

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

CCC Exhibit 11
(page ~~1~~ of ~~3~~ pages)

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code NR 6

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: #005

P1. Other identifier: Pleasure Point Road House

*P2. Location: Not for Publication Unrestricted

*a. County: Santa Cruz County and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: _____ Date: T _____ R _____ of _____ of Sec _____ ; M.D. B.M.

c. Address: 2-3905 East Cliff Dr. City: Santa Cruz Zip: 95062

d. UTM: Zone: _____ mE/ _____ mN (G.F.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 032-181-08

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

The main Craftsman-style structure is square in plan, 1 1/2 stories with a complex roof structure of flared hipped roof with a pierced gable dormer in the front and hipped dormers on the side, exposed eaves, brackets, and shaped rafter tails. Originally the structure had a grocery store on the ground level and a residence upstairs. Gas pumps were by the roadside, a carriage shed and rental cabins along the drive. The carriage shed repeats some of the roof forms of the main structure and has a high level of workmanship for a utilitarian building. The second floor has a door with side windows. The ground floor has been altered and the deck is not original. The main structure, carriage shed and adjacent cabins are sided in wood shingles and have wood frame one-over-one sash windows.

Significance: The property retains much of the original features including material, elements, forms and setting of an early twentieth-century Live Oak resort property and meets the County of Santa Cruz criteria for a historic resource NR6.

*P3b. Resource Attributes: (List attributes and codes) HP6; NR6

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo: (View, date, accession #) front view with side view of auxiliary structures

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both

est. pre. WWI

*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 Development
 One Sutter St. # 910
 San Francisco, CA 94104
 With Ross Gibson & Phil Reader

*P9. Date Recorded: 7/29/04

*P10. Survey Type: (Describe)
 Reconnaissance Survey

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*P11. Report Citation:

*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 25

EXHIBIT E

State of California— The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI#

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*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: Original Location:

*B8. Related Features:
 two-story rooming house, carriage house and tourist cabins, other assorted out buildings

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme: Resort/vacation properties 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

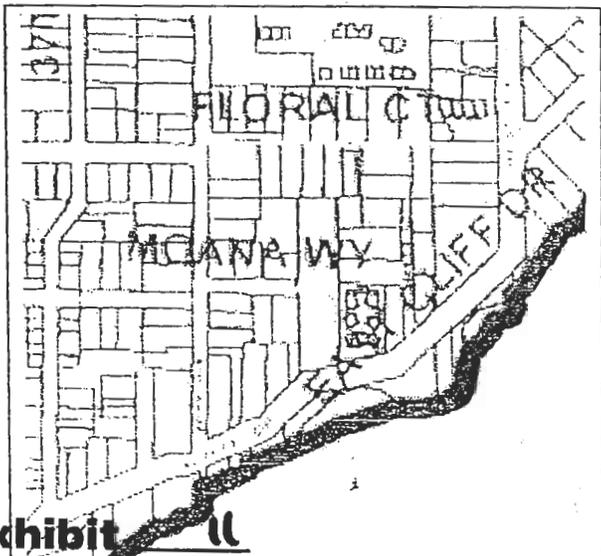
*B12. References:
 Deed Book 143, p402, 2/20/1902; RL Polk Street Directories Santa Cruz Co. 1910-1946, San Francisco Co. 1880-1881; US Census San Francisco Co. 1880, Soquel Dist., 1900, Santa Cruz Co. Brancifortre District 1930; Aerial Survey Santa Cruz Co. 1928, 1931; "Hatch" Map Official Map of Santa 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.)



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

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(page 1 of 9 pages)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County Santa Cruz

and (P2b and P2c or P2d. Attach a Location Map as necessary)

*b. USGS 7.5' Quad Date T ; R ; % of % of Sec ; B.M.

c. Address 2-3905 East Cliff Drive City Santa Cruz Zip 95062

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

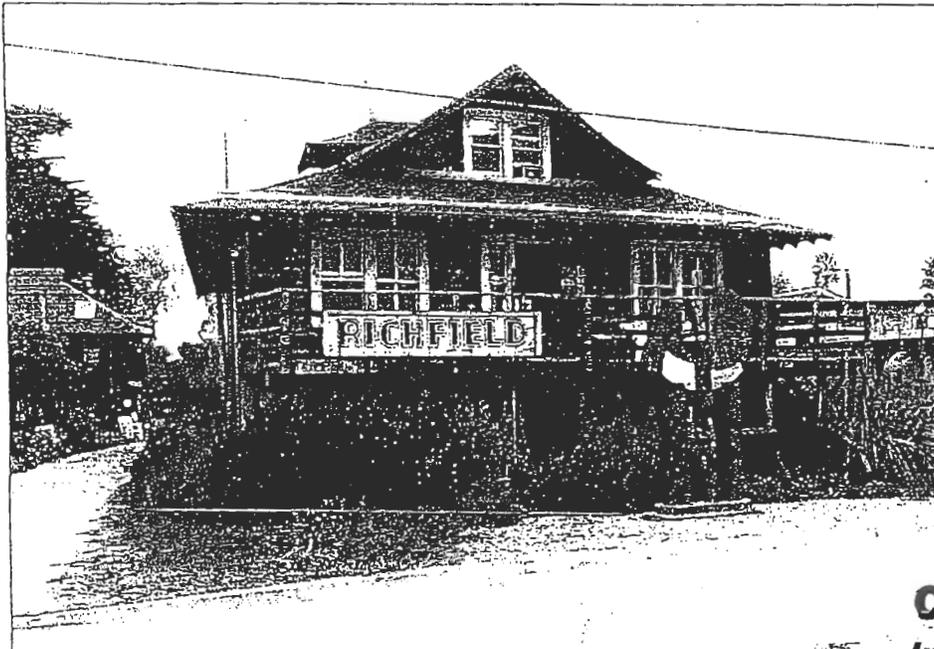
Santa Cruz County APN: 032-181-008

*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 (Isolates, etc.)



P5b. Description of Photo: (View, 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 McCormick Street

Santa Cruz, CA 95062

*P9. Date Recorded: 6/11/07

*P10. Survey Type: (Describe)

Intensive

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*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)

*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, alteration, and date of alterations) 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.)

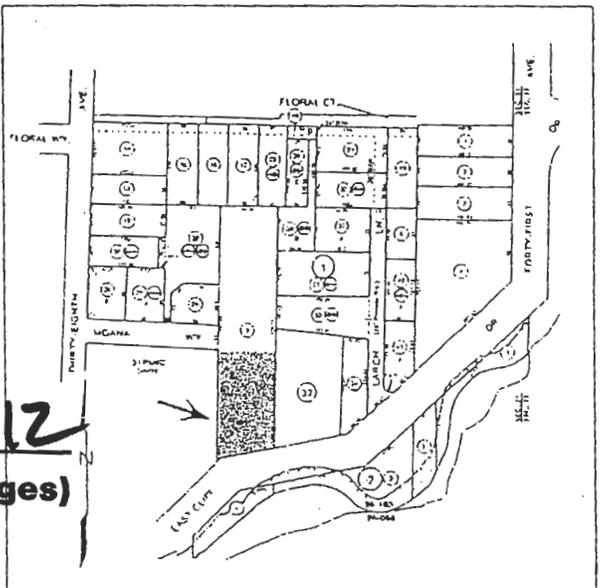
Neither the house at 2-3905 East Cliff Drive nor the surrounding complex of buildings of which it is a part appear to be eligible for listing in the California Register of Historical Resources or in the Santa Cruz County Survey of Historic Resources. The property is not significant within any national, 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.)

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P3a. Description:

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 entirely 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 J 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

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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 wood-sash 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

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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 January 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

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CONTINUATION SHEET

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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

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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CONTINUATION SHEET

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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

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 pre-cut 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.

