Work in Progress Sub: _____

7. Description

Architectural Classification (Enter categories from instructions)

Late Victorian

Queen Anne

Materials (Enter categories from instructions)

foundation Stone

roof Wood Shingle

walls Wood

other _____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack

D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1897

Significant Dates 1897

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder William H. Weeks

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

===== 9. Major Bibliographical References =====

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS) preliminary determination of individual listing (36 CFR 67) has been

USDI/NPS NRHP Registration Form

Redman House
Santa Cruz, CA

- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

10. Geographical Data

Acreage of Property 13

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	10s	608600	4083590	3	10s	609049 4083440
2	10s	609051	4084050	4	10s	609148 4083465

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Suzi Aratin

organization Redman Foundation date March 31, 200

street & number 1380 Rubv Court #2 telephone 831-462-235

city or town Capitola state CA zip code 95010

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

USDI/NPS NRHP Registration Form

Redman House
Santa Cruz, CA

Additional items (Check with the SHPO or FPO for any additional items)

=====
Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Green Farm LP

street & number 315 Soauel Ave telephone 831-457-1331

city or town Santa Cruz state CA zip code 95062
=====

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public-reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Park Service

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Narrative description

The Redman House is a two-story Queen Anne style residence with an asymmetrical plan. The house has a compact verticality to it as it sits in its original setting amidst a field of strawberries. The house appears to be at least 2 1/2 stories, but is really only two stories with windows placed in the attic to fool the eye. The property is bounded by Beach Road to the east, Riverside Road to the west, Lee Road to the south and Highway 1 to the north. The Redman farm originally extended eastward to the Pajaro River, but in later years the land was sold off and now the house sits on thirteen acres of strawberry fields, highly visible from the highway. The house has stood vacant since the early 1990's, and was at one time threatened with demolition; the house appears to be in poor condition from the exterior but it is structurally sound.

The elevations of the house are highly detailed. Each facade is composed of a myriad of projecting and recessing elements, with large gables projecting over three-sided bays, a corner tower whose dome creeps around the roof eaves, wraparound porches, and recessed balconies.

The detailing is as diverse as the elements composing the facades. The architect used geometric patterning in the wall shingles to add an extra measure of character to the facades. Other details include both Corinthian and ionic columns supporting the porch roofs and window hoods. Floral plaster friezes appear in gable ends and on various wall panels. Eastlake brackets and dentils embellish stray corners and eaves.

The house is sheathed with shingles above the first floor, with sporadic patterns of textured shingling cropping up on any available wall panel. Windows are treated with much the same eclectic selection and include a variety of designs such as beveled panes, plain double hung and fixed pane windows.

The north elevation is one of the most detailed and visible elevations, as it would have been viewed from people traveling to and from Watsonville. Currently it is visible from cars passing on Highway 1. This facade contains the two-story rounded tower and the main facade of the wrap-around porch with decorated columns. The gable roof on this facade has a decorative plaster frieze at the eave line. The gable roof at the main entrance to the house to the right of the porch has a similar plaster frieze at its eave. This decorative plasterwork is also found along a band running around the corner tower separating the first from the second floors. Both the circular wraparound porch and corner tower have domed roofs, each capped with decorative spires. The dome over the porch disappears into the facade of the house and a roof gable, incorporates a hint of a cap at the top as it fades into the eave line. There are four decorative scroll-shaped brackets above the paired columns at the gabled entrance to the house. The upper half of the double-hung wood windows on the corner tower includes a decorative pattern in the glass. The second story presents a recessed balcony, off-center from the first floor entrance, that contains two Corinthian columns and a small decorative balustrade. The door out to this balcony is centered between the columns. Between the balcony and the rounded tower, there is a large diamond of shingles inset into the regular pattern of shingling on the second story. The eaves have small dentilations along this facade until they intersect with the corner tower, which has larger, widely

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The false third or half story on this elevation features a large sectioned window flanked on each side by a pair of ionic columns. The window is framed with a decorative wooden band along the bottom, with baluster banding running along the bottom of the window. A shallow shed roof with one bracket on each side is set atop the window.

The south and east elevations of the house are less intricately detailed than the two main facades, as these would not have been as visible to the public. The south elevation has a projecting bay near the middle of the elevation with a gabled roof over the false half-story window. The corner turret wraps around to this elevation, and there is a porthole window with decorative cornice at the second story just west of the projecting bay. Adding subtle playfulness to the design, the roof cornice has small dentilations, and the wall plane at the second story has interesting zig-zag bands of shingles, one row of small zig-zags at the floor line of the second story, and a larger row of zig-zag shingles at the window line. Toward the rear of the house, there is a small eyebrow dormer set into the roof to add to the assumption of a third story.

The rear elevation is plain and unadorned, with no applied ornamentation save for a band of zig-zag shingling that runs around the bottom of the window line. The rear gable has a half-pediment cornice and two mismatched windows at the second story, one of which must have been a later addition. The first floor includes a half-enclosed porch area with a rear entry door. The farm-hands would have entered the house through the rear door to eat meals in the rear kitchending area.

The interior of the house is relatively intact and original, minus the losses incurred through vandalism in the time since the house has become vacant. The front entry door at the north elevation leads into a main central hall, with the rounded room to the right and the main staircase leading to the second story on the left. The room has what is assumed to be the original wallpaper running up half the wall to a high band of woodwork. The ceiling is beamed and all doors are surrounded with heavy woodwork with scrolled details so that the room has a Tudor-Revival feeling. The round room to the right has a fireplace with a surround that has been stolen. The woodwork around all entryways in the public rooms in the house are the same as those in the front hall. Behind the rounded front room is a parlor, and this is the only room with relatively intact plasterwork with the chandelier surround still extant. All other chandelier surrounds have been lost to vandalism. There is also a plaster picture rail running along the top of the walls.

To the left of the parlor and directly behind the front hall is the dining room. A false front built in cabinet is at the south side of the room toward the rear of the house with a pass-through feature to the rear dining room. A small door at the right of the dining room leads into the kitchen area. To the left of the kitchen area and directly behind the formal dining room, is a large area surmised to be where the farm-hands and family ate daily meals. This room is spartan and has a rear stairway leading up to the second story.

