



**DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION**

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July 7, 2022  
[VIA EMAIL]

Refer to HUD\_2022\_0603\_\_014

Mr. Suzanne Ise, AICP  
Principal Planner, Housing Division  
Planning Department  
County of Santa Cruz  
701 Ocean Street, 4<sup>th</sup> Floor  
Santa Cruz, CA 95060

Re: Multifamily Affordable Housing Rehabilitation & Installation of Additional Modular Units  
at 8705 Highway 9, Ben Lomond, CA

Dear Ms. Ise:

The California State Historic Preservation Office (SHPO) received your submittal for the above referenced undertaking for review and comment pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations found at 36 CFR Part 800. The regulations and advisory materials are located at [www.achp.gov](http://www.achp.gov).

Undertaking

Your letter informed SHPO that the County of Santa Cruz intends to use Project Based-Vouchers from the U.S. Department of Housing and Urban Development (HUD) for the rehabilitation of existing cabins, a single family home, and an accessory garage, as well as the installation of six additional modular units for use as multifamily affordable housing located on a 5.2-acre parcel at 8705 Highway 9 in Ben Lomond, CA.

Area of Potential Effects (APE)

The County has defined the APE as the subject site. SHPO believes this is an adequate APE for the work associated with this undertaking.

Identification of Historic Properties

In an effort to identify potential historic properties within the APE the County and consultants, Historic Resource Associated (HRA), obtained a records search for the project area from the California Historical Resources Information System (CHRIS), and requested a Sacred Lands File search from the Native American Heritage Commission (NAHC). Though no response was received from the NAHC, outreach was made to all tribes recommended by the NAHC for an earlier project in the area. Consultants also conducted filed work in the APE.

Ms. Ise  
July 7, 2022  
Page 2 of 2

The County and consultant's efforts did not identify any historic properties in the APE. SHPO believes that the County made a reasonable and good faith effort to identify historic properties within the APE.

Finding of Effects

The County "has made a finding of *'No Historic Properties Affected.'*" Pursuant to 36 CFR Part 800.4(d)(1), the SHPO does not object to the County's finding.

The County may have additional Section 106 responsibilities under certain circumstances set forth at 36 CFR Part 800 in the event that historic properties are discovered during implementation of the undertaking your agency is required to consult further pursuant to §800.13(b).

We appreciate the County of Santa Cruz's consideration of historic properties in the project planning process. If you have questions please contact Shannon Lauchner Pries, Historian II, with the Local Government & Environmental Compliance Unit by email at [shannon.pries@parks.ca.gov](mailto:shannon.pries@parks.ca.gov).

Note that we are only sending this letter in electronic format. Please confirm receipt of this letter. If you would like a hard copy mailed to you, respond to this email to request a hard copy be mailed.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized 'J' followed by a horizontal line extending to the right.

Julianne Polanco  
State Historic Preservation Officer

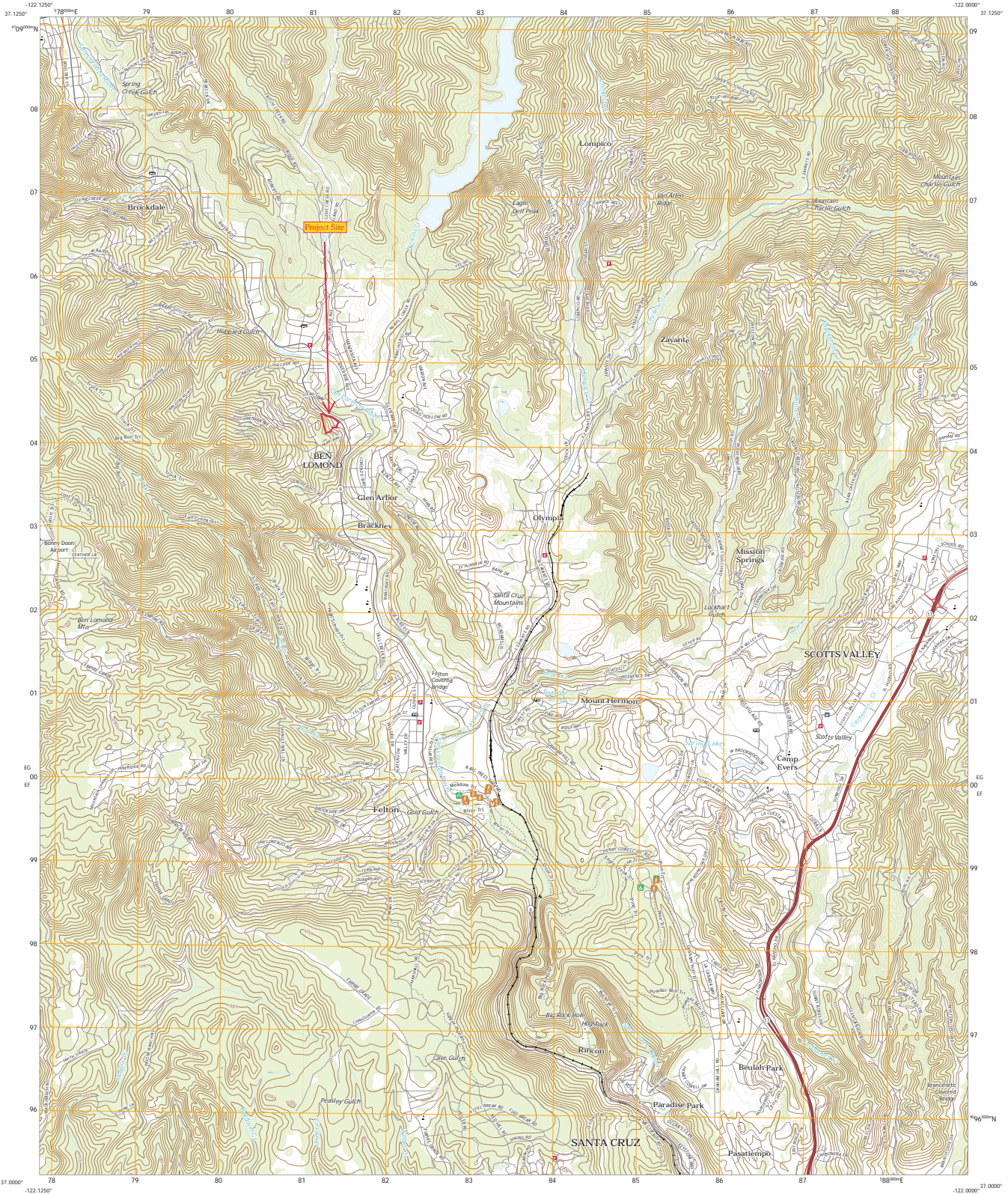




U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY

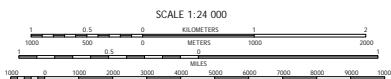


FELTON QUADRANGLE  
CALIFORNIA - SANTA CRUZ COUNTY  
7.5-MINUTE SERIES



Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84) Projection and  
1 000-meter grid Universal Transverse Mercator, Zone 10S  
This map is not a legal document. Boundaries may be  
generalized for this map scale. Private lands within government  
reservations may not be shown. Obtain permission before  
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Imagery: NADP, June 2016 - October 2016  
Roads: U.S. Census Bureau, 2016  
Names: Census, 1991  
Hydrography: National Hydrography Dataset, 2005  
Contours: National Elevation Dataset, 1999  
Boundaries: Multiple sources; see metadata file 2016 - 2017  
Public Land Survey System: BLM, 2018  
Wetlands: FWS National Wetlands Inventory, 1993



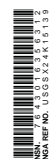
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4	5	6
7	8	9

ADJACENT QUADRANGLES



CONTOUR INTERVAL 40 FEET  
NORTH AMERICAN VERTICAL DATUM OF 1983  
This map was produced in conformance with the  
National Geospatial Program US Topo Product Standard, 2011.  
A metadata file associated with this product is draft version 0.8

