



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

January 4, 2007

AGENDA: January 11, 2007

HISTORIC RESOURCE PRESERVATION PLAN

Applicant: Mike Achkar
Owner: Michael & Kristine Achkar
Application No.: ... 06-0722
APN: 028-052-63
Situs: 710 17th Avenue
Location: East side of 17th Avenue at northeast corner of intersection with Merrill Street
Historic Name: NIA
Current Name: NIA
Rating: NR5

Existing Site Conditions

Parcel Size: 13,848 square feet (Minor land division application being processed to split into three lots)
Use: Single family residence

Planning Policies

Planning Area: Live Oak
Zone District: RM-4-L
General Plan Land Use Designation: Urban Medium Residential
Community, Specific, or Town Plan: N/A
General Plan Resources and Constraints: None
Coastal Zone: Yes

I. PROJECT DESCRIPTION

This is a proposal to recognize the un-permitted removal of existing exterior shingle siding and replace with matching material on an existing historic resource.

II. DISCUSSION

A. Background and Site Description

The existing building on this parcel is listed in the County's Historic Resources Inventory (HRI) with a historic rating of NR5, which the County Code defines as "[a] property determined to

G.A

have local historical significance." According to the HRI, "[t]he structure is a good example of a vernacular house seen in both the agricultural and vacation areas of Santa Cruz" and "[i]t's significance lied in the fact that it is a good example of the style of the period and it does not appear to be altered."

Please refer to the attached pages from the HRI for the complete information about the historic and architectural significance of the building.

The building is located on the east side of 17th Avenue at the northeast corner of 17th and Merrill Street. The property abuts the Live Oak Elementary School and is across 17th Avenue from Live Oak Middle School. A Santa Cruz Metro bus stop is situated on the property frontage along 17th Avenue. At the rear of the property are two deteriorated shed buildings.

B. Proposal

The proposal is for after-the-fact approval to remove the existing exterior shingle siding. The applicant has stated that he intends to replace the shingle siding with matching material.

C. Purview of the HRC

Your Commission is requested to consider a Historic Resource Preservation Plan to address the removal of the shingle siding. In so doing, your Commission will be considering the effect of the proposal on the architectural and historic integrity 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 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.

E. Background and Work Performed Without Historic Resource Preservation Plan Approval

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The applicant has previously received approval from your Commission of three separate Historic Resource Protection Plans. These are described below.

October 20, 2005: A proposal to demolish an approximately 150 square foot addition at the rear of the house. The addition is not part of the original structure; it is offset from the lines of the walls of the house; and the walls of the addition are not perpendicular to the ground, but are farther apart at the floor than at the plate line.

February 9, 2006: A proposal to turn the house about 100 degrees to the left so that the front porch of the house will face Merrill Street rather than 17th Avenue, moving the house some 15 feet to the south and 20 feet to the west, and placing it on a new foundation. The plans show the two shed buildings on the rear of the property as "to be removed." There is no mention of them in the Historic Resource Inventory form and the context for evaluation is single family architecture of the period 1850 – 1940. Therefore, it does not appear that those buildings are historically or architecturally significant. Further, they are in a deteriorated condition.

October 20, 2006: A proposal involving exterior work on all four sides of the house, as follows:

South side (front):

- relocate the window facing onto the porch approximately 2.5 feet to the west

East side:

- relocate the master bedroom window approximately 3.5 feet to the south and enlarge it
- add a new window at the master bathroom
- relocate the family room window approximately 2 feet to the north and enlarge it
- remove the existing window at the dining room and replace with a new fireplace and chimney flanked by two new windows

North side:

- replace the existing single door with double doors
- relocate the kitchen window approximately 2 feet to the west

West side:

- relocate the kitchen window approximately 3 feet to the north
- add a new window at the hall bath

The applicant received building permits for **all** of the work described above.

In early December staff received a phone call from a neighbor stating that all of the exterior siding of the house had been removed. Investigation by Commission staff and the district building inspector revealed that all of the exterior shingle siding had been removed, which was not part of any of the three approvals given by the Commission, and that the work also exceeded that allowed by the building permit. The applicant was required to surrender that building permit, apply for a new building permit to allow the enlarged scope of work, and apply

for a new Historic Resource Preservation Plan. The new building permit application has been denied and no further work is allowed pending the results of your Commission's action on this Historic Resource Preservation Plan.