The main front stairway has a wonderful hardwood stair-rail with a carved newel post at the landing. There is a window seat at the landing as well. The second floor contains four bedrooms and one bathroom, the only bathroom is

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situated toward the southwest side of the house **and** includes the rounded room. In all, the suite consists of three rooms, one of which is long and narrow and opens onto a *small* deck at the west side of the house. This could have been a dressing or closet area. The rounded room and the room behind would have been used as a sleeping room a sitting area. The last occupant of the house used the rounded room as the bedroom.

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Statement of Significance

Associated Historic Contexts

5. Development of Watsonville as an agricultural force in California
6. William Weeks influence on the architectural development of Watsonville

Summary

The Redman house stands as an excellent example of the range of settings, styles, and clients that William H. Weeks worked with in his long career in Watsonville and the state of California. As an architect, Weeks strove to design houses for "the plain citizen, the average owner, whether he has individual or collective corporate existence." Weeks was able to design houses in both urban and rural settings; as is evident by the remaining Weeks-designed buildings in the urban center of Watsonville. The Redman house, however, stands as a unique example of a rural farmhouse designed by Weeks, with no other known Weeks designed rural houses extant in the city of Watsonville, or Santa Cruz County, today. The Redman house, a strikingly detailed Queen Anne structure, stands alone amidst thirteen acres of agricultural land near Highway 1, as a symbol of Watsonville's agricultural history, and the wonderfully detailed architecture William Weeks created.

Weeks was not only a prolific architect, he was a driving force in the development of the city of Watsonville. He was an active citizen in the town for eighteen years, from 1894 to 1911. He raised his family in town, and undertook the building of the city, including the Christian Church at Main Street and East Lake Avenue, the first high school, the Lettunich Block, among many other public buildings and numerous private residences.

William Weeks

In such a small, rural farm town such as Watsonville, why would an average Santa Cruz pioneer hire an architect to design and build his house? This was the key to the success of William Weeks: he designed houses for the common man. His philosophy was simple, yet advanced for his time, "plans must serve very plain and practical ends and in all cases design must be well within the scope of local craftsmanship." By this end, Weeks was able to modify the formal Victorian designs to fit his customers needs. In the case of the Redman house, Weeks created a functional formal residence for a prospering agricultural family. The front entrance of the house contains all necessary formal rooms for a Victorian, including the foyer, the dining room and parlor, yet the rear entrance to the house reveals an informal dining area for farm workers to enjoy their meals. It was said of Weeks after the turn of the 20th century that he designed "buildings of convenience, of beauty, and of substantial character that will stand for many years to come," and perhaps nowhere is this more evident than in the city of Watsonville, which privileged to have this a talented architect in residency for 18 years.

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James Redman was a prosperous Watsonville fanner that he desired a fine, high style residence to display his wealth to his peers in Watsonville, and he trusted that William Weeks would deliver a functional yet architecturally stunning residence within his budget. Weeks' advertisements at the turn of the century stressed the most design for the money:

"Don't build before you see my latest home designs strictly up-to-date costing \$150 per room and upwards; guarantee estimates furnished I can give you the best work for the least money."³

William Weeks became ingrained in the goings-on of early Watsonville after he moved to the town to design and build the first of several renditions of Christ Church on the corner of Main Street and East Lake Avenue. He opened an office in Watsonville in 1894, and was elected a freeholder in 1902. In this capacity he assisted in drawing up a new city charter.⁴ Weeks and his family settled in Watsonville in the mid 1890's, and purchased a house on Jefferson Street in 1899. Between 1894 and 1911, Weeks was responsible for designing many residences and commercial buildings in Watsonville. He built what was known as the Weeks Block at 444 Main Street, in which he had his office until he moved to Palo Alto in 1911.⁵ During his time in Watsonville, Weeks designed at least 56 commercial buildings, warehouses, schools and churches, and 94 residences in the town.⁶ Weeks also redesigned the bandstand and plaza area that marked the center of town in 1906. Many of the residences Weeks designed remain, and a few of the commercial buildings are left on Main Street as reminders of the man who helped build Watsonville.

History of Watsonville

The Redman house, as it stands amidst a large field of strawberries, serves as a beacon of the history of Watsonville and the Pajaro Valley, as this area's roots lie in agriculture. The town of Watsonville was laid out on the eastern portion of the Rancho Bolsa del Pajaro, granted to Sebastian Rodriguez in 1823.⁷ The area became settled in the following decades with shanty-type buildings and wood plank sidewalks. A man by the name of Judge John H. Watson from Georgia, either legally or illegally, gained a claim on this easternmost parcel of land and laid out a town that would later be called Watsonville, in 1851.⁸

During Watsonville's early years, many Spanish settlers remained and their cattle roamed nearby and often would graze in the square that would become the town Plaza. Sidewalks were formed by wood planks, and many of the streets were named after prominent citizens.⁹

Land began to be leased in Watsonville to grow crops in 1851, mostly with potatoes during the "potato rush" that fed the 49er's up in the gold country. Once the bottom fell out of the potato market, people began planting sugar beets, apple orchards and various fruits and berries.¹⁰ 20,000 acres of crops were being cultivated by 1878 that included pears, almonds, olives, oats, corn, hay, grapes, and sugar beets. Santa Cruz County was a large producer of sugar, with the largest sugar factory in North America, Spreckels Sugar, located in Watsonville.¹¹

The first election in Watsonville's history was to elect a justice of the peace in 1852. A board of supervisors was created in 1566, and in 1865 the Watsonville city government was formed.¹² The town plaza was created in 1860,

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and the first bandstand constructed in the Plaza in 1880. William Weeks was responsible for the redesign of the Plaza and bandstand in 1906. 13

The city of Watsonville was connected to nearby towns such as Santa Cruz and Monterey by stage coach originally, and transportation to and from Watsonville greatly improved when the train was extended to Pajaro in 1871, at which time the population of Watsonville had topped 2,000 residents. 14 The town began to expand as homes were built first around the Plaza and then moved out along neighboring streets. The Mansion hotel which remains as an omnipotent presence along Main Street today, was built in 1871. 15

The 1880's and 1890's were prosperous decades for beet farming that peaked after Claus Spreckels built a beet processing mill (designed by William Weeks) on 25 acres of land near Walker Street in 1887. Spreckels enticed local farmers to grow sugar beets to be processed in his mill. At the peak of the sugar beet boom in 1892, 2,937 acres of land had been dedicated to the crop with over 1,000 tons of beet sugar produced. This was the largest crop with the highest percentage of sugar, and was the financial backbone of Watsonville. 16 Of, come, crop booms always seem to burst in the end, and thus was true for the sugar beet crop, which busted in the late 1890's.