FELTON, CA  
2018





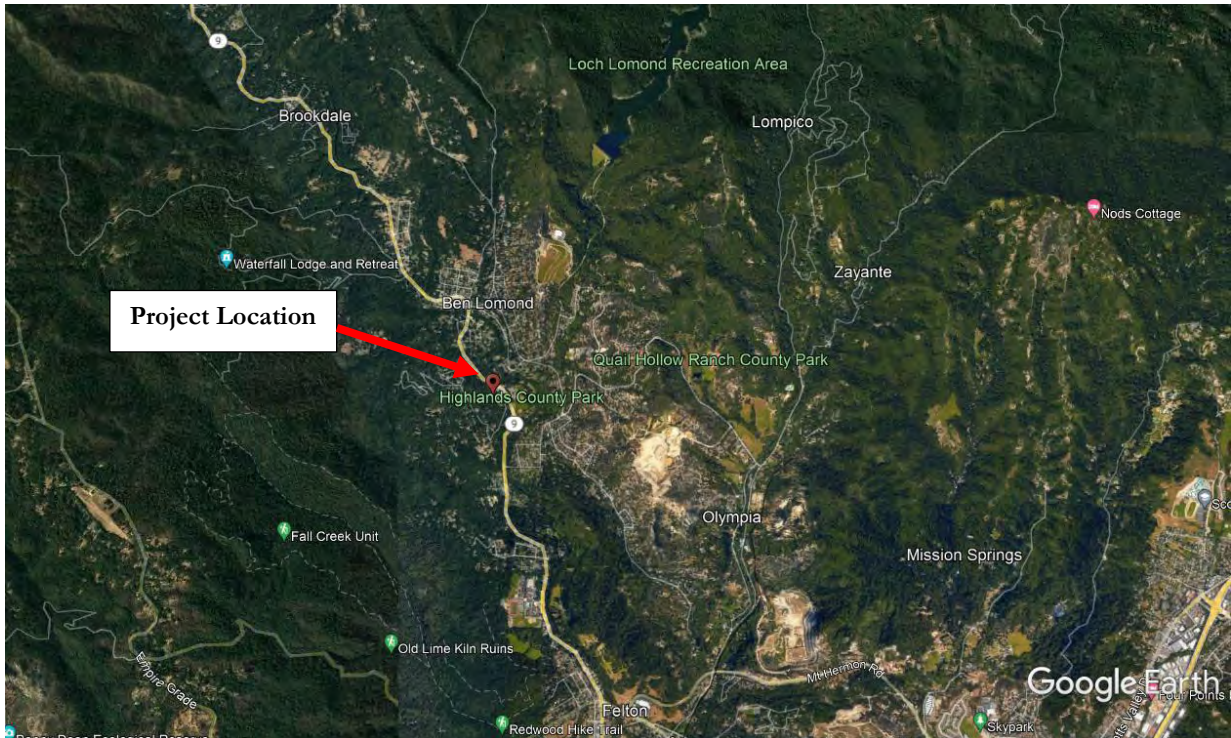


Figure 2: Project Aerial Vicinity Map (Google Earth 2021).

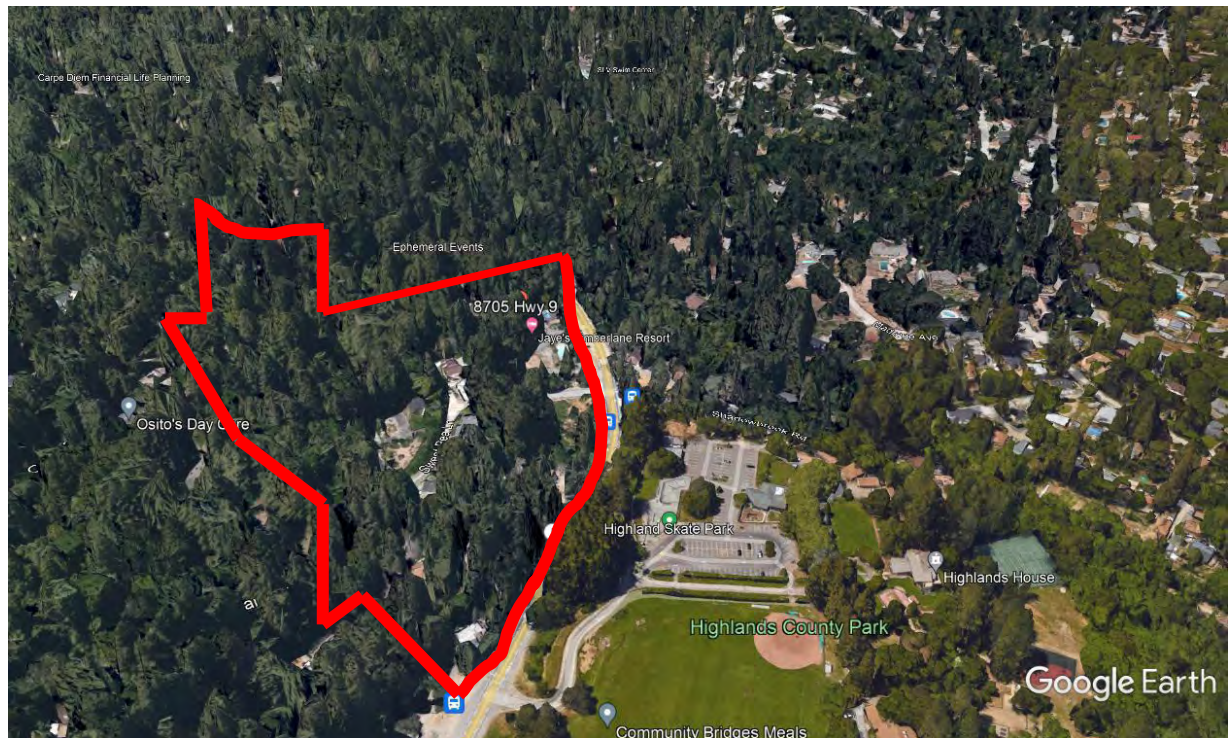


Figure 3: 3D Project Aerial Location Map (Google Earth 2022).



APN 
  Address 
  Street 
  Intersection



[Parcel Info](#) | 
 [Land Use](#) | 
 [Biotic & Water Resources](#) | 
 [Special Districts](#) | 
 [Jurisdictional, Elections, & Census Hazards & GeoPhysical](#) | 
 [School Districts & CSAs](#)

Parcel Information	Assessor Info	<a href="#">01821313</a>	Sect Town Range	SEC9; T10S-R2W
	APN Map (Click for Map)	<a href="#">07827</a>	Tax Code Areas	90-100
Recorded Maps & Docs	Click for Permit Data:	<a href="#">Permit Data</a>	Map Book	078
	Click for Other Planning Data:	<a href="#">Planning Data</a>	Home Owner Exemption (HOE=Yes)	HOE
Select and Query Results	Assessor's Acreage	5.2060	Assessor's Use Code Description	074-RESORT MOTEL



**SITE LEGEND**

	(E) CONTOUR (LIDAR)
	(E) EDGE OF PAVEMENT
	(E) EDGE OF DIRT ROAD
	PARCEL LINE (FROM SANTA CRUZ COUNTY GIS)

**TABLE OF EXISTING AND PROPOSED CONDITIONS**

KEYNOTE	DISCRPTION	EXISTING CONDITIONS	PROPOSED CONDITIONS
1	CABIN 1	STUDIO	REMODELED ONE BEDROOM UNIT
2	CABIN 2	STUDIO	REMODELED ONE BEDROOM UNIT (ADA)
3	CABIN 3	STUDIO	REMODELED ONE BEDROOM UNIT (ADA)
4	CABIN 4	STUDIO	REMODELED ONE BEDROOM UNIT
5	CABIN 5	STUDIO	REMODELED ONE BEDROOM UNIT
6	CABIN 6	STUDIO	REMODELED ONE BEDROOM UNIT
7	CABIN 7	STUDIO	REMODELED ONE BEDROOM UNIT
8	CABIN 8	STUDIO	REMODELED ONE BEDROOM UNIT
9	CABIN 9	ONE BEDROOM	REMODELED ONE BEDROOM UNIT
10	CABIN 10	TWO BEDROOM	REMODELED TWO BEDROOM UNIT
11	MAIN HOUSE	FOUR BEDROOM	REMODELED FOUR ROOM BUILDING
12	GARAGE	THREE CAR GARAGE	NEW TWO STORY FOUR UNIT BUILDING
13	RV SPACE 1	DIRT PARKING	NEW ONE BEDROOM UNIT
14	RV SPACE 2	DIRT PARKING	NEW ONE BEDROOM UNIT
15	RETAINING WALL	WOOD RETAINING WALL	NEW RETAINING WALL
16	POOL	SWIMMING POOL	SEE KEYNOTE 17 - 20
17	MODULAR 1	SWIMMING POOL AREA	NEW MODULAR ONE BEDROOM UNIT
18	MODULAR 2	SWIMMING POOL AREA	NEW MODULAR ONE BEDROOM UNIT
19	MODULAR 3	SWIMMING POOL AREA	NEW MODULAR ONE BEDROOM UNIT
20	MODULAR 4	SWIMMING POOL AREA	NEW MODULAR ONE BEDROOM UNIT

**SUMMARY OF SLOPE CONDITIONS**

SLOPE RANGE (%)	AREA (ACRES)	COLOR
0-29.99	2.87	
30-49.99	0.68	
>50	2.38	

SCALE: 0 20 40 80'

Note: If the graphic scale above is equal to 1", this sheet has been modified from its original.

