



# COUNTY OF SANTA CRUZ

## 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, PLANNING DIRECTOR

## HISTORIC RESOURCES COMMISSION DRAFT MINUTES

Thursday, September 14, 2006

4:30 p.m.

REGULAR MEETING

Board of Supervisor's Chambers

County Building, 5<sup>th</sup> Floor

Santa Cruz CA 95060

### 1. **CALL TO ORDEWROLL CALL**

Chair Manning called the meeting to order at 4:38 p.m.

Commissioners Present:

Fisher, Kennedy, and Manning.

Commissioners Absent:

Borg (excused)

Staff Present:

Guiney

Members of the Public Present:

Mark Dettle, Margret Hosier, Joel Harrison, Barbara Harrison, Norman Poitevin, Howard and Annette Watts, Calvin Spafford, Pat and Geri Davidson, Anthony Kirk, Charles Eadie, Michael Bethke, Bakul Panchar, Dana Clarke, Elizabeth Schilling, Betsey Lynberg, Stephanie Barns-Castro, Roderick Johnson, Karen Rovai, Sally Blair, DeEtta Spurgeon, Forrest Balding, Anthony Silveira, Cathy Newkirk, Jeanne Soderman.

### 2. **AGENDA APPROVAL OR MODIFICATION**

Approved as presented.

### 3. **APPROVAL OF MINUTES**

There were no minutes to approve.

### 4. **PUBLIC COMMUNICATIONS**

No one spoke on an item not on the agenda

### 5. **CONSENT**

A. Proposal to replace an existing 5 x 4 window with a 3 x 6 French door and erect a sign for a proposed bed and breakfast at 1258 San Andreas Road, La Selva Beach.

*Fisher moved approval of the consent item, Kennedy seconded; motion passed 3-0.*

### 6. **PUBLIC HEARING**

A. Public hearing to consider a recommendation to the Board of Supervisors regarding designation of certain properties in Live Oak as historic resources.

The Commission considered the recommendations of the County's consultant, CIRCA, and the staff recommendation.

## HRC DRAFT MINUTES 09-14-06

	Address	APN	Historic Resources Commission Recommendation
1	2223 Soquel Drive*	025-351-12	NR5
	Staff made a brief presentation recommending that the house be recommended for designation as a historic resource with a rating of NR5. <u>Anthony Silveira</u> , the owner, stated his opposition to designation. He has kept the house maintained and cute, but he doesn't want the designation. <u>Norman Poitevin</u> said the house was unique and spoke in favor of designation as a historic resource. <u>Commissioner Kennedy</u> agreed that the house is unique and a good example of its architectural style that is fast disappearing and should be preserved. <u>Commissioner Fisher</u> explained the criteria for designation and agreed with Commissioner Kennedy. <u>Commissioner Kennedy moved to recommend designation as a historic resource at NR5. Commissioner Fisher seconded. The motion passed 3-0.</u>		
2	2950 Soquel Drive*	026-031-13	NR6
	Staff made a brief presentation recommending that the house remain NR6 and <b>not</b> be recommended for designation as a historic resource. The owner spoke describing many changes to the house. <u>Cathy Newkirk</u> addressed the Commission about the historic process generally. <u>Jeanne Soderman</u> addressed the Commission stating that she felt the designation process was outrageous, that she was concerned about takings, and federal government involvement in this. <u>Commissioner Fisher moved to have the house remain as NR6. Commissioner Kennedy seconded. The motion passes 3-0.</u>		
3	2606 Paul Minnie	026-041-17	NR6
	Staff made a brief presentation recommending that the house not be designated as a historic resource, but be given a rating of NR6. Staff reported that the County's consultant felt this and the other two Paul Minnie properties should be evaluated in the future as a historic district. <u>Elizabeth Schilling</u> stated she believes all three should be designated as historic resources. <u>Sally Blair</u> , one of the owners of 2500 Paul Minnie, stated that her family is in the process of selling the house on that site, but the buyer backed out because of potential historic designation and that the house is not structurally sound and don't want designated as historic resource. <u>Commissioner Kennedy moved to recommend not designating as a historic resource and give a rating of NR6. Commissioner Fisher seconded. The motion passed 3-0.</u>		
4	2500 Paul Minnie	026-041-26	NR6
	Staff made a brief presentation recommending that the house not be designated as a historic resource, but be given a rating of NR6. <u>Commissioner Fisher moved to recommend not designating as a historic resource and give a rating of NR6. Commissioner Kennedy seconded. The motion passed 3-0.</u>		
5	2501 Paul Minnie*	026-042-10	NR6
	Staff made a brief presentation recommending that the house remain NR6 and <b>not</b> be recommended for designation as a historic resource. <u>Commissioner Kennedy moved to recommend not designating as a historic resource and give a rating of NR6. Commissioner Fisher seconded. The motion passed 3-0.</u>		
6	2901 17 <sup>th</sup> Avenue*	026-122-36	NR6
	Staff made a brief presentation reminding the Commission that in 2003 the Commission considered and accepted a report by Anthony Kirk, Ph.D., demonstrating that the church has no historic significance, so no action is required. <u>Michael Bethke</u> submitted a copy of updated DPR forms and stated that the church will be demolished as already approved by the Commission, so why should it even be kept as an NR6? Staff responded that that way there will be a record of what had been on the site.		
7	1345 Capitola Road*	026-143-25	NR6
	Staff made a brief presentation recommending that the house remain NR6 and <b>not</b> be recommended for designation as a historic resource. <u>Commissioner Fisher moved to have the house remain as NR6. Commissioner Kennedy seconded. The motion passes 3-0.</u>		

