



# COUNTY OF SANTA CRUZ

HISTORIC RESOURCES COMMISSION

PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, DIRECTOR

February 4, 2004

AGENDA: February 11, 2004

## HISTORIC RESOURCE PRESERVATION PLAN

**Applicant:** ..... Dale Kersten  
**Owner:** ..... Dale Kersten  
**Application No.:** ....04-01H  
**APN:** ..... 077-081-09  
**Situs:** ..... 225 Fairview Avenue  
**Location:** ..... South side of Fairview Avenue, about 70 feet west from Fillmore Avenue, Ben Lomond  
**Historic Name:** ..... Ben Lomond Hotel Club House  
**Current Name:** ..... None

### Existing Site Conditions

Parcel Size: . 37,803 square feet  
Land Use: .... Residential

### Planning Policies

Planning Area: ..... San Lorenzo Valley  
Zone District: ..... R-1-1(L)  
General Plan Land Use Designation: ..... Urban Low Residential  
Community, Specific, or Town Plan: ..... Ben Lomond Town Plan  
General Plan Resources and Constraints: ..... Watersupply Watershed, Biotic Resource, and Archaeological Resources  
Coastal Zone: ..... No

## **I. PROJECT DESCRIPTION**

According to the application, the proposal is to "[r]estore the original porch as close to the original detail as possible including: hand lathed support posts, tongue and groove porch decking, and bead board ceiling."

## **II. DISCUSSION**

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

The existing house on this parcel is listed in the County's Historic Resources Inventory (HRI) with a historic rating of NR3, which the County Code defines as "[a] property eligible, in the opinion of the County Historical Resources Commission, to be listed on the National Register of Historic Places." The house was upgraded from NR5 in 2002. The rating of NR5 is defined as "[a] property determined to have local historical significance." Please refer to the attached pages from the Historic Resources Inventory for information about the historic and architectural significance of the building.

The house, although located on a large lot (between 0.8 and 0.9 of an acre), is situated at the northeast corner of the lot approximately 8 feet from the east property line and approximately 15 feet from the north property line. The lot varies from 156 feet to about 200 feet deep and is about 200 feet wide. The lot is flat.

### **B. Proposal**

The proposal involves replacing-in-kind a previously removed wrap-around covered porch and is the subject of building permit application 50640M. That application was routed to the Historic Resources Commission staff for review and that is the genesis of this Historic Resources Preservation Plan.

### **C. Purview of the HRC**

Your Commission is requested to consider an Historic Resource Preservation Plan to address the proposed alteration to an existing designated historic resource. In so doing, your Commission will be considering the effect of the proposal on the historic integrity, significance, and setting of the existing historic building.

### **D. Historic Preservation Criteria**

General Plan Policies 5.20.3 and 5.20.4 require that development activities on property containing historic resources protect, enhance, and/or preserve the "historic, cultural, architectural, engineering, or aesthetic values of the resource as determined by the Historic Resources Commission" based on the Commission's review and approval of historic preservation plans. Chapter 16.42 of the County Code implements those General Plan Policies.

County Code Subsection 16.42.040(a) and Section 16.42.070 are applicable to the proposal. Subsection 16.42.040(a) states, in relevant part, that

[n]o person shall make or cause any material change to the exterior of an historical structure. . . unless such action is in conformance with a valid Historic Resource Preservation Plan approved by the Historic Resources Commission

Subsection **16.42.070**, Historic Preservation Criteria, requires that alteration of historic resources and new construction on historic properties meet certain criteria. Those criteria are listed below, each followed by a discussion of the applicability of the criterion and how the proposal does or does not meet that criterion.

### **Alteration Criteria**

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

No change in use is proposed. The building has been used as a house for decades. According to the Historic Resources Inventory (HRI), this is the only building remaining from the Ben Lomond Hotel that is on its original site.

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

The distinguishing original qualities or character of the building are its shiplap siding, ~~cross-gabled~~, steeply pitched roof, and the fact that it is the largest and only building remaining from the Ben Lomond Hotel that is on its original site. There have been additions over time, but the dates of these additions are unknown. Originally, the building was L-shaped but shed additions at the front (west side) resulted in a square footprint. On the west side of the house a sun porch with multi-lite fixed windows was added at some unknown time. The proposed work would increase the height and lower the slope of the sun porch roof and extend the roof farther away from the house to cover the open porch. It does not appear that the proposal would significantly alter historic material or distinctive architectural features.

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

The application indicates that the proposed alterations are to restore the original porch as close to the original detail as possible. However, the HRI does not mention or indicate that such a porch existed. The photos in the HRI do not show a porch like that

proposed: they do show some type of roofed area on the north side of the house, but the poor quality of the those photos and the location \$ from which they were taken make it difficult to discern the details. The proposed work includes details such as the new hand-lathed posts that appear as though they were from the time of the original construction.

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

According to the HRI the house was built in or about 1889 apparently "originally configured in a L-shape but was later expanded within the L to create a square building footprint with shed additions at the front." Other additions include "[a] front sun porch. . . framed with multi-lite fixed windows" and "[a] secondary one-story addition at the side. . . designed to match the original building. . . ." The proposed work would affect the front sun porch by altering its roofline, but would otherwise not disturb that addition. The significance of that addition, as a sun porch, may be compromised by the proposal. However, the sun porch per se is not historically significant, nor is its use simply that of a sun porch.

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

The proposed alterations would not adversely affect the original style of the building.

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

According to the application, the replacement is necessary because of the unsafe condition of the porch and that once repairs were begun it became evident that the entire porch needed to be replaced. The application also indicates that the work proposed will "match the historical detail (as close to the original as possible) as it once was" including "the use of matching the materials, look and craftsmanship. . . ."

7. *The* surface cleaning *of* structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material should not be utilized.

No surface cleaning is proposed.

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

While the Ben Lomond area generally is an archaeologically sensitive area, not work is proposed that would disturb any known archaeological resource.

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

The work proposed appears to be compatible with the size, scale, color, materials, and character of the property.

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

Replacement of a previously existing porch in a similar manner would not impair the essential form and integrity of the structure. Here, the information available does not conclusively establish the historical existence of the porch. However, the structure has had additions over the years and, according to the HRI, the building "appears to have integrity but the components remain obscured within the site" and the building "retains discernable integrity *of* the original structure." The main feature of the original structure that characterizes its integrity is its Victorian-era cross-gabled, steeply pitched roof. The proposed work does not involve that roof and *so* it does not appear that the work would impair the integrity of the building.

### III. CONCLUSION

Information in the HRI regarding the historic building at 225 Fairview Avenue does not include any reference to a wrap-around porch as proposed in the application. This does not necessarily mean that the application cannot be approved. Additions and alterations that respect the original integrity of a building are allowable. Here, the building has already had probably at least three additions or alterations. One changed the L-shape to a square footprint, one was a small matching addition on the east side of the house, and the third (not necessarily in time) was the sun porch that apparently did

not match the roof of the house. With this application, it appears that the original integrity of the house will still be maintained with the proposed work, whether the porch existed originally or not.

#### **IV. RECOMMENDATION**

Therefore, it is RECOMMENDED that your Commission take the following actions:

**A. Adopt the following Findings:**

1. The Historic Resource Preservation Plan, as conditioned, is consistent with General Plan Objective 5.20 and General Plan Policies 5.20.3 and 5.20.4 and with the purposes and goals of County Code Chapter 16.42; and
2. The Historic Resource Preservation Plan, as conditioned, is in conformance with the requirements of Section 16.42.070 (Historic Preservation Criteria) of the County Code; and
3. The Historic Resource Preservation Plan, as conditioned, will preserve and maintain the cultural and historical heritage of the County and/or further cultivate the knowledge of the past.

**B. Approve the Historic Resource Preservation Plan as submitted**

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#### **Exhibits**

- A.** Applicant's Historic Resource Preservation Plan Submittal
- B.** Historic Resources Inventory pages for the subject site
- C.** Additional photos

# SANTA CRUZ COUNTY HISTORICAL RESOURCE PRESERVATION PLAN APPLICATION FORM

Please complete the following regarding your proposed project and return it to the Planning Department. You may submit this application by mail or you may drop it off in person at the Planning Department General Information Desk (GID). You do not need to make an appointment to drop off the completed application. There is no fee for this application.

**Please be clear, complete, and concise. This information will be used to evaluate your project. Use additional sheets if necessary. FAILURE TO PROVIDE THE REQUIRED INFORMATION WILL DELAY THE PROCESSING OF YOUR APPLICATION.**

<b>Owner</b> Name: <u>Dale Kersten</u> Address: <u>225 Fairview Ave.</u> <u>Ben Lomond CA 95005</u> Phone Number: <u>831.336.3777</u>	<b>Applicant</b> Name: <u>Dale Kersten</u> Address: <u>225 Fairview Ave.</u> <u>Ben Lomond, CA 95005</u> Phone Number: <u>831.336.3777</u>
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Assessor's Parcel Number(s): 077-08109

Site Address: 225 Fairview Ave.

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

Present Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

## **Type of Project**

<input type="checkbox"/> Alteration	<input type="checkbox"/> Sign Review	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Restoration
<input type="checkbox"/> Relocation	<input type="checkbox"/> Demolition	<input type="checkbox"/> Historic Site Ground Disturbance	

1. Please describe the proposed project.

Restore original porch as close to the  
original detail as possible including:  
hand lathed support posts, tongue and  
groove porch decking, and bead board  
ceiling.

SANTA CRUZ COUNTY HISTORIC RESOURCE PRESERVATION PLAN  
APPLICATION FORM (con't.)

2. Please explain the reason for this project.

The existing porch was truly an unsafe condition which had to be corrected for the safety of my family. The project was initially started as a safety repair. Once into the repair we realized the entire porch needed to be refurbished.

3. Please describe how the project will comply with the Historic Preservation Criteria contained in Section 16.42.070 of the Historic Resources Preservation Ordinance (see enclosed information).

The porch is being constructed to match the historical detail (as close to original as possible) as it once was when initially built. We have invested much into the use of matching the materials, look and craftsmanship to keep the preservation of the building while at the same time abiding by all local and county building codes.

