

# Staff Report to the Zoning Administrator

Application Number: 08-0090

Applicant: Ron Gordon Owner: Leila Naslund

**APN:** 032-181-08

Agenda Date: June 13, 2008

Agenda Item #: 5

Time: After 10:00 a.m.

Project Description: Demolish an existing single-family dwelling and four associated

outbuildings.

Location: North side of East Cliff Drive between 38th Avenue and Larch Lane at 2-3905 East

Cliff Drive.

Supervisorial District: 1st District (District Supervisor: Beautz)

Permits Required: Coastal Development Permit

#### Staff Recommendation:

Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

• Approval of Application 08-0090, based on the attached findings and conditions.

#### **Exhibits**

A. Findings

Maps D.

Conditions of Approval B.

E. Reports

Categorical Exemption (CEQA C.

determination)

#### Parcel Information

Parcel Size:

Approximately 38,800 square feet

Existing Land Use - Parcel:

Residential

Existing Land Use - Surrounding:

Residential East Cliff Drive

Project Access:

Planning Area:

Live Oak

Land Use Designation:

R-UM (Urban Medium Residential)

Zone District:

RM-4 (Multi-family Residential – 4000 sq.f.t. minimum

site area)

Coastal Zone:

XX Inside

Appealable to Calif. Coastal Comm. XX Yes

No

Outside

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#### **Environmental Information**

Geologic Hazards:

Not mapped/no physical evidence on site

Soils:

Watsonville Loam, 0-2% slopes

Fire Hazard:

Not a mapped constraint

Slopes:

Site is level

Env. Sen. Habitat:

Mapped for Santa Cruz Tarplant/no physical evidence on site

Grading:

No grading proposed

Tree Removal:

No trees proposed to be removed

Scenic:

Adjacent to East Cliff Drive, a designated county scenic road

Drainage:

Existing drainage adequate

Archeology:

Not mapped/no physical evidence on site

#### **Services Information**

Urban/Rural Services Line:

XX Inside \_\_ Outside

Water Supply:

City Santa Cruz

Sewage Disposal:

Santa Cruz County Sanitation

Fire District:

Central

Drainage District:

Zone 5

### History

This property was one of over 40 properties reviewed by the Historic Resources Commission as part of the Live Oak Historic Resources Inventory Update. The Historic Resources Commission recommended to the Board of Supervisors that the property not be designated as historic, but rather be assigned a rating of NR6, signifying that the property had been reviewed and determined not to be historically significant. The intense public interest generated by the potential for designating the property as a historic resource resulted in a peer review of both the County's consultant's report and a report commissioned by the owner (Exhibit E). Ultimately, on February 12, 2008, the Board of Supervisors voted to not designate this property as a historic resource and assigned it a rating of NR6.

### **Project Setting**

The parcel is located in the Live Oak Planning area, in the Pleasure Point neighborhood between 38<sup>th</sup> Avenue and Larch Lane. The parcel is approximately 91 feet wide and extends north from East Cliff Drive approximately 425 feet. At approximately 38,800 square feet, the property is by far the largest in the neighborhood. All five structures on the site, the main house and four outbuildings, are located on the south half of the property; the rest of the property is undeveloped and supports miscellaneous vegetation. The surrounding area is composed of residential uses ranging from townhouses and condominiums to single family dwellings, most on lots less than one-half the size of the subject lot.

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#### **Environmental Review**

The proposed demolition is not subject to environmental review under the California Environmental Quality Act (CEQA). Based on all of the relevant information, the proposed demolition qualifies for a categorical exemption under CEQA Guidelines Section 15301(1) as the demolition is in an urbanized area where not more than six dwelling units will be demolished.

The property does not qualify as a historical resource as that term is used in CEQA, for the following reasons:

- 1. None of the structures on the subject property are listed in, nor have they been determined by the State Historical Resources Commission to be eligible for listing in, the California Register of Historical Resources.
- 2. None of the structures are included in the County's Inventory of Historic Resources, nor are they recognized by any local ordinance or resolution as being historically significant.
- 3. None of the structures have been identified as significant in any historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, including the County's Live Oak Historic Resources Inventory Update.
- 4. Finally, all of the information presented to date indicates that while the history of the site is interesting, the events that took place on the site and the persons involved do not rise to the level of being historically <u>significant</u>, and the architecture of the buildings does not represent, in any significant way, any architectural style or historically important architect or builder.

Therefore, an exemption from further review under CEQA is appropriate.

#### Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

#### **Staff Recommendation**

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- APPROVAL of Application Number 08-0090, based on the attached findings and conditions.

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

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# The County Code and General Plan, as well as hearing agendas and additional information are available online at: <a href="www.co.santa-cruz.ca.us">www.co.santa-cruz.ca.us</a>

Report Prepared By: Steven Guiney

Santa Cruz County Planning Department

701 Ocean Street, 4th Floor Santa Cruz CA 95060

Phone Number: (831) 454-3172 E-mail: pln950@co.santa-cruz.ca.us

# **Coastal Development Permit Findings**

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned RM-4 (Multi-family Residential – 4000 sq.f.t. minimum site area), a designation that allows residential uses. The proposed demolition of the existing structures will allow for future residential development, consistent with the site's (R-UM (Urban Medium Residential)) General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding is not applicable because the proposal is to demolish the existing buildings, not to construct new buildings.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the demolition will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding is not applicable.

## **Development Permit Findings**

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the proposed demolition of the existing buildings is located in an area designated for residential uses and is not encumbered by physical constraints to development. Any future construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed demolition will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the site will be opened up such that there will be more access to light, air, and open space in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed demolition will be consistent with all pertinent County ordinances and will provide for future residential development of the site, consistent with the purpose of the RM-4 (Multi-family Residential – 4000 sq.f.t. minimum site area) zone district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed demolition is consistent with the use and density requirements specified for the R-UM (Urban Medium Residential) land use designation in the County General Plan.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed demolition will not create an on-going increase in traffic or the use of any utilities.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding is not applicable in that the proposal is to demolish existing buildings.

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6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding is not applicable in that the proposal is to demolish existing buildings.

# **Conditions of Approval**

- I. This permit authorizes the demolition of the main building and four outbuildings. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Contact Mr. Mike Sheehan at the Monterey Bay Unified Air Pollution Control District Compliance Division at (831) 647-9411 to discuss project details and the requirements of the District regarding compliance with Air District Rule 439 and the District's asbestos rule. Provide the Planning Department with a copy of any District permits or approvals.
  - C. Obtain a Demolition Permit from the Santa Cruz County Building Official.

### II. Operational Conditions

- A. The applicant shall ensure that vehicular and pedestrian traffic along East Cliff Drive is not obstructed without the approval of the Department of Public Works. The applicant shall coordinate equipment activity along East Cliff Drive with the Department of Public Works and damage to public improvements that is attributable to the project shall be repaired/replaced in kind before the demolition permit is finaled.
- B. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- C. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- III. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including

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attorneys' fees), against the COUNTY, it officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
  - 1. COUNTY bears its own attorney's fees and costs; and
  - 2. COUNTY defends the action in good faith.
- C. <u>Settlement</u>. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. <u>Successors Bound</u>. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires two years from the effective date on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date:	
Effective Date:	
Expiration Date:	

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Don Bussey	Steve Guiney
Deputy Zoning Administrator	Project Planner

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

# CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

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

Application Number: 08-0090

Assessor Parcel Number: 032-181-08

Project Location: 2-3905 East Cliff Drive, Santa Cruz

Project Description: Demolish an existing single-family dwelling and four associated outbuildings.

Person or Agency Proposing Project: Ron Gordon

Contact Phone Number: (831) 689-2868

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

## E. X Categorical Exemption

Specify type: CEQA Guidelines Section 15301(l), demolition is in an urbanized area where not more than six dwelling units will be demolished

### F. Reasons why the project is exempt:

Based on all of the relevant information, the proposed demolition qualifies for a categorical exemption under CEQA Guidelines Section 15301(l) as the demolition is in an urbanized area where not more than six dwelling units will be demolished.

The property does not qualify as a historical resource as that term is used in CEQA, for the following reasons:

- 1. None of the structures on the subject property are listed in, nor have they been determined by the State Historical Resources Commission to be eligible for listing in, the California Register of Historical Resources.
- 2. None of the structures are included in the County's Inventory of Historic Resources, nor are they recognized by any local ordinance or resolution as being historically significant.