**HRC DRAFT MINUTES 09-14-06**

<b>8</b>	<b>1615 El Dorado</b>	<b>026-181-23</b>	<b>NR5</b>
	Staff made a brief presentation recommending that the house be recommended for designation as a historic resource with a rating of NR5. <u>Elizabeth Schilling</u> supported the historic designation with a rating of NR5, citing the house's integrity and the prominence of the builder. <u>Cathy Newkirk</u> stated her opposition to designation of properties as historic, stating that if an owner keeps the property in good shape, they are penalized by being designated historic and private property rights are taken away. <u>Commissioner Fisher</u> stated that the house is a good example of its architectural style and was built by James Morrisey, an important person in the community, and moves to recommend designation as a historic resource at NR5. <u>Commissioner Kennedy</u> seconded. The motion passed 3-0.		
<b>9</b>	<b>1438 Capitola Road</b>	<b>026-193-41</b>	<b>Continued</b>
	Staff made a brief presentation recommending that the house not be designated as a historic resource, but be given a rating of NR6. Two reasons for this: First, Robert Merriman, who was prominent in the Abraham Lincoln Brigade in the Spanish Civil War, did not live at the house around the time he became involved with that group. He lived in the house as a child only and had not particular connection to the house later in life. Second, the architecture is not great. Norman Poitevin stated his belief that the connection with Merriman is sufficient to warrant the house being designated as a historic resource. Betsey Lynberg, Redevelopment Agency (RDA) Administrator, agreed with the staff recommendation. RDA owns the property and it is slated for commercial development. <u>Commissioner Fisher</u> stated that the house should be designated as a historic resource because it is a good example of chicken ranch house. <u>Commissioner Kennedy</u> stated that the connection to a historic figure is obscure and irrelevant and that the house is not a great example of its style. <u>Commissioner Fisher</u> moved recommendation to designate at NR5. There was no second. <u>Commissioner Kennedy</u> moved recommendation to not designate, but rate NR6. There was no second. <u>Commissioner Kennedy</u> moved to continue to October. <u>Commissioner Fisher</u> seconded. The motion to continue passed 3-0.		
<b>10</b>	<b>1500 Capitola Road*</b>	<b>026-193-42</b>	<b>NR6</b>
	Staff made a brief presentation recommending that the house remain NR6 and not be recommended for designation as a historic resource because the house is not a good example of its style, it has had changes, and the area is developing commercially. <u>Betsey Lynberg</u> , RDA Administrator, states that RDA owns the site, features have changed and the site will be used for commercial purposes. <u>Cathy Newkirk</u> asks if NR5, can it be torn down? Staff replied that that would require approval by the Board of Supervisors. <u>Commissioner Kennedy</u> asked if there was an important person associated with the house. Staff answered no. <u>Commissioner Kennedy</u> moved to retain as NR6. <u>Commissioner Fisher</u> seconded. The motion passed 3-0.		
<b>11</b>	<b>1775 7th Avenue*</b>	<b>026-211-19</b>	<b>No recommendation</b>
	Staff made a brief presentation recommending that the house remain NR6 and not be recommended for designation as a historic resource. <u>Commissioner Fisher</u> thought that this house was a good example of the Craftsman style. <u>Commissioner Kennedy</u> moved to retain as NR6. <u>Commissioner Fisher</u> seconded. The motion failed on a 2-1 vote (3 votes needed to pass a motion). Staff mentioned that the Commission could send any of the properties to the Board without a recommendation. <u>Commissioner Fisher</u> moved to send to the Board without a recommendation. <u>Commissioner Kennedy</u> seconded. The motion passed 3-0.		
<b>12</b>	<b>1401 El Dorado</b>	<b>026-241-01</b>	<b>NR6</b>
	Staff made a brief presentation recommending that the house not be designated as a historic resource, but be given a rating of NR6. <u>Patrick Davidson</u> , owner, said the house is not inhabited and he can't afford to upgrade it and that there is no good evidence that the house was built by Dr. Doane. <u>Commissioner Kennedy</u> moved to not recommend designation of the house as a historic resource, but to give it a rating of NR6. <u>Commissioner Fisher</u> seconded. The motion passed 3-0.		
<b>13</b>	<b>1526 7th Avenue*</b>	<b>026-321-28</b>	<b>NR6</b>
	Staff made a brief presentation recommending that the house remain NR6 and not be recommended for designation as a historic resource. Mark Dettle, representing the owner, his grandmother, described family illnesses, disrepair of property, preference to remain NR6. <u>Commissioner Kennedy</u> felt there was not compelling reason to be designated as historic and moved to retain as NR6. <u>Commissioner Fisher</u> seconded. The motion passed 3-0.		