As the sugar beet industry declined, farmers took up many other crops that did well in the mild climate of the Pajaro Valley. These included strawberries, raspberries, apricots, and apples. In fact, Watsonville, once known as the "Sugar City," became known as the "Apple City" in a matter of years. Apple production in Watsonville expanded in large part because of the Slavic immigrants who had settled in the area. Known as Slavonians, many of these people came from Dalmatia in the 1870's. The Slavonians developed an efficient system of growing, packing and marketing the apples that included setting up contracts with packing plants before the apple harvest, known as "apple futures," and they created an extensive network, selling apples throughout the United States. 17 Apple farms are still a popular crop in Watsonville, and is home to the famous Martinelli's sparkling apple cider.

Later crops grown in Watsonville were pears, plums, prunes, broccoli, Brussels sprouts, flower bulbs, and cut flowers. Watsonville and the Pajaro Valley are also famous for their artichokes, which were first farmed in the area by Italian immigrants who recognized the cool, mild temperatures as perfect for growing this crop. 18

The Redman Family in Watsonville

James Redman was the son of Kendrick Francis Redman, one of the original Santa Cruz County Pioneers who worked as a farmer in Watsonville after his arrival there in 1865. K.F. Redman profited from his crops of sugar beets and potatoes, and his son, James, also became a successful farmer in Watsonville.

The Redman family came to the Pajaro Valley from Missouri when James was nine years old. There were several siblings in the Redman family, with at least two dying when the family crossed the plains to California. Upon arrival in Watsonville, R.F. Redman took up farming while the family lived in a small house on Brennan Street. 19 In 1870 the Redman family moved to a ranch about 1 1/2 miles from Watsonville, along the Pajaro River. 20

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James Redman moved to the 120-acre property where his grand house would be built in 1882. He had married Miss Louise Werner two years prior, and the two of them began what would become a successful farming operation on their property. His farm was described as having raised an average of fifteen tons of potatoes and sugar beets per acre in 1902.²¹ James Redman also had an 81-acre orchard in Monterey County.

Four years after purchasing the property, James Redman hired William Weeks to design a home for his family, in 1896-7, and the building contract was given to Will Porter with the lowest bid of \$3,368. Unfortunately, Porter hastily left town and the local firm of Lamborn and Uren, who had an original bid of \$3,843, finished the construction.²² The house and property was described in a biography on James Redman in the History and Biography of the Central Coast in 1903:

"As the traveler passes along the Beach Road near Watsonville he notes with interest an attractive residence, built in the colonial style of architecture and presenting an appearance at once inviting and unique. This is the home of James Redman and family. The interior of the house is as attractive as its exterior. The appointments of the eight rooms are modern. The finishings are of eastern oak, birds-eye maple and natural hard wood. Acetylene gas has proved to be a satisfactory mode of illumination. All the conveniences for housekeeping are to be found, and the home is one that would be considered elegant in our large cities."²³

Acetylene gas was probably necessary in the Redman house because it was not located within the Watsonville City limits, and therefore probably was not attached to any city gas systems. This description portrays the recognized austerity of such a house located amidst a farm outside of the City. The Redman house was surely a landmark to Watsonville residents at the turn of the century, and remains as such today.

James Redman and his wife adopted a daughter, Alice Mary, but never had children of their own.²⁴ Louise passed away in May, 1912 after an affliction of "mistral stenosis, an affliction of the kidneys."²⁵ Redman appears to have married again in June of 1915, to Ella Woody. James Redman died in 1921 at the age of 64, with the local papers hailing him as "a keen and energetic fanner, resourceful and capable, and it was said of him by his acquaintances that the county had no agriculturalist more enterprising as he." ²⁶

The Hirahara Family

The Redman House was sold to J. Katsumi Tao by auction after Ella Redman's death in 1937 for \$69,575. There has been no information discovered about the Tao family, and the property was sold again to Fumio Hirahara in 1940 for a mere ten dollars.²⁷ The Hirahara family lived in the house from 1937 to the mid 1980's, a longer span than the Redman family. Although the Hirahara family has been reluctant to share information regarding their family history, it has been discovered through public records how the family was able to keep their property while they were held in internment camps during World War II. An article appeared in the Santa Cruz Sentinel on April 18, 1943 that read

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"John L. McCarthy, Watsonville attorney, was granted permission in Superior Court to act as guardian for an American-born Japanese, a minor, who is in a relocation center. Order permits McCarthy to borrow a sum of money not to exceed \$50,000, payable on or before ten years after the date with interest at five percent, to execute notes, with deed of trust and crop or chattel mortgage required by the lender."

Further research at the Santa Cruz County Recorder's Office unearthed a series of tax lien notices issued to various Hirahara family members in 1942 and 1943. An assignment of chattel mortgage was also found in May of 1943 under the guardianship of John McCarthy.²⁸ This chattel mortgage was released in October of 1943.

An annual report filed under John McCarthy's name with the Santa Cruz County Recorder's office revealed further information regarding McCarthy's guardianship of the Hirahara property. It appears that McCarthy was paid \$18,600 for ordinary fees as guardian and \$4,000 for extraordinary services. In addition, a man by the name of Manuel S. Iza be paid \$500 as a bonus.²⁹ No further details regarding the relationship between the Hirahara family and John McCarthy is known at this time, and it is hoped that further contact with the Hirahara family will reveal more information regarding their past. After the War, the family returned to Watsonville and continued farming the land until the early 1980's.