F. Alteration Criteria

- I. *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 was originally constructed as a residence, is currently used as a residence, and will continue to be used as a residence.

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 and character of the building are its rectangular form, bay window, angled entry, and the shingle siding. Some of the shingles would have had to have been removed to accommodate the recent (October 20, 2006) approval to change the window locations and size, add new windows, replace the single door at the rear with double doors, and install a river rock chimney. However, the applicant has removed and disposed of all of the shingles and installed shear wall on the exterior of the studs without your Commission's approval and without the proper building permit. Further, he has made the changes to the windows and door without a building permit to do those things. The work has compromised the original qualities and character of the building.

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.*

No alteration is proposed that would seek to create an earlier or later appearance.

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.*

There are no evident changes to the building over time that acquired historic significance.

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

The shingles have been completely removed and disposed of.

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.

No deteriorated architectural features are involved.

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.*

No mapped archaeological resources appear in the vicinity of the site and no 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 has destroyed a significant element of the house.

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.*

The essential form of the house has not been changed. The integrity of the house has been compromised by completely removing the exterior shingles.

III. CONCLUSION

The proposal is for after-the-fact approval to remove the existing exterior shingle siding. The applicant has stated that he intends to replace the shingle siding with matching material. Although removal of existing material and replacing it with matching material is not necessarily detrimental and often is necessary, here the applicant did not receive approval for doing that before the shingle siding was removed. The Commission did not have the ability to provide guidance or condition the work to ensure that the shingle siding could be reused or that replacement material be specified before the work began. As conditioned, the already completed work can be made consistent with the requirements of County Code regarding alterations of historic resources.

IV. RECOMMENDATION

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

- A. **Adopt the following Findings:**

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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;
 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, with the following conditions:
1. Obtain a building permit before continuing work.
 2. Replacement of Siding. Applicant shall replace the removed siding with matching material.
 3. Prior to approval of a building permit, applicant shall provide Commission staff with drawings or literature or other information that clearly shows the dimensions, color, and type of material to be used on the exterior of the house.
 4. Discovery of Historic Archaeological Resources and Native American Cultural Sites: Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100 shall be observed.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

**Note: This is NOT a building permit.
You must obtain all other required permits and approvals before
continuing work.**

Exhibits

- A. Applicant's Historic Resource Preservation Plan Submittal
- B. Historic Resources Inventory pages
- C. **CEQA** Notice of Exemption

Report prepared by:

Steven Guiney
Planner IV
Historic Resources Commission Staff

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06-0722

Santa Cruz County
Historic Resources Preservation Plan
application form for projects involving historic resources,
except for demolition without reconstruction

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.**

Owner

Applicant

Name: MICHAEL & KRISTINE ACHKAR Name: MIKE ACHKAR
Address: 710 17th AVE Address: 710 17th AVE
S.D. CA 95062 S.C. CA 95062
Phone Number: (408) 691-6002 Phone Number: (408) 691-6002

Assessor's Parcel Number(s): 028-052-63
Site Address: 710 17th AVE
Historic and/or Common Name: LANDS OF ACHKAR
Present Use: HOME Proposed Use: HOME

Type of Project

☒ Alteration ☐ Sign Review ☐ New Construction ☒ Restoration
☐ Relocation ☐ Demolition with reconstruction ☐ Historic Site Ground Disturbance

1. Please describe the proposed project.

DURING COURSE OF CONSTRUCTION, EXT.
BOARDS CONTAINED DRY ROT &
TERMITES. PERMISSION ASKED
TO REPLACE SIDING TO MATCH
EXISTING. DUE TO RELOCATION OF
WINDOWS & PLACE SHEAR PER ENGINEER.

2. Please explain the reason for this project.

REHABILITATION.

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).

N/A.