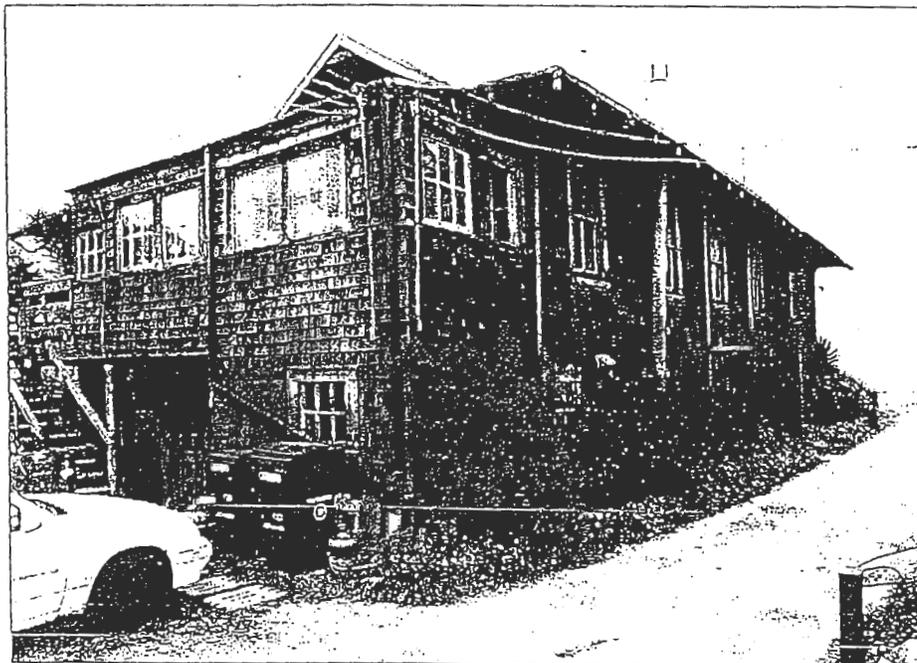


Figure 1. Main house, looking southeast at north and west elevations, 3/26/07.

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ARCHITECTURAL RESOURCES GROUP, INC.
 Architects, Planners & Conservators

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

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20 July 2007
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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

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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.



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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 20th 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



Mr. Guiney
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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.

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ARCHITECTURAL RESOURCES GROUP

Architects, Planners & Engineers, Inc.



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20 July 2007
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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

cc: File

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(page 6 of 6 pages)

BEFORE THE HISTORIC RESOURCES COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. 01-2006

On the Motion of Commissioner Fisher
Duly seconded by Commissioner Kennedy
The following resolution is adopted:

HISTORIC RESOURCES COMMISSION RESOLUTION DETERMINING THAT CERTAIN PROPERTIES IN LIVE OAK ARE INELIGIBLE FOR DESIGNATION AS HISTORIC RESOURCES AND GIVING THOSE PROPERTIES A NATIONAL REGISTER RATING OF NR6, AND RECOMMENDING THAT THE BOARD OF SUPERVISORS DESIGNATE CERTAIN OTHER PROPERTIES IN LIVE OAK AS HISTORIC RESOURCES WITH A NATIONAL REGISTER RATING OF NR5

WHEREAS, the Board of Supervisors, on November 16, 1982, adopted the County General Plan-Local Coastal Program (GP-LCP), which contains policies that provide for the protection of the County's historic resources and for the establishment and maintenance of a Historic Resources Inventory that specifies historic properties designated by the Board of Supervisors for protection of their historic resource values; and

WHEREAS, Chapter 16.42 of the Santa Cruz County Code establishes criteria for the designation of historic resources including the assignment of a historic rating of NR1, NR2, NR3, NR4, or NR5 to each designated historic resource, assignment of a rating of NR6 to buildings determined to be ineligible for designation as historic resources, establishes a Historic Resources Inventory, and sets forth procedures for making amendments to the Historic Resources Inventory; and

WHEREAS, County Code Section 16.42.080(c) contains criteria for designating a property a historic resource; and

WHEREAS, County Code Section 16.42.080(d) defines a property rated NR5 as a property determined to have local historical significance; and

WHEREAS, County Code Section 16.42.080(f) defines a property rated NR6 as a potentially significant property and requires that the County maintain a listing of those properties which have been evaluated and determined to be ineligible for designation as an historical resource based on the criteria in 16.42.080(c) and/or due to their deteriorated architectural integrity or condition. These properties shall be given a rating of significance of NR6 and may be re-evaluated periodically based on new conditions of improvements to the architectural integrity and condition of the structure; and

WHEREAS, the Historic Resources Commission has been charged to evaluate the historic resources in the County of Santa Cruz; and

WHEREAS, the County of Santa Cruz is a Certified Local Government as determined by the State Historic Preservation Officer and within the meaning of California Public Resources Code Section 5020.1(b); and

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EXHIBIT G 1

0726

WHEREAS, pursuant to a contract authorized by the Board of Supervisors, the County has contracted with a consultant to conduct a survey and evaluation of certain properties in Live Oak for possible designation as historical resources, or for a determination of potential significance, or for which the existing historic rating is proposed to be changed; and

WHEREAS, the consultant has completed its survey and delivered a draft work product consisting of completed Department of Parks And Recreation historic evaluation forms; and

WHEREAS, on September 14 and October 20, 2006, the Historic Resources Commission held duly noticed public hearings and considered the environmental determination, the staff report, all evidence presented, and all public testimony.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Historic Resources Commission determines that certain properties in Live Oak are ineligible for designation as historic resources and are assigned a rating of NR6 and recommends to the Board of Supervisors approval of amendments to the Historic Resources Inventory to designate certain other properties in Live Oak as historic resources with a National Register rating of NR5, as shown in Exhibit A.

PASSED AND ADOPTED by the Historic Resources Commission of the County of Santa Cruz, State of California, on this 20th day of October, 2006, by the following vote:

AYES:	COMMISSIONERS	Borg, Fisher, Kennedy, Manning
NOES:	COMMISSIONERS	None
ABSENT:	COMMISSIONERS	None
ABSTAIN:	COMMISSIONERS	None

Patricia J. Manning
Chairperson

ATTEST: *Steven Guiney*
STEVEN GUINEY, Secretary

APPROVED AS TO FORM:
Cliff Clark for
County Counsel

cc: County Counsel
Planning Department

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EXHIBIT 01

2-1610 East Cliff	028-161-12	NR5	NR5	NR5	NR5	NR5	NR5
123 19th Avenue*	028-222-03	NR6	NR6	NR6	NR6	NR6	NR6
31 Rockview	028-304-50	NR5	NR5	NR5	NR5	NR5	NR5
631 26th Avenue	028-421-02	NR5	NR5	NR5	NR5	NR5	NR5
2300 Portola Drive	028-441-03	NR5	NR5	NR5	NR5	NR5	NR5
2411 Chanticleer*	029-013-51	NR5	NR5	NR5	NR5	NR5	NR5
2155 Chanticleer	029-041-30	NR6	NR6	NR6	NR6	NR6	NR6
1900 17th Avenue	029-071-08	NR5	NR5	NR5	NR5	NR5	NR5
1975 Chanticleer	029-071-38	NR5	NR5	NR5	NR5	NR5	NR5
1940 Kinsley	029-182-04	NR5	NR5	NR5	NR5	NR5	NR5
1950 Kinsley	029-182-04	NR5	NR5	NR5	NR5	NR5	NR5
2930 Childers Lane	031-091-01	NR5	NR5	NR5	NR5	NR5	NR5
3211 Roland Drive	032-011-27	NR5	NR5	NR5	NR5	NR5	NR5
2-3905 East Cliff	032-181-08	NR6	NR6	NR6	NR6	NR6	NR6
1 Chaminade Lane	102-061-12	NR6	NR6	NR6	NR6	NR6	NR6
4260 Paul Sweet	102-111-05	NR6	NR6	NR6	NR6	NR6	NR6
Mexican Rodeo Grounds: south side Soquel Avenue partly in road right-of-way between Mattison Lane and South Rodeo Gulch, extending south for approximately 250 feet on either side of Rodeo Gulch Creek.	029-031-14, 031-011-31	NR5	NR6	NR6	NR6	NR6	NR6

* Properties that are currently rated NR6, i.e., they were evaluated once in the past, but not designated as kindred, local time.



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

January 31, 2008

AGENDA: February 12, 2008

Board of Supervisors
 County of Santa Cruz
 701 Ocean Street
 Santa Cruz CA 95060

SUBJECT: CONTINUED PUBLIC HEARING TO CONSIDER THE POTENTIAL DESIGNATION OF APN 032-181-08, 2-3905 EAST CLIFF DRIVE, AS HISTORICALLY SIGNIFICANT

Members of the Board:

At several hearings last year, your Board acted on the recommendations of the Historic Resources Commission (HRC) and staff regarding over 40 potentially historically significant buildings in Live Oak. Your Board has taken definitive action on all but two of the properties considered. Those two properties are the Ocean Echo Inn located at 401 Johan's Beach Drive and the so-called "roadhouse" located at 2-3905 East Cliff Drive.

