



COUNTY OF SANTA CRUZ

HISTORIC RESOURCES COMMISSION

PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

June 30, 2009

AGENDA: July 9, 2009

HISTORIC RESOURCE PRESERVATION PLAN REVIEW

Applicant:.....J. Weaver
Owner:.....R. and E. Tershey
Application No.:.....08-0154
APN:.....067-161-12
Situs:.....2474 El Rancho Drive, Santa Cruz, CA
Location:.....East Side of El Rancho Drive, approximately ½ mile south of Mt. Hermon Rd.
Historic Name:.....Rocky Hill Dairy Farm
Current Name:.....El Rancho Pre-School
Rating:.....NR5

Existing Site Conditions

Parcel Size:.....Approximately 205,847 +- square feet
Use:.....Community Facility/ School

Planning Policies

Planning Area:.....Carbonera
Zone District:.....RA-L
General Plan Land Use Designation:.....Mountain Residential, Rural Residential
Coastal Zone:.....No

I. PROJECT DESCRIPTION

Application for Historic Resource Preservation Plan approval for alterations and site improvements to an existing designated historic resource, including alterations to the existing structure (enclosure of the existing breezeway and extension of roofline to create a new entry, and installation of solar panels on the eastern-facing (rear) portion of the roof); site improvements including a new fence along the front and north side of the structure, construction of a new accessibility ramp, expansion of existing parking to comply with parking regulations, and new signage; and site improvements at the rear of the structure including a new garbage enclosure, expansion of an existing deck and construction of a new deck, swimming pool and hot tub, and new signage (Exhibits E and G). No changes are proposed to the main façade of the structure. Requires Historic Preservation Plan Review.

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 "property determined to have local historical significance." The site was first evaluated in 1986 and was determined to be ineligible for designation as an historic resource. In 1995 the property was reevaluated, and was determined to be eligible for listing as an NR5 property.

The property is significant both due to the structure itself, and for its association with local history. According to the HRI, this building was originally constructed in 1885 as a residence for George M. Shipley, who established the Rocky Hill Dairy on the site. In the 1920's, the house was purchased and occupied by a family who built the structure on the adjacent property to the south (currently the Moose Lodge) for use as a road house and tourist camp. The structure has local historic significance due to its association with the Rocky Hill Dairy, and its association with transition of the local economy from agricultural to tourist-based.

The house itself has architectural significance as an example of a two-story Queen Anne style structure, with a 1930's moderne-style addition. Significant architectural features include "three lower cross gables on a hipped roof and a triangular bay on the entry level façade." The 1930's addition is a "single-story 'L' shaped arcade that wraps around the street façade and one side of the house. Grouped piers with simple moldings for capitals and bases support a heavy cornice composed of shiplap frieze, a projecting board cornice and the low wall of horizontal boarding for the roof terrace above." The HRI goes on to state that "although changed considerably from its original appearance, the blending of stylistic attributes from two architectural periods makes for an interesting, eclectic structure."

The HRI form does not indicate whether the single-story portion of the structure at the north-east corner and rear (east side) of the building was added as part of the 1930's addition, or was added later. However, this portion of the structure was present when the HRI was completed, and is visible in the photograph on the HRI. The L-shaped single-story portion of the structure located to the north of the two-story dwelling with the connecting breezeway was constructed in 1986.

The building is located on the west side of El Rancho Drive in the Carbonera area (Exhibit A). The building sits on fairly level area in the western portion of the lot. The building is visible from Highway 17. The parcel is triangular in shape, with about 1,000 feet of frontage along El Rancho Drive (Exhibit C). A dry gulch runs along the east side of the property, with Carbonera Creek cutting through the southwest corner of the property (Exhibit B).

B. Purview of the HRC

Your Commission is requested to consider an Historic Resource Preservation Plan as provided for in Section 16.42.060 of the County Code to address minor alterations and site improvements to a designated historic resource, as noted in the project description in Section. In so doing, your Commission will be considering the effect of the proposal on the architectural and historic integrity, significance, and setting of the existing historic building.

C. 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 16.42.060 are applicable to the proposal.

Subsection 16.42.040(a) states, in relevant part, that

"no 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 16.42.060 (c)1, Historic Preservation Criteria, requires that alteration of historic resources and new construction on historic properties meet certain criteria. Those criteria are attached (Exhibit D), each followed by a discussion of the applicability of the criterion and how the proposal does or does not meet that criterion.

III. CONCLUSION

The proposal involves minor alterations to the historic structure and the construction of site improvements, including a new fence. Based upon the attached plans (Exhibit G), the attached findings (Exhibit I) and as conditioned, the proposed work is consistent with the requirements of County Code regarding alteration of historic resources.

IV. RECOMMENDATION

Therefore, it is RECOMMENDED that your Commission Approve the Historic Resource Preservation Plan as submitted (Exhibit E), the project plans marked Exhibit G, with the expiration date for the project to be determined by the Zoning Administrator, based upon the attached findings (Exhibit H and I), and the following Conditions of Approval:

1. If any artifact or other evidence of a Native American cultural site that reasonably appears to exceed 100 years of age or if human remains are exposed, activity shall cease and desist until an Archaeological Site Development Approval can be issued under County Code sections 16.40.040 and 16.40.050.
2. All visible replacement material and color shall visually match the existing materials.
3. The project architect shall incorporate minor changes in the design for the breezeway enclosure to indicate that the new entryway is a recent addition. The design changes shall be submitted to staff for review and approval prior to issuance of the building permit.

Action Date: _____

Effective Date: _____

Expiration Date: _____

ACTION: Ayes _____
 Noes _____
 Absent _____

Date: _____

Annie Murphy
Secretary to the Commission

2474 El Rancho Drive
Historic Resource Preservation Plan
AGENDA Date: July 9, 2009

Exhibits

- A. Location Map
- B. Aerial Photograph with site topography
- C. Assessors' Parcel Map
- D. Historic Resources Inventory pages for the subject site
- E. Applicant's Historic Preservation Plan
- F. Copies of Photos of the structure
- G. Copies of the Project Plans
- H. Alteration Criteria
- I. Findings



Aerial Photograph showing Topography

☒ Overview

Legend

- Legend**
- Selected Features
- Parcel (Assessor)
- State Highways
- STREETS
- BR
- MR
- R
- S
- COUNTY WIDE
CONTOURS
- City Limits
- Santa Cruz County
Boundary
- 3in 2007
- 1ft 2008



EXHIBIT B

July 1999

EXHIBIT D

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 Rocky Hill Dairy Farm
- *2. Common or current name El Rancho Pre-School
- *3. Number & street 2474 El Rancho Rd. Cross-corridor
City Santa Cruz Vicinity only _____ Zip 95060 County Santa Cruz
4. UTM zone A B C D
5. Quad map No. _____ Parcel No. 067-161-12 Other _____

DESCRIPTION

6. Property category building If 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 two story Queen Anne style building with a 1930s addition. The original house was a simplified two story Queen Anne structure with three lower cross gables on a hipped roof and a triangular bay on the entry level facade. The gable ends are treated with a stickwork and siding is horizontal wood. The addition is comprised of a single story "L" shaped arcade that wraps the street facade and one side of the house. Grouped piers with simple moldings for capitals and bases support a heavy cornice composed of a shiplap frieze, a projecting board cornice and the low wall of horizontal boarding for the roof terrace above. The arcade is open on the street facade of the addition and the projecting cornice runs around it. A brick chimney has been installed on the street facade of the addition and the projecting cornice runs around it. Although changed considerably from its original appearance, the blending of stylistic attributes from two architectural periods makes for an interesting, eclectic structure.



8. Planning agency County Planning
9. Owner & address
Fry, Rose Marie & Lorraine Stern
5742 San Miguel Canyon Rd
Watsonville, CA 95076
10. Type of ownership private
11. Present use Preschool
12. Zoning RA
13. Threats None Apparent

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.

EXHIBIT D

HISTORICAL INFORMATION

14. Construction date(s) 1885 E Original location Same Date moved _____
15. Alterations & date remodel in 1930s
16. Architect unknown Builder Unknown
17. Historic attributes (with number from list) HP2

SIGNIFICANCE AND EVALUATION

18. Context for evaluation: Theme architecture/agriculture Area Santa Cruz County
Period 1850-1940 Property type HP 2, HP33 (Farm, Ranch)
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.

The house was originally built for George M. Shipley who established a dairy on this property. The property was later owned by a family who built the structure adjacent to it in the 1920s as a road house and tourist camp. The house was purchased by the Moose Lodge who recently sold it for use as a school. Although the house and grounds have been changed, the property has local historical significance for its use as a dairy farm and its connection to the roadhouse next door which was part of the evolution of the Santa Cruz economy from agricultural to tourist based.

20. Sources

County Of Santa Cruz Survey
of Historic Resources

S.C. County Historical Resources 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 NA

22. Other recognition NA
State Landmark No. (if applicable)

24. Survey type Comprehensive

25. Survey name County of Santa Cruz Survey
of Historic Resources Update

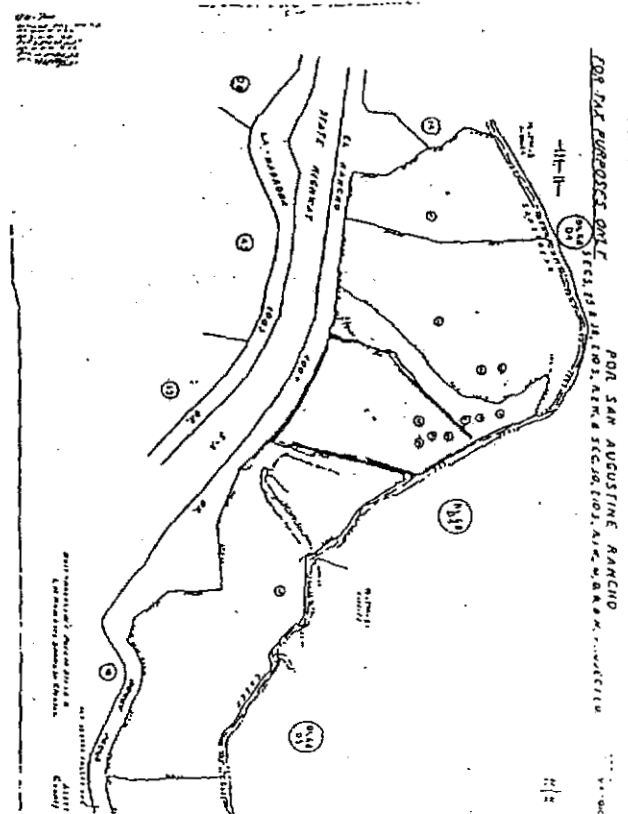
26. Year form prepared 1995

By (name) Susan Lehmann, Consultant
Organization for S.C. County Historical
Resources Commission and County
Planning Dept.