- 3. None of the structures have been identified as significant in any historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, including the County's Live Oak Historic Resources Inventory Update.
- 4. Finally, all of the information presented to date indicates that the history of the site is interesting, but the events that took place on the site and the persons involved do not rise to the level of being historically *significant*, and the architecture of the buildings do not represent, in any significant way, any architectural style or important architect or builder.

Therefore, an exemption from further review under CEQA is appropriate.

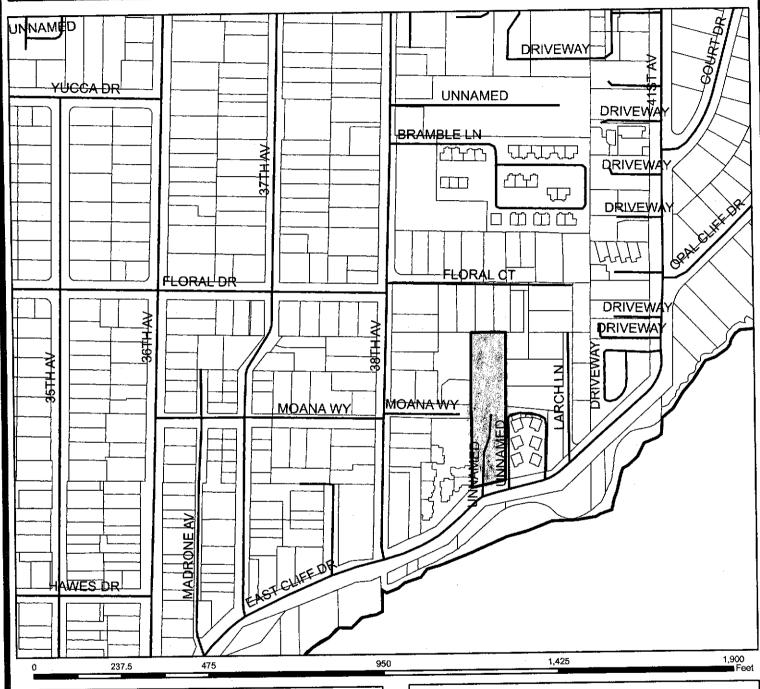
In addition, none of the conditions described in Section 15300.2 apply to this project.

Steven Guiney, Project Planter

Date: May 20, 2008



# **Location Map**



LEGEND

APN: 032-181-08

Assessors Parcels

Streets

County Boundary



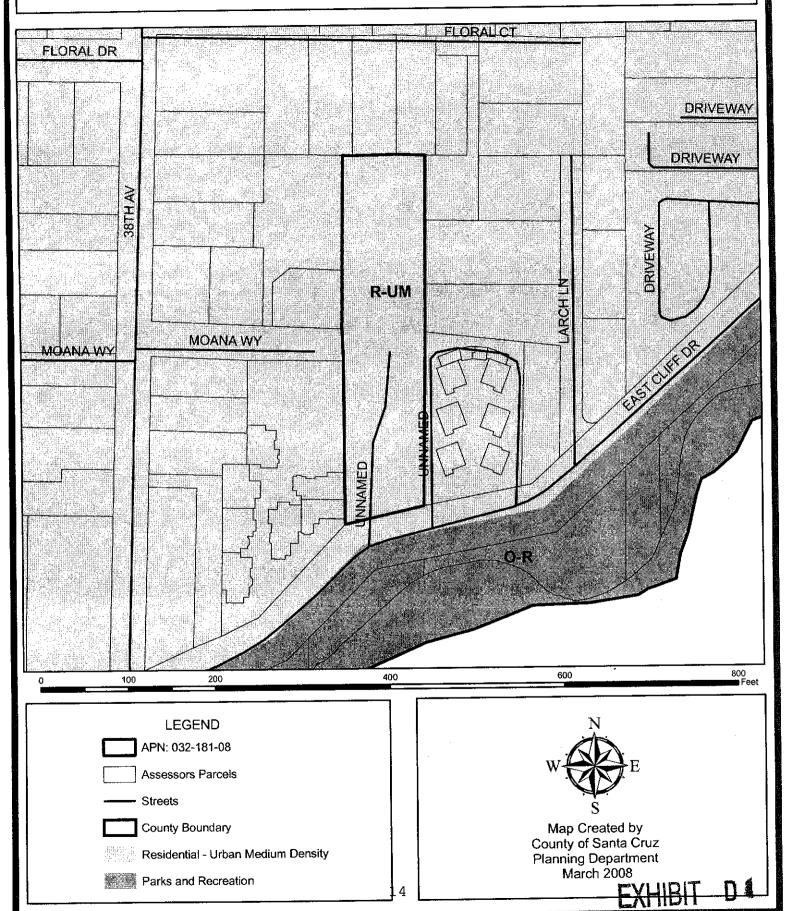
Map Created by County of Santa Cruz Planning Department March 2008

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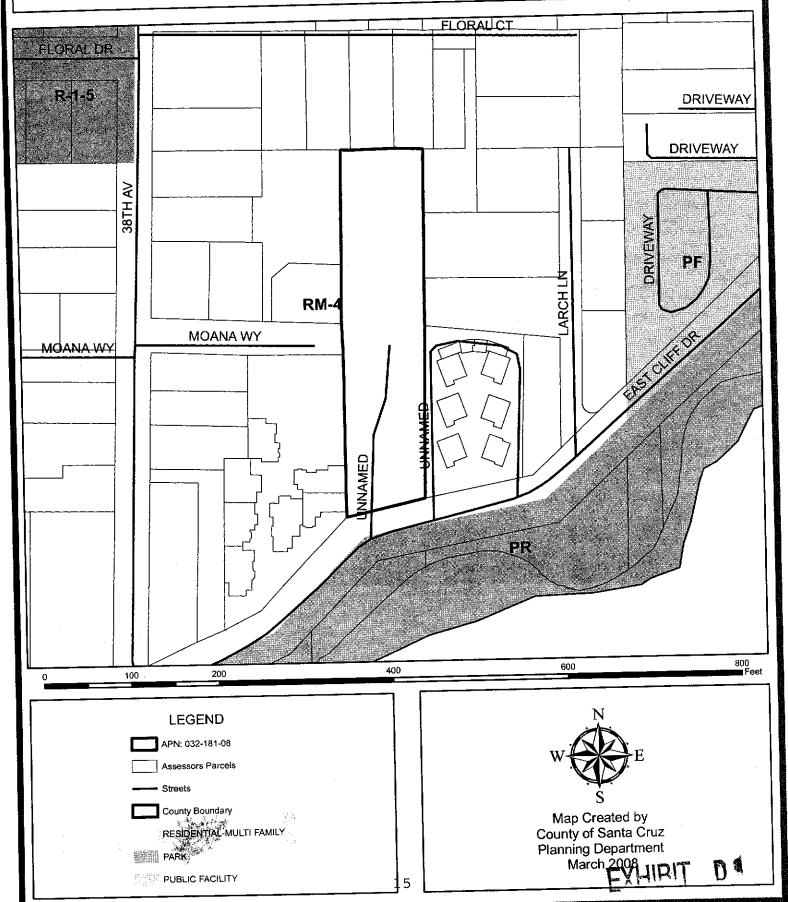


# General Plan Designation Map





# **Zoning Map**



Peer Review
of County's Consultant's Report
and Owner's Consultant's Report
Evaluating the Potential Historic Significance
of 2-3905 East Cliff Drive



20 July 2007

Steven Guiney, AICP
Planner IV
County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor
Santa Cruz, California 95060

Re:

2-3905 East Cliff Drive, Live Oak

Santa Cruz County ARG Project No. 07121

Dear Mr. Guiney:

At the request of the Planning Department of the County of Santa Cruz, Architectural Resources Group (ARG) has conducted a peer review of two historic resource evaluations completed for the property at 2-3905 East Cliff Drive in the unincorporated portion of the City of Santa Cruz known as Live Oak. The County specifically requested ARG to prepare a memo that summarized our review of the historic resource evaluations with a focus on thoroughness of preparation and validity of conclusions and to consider potential eligibility of the property as a historical resource.

The two historic resource evaluations reviewed were prepared by Sheila McElroy for Circa: Historic Property Development, dated 29 July 2004 and 16 August 2005, (the "Circa Evaluation"), and by Anthony Kirk, Ph.D., dated 11 June 2007, (the "Kirk Evaluation"). Both evaluations were recorded and submitted on State of California Department of Parks and Recreation Series 523 Forms (DPR Forms). We referred to the *Instructions for Recording Historical Resources* published by the Office of Historic Preservation for guidance.