The Hirahara family sold their remaining property to Hare, Brewer and Kelley, incorporated (the current owners: in 1982. There was an interesting provision written into the deed allowing for Teyo Hirahara to remain in the house until either her death, infirmity requiring long term hospitalization, or her choosing to move elsewhere.³⁰ Teyo Hirahara was the last person to inhabit the house. Watsonville Polk Directory research reveals that the house was inhabited by Teyo Hirahara in 1983 and by 1986 the house on Beach Road is listed as vacant.

Since Teyo's departure from the residence, the house at 1635 Beach Road has stood empty and has been left to deteriorate. The 13 acres of land surrounding the house has been leased out to farmers and continues to be farmed mainly for strawberries, which remains a dominant crop in Watsonville.

The Redman House Today

The Redman house, as it is popularly known today, has faced two difficult decades while it has been under the ownership of developers Green Farm LP. Original intentions to raze the house and develop the property for visit, and an array of locally grown products including wines. The mission of the Redman Foundation is to restore the commercial use was thwarted by the County of Santa Cruz because the land is zoned for agricultural use, and the house has sat unoccupied while several more recent development options have been proposed.

In the year 2000, the owners entered into an agreement with the Redman Foundation, a non-profit group formed to save and restore the Redman house. The agreement will allow the foundation to eventually buy the parcel and restore the house.

The Redman Foundation has been working for three years to create a viable use for the property that would include

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agricultural purposes. The Foundation **has** created a business and restoration plan for the property to be used as a information center for the Central Coast region, including **the** Pajaro Valley, for both **local** residents and tourists who drive by on Highway 1, The center will offer a history of the region as well as **information on activities and place**

Redman House and maintain it for future generations-as a symbol of Watsonville's **agricultural** roots in the state of California

Conclusion

The Redman house stands today as a reminder of the splendor of Watsonville's past, both agricultural and with the opulent architecture brought to the town by William H Weeks. Although the house was not originally so visible to as many people as it is today, it now serves as a representation of the fabulously detailed architecture that William Weeks was capable of. In addition, because the house is still situated amidst thirteen acres of an agriculture, it exhibits the backbone of Watsonville's economic history, a history that was carried forth by both of the house's inhabitants, the Redman family and the Hirahara family, in a span of eighty years. Nowhere else in Watsonville is both the agricultural history and William H. Weeks designs so thoroughly displayed, and it is the hope of the Redman Foundation that house wherein the depth of Watsonville's agricultural past is coupled with the magnificence of William Week's architecture will be found worthy of designation as a National Historic Register property.

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Verbal Boundary Description

Parcel 052-271-04 (corner of Beach and Lee Roads, Watsonville)

Boundary Justification

The entire parcel and building configuration are **defining** features of the **property's historic** significance.

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PHOTOGRAPHS



Redman House circa 1901.
Source of photograph is unknown.

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The Redman House is 1920.
Source of photograph is unknown.

NPS Form 10-900-a
(8-86)

OMB No. 1024-0018

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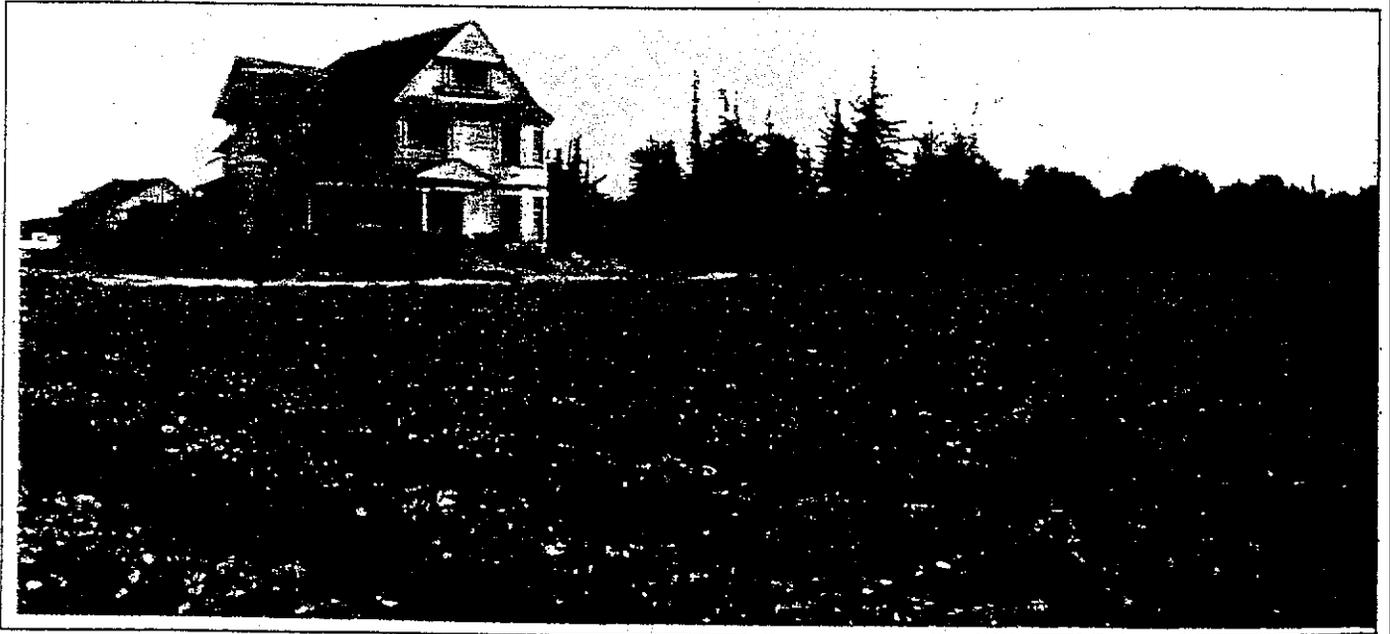
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The Redman House at 1635 Beach Road today

Photo by author

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The north elevation of the house showing the turret portion of the porch.
Photo by author



A closer view of the north elevation shows the wavy-shingling and the window-
Dane ornamentation *Photo by author*

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The south elevation of the Redman House is less adorned than the north and west elevations, but still includes an eyebrow dormer, a porthole window, and various shingle details. *Photo by author.*

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A closer view of the *two-story* rounded turret on the west elevation of the house. Remnants of the decorative plasterwork separating the first and second floors is evident. *Photo by author.*

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The west side of the Redman House showing the two-story founded turret and the front porch. Note how the witch's hat roof over the turret melds into the gable-end.