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

We purchased this house approximately 2 1/2 yrs. ago not completely understanding what a historical structure entailed. The house itself was overgrown with trees and ivy while the interior was stripped of fixtures, cabinetry and most of its original detail work. We have spent many

Signature of Owner or Authorized Agent

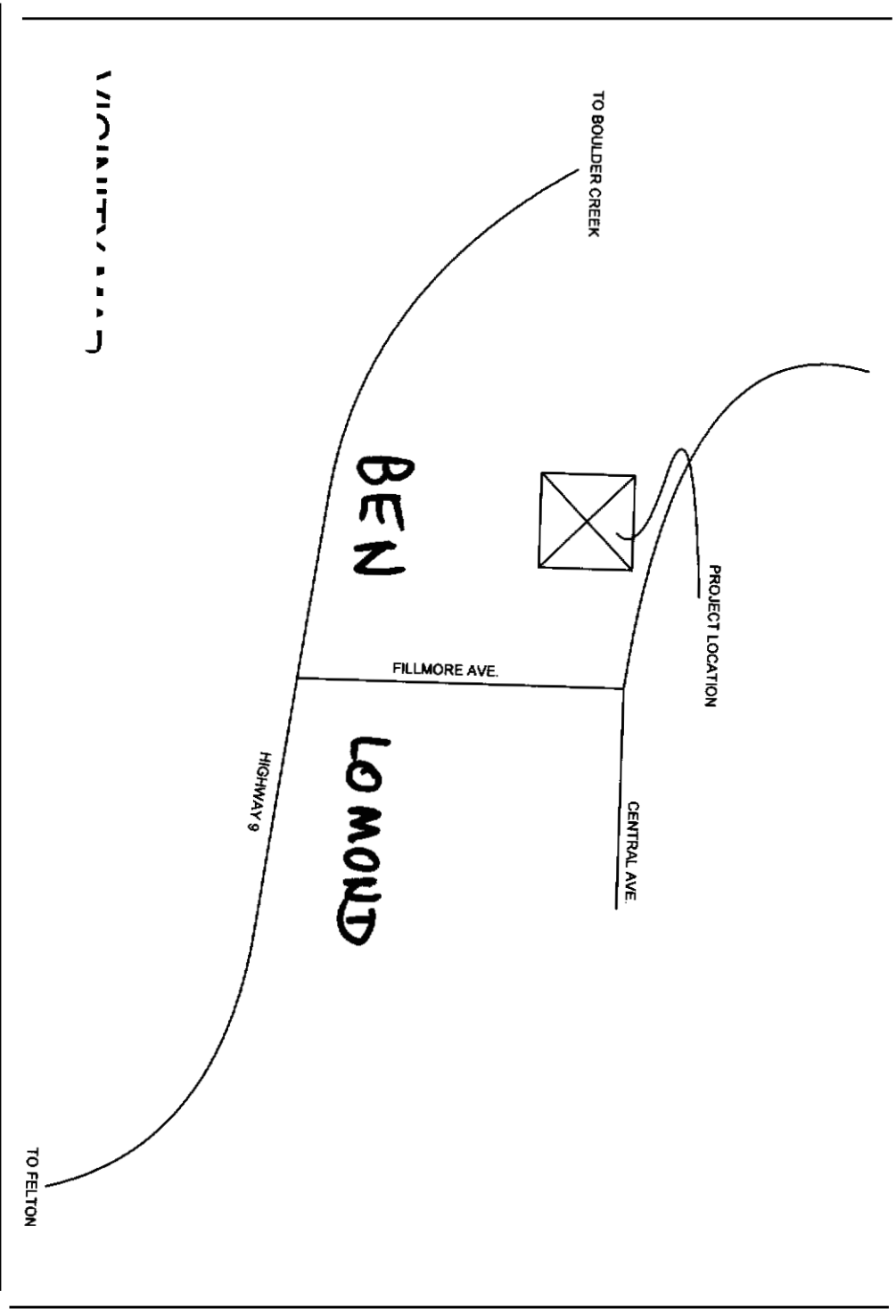
Date

hours and invested a lot of money into reestablishing the character of the house. The renovation of the porch needed to be completed, simply because of the unsafe living condition it represented to my children.

