



# 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  
ALVIN JAMES, DIRECTOR

## HISTORIC RESOURCES COMMISSION DRAFT MINUTES

Wednesday, October 8, 2003  
4:30 p.m.  
REGULAR MEETING

*BOARD OF SUPERVISORS CHAMBERS*  
County Building, 5<sup>th</sup> Floor  
Santa Cruz CA 95060

**1. CALL TO ORDER/ROLL CALL**

Chair Fisher called the meeting to order at 4:34 p.m.

Commissioners Present: Fisher, Kennedy, and Low

Commissioners Absent: Borg (excused) and Manning (excused)

Staff Present: Guiney

Members of the Public Present: Robert Goldspink, Gene Shklar, Dee Murray, Tony Kirk, Ross Gibson, Jean Brocklebank, Michael Lewis, Don Lauritson, Suzy Aratin, Susan Lehman, Carolyn Swift, Michelle Anderson, Paula Pinsenault, Robert Panthey, Elizabeth Schilling

**2. AGENDA APPROVAL OR MODIFICATION**

The agenda was approved *as* submitted, 3-0.

**3. APPROVAL OF MINUTES**

August minutes were approved, 3-0.

**4. PUBLIC COMMUNICATIONS (Members of the public may speak on items ~~not~~ on this agenda)** There were no public communications.

**5. NEW BUSINESS**

**A. Review of Survey and Evaluation for the Schwan House, 1151 Scholl Lane, Live Oak (DISCUSSION AND ACTION)**

Staff gave a brief presentation about this item and recommended continuance until November, because of the late arrival of additional material and because the full Commission was not present. Property owner Gene Shklar and consultants Robert Goldspink, Dee Murray, and Tony Kirk spoke in support of finding that house not historically significant and should not be added to the Historic Resources Inventory and that material from Ross Gibson in favor of finding historical significance was inaccurate, was not analytic, and did not show that integrity of house had been maintained. Ross Gibson spoke about the information he provided, that he does have references for all of his claims though they weren't provided because of haste of preparing material. Jean Brocklebank spoke in favor of the Commission finding the house historically significant in that it represented a particular historic period or way of life. Michael Lewis stated his support for

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finding historic significance because the site remains as a remnant of agricultural use in Live Oak. Don Lauritson Suzy Aratin Susan Lehman, and Carolyn Swift also in favor of finding historical significance spoke about how house met criteria of Chapter 16.42, that alterations and changes reflect history of use, that Jacob Schwan was an historically significant person in Live Oak, that integrity of house remains, that Consultant's report doesn't state how integrity has been lost. Commissioner Kennedy expressed some confusion about the historical significance of Jacob Schwan and the information submitted by Mr. Gibson referring to the Schwan Inn and was that the same building as the building under consideration here. Mr. Gibson replied yes. Commissioner Kennedy stated she wanted the full Commission to hear and act on this item. Commission Low stated she needed more time to digest the information, but that she didn't believe that the architectural integrity had been lost. Chair Fisher announced she was ready to act, but wanted all Commissioners to be comfortable with taking action and feels that the architectural integrity had not been lost and disagreed with the conclusions of Mr. Kirk's report. Commissioner Kennedy moved to continue this item to the November meeting because of confusion engendered by late arriving material and need for full Commission to hear and act. Commissioner Low seconded. The motion passed 3-0.

**6. OLD BUSINESS**

**A. Potential reevaluation of NR6 properties in Live Oak (Discussion)**

The Commission approved of sending the RFP to the list of qualified consultants. Elizabeth Schilling asked about public input on language of RFP. Chair Fisher stated that she wanted a Commission subcommittee to review language of RFP and ensure that it includes the consultant working with community volunteers. Commissioners Kennedy and Low agreed that Chair Fisher and staff should work on this. Commissioner Low moved to appoint Chair Fisher as a subcommittee to work with staff to monitor RFP. Commissioner Kennedy seconded. The motion passed 3-0.

**B. 1994-95 review of properties designated NR6 (Discussion)**

There was general discussion about this item.

**C. OHP grant (Discussion)**

There was brief discussion about this item and the Commission requested that staff provide Commissioners with copies of ordinances from other jurisdictions that address demolition by neglect and incentives.

**D. Aptos Village Plan and design guidelines (Discussion)**

This item was not discussed.

**7. COMMISSIONER PRESENTATIONS**

Chair Fisher related her experience and the CLG workshop on September 25.

**8. WRITTEN COMMUNICATIONS**

There were none.

**9. ADJOURNMENT**

Chair Fisher adjourned the meeting at 6:25 p.m.