Photo by author

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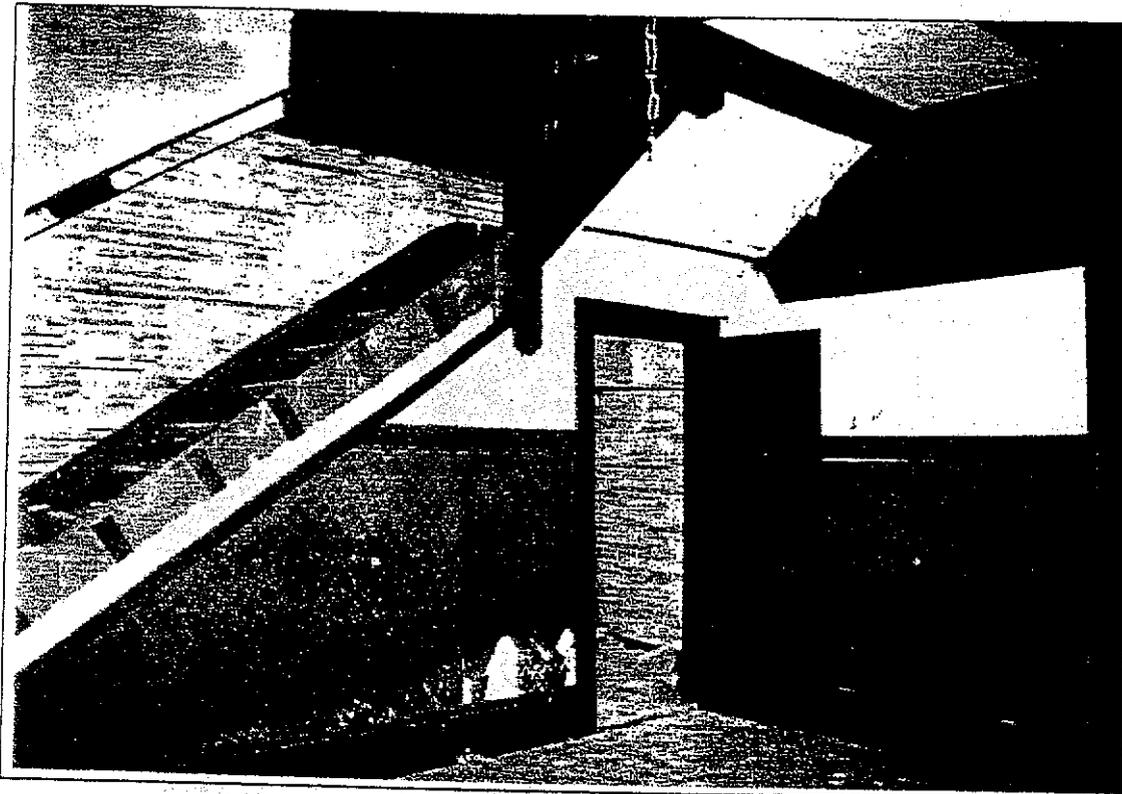
The east elevation of the Redman House is very utilitarian with relatively little added ornamentation. The first story porch adds a bit of whimsy to this façade. It appears that one of the two second-story windows on the gable-end façade were added or altered after construction. *Photo by author.*

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This is the front hall of the Redman House with the stairs leading up to the second-floor on the left. The first part of the banister has been removed, yet the wallpaper in the front hall remains. Photo by author.