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14	1575 7th Avenue	026-501-02	NR5
	Staff made a brief presentation recommending that the house remain <b>NR6</b> and not be recommended for designation as a historic resource. <u>Stephanie Barnes-Castro</u> , architect, addressed the Commission regarding previous consultations with Development Review staff, before the owner knew the house was being considered for possible designation as a historic resource, about a possible minor land division on this site. Development Review staff advised the owner that it would not be feasible to incorporate the existing house into the land division as proposed. One alternative mentioned was to demolish the house, but because the house was more than 50 years old, Development Review staff advised the owner of the need for an evaluation of the house to determine any historic significance. The owner then contacted Anthony Kirk, Ph.D., a professional historian, to prepare an evaluation. Dr. Kirk's evaluation concluded that the property did not meet any of the criteria for designation as a historic resource. <u>Anthony Kirk, Ph.D.</u> , discussed the designation criteria and stated that the property did not meet any of the criteria. <u>Stephanie Barnes-Castro</u> addressed the Commission again describing her review of the house's structural elements and that the foundation was not in good structural condition. Elizabeth Schilling disagreed with the interpretation Dr. Kirk made of the historical significance of the house and stated that the house is a typical working class house. <u>Commissioner Fisher</u> stated that she believes that the house is significant, that the additions are historic in their own right, and that the house is important to the chicken ranch history even if it is not a great example of the craftsman style. <u>Commissioner Kennedy</u> stated that the addition of Craftsman additions of the 1920s are significant and not a reason to not designate it as historic, but wishes the County's consultant was here to address this. <u>Commissioner Fisher moved to recommend that the house be designated as a historic resource at NR5. Commissioner Kennedy seconded the motion, which passed 3-0.</u>		
15	363 7th Avenue*	027-102-03	NR5
	Staff made a brief presentation recommending that the house be recommended for designation as a historic resource with a rating of NR5. <u>Norman Poitevin</u> stated that the house was the first library in Live Oak and should be designated historic. <u>Commissioner Fisher noted that the building is in good repair and is a good example of the building from the Twin Lakes church camp and moved NR5. Commissioner Kennedy seconded. The motion passed 3-0.</u>		
16	300 7th Avenue	027-103-11	NR5
	Staff made a brief presentation recommending that the house not be designated as a historic resource, but be given a rating of NR6 due to its being moved and having many changes. <u>Commissioner Kennedy felt the building in important for the Japanese cultural connection and moved to recommend designation as a historic resource. Commissioner Fisher seconded. The motion passes 3-0.</u>		
17	330 9th Avenue*	027-112-13	NR5
	Staff made a brief presentation recommending that the house be recommended for designation as a historic resource with a rating of NR5. <u>Norman Poitevin</u> stated that this house is three buildings joined together. One is a 1906 earthquake shack built to house those left homeless by the San Francisco earthquake and fire and the other two are buildings from the Twin Lakes Baptist Church camp. <u>Commissioner Fisher agreed that these were historically significant buildings and moved to recommend designation as a historic resource. Commissioner Kennedy seconded. The motion passed 3-0.</u>		
18	200 7th Avenue*	027-142-02	NR6
	Staff made a brief presentation recommending that the building not be designated as a historic resource, but retain the existing rating of NR6 because of extensive remodeling. <u>Commissioner Fisher moved to retain NR6. Commissioner Kennedy seconded. The motion passed 3-0.</u>		
19	246 8th Avenue*	027-143-24	Continued
	Staff made a brief presentation recommending that the house be recommended for designation as a historic resource with a rating of NR5 because it still retains its historic and architectural integrity in spite of remodels.. <u>Dana Clarke</u> , owner, asks if any commissioners own or have owned a historically designated house or experienced the designation process. He has kept the house up, but designation will have an adverse economic impact. Commissioners making judgments on things they have not experienced. Mentions various ways that house doesn't meet current codes, but that he will keep it in good shape. Requests it stay NR6. <u>Commissioner Kennedy</u> speaks about surveys that show value of property is enhanced by designation and that she has talked to local realtors who also say it enhances value. <u>Commissioner Kennedy moves continuance so that consultant can address issues. Commissioner Fisher seconds. Motion passes 3-0.</u>		