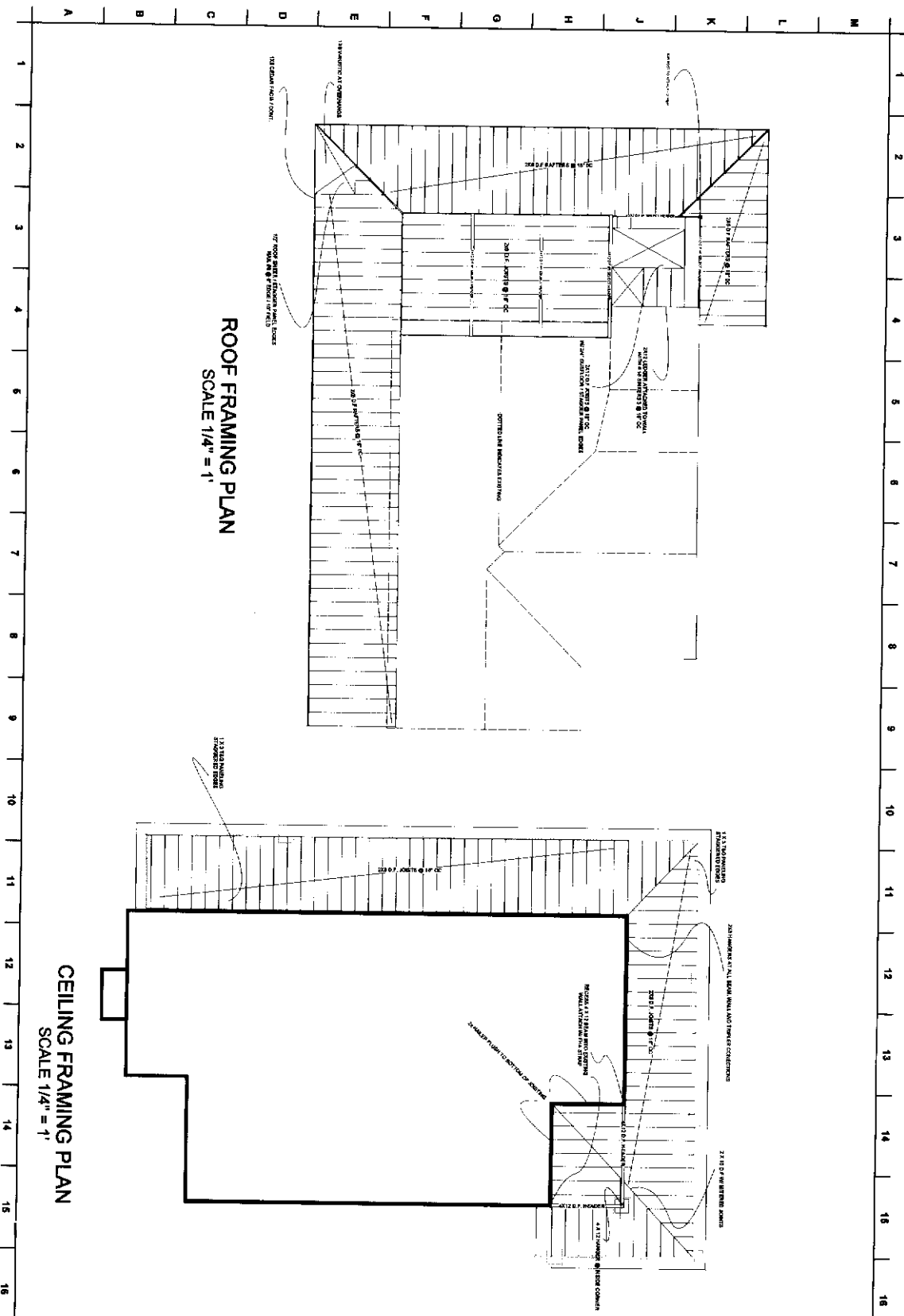


# CENTRAL AVENUE

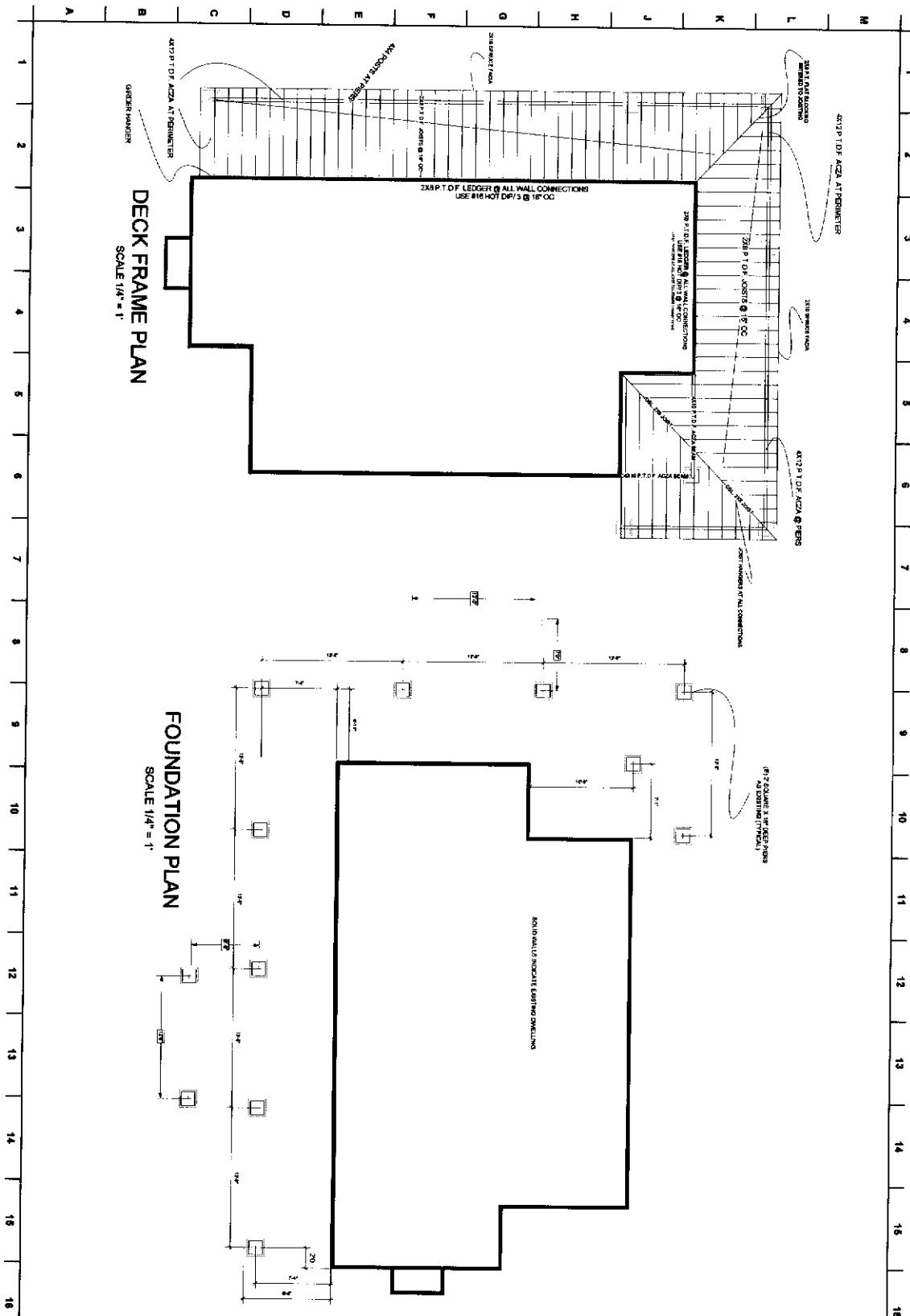
EXHIBIT A

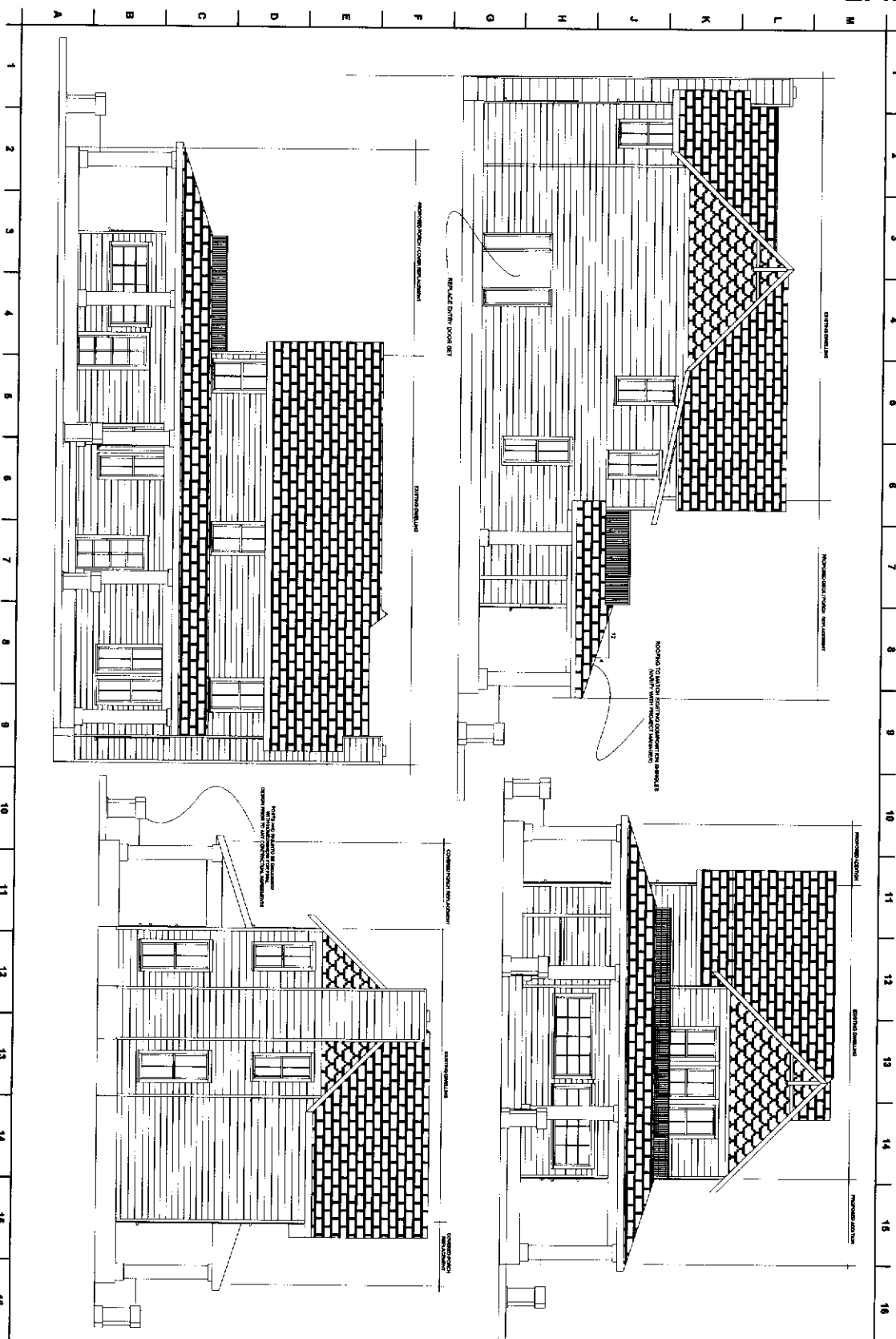




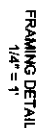
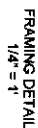


KERSTEN PORCH ADDITION 225 FAIRVIEW AVENUE BEN LOMOND, CA. 95005		VOGLER BUILDERS 750 PARK DRIVE BEN LOMOND, CA. 95005		KERSTEN PORCH KERSTEN MOD. KERSTEN MOD.		KERSTEN RESIDENCE 225 FAIRVIEW AVE. BEN LOMOND, CA. 95005	
ROOF FRAME CEILING FRAME COVERED PORCH ADDITION		SCOTT M. VOGLER 831 / 335-4663		DATE: 8/28/2013		No. 1000	
2		2		2		2	

[illegible]

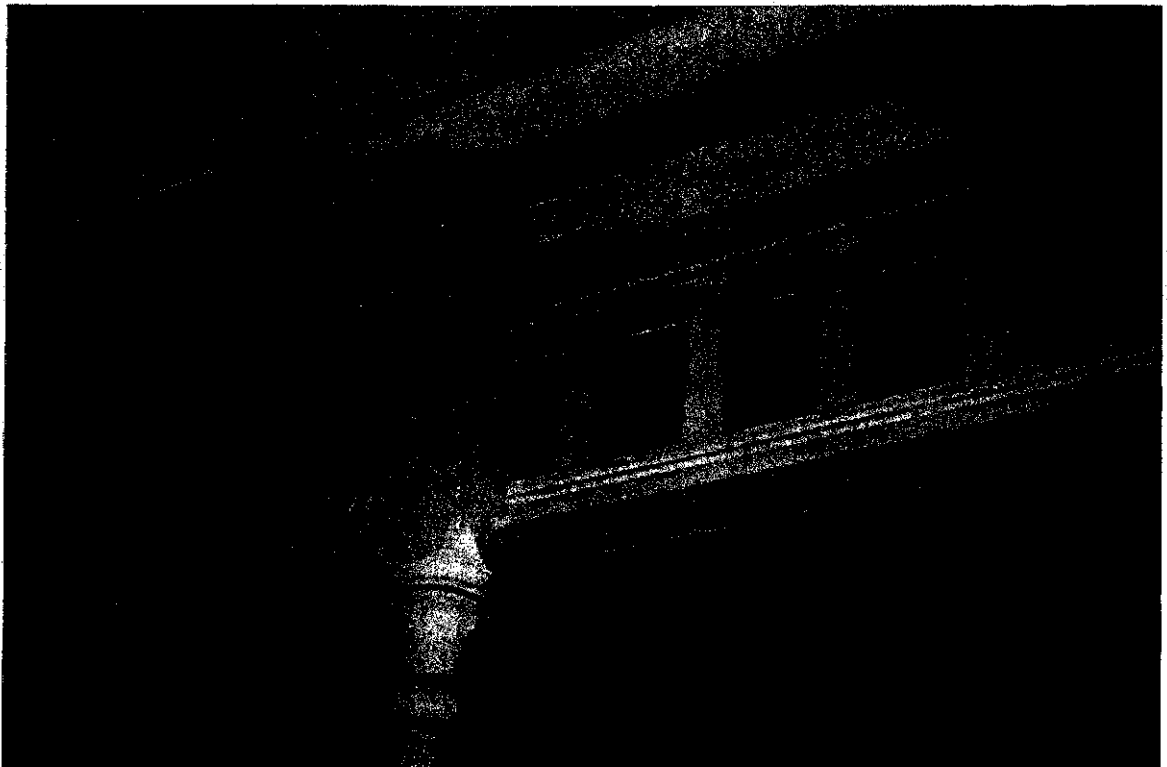
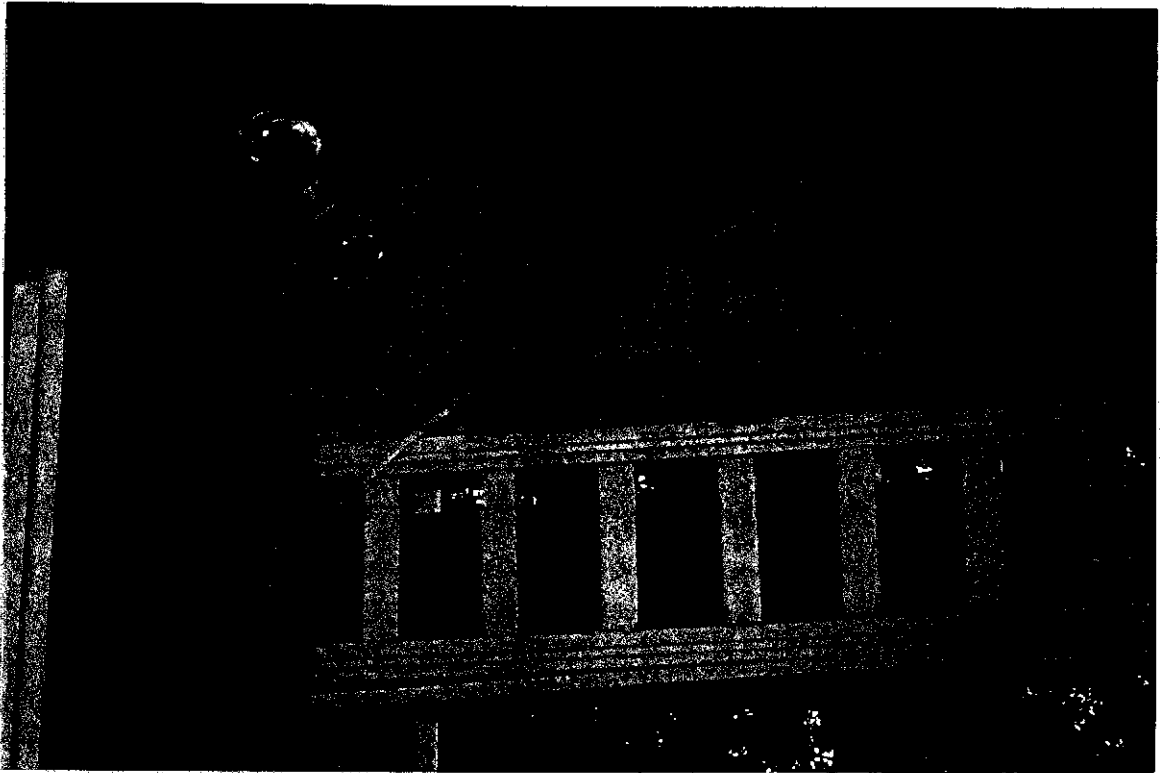