NO.	DATE	REVISION

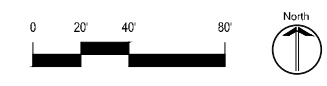
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PROJECT NO. \_\_\_\_\_  
 DATE: 02/25/22  
 DRAWN: CBH  
 DESIGNED: XXX  
 CHECKED: XXX

**OVERVIEW FIGURE**

**JAY'S TIMBERLANE RESORT**  
**VETERAN'S VILLAGE**  
 BEN LOMAND, CALIFORNIA

**SLOPE ANALYSIS**





# PHASE I ARCHAEOLOGICAL SURVEY

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JAYE'S TIMERLANE RESORT, VETERAN'S VILLAGE  
ASSESSOR'S PARCEL NUMBERS 078-272-06 and 078-273-15,  
8709 HIGHWAY 9, BEN LOMOND,  
SANTA CRUZ COUNTY, CALIFORNIA 95005

APRIL 2022



Prepared for:  
R. L. Hastings & Associates, LLC  
P.O. Box 552  
Placerville, CA 95667

Prepared by:  
Historic Resource Associates  
3142 Bird Rock Road  
Pebble Beach, CA 93953

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- Figure 1: Project Location Map
- Figure 2: Project Aerial Vicinity Map
- Figure 3: 3D Project Aerial Location Map
- Figure 4: Project Site Plan

**ATTACHMENTS**

- NWIC Record Search
- NAHC Record Search



## Abstract

The project is being conducted under the National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA) and its implementing regulations found at 36 CFR Part 800 regarding the proposed Jaye's Timberlane Resort, Veteran's Village Housing Project, identified as Assessor's Parcel Number (APN) 078-272-06 and 078-273-15 and located at 8705 Highway 9, Ben Lomond, Santa Cruz County, California. The subject property is depicted on the 7.5' United States Geological Survey (USGS) *Felton, California* Topographic Quadrangle Map in Section 9 of Township 10 South, Range 2 West, MDBM (Figure 1).

The subject property or proposed project site is known as Jaye's Timberlane Resort, Veteran's Village and is located at 8705 Highway 9 in Ben Lomond, California. Information obtained from the Santa Cruz County Assessor's Department indicated that the Assessor's Parcel Numbers (APNs) for the subject property are 078-272-06 and 078-273-15. The subject property consists of a total of approximately six acres. The largest parcel, identified as APN 078-273-15, is approximately five acres and is developed with a dwelling, attached garage, and ten separate unit cabins. Asphalt paved access roads, pathways, landscaping, fencing, and a swimming pool are present on this parcel. The smaller parcel, identified as APN 078-272-06, is approximately one acre and is currently vacant land (Figures 2-3). The ground surface at the subject property slopes gently to the west from Highway 9, becoming steeper toward the west and south. Groundcover consists primarily of redwood forest undergrowth and shrubbery. The subject property can be accessed from two driveways from Highway 9 and one additional access driveway from Park Way adjacent to the southeast of the property.

The subject parcel identified as APN 078-272-06 is zoned R-1, single-family residential and the parcel identified as APN 078-273-15 is zoned Visitor Accommodations (VA). The area surrounding the subject property is developed with a county park which is present to the east of the subject property across Highway 9. The subject parcel identified as APN 078-273-15 is developed with one wood-frame, 2,300 square-foot dwelling, an attached garage, and ten detached wood-frame cabin units ranging in size from 350 to 600 square feet. All the structures have composite roofing. The parcel is improved with asphalt paved access roads, pathways, landscaping, fencing, and an in-ground swimming pool. The property is served by an onsite septic system. There are no improvements on the smaller subject parcel identified as APN 078-272-06. The subject property can be accessed by two driveways from Highway 9, and by one additional driveway from the southeasterly adjacent Park Way (Figure 4).

The project area of potential effect (APE) has been determined to be a one block radius surrounding the project site. On March 6, 2022, a record search (NWIC File # 21-1380) was conducted by staff at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) in Rohnert Park, California. According to the NWIC database, there have been no cultural resource studies conducted within the proposed project area. Furthermore, there have been no recorded archaeological resources identified in the project APE or within the project parcel.

The State Historic Preservation Office (SHPO) Built Environment Resources Directory (BERD), which includes listings of the California Register of Historical Resources (CRHR), California State Historical Landmarks (CHL), California State Points of Historical Interest, and the National Register

of Historic Places (NRHP), lists no recorded buildings or structures within or adjacent to the proposed Veteran's Village project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed project area.

On March 28, 2022, a pedestrian survey was carried out within the project APE walking 3-20 meter transects dependent upon ground cover and steepness of slopes. No significant archaeological resources were identified within the project parcel.

## **Introduction and Project Description**

This Phase I Archaeological Survey was completed by Dana E. Supernowicz, M.A., RPA in accordance with state guidelines (California State Historic Preservation Office). The Principal Investigator meets and/or exceeds the qualifications described in the Secretary of the Interior's Professional Guidelines (Federal Register 48:190:44738-44739) (United States Department of the Interior 1983). Background research was conducted at the Northwest Information Center (NWIC), utilizing the California Historical Resources Information System (CHRIS); the California State Library, Sacramento; and the archives of Historic Resource Associates. The project is being conducted under the National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA) regarding the Veteran's Village affordable housing project. The project site is located in the community of Ben Lomond and is illustrated on the USGS 7.5-minute, *Felton, California* quadrangle map within Section 9 of Township 10 South, Range 2 West, MDBM (Figure 1).

The proposed project involves the acquisition and rehabilitation of an existing motel property in a commercial zone with one four-bedroom home and ten motel cabins with a combined total of 15 existing bedrooms (approximately 5,800 of existing floor area) to be converted into 20 units of permanent housing with supportive services ("PSH units") projected to house up to 25 long term homeless Veteran residents of Santa Cruz County. Site work may include the repair/rehabilitation of existing buildings/infrastructure; site improvements to meet applicable health and safety codes; structural additions; installation of six modular prefabricated units or other portable structures to be connected to onsite utilities and used as housing units; and upgrade or replacement of existing septic and electrical system to meet current regulations applicable to projected proposed residential use occupancy levels.

## **Subject Property**

The subject parcel is developed with a motel/resort known as Jaye's Timberline Resort, reportedly built in the 1960s. The resort occupies an approximate 5-acre parcel fronting SR-9 in Ben Lomond, Santa Cruz County, California. Approximately half of the parcel is situated on moderately steep to steep slopes with a dense coverage of mature coastal redwood trees (*Sempervirens*). The paved asphalt road runs through the parcel, accessing eleven cabins and one owner's or manager's residence. In the center close to SR-9 is a swimming pool and common area.



## Environmental Setting

According to the United States Geological Survey (USGS) 7.5' *Felton, California* Topographic Quadrangle Map. The subject property is situated approximately 400' above mean sea level within the south-southwest trending San Lorenzo River valley, in the hilly and mountainous terrain of the Santa Cruz mountains in the community of Ben Lomond. The ground surface in the property vicinity slopes generally northerly and easterly toward the San Lorenzo River. However, at the subject property, the surface slopes gently to the west from Highway 9, becoming steeper toward the west and south.