Address 701 Ocean Street
City & Zip Santa Cruz 95060
Phone (408) 454-2123

Sketch Map

North



El Rancho Pre-School (2474 El Rancho)

ADDENDUM—1994

PHYSICAL INSPECTION

Date: November 17, 1993

Result of Inspection: No apparent changes.

CONSULTANT'S PRELIMINARY RECOMMENDATIONS:

This structure is an interesting combination of two architectural styles: Queen Anne and moderne. In addition, it has historical significance within Context 1 (agriculture) due to its association with the Rocky Hill dairy farm. It should be upgraded to 5.

(Change of rating pending public hearing before the Historical Resources Commission with final approval by the Board of Supervisors).

Context: 1 (agriculture), 2 (Architecture)

Property type: farm house (remodeled as school).

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

EXHIBIT E

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

Name: RUSSELL & ELLIE TERPHEY

Address: 102 ESCALONA DRIVE
SANTA CRUZ, CA 95060

Phone Number: 831. 423. 8506

Applicant

Name: JIM WEAVER

Address: 206 MORRISSEY BLVD.
SANTA CRUZ, CA

Phone Number: 831. 457. 2033

Assessor's Parcel Number(s): 67. 161. 12

Site Address: 2474 EL RANCHO DRIVE, SANTA CRUZ, CA 95060

Historic and/or Common Name: N/A

Present Use: PPE. SCHOOL

Proposed Use: PPE. SCHOOL

Type of Project

☒ Alteration ☒ Sign Review ☐ New Construction ☐ Restoration

☐ Relocation ☐ Demolition with reconstruction ☐ Historic Site Ground Disturbance

1. Please describe the proposed project.

1. REFURBISHMENT OF EXISTING VICTORIAN RESIDENCE INCLUDING RENEWAL OF FINISHES, ACCESSIBILITY IMPROVEMENTS, AND MINOR EXTERIOR ALTERATION (ALL AT REAR FACADE).
2. EXPANSION OF REAR DECK AREA AND ENCLOSURE OF (E) BREEZEWAY, CONSTRUCTION OF (N) DECK @ REAR OF DEVELOPED SITE AREA.
3. RECONFIGURATION OF (E) PARKING TO COMPLY W/ (N) REGULATIONS.

Santa Cruz County Historic Resources Preservation Plan application form
for projects involving historic resources, other than demolition without reconstruction (con't)

2. Please explain the reason for this project.

THE PROJECT SEEKS THE CONTINUATION IN BOTH NATURE AND INTENSITY OF A LARSED (E) USE. CURRENT COUNTY REGULATIONS REQUIRE IMPROVEMENTS IN ACCESSIBILITY AND CODE COMPLIANCE FOR APPROVAL. IN ADDITION, REFURBISHMENT & RENEWAL OF (E) FACILITIES IS DESIREABLE, AS IS THE (N) POOLSIDE FACILITY.

3. Please describe how the project will comply with the Historic Preservation Criteria contained in Section 16.42.060 of the Historic Resources Preservation Ordinance (see enclosed information).

FOR SECTIONS 16.42.060.E. A-E: THE DESIGN PROPOSES NO CHANGES TO THE (E) MAIN FACADES OF THE STRUCTURE, AND ONLY MINOR CHANGES (RELOCATION OF DECK ROOF

AND ENCLOSURE OF (E) BREEZEWAY) AT THE REAR OF THE BUILDING.

FOR SECTIONS 16.42.060.C. F-I: NO CHANGES ARE PROPOSED IN EITHER MATERIALS OR DETAILING; REPAIR AND RENEWAL WILL BE ACCOMPLISHED WHEREVER POSSIBLE IN FAVOR OF REPLACEMENT, AND SHALL BE UNDERTAKEN IN A LOW-IMPACT MANNER.

FOR SECTION 16.42.060.C. J: NO CHANGES TO STRUCTURES WILL IMPAIR THERESENTIAL FORM AND/OR INTEGRITY. SEE ABOVE.

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

SEE ATTACHED.

