



COUNTY OF SANTA CRUZ

HISTORIC RESOURCES COMMISSION

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
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KATHLEEN MOLLOY, PLANNING DIRECTOR

June 29, 2020

AGENDA: July 6, 2020

Historic Resources Commission
County of Santa Cruz
701 Ocean St.
Santa Cruz, CA 95060

SUBJECT: REVIEW AND COMMENT ON THE PROPOSED RECONSTRUCTION OF THE BOX FACTORY IN DAVENPORT (NR-6)

Property Owner:..... Joanna Miller
Consultation No.:..... PA201010
APN:..... 058-091-01
Situs:..... At the intersection of Old Coast Road, Davenport Avenue, and Highway One, on the inland side of Highway One
Historic Name: Box Factory
Rating: NR-6 (Not eligible for designation as a historic resource)

Existing Site Conditions

Parcel Size:..... Approximately 1.11 acres
Use: Currently vacant (partially collapsed building)
Coastal Zone:.....Yes

Dear Commissioners:

The purpose of today’s meeting is to provide your Commission with an opportunity to review and comment on a preliminary proposal to rebuild and restore the Box Factory in Davenport. The structure is currently rated NR-6 (not eligible for designation) in the County’s Department of Parks and Recreation form (DPR) (Exhibit A). The DPR form describes the Box Factory as “a basic California Coast barn.” Although noting that “the site is significant as the location of an essential enterprise in the development of the county’s agribusiness”, namely “manufacturing drums and boxes”, the DPR form also notes that “the deteriorated condition of the building appears beyond preservation.” Since the structure is not a designated historic resource, review by your Commission is not required. However,

the property owner is interested in feedback from your Commission on the restoration proposal prior to submitting plans and a development application to the County. This review is part of the consultation process the property owner has requested with the County prior to submitting a development application for the site.

The Box Factory is located at the intersection of Old Coast Road and Highway One, at the south entrance to Davenport, and is currently in a state of almost complete collapse (Exhibit B). The intention of the property owner, working with state expert contractor and specialist in Historic American Timber Framing Karl Bareis, is to reconstruct the barn, restoring its structural integrity and character-defining architectural features using traditional construction methods, and reusing original materials in the reconstruction. The restored barn would once again stand as an iconic building in Davenport that would support a contemporary commercial use, contributing to the historic character and economic vitality of Davenport.

Once the building has been restored, the property owner intends to apply to designate the property, recognizing the structure as a historic resource worthy of preservation for future generations. The designation application would include a Department of Parks and Recreation (DPR) form prepared by a qualified historic consultant, evaluating the restored structure for eligibility as a historic resource under local, state or federal designation criteria. To support the designation, staff is encouraging the property owner to submit a preliminary review of the proposed restoration prepared by a qualified historic resources consultant prior to submitting the final restoration plan to the County. This preliminary historic evaluation could help to further guide the restoration process to support the future designation as a historic resource.

In addition to the presentation that will be provided to your Commission, the property owner has submitted the following materials for your review (Attachment 3):

- *HRC Submittal*. Reviews the professional experience of Karl Bareis in the field of historic barn restoration, including as an expert contractor with a specialty in Historic American Timber Framing, the state expert contractor for the Hay Barn restoration at UCSC, and preparer of Historic American Building Survey (HABS) documentation. Provides an overview of the significant features of the Davenport Barn, including materials and construction methods. Notes the architectural features proposed to be reconstructed or retained and proposed modifications to the original architectural features.
- *Historic Cooperage Barn*. Written by Karl Bareis, provides a more detailed history of the building and site than is provided in the County DPR form and may identify inaccuracies in the current form. Includes early photos of the barn, and HABS documentation of the Davenport Box Factory prepared by the author depicting the barn's original construction.
- Photo of the 1/24th scale model of the original barn built by Karl Bareis, based upon the HABS documentation.

Staff appreciates your Commission's review and comment on this proposal.

Sincerely,

Annie Murphy
Secretary to the Commission

Attachments

1. County DPR form
2. Photos of the current structure
3. Documentation from the property owner