For a consistent basis of assessment, ARG has considered the potential eligibility of the property at 2-3905 East Cliff Drive to the California Register of Historical Resources (California Register). For purposes of the California Environmental Quality Act (CEQA), a historical resource includes resources listed on, or determined eligible for listing on, the California Register.

Methodology

For this peer review, the methodology was as follows. Prior to visiting the site, ARG reviewed both historic resource evaluations, the Circa Evaluation (2004) and the Kirk Evaluation (2007). While we were asked to focus on review of the documentation, a site visit was determined essential for understanding the context. ARG staff conducted a site visit on 9 July 2007 to view the structures and fully understand the condition, setting, and context. The site was limited by perimeter chain-link fencing and the property was viewed from outside the lot boundaries. While the property

Principals

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was fenced, sufficient visual inspection of all four elevations was achieved with little difficulty.

Additional research and an archaeological assessment were outside the scope of this peer review.

California Register of Historical Resources

The California Register is the authoritative guide to the State's significant historical and archeological resources. It serves to identify, evaluate, register, and protect California's historical resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for historic preservation grant funding, and affords certain protections under CEQA.

The California Register criteria are modeled on the National Register of Historic Places (National Register) criteria. A historical resource must be significant at the local, state, or national level under one or more of the following criteria:

- 1. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
- 2. It is associated with the lives of persons important to local, California, or national history; or
- 3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
- 4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state or the nation.

For purposes of CEQA, a historical resource includes resources listed on, or determined eligible for listing on, the California Register.

Resource Description

For the purposes of this evaluation, the resource is defined as the complex of buildings that comprise the property at 2-3905 East Cliff Drive, and includes the main house, carriage house, tourist cabins, sauna/shower house, and carport all located within an approximately one-acre site.

#### Circa Evaluation

The Circa Evaluation is a reconnaissance level assessment done in conjunction with a historic resources survey of the Live Oak area. Reconnaissance level survey is the



most basic approach for systematically documenting and evaluating historic buildings. It is designed for dealing with large groups of buildings rather than for a single site. According to the *Instructions for Recording Historical Resources* published by the State Office of Historic Preservation, reconnaissance level survey involves only a visual evaluation of properties not an assessment of associated historic events or individuals. Historic research is meant to be carried out at the intensive level of survey, not at the reconnaissance level. Although the Circa Evaluation provides a sufficient amount of information, it is somewhat lacking in thoroughness, grammatical and typographical accuracy, and, standard language for completion of the DPR form. Further review of the Circa Evaluation follows.

Description

Considering that several different structures comprise the property, the description of the resources could have been more thoroughly developed in the Circa Evaluation. Not all structures are described. This section mixes historical information and the significance statement with existing conditions description in a way that is not clear.

Integrity

Integrity is a key component in determining a building's eligibility as a historic resource. Without sufficient integrity, further discussion of its eligibility for listing on the California Register would not be warranted. For both the National Register and the California Register, integrity is the authenticity of an historical resource's physical identity, evidenced by the survival of characteristics that existed during the resource's period of significance. Integrity involves several aspects, including location, design, setting, materials, workmanship, feeling, and association. These aspects closely relate to the resource's significance and should be primarily intact for designation. The Circa Evaluation states that the property has been "significantly altered". The consultant provides insufficient data with regard to construction history to back up the statement regarding alterations. The evaluation lacks a discussion of integrity and a conclusion with regard to integrity.

Rating Criteria

An NRHP Status Code of NR6 (Santa Cruz County Historic Resources Inventory rating criteria) is given on the DPR form. Buildings on the Santa Cruz County Historic Resources Inventory with a historical rating of NR6 are considered potentially significant but ineligible for designation based on condition. We assume the status code given at that time reflected the lack of historical research done on this property and was meant to indicate that further research to establish a historic context, for the building or for a potential historic district, was necessary.

Period of Significance

The Circa Evaluation determines the Period of Significance of the subject property to be 1902-1971. The evaluation lacks an explanation of the selection the beginning and end dates and why they were chosen and or how they relate to the significance criteria.



Significance

With regard to significance, the Circa Evaluation finds that the property meets the County of Santa Cruz criteria for a historic resource NR6. In Section B10 the evaluation sets forth some material related to significance but does not analyze or synthesize it in a way that is useful to the reader. If an evaluation concludes that a property may be a potential historic resource (as this one does), Applicable Criteria should be stated. The evaluation does not state which of the criteria would be appropriate or how the property would be significant under the criterion as part of a potential historic district.

#### Conclusion

The conclusion of the Circa Evaluation is that the property retains original features including materials, elements, forms, and setting of an early 20<sup>th</sup> century Live Oak resort property and meets the County of Santa Cruz criteria for a historic resource NR6. The evaluation further concludes that the property "should be a contributor in the survey of Pleasure Point as part of the district."

#### Kirk Evaluation

The Kirk Evaluation is an intensive level assessment. As defined, an intensive level survey is meant to go beyond the reconnaissance level survey to evaluate the property within a historical context.

Overall, this evaluation is extremely well researched, well written and technically correct. It appears to have been conducted to a high degree of thoroughness and benefits from detailed research, fieldwork, and site inspection. It is not within ARG's scope to independently verify the validity of the historical facts and research; however, this evaluation appears to be carried out to a high level of accuracy. It presents and synthesizes the information in a well-organized and clear manner. Very few minor typographical errors were noted.

#### Description

Section P3a. of the Kirk Evaluation provides a descriptive narrative of the resource that covers the specific architectural elements of each structure on the property: the main house, the carriage house, tourist cabins, and outbuildings. The evaluation makes note of replacement and original materials. Historical photographs that explain the architectural evolution of the main house support the text.

Integrity

The Kirk Evaluation notes that alterations and replacement materials occur at roofs, porches, stairs, and in some places fenestration. However, the evaluation lacks a discussion of integrity and a conclusion with regard to integrity. We presume this is because the consultant determined that historical significance could not be established, and subsequently, an assessment of integrity was not warranted. In any case, the SHPO's *Instructions for Recording Historical Resources* indicate that an analysis of the integrity of the property be included in the Significance Section of the



#### BSO Record.

#### Significance

Section B10 of the Kirk Evaluation sets forth a lengthy discussion of historical data associated with the house and detailed biographical information on its past owners. The consultant concludes that none are notable as historical figures. The consultant notes that the house is "not distinguished architecturally in the Craftsman style".

The consultant concludes that the property is not eligible as a resource and consequently does not define a period of significance or state applicable criteria. No NRHP Status Code is given.

#### Conclusion

The Kirk Evaluation concludes that neither the house nor the surroundings complex of buildings associated with it appear to be eligible for listing in the California Register or at the local level. It further states:

...the property is not significant within any national state or local historical context nor is it associated with any person known to be noteworthy in California or Santa Cruz County annals. Architecturally, none of the buildings rises to a level of distinction and none is the work of a master architect or builder.

#### **ARG Findings**

ARG is in agreement with both consultants that the subject property does not rise to the level of significance necessary to be considered individually eligible for designation at the national, state, or local level.

Despite the thoroughness of the Kirk Evaluation, ARG does not concur with the conclusion against eligibility as a historic resource.

The Circa Evaluation finds the property "should be a contributor in the survey of Pleasure Point as part of the district" on the basis that the property retains original features including materials, elements, forms, and setting of an early 20th century Live Oak resort property. ARG finds some merit in the conclusion that the property may be a potential contributor to a potential historic district. The Circa Evaluation does not state a Period of Significance, Applicable Criteria or boundaries of a potential Pleasure Point Historic District; however it seems likely the subject property would be a contributor to such a historic district.

Integrity is a key component of the overall building evaluation. The Kirk Evaluation notes a loss of integrity when the ground floor was transformed into a service station office and grocery in the 1920. Since the alteration was made at an early date, over eighty years ago, it could fall within a Period of Significance of a potential historic district. Therefore, ARG does not agree that the building lacks integrity.



While the building is dilapidated at present, it retains a good degree of architectural integrity due to the large amount of intact original material. In terms of building volume, massing, materials and original design intent, both the main building and carriage house are intact. As noted in the Kirk Evaluation, alterations and replacement materials occur at roofs, porches, stairs, and in some places fenestration. It is expected that materials of some elements, especially in a building of all-wood construction, will fail overtime and be replaced in the natural course of a building's lifespan. Some elements – roofs are a good example – are considered "sacrificial" meaning that it is expected they have a limited useful lifespan and will be replaced. While some limited window replacement has occurred, many original windows appear to remain. We do not find that the alterations are so extensive that the property can no longer convey its history. It retains enough integrity to contribute to a potential historic district depending on the theme and historic context of that district. We assume the development of the local coastal tourism industry would be one such historic context.