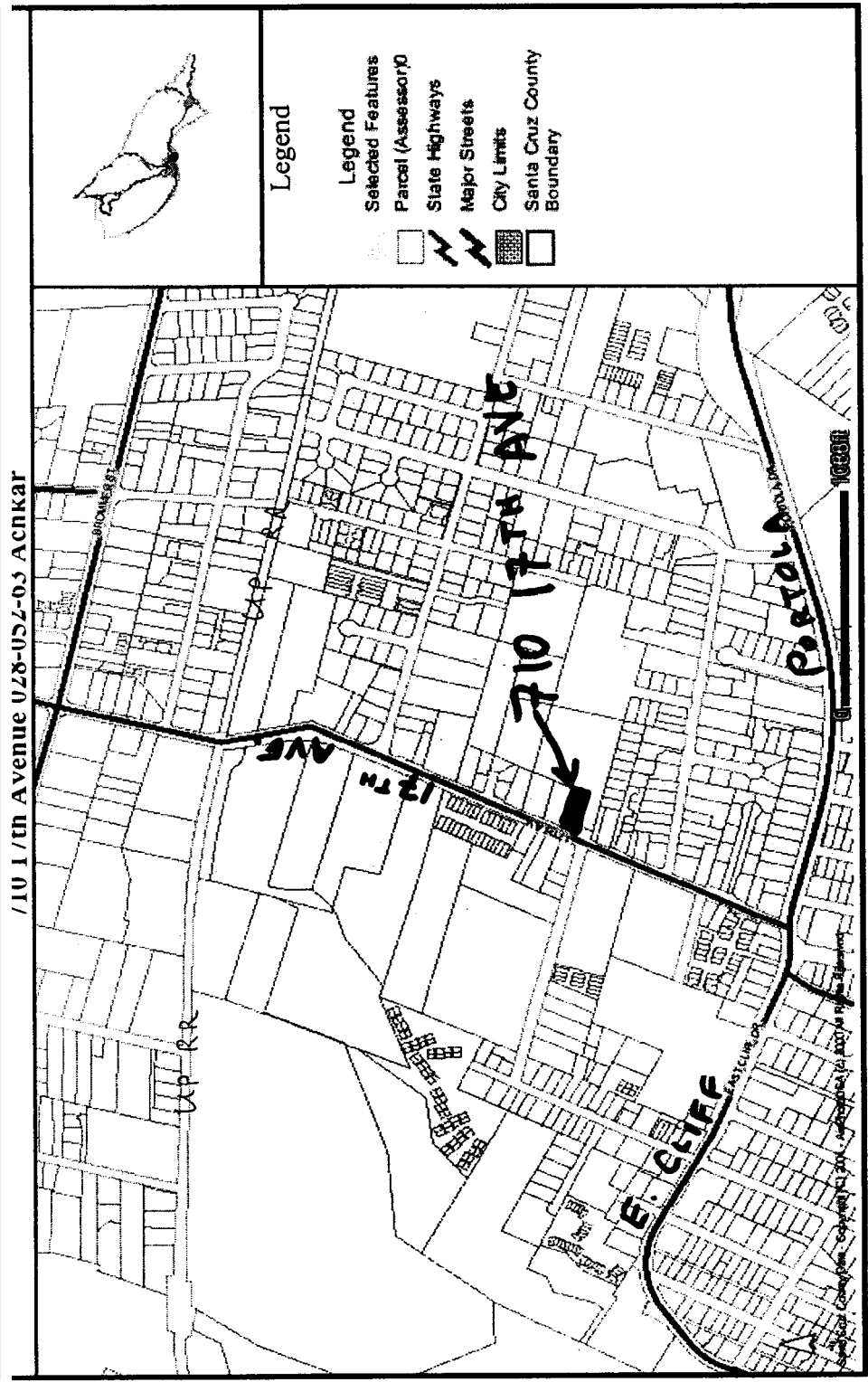
4. Please provide any additional information about the history and/or architecture of the property/site.

N/A

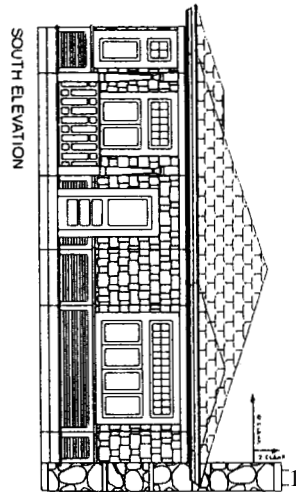
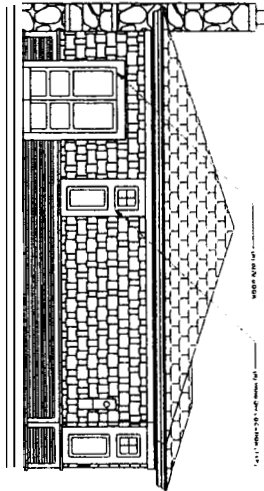
Signature of Owner or Authorized Agent