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ALVIN JAMES, DIRECTOR

## HISTORIC RESOURCES COMMISSION DRAFT MINUTES

Wednesday, December 10, 2003  
4:30 p.m.  
REGULAR MEETING

Planning Department Large Conference Room  
County Building, 4<sup>th</sup> Floor  
701 Ocean Street  
Santa Cruz CA 95060

**1. CALL TO ORDER/ROLL CALL**

Chair Fisher called the meeting to order at 4:38 p.m.  
Commissioners Present: Borg, Fisher, Kennedy, Manning, Low (4:41 p.m.)  
Commissioners Absent: None  
Staff Present: Commission staff Guiney  
Members of the Public Present: Dave Parks, Lyle Crosley, Joe Dihl

**2. AGENDA APPROVAL OR MODIFICATION**

The agenda was approved as presented.

**3. APPROVAL OF MINUTES**

There were no minutes to approve

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

There were no public communications

**5. NEW BUSINESS**

**A. Review of survey and evaluation for the Live Oak Methodist Church, 2091 17<sup>th</sup> Avenue (DISCUSSION AND ACTION)**

Staff made a brief presentation. Chair Fisher asked if the intent is to replace the existing building with another church building. Church representatives stated that that is their intent and that the new building will be integrated into the community and that they are consolidating three congregations into one on this site. General discussion ensued about item including not demolishing the existing building until after replacement structure is approved. Church representatives agreed to this and stated that the new development would be phased. Commissioner Low asked if the old building could be incorporated into the new. Church representatives replied no. *Commissioner Kennedy moved to accept the survey and evaluation. Commissioner Borg seconded. The motion passed 5-0.*

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B. Owner request for Commission general comments on elements of possible new development on a site with an existing commercial building rated NR5, at the intersection of Old Coast Road and Riverside, Davenport, APN 058-092-07 (Discussion)  
Staff introduced Joe Dihl, owner of the property. Mr. Dihl presented his ideas for possibly rebuilding on the site of the now gone hotel, but on a smaller scale. There was general discussion and Commission consensus that Mr. Dihl should not necessarily try to recreate the old hotel look, but that elements of it would be appropriate or that new development should harmonize with existing building or be distinctly separated from it through landscaping, etc.

C. Review of building permit application 49953M to construct a one story detached garage on a site with an existing single family dwelling with a rating of NR3 at 309 Rio del Mar Blvd., Aptos (APN 042-222-48) (DISCUSSION and ACTION)  
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 roofpitch 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.*

D. **Review of responses to the Request for Proposals for update of Live Oak historic properties and selection of consultant (DISCUSSION and ACTION)**  
Staff presented the two proposals received. There was general discussion about the proposals. Chair Fisher was impressed by CIRCA's response, especially the statement of training and working with volunteers from the community. *Commissioner Low moved to select CIRCA. Commissioner Manning seconded. The motion passed 5-0.*

E. **Review of application 03-0496 for potential impacts to a building over 50 years old, but not designated as an historic resource (DISCUSSION)**  
Staff presented information about this potential land division along with photographs of the existing house on the site and explained that the project planner had requested that the Commission comment on the existing building. The item was continued until January pending additional research by Commissioner Manning.

## 6. OLD BUSINESS

### A. OHP grant (Discussion)

Chair Fisher and Commissioner Low presented their research on ordinances re: demolition by neglect and incentives, asked staff to obtain information about how many historic properties are there in the County, how many are residential properties, how many are commercial, and how many demolitions are there annually. Commissioners wanted the information in part so that they could determine the effect of potential property tax revenue reductions if the Mills Act were to be implemented as an incentive.

### B. Aptos Village Plan and design guidelines (Discussion)

No discussion.

### C. Re-evaluation of NR6 properties in Live Oak (DISCUSSION)

No discussion.

### D. Review of 1994-95 designation of NR6 properties (DISCUSSION)

No discussion.

**7. COMMISSIONER PRESENTATIONS**

Chair Fisher announced that she would be stepping down as Chair effective upon election of a new Chair in January.

**8. WRITTEN COMMUNICATIONS**

There were none.

**9. ADJOURNMENT**

Chair Fisher adjourned the meeting at 7:03 p.m.

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TOM BURNS, DIRECTOR

## HISTORIC RESOURCES COMMISSION DRAFT MINUTES

Wednesday, January 21, 2004  
4:30 p.m.  
REGULAR MEETING

Planning Department Large Conference Room  
County Building, 4<sup>th</sup> Floor  
Santa Cruz CA 95060

**1. CALL TO ORDER/ROLL CALL**

Chair Fisher called the meeting to order at 4:32 p.m.

Commissioners Present: Borg, Fisher, Kennedy, Low, and Manning

Commissioners Absent: None

Staff Present: Parks Director Samuel, HRC staff Guiney

Members of the Public Present: Richard Anderson, Carolyn Swift, and Patricia Matejcek

**2. AGENDA APPROVAL OR MODIFICATION**

The agenda was modified by moving item 5.B before item 5.A.