APN 028-161-02 401 Johan's Beach Drive

In August your Board directed staff to process a parcel-specific General Plan – Local Coastal Program amendment for APN 028-161-02, 401 Johan's Beach Drive, indicating that the main building on that site would be designated as a historic resource contingent upon Board and Coastal Commission approval of the amendment. Staff is currently formulating the details of the amendment. We expect that a draft of the amendment will undergo review by the Planning Commission and then your Board in the next few months.

APN 032-181-08, 2-3905 East Cliff Drive (the "Roadhouse")

Based on the initial evaluation performed by the County's consultant, the HRC and staff recommended that this property not be designated as a historic resource. The owner subsequently submitted an independent historic evaluation concluding that the building does not qualify for designation as a historic resource. As Board members may recall, because of the intense community interest in this property, the Planning Department retained a third party historic resources consultant to review the evaluation prepared by the County's consultant and that prepared by the owner's consultant. The third party consultant agreed "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."

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 (page 4 of 5 pages)

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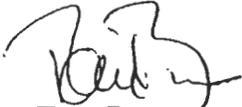
EXHIBIT H 1

Live Oak Historic Designations
Board of Supervisors Agenda: February 12, 2008
Page 2 of 2

Because we have not received any further information germane to the historic issue that indicates that the building has historic significance, there is no basis to change our previous recommendation that your Board not designate the property as a historic resource, but assign it a rating of NR6.

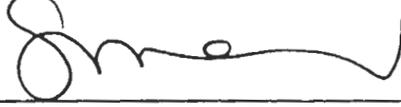
It is therefore RECOMMENDED that your Board decline to designate APN 032-181-08, 2-3905 East Cliff Drive (the so-called "Roadhouse"), as a historic resource, but assign it a rating of NR6.

Sincerely,



Tom Burns
Planning Director

RECOMMENDED:



SUSAN A. MAURIELLO
County Administrative Officer

Attachment

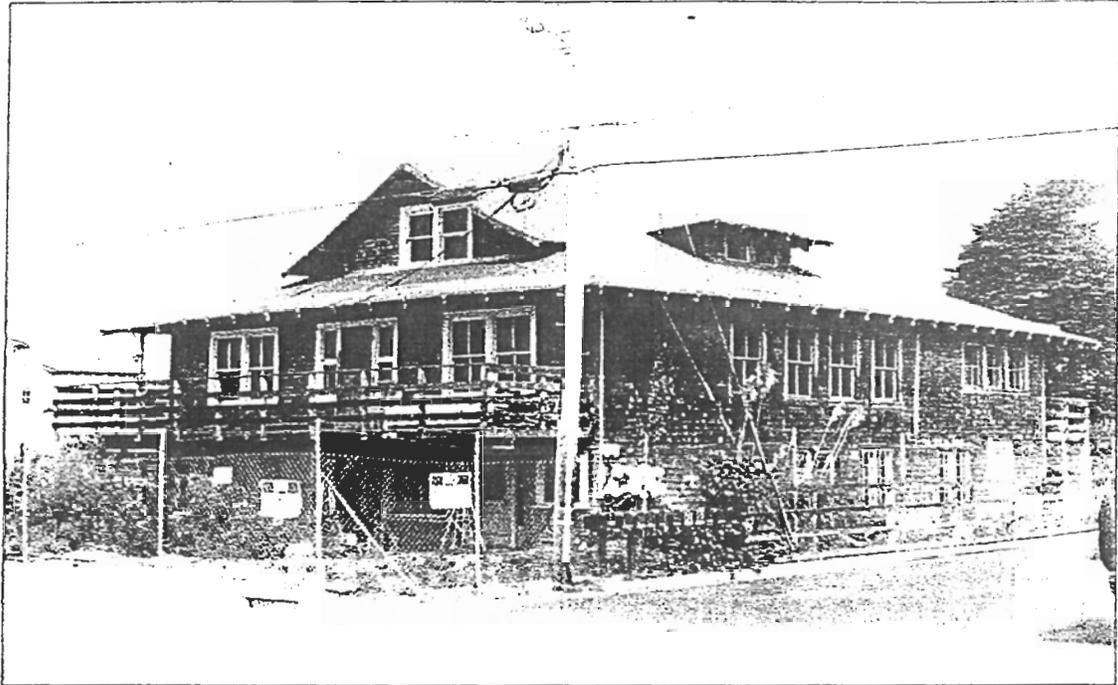
- 1. Peer review and evaluations for APN 032-181-08 (2-3905 East Cliff Drive)

cc: Property owners
CIRCA
Elizabeth Schilling

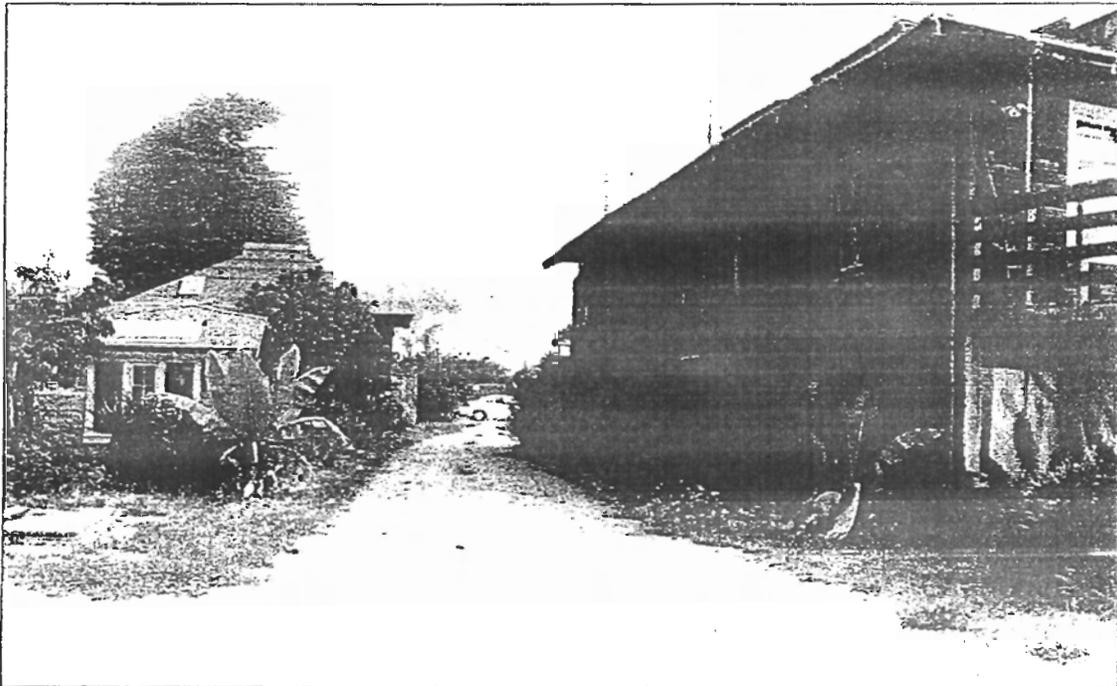
70

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EXHIBIT H



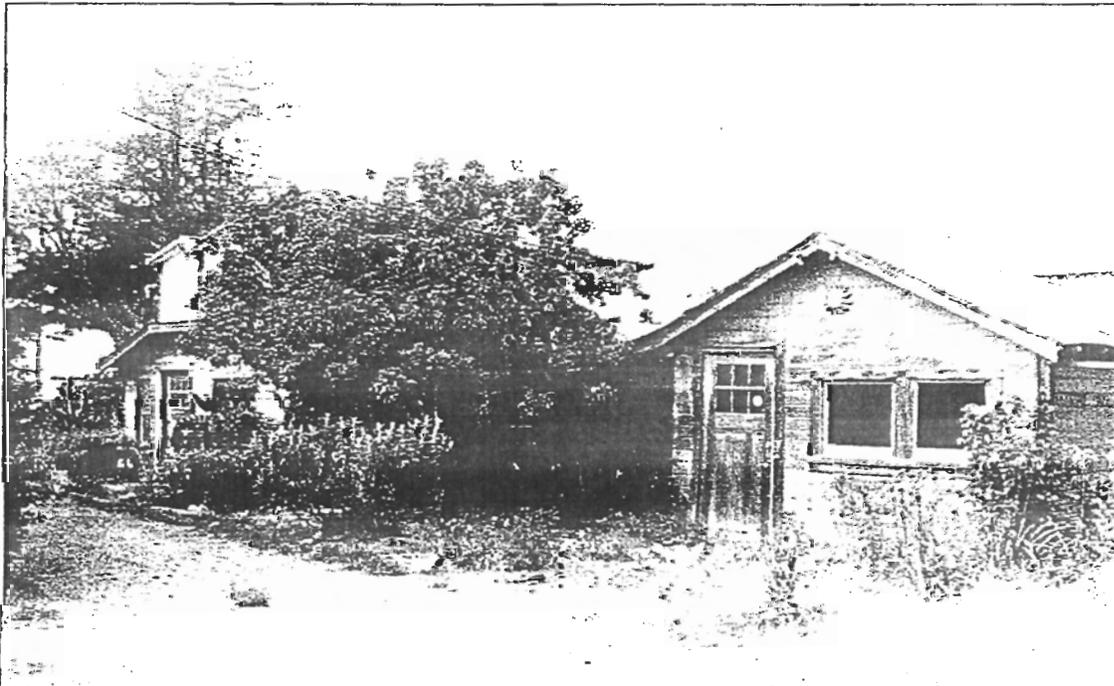
Front and east side of the house.