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<b>20</b>	<b>235 9th Avenue*</b>	<b>027-143-33</b>	<b>Continued</b>
	Staff made a brief presentation recommending that the house be recommended for designation as a historic resource with a rating of NR5. <u>Commissioner Kennedy</u> states that report says only that the house <u>may be</u> one of the Twin Lakes Baptist Church cabins, sees no compelling reason to designate as historic and moved to continue for more input from consultant. <u>Commissioner Fisher</u> seconded. The motion passed 3-0.		
<b>21</b>	<b>255 9th Avenue*</b>	<b>027-143-35</b>	<b>NR6</b>
	Staff made a brief presentation recommending that the house remain NR6 and not be recommended for designation as a historic resource. <u>Commissioner Kennedy</u> moved to retain as NR6. <u>Commissioner Fisher</u> seconded. The motion passed 3-0.		
<b>22</b>	<b>240 9th Avenue*</b>	<b>027-151-11</b>	<b>No recommendation</b>
	Staff made a brief presentation recommending that the house be recommended for designation as a historic resource with a rating of NR5. <u>Barbara Harrison</u> , owner, states neighborhood has many senior citizens like her parents who live in house and need to make entrance accessible. She stated that they can't afford to return the house to like it was originally and that historic designation doesn't understand that the house needs to change and that they would have to replace materials with original material if there was a disaster. Concerned about privacy and people coming to house and wanting to see insides if designated historic. <u>Joel Harrison</u> , owner, states that house is in worse condition now than when originally surveyed in 1986. Wants any designation delayed due to aged parents living in house. <u>Commissioner Fisher</u> explained what can and can't be done if it is designated as historic and that nothing would be required to make house look like it did originally. <u>Commissioner Kennedy</u> moved to send to the Board with no recommendation. <u>Commissioner Fisher</u> seconded. The motion passed 3-0.		
<b>23</b>	<b>2930 Childers Lane</b>	<b>031-091-01</b>	<b>NR5</b>
	Staff made a brief presentation recommending that the house be recommended for designation as a historic resource with a rating of NR5. <u>Rod Johnson</u> , owner, supports the recommended historic designation. <u>Commissioner Kennedy</u> stated that she took a tour of Live Oak houses and this one is exquisite. <u>Commissioner Fisher</u> agreed. <u>Commissioner Fisher</u> moved to recommend designation as a historic resource. <u>Commissioner Kennedy</u> seconded. Motion passed 3-0.		
<b>24</b>	<b>631 26th Avenue</b>	<b>028-421-02</b>	<b>NR5</b>
	Staff made a brief presentation recommending that the buildings at the 7 <sup>th</sup> Day Adventist Camp be recommended for designation as a historic resource with a rating of NR5. <u>Gary Ridgway</u> , camp director expressed concern about having to use expensive matching material if existing materials need replacement. Prefers not to have buildings designated as historic so they can upgrade as necessary without undue expense. <u>Commissioner Fisher</u> addressed the issue of replacement material and that the Commission would consider economic impact of requiring in-kind materials. She also stated that religious camps like this are important historical elements in the County.		
<b>25</b>	<b>992 17th Avenue*</b>	<b>028-013-01</b>	<b>NR6</b>
	Staff made a brief presentation recommending that the buildings remain NR6 and not be recommended for designation as a historic resource. <u>Howard Watts</u> , half-owner of property, discusses buildings: one burned one is old wood shed, Quonset huts are everywhere and not historical. <u>Annette Watts</u> , one-half owner of property, says was not aware of review that took place in 1986. <u>Commissioner Kennedy</u> agrees with the staff recommendation: the buildings are a mishmash and are not viable as historic buildings and no reason to single out this particular Quonset hut and moved to recommend that the buildings on this site and the adjacent 970 17 <sup>th</sup> Avenue owned by the same parties not be designated as historic resources. <u>Commissioner Fisher</u> seconded. The motion passed 3-0		
<b>26</b>	<b>970 17th Avenue</b>	<b>028-013-03</b>	<b>NR6</b>
	See 992 17 <sup>th</sup> Avenue. <u>Commissioner Kennedy</u> agrees with the staff recommendation: the buildings are a mishmash and are not viable as historic buildings and no reason to single out this particular Quonset hut and moved to recommend that the buildings on this site and the adjacent 970 17 <sup>th</sup> Avenue owned by the same parties not be designated as historic resources. <u>Commissioner Fisher</u> seconded. The motion passed 3-0		

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27	<b>31 Rockview</b>	<b>028-304-50</b>	<b>NR6</b>
	Staff made a brief presentation recommending that the house be recommended for designation as a historic resource with a rating of NR5 due to its unique architectural style. <u>Cathy Newkirk</u> , owner, said that the house looks different now than it does in the photos taken in 2004: house has been repainted and fence has fallen down. There have been many changes. She agreed that it is a cute house, but she didn't want the historic designation. She stated that she felt it would be like dealing with "big brother" if it was designated and she wanted to make any changes. She stated that she was advised by lawyers and realtors now to let it be designated. <u>Commissioner Kennedy</u> stated that she didn't think the house had any particular historical significance and should not be designated and she moved to not recommend designation as a historic resource. <u>Commissioner Fisher</u> seconded. The motion passed 3-0.		
28	<b>2-3905 East Cliff</b>	<b>032-181-08</b>	<b>NR6</b>
	Staff made a brief presentation recommending that the house not be designated as a historic resource, but be given a rating of NR6. <u>Charlie Eadie</u> , representing the owners, stated that he supports the staff recommendation that the house does not meet the criteria for designation as a historic resource. <u>Commissioner Kennedy</u> moved to not recommend designation. <u>Commissioner Fisher</u> seconded. The motion passed 3-0.		
29	<b>135 8th Avenue*</b>	<b>027-171-25</b>	<b>NR6</b>
	Staff made a brief presentation recommending that the house remain NR6 and not be recommended for designation as a historic resource due to extensive remodeling. <u>Commissioner Kennedy</u> moved to not recommend designation. <u>Commissioner Fisher</u> seconded. The motion passed 3-0.		
30	<b>1940 &amp; 1940B Kinsley</b>	<b>029-182-04</b>	<b>NR5 HOUSES; NR6 BARN</b>
	Staff made a brief presentation recommending that the two houses be recommended for designation as a historic resource with a rating of NR5, but that the hatchery building/barn not be designated a historic resource and that the owner had called and after discussion was agreeable to that. <u>Craig Lawrie</u> , representing the owner confirmed that the owner had no objection to designating the two houses, but that the hatchery building/barn had been modified and was not worthy of historic designation. <u>Commissioner Fisher</u> noted that the description of the hatchery building/barn should be clearer. <u>Commissioner Fisher</u> moved to recommend that the two houses be designated, but that the hatchery building/barn not be designated as a historic resource. <u>Commissioner Kennedy</u> seconded. The motion passed 3-0.		
31	<b>1901 17th Avenue</b>	<b>029-071-08</b>	<b>NR5</b>
	Staff made a brief presentation recommending that the Live Oak Grange building be recommended for designation as a historic resource with a rating of NR5. <u>Commissioner Kennedy</u> moved that the Grange building be recommended for designation as a historic resource. <u>Commissioner Fisher</u> seconded. The motion passed 3-0.		
32	<b>Maciel Avenue</b>	<b>029-111-47 (old) 029-401-01 through 13</b>	<b>NR6</b>
	Staff informed the Commission that the nursery shed buildings on this property, part of the old Antonelli Begonia Gardens, burned to the ground a few years ago and that the Commission need not take any action.		
33	<b>Mexican Rodeo Grounds: south side Soquel Avenue partly in road right-of-way between Mattison Lane and South Rodeo Gulch, extending south for approximately 250 feet on either side of Rodeo Gulch Creek.</b>	<b>029-031-14, 031-011-31</b>	<b>Continued</b>
	Staff made a brief presentation recommending that the Rodeo Grounds not be designated as a historic resource, but be given a rating of NR6, due to the vagueness of the mapping and location description.. <u>Commissioner Fisher</u> stated that she thought the site should be recommended for historic designation now. <u>Norman Poitevin</u> stated that the map we have of the site are by nature vague and that he thinks that most of the site is under the freeway fill and just to the south of the freeway. <u>Commissioner Kennedy</u> stated she thought it should be recommended not to be designated at this time. <u>Commissioner Fisher</u> moved to recommend designation as a historic resource. <u>Commissioner Kennedy</u> couldn't support, no second. <u>Commissioner Fisher</u> moved to continue to October. <u>Commissioner Kennedy</u> seconded. The motion to continue passed 3-0.		