Jim Weaver
Signature of Owner or Authorized Agent

1-24-09
Date

EXHIBIT F



EXHIBIT F

2007/12/04



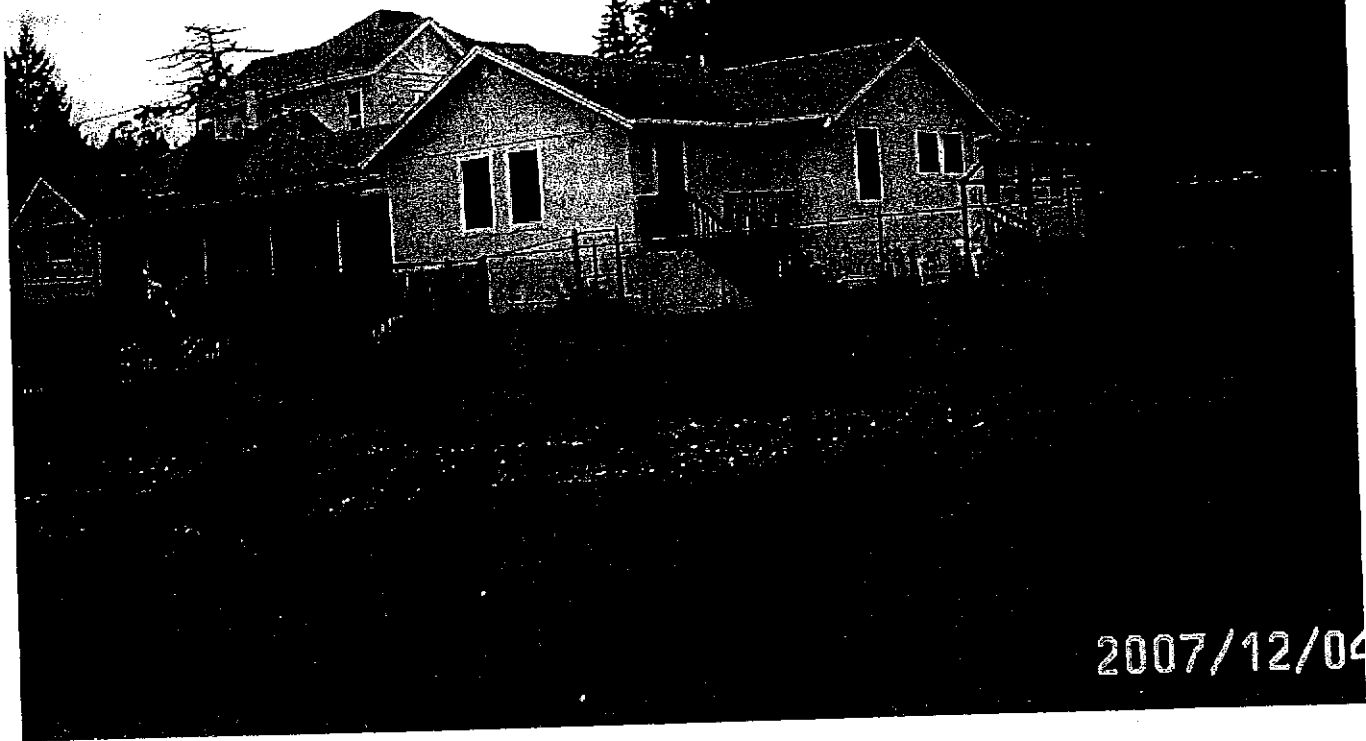
EX-100-11

2007/12/04



2007/12/04

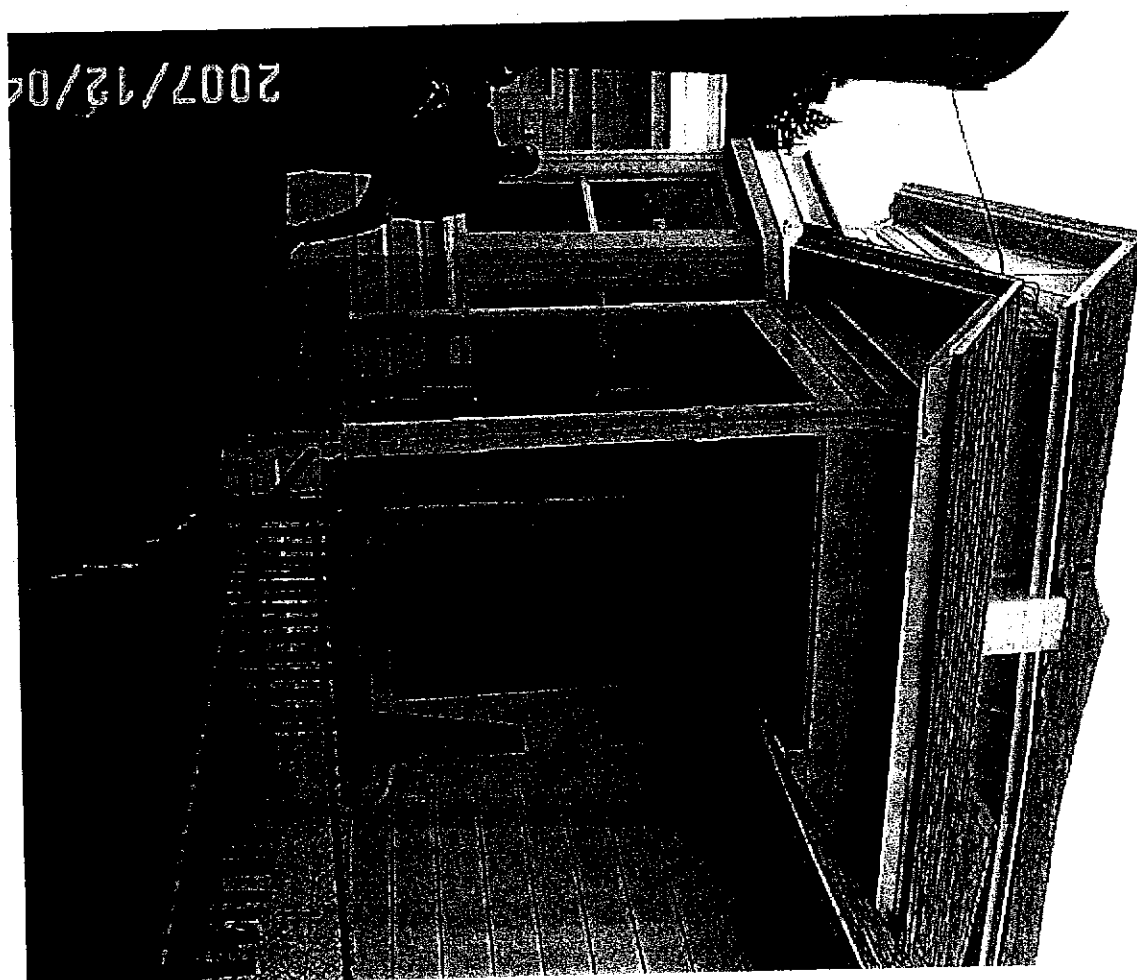
ΣΑΠΙΩΝ Π

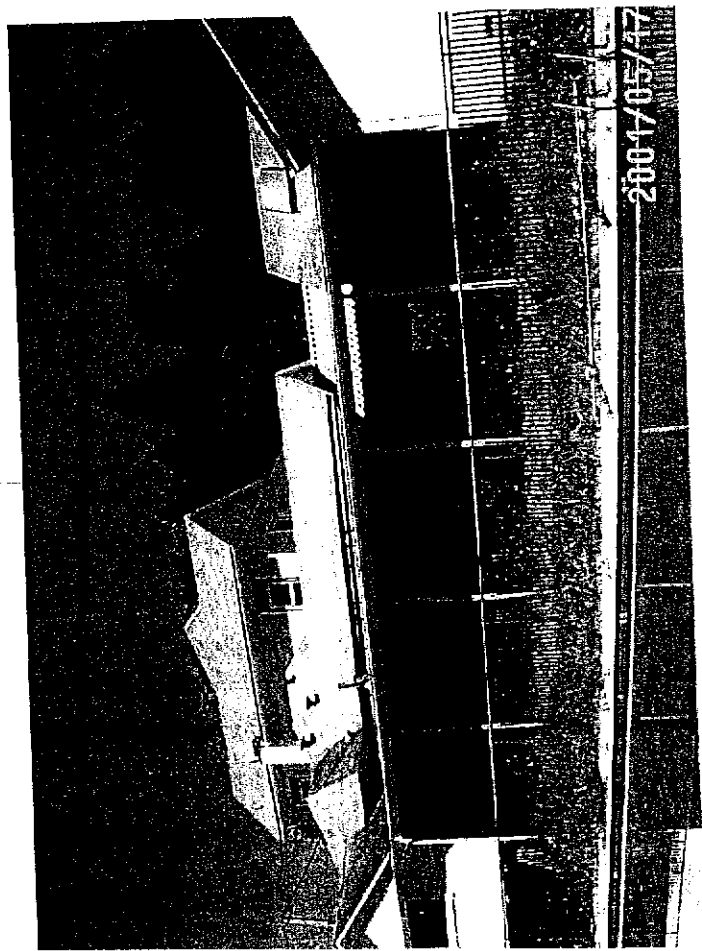
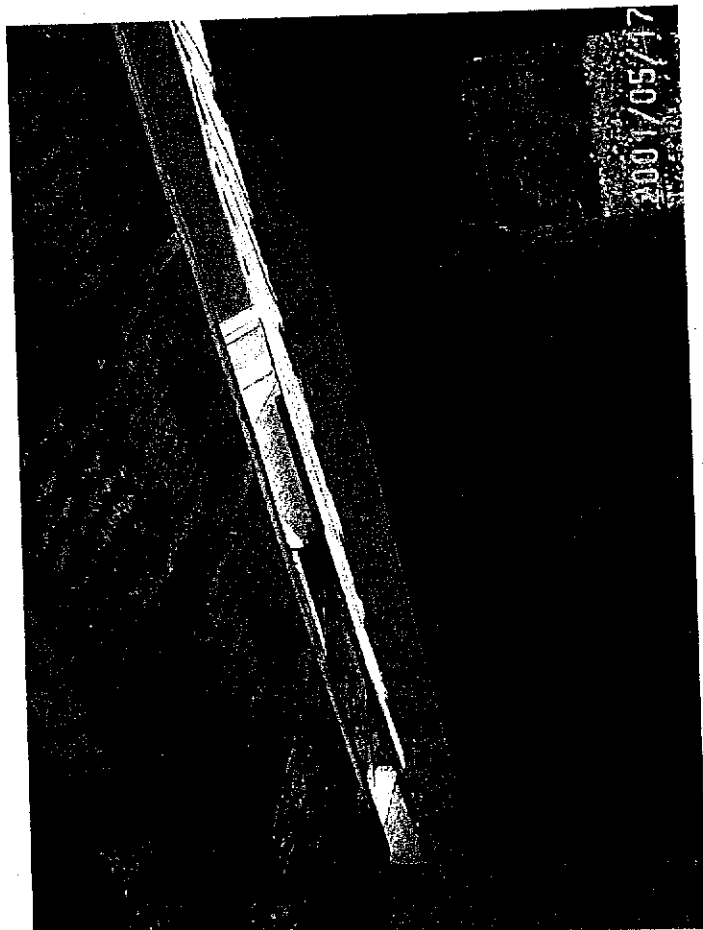
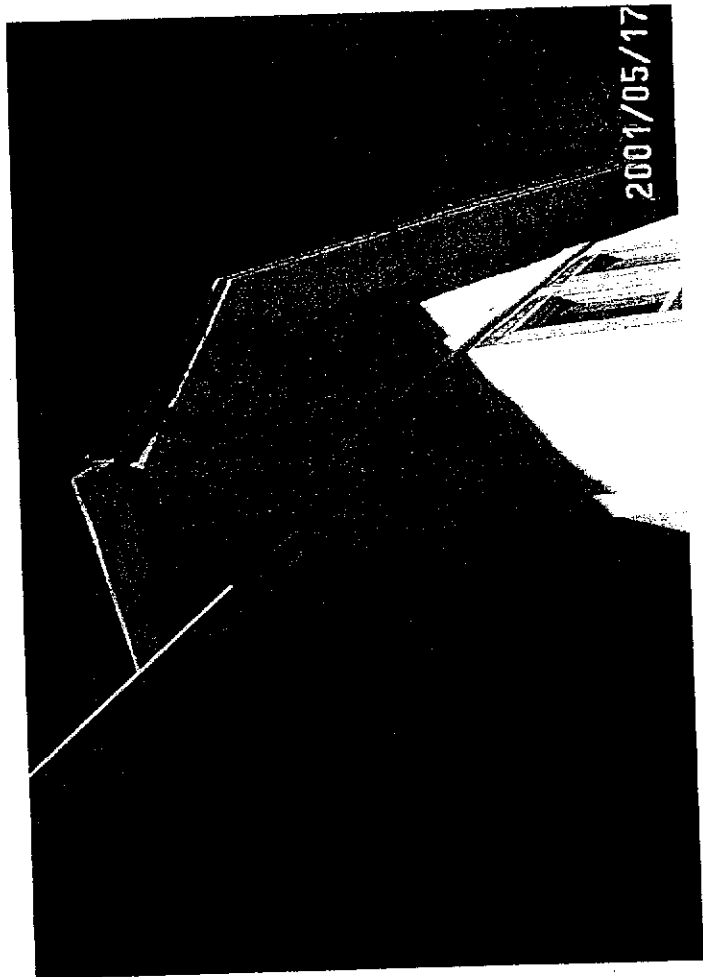
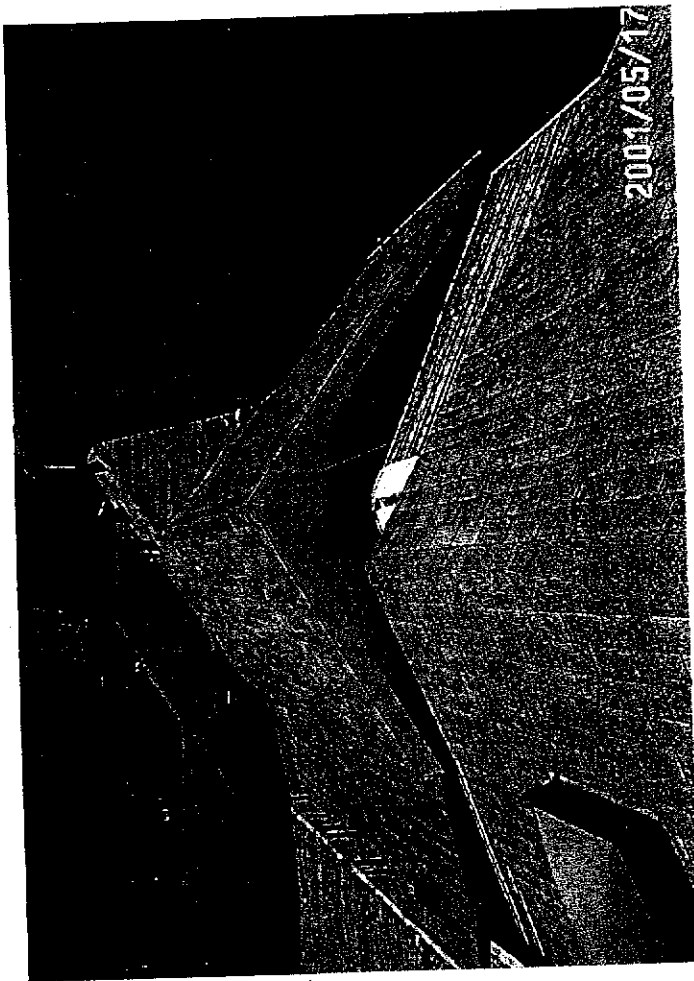