Entrance driveway viewed from E. Cliff Drive. The house is on the right; the cottages are on the left. This is one of two entrances to the subject property.



Looking south towards the ocean from the middle of the subject property.
The house is on the left; the carriage house and cottages are on the right.



View of the cottages that line the driveway.

PHOTOGRAPHS

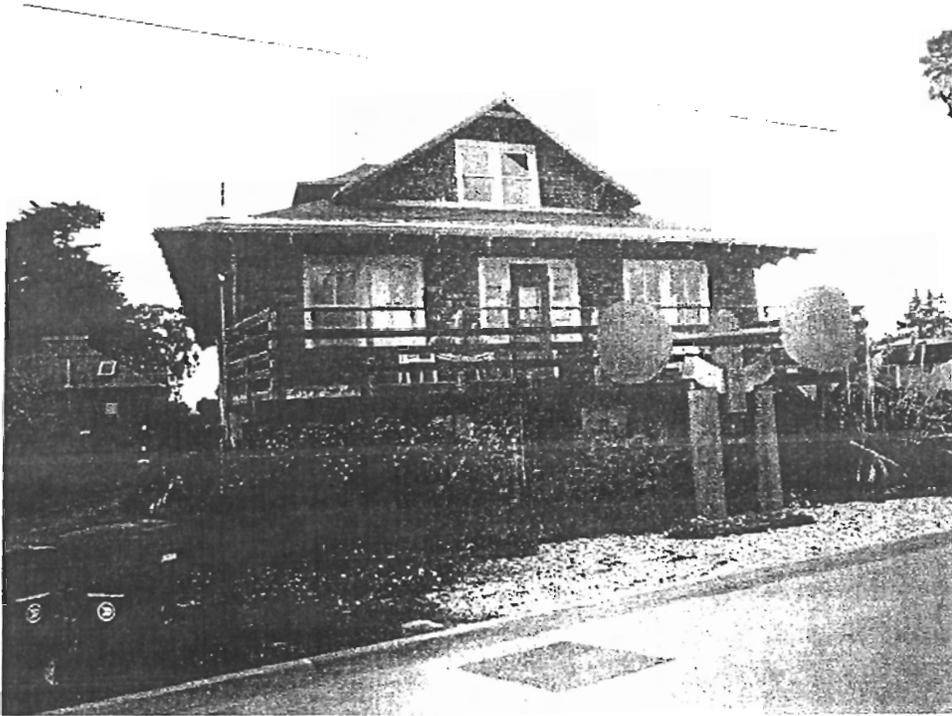


Photo No. 1. Front of the main house.

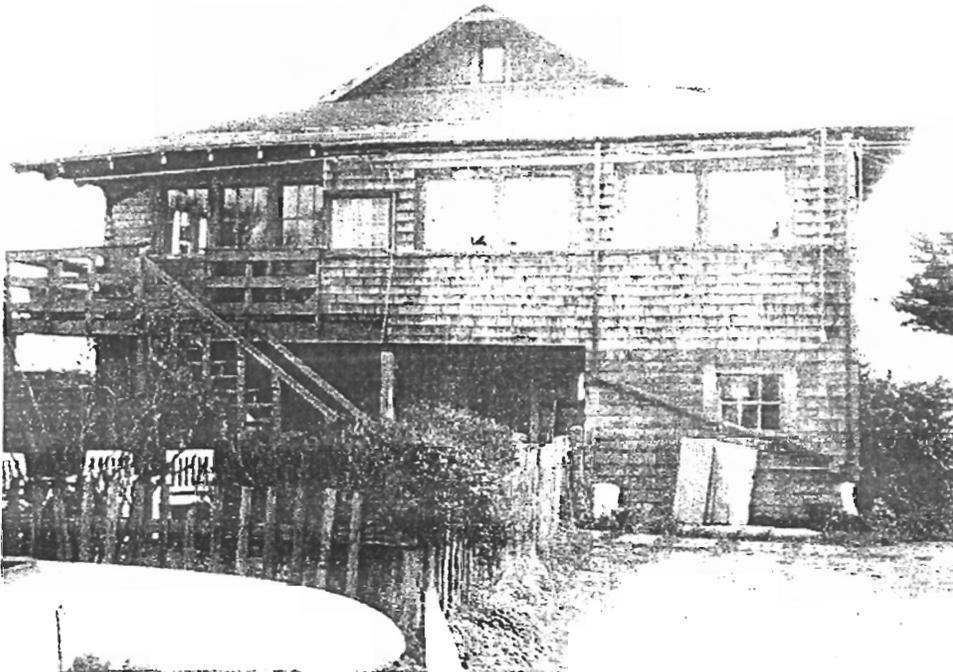


Photo No. 2. Back of the main house with the back addition occupying most of the photo. Note the downward bow of the eave at the left dormer. Note also the severe sag in a hip at a dormer that is barely visible over the right roof.

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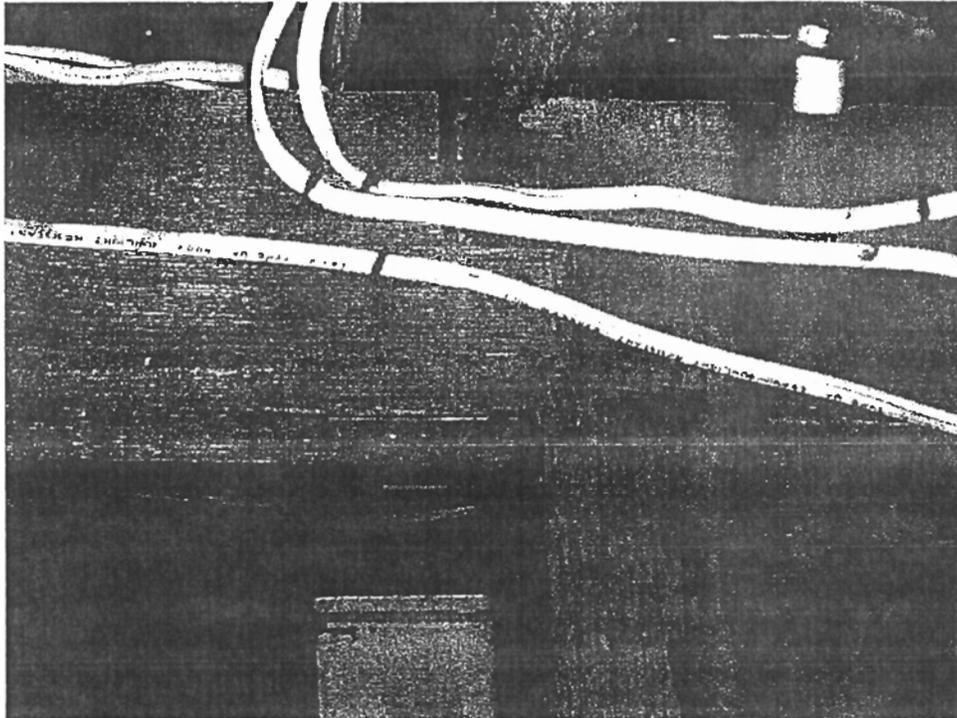


Photo No. 5. Beam under the back, left corner of the main house with almost no support at the post.