The nearest surface water in the vicinity of the subject property is an unnamed creek located on the property. The creek drains into the San Lorenzo River, which is approximately 230 feet to the northeast of the subject property. Based upon information in the 1976 U.S. Department of Agriculture Soil Survey of Santa Cruz County, California, the majority of the property, identified as APN 078-273-15, is mapped within the Nisene-Aptos Complex, which consists of 35% Aptos fine sandy loam and 30% Nisene loam, including Felton sandy loam, Ben Lomond sandy loam, and Lompico loam. Permeability of these soils are moderate, and are derived from sandstone, shale, and siltstone. The smaller portion of the property, identified as APN 078-272-06, is mapped within the Lompico-Felton Complex. The contact between this soil type and the Nisene Aptos Complex is roughly between the two parcels. The Lompico-Felton Complex soils are generally found on slopes and wide ridges. The soil consists of 35% Lompico loam and 30% Felton sandy loam. Permeability of the Lompico soil is moderate; permeability of the Felton soil is moderately slow. The hazard for erosion for both types of soil is high (Remediation Risk Management 2021).

## Archaeology

The coastal region stretching from Santa Cruz to San Francisco has been the subject of numerous archaeological surveys and excavations since the early 1900s. The earliest of these investigations reflected an amateur archaeological approach, which included collecting museum specimens for display purposes or for private collections. In general, these studies were extremely limited in scope and provided little understanding of prehistoric culture of the Central Coast. Beginning in the late 1960s, academic research by students at San Francisco State University (and later San Jose State University) expanded the number of recorded archaeological sites along the coasts of San Mateo and Santa Cruz counties.

While much of this research was limited to site recording and limited sampling, a few important studies provided valuable information for the development of a regional chronology and an integrated understanding of prehistoric life (Roop 1976; Hylkema 1991). Hylkema's 1991 thesis was particularly important, as it not only provided the first integrated examination of prehistoric adaptations along the San Mateo-Santa Cruz coast, but it also provided the basis for comparisons of local economies with those of surrounding areas, including the San Francisco Bay, Monterey Bay and inland valleys (Environmental Science Associates 2001). Finally, studies driven by the requirements of the National Historic Preservation Act (NHPA) and California Environmental Quality Act (CEQA) since the 1970s have provided important data towards our understanding of the area's prehistory (Jones and Hildebrandt 1990; Fitzgerald and Ruby 1997; Environmental Science Associates 2001).

Archaeological and ethnographic studies indicate that the North Coast was possibly occupied from as early as the 10,000 years ago. The earliest evidence for occupation of the region comes from a site located in the Santa Cruz Mountains near Scotts Valley. This deeply buried site has been dated to 8000 BC and is the only evidence of what archaeologists refer to as the Paleo Indian period (Cartier 1993), a designation that subsumes all occupations dating earlier than 5000 BC. Progressively rising sea levels documented for this period may have obliterated additional evidence for occupation of the coast during this time. As with the climate, sea levels appear to have stabilized to current conditions by 5000 years ago (Environmental Science Associates 2001).

Evidence of habitation along the coast proper comes later, during the Lower Archaic period (3000-5000 BC), and from a site at Sand Hill Bluff (Jones and Hildebrandt 1990). This locale appears to have been occupied over a span of 5000 years, beginning about 6000 years ago. Habitation of both the coastal and interior regions in and surrounding Sand Hill Bluff is evidenced in numerous sites dating to the Middle Archaic (3000 - 1000 BC) and Upper Archaic (1000 BC - AD 1000). The latest prehistoric occupation appears to have occurred during what is known as the Emergent Period (AD 1000 - 1800), as evidenced at a site located at Davenport Landing (Fitzgerald and Ruby 1997) and at a site about 5 miles inland in the Santa Cruz Mountains (Hylkema 1991; Environmental Science Associates 2001).

### **Ethnography**

Beginning immediately south of the Carquinez Strait, and continuing southward to Big Sur, was a region once occupied by the Costanoan peoples. Aboriginal groups of the San Francisco and Monterey Bay area came to be known collectively as Costanoan, a word derived from the Spanish word *Costaños* meaning 'coast people' (Levy 1977). The term Costanoan refers to a linguistic family consisting of eight languages: Karkin was spoken in a single tribelet on the southern edge of the Carquinez Strait; Chochenyo or East Bay Costanoan was spoken among the tribelets occupying the east shore of San Francisco Bay between Richmond and Mission San Jose, as well as the Livermore Valley; Tamyen or Santa Clara Costanoan was spoken around the south end of San Francisco Bay and in the lower Santa Clara Valley; Ramaytush or San Francisco Costanoan was spoken in San Mateo and San Francisco counties; Awaswas or Santa Cruz Costanoan was spoken among the people living along the ocean shore between Davenport and Aptos in Santa Cruz County; Mutsun was spoken among the tribelets of the Pajaro River drainage; Rumsen speakers occupied the lower Carmel, Sur, and lower Salinas rivers; and Chalon or Soledad was spoken on the Salinas River (Ibid).

Most of what we know about native inhabitants of the region has been pieced together from the Spanish exploring expeditions, ethnographic accounts in the 1920s and 1930s, and archaeological research. The Costanoan territory was occupied by approximately 50 separate and politically autonomous tribelets, each one occupying one or more permanent village sites and consisting of 50 to 500 persons. The Costanoans encountered by the Spanish were hunter-gatherers who managed their resources to ensure a sustained livelihood. They lived in sedentary communities in domed structures covered with thatched roofs, and relied for subsistence on nuts and seeds from various trees and plants, local fauna, and fish, particularly salmon, from the rivers and Pacific Ocean. Materials crafted by the Costanoans and used in subsistence activities included baskets, mortars, pestles, nets, net sinkers, anchors, and a variety of chipped stone tools.

Trade with the surrounding Plains Miwok, Sierra Miwok and Yokuts allowed nonindigenous materials and food (i.e. piñon nuts) to be brought into the area as well. In exchange, the Costanoan are thought to have exported bows, salt, and salmon to neighboring groups (Levy 1977). Economic reciprocity, in addition to intermarriage, is thought to have linked settlements together, some of which, by Spanish accounts, indicate stable and prosperous villages with as many as 200 people (Milliken 1993). Overall population density along this part of the coast was, nevertheless, very sparse.

For the first human inhabitants living along the Santa Cruz County coastline, there was a variety of natural resources that were available. Plants bearing edible seeds and/or leafy greens are known to have been used throughout the year, as revealed by plant remains from archaeological sites. In the spring, lupine was harvested for its edible green leaves, while chia provided seeds. During the late spring and summer, a variety of seed-bearing plants were gathered, including tarweed, goosefoot and elderberry. Soaproot was particularly important as it was used for food (edible root), fish poison, soap, and brushes (Fitzgerald and Ruby, 1997). Numerous species of trees and shrubs were also a source of nuts and berries, including baynut, hazelnut, and tan oak, all of which were harvested in the fall (Ibid). Buckeye, California bay laurel and coast live oaks were also considered to have been economically important (Hylkema 1991).

Acorns and grass seeds constituted a significant proportion of the native diet. Ethnographic accounts indicate that the natives sought to increase seed production of coast grasslands through intentional burning. Rediscovered as "prescribed burning" in modern times, this prehistoric practice also served to increase forage and attract large mammals, such as black tailed deer, which were regularly hunted (Jones and Hildebrandt 1990). Other animals in the aboriginal larder came from the coastal scrubland, oak woodlands and forests of the area, habitats for terrestrial mammals, reptiles, fish, and amphibians. Modern and historic use of the region has altered somewhat the ecology of the Central Coast, and reconstruction of prehistoric conditions is, at least partly, by inference. Species known to have been important to native peoples include a wide variety of small to medium mammals, including the jackrabbit, cottontail rabbit, kangaroo rat, ground squirrel, and badger.