2007/12/04



2007/12/04





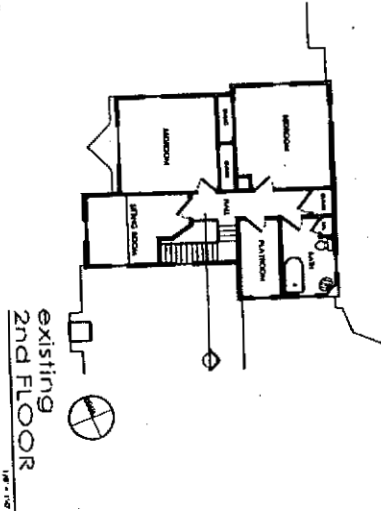
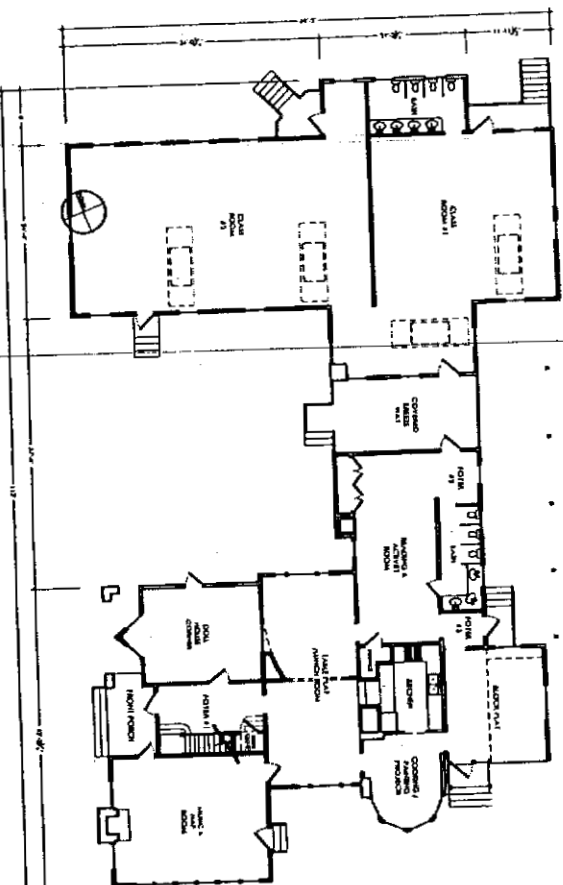
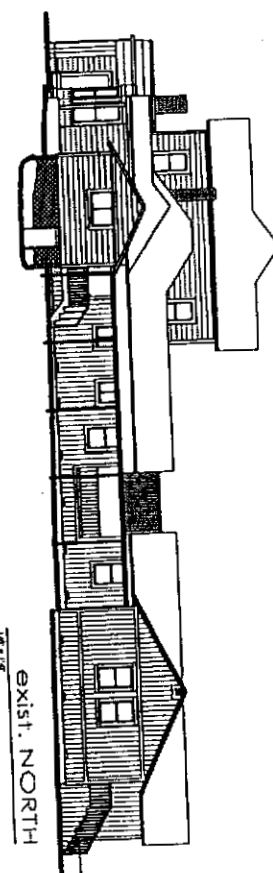
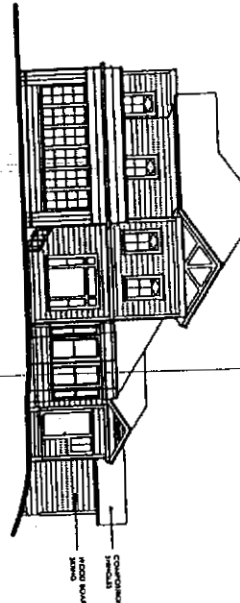
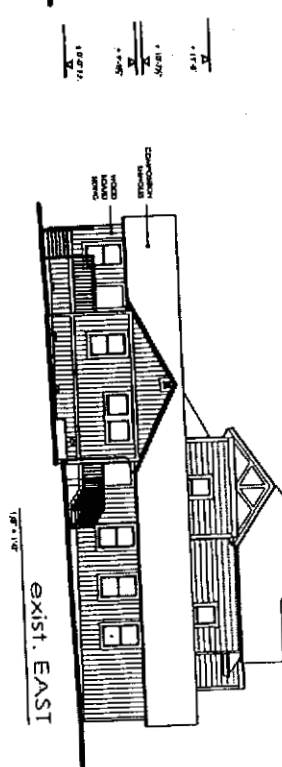
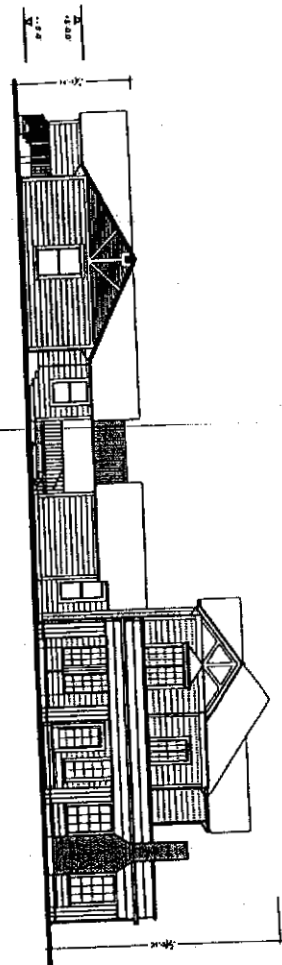
MONTESSORI SCOTTS VALLEY
HISTORIC RESOURCE PRESERVATION PLAN

PARTIAL
SITEPLAN
&
PARKING
CALCULATIONS

DRAWN	MELANDI
SCALE	$K_s = 1/40$
DATE	12. MAY. 2007
REVISIONS	

AH1.2

EXHIBIT G



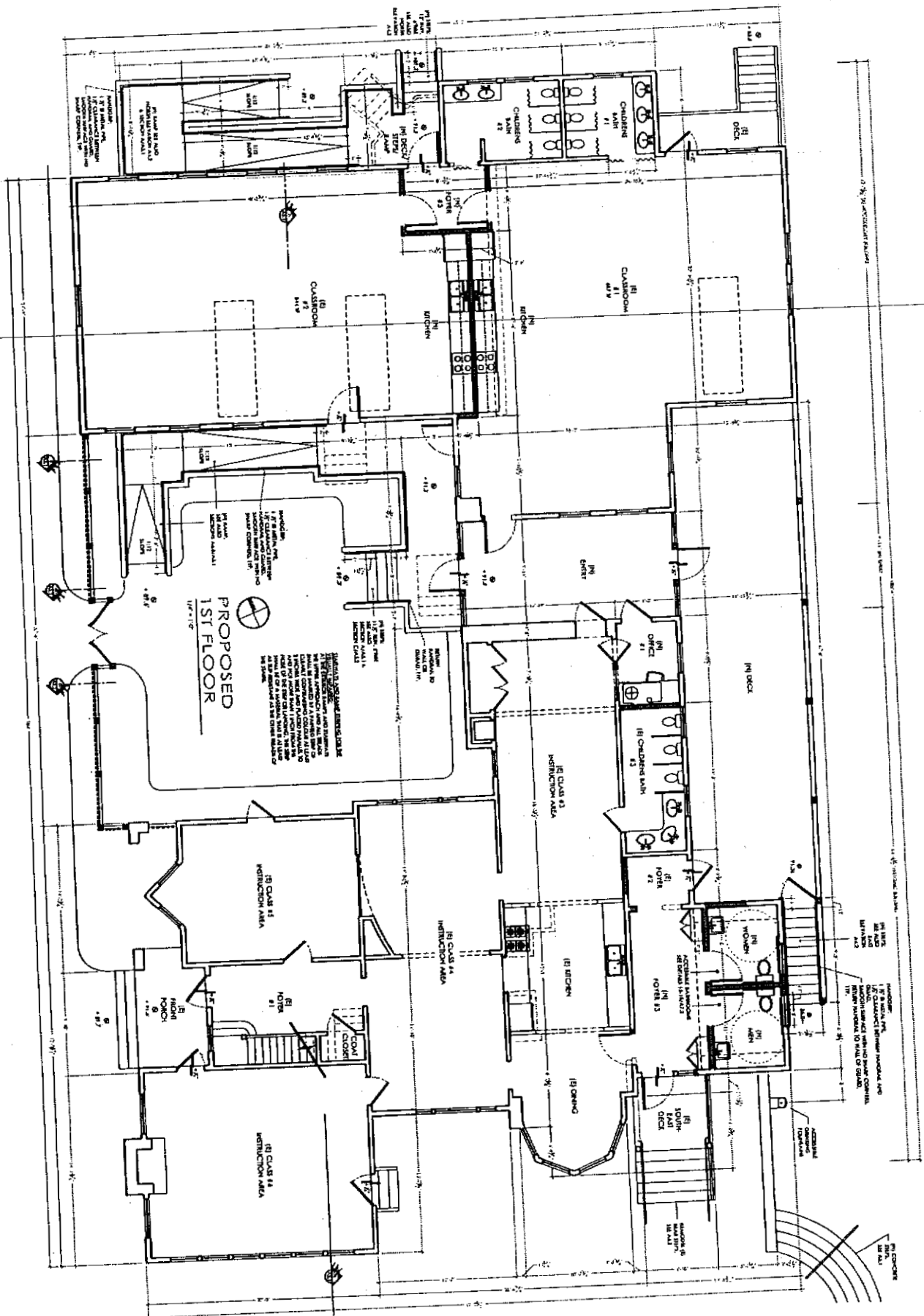
MONTESSORI SCOTTS VALLEY
HISTORIC RESOURCE PRESERVATION PLAN
2474 EL RANCHO DRIVE
SANTA CRUZ, CA 95060
APR: 87-161-12



ANDERSON
MCKELVEY
ARCHITECTS
& PLANNERS
2110 SOUTH STREET
SANTA CRUZ, CALIF.
95060-1000

EXISTING
MAIN SCHOOL
BUILDINGS
EXISTING
DRAWN: HANLARD
SCALE: 1/8\"/>

AH2



AH3.2

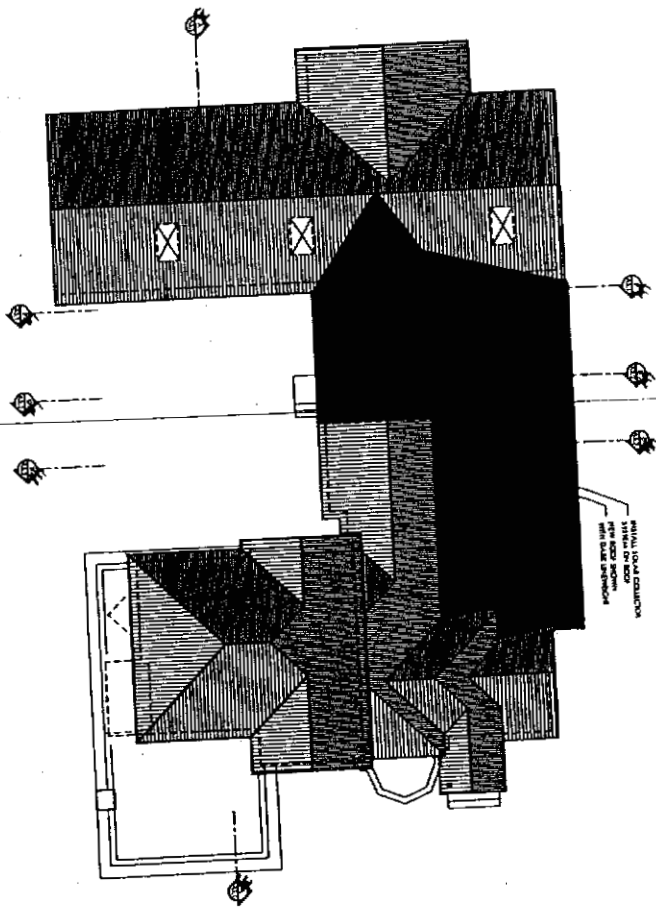
DEATH	MILANO
SCALE	K = 1.0
DATE	7. MAY. 2000
REVISION	