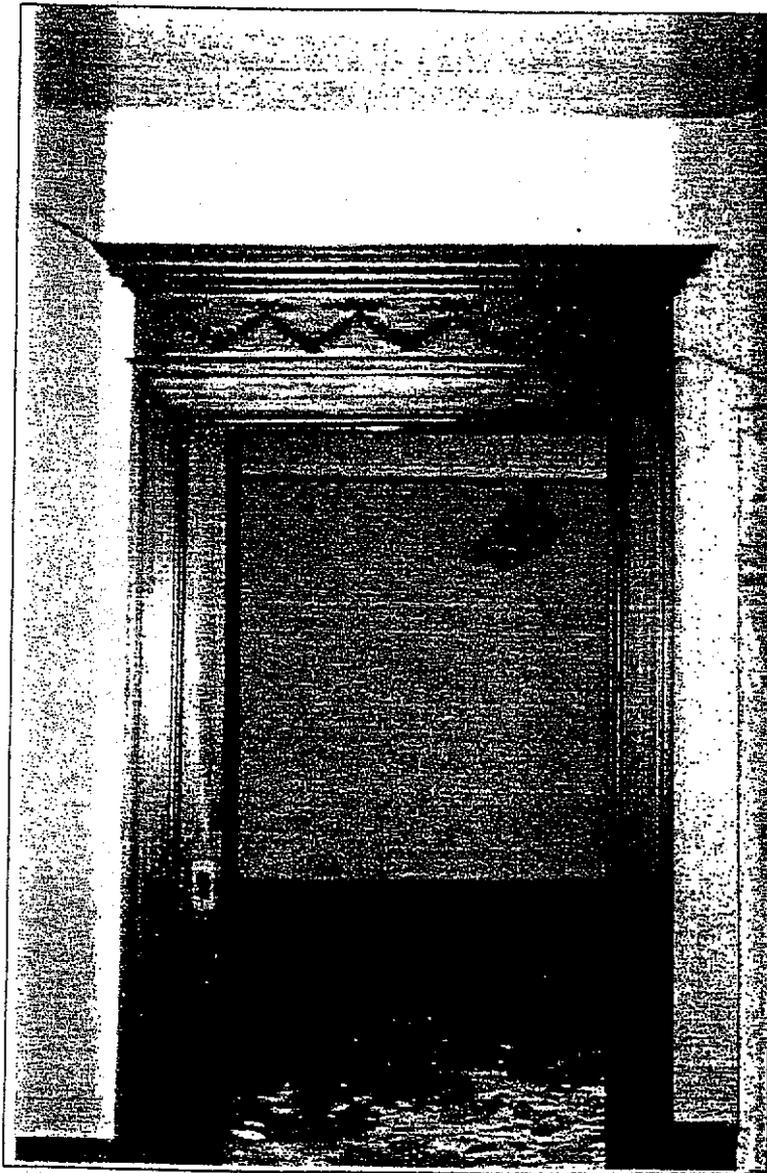
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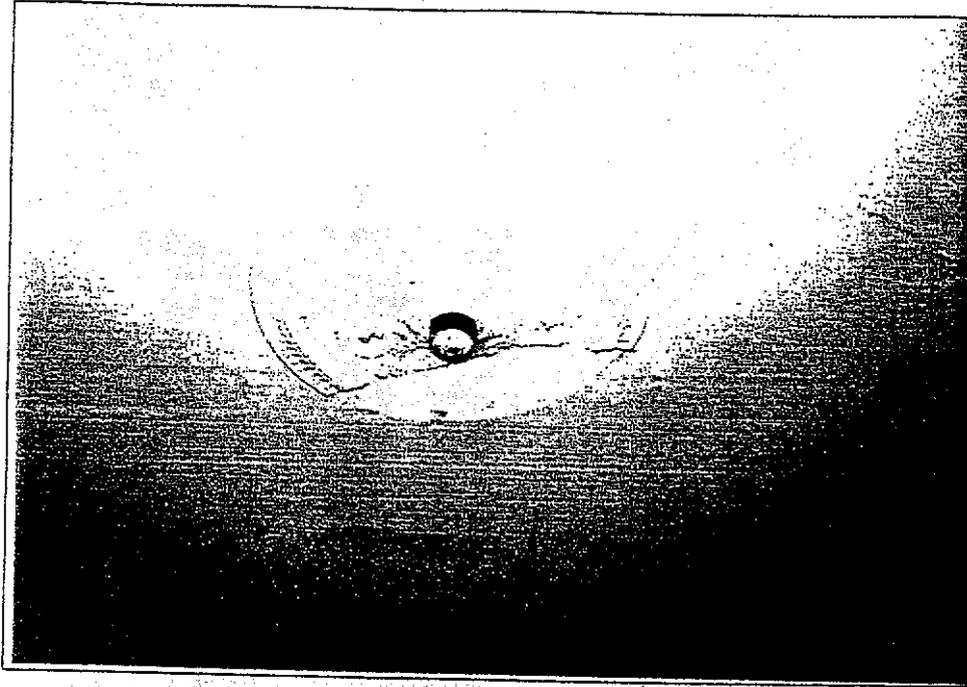
The door frames for the public rooms on the first floor
of the house are of solid wood with decorative
detailing *Photo by author.*

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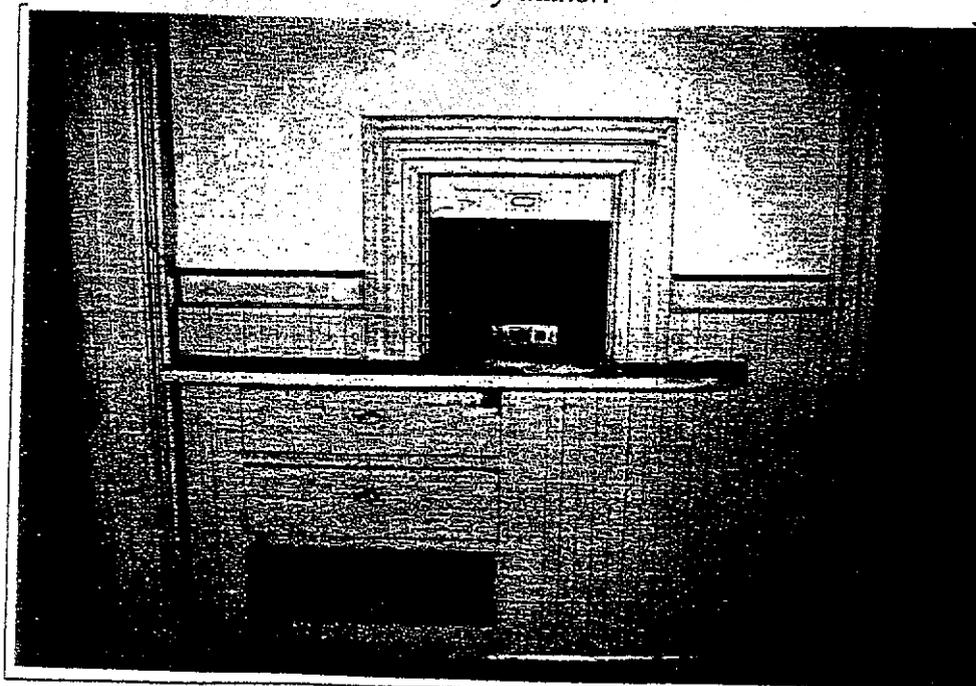
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This is the last remaining decorative light surround in the house.
Photo by author.