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**At this point, Chair Manning asked if there was anyone left who wanted to speak on any of the remaining properties. Seeing none, she brought the matter back to the Commission. Commissioner Fisher moved to recommend the following properties to the Board of Supervisors as recommended by staff. Commissioner Kennedy seconded The motion passed 3-0**

34	845 Tower Place	028-041-45	NR5
	Staff recommendation was that the house be recommended for designation as a historic resource with a rating of NR5.		
35	300 12th Avenue	028-101-15	NR5
	Staff recommendation was that the house be recommended for designation as a historic resource with a rating of NR5.		
36	234 13th Avenue	028-142-31	NR5
	Staff recommendation was that the house be recommended for designation as a historic resource with a rating of NR5.		
37	401 Johans Beach	028-161-02	NR5
	Staff recommendation was that the motel be recommended for designation as a historic resource with a rating of NR5.		
38	2-1610 East Cliff	028-161-12	NR5
	Staff recommendation was that the motel be recommended for designation as a historic resource with a rating of NR5.		
39	123 19th Avenue*	028-222-03	NR6
	Staff recommendation was that the chapel remain NR6 and not be recommended for designation as a historic resource.		
40	2300 Portola Drive	028-441-03	NR5
	Staff recommendation was that the radio station building be recommended for designation as a historic resource with a rating of NR5.		
41	2415 Chanticleer*	029-013-51	NR5
	Staff recommendation was that the house be recommended for designation as a historic resource with a rating of NR5.		
42	2155 Chanticleer	029-041-30	NR6
	Staff recommendation was that the house not be designated as a historic resource, but be given a rating of NR6.		
43	1975 Chanticleer	029-071-38	NR5
	Staff recommendation was that the house be recommended for designation as a historic resource with a rating of NR5.		
44	3211 Roland Drive	032-011-27	NR5
	Staff recommendation was that the house be recommended for designation as a historic resource with a rating of NR5.		
45	1 Chaminade Lane	102-061-12	NR6
	Staff recommendation was that the Chaminade buildings not be designated as a historic resource, but be given a rating of NR6.		
46	4260 Paul Sweet	102-111-05	NR6
	Staff recommendation was that the house not be designated as a historic resource, but be given a rating of NR6.		
	* Properties that are currently rated NR6, i.e., they were evaluated in the past, but not designated as historic at that time.		

7. **NEW BUSINESS**

- A. Letter of support for Redman House  
Staff reported to the Commission the request of the Redman House Foundation for a letter of support for them to use in their efforts to secure grants and other funds for rehabilitation of the Redman House and grounds. ***Commissioner Fisher moved to direct staff to write such a letter. Commissioner Kennedy seconded. The motion passed 3-0.***
- B. National Register nomination of Grace Episcopal Church/Boulder Creek First Church of Christ Scientist building (currently San Lorenzo Valley Museum).  
Staff reported to the Commission on the proposal to support this nomination and that the Board of Supervisors would consider this at their October 17 meeting.

8. **OLD BUSINESS**

There was no old business.

9. **COMMISSIONER PRESENTATIONS**

There were no commissioner presentations.

10. **WRITTEN COMMUNICATIONS**

There were no written communications

11. **ADJOURNMENT**

Chair Manning adjourned the meeting at 8:20 p.m.