**3. APPROVAL OF MINUTES**

There were no minutes to approve.

**4. PUBLIC COMMUNICATIONS** (Members of the public may speak on items **not** on this

agenda). Carolyn Swift spoke to the Commission about cabins in La Selva off of San Andreas Road, just before (west of) La Playa, that are believed to date from the 1920s. Ms. Swift also informed the Commission that the Museum of Art and History will re-institute the historic plaque program soon. Commissioner Kennedy noted that she will attend a meeting about *this* tomorrow morning.

Patricia Matejcek spoke to the Commission about a provision in the Coastal Act for designating Coastal Special Areas and that such a designation may be appropriate for La Selva Beach.

**5. NEW BUSINESS**

**B. Veterans Hall, Santa Cruz**

Staff reported briefly on the issue of holes being cut in a painted beam inside the Veterans Hall, which is listed on the National Register of Historic Places and introduced Richard Anderson to provide additional information. Mr Anderson showed the Commission photos of the square holes that had been cut into the beam to suspend ropes and other **props** for yoga events. Mr. Anderson stated that he had contacted the Veterans Hall Board of Trustees with his concerns and that he was told that the Board had permission to do the work in order to raise money. There ensued general discussion about whether the City had jurisdiction since the building is in the City or whether the County had jurisdiction since it is a County-owned

building. POSCS Director Samuel stated that he gave permission for the work and that a structural engineer reviewed the integrity of the beam and said the work would not compromise the strength of the beam. The Commission directed staff to get any information the City had on the building. POSCS Director Samuel asked about standards and criteria for restoration and what penalties there might be for work not following such standards and criteria. Director Samuel stated it was his belief that the only penalties would be loss of federal funding and possible de-listing. Further discussion revealed that additional work had been approved and a permit was ready to be issued by the County for a new accessible lift at the rear of the building and some interior remodeling. Staff informed the Commission that the plans for that work had been routed to staff and approved because the work proposed would not detract from the historic significance of the building due to the location and nature of the work. Commissioners stated that they wanted to review that proposed work. Director Samuel offered to delay bid approval so that the Commission could review the plans at the February meeting. *Commissioner Low moved that the plans be brought before the Commission for review at the February meeting. Commissioner Manning Seconded. The motion passed 5-0.*

#### **A. Election of Chair and Vice-Chair**

Commissioner Kennedy moved to nominate Commissioner Manning for Chair and Commissioner Low for Vice-Chair. Commissioner Borg seconded. Commissioner Fisher nominated Commissioner Kennedy for Chair (declined) and Commissioner Manning for Vice-Chair. The motion died for lack of a second. Commissioner Low nominated Commissioner Manning for Chair and Commissioner Kennedy for vice-chair. The motion died for lack of a second. *Commissioner Kennedy's motion for Commissioner Manning for Chair and Commissioner Low for Vice-Chair passed 5-0.*

#### **C. Nomination of Redman House to the National Register**

Staff made a brief presentation explaining that this was an opportunity for the Commission to comment on the nomination to the State Historic Resources Commission, which could take the form of a letter of support. There was general discussion of the nomination and the significance of the house and its structural integrity. *Commissioner Kennedy moved to send a letter of support for the nomination. Commissioner Borg seconded. The motion passes 5-0.*

#### **D. Annual Report to the Board of Supervisors**

There was a brief discussion of the *draft* annual report and Commissioners gave staff changes to include in the report.

### **6. OLD BUSINESS**

#### **A. Re-evaluation of NR6 properties and survey and evaluation of other properties in Live Oak**

Commissioner Fisher discussed her discussions with Live Oak volunteers group and her suggestions to them about work they could do before the consultant is officially on-board, including prioritizing potential historic buildings in Live Oak. Patricia Matejcek discussed the Live Oak History Project and the Live *Oak* Neighbors group regarding historic education and preservation efforts.

#### **B. CLG Grant for Demolition-by-Neglect and Incentives update**

There was discussion about demolition-by-neglect language. The Commission requested staff to check with Development Review about what incentives they would support and to have the Principal Planner for Development Review or the Assistant Director attend a Commission meeting to discuss the proposed language or take the proposed language to a Development Review Staff meeting for review and comment by that section.

#### **C. Review of application 03-0496 for potential impacts to a building over 50 years old, but not designated as an historic resource**

This item was not discussed due to lack of time.

**D. Aptos Village Plan and design guidelines**

This item was not discussed due to lack of time.

**E. 1994-95 review of properties designated NR6 (Discussion)**

This item was not discussed due to lack of time.

**7. COMMISSIONER PRESENTATIONS**

There were none.

**8. WRITTEN COMMUNICATIONS**

There were none.