Offshore vegetal resources such as kelp, seaweed and sea palm are known to have been exploited prehistorically. Native peoples collected these plants on-shore and roasted them for immediate consumption or dried and stored them for future use (Jones and Hildebrandt 1990). Shell refuse from an extensive menu of mussels, barnacles, limpets, chitons, abalone and clams are commonly found in coastal archaeological sites. Studies have identified more than two hundred resident species of birds in the region but, perhaps more importantly, the cold and nutrient-rich waters immediately offshore lie astride the Pacific migratory waterfowl flyway. Avifaunal remains from archaeological sites on the Santa Cruz coast indicate that waterbirds, such as canvasback duck, common merganser and blue winged teal were part of the prehistoric diet (Dietz et al. 1988). Migratory marine mammals known historically on the Central Coast were probably present prehistorically, and no doubt harbor seals, northern elephant seals, and sea lions were sources of protein and fat. These species were attracted by the same fish exploited by humans: Pacific mackerel, night smelt, white croaker, righteyed and lefteyed flounder and anchovy (Jones and Hildebrandt 1990).



The Rumsen were reportedly the first of the Costanoan peoples to be encountered by Spanish exploring expeditions in 1602 and between 1769 and 1776 (Levy 1977). Between 1770 and 1797, seven missions were established within Costanoan territory (Ibid). During the mission period, 1770-1835, significant changes occurred for the Costanoan people. The population was recruited into nearby missions and their traditional subsistence economy was replaced by an agricultural one. Analyses of mission baptismal records demonstrate that the last Costanoan tribelets living a traditional existence had disappeared by 1810 (Cook 1943; Levy 1977). The population declined from 10,000 in 1770 to less than 2,000 in 1832, due to the introduction of European diseases and falling birth rates. The mission culture that had absorbed and to some degree supported the Costanoans was short-lived. The secularization or abandonment of the missions by the Mexican government in 1832 caused the Costanoan to relocate to different areas and establish small settlements, fragmenting the survivors and separating them farther away from their cultural heritage. It is believed that the Costanoan languages were probably extinct by 1935 (Levy 1977).

## History

The diverse range of natural resources in Santa Cruz County played an important role in settlement patterns during prehistoric, ethnographic, and historic times. In 1774 Father Francisco Palou accompanied an expedition to San Francisco Bay and beyond. Father Palou recommended the banks of the San Lorenzo River for the establishment of a mission. On September 25, 1791, Mission Santa Cruz was completed (Verardo and Verardo 1987:13). During the mid-1790s the Mission expanded and by 1831 mission lands contained over 8,000 head of cattle, creating a large trade in hides and tallow. The mission also included a large number of Native American neophytes, many of whom would remain in the Mission system throughout their adult lives (Verardo and Verardo 1987:14).

In 1832 the Mission system was secularized, and the Indians of the Mission were given Spanish surnames and goods were distributed among them. In the meantime, American interest in California and the Santa Cruz area had grown. During the 1840s settlement increased along the northern California coastline, including exploratory incursions by notable individuals, such as John Charles Fremont in 1846 (Verardo and Verardo 1987:19). Fremont enlisted American volunteers and formed a small battalion, which included Americans living in the Santa Cruz area. Fremont's brief incursion against Mexico, known as the Bear Flag Revolt, ended with the treaty of Guadalupe-Hidalgo in 1848, wherein Alta California became a territory of the United States.

With the discovery of gold at Coloma in January 1848, came a wave of new immigration to California and the Santa Cruz area. Tanneries sprang up along the coast, utilizing tan oak bark, which meant stripping the bark from the trees. Other industries included grist mills, saw mills, and small agriculture. In 1851, the first lime kiln was established in Santa Cruz County (Verardo and Verardo 1987:23). Another important industry that developed in the county was the production of "giant powder." In December 1861, the California Powder Works were established. The company was the first on the coast to produce nitro-cotton or smokeless powder for cannon. A great deal of the powder during the 1860s was shipped to the Central Pacific Railroad during its construction over the Sierra Nevada Mountains (Verardo and Verardo 1987:25). In 1876 the South Pacific Railroad, a narrow-gauge, ran between Felton and Santa Cruz. In 1879, direct service was extended from Santa Cruz to San Jose, Oakland, and the East Bay. By 1883, a line was extended through the Pajaro Valley (Ibid).

By the turn of the century, much of the natural wealth of Santa Cruz County had been exploited or was in jeopardy, including the vast stands of coastal redwood (*sequoia sempervirens*) that surrounded the community. Fortunately, through the efforts of Andrew P. Hill, a noted San Jose photographer, a tract of land north of Santa Cruz was set aside in 1904 as California's first state park. Originally known as Redwood State Park, the name of the state park was changed in the 1920s to Big Basin Redwoods State Park. Like other coastal communities in Santa Cruz County, Ben Lomond, Boulder Creek, Soquel, Aptos, and Santa Cruz would evolve during the first few decades of the twentieth century into resort communities. Assisted by better transportation systems, visitors from the Bay Area and Santa Clara Valley routinely came to the Santa Cruz coast for leisure and entertainment. Ben Lomond was established in 1887 by Thomas L. and Weltha A. Bell, who were tasked by Pierce to found the Ben Lomond Land & Lumber Company and begin the commercial and residential development of the former mill properties. The hotel was situated on the northwest corner of town near where State Route 9 crosses the San Lorenzo River.

### **Prior Cultural Resource Surveys**

On March 6, 2022, a record search (NWIC File # 21-1380) was conducted by staff at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) in Rohnert Park, California. According to the NWIC database, there has been no cultural resource studies that cover the subject property. Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Santa Cruz County have been found on ridges, midslope benches, in valleys, near intermittent and perennial watercourses and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources.

The project area is located in the Santa Cruz Mountains between Ben Lomond and Glen Arbor areas on midslope terraces and bench on the west side of San Lorenzo River across from its confluence with Newell Creek. Aerial maps indicate a heavily wooded project area with an open area at the northeastern corner of the project area with driveways, adjacent roads, buildings, landscaping, and a pool. Given the similarity of these environmental factors, there is a moderate potential for unrecorded Native American resources to be located within the proposed project area. Review of historical literature and maps gave no indication of historic-period activity within the project area. With this in mind, there is a low potential for unrecorded historic-period archaeological resources to be within the proposed project area. The 1955 revised 1980 USGS 7.5-minute Felton, California topographic quadrangle depicts one building within the project area.

### **Known Archaeological and Historical Sites**

According to NWIC records, there were no prehistoric archaeological or historical archaeological sites identified in the project footprint.

### **Tribal Consultation**

On April 24, 2022, R. L. Hastings & Associates, LLC initiated consultation with the Native American Heritage Commission (NAHC) regarding the proposed project. The NAHC responded with the following list of tribal contacts: Valentin Lopez, Chairperson, Amah Mutsun Tribal Band; Irene Zwielerlein, Chairperson, Amah Mutsun Tribal Band of Mission San Juan Bautista; Patrick Orozco,

Chairman, Costanoan Ohlone Rumsen-Mutsun Tribe; Kanyon Savers-Roods, MLD Contact, Indian Canyon Mutsun Band of Costanoan; Ann Marie Sayers, Chairperson, Indian Canyon Mutsun Band of Costanoan; Monica Arellano, Vice Chairwoman, Muwekma Ohlone Indian Tribe of the San Francisco Bay Area; and Kenneth Woodrow, Chairperson, Wuksache Indian Tribe/Eshom Valley Band.

### **National/State Register Files**

There were no built environment properties identified within the project footprint or the project APE. However, the BERD listed four NRHP or NRHP eligible properties in Ben Lomond: Blake Hammond Manor (#12859), 9500 Central Avenue (#41538), Phillipshurst-Riverwood (#415432), Jones House (#415433), and 69620 Jones House (#471409).

### **Historic Map and Aerial Photograph Review**

A review of historic topographic quadrangle maps from 1954-2021 and aerial photographs from 1950-2021 indicate that at least part of the project area was developed around 1955 with a building or structure, followed in the 1960s by development of what would become Jaye's Timberline Resort. SR-9 was the principal route to Santa Cruz from Los Gatos and San Jose prior to construction of SR-17, hence resort development along SR-9 taking advantage of the traffic headed to the coast.

### **Archaeological and Historical Sensitivity**

The precontact sensitivity of the project has been determined to be low, taking into account the steepness of the parcel, past disturbances to the project footprint, such as grading, compaction, and former soils displacement.