Date

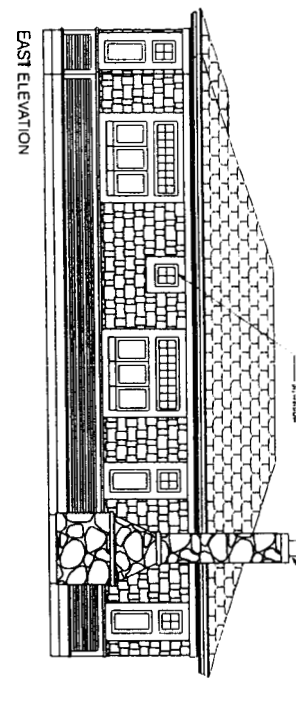
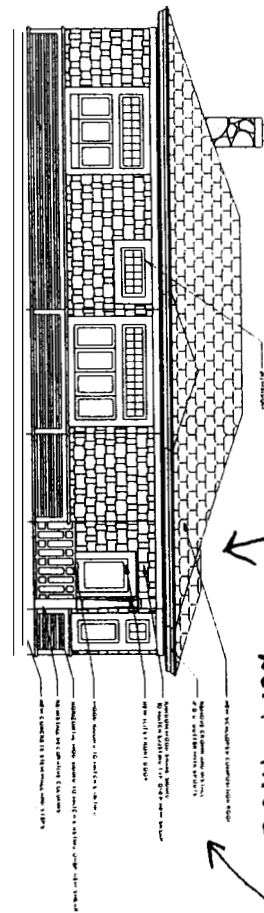
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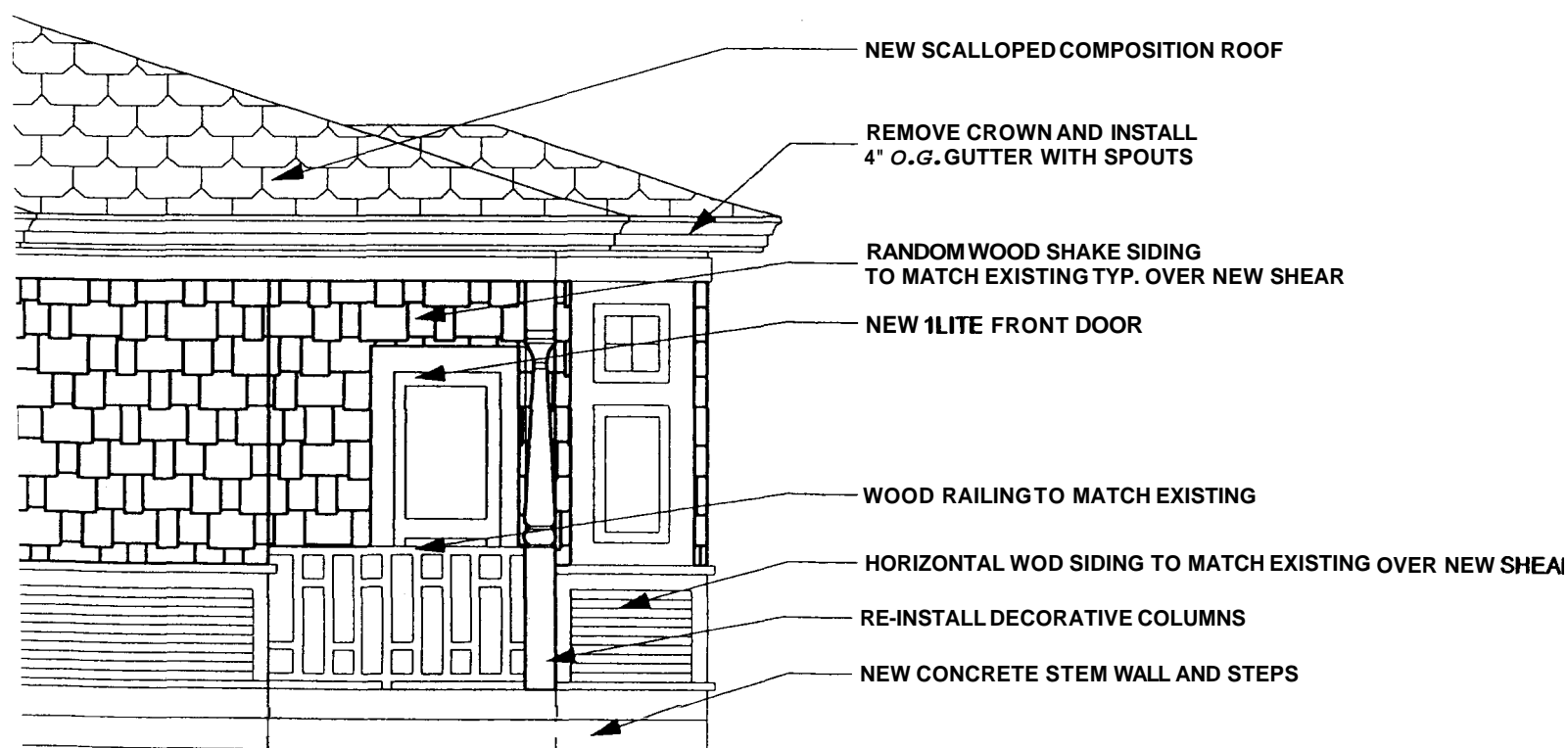
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HOUSE ELEVATIONS