<b>KERSTEN PORCH ADDITION</b> 225 FAIRVIEW AVENUE BEN LOMOND, CA. 95005		<b>VOGLER BUILDERS</b> 750 PARK DRIVE BEN LOMOND, CA. 95005		<b>VOGLER BUILDING &amp; DESIGN</b> 10000 5/28/03		<b>KERSTEN RESIDENCE</b> 225 FAIRVIEW AVE. BEN LOMOND, CA. 95005	
<b>ELEVATIONS</b> COVERED PORCH ADDITION		<b>SCOTT M. VOGLER</b> 531 / 336-4983		<b>KERSTEN PORCH</b> KERSTEN MOD KERSTEN MOD		No. Date Permits / Submissions	
		Project Manager: DALE DEARSTEN		Date: 5/28/03			

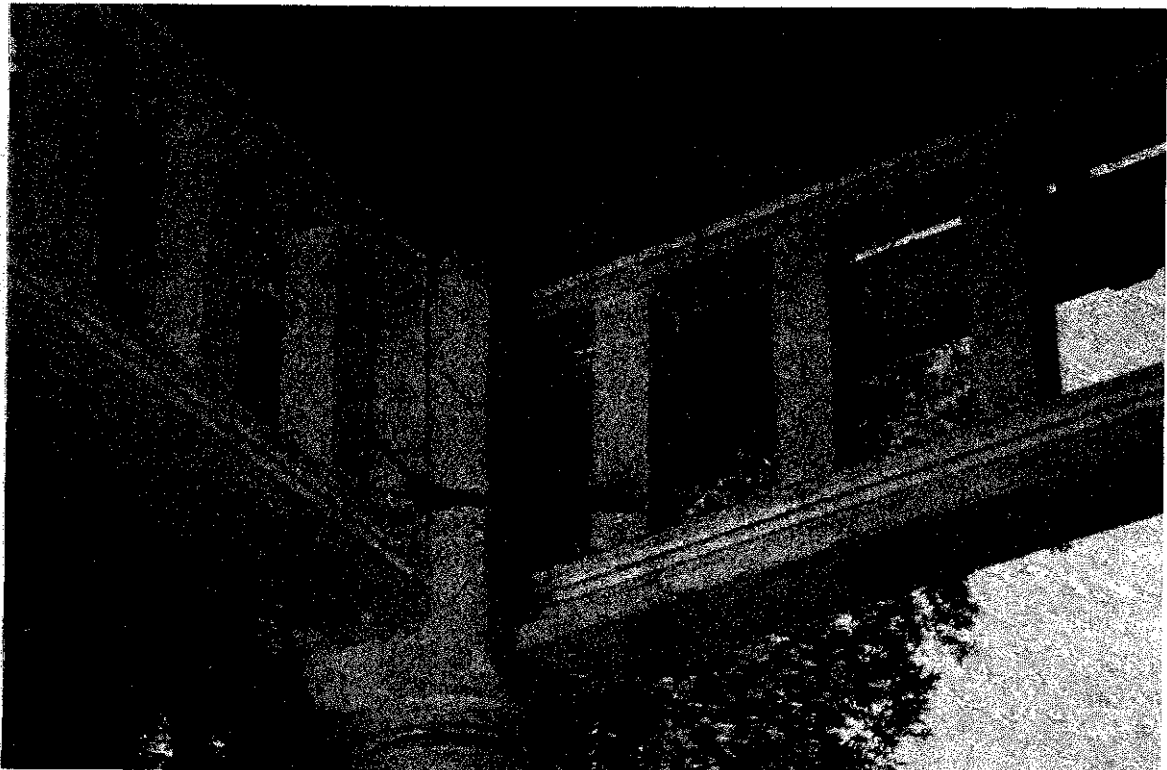


Plot No. 14 ON	Project No. KERSTEN PORCH ADDITION 225 FAIRVIEW AVENUE BEN LOMOND, CA 95005	Owner/Job VOGLER BUILDERS 750 PARK DRIVE BEN LOMOND CA 95005	Designer VOGLER BUILDING & DESIGN		Date 5/20/87		Section KERSTEN PORCH	Scale 1/8" = 1'-0"	Title KERSTEN PORCH	Revision 1.0
			Drawn by GML	Checked by GML	Approved by GML	Date 5/20/87				
Section No. SECTION 8 COVERED PORCH ADDITION	Contractor SCOTT M. VOGLER 831 / 336-4653	Designer VOGLER BUILDING & DESIGN	Date 5/20/87		Section KERSTEN PORCH		Scale 1/8" = 1'-0"	Title KERSTEN PORCH	Revision 1.0	
			Drawn by GML	Checked by GML	Approved by GML	Date 5/20/87				









State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

## PRIMARY RECORD

Primary #

PR #

Trinomial

NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

'Resource Name or # (Assigned by Recorder): SCC12R

P1. Other Identifier: 113

\*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 Felton Date 1991 R2W T10S

Mt Diablo 5.M.

c. Address: 225 Fairview

City Ben Lomond

ZIP: 95005

d. UTM: (Give more than one for large or linear resources) 10S 580780mE 4105090mN

e. Other Locationai Data: (e.g., parcel#, directions to resource, elevation, etc., as appropriate)

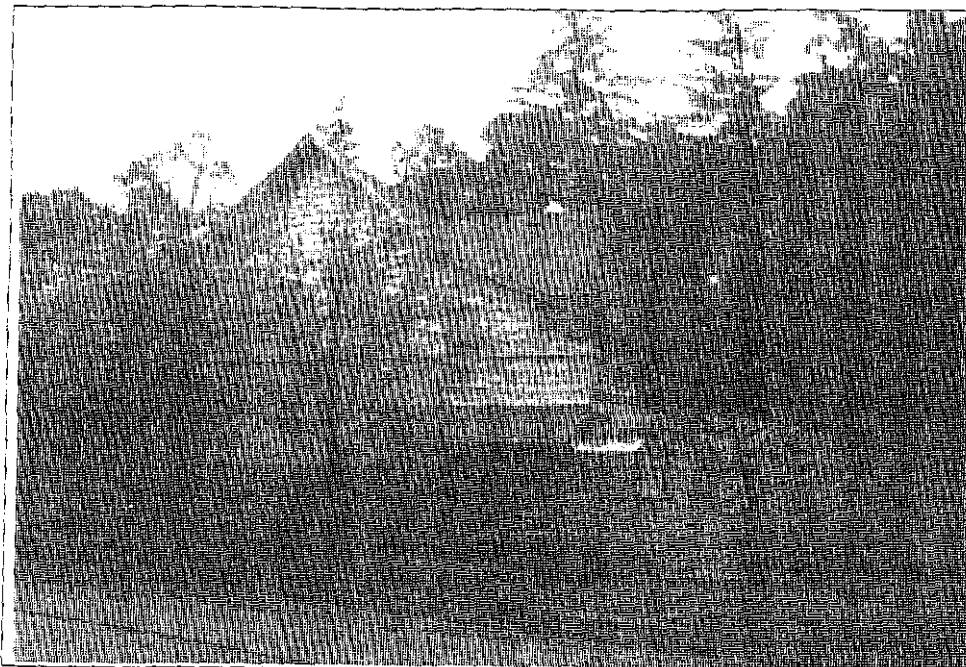
Assessor's Parcel Number: 077-081-99

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

This two-story Victorian-era building has a cross-gabled, steeply pitched roof. It appears that it was originally configured in a L-shape but was later expanded within the L to create a square building footprint with shed additions at the front. Cladding consists of channel rustic drop siding, and shingles face the primary facade within the gable area. A wood band of projected molding bisects the first and second floors, and additional decorative cross bracing, reflective of the Stick Style, is set within the primary gable. Fenestration consists of two over two double-hung wood windows. A front sun porch has been added, which is framed with multi-lite fixed windows. A secondary one-story addition at the side of the building was designed to match the original building but does not have matching windows. The building appears to have integrity but the components remain obscured within the site.