### **Pedestrian Survey**

A pedestrian survey of the project area was completed by Dana E. Supernowicz, M.A., RPA on March 26, 2022, walking 3-20 meter transects. The surface reconnaissance focused on assessing and photographing the general surface conditions found within the project area. The proposed impact area's archaeological potential was evaluated based on several factors, including proximity to recorded sites, creeks, rivers, and wetlands; the presence of early historic development; as well as disturbances, such as grading, fill slopes, and cutting. Ground surfaces within much of the project have been cut and filled in order to develop the resort. The remainder of the parcel is steep with a dense coverage of coastal redwoods.

### **Conclusion and Recommendations**

Following a pedestrian survey of the project APE, no prehistoric archaeological or historical archaeological sites were identified. The probability of discovering subsurface archaeological sites is low. The proposed project will have no effect on the NRHP eligible or listed properties located in Ben Lomond outside of the project APE. No additional cultural resource study is recommended for the proposed project.



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## **Maps**

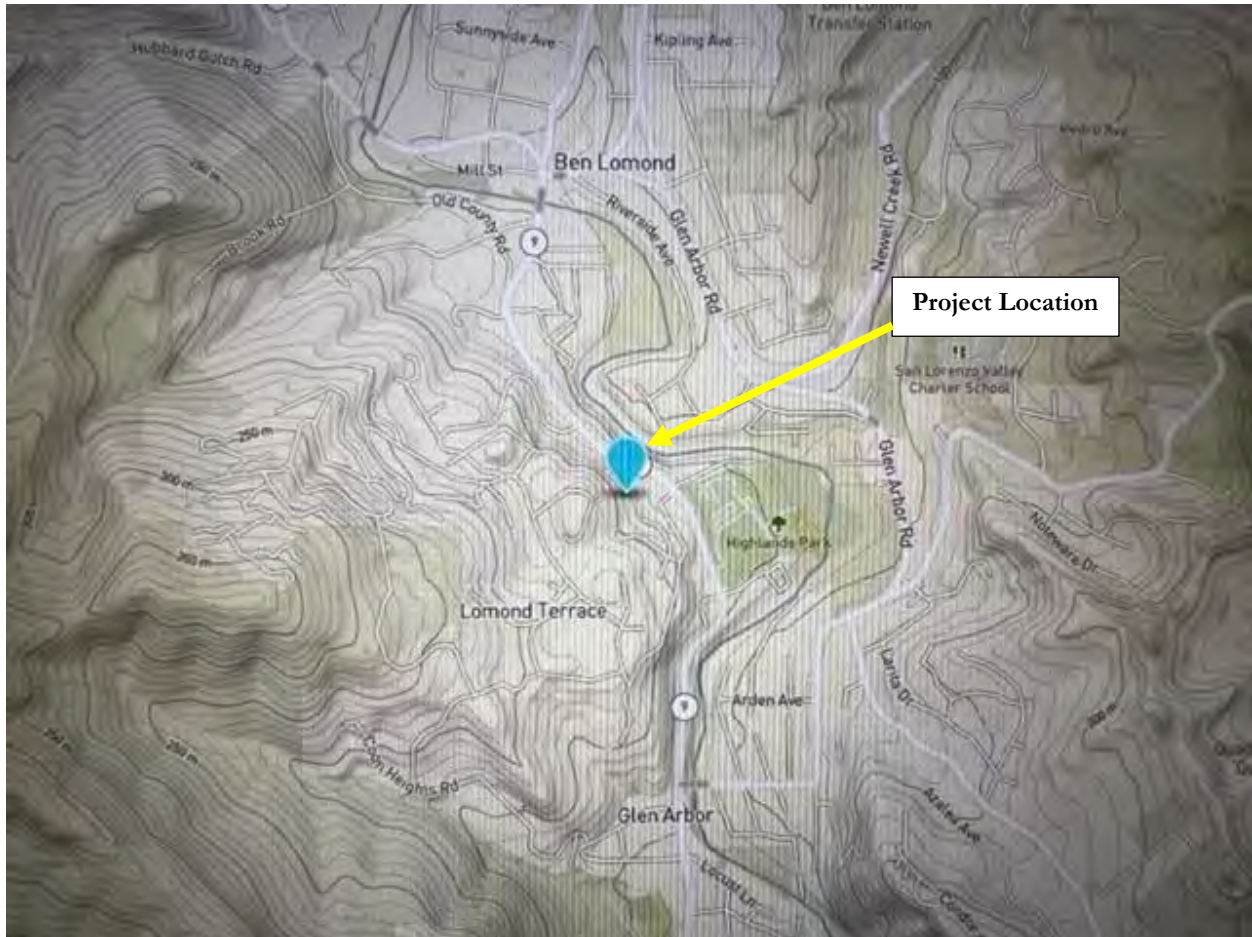
Calisphere Website. University of California. Online digital database of California history. <https://calisphere.org>. Accessed April 2022.

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USGS 7.5' *Felton, California* Quadrangle, 1954; 2012.