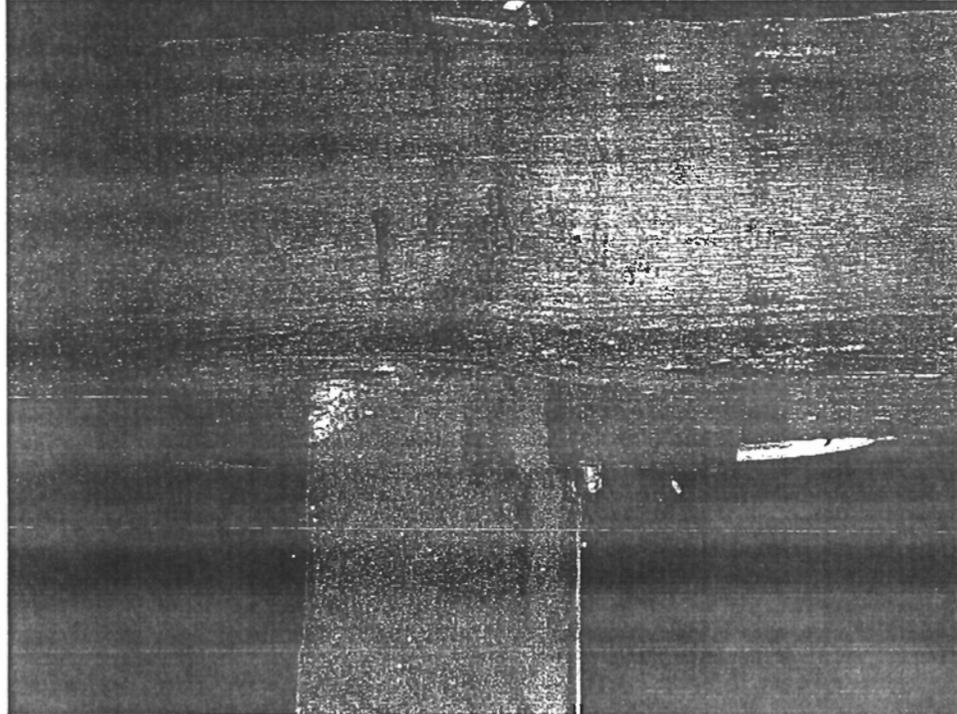


Photo No. 6. Poor connection between post and floor girder.

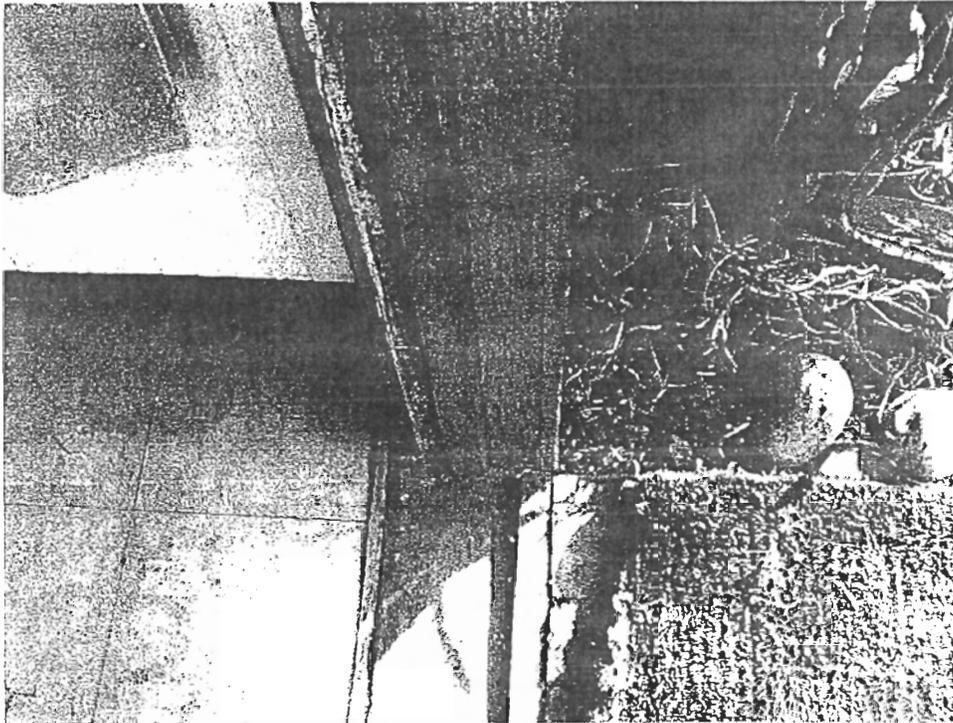


Photo No. 11. The left side interior floor is a newer 6" + slab. Soil at the exterior is level with the newer interior slab. The base of wall framing was left at its original level approximately 4" below the existing ground surface.

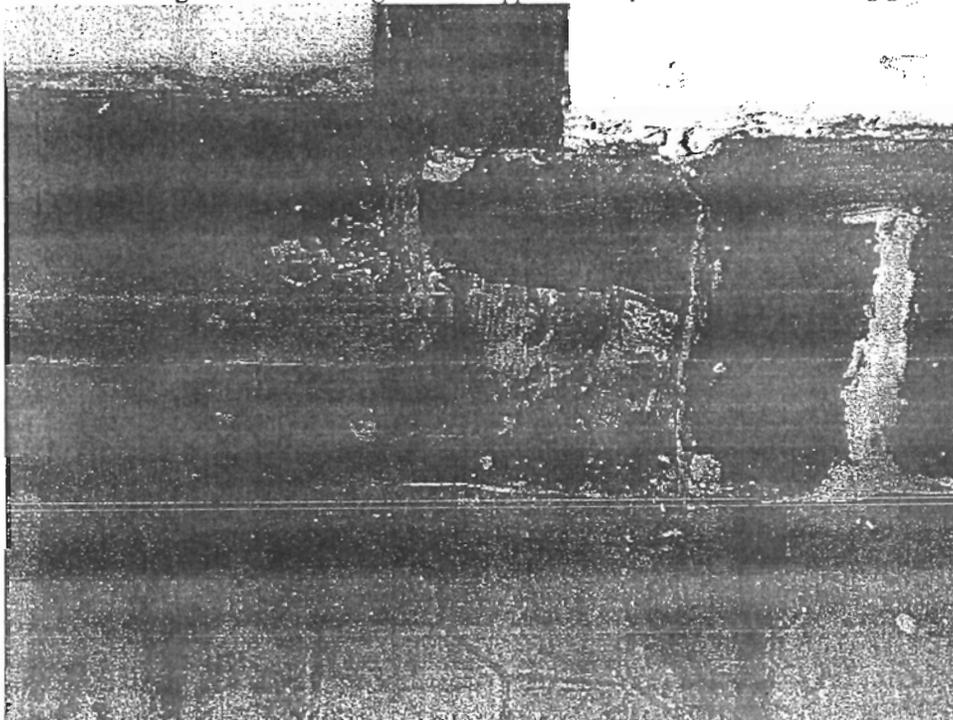


Photo No. 12. Rot at an interior ground floor partition in the main house.

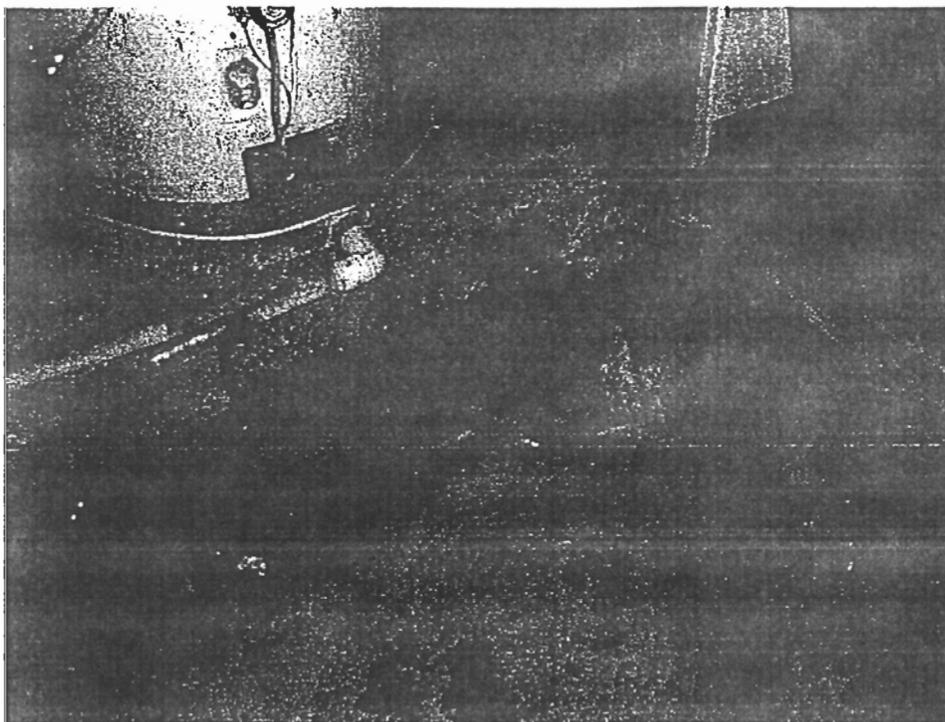


Photo No. 13. Cracked sanitary sewer pipe exposed in the main house.