**PROPOSED
1ST FLOOR**

MONTESSORI SCOTTS VALLEY
HISTORIC RESOURCE PRESERVATION PLAN
2424 EL RANCHO DRIVE
SANTA CRUZ CA 95061
APN: 47-181-11

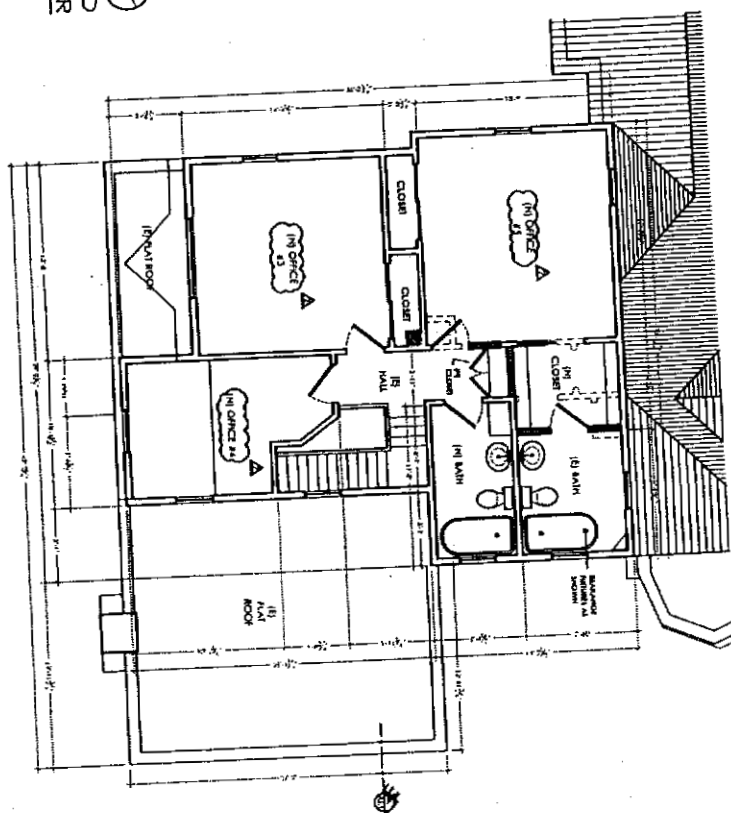


**ANDERSON
MCKELVEY
ARCHITECTURE
& PLANNING**
333 TOWNHILL AVENUE
SANTA CRUZ, CA 95061
PHONE/FAX 831-451-3785



PROPOSED
ROOF
8'-10"

PROPOSED
2ND FLOOR
14'-10"



PROPOSED
2ND FLOOR
&
ROOF

MONTESORI SCOTTS VALLEY
HISTORIC RESOURCE PRESERVATION PLAN
247+ B. RANCHO DRIVE
SANTA CRUZ, CA 95060
APH: 87-161-12



ANDERSON
MCKELVEY
ARCHITECTURE
& PLANNING
INC.
SANTA CRUZ, CALIFORNIA
REGISTERED ARCHITECTS
REGISTERED PLANNERS

AH3.3

DATE: 1/14/12
SCALE: 1/4" = 1'-0"
DRAWN BY: J. M. L. 2009
REVISIONS:

Architectural drawing of the West elevation of a building. The drawing shows a two-story structure with a gabled roof, multiple windows, and a chimney. Annotations include "WEST" on the left, "1st FLOOR" and "2nd FLOOR" labels, and a "SECTION" label. A large circular area is marked with a crosshair, indicating a specific section or detail.

SOUTH

1st FLOOR

2nd FLOOR

3rd FLOOR

0 10

2474 EL RANCHO DRIVE
SANTA CRUZ, CA 95060
APN: 47-141-12



**ANDERSON
MCKELEY
ARCHITECTURE
& PLANNING**

DRAWN	MEASUREMENT
SCALE	$\gamma = 1.4$
DATE	7. MAY, 2000

REVISIONS

AH4.1

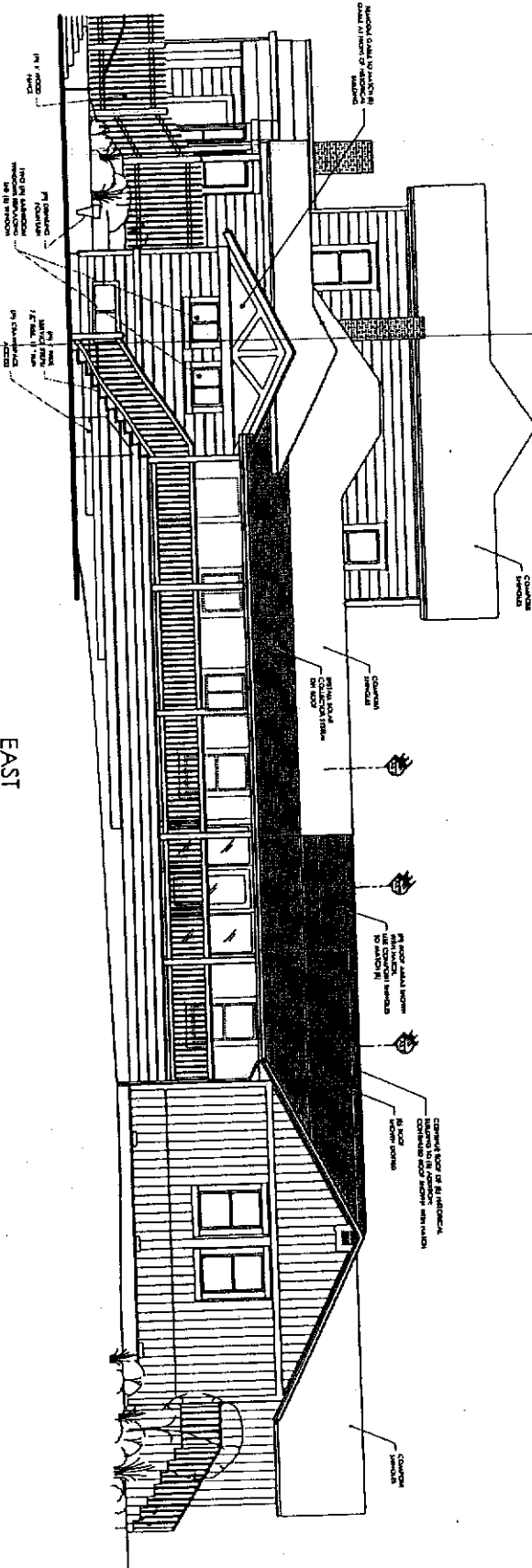
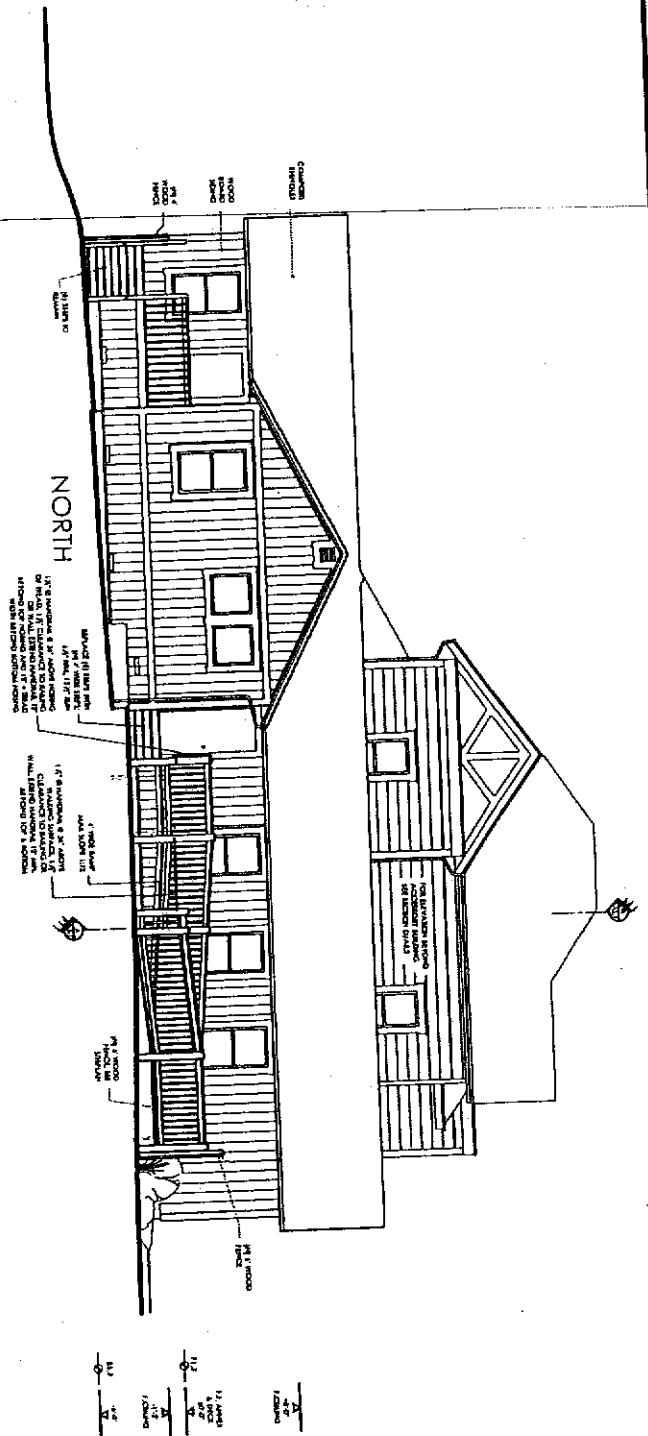