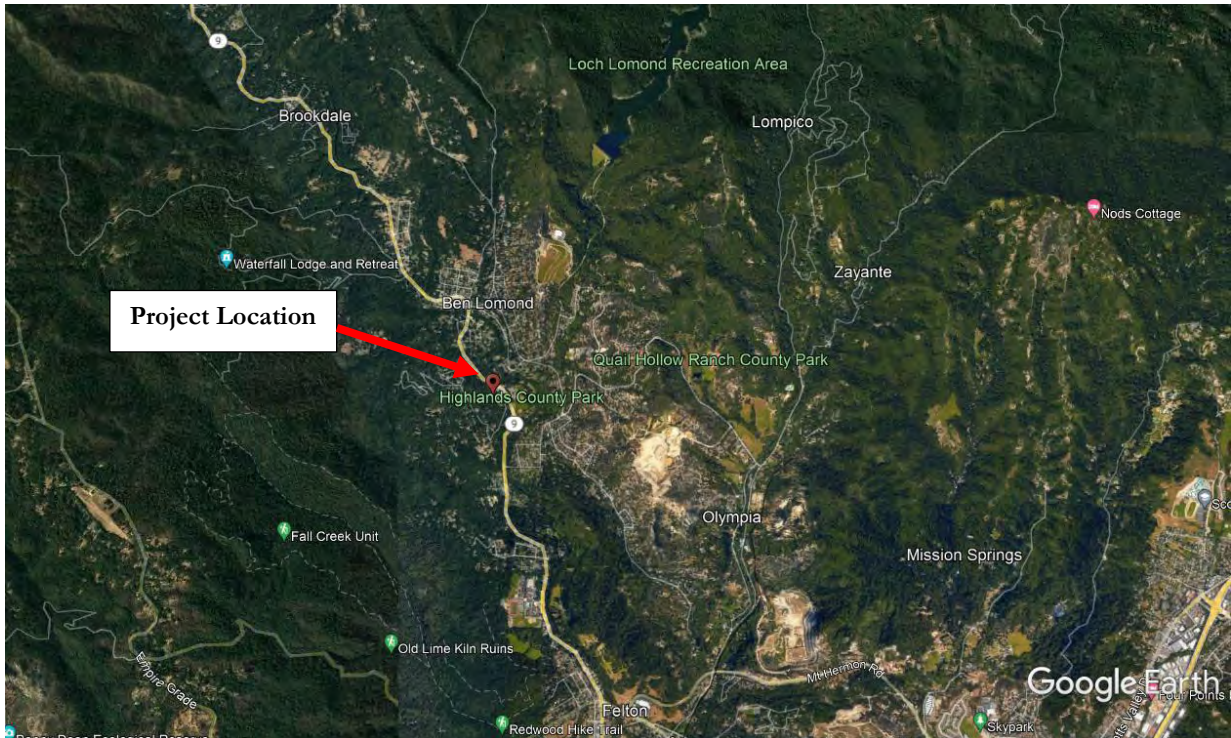


## FIGURES

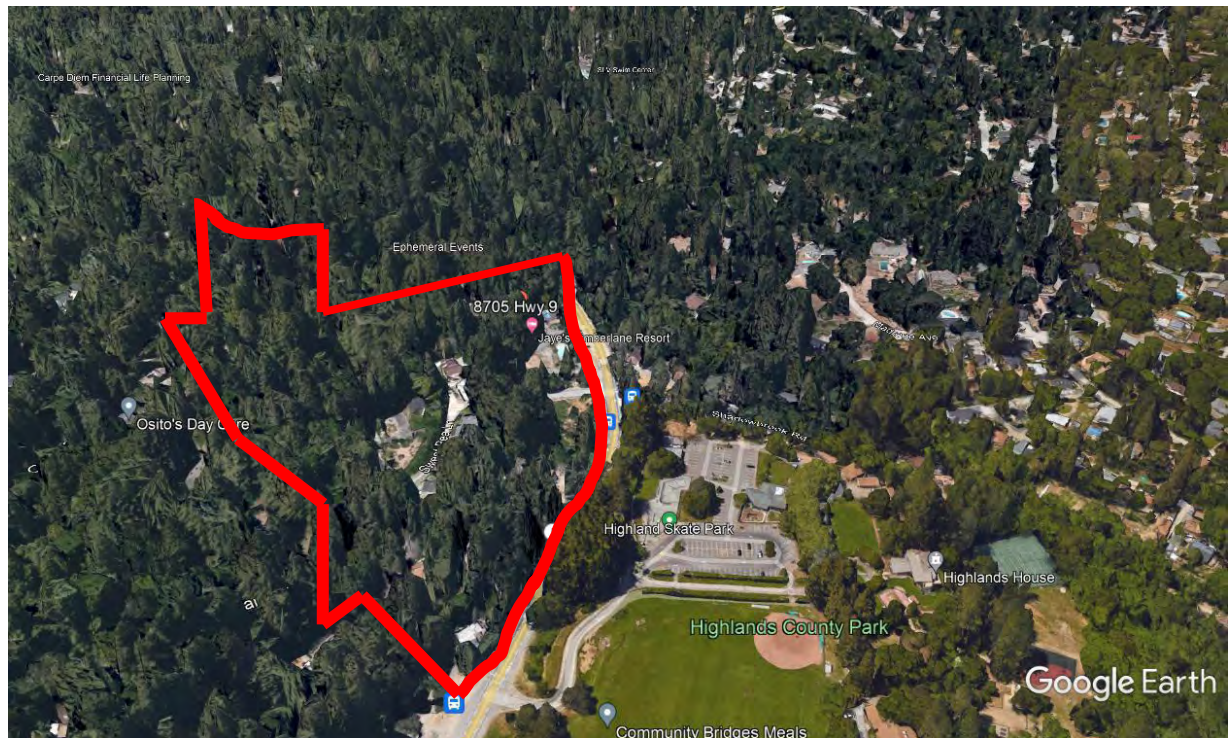


**Figure 1: Project Location Map**  
(USGS 7.5' *Felton, CA* Topographic Map 2012).





**Figure 2: Project Aerial Vicinity Map (Google Earth 2021).**



**Figure 3: 3D Project Aerial Location Map (Google Earth 2022).**



Figure 4: Project Site Plan.





March 8, 2022

NWIC File No.: 21-1380

Roy Hastings  
R.L. Hastings & Associates, LLC  
P.O. Box 552  
Placerville, CA 95667

Re: Record search results for the proposed Santa Cruz Co Veterans Housing – Ben Lomond

Dear Mr. Roy Hastings:

Per your request received by our office on the 23<sup>rd</sup> of February, 2022, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Santa Cruz County. An Area of Potential Effects (APE) map was not provided; in lieu of this, the location map provided depicting the Santa Cruz Co Veterans Housing project area will be used to conduct this records search. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

The proposed 20-unit permanent supportive housing project will consist of 10 existing cabins, an existing single-family home, addition of 6 new modular dwelling units, and construction of one 2-story building to be located on a parcel totaling approximately 5.2 acres located at 8705 Highway 9 (CA9) in the community of Ben Lomond (APN: 078-273-15). The new 2-story building will contain three (3) 1-bedroom units and a leasing office in a total of 1,600 square feet. Additionally, the project will involve the demolition of an existing 3-car garage on the site where the building will be built. Surrounding site uses include single family residences to the east, forest to the north and west, and forest and single-family residences to the south.

Review of this information indicates that there has been no cultural resource studies that cover the Santa Cruz Co Veterans Housing project area. This Santa Cruz Co Veterans Housing project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed Santa Cruz Co Veterans Housing project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed Santa Cruz Co Veterans Housing project area.

At the time of Euroamerican contact, the Native Americans that lived in the area were speakers of the Awaswas language, part of the Costanoan/Ohlone language family (Levy 1978:



485). There are no Native American resources in or adjacent to the proposed Santa Cruz Co Veterans Housing project area referenced in the ethnographic literature [resource name (Milliken 1995)].

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Santa Cruz County have been found on ridges, midslope benches, in valleys, near intermittent and perennial watercourses and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Santa Cruz Co Veterans Housing project area is located in the Santa Cruz Mountains between Ben Lomond and Glen Arbor areas on midslope terraces and bench on the west side of San Lorenzo River across from its confluence with Newell Creek. Aerial maps indicate a heavily wooded project area with an open area at the northeastern corner of the project area with driveways, an adjacent roads, buildings, landscaping and a pool. Given the similarity of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed Santa Cruz Co Veterans Housing project area.

Review of historical literature and maps gave no indication of historic-period activity within the Santa Cruz Co Veterans Housing project area. With this in mind, there is a low potential for unrecorded historic-period archaeological resources to be within the proposed Santa Cruz Co Veterans Housing project area.

The 1955 photo revised 1980 Felton USGS 7.5-minute topographic quadrangle depicts one building within the Santa Cruz Co Veterans Housing project area. If present, this unrecorded building may meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

## **RECOMMENDATIONS:**

1) There is a moderate potential for Native American archaeological resources and a low potential for historic-period archaeological resources to be within the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) No resources were located in either the Santa Cruz Co Veterans Housing project area or its APE that are included in the OHP BERD. If, in a later process, buildings or structures are identified that meet the minimum age requirement, we recommend that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings or structures:

Project Review and Compliance Unit  
Office of Historic Preservation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816  
(916) 445-7000

3) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

4) We recommend the lead agency contact the local Native American tribes regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916)373-3710.

5) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

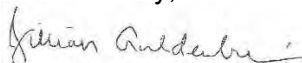
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: [https://ohp.parks.ca.gov/?page\\_id=28351](https://ohp.parks.ca.gov/?page_id=28351)

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,



Jillian Guldenbrein  
Researcher

## LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resource File System, the following literature was reviewed:

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1980 *Soils Survey of Santa Cruz County, California*. United States Department of Agriculture, Soil Conservation Service, in cooperation with the University of California Agricultural Experiment Station. n.p.

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State of California Department of Parks and Recreation

1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Department of Parks and Recreation and Office of Historic Preservation

1988 *Five Views: An Ethnic Sites Survey for California*. State of California Department of Parks and Recreation and Office of Historic Preservation, Sacramento.

State of California Office of Historic Preservation \*\*

2021 *Built Environment Resources Directory*. Listing by City (through September 15, 2021). State of California Office of Historic Preservation, Sacramento.

\*\*Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

## NATIVE AMERICAN HERITAGE COMMISSION

April 4, 2022

Roy Hastings  
R.L. Hastings & Associates, LLCVia Email to: [roy@rlhastings.com](mailto:roy@rlhastings.com)

Re: 8705 Highway 9 (CA9), Ben Lomond, California Project, Santa Cruz County

Dear Mr. Hastings:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: [Cody.Campagne@nahc.ca.gov](mailto:Cody.Campagne@nahc.ca.gov).