This is the kitchen-side of the kitchendining room **pass** through cabinet
This side **appears** utilitarian **and** unadorned **while** the dining room side is

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This is **the** decoratively carved newel post at the stair landing between the *first* and second floors of the Redman House *Photo by author.*

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This is the Tuttle House located on East Lake Avenue in Watsonville. It was designed by William Weeks in the same decade as the Redman House and is listed on the National Register of Historic Places. Many similarities exist between both houses. *Photo by Cathy Phipps.*



COUNTY OF SANTA CRUZ

HISTORIC RESOURCES COMMISSION

PLANNING DEPARTMENT

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TOM BURNS, DIRECTOR

ITEM 5: NEW BUSINESS

SUB-ITEM D

2003 Annual Report to the Board of Supervisors



COUNTY OF SANTA CRUZ

HISTORIC RESOURCES COMMISSION
PLANNING DEPARTMENT

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TOM BURNS, DIRECTOR

HISTORIC RESOURCES COMMISSION 2003 ANNUAL REPORT TO THE BOARD OF SUPERVISORS

January 1, 2003 through December 31, 2003

1. Role of Historic Resources Commission

The role of the Historic Resources Commission is to represent the County in matters pertaining to the protection and preservation of the historic and cultural resources of Santa Cruz County.

2. Meeting Dates, Time and Location

The Historic Resources Commission meets on the second Wednesday of the month from 4:30 – 6:30 p.m. in Conference Room 418 of the Planning Department, with Special Meetings, alternate locations, and expanded meeting hours scheduled as needed.

3. Commission Structure

The Commission is composed of five members who are residents of the County and are appointed by the Board of Supervisors. The current members are as follows:

- Terri Fisher, First District (Chairperson)
- Pat Manning, Second District (Vice-Chairperson)
- Jacquie Low, Third District
- 9 Jane Borg, Fourth District
- Barbara Kennedy, Fifth District

4. Commission Staff

The Planning Department provides staff to the Historic Resources Commission. Currently, Steven Guiney, Planner IV, Advanced Planning section, is staff to the Commission.

5. Attendance

See attached roster (Attachment 1) for 2003 Commissioner attendance.

6. Annual Goals and Accomplishments

a) Historic Resources Inventory

The Commission maintains the County Historic Resources Inventory (Inventory) recommending to your Board changes to the "NR" (National Register) ranking of resources as defined by County Ordinance (§16.42.080) and the State Historic Preservation Office (SHPO), or by recommending to your Board additions or deletions of structures to or from the Inventory, or by recommending that your Board modify existing Inventory listings as needed. In 2003, the Commission recommend a number of properties for designation as historic resources and for upgrades to the NR ranking. Your Board designated six properties as historic resources and upgraded the ranking of one property.

b) Participation in the Certified Local Government (CLG) Program

Santa Cruz County is one of the 49 local governments, and one of only six counties, in California designated as a Certified Local Government by the SHPO. This designation allows the County to compete for grants benefiting local historic preservation efforts. In 2003 the County was awarded a CLG grant to upgrade the Historic Protection Ordinance to add sections dealing with demolition by neglect and incentives.

CLG designation also involves, but is not limited to, Commissioner and staff attendance at various historic preservation workshops, Commission comments on historic/cultural resource-related legislation, and Commission preparation of an extensive CLG Annual Report documenting the Commission's activities for submittal to SHPO.

CLG participation also requires a higher level of Commissioner and staff expertise and level of training regarding historic preservation issues.

c) Timely Review of Project Applications Submitted to the Planning Department

The Historic Resources Commission and the staff to the Commission are committed to providing thorough, efficient, and timely review of all of the following:

- * Historic Resource Preservation Plans, and Preservation Plan Amendments involving a designated historic resource, submitted by the public and/or other County departments, and
- Building, Demolition and/or Development Permit applications involving a designated or potential historic resource.

d) Public Education and Preservation Advocacy

- Brochures funded by CLG grant and County funds outlining the benefits of historic preservation and the County's Historic Inventory are available for the public and other interested parties.
- Letters and phone calls advocating historic preservation and funding.

e) Retention and protection of Historically Significant Public Records

- Protection of all historically significant public records for the County, including video and audio records

7. Summary of Reporting Year Activities

a) Workshops/Conferences/Events attended by HRC Commissioners and Staff

- California Preservation Foundation conference, Santa Barbara CA, 05/03
Persons attending: Commissioners Fisher, Kennedy, and Manning.
- California State Office of Historic Preservation, Historic Resources Survey Training, Santa Cruz CA 06/03. Persons attending: Commissioners Borg, Fisher, Kennedy, Low and Manning, staff Guiney
- California Preservation Foundation, _____, CA
09/02. Person attending: Chair Fisher.

b) Meetings attended by Commissioners and Staff, as Commission Representatives

- Santa Cruz _____ Conference and Visitor's Council, Board of Directors, on-going regular meetings. Person attending: Commissioner Kennedy (as HRC appointee).

c) Other Activities by Commissioners in support of Historic Preservation

- Member Board of Directors, Pajaro Valley Historical Association (Commissioner Borg)
- Chair, Snyder Archive and Collections Committee, PVHA (commissioner Borg)
- Newsletter Editor PVHA (Commissioner Borg)
- Historical preservations activities of the PVHA (Commissioner Borg)
- Member, San Lorenzo Valley Historical Museum (Commissioner Kennedy)

- Consultant to Hostelling International – American Youth Hostels (Commissioner Fisher)
- Speaker at Live Oak Neighbors meeting (Commissioner Fisher)
- Valencia/Aptos Historic Communities Research Project – ongoing (Commissioner Manning)

d) Review of Proposed Amendment to Historic Resources Inventory:

- The Historic Resources Commission initiated a survey and evaluation of properties in Aptos Village for historical significance and worked with a consultant to recommend additions to the Historic Resources Inventory.

e) Review of Proposed Historic Resource Preservation Plans

- The Historic Resources Commission reviewed two Historic Resource Preservation Plan (see Attachment 2) during the course of the year.

f) HRC review/action to protect resources listed on the Historic Inventory from unauthorized impacts

None

g) HRC review of Building Permit Applications affecting designated Historic Resources

The Commission reviewed one building permit application (see Attachment 3).

h) HRC Review of Development Permit Applications affecting designated Historic Resources

There were none.

i) CLG Annual Report

- The HRC is required to submit the 2002 CLG Annual Report to the State by March 1, 2004. That report is currently being written.