We note that the Kirk Evaluation does not consider the property within the context of a potential historic district.

We further note that as a potential contributor to a potential historic district, the property meets the definition of a qualified historic resource under CEQA and would be a candidate for the California Historical Building Code (CHBC).

We are available to discuss these finding further if necessary.

Sincerely,

Katherine Petrin Senior Associate

MMMM Phin

cc: File



#### Architectural Resources Group

Founded in 1980, Architectural Resources Group is a full-service architectural firm providing professional services and an integrated approach in the fields of historic preservation, architecture, planning, and conservation. Our portfolio includes a wide range of projects throughout the West. ARG has extensive experience with regard to all aspects of historic buildings and has provided historic preservation services to a wide range of clients. Our staff members bring extensive experience in the applying *The Secretary's Standards for the Rehabilitation of Historic Buildings* to our projects. ARG's Preservation Planning Group regularly assists municipalities, government agencies, environmental planning consultants, developers, and private property owners with comprehensive environmental review related to historic resources. For the evaluation of the property at 2-3905 East Cliff Drive, architectural historians Katherine Petrin and Jody Stock participated in the review.

Katherine Petrin, Senior Associate, has a MS in Historic Preservation of Architecture from Columbia University. She has worked on a wide range of property types and projects undertaking building documentation evaluations, research and planning, and historic resource surveys. As the principal author of master planning studies and Historic Structure Reports, Katherine has conducted all areas of building investigation and analysis including history, conditions, and recommendations, in addition to historic resource surveys in citywide and neighborhood contexts. She serves as project manager and senior historian for this peer review.

Jody Stock's experience in preservation planning includes cultural resource compliance, CEQA and Section 106 review, Historic Structure Reports, historic context statements, preservation plans, and historic resource surveys. Jody received a Master's Degree from the University of California, Berkeley. Previously employed at the Utah State Office of Historic Preservation, she has completed numerous evaluations for environmental review. She serves as project reviewer, providing quality assurance for this project.

Both Katherine and Jody meet the Secretary of the Interior's Professional Qualifications Standards in History and Architectural History and both regularly use the National and California Register criteria of evaluation in the course of their work

# Circa (County's consultant) Evaluation of 2-3905 East Cliff Drive

State of California— The Res DEPARTMENT OF PARKS AN PRIMARY RECORD	D RECREATION	Primary # HRI # Trinomial NBHP Status Code N	JR 6
	Other Listings Réview Code	Reviewer	Date
Page 1 of 1	*Resource Name o		
*b. USGS 7.5' Quad: c. Address: 2-3905 East Cli d. UTM: Zone: e. Other Locational Data: ( APN 032-181-08  *3a. Description: (Describe res The main Craftsman-style structure had a grocery store of rental cabins along the drive. To workmanship for a utilitarian be deck is not original. The main over-one sash windows.  Significance: The property reta	ication	Pd. Attach a Location Map as necessar Date: T R ; City: Santa Cruit.P.S.)  esource, elevation, etc., as appropriate ts. Include design, materials, conditionals of the side, exposed eaves, bracket residence upstairs. Gas pumps we some of the roof forms of the main has a door with side windows. The side adjacent cabins are sided in words.	of _ of Sec ; M.D. B.M. Zip: 95062  e)  n, alterations, size, setting, and boundaries) ructure of flared hipped roof with a is, and shaped rafter tails. Originally the re by the roadside, a carrage shed and in structure and has a high level of the ground floor has been altered and thood shingles and have wood frame one-ents, forms and setting of an early
			date, accession #) front view with side view of auxilllary structures  *P6. Date Constructed/Age and Sources: ⊠Historic □Prehistor □Both est. pre. WW!  *P7. Owner and Address: Naslund, Leila 19301 Bear Creek Road Los Gatos, CA 95030  *P8. Recorded by: (Name, affiliation, and address) Sheila McElroy Circa: Historic Property Developm One Sunter St. # 910 San Francisco, CA 94104 With Ross Gibson & Phil Reade
			*P9. Date Recorded: 7/29/04 *P10. Survey Type: (Describe) Reconnaissance Survey  *P11. Report Citation:

State of California — The Resources Agency

DEPARTMENT OF PARKS AND RECREATION

HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code NR6

\*Resource Name or # (Assigned by recorder) 005

B1. Historic Name:

B2. Common Name: Pleasure Point Road House

B3. Original Use: Grocery and cabins complex

B4. Present Use: residences

\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations) Road house, carriage house 1902; cabins 1971; ancillary building sunknown

\*B7. Moved? No Yes Unknown Date:
\*B8. Related Features:

two-story rooming house, carriage house and tourist cabins, other assorted out buildings

B9a. Architect: Unknown

b. Builder: Unknown

Original Location:

\*B10. Significance: Theme: Resort/vacation properties

ies Area: Santa Cruz

Period of Significance: 1902-1971 Property Type: resort complex Applicable Criteria: NA (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Road House is located on East Cliff Drive between 38th and 41st Avenues. The complex consists of a large two-story rooming house, a carriage house and several roadside tourist cabins as well as other assorted out buildings. The site was originally part of the Rodeo Rancho of the Mexican period. Following statehood it was deeded to Walter Lynskey, who carved out a large wheat farm along the cliffs. The land changed hand several times before it was purchased by John J. Henchy. Henchy migrated to the United States from Ireland following the great famine of the 1840s. He settled first around Newman, CA before moving on to San Francisco. By 1880, he owned a saloon and brothel at 821 Folsom Street in the Barbary Coast red light district. At some point Henchy retired from the business and moved to the San Joaquin and later to Live Oak where he bought a proportion of the old Lynskey farm. In 1902, he began construction on the road house which he intended for use as his primary residence however he turned the ground floor into a saloon and related businesses. He moved his family into the village of Capitola while he operated the Road House. With prohibition the saloon was known as a speak-easy and bootleggers buried their contraband liquor in the sand below the cliffs. About 1920 Henchy retired once again. In 1926 the property sold to Anton and Ida Peterson, who owned it until 1971. About 1971 the tourist cottages were built, the saloon was remodeled into a grocery store, a gas pump installed and the upstairs rooms converted in to a rooming house for families and visitors. Since then the Pleasure Point Road House has been a Massage Parlor, "hippy" commune to surfer hangout. The property has been significantly altered but should be a contributor in the survey of Pleasure Point as part of the district.

B11. Additional Resource Attributes: (List attributes and codes) HP 6; HP4; HP5

B12. References:

Deed Book 143, p402, 2/20/1902; RL Polk Street Directories Santa Cruz Co. 1910-1946, San Francisco Co. 1880-1881; US Census San Francisco Co. 1880, Soquel Dist., 1900, Santa Cruz Co. Brancifortre District 1930; Aerial Survey Santa Cruz Co. 1928, 1931; "Hatch" Map Official Map of Santa Cruz Co., CA 1889; Sanborn Insurance Map 1928, Santa Cruz Sentinel 4/1/1938, 10/16/1957; A Field Guide to American House, McAlester and McAlester, 1997.

B13. Remarks:

\*B14. Evaluator:

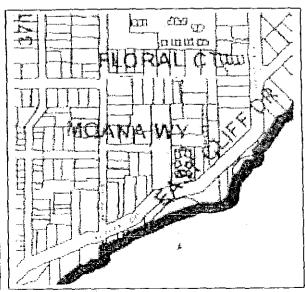
Sheila McElroy

Circa: Historic Property Development

One Sutter St. # 910 San Francisco, CA 94104 Research: Phil Reader

\*Date of Evaluation: August 16, 2005

(This space reserved for official comments.)