THIS AREA -
ENLARGED ON
NEXT PAGE



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

HISTORIC RESOURCES INVENTORY

Ser. No
Nat. Register Status 5 (s1)

IDENTIFICATION AND LOCATION

Local designation

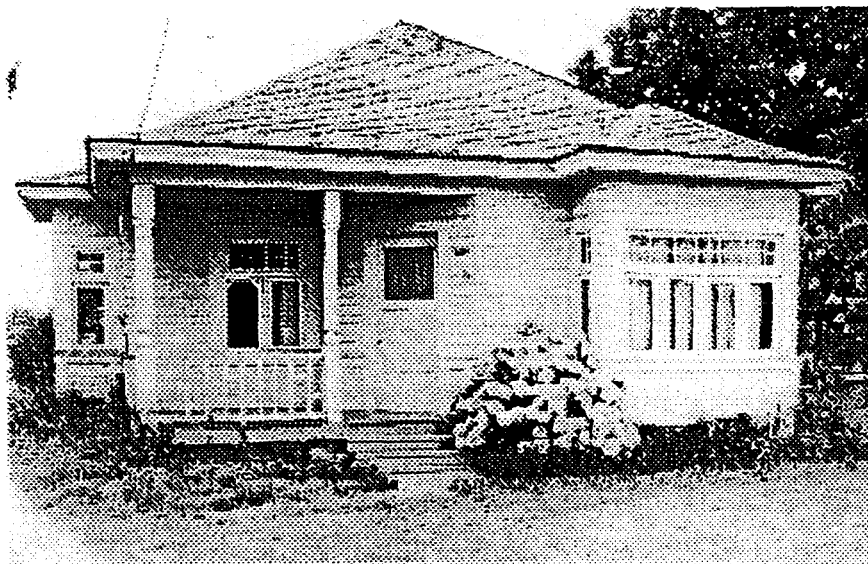
1. Historic name None
2. Common or current name Same
3. Number 8 street 710 17th Ave Cross-corridor
City Santa Cruz Vicinity only C Zip 95052 County Santa Cruz
4. UTM zone A B C D
5. Quad map No. Parcel No 028-052-26 63 Other

DESCRIPTION

6. Property category building district, number of documented resources

7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

The structure is a good example of a vernacular house seen in both the agricultural and vacation areas of Santa Cruz. It has a pyramidal shingled roof with an extension that shelters a porch supported by turned wooden porch supports. The front bay has a ribbon of multipaned window. Window design is replicated on the other elevations. The walls are sheathed in horizontal wood siding and the roof is composition shingle. The house is completely surrounded by commercial development although the lot itself is still landscaped with gardens and large trees.



8. Planning agency County Planning
9. Owner & address
Ormond Aebi
710 17th Ave.
Santa Cruz, CA 95062
10. Type of ownership private
11. Present use residential
12. Zoning RM-4
13. Threats commercial development

Send a copy of this form to: State Office of Historic Preservation, P.O. box 942895, Sacramento, CA 94296-0001

Complete these items for historic preservation compliance projects under Section 106(36CFR800). All items must be completed for historical resources survey information.