8. Recommendations

a) Incentives in Support of Historic Preservation

Incentives are an extremely important part of historic preservation. The public is extremely concerned about any perceived or real limitations on land use because of historic designation, especially without any tangible and/or direct financial

benefit. The County should aggressively pursue all available incentives and develop innovative incentives. Implement the General Plan policy dealing with the provision of incentives for historic preservation, including implementation of the Mills Act, which would provide immediate property tax benefits.

b) CLG Participation

- Continue participation in the Certified Local Government Program. This enables the Commission to foster ties with and access the products, programs, and services of the State Historic Preservation Office, the National Park Service's Heritage Preservation Service, and National Trust for Historic Preservation: stay apprised of State and Federal legislative changes and court rulings, and compete for grants.

c) CLG Grant Award

- Continue to seek CLG grants to address a variety of Commission needs, including consultant services, training, and resources.

d) "L" (Landmark) zoning

- Ensure that all listed resources in the Historic Inventory carry the "L" (Landmark) suffix zoning, and can be readily referenced by the County's GIS.

e) Preservation Advocacy and Outreach

- Write letters of support and otherwise lobby for strong preservation policies and funding at the State and Federal level.

f) Prevent "Demolition by neglect"

- Consider publication with a press conference of a "Dirty dozen" list of designated resources that are at risk of demolition, due to neglect.

g) Revise Historic Preservation Ordinance

- Initiate changes to the County's Historic Preservation Ordinance (Chapter 16.42 of the County Code) to update and clarify the Ordinance.

h) Commissioner/Staff Education and Training

- Attend conferences and workshops to enhance HRC and HRC staff knowledge about and techniques of historic preservation.

i) Plaques for Desimated Resources

- Work with the City of Santa Cruz, City of Scotts Valley, and the McPherson Center to *make* distinguishing plaques available to owners of designated historic resources.

Attachments

1. Commissioner attendance
2. Historic Resource Preservation Plans
3. Building permit applications

cc: Tom Bums, Planning Director
HRC Commissioners

DRAFT

COUNTY OF SANTA CRUZ HISTORIC RESOURCE COMMISSION ATTENDANCE BY COMMISSIONER: 2003

MONTH	COMMISSIONERS					Kennedy (5 th District)
	Fisher (1 st District)	Manning (2 nd District)	Low (3 rd District)	Borg (4 th District)		
January	P	P	P	P		P
February	P	P	U	P		E
March	P	P	P	E		P
April	P	E	E	P		P
May	P	P	P	P		P
June	P	E	P	P		P
July	There was no meeting in July					
August	P	P	E	P		P
September	P	P	P	E		P
October	P	E	P	E		P
November	D	P	P	P		P

R A U

P = Present at meeting
 U = Unexcused absence from meeting
 E = Excused absence from meeting

Commission Officers:
 Chairperson: Teri Fisher
 Vice-Chairperson: Pat Manning

Historic Resource Preservation Plans Reviewed by HRC, 2003

The Historic Resources Commission reviewed the following two Historic Resource Preservation Plans during the course of the year:

1. Applicant:Chris Summa
 Owner:Anthony Eredia
 Application No.: 03-0282
 APNs:041-021-09, -10
 Situs:8055 and 8057 Valencia Street
 Location:North side of Valencia Street, 110 feet east from Trout Gulch Road, Aptos
 Historic Name: none
 Current Name: none
 Historic Rating: NR5 (APN 041-021-09, 8055 Valencia) and NR3 (APN 041-021-10, 8057 Valencia)

PROJECT DESCRIPTION: Proposal to construct a two-story commercial/residential building of 3288 square feet for use as a medical office with two residential units above on a site where a designated historic residential building of 799 square feet exists and to convert an existing designated historic residential building of 930 square feet to a medical office.

8055 Valencia: Remodel and converted to a medical office, including:

1. Removal of the existing rear door and closing the opening with material matching the existing exterior wall.
2. Addition of stairs, a wheelchair accessible ramp; and associated railings at the rear of the building.
3. Removal of the existing front door and replacement with a window.
4. Removal of an existing window at the front porch and replacement with a new front door.
5. Removal of an existing window in the rear half of the north side and closing the opening with material matching the existing exterior wall.

8057 Valencia: No work was proposed for the existing historic house at 8057 Valencia. A new, two story building was proposed to be located between the existing historic house on the front of the lot and the edge of the required 30 foot riparian setback at the rear of the lot.

Historic resources commission action: On August 13, 2003, the Historic Resources approved the proposal with conditions on a vote of 4-0.

2. **Applicant:**Charles Stewart
Owner:Sam Lopez
Application No.: 03-01
APNs:065-06 1-23
Situs:.....3 12 Hihn Street
Location:Northwest side of Hihn Street, about 850 feet west from Gushee Street, Felton
Historic Name: Holmes Lime Kilns
Current Name: Hihn Street Lime Kilns

PROJECT DESCRIPTION: The proposal was to buttress and stabilize the existing backfill of limekilns and install anchors to enhance the stability of the existing near-vertical 20-23 foot high kiln walls. The proposal was precipitated by erosion of the earth material in one of the seven kilns and the concomitant development of a cavern in the earth material in 1998 - 1999, jeopardizing the house above. The walls also suffered from partial vertical rotation from the 1989 Loma Prieta earthquake. To stabilize and buttress the earth fill and the kiln walls, the applicant proposed to 1) install horizontal anchors through the existing stone-masonry walls and up to 15 feet into the existing earth; 2) install two concrete retaining walls in each of the kiln openings to prevent erosion of the fill material; 3) install permeable backfill material; and 4) install drainage pipes.

Historic resources commission action: On September 10, 2003, the Historic Resources approved the proposal with conditions on a vote of 4-0.

**Building Permit Applications Received by HRC
Affecting Designated Historic Resources, 2004**

1. 309 Rio del Mar Blvd., Aptos, APN 042-222-48, Bourke. Application 49953M, Construct a one story detached garage. Staff presented the item to Commissioners with plans. There was general discussion about the item. Commissioner Manning moved to approve the project with the following requirements: express the header over the garage door and the side door to match the dimensions of the existing headers on the house, match the roof pitch of the house, and match the roof and siding texture and color to those of the house. Commissioner Low seconded. The motion passed 5-0.