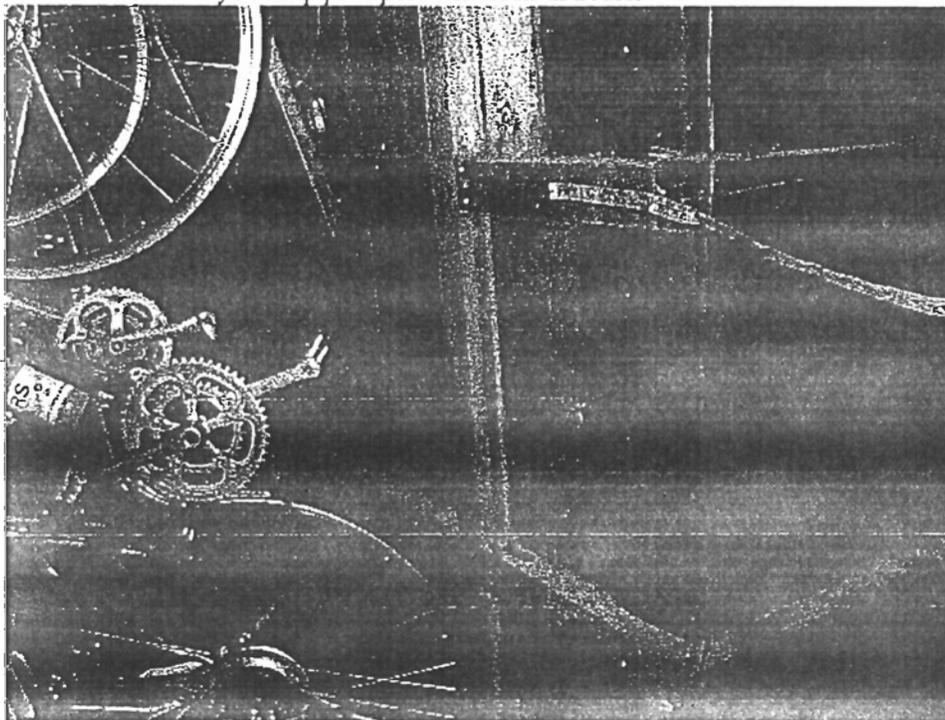


Photo No. 14. Main house interior partitions constructed using vertical board sheathing over 2x4's at more than 24" on-center turned flat.

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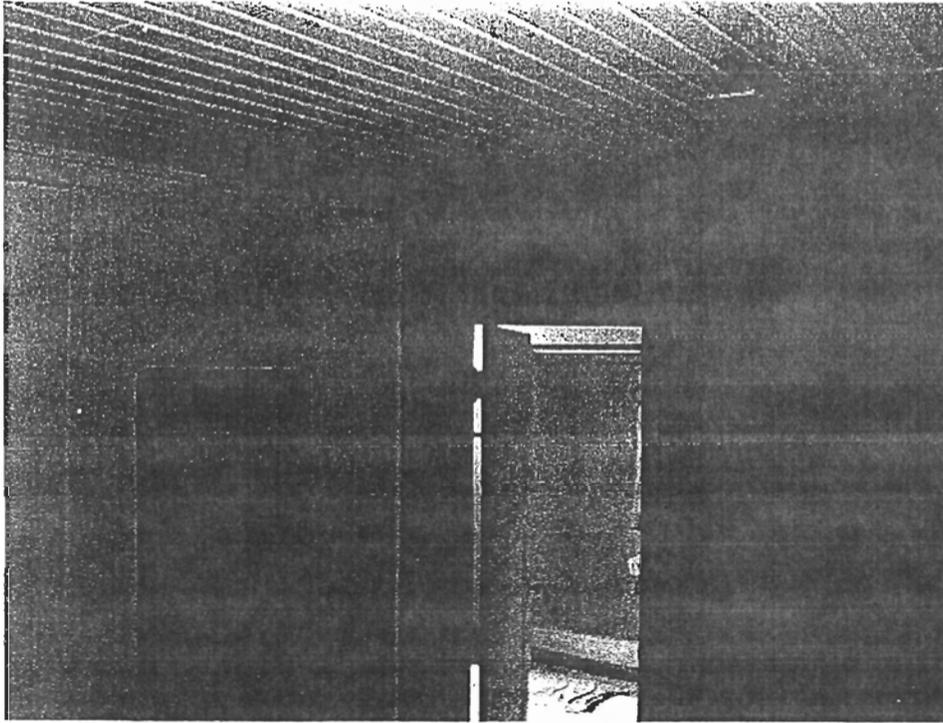


Photo No. 17. Out-of-square door header under a floor girder at the ground floor of the main house.

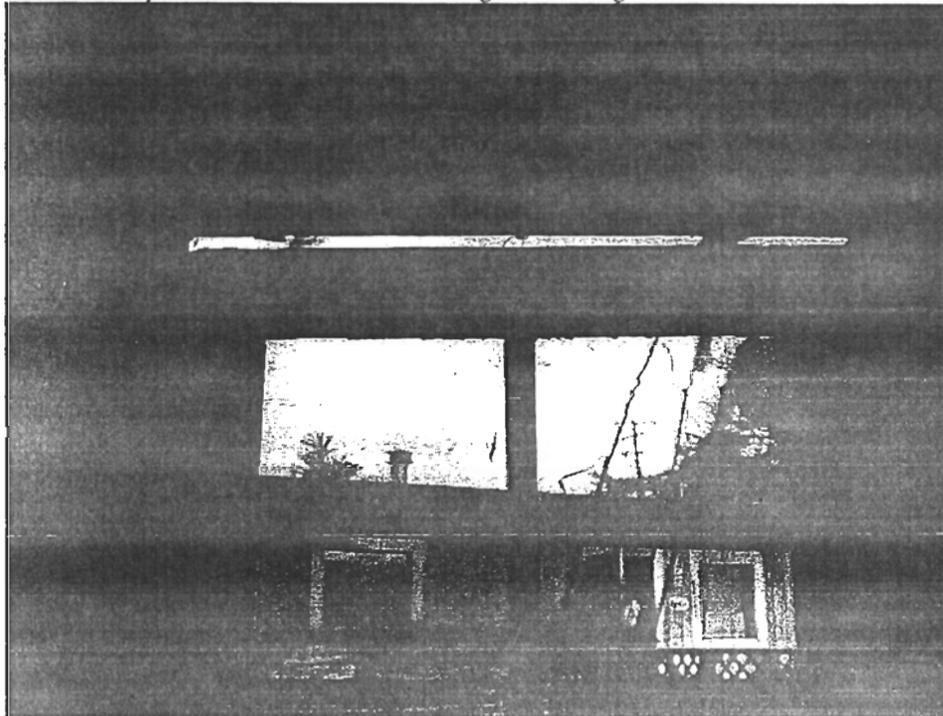


Photo No. 18. Poorly fitting window at the main house.

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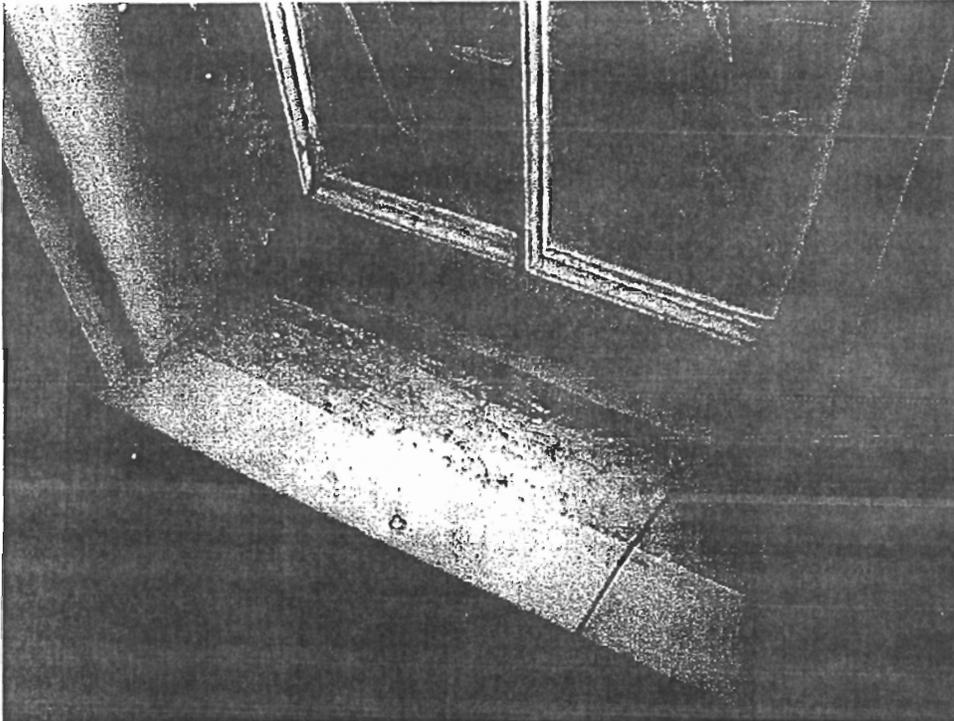


Photo No. 19. Extensive water damage to window frame at interior main house windows.