Required information

Anthony Kirk, PHD (Owner's consultant) Evaluation of 2-3905 East Cliff Drive

State of California The Res	ources Agency		Primary #			
DEPARTMENT OF PARKS A			HRI#			
PRIMARY RECORD		TrinomialNRHP Status Code		<u></u>		
		ner Listings view Code	Reviewer		Date	
Page 1 of 14	*Resource	Name or #: (As	signed by recorder) 2-3	905 East C	liff Drive	
P1. Other Identifier:	•					
*P2. Location: Not for Pub			¹a. County Sa	ınta Cruz		
and (P2b and P2c or P2d. Att	ach a Location Mar	as necessary)	•			
*b. USGS 7.5' Quad	Date 1	;R;	¼ of ¼ of Sec	;	B.M.	
c. Address 2-3905 East	Cliff Drive C	ity Santa Cr	uz Zip 95062			
d. UTM: (Give more than one e. Other Locational Data: (	=			mN opriate)		

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

The single-family residence at 2-3905 East Cliff Drive is a one-and-a-half-story wood-frame Craftsman-style raised house that was probably constructed in 1902 or shortly thereafter and subsequently enlarged and altered (DPR 523A photo and figure 1). It is essentially trapezoidal in plan, with a raised basement, and rests on a concrete perimeter foundation. The floor of the raised basement is at ground level. A full-width open porch, with a wooden deck above, extends along the south, or East Cliff Drive, side of the basement, or ground floor. A second, smaller deck, reached by a wooden staircase, is located on the east end of the north side of the first floor. The exterior walls of the house are clad with wood shingles. Fenestration consists of original wood-sash casement and double-hung windows on the full story and the half-story and newer wood-sash fixed and casement windows—dating variously from the 1920s and the 1970s—on the ground floor. On the south side, a door at the end of a central canted inset entryway opens into the main room of the raised basement while a second, older door, located near the east end, provides access to a staircase that leads to the first floor. On the north side, an old, possibly original door affords entrance to an unfinished section of the basement, while another, newer door opens into a studio apartment located in the northeast corner. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP - 2, Single Family Property, HP - 5, Hotel/Motel \*P4. Resources Present: ⊠Building □Structure □Object □Site ☑District □Element of District □Other (Isolales, etc.)



Santa Cruz County APN: 032-181-008

date, accession #) Looking northeast at south elevation, 3/26/07 \*P6. Date Constructed/Age and Sources: ⊠Historic ☐Prehistoric □ Both ca. 1902; deed of sale. \*P7. Owner and Address: Leila Naslund, 1986 Trust 19301 Bear Creek Road Los Gatos, CA 95033 P8. Recorded by: (Name. affiliation, and address) Anthony Kirk, Ph.D. 142 McCornick Street Santa Cruz, CA 95062 \*P9. Date Recorded: 6/11/07 \*P10, Survey Type: (Describe) Intensive

P5b. Description of Photo: (View,

\*P11. Report Citation: (cite survey report and other sources, or enter "none.") None

\*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐Other (List)

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # \_ HRI #

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 14

\*NRHP Status Code

\*Resource Name or # (Assigned by recorder) 2-3905 East Cliff Drive

B1. Historic Name: Cosy Cottages

B2. Common Name: Pleasure Point Roadhouse

B3. Original Use: Residence

B4. Present Use: Vacant/not in use

\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, atteration, and date of atterations) Constructed ca. 1902; addition to northeast corner ca. 1908-15; back porch constructed ca. 1908-15; new ground-floor fenestration ca. 1926; front porch demolished, new front porch constructed, façade fenestration altered ca. 1927; front and back porch rebuilt 1972; new ground-floor fenestration ca. 1972-74.

\*B7. Moved? ⊠No □Yes □Unknown Date:

Original Location:

\*B8. Related Features: Carriage house, tourist cabins, sauna/shower house, carport

B9a. Architect: Unknown

b. Builder: Unknown

\*B10, Significance: Theme n/a

Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

Neither the house at 2-3905 East Cliff Drive nor the surrounding complex of buildings of which it is a part appear to be eligible for listing in the California Register of Historical Resources or in the Santa Cruz County Survey of Historical Resources. The property is not significant within any national, state, or local historical context, nor is it associated with any person known to be noteworthy in California or Santa Cruz County annals. Architecturally, none of the buildings rises to a level of distinction and none is the work of a master architect or builder.

The house at 2-3905 East Cliff Drive was presumably constructed for John and Annie Henchy in 1902, when the couple acquired the parcel on which it stands, or not long after. Born in Ireland in 1850, John James Henchy suffered the loss of his father as a youth and at the age of fifteen stowed away on a ship bound for America, according to a granddaughter, Marie Strain. By the late 1870s he had made his way to San Francisco, where he found employment as a pantryman with the Pacific Mail Steamship Company. He subsequently operated a saloon in the city's great industrial district south of Market Street, first on Folsom, then on Second Street. Possessed of a restless spirit, he headed out to the San Joaquin Valley, where he was a pioneer of the Stanislaus County town of (See Continuation Sheet)

B11. Additional Resource Attributes (List attributes and codes):

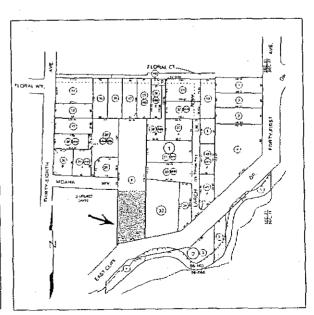
\*B12. References: See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Anthony Kirk, Ph.D.

\*Date of Evaluation: 6/11/07

(This space reserved for official comments.)



'Required Information

EXHIBIT E

29

State of California The Resources Agent DEPARTMENT OF PARKS AND RECREAT CONTINUATION SHEET	Primary #
Page 3 of 14 *Res	urce Name or # (Assigned by recorder) 2-3905 East Cliff Drive  *Date 6/11/07 ☑ Continuation ☐ Update

P3a. Description:

\*Recorded by Anthony Kirk, Ph.D.

The moderately pitched gable-on-hip roof covering the main block of the house is characterized by wide, flared eaves and exposed rafter tails topped by protruding bull-nosed wedges, as are the three hipped dormers, one on the east slope, two on the west. All roof surfaces, including the shed roof covering a rear addition, are finished with mineral-faced composition rolls. Decorative roof beams and triangular knee braces enliven the south gable. A sheet-metal chimney rises from the western slope of the roof.

As constructed in the early years of the twentieth century for John and Annie Henchy, the house was trapezoidal in plan, with an unfinished dirt-floor raised basement. The gable-on-hip roof was finished with wood shingles. A brick chimney shaft pierced the western slope of the roof. Fenestration of the ground floor, which had a seven-and-a-half-foot wall plate, was in all likelihood limited to two or three small windows. Fenestration of the first floor was symmetrical on the south side, consisting of three pairs of two-over-two double-hung windows, and also on the west side, consisting of a range of two-over-two double-hung windows. Fenestration on the east side was asymmetrical, consisting of double-hung and casement windows, and in all probability asymmetrical on the north side, as well, possibly consisting emirely of casement windows. It is certain that a front porch was present, but lacking photographs or other documentation, its character is entirely a matter of conjecture. There was also a back porch of one sort or another off the kitchen, located in the northwest corner of the house, that was reached by a staircase. At an unknown date but probably sometime after 1908, when Nicholas Neary acquired the property from the Henchys, and definitely before 1926, when the property was purchased by Anton and Ida Peterson, this porch was either enlarged and enclosed, or an entirely new shed-roofed addition built. It was undoubtedly at the same time that a doorway was cut into the east end of the north side and a porch and staircase constructed.

The ground floor of the house was radically altered either in late 1926 or, more likely, in 1927, when Anton and Ida Peterson, established an automobile service station. A concrete slab floor was poured and the front half of the basement converted to a combination service-station office and grocery store. As part of the remodel, two or three rooms were framed up and the façade of the house transformed by the introduction of large display windows flanking a canted inset entryway. A full-width porch or arcade, with large square supporting posts and a concrete walkway, was constructed, together with an attached canopy that extended out over a service island, with two gasoline pumps, in front of the house (figure 2). It was undoubtedly at this time that the central pair of double-hung windows on the first floor of the façade was removed and the opening enlarged to accommodate a door with sidelights, providing access to the roof of the porch. It was also about this time that the Petersons further altered the ground floor, introducing new fenestration in the course of building a rental unit in the northeast corner of the house.

In 1972 Leila McBride Naslund purchased the property and immediately undertook a series of improvements. She rebuilt the full-width front porch and deck, though on a much simpler plan than the original, and also the back porch and staircase. She re-roofed the house with composition sheets and soon began construction of a warren of studio apartments in the basement, installing windows salvaged from a San Jose piano store. Following the Loma Prieta earthquake of 1989, which led to the loss of the brick chimney shaft, the current sheet-metal pipe were installed. In the early 1990s the gasoline pumps were removed from the service island in front of the house.