HISTORICAL INFORMATION

14. Construction date(s) 1920 E Original location unknown Date moved unknown
 15. Alterations 8 date no apparent alterations
 16. Architect Unknown Builder Unknown
 17. Historic attributes (with number from list) 02-Single Family Property

SIGNIFICANCE AND EVALUATION

18. Context for evaluation: Theme: Architecture Area Santa Cruz County
 Period 1850-1940 Property type single f prop Context formally developed? Yes

19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Live Oak dieplaye examples of popular residential styles common to a number of historical periode. While the City of Santa Cruz hae distinct tracts with a significant number of houeee representing a particular etyle, communities in the County euch ae Live Oak tend to have a variety of styles in a small area, sometimes on a single block. This particular etyle of house is more likely to be seen in sural areas ae a family farm houee, although a few can be seen in resort areas used as vacation houeee. Its significance lies in the fact that it is a good example of the style of the period and it does not appear to be altered. As commercial development increases in the area. such houses are dieappearing.

20. Sources

Sketch Map

County of Santa Cruz Survey

North

A

S.C. County Historical Reeourcee Commission
 and Planning Dept., 1989.

County of Santa Cruz Survey of Historic
 Resources Update and Context Statement.
 S. C. County Historical Resources Commission, 1994.

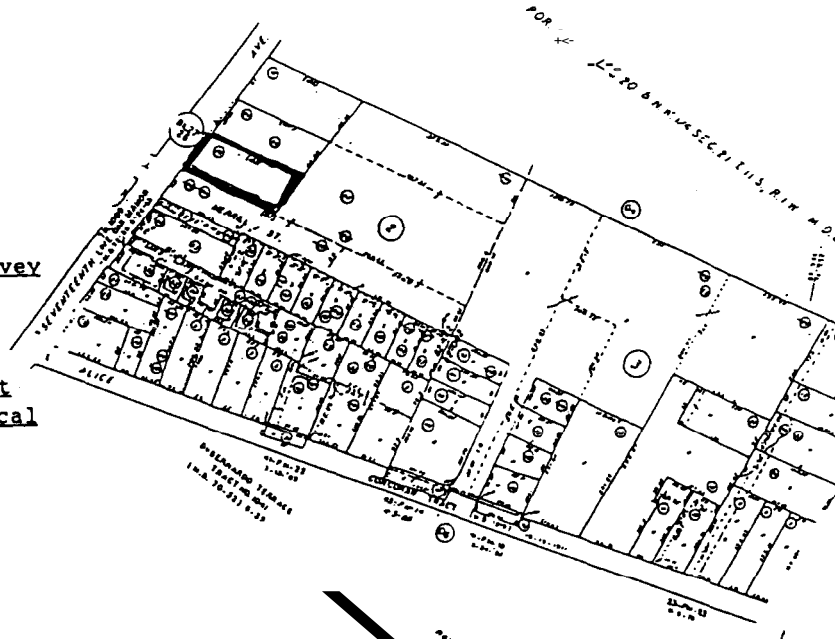
21 Applicable National Register criteria 2

22 Other recognition NA
 State Landmark No (if applicable)

24 Survey type Comprehensive

25 Survey name County of Santa Cruz Survey
 pf Historic Reeourcee Update

26 Year form prepared 1995
 By (name) Susan Lehmann, Consultant
 Organization for s.c. County Historical
 Resources Commission and County
 Planning Dept.
 Address 701 Ocean Street
 City 8 Zip Santa Cruz 95060
 Phone (408) 454-2122



CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of **CEQA** as specified in Sections 15061 - 15332 of **CEQA** for the reason(s) which have been specified in this document.

Application Number: 06-0722
 Assessor Parcel Number: 028-052-63
 Project Location: 710 17th Avenue

Project Description: The proposal is for after-the-fact approval to remove the existing exterior shingle siding. The applicant has stated that he intends to replace the shingle siding with matching material.

Person or Agency Proposing Project: Mike Achkar
Contact Phone Number: (408) 691-6002

- A. ☐ The proposed activity is not a project under **CEQA** Guidelines Section 15378.
 B. ☐ The proposed activity is not subject to **CEQA** as specified under **CEQA** Guidelines Section 15060(c).
 C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
 D. ☐ **Statutory Exemption** other than a Ministerial Project (**CEQA** Guidelines Section 15260 to 15285).
 E. ☒ **Categorical Exemption**

Specify type: Class 31 - Historical Resource Restoration/Rehabilitation (Section 15331)

F. Reasons why the project is exempt:

Project complies with Secretary of the Interior Standards by returning the house to its original configuration. In addition, none of the conditions described in Section 15300.2 apply to this project.

Steven Guiney
 Steven Guiney, Project Planner

Date: 01-05-07