\*P3b. Resource Attributes: (List attributes and codes) HP2 ~ Single family property

\*P4 Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description or Photo:

(View, date, accession#)

March 2001

Taken from north

\*P6. Date Constructed/Age .Sources:

c1890

1986 DPR

\*P7. Owner and Address:

Jennifer &amp; Dale Kersten

225 Fairview

Ben Lomond CA 95005

\*P8. Recorded by:

A. Engle/C. Duval

Dill Design Group

110 North Santa Cruz Ave

Los Gatos CA 95030

\*P9. Date Recorded March 2001

\*P10. Survey Type: (Describe)

Survey Update

\*1. Report Citation: (City survey report and other sources, or enter "none".)

Dill Design Group, Historic Inventory Update Year 1, for the County of Santa Cruz, March 2001.

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

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

Primary #  
HR#

## BUILDING STRUCTURE AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code: 4S

\*Resource Name or# (Assigned by recorder): SCC12R

B1. Historic Name: Ben Lomond Club House  
B2. Common Name: None  
B3. Original Use: Hotel Club House  
B4. Present Use: Single family residential  
\*B5. Architectural Style: Folk Victorian  
\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Built c1889

\*B7. Moved? No Date: N/P Original Location:  
\*B8. Related Features: Ben Lomond Cottage, cistern, fountain, flagpole  
B9. Architect: Unknown b. Builder: Unknown  
\*B10. Significance: Theme Social, Arts, Recreation Area Ben Lomond  
Period of Significance c1889-1914 Property Type Residential Applicable Criteria A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

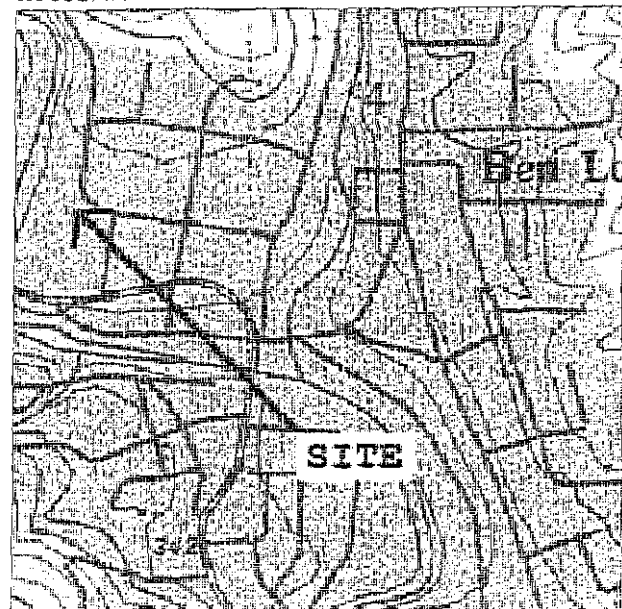
The Ben Lomond Hotel Club House was built about 1889 and was part of the Ben Lomond Hotel, built by D. W. Johnston. The hotel was built to encourage prospective buyers to purchase lots in Ben Lomond, then a new town being developed by James Pierce, owner of the Pacific Manufacturing Company in Santa Clara. The hotel was the first and most elegant of the three hotels built in Ben Lomond. It had several cottages, a bowling alley, and featured boating on the lake created by the dammed river. There were several owners over the years including Col. John T. Sullivan (1898), Frederick Cody (1901) who remodeled the hotel and built cottages for 80 guests, Levi and E. E. Scott (c1909); W. H. Sowell (1910); W. G. Record (1911); Thomas Hatfield and J. J. Kasperek (1911); and E. H. Cooper and Ellsworth Beeson (1911). In 1914, Walter W. Everton (alias Bert Blackwell), the hotel watchman, burned down the hotel, at the direction of owners Cooper and Beeson for the \$15,000 worth of insurance held on the structures. Only the clubhouse and some of the cottages were saved. The hotel was never rebuilt. Also known as the "Koue Summer House," the Ben Lomond Hotel Club House is the only building remaining from the Ben Lomond Hotel that is on its original site and retains discernable integrity of the original structure.

The building appears to qualify for the National Register under Criterion A, as it is associated with the broad patterns of local history and remains a significant example of those events. It has been previously reviewed by the State Historic Preservation Officer who found that it may become eligible for listing as a separate property. It is currently listed locally as an NR-5, and would qualify locally for listing as an NR-3.

B11. Additional Resource Attributes: (List attributes and codes) HP5 - Hotel/motel

## \*B12. References

Bamberg, B., Historical Resources inventory form, 1986.  
FSCPL, Index to the Mt. Echo, 1999.  
Hines, B., Rusticating in the Santa Cruz Mountains, July 2000.  
Kennedy, B., Hotel Ben Lomond research notes.



B13. Remarks: None  
B14. Evaluator: Franklin Maggi

\*Date of Evaluation: March 2001

NORTH ↑

(This space reserved for official comments)

HISTORIC RESOURCES INVENTORY

EXHIBIT B

Ser. No. 113

HABS HAER Loc SHL No. NR Status 5  
UTM: A 161580780.4125090 C   
B  D

IDENTIFICATION

1. Common name: Koue Summer House
2. Historic name: Ben Lomond Hotel Club House
3. Street or rural address: 225 Fairview Avenue  
City Ben Lomond Zip 95005
4. Parcel number: 07708100
5. Present Owner: Koue Age & E/54, trustees Address: 901 Paramount Road  
City Oakland CA Zip 94610 Ownership is: Public  Private x
6. Present Use: summer residence Original use: Hotel Club House

DESCRIPTION

- 7a. Architectural style: Victorian
- 7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

The Hotel Ben Lomond is a large simple two story structure of a basically square plan. The roof is a T shaped medium gable, with a long shed extending from the center "leg" of the T. An exterior brick chimney with recessed panel decorative brickwork is directly centered in the peak of one of the gables. The structures is covered with shiplap with plain moldings around all of the 2 over 2 double hung windows. A projecting strip of cornice molding marks the first story level on the exterior. The roof eaves are slightly overhung and decorated with simple molding. One of the gable peaks is marked by a simple stick style pendant.

The grounds of this structure include a cistern, a flagpole and a fountain, referring back to the time when the structures served as a resort howl. Presently they are fairly overgrown.



- Construction date:  
Estimated  Factual 189
- Architect unknown
- Builder James Pierce
1. Approx. property size (in feet)  
Frontage 125 Depth 200  
or approx. acreage
2. Date(s) of enclosed photograph(s)  
April 1985

# EXHIBIT B

13. Condition: Excellent ☐ Good ☐ Fair ☒ Deteriorated ☐ No longer in existence ☐
14. Alterations: shed, additions and remodelings
15. Surroundings: [Check more than one if necessary] Open land ☐ Scattered buildings ☒ Densely built-up ☐  
Residential ☒ Industrial ☐ Commercial ☐ Other: ☐
16. Threats to site: None known ☒ Private development ☐ Zoning ☐ Vandalism ☐  
Public Works project ☐ Other: ☐
17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐
18. Related features: cistern, flagpole and fountain

## SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include date, events, and persons associated with the site.)

The hotel Ben Lomond was built in 1889 to encourage prospective buyers to purchase lots in Ben Lomond, a new-town being developed by James Pierce. James Pierce had logged off Ben Lomond and shipped the wood to Pacific Manufacturing in Santa Clara. The Hotel Ben Lomond was the towns first Hotel and its most elegant Hotel of the three built. The Club House is the only building left on the original hotel site.

The Ben Lomond Hotel Clubhouse is significant as the sole building remaining from the Ben Lomond Hotel that remains on its original site and retains deservable integrity of the original structure.

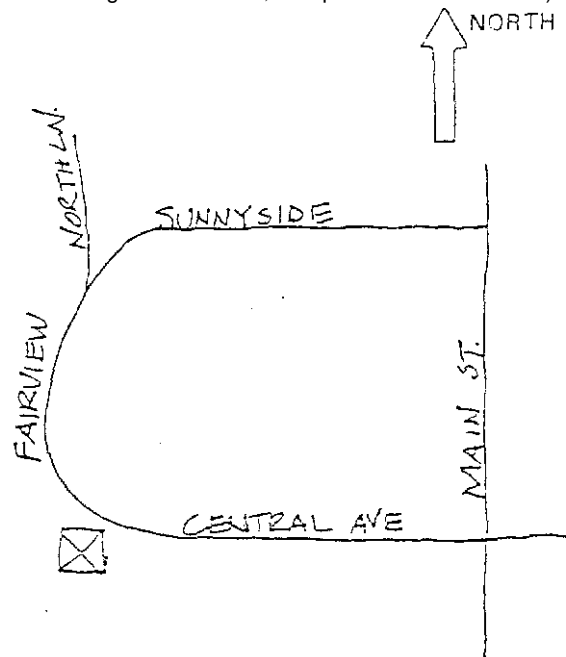
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure ☐  
Economic/Industrial ☐ Exploration/Settlement ☐  
Government ☐ Military ☐  
Religion ☐ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

Faye Ellis Research  
A Field Guide to American Houses, McAlister

22. Date form prepared April 1986  
By (name) \_\_\_\_\_  
Organization The Firm of  
Address: BONNIE L. BAMBURG  
City 247 N. Third Street Zip \_\_\_\_\_  
San Jose, CA 95112  
Phone: (408) 971-1421

Locational sketch map [draw and label site and surrounding streets, roads, and prominent landmarks]:



# EXHIBIT B

**Ben Lomond Hotel Club House (225 Fairview Avenue )**

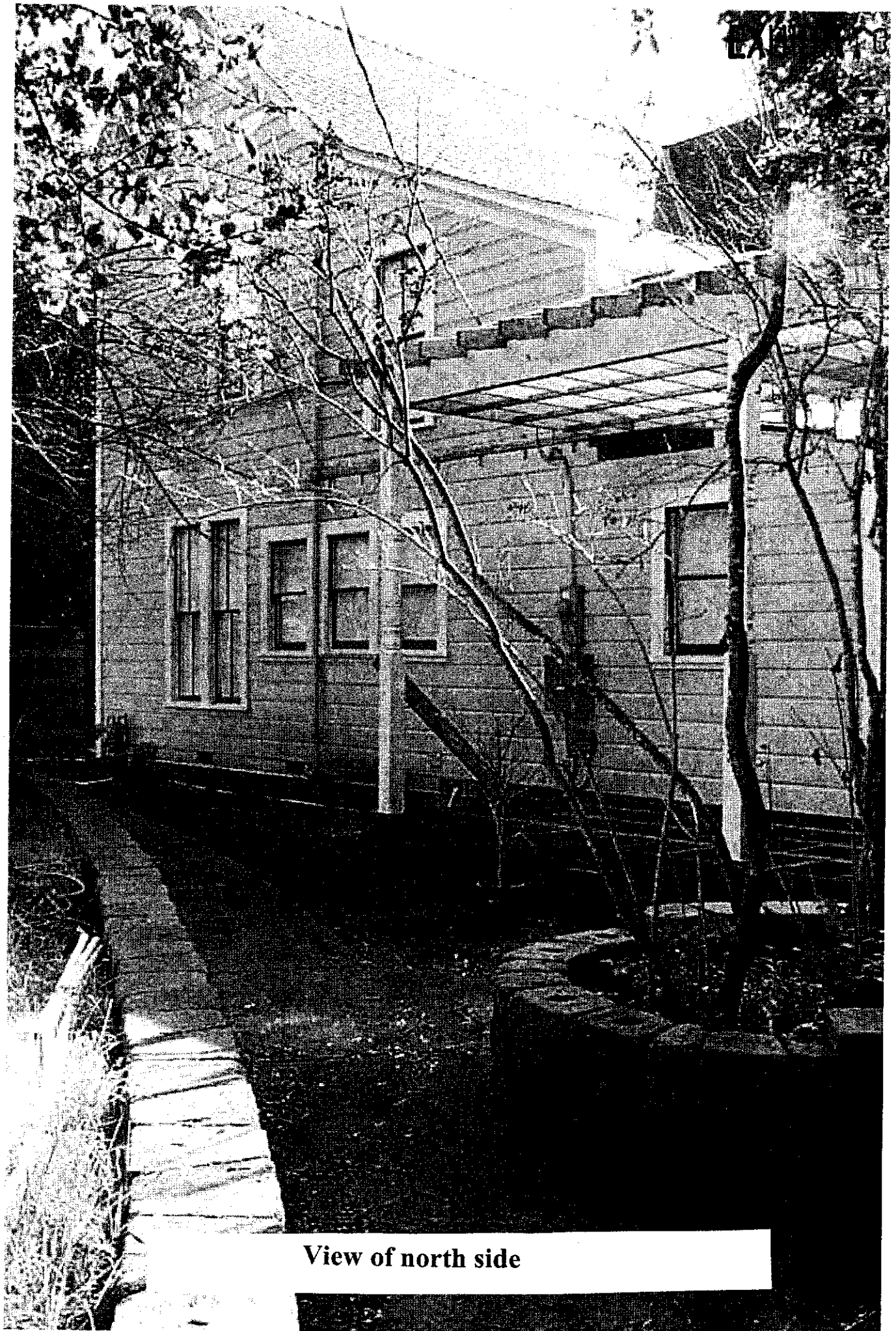
**ADDENDUM 1994**

## **PHYSICAL INSPECTION**

**Date: April 21,1994**

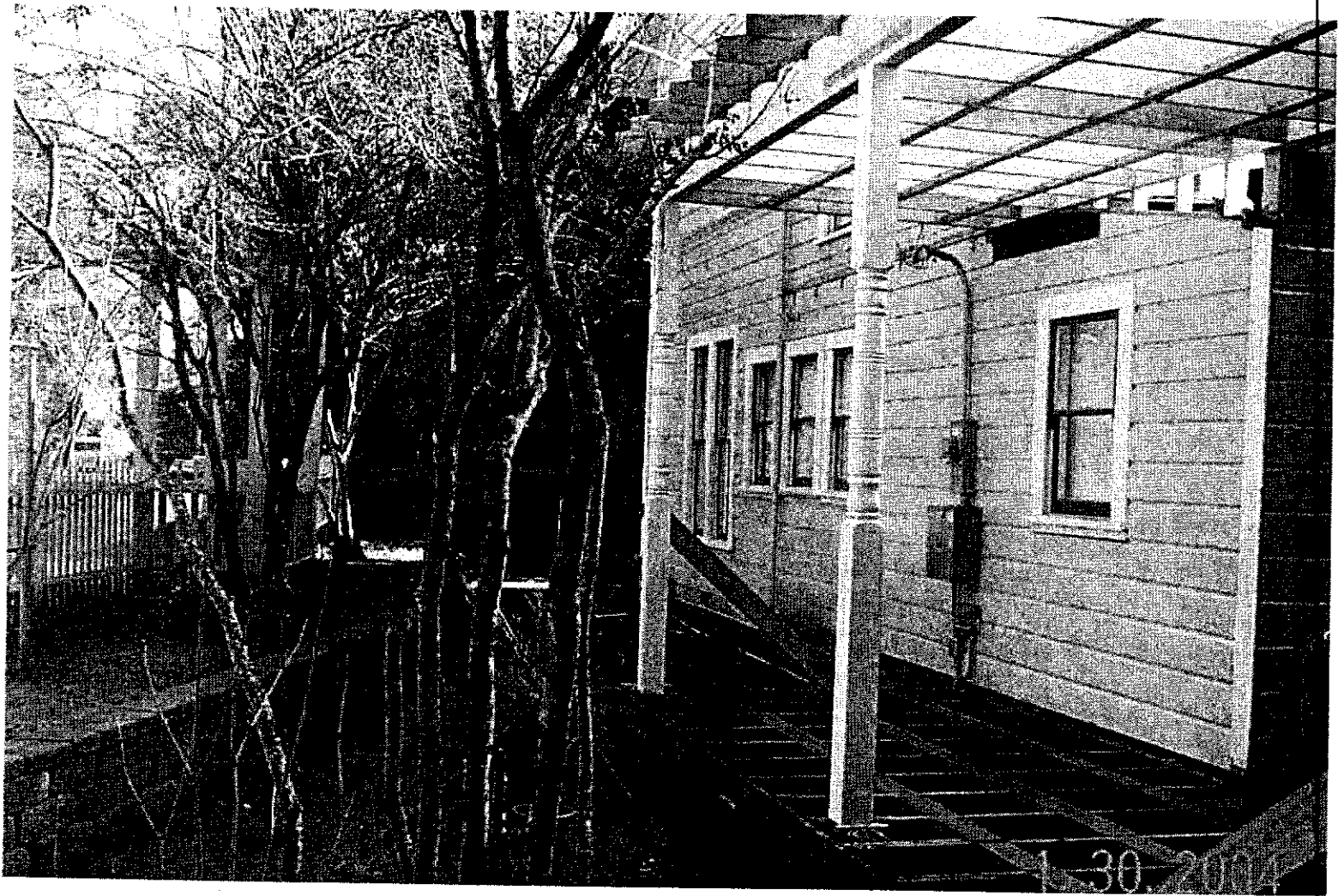
**CONTEXT: 1 (Tourism)**

**PROPERTY TYPE: Club