The house, which is in poor condition, is set back slightly from East Cliff Drive on a narrow, rectangular parcel encompassing nearly an acre. The surrounding grounds are characterized by mature landscaping that, recently, was cut back preparatory to securing part of the property with a chain-link fence. At the rear of the lot several large Monterey cypress dominate an unkempt, weed-choked field marked by a scattering of blackberry bushes and debris.

Disposed about the house in the form of an inverted I are several cabins and assorted outbuildings, all of which are in poor to very poor or ruinous condition. To the west of the front of the house, on the far side of a dirt drive that leads to the north end of the lot, stands a very small two-room wood-frame cabin that originally contained the service station restrooms (figure 3). Constructed by Anton Peterson and a friend, probably in 1928 or 1929, it rests on a concrete slab foundation that is contiguous with a concrete apron surrounding the service station grease pit, located a half-dozen feet to the southeast. The walls are clad with v-rustic siding. Fenestration consists of three small wood-sash windows set high in the walls. The gabled roof, like the roof of the main house, is characterized by flared eaves and exposed rafter tails

EXHIBIT E

State of California The R	esources Agency	Primary #	
DEPARTMENT OF PARKS	AND RECREATION	HR#	
, —		Trinomial	
CONTINUATION	SHEET		
Page 4 of 14	*Resource Name	or # (Assigned by recorder), 2-3905 East Cliff I	Drive

Page 4 of 14

\*Resource Name or # (Assigned by recorder) 2-3905 East Cliff Drive

\*Recorded by Anthony Kirk, Ph.D.

\*Date 6/11/07

□ Update

topped by protruding bull-nosed wedges. The roof is roughly finished with mineral-faced composition sheets, which date to the early 1970s, when the original wood-shingle roof was removed in the course of converting the structure to living quarters.

Directly to the north of the former restrooms, situated close to the property line in a neat row, are three wood-frame cabins built as vacation rentals by Anton Peterson, with the assistance of a friend, in 1928 or 1929 and altered in various ways, including new roofing and the introduction of Plexiglas skylights, in the early 1970s. The cabins are rectangular in plan and rest on concrete piers set at the corners. The walls are clad with v-rustic siding that over the years has been patched on the west side with composition sheets. The larger of the cabins, situated at the south end of the row (figure 4), has a front-gabled jerkinhead roof, as does the neighboring cabin (figure 5). The northerly cabin (figure 6) has a front-gabled roof. The roof of the larger cabin is finished with composition shingles; the other two roofs are covered with composition sheets laid over original wood shingles. All three of the roofs have flared eaves and exposed rafter tails topped by protruding bull-nosed wedges and all have one or two Plexiglas skylights. Fenestration is asymmetrical, consisting of wood-sash windows of various types—fixed, casement, hopper, and awning—most of which appear to be original.

To the north of the three cabins stands a two-story wood-frame carriage house (figure 7) that is contemporary with the main house. It is nearly square in plan and rests on a concrete perimeter foundation. The walls are clad with wood shingles. Fenestration consists of a farrago of wood-sash windows—casement, fixed, and hopper—that were installed in the early 1970s, many of them salvaged from other structures. On the east side, an older door, adjacent to a sliding door that has been nailed shut, provides entrance to the main floor. Neither door is original, and in all likelihood, double wagon doors, like those on the west side, formerly hung here. The gable-on-hip-roof is characterized by moderate eave overhang and exposed rafter tails topped by protruding bull-nosed wedges and is finished with compositions sheets, several large sections of which are missing, revealing deteriorated wood shingles. Two Plexiglas skylights are set in the south slope of the roof. A cross-gabled roof, under which double hay doors formerly hung, is located on the east side.

A large, primitive, dirt-floor carport (figure 8) is located to the east of the carriage house, on the far side of the drive that runs through the lot. Built by Anton Peterson in the early 1930s, it is rectangular in plan and rests partly on randomly placed concrete piers and partly on bare earth. The walls are clad with flush vertical planks except for the west side and the west end of the south side, which are clad with v-rustic siding. Remnants of old composition sheets are scattered across the low-pitched shed roof, parts of which are missing.

On the south side of the carport, some dozen or so feet from the main house, stands a very small two-room sauna/shower (figure 9). Constructed by Anton Peterson in the early 1930s as a shower house, it is L-shaped in plan and rests on a concrete slab foundation. The walls are clad with v-rustic siding. Fenestration is limited to two small woodsash windows, one of which, on the south side, replaced an older window of somewhat larger dimensions and presumably dates to the time when the west shower room was converted to a sauna. The cross-gabled jerkinhead roof is characterized by flared eaves and exposed rafter tails topped by protruding bull-nosed wedges and is finished with wood shingles.

#### B10. Significance:

Newman, laid out in 1887 on the Southern Pacific main line. Within a decade, wearying of the scorching summer heat and having met with financial success—as well as having married and fathered three daughters—he set out for the cool breezes of the central California coast.

In the autumn of 1897 Henchy bought a four-acre lot running north from East Cliff Drive along Ninth Avenue (present-day 41st Avenue) in Fair View Park, a subdivision recently developed by F. A. Hihn along the bluffs west of Capitola. Two years later he acquired a neighboring strip of land on the ocean side of Cliff Drive, and in late February 1902 he paid \$461.40 for a large tract adjoining his initial purchase. Though he immediately sold half of the latter parcel, he was left with nearly seven acres in an L-shaped tract at the northwest corner of Cliff Drive and Ninth. For reasons unknown, Henchy decided to situate his new residence hard by the western property line. Even more curiously, he had the house designed with the sides set parallel to the north-south axis of the plot but the façade aligned with East Cliff



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI#
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\*Resource Name or # (Assigned by recorder) 2-3905 East Cliff Drive
\*Recorded by Anthony Kirk, Ph.D.

\*Date 6/11/07 ⊠ Continuation ☐ Update

Drive, creating a trapezoidal plan. To best take advantage of the splendid ocean views, he made the rather unusual but eminently practical decision to build a raised house and construct a long enclosed light-filled gallery that wrapped around the east and south sides of the main floor and formed a sun porch of sorts.

As early as September 1900, as shown by the entry for that year in the Great Register of Santa Cruz County, John Henchy considered himself a farmer. He was by any measure a gentleman farmer, though, and just three months earlier he had, in fact, informed the United States Census enumerator that he was retired. When registering to vote in 1904, Henchy gave his occupation as Capitalist and in 1908 as Speculator. On June 13 of the latter year, he and Annie, having subdivided their land, sold the house on East Cliff Drive, and the family moved to Capitola, where they lived until 1921 or 1922, when the elder Henchys took up residence in San Francisco.

Nicholas E. Neary, who in 1908 purchased the Henchy home and the one-acre parcel on which it stood, together with a neighboring ocean-front lot, was, like John Henchy, a native of Ireland. Born in 1856 Nick, as he was usually called, arrived in the United States as a youth of fourteen and by the close of the century had settled in San Francisco, where he was the manager of the New York Cloak and Suit Company. Like Henchy, he seems to have done well financially at a relatively early age. When registering to vote in Santa Cruz County in 1912, he characterized himself as retired, which, despite his stating his occupation in later years as Capitalist, was by all appearances an accurate description. In April 1913 the Santa Cruz Surf reported that he would be leaving in early May "for an extended trip to the old country [Ireland] and the continent of Europe," parenthetically noting that he had also visited "the land of ancestors a few years ago."

Neary presumably traveled with his wife, Mary, and, unless they had married, their two daughters, who would have been in their mid-twenties at the time. The Surf suggests this was the case, observing that "his hospitable home on the bluffs near Capitola will be closed during his absence." Although the record is not clear, it would appear that the Nearys spent considerable time traveling or in San Francisco, and that their "hospitable home" was often closed. When Mary Neary died at St. Mary's hospital in San Francisco in lanuary 1921, the Santa Cruz News reported, that "the late Mrs. Neary and her husband were both well known in Santa Cruz and for some years made their home on the East Cliff Drive near Capitola."

On August 9, 1922, a year and a half after his wife's death, Nick Neary, who had taken up residence in Oakland, sold his Santa Cruz house, including "all of the household furniture... with the exception of certain articles this day reserved" to John E. Menzel. Menzel was a seventy-two-year-old German-born Merced County farmer. Despite the lack of supporting evidence, there can be little doubt, that he and his wife, Elizabeth, purchased the property for the same reason that countless other inland farmers and ranchers acquired coastal homes, to periodically escape the savage summer heat. Their ownership was brief, however, and in February 1926 the couple sold the property on which the house stood, along with two lots on the ocean side of East Cliff Drive, to Anton and Ida Peterson.