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# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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**TOM BURNS, PLANNING DIRECTOR**

## HISTORIC RESOURCES COMMISSION DRAFT MINUTES

**Friday, October 20, 2006**

1:30 p.m.

**SPECIAL MEETING**

Board of Supervisors Chambers

County Building, 5<sup>th</sup> Floor

Santa Cruz CA 95060

### **I. CALL TO ORDEWROLL CALL**

Chair Manning called the meeting to order at 1:37 p.m.

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

Commissioners Absent: None

Staff Present: Guiney

Members of the Public Present: Norman Poitevin, Richard Nolte, Janey Davis, Mike Achkar, Betsey Lynberg, Alice Centers, Ross Gibson

### **2. AGENDA APPROVAL OR MODIFICATION**

Approved as presented.

### **3. APPROVAL OF MINUTES**

There were no minutes to consider.

### **4. PUBLIC COMMUNICATIONS**

No one spoke on an item not on the agenda

### **5. CONSENT ITEMS**

There were no consent items.

### **6. PUBLIC HEARING ITEMS**

A. Continued public hearing to consider a recommendation to the Board of Supervisors regarding designation of certain properties in Live Oak as historic resources

	Address	APN	Historic Resources Commission Recommendation
<b>1</b>	<b>1438 Capitola Road</b>	<b>026-193-41</b>	<b>NR5</b>
	Staff made a brief presentation recommending that the house not be designated as a historic resource, but be given a rating of NR6. Two reasons for this: First, Robert Merriman, who was prominent in the Abraham Lincoln Brigade in the Spanish Civil War, did not live at the house around the time he became involved with that group. He lived in the house as a child only and had not particular connection to the house later in life. Second, the architecture is not great. <u>Ross Gibson</u> stated that he had researched Robert Merriman, that the house was built by Merriman's aunt and uncle in the 1910s and that Merriman and his parents moved into the house in the 1920s. Merriman was involved in small-scale		

# HRC DRAFT MINUTES 10-12-06

backyard agriculture and went to Europe to encourage that there. Merriman was part of the Abraham Lincoln Brigade in the Spanish Civil War. During that time, his wife lived in the house and she and others helped raise funds for the Abraham Lincoln Brigade. Believes that the house is significant for the association with Merriman and the Abraham Lincoln Brigade and that Merriman was the inspiration for the main character in Hemingway's *For Whom the Bell Tolls*. Norman Poitevin submitted copies of three newspaper articles showing connection between Merriman and Santa Cruz. Betsev Lynberg, Redevelopment Agency Administrator, supported the staff recommendation for rating of **NR6**.

Sheila McElroy, County consultant, discussed the meaning of the NR5 and **NR6** ratings and that they are flawed in that they do not have the subsets that the National Register and the California Register have. Under the California Register, she would rate this house as CR5S3, which means that the house does not rise to the level of a historical landmark, but should be considered in local planning. Commissioner Borg asked what "should be considered in local planning" mean? Sheila McElroy stated that there is no definition of that in the California Register, but that it generally means that the house would have to be looked at again before any demolition. She doesn't believe that there is sufficient association between Merriman and the house because he did not live there during his association with the Abraham Lincoln Brigade. Commissioner Manning asked if Sheila was thinking of the California Register subsets when she was completing the DPR form. Sheila McElroy answered yes. Commissioner Fisher stated that she thought the house is a good example of a chicken ranch house. Sheila McElroy stated that the house had been changed, has a picture window, that the setting has changed from farms to commercial and that a person doesn't look at the house and recognize it as a chicken ranch house. Commissioner Fisher stated that the house needs to be designated as a historic resource with a rating of NR5 so that it can be "considered for planning" in the future. staff stated that any future discretionary application would be reviewed under CEQA for historic significance. Commissioner Kennedy stated that after looking at the articles Mr Gibson submitted that she did not realize Merriman was as well known in Santa Cruz as she had thought. Commissioner Fisher stated that to her the building appears to be in good condition, she understands that it has been altered, but feels that it is important for its association with chicken ranching and with Merriman. She is also aware the building and land is owned by the Redevelopment Agency and believes that the building could be incorporated into a future commercial project and should be designated as a historic resource. Chair Manning stated that she agreed with Commissioner Kennedy regarding the newspaper articles and Merriman's connections with Santa Cruz. Commissioner Borg stated that she had listened to the tapes of the September meeting and the discussion from that meeting about this and the other continued items. Commissioner Fisher moved to recommend that the building be designated as a historic resource with a rating of NR5. Commissioner Borg seconded. The motion passed 4-0.