Photo No. 20. Rotted support framing under the lower main house stair landing.

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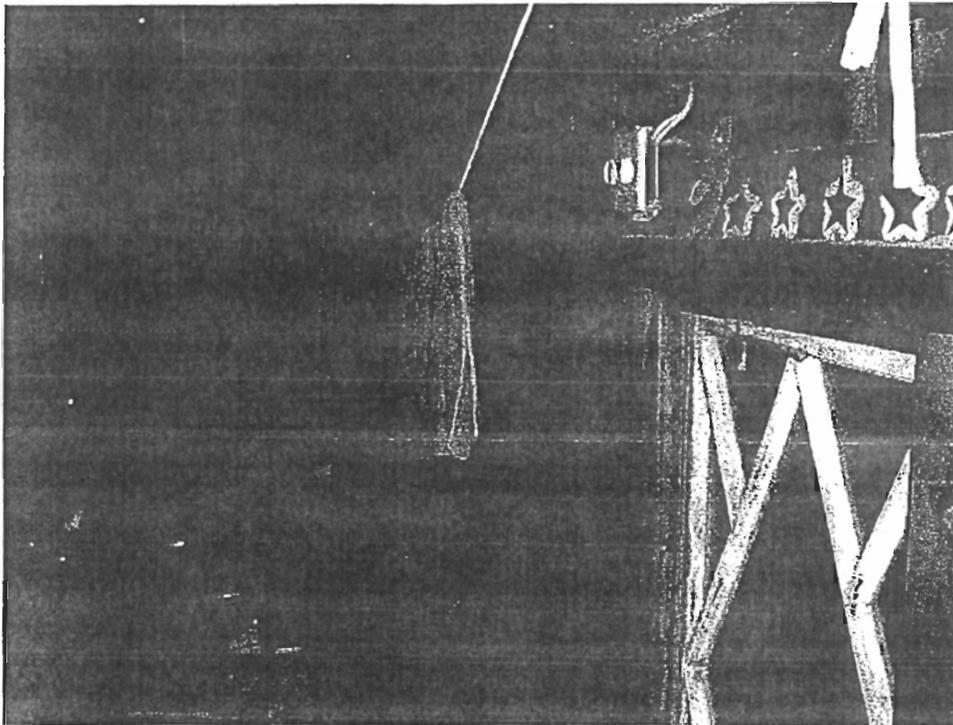


Photo No. 51. Front, second floor wall of the "carriage" house leans outward more than 1". The outer walls of the "carriage" are being pushed outward by the roof framing.

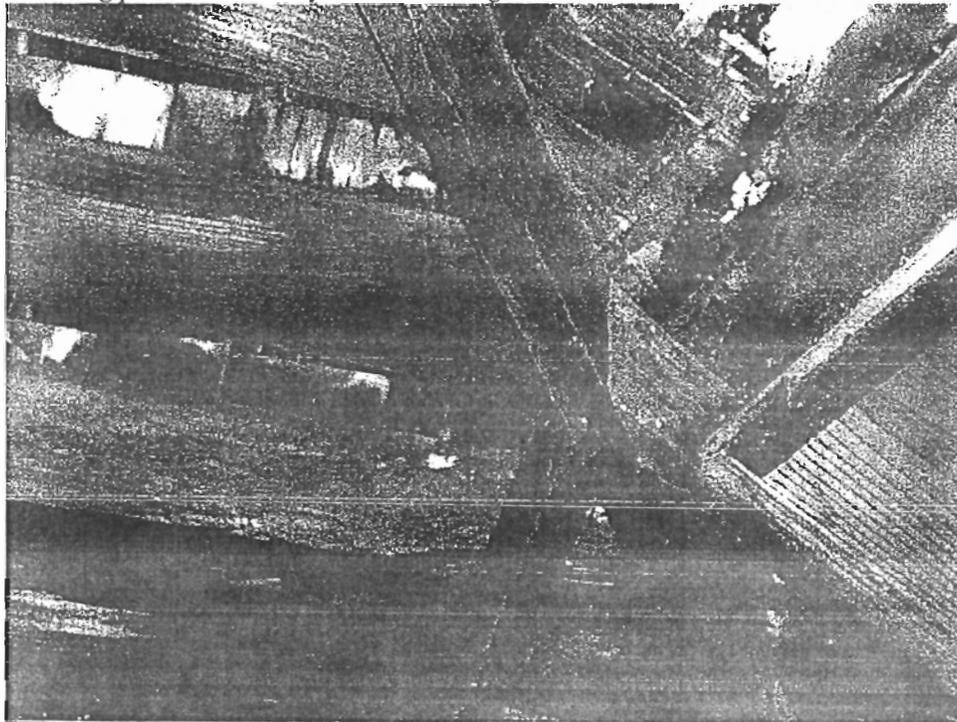
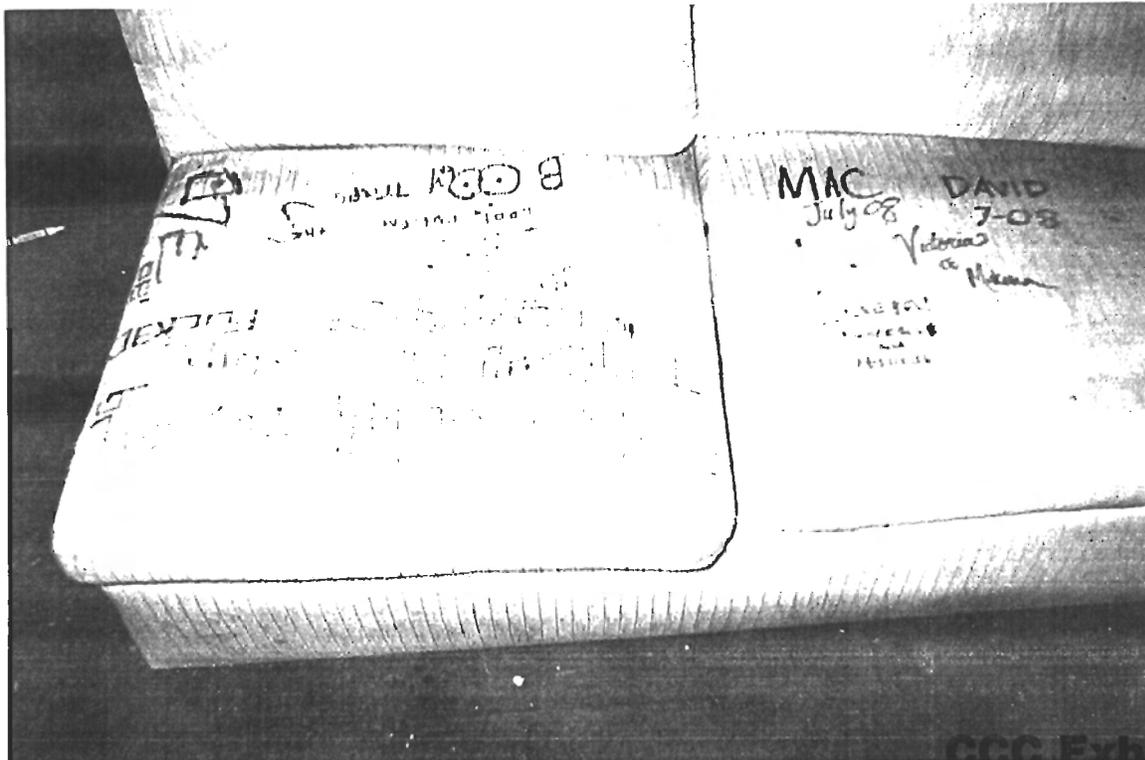