house**



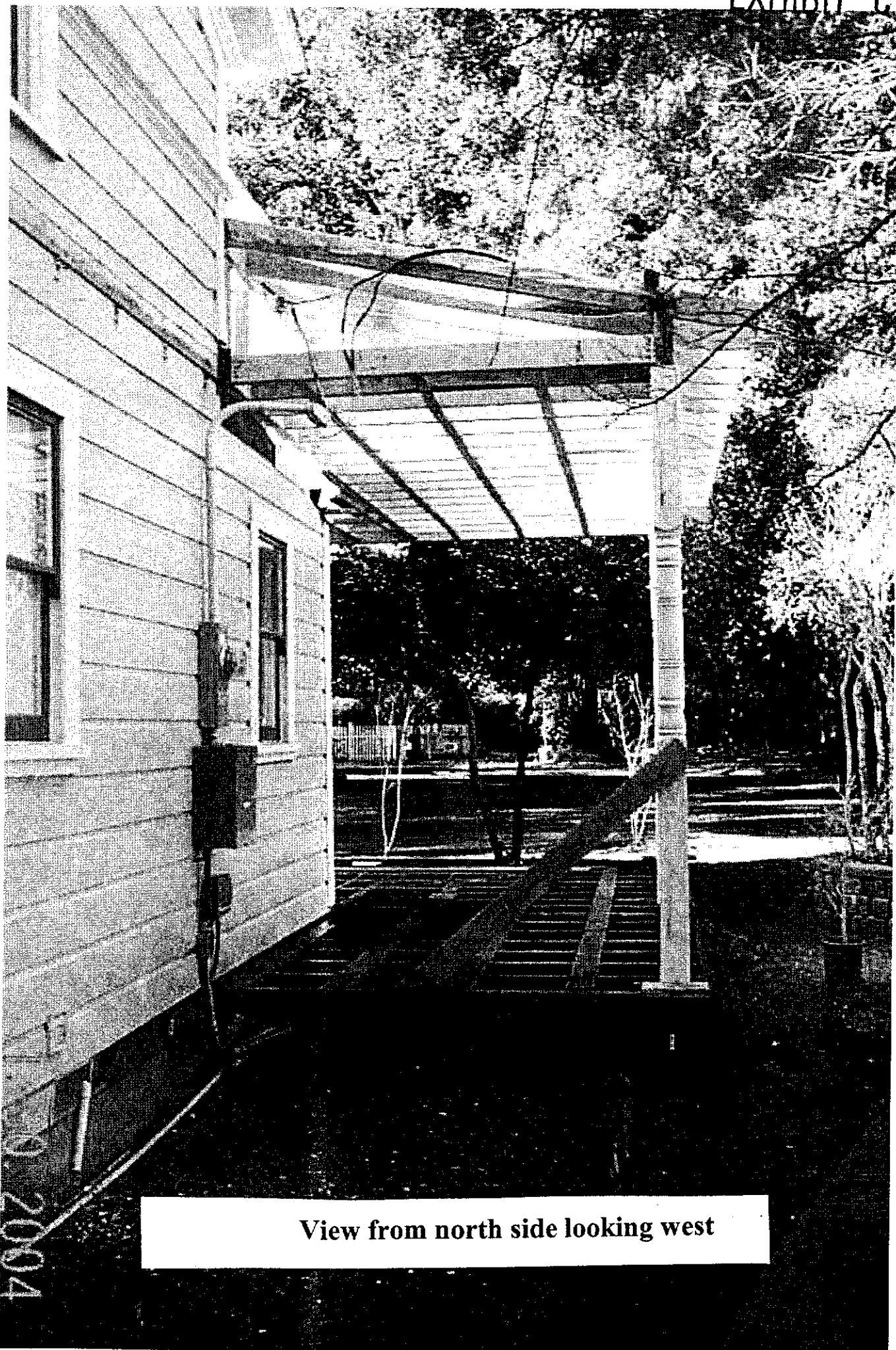
View of north side





View from north side looking east

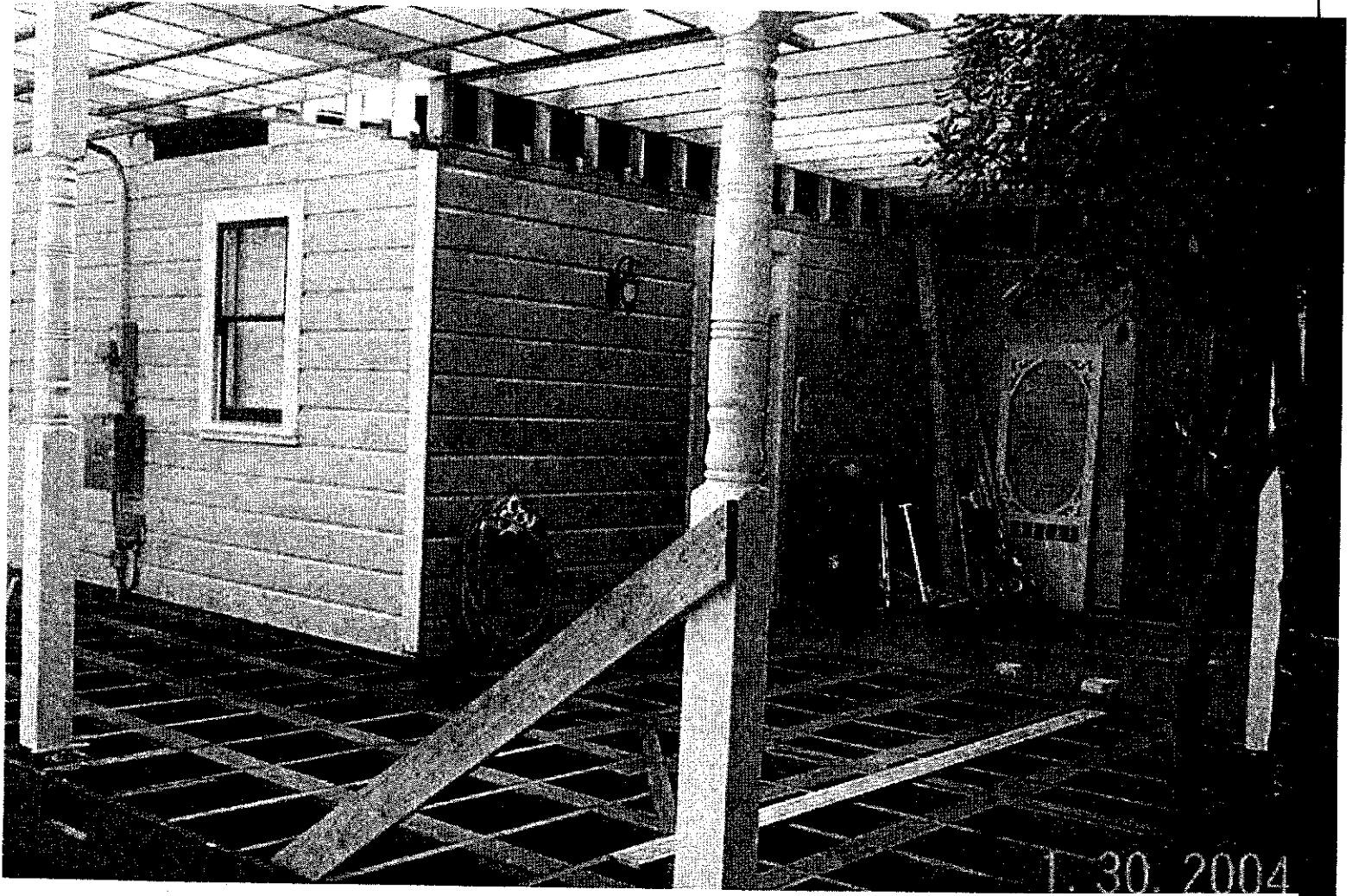




View from north side looking west

9 2004

EXHIBIT C

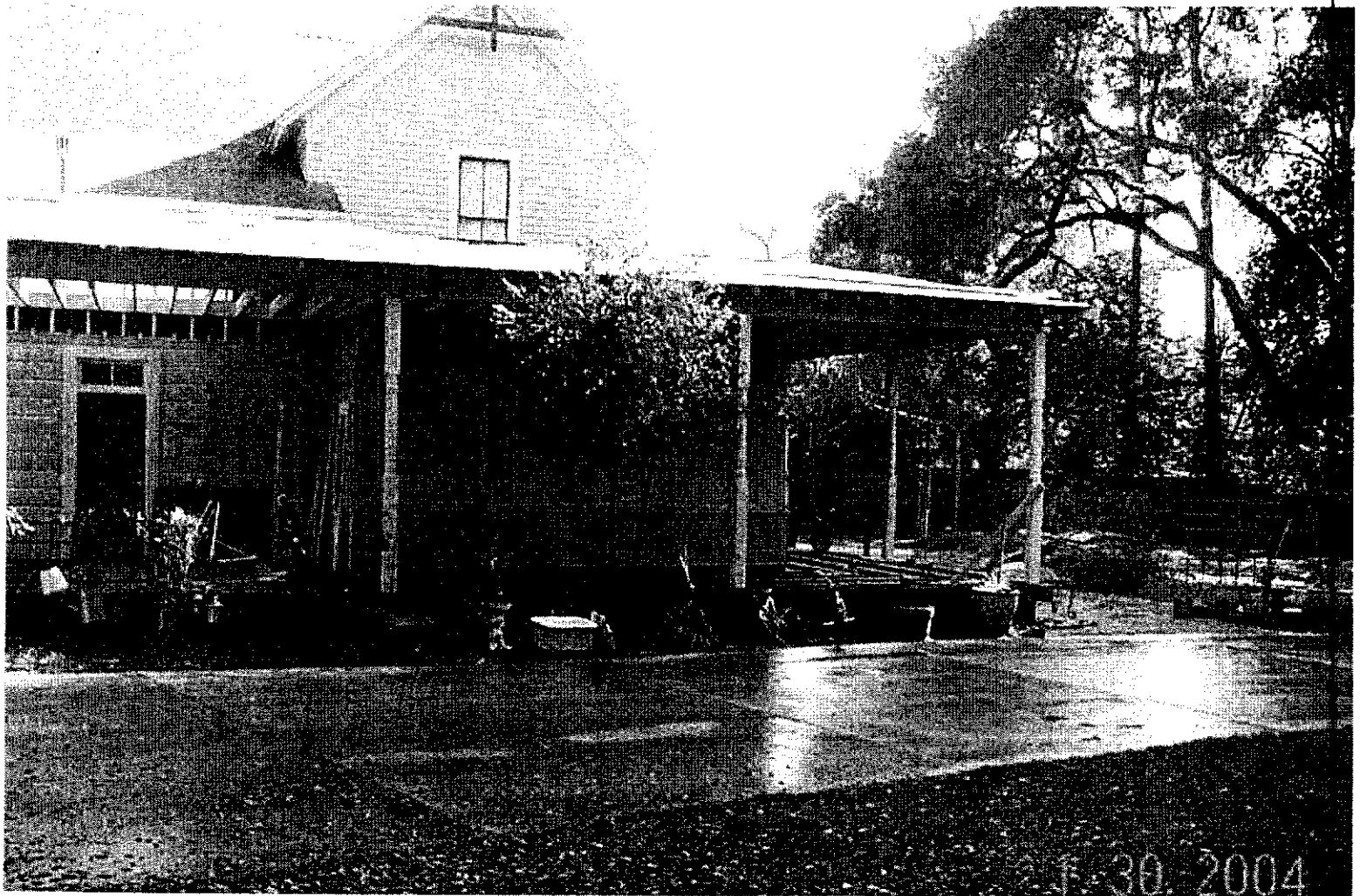


View from northwest