A native of Denmark, Anton Vilhelm Peterson was brought to the United States at the age of four and grew up in Michigan. He learned the blacksmith's trade and operated a smithy before moving to Arlington, Washington, where he ran a men's store and later a dry goods store and where he met and married Ida Glenk, a native of New York. The couple and their three children headed south to California, settling in Chowchilla, Madera County; and Anton, once again changing careers, took up ranching. In early 1926 the family moved to the coast and purchased the house on East Cliff Drive, where Anton Peterson, now sixty years old, cast about for a way to make a living for himself and his family.

When the Petersons registered to vote in Santa Cruz County in 1926, Ida identified her occupation as Housewife while Anton left the space blank. Possibly by the end of the year, and certainly no later than the following year, however, he had hit upon the idea of operating an automobile service station and offering accommodations to tourists. A photograph of the property taken not long after the ground floor had been remodeled and gasoline pumps installed shows a sign attached to one of the service-island piers, with the hand-lettered inscription "Rooms for Rent, Apartments." These accommodations were presumably limited to the lodgings Anton Peterson is known to have fitted up in the house—one in the northeast corner of the raised basement, the other off the kitchen, on the main floor—and a cottage situated across East Cliff Drive, built by a previous property owner. Mona Sabold, one of the Petersons two daughters, recalls that within a year of purchasing the property her father, with the help of a friend, constructed three guest cabins along the west property line and a fourth across the street, overlooking the ocean. There is, however, no sign of these structures in



State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI#
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\*Resource Name or # (Assigned by recorder) 2-3905 East Cliff Drive

\*Recorded by Anthony Kirk, Ph.D.

\*Date 6/11/07

an aerial photograph of this section of Live Oak taken sometime in 1928, suggesting they were not built in the early months of the year or possibly not until the following year.

Certainly, the gradual development of the property is in line with the evolution of many such mom-and-pop enterprises in the 1920s and 1930s. In July 1933 John J. McCarthy and Robert Littell published an article titled "Three Hundred Thousand Shacks" in *Harper's Magazine*, in which they discussed how easily anyone with an entrepreneurial spark could enter the burgeoning tourist industry, conjuring up a hypothetical farmer who installs a couple of gas pumps next to his produce stand along a highway and uses the profits to build a café and a few cabins. "The money trickles steadily in and rolls in during the summer. Your overhead is low. Your wife does the cooking, your daughter makes the beds, your son tends the gas pumps."

In contrast to the hypothetical farmer and his family, however, the Petersons did not cook for their guests, who, instead, prepared simple meals in the cabin and apartment kitchens, generally with food purchased at the Peterson's grocery, which offered a selection of canned goods, bread, and pastries. The guests at Cosy Cottages—as the name of the cabin camp appears in the listings for Rural Route No. 2 in Polk's Santa Cruz City Directory beginning in 1937—tended for the most part not to be travelers looking for overnight accommodations but residents of San Francisco and the inland valleys who came to the coast for a week or two of relaxation. Business was chiefly seasonal and, because the Petersons did not advertise, grew slowly, according to Mona Sabold, who remembers that many of the guests were friends of friends who had stayed in the cabin camp previously. While the income from rentals and groceries was undoubtedly helpful to the Petersons, it was presumably gasoline sales and minor automobile service that contributed most to the family's welfare as the Great Depression deepened. Indeed, when Anton Peterson registered to vote in 1928, he listed his occupation as Service Station Operator, as he continued to do through World War II. Although no reference to the Peterson station appears in the Santa Cruz directories, including the Classified section, a photograph dating to the 1930s shows the name East Cliff Service above a Richfield gasoline sign on the station canopy (figure 2).

It is unclear when Anton Peterson retired as a service station operator, but most likely it was not long after the end of the war, when he was in his late seventies. Even earlier, the restrictions on travel imposed after Pearl Harbor had led the family to close the cabins and the grocery. With the coming of peace, a few of the longtime guests occasionally returned to rent one of the cabins for a week or two in the summer. Mona Sabold recalls that they were "considered part of the family," which supports the recollections of David J. Arata, who, as a young boy vacationing nearby in the early 1950s, thought that the cabins were occupied by Peterson relatives who had gathered for family reunions. Anton Peterson died in 1957 after an illness of several years, and by the early 1960s the condition of the cabins and the other buildings had entered into decline. Ida Peterson died in the summer of 1971, and the current owner, Leila Nasland, acquired the property the following year.

The house at 2-3905 East Cliff Drive is a century or more old, and there is much of interest that emerges from a study of its construction and evolution and of the men and women who lived here over the years. But though the property has a history, neither the residence itself nor the complex that includes it and the cabins and other outbuildings is historic. Whether evaluated individually or collectively the structures do not appear to be eligible for listing in either the California Register of Historical Resources (CRHR) or in the Santa Cruz County Survey of Historic Resources (SCCSHR) under any criteria.

Tourism, an industry with which the property at 2-3905 East Cliff Drive was associated for some twenty odd years or more, has been important to the economic development of Santa Cruz County since at least the late 1860s, when Samuel Alonzo Hall opened the beachfront east of Soquel Creek to campers in what came to be known as Camp Capitola. The arrival of the railroad in the country's centennial year led to an increase in destination tourism and the building of such grand caravansaries as the Sea Beach Hotel in Santa Cruz and Hotel Capitola down the coast. Other accommodations sprang up through much of the county, ranging from the seasonal tent cities along the ocean to resorts tucked away in the mountain, such as the Rowardennan in Ben Lomond, which provided its two hundred guests with such amenities as swimming, horseback riding, billiards, bowling, tennis, and golf, as well as a large dance hall.

The rise of automobile travel in the twentieth century resulted in the creation of new types of accommodations for tourists, beginning, in the American West, with auto camps, which gave way to cabin camps and cottage courts and motor courts, or motor hotels, as the latter were also called—far better known, of course, in the contracted form, as motels. The

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Peterson's early efforts in welcoming visitors took the form of renting rooms or small apartments in their own residence, a type of accommodation known as a tourist home and identified chiefly with the eastern United States. With the construction of four cabins, which gave the family five rental units in addition to the two apartments in the house, the complex took on the character of a cabin camp. Because the cabins were situated in two discrete locations, however, the physical plan of Cosy Cottages was unlike any of the building layouts usually associated with cabin camps, such as a single row, an L, a U, a crescent, or a cluster. Moreover, because of the relatively narrow lot on which the house stood, the complex lacked one of the characteristics invariably associated with cabin camp complexes: a parking place, a carport, or a garage adjacent to each cabin for the traveler's automobile.

The history of Cosy Cottages is of some interest, but there is no evidence that the property is significant within the context of tourism and, as such, that it is eligible for listing in the CRHR under Criterion 1 or the SCCSHR under Criterion 2. As a tourist home with a handful of cabins, (one of which has been lost to cliff erosion), it lies outside the mainstream of tourist accommodations as they evolved in the county and is, in fact, a property type not even discussed in the County of Santa Cruz Survey of Historic Resources Update and Context Statement (1994). Certainly, it is not a good example of a cabin camp. Other properties far better illustrate the theme of tourism in Santa Cruz, including Redwood Village in Aptos and Shepherd's Fold on old Highway 17, both of which date to the 1920s and are listed in the SCCSHR.

There is, as well, no evidence that the property is associated with any other pattern of events of local or regional importance that would make it eligible for listing in the CRHR under Criterion 1 or the SCCSHR under Criterion 2. The Peterson's automobile service station is not known to have been significant, and even if documentation should emerge that testifies to its importance, none of the essential physical features of the property, save the restrooms and grease pit, are extant.

Beginning with John Henchy and his wife, Annie, the property was owned by a series of families—Nicholas and Mary Neary, John and Elizabeth Menzel, Anton and Ida Peterson—whose lives played out in diverse ways. Both John Henchy and Anton Peterson tried their hand at various occupations over the decades. By contrast Nick Neary long made a living sell cloaks and suits in San Francisco, while John Menzel is known only as a farmer. But interesting though their lives may have been, none of them is known to have made a specific identifiable contribution to any phase of local, state, or national history that meets the standard for significance required for listing in the CRHR under Criterion 2 or the SCCSHR under Criterion 1.