2

246 8th Avenue\*

027-143-24

No Recommendation

Staff made a brief presentation recommending that the house be recommended for designation as a historic resource with a rating of NR5 because it still retains its historic and architectural integrity in spite of remodels. Dana Clarke, owner asks if the consultant can address his house first so that he can respond. The status of his property is being changed without his consent or being consulted, so he needed to know why the rating is proposed to be changed. Sheila McElroy stated that the site was re-evaluated by going back in the field to see if there were any changes to the building or the setting from the 1980s review that would change that recommendation from NR6 to NR5. She stated that in her opinion it should have been designated and rated **NR5** in the first place. The additions and changes since then are minor. Commissioner Manning asks Sheila McElroy if she had done the original evaluation, would she, at that time, have recommended the house be NR5? stated yes, she would have recommended NR5. Commissioner Manning stated that she doesn't see where it jumps out as an NR5 and the written description doesn't state that the house has retained its architectural integrity. Sheila McElroy agreed that the original description was thin and didn't have much detail, but it should be NR5 due to architecture. Alice Centers, one of the owners, stated that she had never received the original report from the 1980s or Sheila McElroy's update and has not received most notices. She lives on Bethany Curve in Santa Cruz, but post office often sends her mail to Bethany College in Scotts Valley and vice versa, so she was not prepared to make substantive comments. They are not planning to do anything to the house. what are the ramifications of the zoning code? This is our retirement home. Some of the windows are original and they leak badly. Structural portions are substandard. Planning needs to work with the owners and not impose new regulations. Commissioners and staff discuss changes that can be made and use of State Historic Building Code. Dana Clarke, owner, states that the HRC ignores the human factor and that the perception in the community is that designation results in a loss of about \$100,000.00 right off the bat. Would be economic hardship to maintain house according to historic regulations. Staff suggests that staff and Commissioner Fisher could meet with owners at a different time to go over the historic ordinance and the Historic Building Code and how those apply to the house. Ross Gibson states that the site is the grounds of the Baptist camp retreat. Alice Centers asks for something in writing about what rules apply. Commissioner

Fisher stated that some of the regulations are subjective and that we can explain the State Historic Building Code and the process, but they probably could not get anything in writing. Chair Manning closed the public hearing on this property. Commissioner Kennedy stated that the discussion had gotten very, very far afield from the discussion of whether this should be designated as a historic resource or not. There is no real evidence of the Baptist camp connection and the evidence to support designation is not strong. Commissioner Fisher stated that the commission's decision must be based on the criteria in the County Code and that the owners can plead their case at the Board of Supervisors. She was concerned that he consultant had not provided more justification for designation. Commissioner Kennedy moved to send this property to the Board with no recommendation. Commissioner Borg seconded. The motion passed 4-0.

3	235 9th Avenue*	027-143-33	NR5
<p>Staff made a brief presentation recommending that the house be recommended for designation as a historic resource with a rating of NR5 and that the addition is clearly distinguishable from the original house. <u>Richard Nolte</u>, owner, stated that he bought the house in the 1970s and remodeled it in 1983. He was concerned about the effect on the value when sold if it is designated historic. <u>Janey Davis</u>, owner's daughter, concerned about possible restrictions on changes/additions to house, why upgrade now, is there anything written of the Baptist camp? <u>Sheila McElroy</u> stated that the Sanborn maps indicate the house <del>was</del> one of the Baptist camp cottages. The addition was a successful project in that it is both compatible with the original house, yet is distinguishable from it. <u>Ross Gibson</u> stated that he knows it was one of the Baptist camp cottages due to it being shown on the Sanborn map. <u>Commissioner Fisher</u> commended the owner for doing such compatible additions and repairs and that the paperwork on the house should be updated if this goes forward to the Board. <u>Commissioner Fisher moved to recommend that this house be designated as a historic resource. Commissioner Kennedy seconded. The motion passed 4-0.</u> <u>Janey Davis</u> wanted the record to reflect that designation as a historic resource is not the owner's nor her desire.</p>			

At this point, Chair Manning suggested that the Commission now take item 6.B out of order so that the owners would have to wait any longer for the Commission to consider their request.

- B. Public hearing to consider a proposal to relocated and enlarge existing windows, add new windows, replace a single door with double doors, and add an exterior river rock chimney to an existing historic resource.

Staff gave a brief presentation recommending that the Commission approve the proposal. The owner, Mike Achkar described project. Chair Manning asked if Mr Achkar was forced into doing the work. Mr Achkar responded no, not at all. Norman Poitevin expressed his appreciation for the care Mr Achkar has taken with the house. Mike Achkar discussed his experiences working with the Historic Resources Commission and staff and that it has been relatively easy. Commissioner Kennedy thinks the proposal looks fine. Commissioner Fisher thinks Mr Achkar has done a really good job with the windows. Commissioner Kennedy moved approval of the proposal as recommended by staff. Commissioner Fisher seconded. The motion passed 4-0.

The Commission now returned to consider the last property of the Live Oak historic update, the Mexican Rodeo Grounds.

4	Mexican Rodeo Grounds: south side Soquel Avenue partly in road right-of-way between Mattison Lane and South Rodeo Gulch, extending south for approximately 250 feet on either side of Rodeo Gulch Creek.	029-031-14, 031-011-31	NR6
	Staff made a brief presentation recommending that the Rodeo Grounds not be designated <b>as</b> a historic resource, but be given a rating of <b>NR6</b> , due to the vagueness of the mapping and location description.. <u>Ross Gibson</u> discussed Phil Reader's thorough research in this site and the meticulous details of the 1853 Coast Survey map and location of the rodeo grounds. <u>Commissioner Kennedy</u> stated that she felt the location was too vague to designate <b>as</b> historic. <u>Commissioner Fisher</u> suggested that the site could be designated or, if need more specific mapping, could go NR6 now and <del>try</del> to pursue archaeological work and maybe thereafter be designated <b>as</b> historic. <i>Commissioner Borg moved to recommend that the site be given a rating of NR6 at this time. Commissioner Kennedy seconded. The motion passed 3-1 (Fisher).</i>		

7. **NEW BUSINESS**

There was not new business.