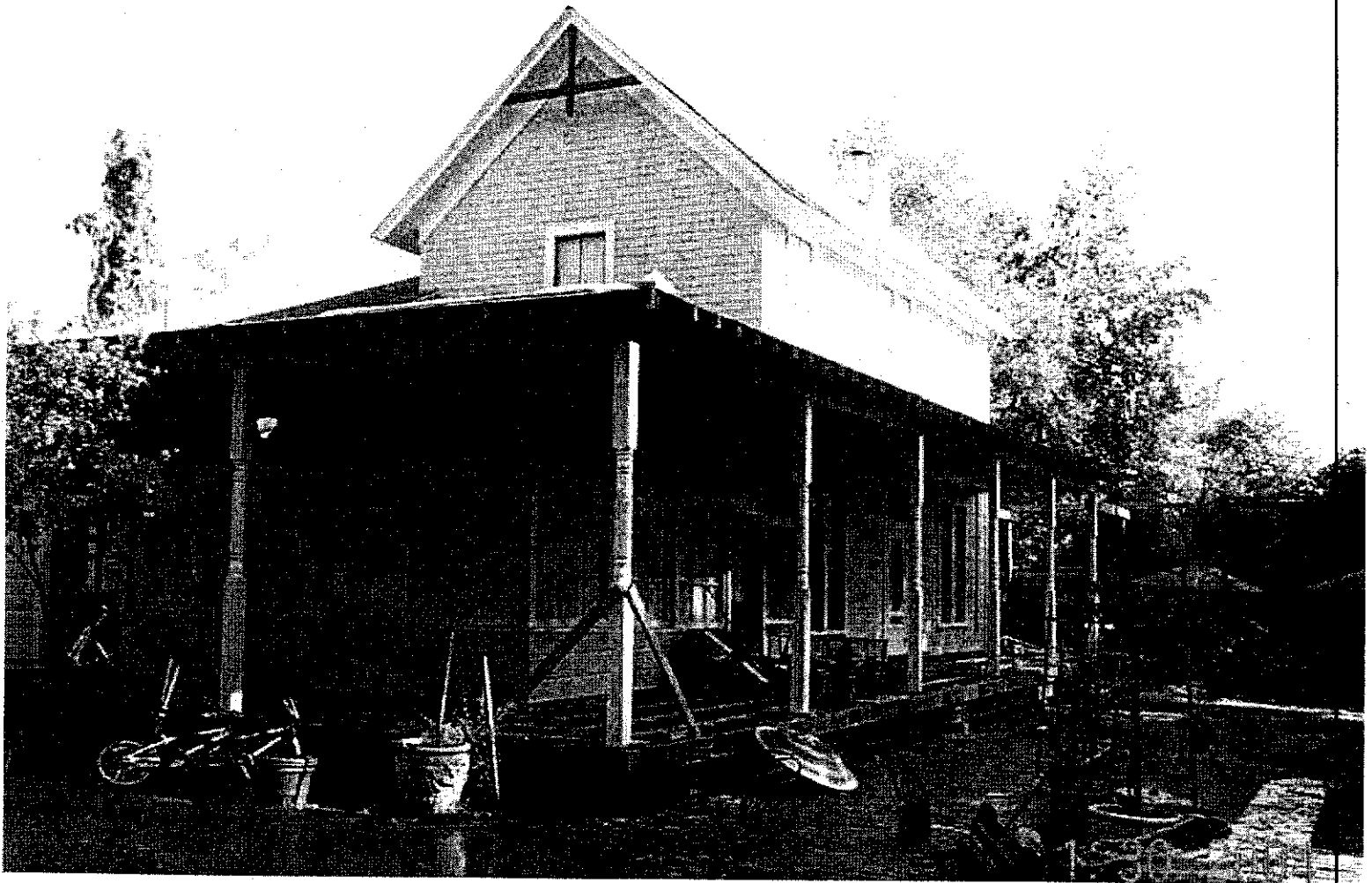
EX 1 1 C



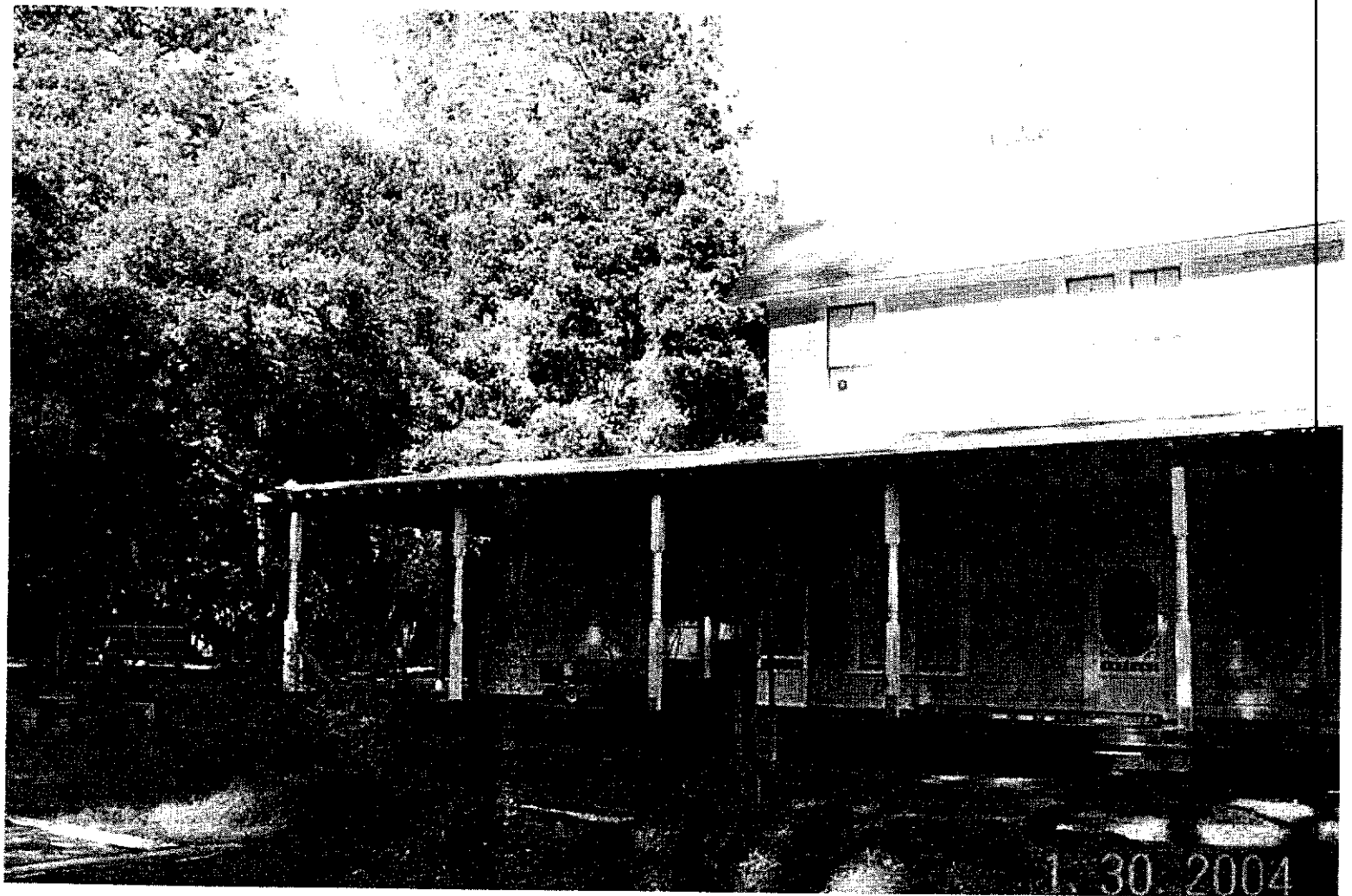
View from west



View from west

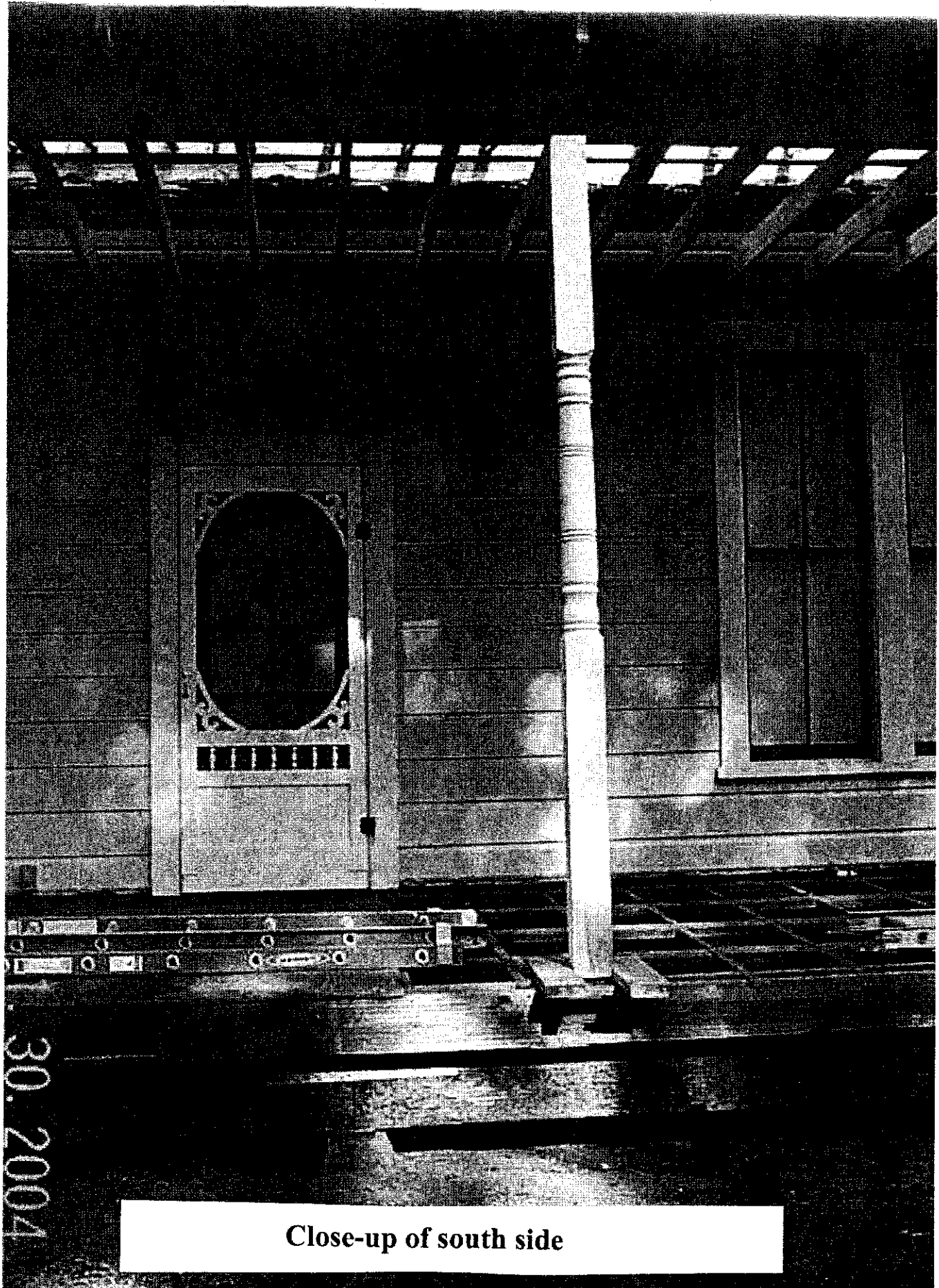


View from southwest



**View from south**





Close-up of south side

1. 30. 2004



View of northeast corner