**9. ADJOURNMENT**

Chair Manning adjourned the meeting at 6:48 p.m.

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ALVIN JAMES, DIRECTOR

### HISTORIC RESOURCES COMMISSION **DRAFT** MINUTES

Wednesday, February 11, 2004  
4:30 p.m.  
REGULAR MEETING

Veterans Memorial Hall  
846 Front Street  
Second Floor, Room 22  
Santa Cruz CA 95060

1. CALL TO ORDER/ROLL CALL

Chair Manning called the meeting to order at 4:40 p.m.

Commissioners Present: Borg, Fisher, and Manning

Commissioners Absent: Kennedy (excused), Low (unexcused)

Staff Present: Guiney

Members of the Public Present: Peter Vallejo McGettigan, Jennifer Kersten, Dale Kersten, Christoph Cox, Barry Samuel, Bob Olsen, Don Lauritson, Sheila McElroy

2. AGENDA APPROVAL OR MODIFICATION

The agenda was modified to move item 7.A, Veterans Hall, to 5.B.

3. APPROVAL OF MINUTES

There were no minutes to approve.

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

There were no public communications

5. PUBLIC HEARING ITEMS

A. Historic Resource Preservation Plan application to **replace-in-kind** previously removed porch, 225 Fairview Avenue, Ben Lomond

Staff made a brief presentation, describing the site and the proposed work and recommending approval of the application as submitted. The applicants spoke about their interest in and work so far in cleaning up the site and rehabilitating the building. Commissioners praised the efforts of the applicants. *Commissioner Fisher moved approval per the staff recommendation. Commissioner Borg seconded. The motion passed 3-0.*

B. Veterans Hall, Santa Cruz (moved from 7.A)

Commissioners reviewed two items: 1) building permit application 49766M to install a new accessible lift (6 feet 8 inches vertical travel) at the rear basement/patio and remodel restrooms for accessibility and, 2) work not previously reviewed by the Commission to cut 4 inch square holes in beam in auditorium so that apparatus could be installed for lights, etc., for concerts and to which props for dance and yoga performances could be attached. Mr. Samuel, POSCS Director showed the Commission the 4 inch square pieces that had been removed and explained that the process was entirely reversible and that he purposely saved the pieces so that they could be replaced if needed. Mr. McGettigan, a member of the Veterans Hall board and a member of the City's Historic Preservation Commission stated that he had reviewed the proposed work and was satisfied that it would not

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adversely affect the historic significance of the Hall. Mr. McGettigan stated the work has facilitated programs that have brought in \$10,000, which is used for maintaining the Hall. *Commissioner Fisher moved approval of building permit application 49766M with comments that the pieces of the beam removed be kept to ensure that the reversibility of the previous work on the beam be maintained as an option. Commission Borg seconded. The motion passed 3-0.*

6. NEW BUSINESS

- A. Introduction of consultant for Live Oak **update** and direction to consultant **about** update  
Staff formally introduced Sheila McElroy of Circa to the Commission. Ms. McElroy discussed her proposed approach to working with the community. She stated that she would like to have two people as field assistants who **are** familiar with Live Oak and **its** history to record information in the field, two people to research County files, and two people to research Sanborn maps. **There** was general discussion about when training for these people and others interested in the Live Oak update would occur (probably in April) and when the fieldwork would occur (probably **in** July). Also discussed was a study session to which the community would be invited, probably in March. Commissioner Fisher stated that she had been in touch with the Live Oak Neighbors group and ~~suggested that they check on~~ which buildings rated **NR6** still existed and **list new properties they would like to see reviewed** in priority order.
- B. **OHP 523 software**  
Ms. McElroy stated that she could address this item. She discussed the computer program History Maker and OHP's software and suggested that it would be better to just download the DPR523 forms in WORD.
- C. Method for updating and correcting existing DPR523 forms with **no** change to rating of **historic** resource  
Staff reported query to County Counsel on this issue, but no response received to date.

7. Old Business

- A. Veterans Hall, Santa Cruz (Moved to item **5.B**)
- B. OHP Grant for Incentives and Demolition-by-Neglect Ordinance Sections  
The Commission directed staff to have the Development Review section **of** the Planning Department comment on the proposed drafts to date.
- C. Aptos Village Plan and design guidelines  
The Commission requested that the Plan and guidelines be brought to the March meeting.

8. COMMISSIONER PRESENTATIONS

Commissioner Fisher noted that Preservation Week was coming up and perhaps the Commission could prepare and present a certificate of recognition to Live Oak volunteers. The Commission requested that staff investigate **if** the Commission can do this on its own and if the Commission can sponsor an activity on its own.

9. WRITTEN COMMUNICATIONS

There were none.

10. ADJOURNMENT

**Chair** Manning adjourned the meeting at 6:30 p.m.