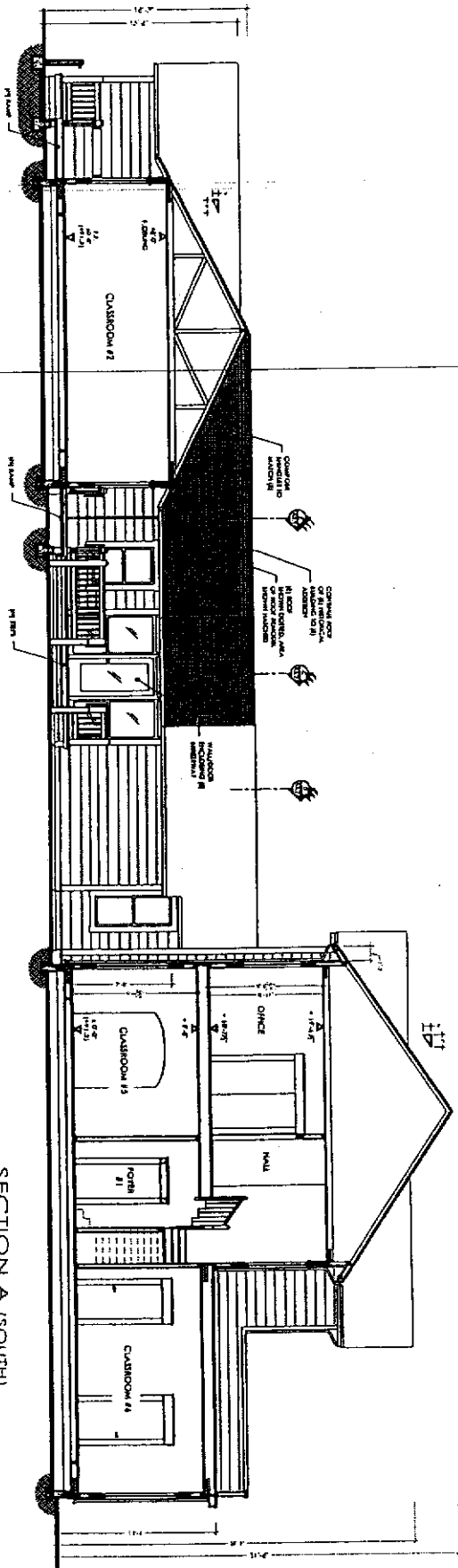
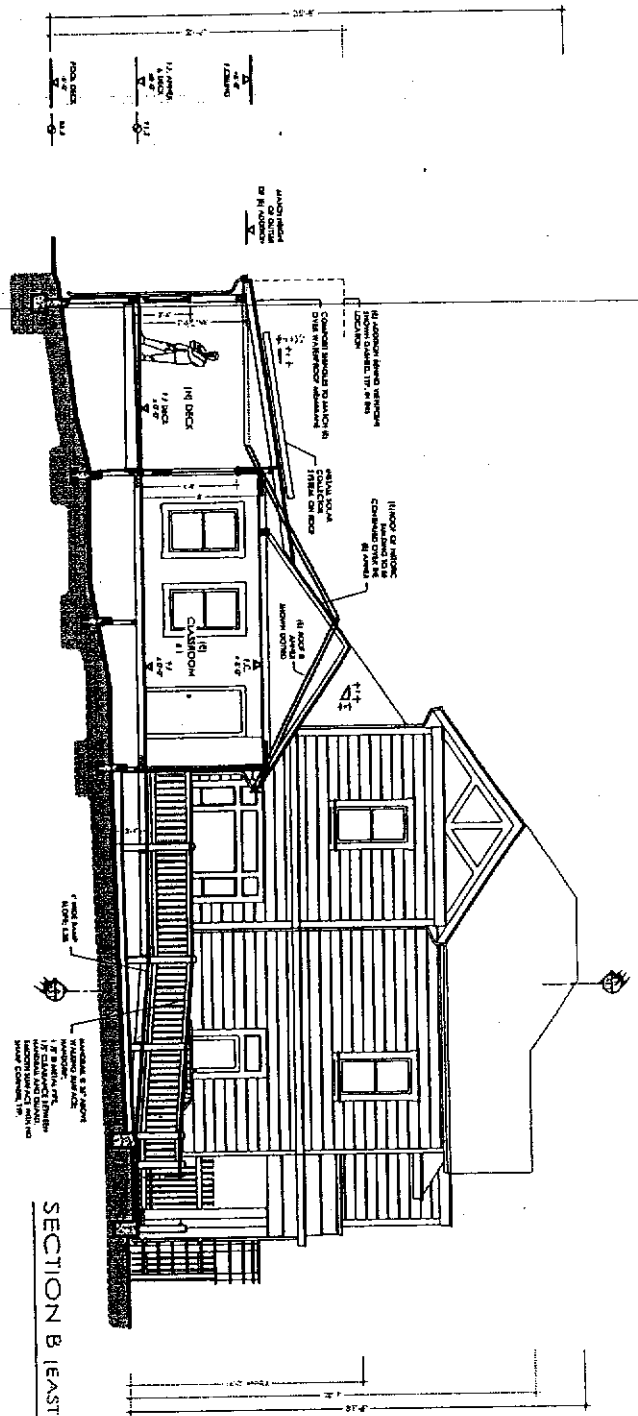
2474 E RANCHO DRIVE
SANTA CRUZ CA 95060
APT 47-161-12

DATE	7. MAY. 2009
SCALE	$1'' = 1'0''$
DRAWN	MILANOI

REVISIONS

EAST





MONTESORRI SCOTTS VALLEY HISTORIC RESOURCE PRESERVATION PLAN

2474 B1 RANCHO DRIVE
SANTA CRUZ, CA 95060
APR. 67-161-12



ANDERSON
MCKELVEY
ARCHITECTURE
& PLANNING
INC.
2474 B1 RANCHO DRIVE
SANTA CRUZ, CALIFORNIA 95060
TEL. 461-1200
FAX 461-1201

SECTIONS A & B

DRAWN: J. MCKELVEY
SCALE: 1/8" = 1'-0"
DATE: 1. MAY. 2000

BY: J. MCKELVEY

AHS.1

EXHIBIT G



MONTESSORI SCOTTS VALLEY HISTORIC RESOURCE PRESERVATION PLAN

2474 EL RANCHO DRIVE
SANTA CRUZ, CA 95060
APN: 67-161-12



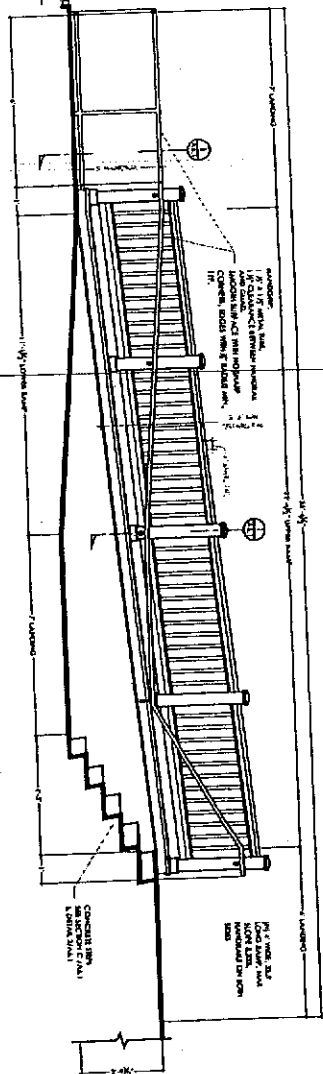
ANDERSON
MCKELVEY
ARCHITECTS
& PLANNING
1214 S. GILBERT STREET
SANTA CRUZ, CA 95060
(408) 298-1111

SECTIONS C & D

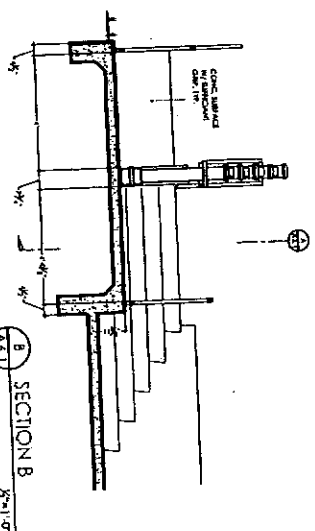
DATE: 7/24/12
DRAWN: J. M. A. 1209
CHECKED: J. M. A. 1209
REVISIONS:

AH5.2

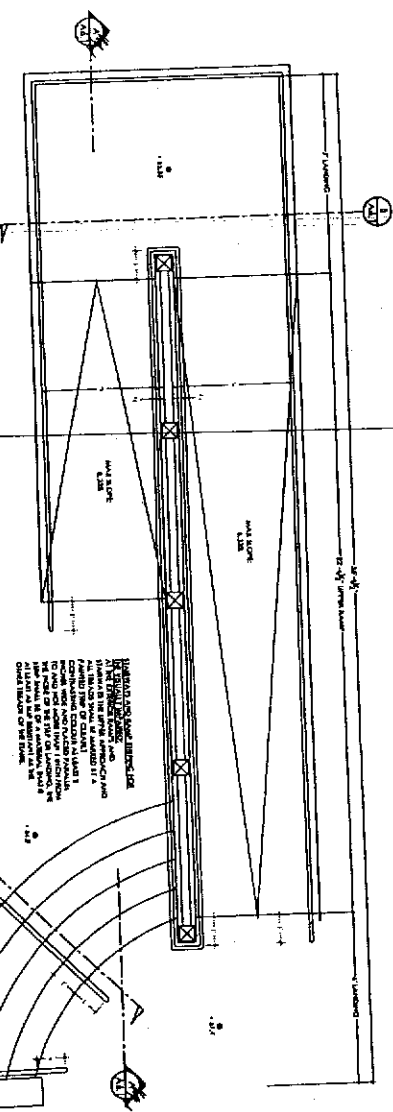
EXHIBIT G



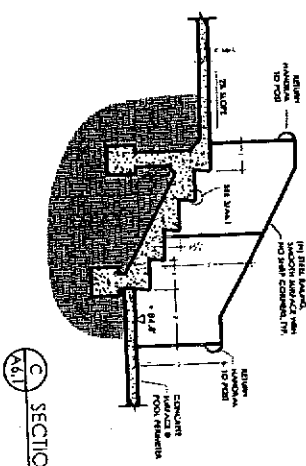
SECTION A
A6.1
N=1/4"