Architecturally, the house is an extremely modest example of the Craftsman style, lacking several of the most important characteristics associated with this design mode. The Craftsman style arose out of the English Arts and Crafts movement, which spread to the United States in the late nineteenth century. Its influence appeared early in San Francisco, where in 1894 the first Arts and Crafts society in the United States was founded. The Arts and Crafts movement rejected mechanization and materialism and embraced simplicity, sincerity, and authenticity. Its philosophy manifested itself in the work of furniture makers, potters, weavers, graphic designers, metal workers, and architects. Much of its popularity in America came from Gustav Stickley's monthly journal, *The Craftsman*, which, published in New York from 1901 to 1916, gave its name to the movement in this country.

The virtues of Craftsman residences were widely disseminated by Stickley's periodical, as well as by articles in magazines as diverse as Western Architect and Ladies' Home Journal. Full sets of plans and specifications for houses were available from Stickley and numerous other sources, while mail-order companies such as Sears, Roebuck offered complete precut component kits for residences. The Craftsman style rapidly became the most popular design mode for small houses in the country and remained so until the early twenties, when the Arts and Crafts movement entered into decline.

Although the Craftsman aesthetic informed building design as disparate as Mission Revival and Prairie, it is associated chiefly with one- and one-and-a-half-story houses characterized by asymmetrical facades and low- or moderate-pitched gabled roofs with wide overhanging eaves and exposed rafter tails. Decorative details often include false beams and triangular knee braces in the gables. Exterior walls are occasionally clad with stucco or stone but most commonly with clapboards or wood shingles. Windows are either casement or, more frequently, double-hung, with multiple lights in the upper sash and a single light in the lower sash. Though inset porches are not uncommon, a partial- or full-width front-gabled porch is among the most typical character-defining feature of the style. The porch roof is often supported by



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square posts resting on heavy battered piers or, conversely, tapered columns set on rectilinear pedestals. Some central California Craftsman houses are possessed of a particularly woodsy character, often associated with the first phase of the Bay Area Tradition and exemplifying the enthusiasm of "building with nature," as promoted by, among others, the Berkeley poet and aesthete Charles Keeler in his book *The Simple Home* (1904).

The main house at 2-3905 East Cliff Drive embodies several features commonly associated with Craftsman architecture, notably generous eaves, exposed rafter tails, and false beams with triangular knee braces (though only in the south gable). It lacks, however, the typical massing and lines of the style; and what remains of the original façade, which suffered a loss of integrity when the ground floor was transformed into a service station office and grocery in the 1920s, is symmetrical rather than asymmetrical. The gable-on-hip roof is not a feature associated with Craftsman houses, which are usually gabled or cross-gabled, and though dormers are characteristic, they are usually distinguished by gabled or shed, rather than hipped, roofs. Moreover, the original front porch, which very likely was among the chief character-defining features of the house, no longer survives. As it stands today, the house fails to embody the distinctive characteristics typically associated with Craftsman architecture. It also fails to exhibit any of the particular genius of design or exquisite workmanship found in high-style Craftsman residences, such as those scattered through the San Francisco Bay Area and southern California. The house is not representative of a distinct architectural style or period or region, nor is it the work of a master architect or builder, nor does it possess high artistic value. As such it does not meet Criterion 3 of either the CRHR or the SCCSHR.

The property also does not appear to be significant under Criterion 4 of either the CRHR or the SCCSHR, which require that a property have yielded or be likely to yield information important to history or prehistory. This criterion is usually applied to archaeological sites, but under certain circumstances it is also applicable to the built environment. An examination of the physical structure of the house reveals no meaningful variation on standard design or construction techniques or any other useful information that would make the property potentially eligible for listing in either inventory under this Criterion.

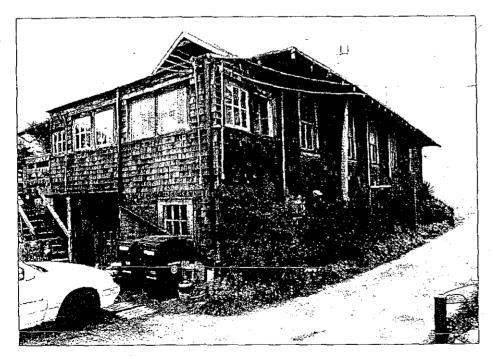


Figure 1. Main house, looking southeast at north and west elevations, 3/26/07.

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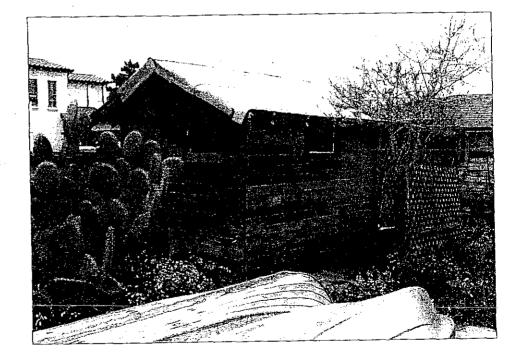
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Figure 2. East Side Service and Cosy Cottages, ca. 1930-37. Courtesy Norman Poitevin.

Figure 3. Former restrooms, looking northwest at south and east elevations, 3/26/07.



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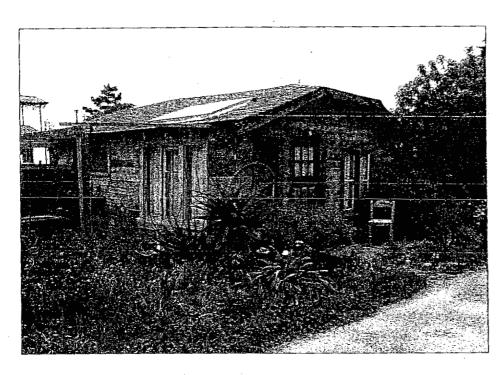
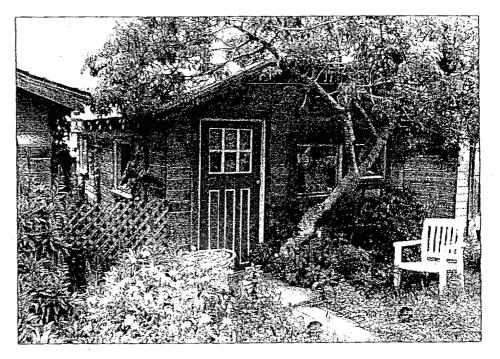


Figure 4. Cottage No.1, looking northwest at south and east elevations, 3/26/07.

Figure 5. Cottage No. 2, looking northwest at south and east elevations, 3/26/07.



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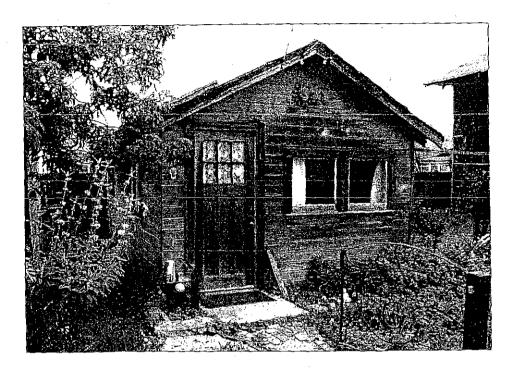
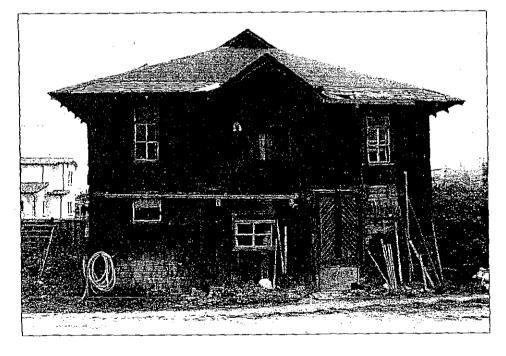


Figure 6. Cottage No. 3, looking northwest at south and east elevations, 3/26/07.

Figure 7. Carriage House, looking west at east elevation, 3/26/07.



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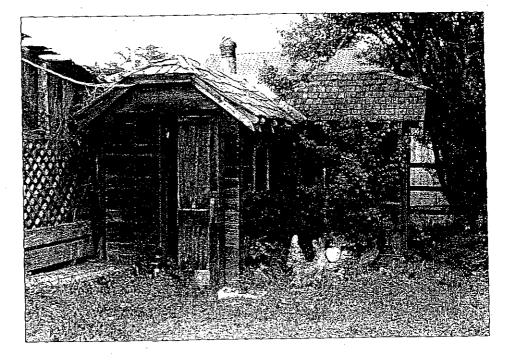
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Figure 8. Carport, looking southeast at west elevation, 3/26/07.

Figure. 9. Sauna/Shower, looking northeast at west and south elevations, 3/26/07.



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