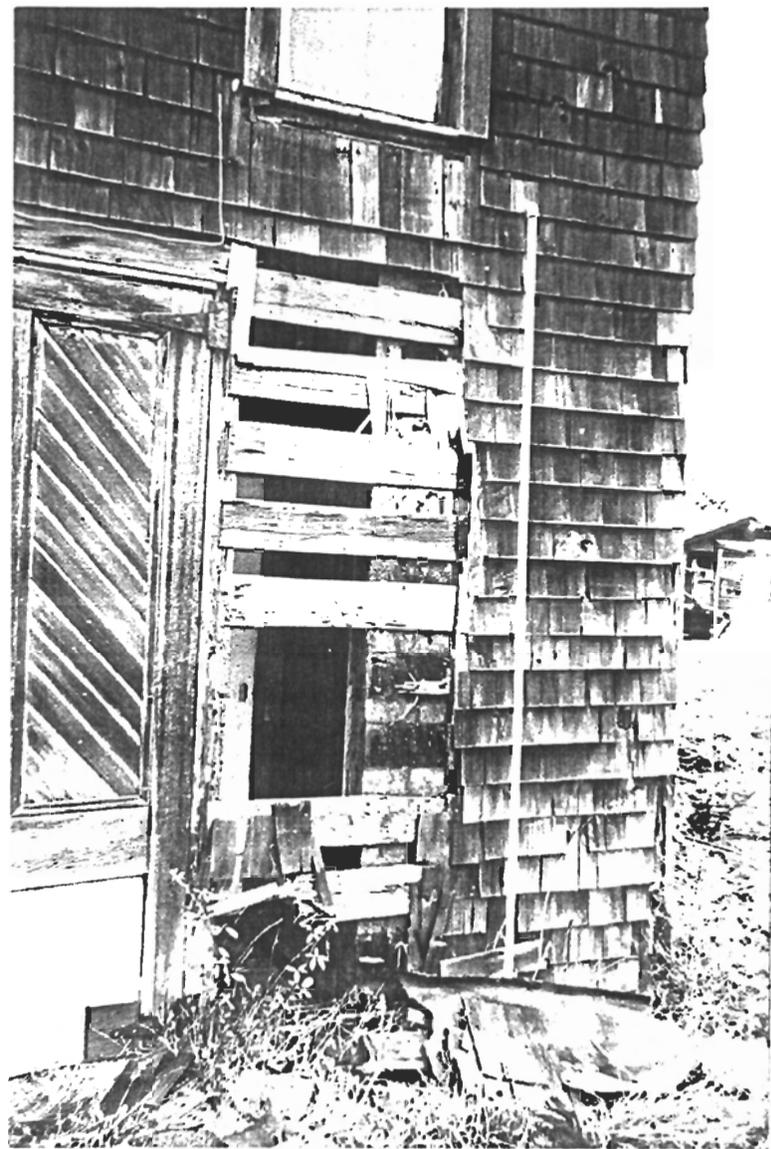
Photo No. 52. Termite damage to "carriage" house roof sheathing.



Pic #08: main house boarded up
after door pried open
windows broken



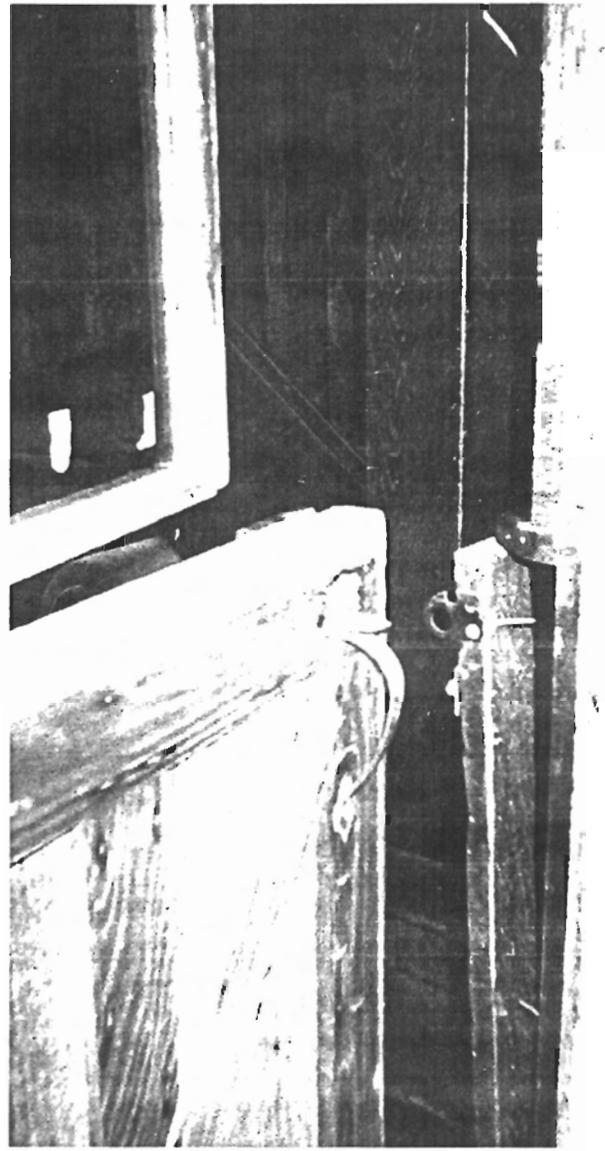
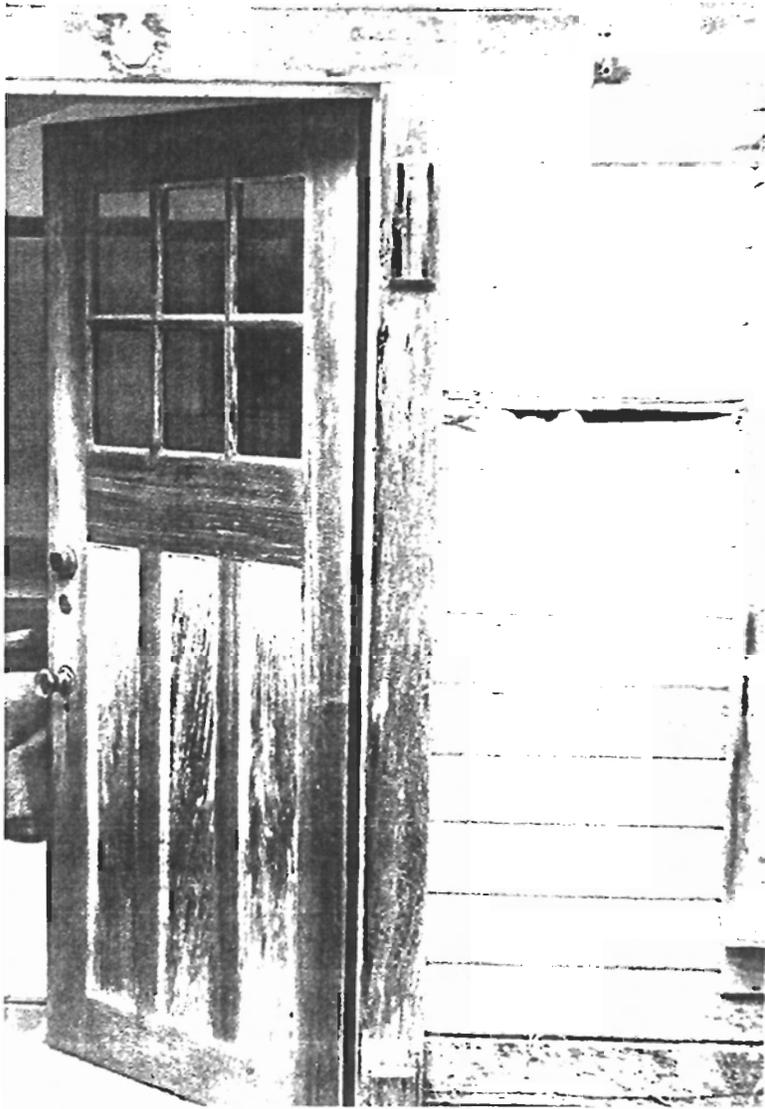
pic # 26: graffiti on couch in main house



pic # 19: siding torn off of barn



pic # 21: door on cottage
forced open/damaged



pic # 22: siding on cottage damaged pic # 24: door jam on main house
pried open and damaged