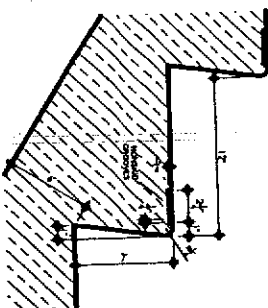
SECTION B
A6.1
N=1/4"



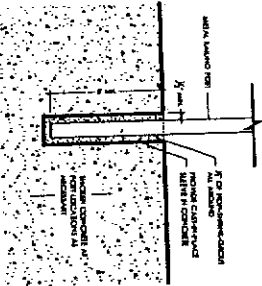
PLAN VIEW
A6.1
N=1/4"



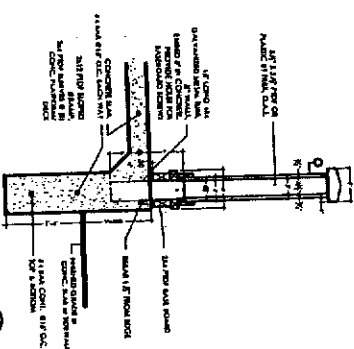
SECTION C
A6.1
N=1/4"



NOSING
A6.1
N=1/4"



METAL POST
ATTACHMENT
A6.1
N=1/4"



WOOD POST
A6.1
N=1/4"

MONTESSORI SCOTTS VALLEY
HISTORIC RESOURCE PRESERVATION PLAN

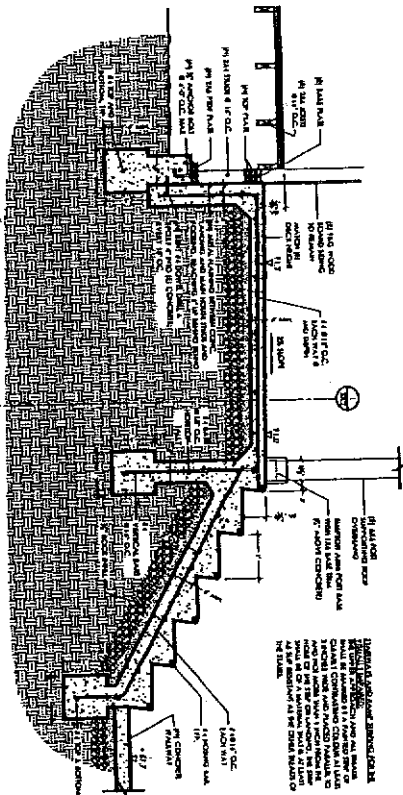
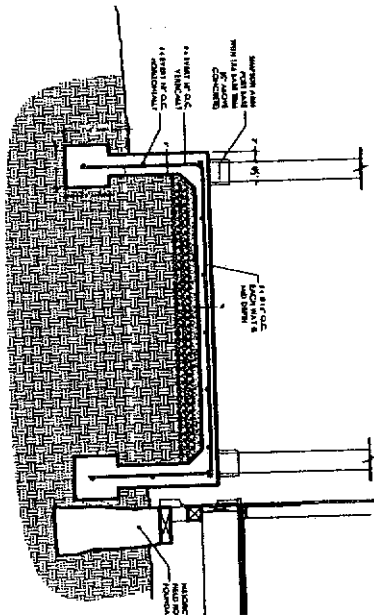
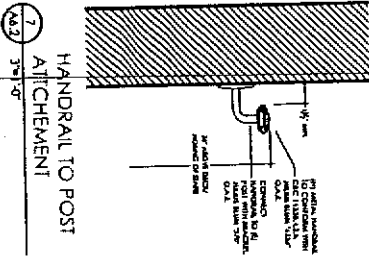
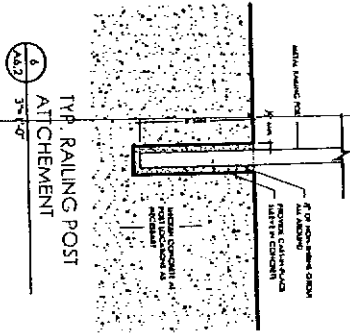
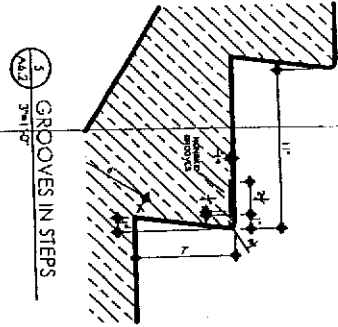
3474 EL RANCHO DRIVE
SANTA CRUZ, CA 95060
APR. 87-161-12



ANDERSON
MCKELVEY
ARCHITECTS
& PLANNERS
INC.
1215 SOUTH MAIN
SANTA CRUZ, CALIF.
95060
TEL. 831/298-1111
FAX. 831/298-1112

POOL ACCESS
RAMP
DRAWN: ABANDER
SCALE: AS NOTED
DATE: 2. MAY. 2007
REVISIONS

AH6.1



MONTESSORI SCOTTS VALLEY
HISTORIC RESOURCE PRESERVATION PLAN

3474 EL RANCHO DRIVE
SANTA CRUZ CA 95060
APN: 67-181-32

DRAWN	MSBANDH
SCALE	AS FOUND
DATE	7. MAY. 2009

REVISIONS

AH6.3

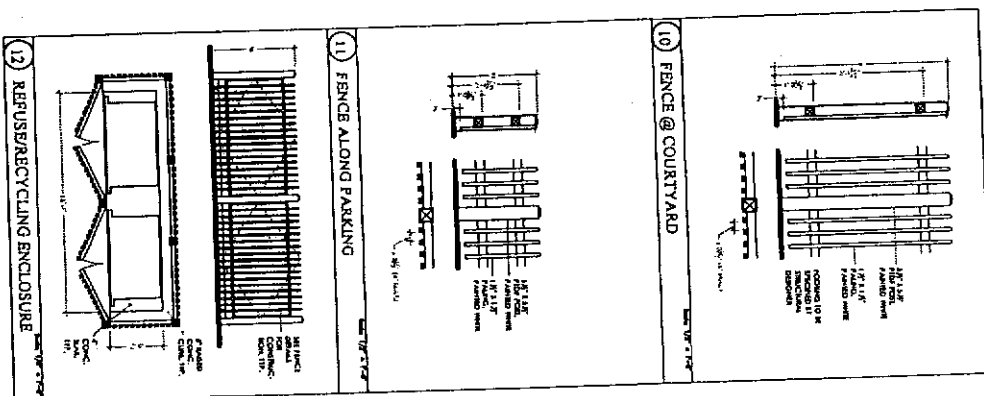
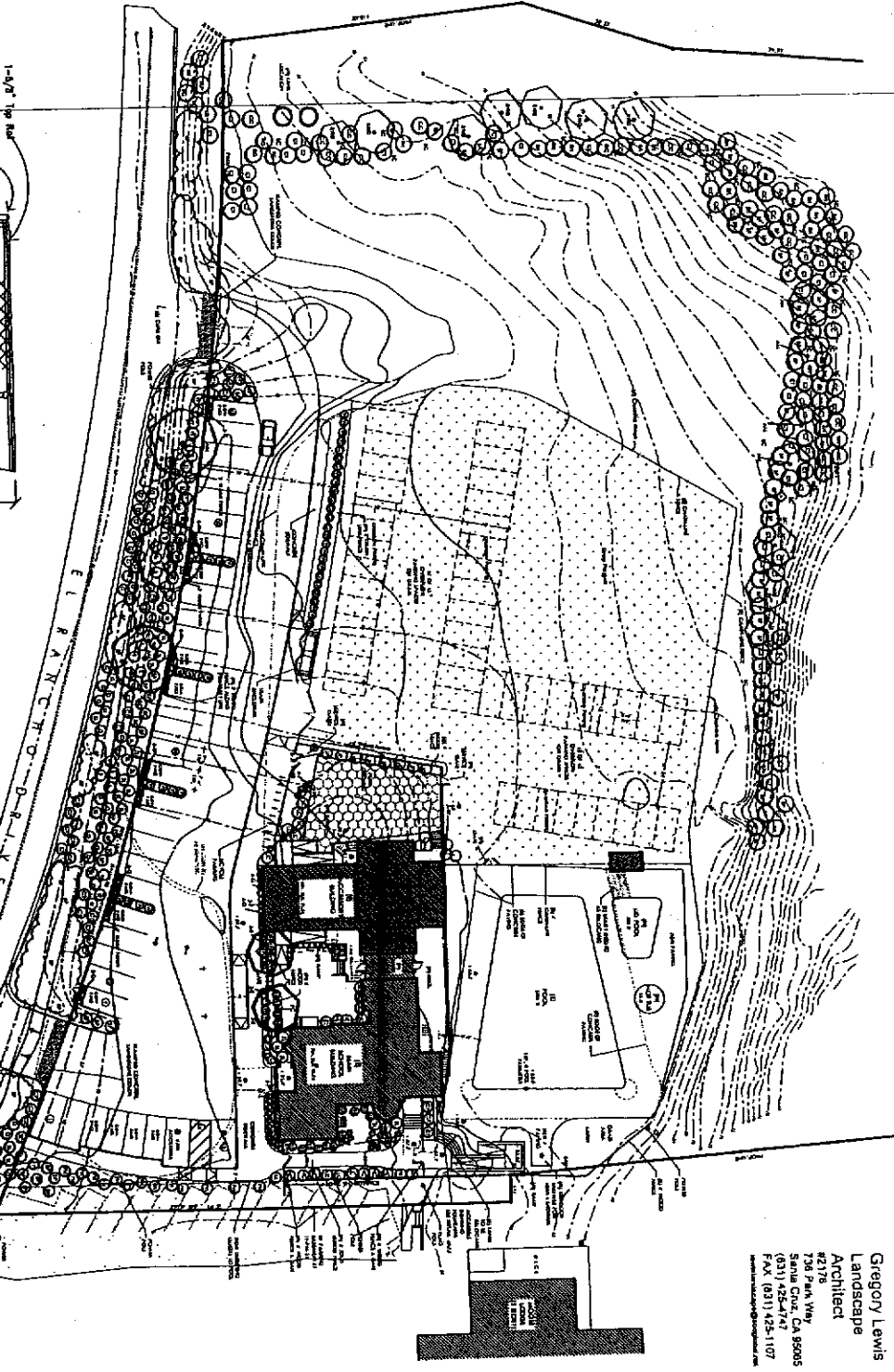
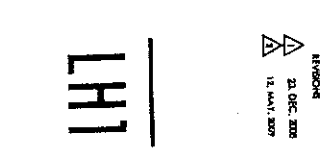
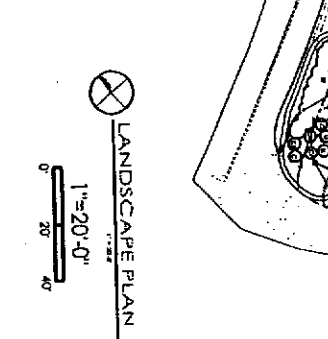
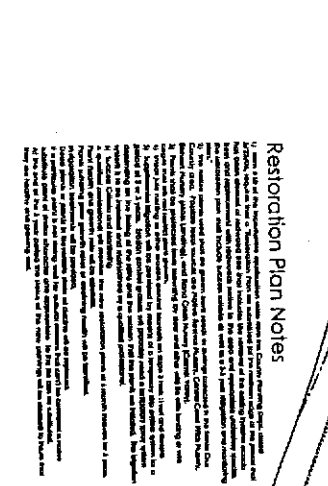
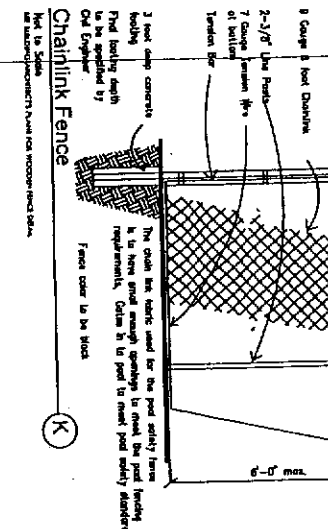
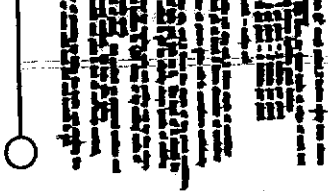