8. **OLD BUSINESS**

There was no old business.

9. **COMMISSIONER PRESENTATIONS**

There were no Commissioner presentations.

10. **WRITTEN COMMUNICATIONS**

There were no written communications.

11. **ADJOURNMENT**

Chair Manning adjourned the meeting at 4:05 p.m.



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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TOM BURNS, PLANNING DIRECTOR

## HISTORIC RESOURCES COMMISSION MINUTES

Thursday, January 11, 2007  
5:30 p.m.  
REGULAR MEETING

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

### 1. CALL TO ORDER/ROLL CALL

Chair Manning called the meeting to order at 5:35 p.m.

Commissioners Present:

Borg, Fisher, Kennedy, and Manning.

Commissioners Absent:

None

Staff Present:

Guiney, Bussey

Members of the Public Present:

Graham Bubb, Mathew Rose, and Mike Achkar

### 2. AGENDA APPROVAL OR MODIFICATION

There were no agenda modifications.

### 3. APPROVAL OF MINUTES

There were no minutes to consider.

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

No one spoke on an item not on the agenda.

### 5. CONSENT ITEMS

There were no consent items.

### 6. PUBLIC HEARING ITEMS

- A. Historic Preservation Plan Application 06-0722 of Michael and Kristine Achkar for after-the-fact approval to remove existing exterior shingle siding and replace with matching material on an existing historic resource at 710 17<sup>th</sup> Ave., Live Oak. APN: 028-052-63.

Staff presented the item and recommended that the Commission approve the amendment with conditions. Chair Manning opened the public hearing. Mr. Achkar and his associates, Mr. Bubb and Mr. Rose provided testimony. It was noted that the structure had termite damage and that the project engineer directed the shear wall be placed on the exterior rather than the interior walls. Mr. Achkar indicated that Inspection services required the design since it was considered a reconstruction. The Public Hearing was closed and the item brought back to the Commission.

There ensued a discussion, which focused on the window design and placement, the siding, the piecemeal approach of this project and the oversight to insure compliance.

*Commissioner Fisher* was concerned about the placement and design of the new windows, even though the HRC had previously approved the location. Commissioner Fisher also stated that a conflict exists between Inspection Services and HRC regarding the reconstruction code requirements.

*Commissioner Kennedy* was concerned about the "piece meal" approach being taken by the applicant with respect to the Historic structure.

*Commissioner Manning* was concerned about the project oversight and the compliance with and conditions.

**Commissioner Fisher** moved to approve the Historic Preservation Plan as recommended by staff with the following additional conditions:

- Recommend to the Planning Commission that a condition be placed on Minor Land Division request 05-0606 requiring that the HRC be satisfied with the reconstruction prior to the recording of the Parcel Map.
- That the applicant keep in contact with staff regarding the process and suggested requesting staff review of the siding and window changes prior to completion of the work to insure the correct exposure for the shakes.
- That oversight by staff is made to insure compliance.
- Those windows facing the streets (south and west bedroom and kitchen) are modified such that they are more in keeping with the original window design.
- That a HOLD be placed on the Building Permit for all the authorized work, and that the HOLD may be released after the exterior work has been completed.
- That the roof may be reconstructed, with the look maintaining the same design and pitch. OG gutters shall be used and shall be painted.

**Commissioner Kennedy** seconded. The motion passed 4-0.

## 7. NEW BUSINESS

There was no new business.

## 8. OLD BUSINESS

**Commissioner Fisher** noted that she had met with the Supervisors for that area who had some concerns regarding the recommendations on several of the proposed sites.

Staff noted that the proposed amendments Historic Resources inventory for the Live Oak area are set to go to the Board of Supervisors on 01.23.07.

Staff also noted that the Historic Incentives Ordinance Amendments as modified by the California Coastal Commission are pending at the Board of Supervisors for approval.

## 9. COMMISSIONER PRESENTATIONS

**Commissioner Kennedy** announced the former Episcopal Church the San Lorenzo Valley Museum has been accepted to the National Register. She requested that an item be set on the next agenda (presentation by Lisa Robinson) regarding the National Register process. She also invited all to the opening of the W.C.T.U. exhibit at the San Lorenzo Valley Museum on 0128.07.

**Commissioner Borg** noted that the Pajaro Valley Historic Society has begun digitizing photographs. She indicated that some interesting information has come out of this so far.

**Commissioner Fisher** mentioned that parties desiring to significantly modify the historic Hollins

House had contacted her.

**Commissioner Fisher** noted that she had received comments regarding what being designated historic means and suggested amending the ordinance or making available an article or some other educational material to the public.

**Commissioner Fisher** and **Commissioner Kennedy** indicated that they would not be available for the February meeting. The February meeting was cancelled and the next meeting will be on March 8, 2007.

**Commissioner's Manning, Borg, Fisher, and Kennedy** thanked Mr. Guiney for his work with the Commission.

**10. WRITTEN COMMUNICATIONS**

No written communications.

**11. ADJOURNMENT**

Chair Manning adjourned the meeting at 7:45 p.m.

DRAFT