EXHIBIT G

Plant Legend

Plant	Common Name	Notes
1	Redwood	Native
2	Shrub	Native
3	Shrub	Native
4	Shrub	Native
5	Shrub	Native
6	Shrub	Native
7	Shrub	Native
8	Shrub	Native
9	Shrub	Native
10	Shrub	Native
11	Shrub	Native
12	Shrub	Native
13	Shrub	Native
14	Shrub	Native
15	Shrub	Native
16	Shrub	Native
17	Shrub	Native
18	Shrub	Native
19	Shrub	Native
20	Shrub	Native
21	Shrub	Native
22	Shrub	Native
23	Shrub	Native
24	Shrub	Native
25	Shrub	Native
26	Shrub	Native
27	Shrub	Native
28	Shrub	Native
29	Shrub	Native
30	Shrub	Native
31	Shrub	Native
32	Shrub	Native
33	Shrub	Native
34	Shrub	Native
35	Shrub	Native
36	Shrub	Native
37	Shrub	Native
38	Shrub	Native
39	Shrub	Native
40	Shrub	Native
41	Shrub	Native
42	Shrub	Native
43	Shrub	Native
44	Shrub	Native
45	Shrub	Native
46	Shrub	Native
47	Shrub	Native
48	Shrub	Native
49	Shrub	Native
50	Shrub	Native
51	Shrub	Native
52	Shrub	Native
53	Shrub	Native
54	Shrub	Native
55	Shrub	Native
56	Shrub	Native
57	Shrub	Native
58	Shrub	Native
59	Shrub	Native
60	Shrub	Native
61	Shrub	Native
62	Shrub	Native
63	Shrub	Native
64	Shrub	Native
65	Shrub	Native
66	Shrub	Native
67	Shrub	Native
68	Shrub	Native
69	Shrub	Native
70	Shrub	Native
71	Shrub	Native
72	Shrub	Native
73	Shrub	Native
74	Shrub	Native
75	Shrub	Native
76	Shrub	Native
77	Shrub	Native
78	Shrub	Native
79	Shrub	Native
80	Shrub	Native
81	Shrub	Native
82	Shrub	Native
83	Shrub	Native
84	Shrub	Native
85	Shrub	Native
86	Shrub	Native
87	Shrub	Native
88	Shrub	Native
89	Shrub	Native
90	Shrub	Native
91	Shrub	Native
92	Shrub	Native
93	Shrub	Native
94	Shrub	Native
95	Shrub	Native
96	Shrub	Native
97	Shrub	Native
98	Shrub	Native
99	Shrub	Native
100	Shrub	Native

Shrub Planting



MONTESSORI SCOTTS VALLEY
HISTORIC RESOURCE PRESERVATION PLAN

2424 B. BANCO DRIVE
SANTA CRUZ, CA 95060
APR. 67-67-19-12

ANDERSON
LANDSCAPE
MCKELVEY
ARCHITECTURE
PLANNING

82178
736 PARK WAY
SANTA CRUZ, CA 95065
(408) 425-1107
FAX (408) 425-1107

LANDSCAPE PLAN

1"=20'-0"

0 20 40

REVISIONS

23. DEC. 2006
12. MAR. 2007

CLIENT
LH1

DATE
7 APR. 2007

ALTERATION OF AN HISTORIC RESOURCE CRITERIA

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

The use proposed for the property – a preschool – is the same use that was previously approved for the site. The use of the building as a preschool is compatible with the previous use of the building as a residence, with minimal changes proposed to the exterior of the historic structure, and no changes proposed to the front façade. Proposed changes to the structure and the site are compatible with the existing building.

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.*

No removal of original materials is proposed. All distinguishing architectural features will be retained, including the cornice, piers and capitals at the front façade of the structure. Repair and renewal of any damaged materials will be accomplished in favor of replacement. The proposed solar roof panels and new decking will not be visible from the front 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.*

Proposed alterations to the existing breezeway are in keeping with the design of the original structure. The materials used for the alteration will replicate original materials.

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.*

The Rocky Hill Dairy was altered significantly in the 1930's. As noted in the HRI, this 1930's addition contributes to the eclectic architectural style of the building. The proposed alterations to the structure leave intact the distinguishing architectural features of both the original two-story building, and the 1930's addition.

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

No changes are proposed to the distinctive stylistic features of the building, such as the cornice along the front of the building or the sliplap frieze. Proposed alterations will replicate the style of the original building, using materials to replicate the existing siding and roofing materials.

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.*

EXHIBIT H

Repair and renewal of any damaged materials will be accomplished in favor of replacement. A recommended condition is that all visible replacement material visually matches the previous situation.

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

No surface cleaning is proposed.

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

While the site is within a mapped archaeological resource area, no work is proposed that would disturb any known archaeological resource. As a recommended condition, if any artifact or other evidence of a Native American cultural site that reasonably appears to exceed 100 years of age or if human remains are exposed, activity shall cease until an Archaeological Site Development Approval can be issued.

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

The work proposed is compatible with the size, scale, color, materials, and character of the property. The proposed accessibility ramp as required by state law is compatible in scale, color and materials with the existing building.

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.*

Overall, the proposed work will maintain the essential form and integrity of the structure in that the use of similar materials and design features has been incorporated into the project design. The applicant proposes to enclose the existing breezeway by extending the roofline of the historic portion of the structure, and using the same materials and design, for the enclosure (see pages A4.1 and A4.2 of Exhibit G). Staff is concerned that the extension of the existing roofline of the historic portion of the structure and the use of the same materials and design may blur the distinctions between the historical portions of the building and later additions, potentially impairing the historic integrity of the structure. Staff is therefore recommending that minor changes be incorporated into design of the breezeway enclosure by the architect to indicate the work is a more recent addition. Clearly differentiating newer additions from the older portions of the structure is also consistent with the National Park Service "Standards for Rehabilitation".

New Construction on a site with a Historic Resource

1. *The location, siting and size of new construction on an historical property shall not detract from the historic character of the property, and between existing buildings, landscape features and open space.*

As designed, the addition of a new wood fence to replace a portion of the existing chain link fence will not detract from the historic character of the property.

EXHIBIT H

2. *All structures shall be designed in proportion and integrated into the historic character of the property or district by the use of compatible building materials and textures, construction methods, design, and color.*

The proposed wood fence will use compatible building materials and textures, construction methods, design, and color. It has been designed in proportion and is integrated into the historic character of the site. The round "moon gate" for the proposed fence is consistent with other Victorian fences of the period. The proposed signage is compatible with the historic character of the property, is appropriate in size and scale, and is unobtrusive (Exhibit G, page AH6.3).

3. *The size, location and arrangement of new on-site parking or loading ramps shall be designed so that they are as unobtrusive as possible and preserve the features of the property or district.*

The proposed new parking as required by County ordinance is designed to be as unobtrusive as possible. The parking spaces will be screened with vegetation to reduce visibility from the street (Exhibit G, page L1). The historic features of the site are being maintained.

4. *Ingress and egress, and internal traffic circulation shall preserve the historic features of the property.*

No new ingress and egress points are proposed and no change to the on site circulation is proposed.

5. *Landscaping should be provided in keeping with the character and design of the historic site, property or district.*

The landscaping plan submitted for the project, including the installation of redwood trees along the northern property boundary and big-leaf maples along the front property boundary, is in keeping with the character of the site.

6. *Disturbance of terrain around existing buildings or elsewhere on the property should be minimized to reduce the possibility of destroying unknown archaeological materials. Where any proposed land alterations may impact important archaeological resources, a professional archaeological survey shall be provided and its recommendations implemented to mitigate potential impacts as provided for in Chapter 16.40 of the County Code.*

Minimal site disturbance is anticipated. The project is conditioned that if any artifact or other evidence of a Native American cultural site which reasonably appears to exceed 100 years of age or if human remains are exposed, activity shall cease and desist until an Archaeological Site Development Approval can be issued under County Code sections 16.40.040 and 16.40.050.

Historic Development Findings

1. *The Historic Resource Preservation Plan is consistent with the purposes and goals of County Code Chapter 16.42 and the County General Plan.*

The Historic Resource Preservation Plan submitted is consistent with the policies of the general Plan and Chapter 16.42 of the County Code in that the historic resource is being minimally affected and the major features and characteristics of the historic structure are being maintained.

2. *The Historic Resource Preservation Plan is in conformance with the requirements of Chapter 16.42 of the County Code.*

The Historic Resource Preservation Plan submitted is in conformance with the requirements contained in the ordinance.

3. *The Historic Preservation Plan will preserve and maintain the cultural and historical heritage of the County and/or further cultivate the knowledge of the past.*

The Historic Resource Preservation Plan submitted insures that the historic resource is only minimally affected, retaining the historic structure in its original state.