Sincerely,

Cody Campagne  
Cultural Resources Analyst

Attachment

CHAIRPERSON  
Laura Miranda  
LuiseñoVICE CHAIRPERSON  
Reginald Pagaling  
ChumashPARLIAMENTARIAN  
Russell Attebery  
KarukSECRETARY  
Sara Dutschke  
MiwokCOMMISSIONER  
William Mungary  
Paiute/White Mountain  
ApacheCOMMISSIONER  
Isaac Bojorquez  
Ohlone-CostanoanCOMMISSIONER  
Buffy McQuillen  
Yokayo Pomo, Yuki,  
NomlakiCOMMISSIONER  
Wayne Nelson  
LuiseñoCOMMISSIONER  
Stanley Rodriguez  
KumeyaayEXECUTIVE SECRETARY  
Raymond C.  
Hitchcock  
Miwok/NisenanNAHC HEADQUARTERS  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
NAHC.ca.gov



Native American Heritage Commission  
Native American Contact List  
Santa Cruz County  
4/4/2022

**Amah Mutsun Tribal Band**

Valentin Lopez, Chairperson  
P.O. Box 5272  
Galt, CA, 95632  
Phone: (916) 743 - 5833  
vlopez@amahmutsun.org

Costanoan  
Northern Valley  
Yokut

**Wuksache Indian Tribe/Eshom Valley Band**

Kenneth Woodrow, Chairperson  
1179 Rock Haven Ct.  
Salinas, CA, 93906  
Phone: (831) 443 - 9702  
kwood8934@aol.com

Foothill Yokut  
Mono

**Amah Mutsun Tribal Band of Mission San Juan Bautista**

Irene Zwierlein, Chairperson  
3030 Soda Bay Road  
Lakeport, CA, 95453  
Phone: (650) 851 - 7489  
Fax: (650) 332-1526  
amahmutsuntribal@gmail.com

Costanoan

**Costanoan Ohlone Rumsen-Mutsen Tribe**

Patrick Orozco, Chairman  
644 Peartree Drive  
Watsonville, CA, 95076  
Phone: (831) 728 - 8471  
yanapvoic97@gmail.com

Ohlone

**Indian Canyon Mutsun Band of Costanoan**

Kanyon Sayers-Roods, MLD  
Contact  
1615 Pearson Court  
San Jose, CA, 95122  
Phone: (408) 673 - 0626  
kanyon@kanyonconsulting.com

Costanoan

**Indian Canyon Mutsun Band of Costanoan**

Ann Marie Sayers, Chairperson  
P.O. Box 28  
Hollister, CA, 95024  
Phone: (831) 637 - 4238  
ams@indiancanyons.org

Costanoan

**Muwekma Ohlone Indian Tribe of the SF Bay Area**

Monica Arellano, Vice  
Chairwoman  
20885 Redwood Road, Suite 232  
Castro Valley, CA, 94546  
Phone: (408) 205 - 9714  
marellano@muvekma.org

Costanoan

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 8705 Highway 9 (CA9), Ben Lomond, California Project, Santa Cruz County.



## HISTORIC RESOURCE ASSOCIATES

HISTORIC ARCHITECTURE • ARCHAEOLOGY • HISTORICAL & GENEALOGICAL RESEARCH  
NATIONAL REGISTER NOMINATIONS • PRESERVATION PLANNING • HISTORIC INTERIORS

May 15, 2022

Roy Hastings, MPPA  
R.L. Hastings & Associates, LLC  
P.O. Box 552  
Placerville, CA 95667

Re: Revised Phase I Historical Assessment of the Veterans Village Supportive Housing Project,  
formerly known as Jaye's Timberlane Resort, 8705 Highway 9, Ben Lomond,  
Santa Cruz County, California

Dear Mr. Hastings:

A physical inspection, followed by preparation of California Department of Parks and Recreation (DPR) forms, and a formal evaluation applying the National Register of Historic Places (NRHP) criteria, was prepared this April in response to the proposed acquisition of Jaye's Timberlane Resort and its subsequent conversion into the Veterans Village Supportive Housing Project. The subject property is located at 8705 Highway 9, Ben Lomond, Santa Cruz County, California. Attached is a revised historic evaluation of the subject property based upon comments provided by the *Annie Murphy*, Planner IV, Sustainability and Special Projects, Santa Cruz County Planning Department.

The proposed project involves acquisition, rehabilitation, and conversion of an existing motel with one existing single-family residence and ten motel cabins in a commercial "Visitor Accommodations" (VA) zone into a 20-unit "Homekey" permanent supportive housing project to be funded by the California Homekey Round 2 Grant Program authorized by AB 140 of 2021. The project also includes installation of six new 1-bedroom modular dwelling units on the site, demolition of an existing 3-car garage/carport, and in its place, construction of a 2-story, 1,600 square foot building consisting of three new 1-bedroom units and a small leasing office.

The revised historic evaluation focused on establishing the property's historic context and addressing the fact that the northernmost building was built prior to the development of the resort in the 1960s. Additional archival research including an examination of historic maps, photographs, and documents association with Ben Lomond, including information curated within the Santa Cruz Library Local History Collection, a review of Sanborn Fire Insurance Maps, Punnett Bros. city and county maps, topographic maps, and documents housed by the Library of Congress, Calisphere online archives, as well as reviewing more newspaper holdings. In addition, an attempt was made to locate former owners of the property.

3142 Bird Rock Road  
Pebble Beach, CA 93953  
Office: 831-641-7474  
Mobile: 916-296-4334  
Email: [historic.resource@comcast.net](mailto:historic.resource@comcast.net)

Character defining features of the single-story, wood-frame cabins include moderately sloping gable roofs, exposed roof purlins, gable ends filled with fixed panes of decorative pebbled opaque glass, board and batten exterior wall cladding, replacement anodized white slider vinyl or aluminum style divided-light windows, and replaced metal or aluminum painted divided-light entry doors. Most of the cabins feature porches supported by square wood columns with concrete porches, some with wooden decks. Cabin #7, one of the smaller cabins, features a large exterior brick fireplace, the cabin built on a steep slope below the upper road overlooking the remainder of the resort and SR-9. All of the cabins have a barn red paint-grade stained applied to the exterior walls. The interiors of the cabins are reportedly finished with plywood wall cladding, 2" x 4" wood-framing, and originally had vinyl floors, most with kitchens.

The office or residence, unlike the cabins, is two-stories tall, with a steep cross-gable design, a composition shingle roof, gable ends clad with fish-scale shingles, contemporary horizontal v-groove exterior wood siding, and replaced contemporary divided-light metal or vinyl windows and doors. Based upon historic photographs, the building once had a full open front porch characteristic of Late-Victorian or Folk Victorian style houses built in the late-nineteenth through the early twentieth-century. Today, the porch is filled with a wall, side entry door, and contemporary divided-light windows. A board fence runs parallel with the second-story gable dividing the house forming a small courtyard in the front. The rear of the house has a large two-story gable addition that extends the living area on the upper floors. To the left of the residence is a contemporary wood-frame, three-car garage that is sided with T1-11 plywood and aluminum doors. Both the residence and the garage are painted a barn red similar to the cabins in the resort. The front yard of the office or residence is profusely landscaped with shrubs and trees. Just west of SR-9, in the center of the resort, is a built-in below ground swimming pool, barbecue, and other landscaping features for use by guests. Although modernized the recreation area that includes the swimming pool appears to date to the early-1960s.

The historic context for the subject property lies in the development of motels and resorts along State Route 9 after World War II. With improvements in transportation and more mechanically reliable automobiles, new resorts opened upon in Ben Lomond during the 1920s, such as Lockwood's Grove (1926-1958) and Vernal Lodge (1920s-1940) (Gibson 1993; Brown 2015; Santa Cruz Trains Website 2019; *Santa Cruz Sentinel 1960-1980*; *Santa Cruz Evening News 1960-1980*). Another factor in the development of resorts and motels through the Santa Cruz Mountains was the creation of State Route 9 and subsequent improvements to the route that favored automobiles. SR-9 was created from several previously constructed roads. One of these was a toll road built in 1848 by Martin McCarty. In 1913, the road from Saratoga Gap southwest to Big Basin Redwoods State Park via the present SR 9 and SR 236 was added to the state highway system (California Highways Website 2022).

World War II had a marked effect upon the construction of new resorts in the Santa Cruz Mountains, as new development literally came to halt. The next episode in the region's development followed World War II in concert with the burgeoning industries in the Santa Clara Valley and the construction of thousands of residential homes. A boom in post-war jobs led to families having more leisure to time to visit nearby parks and destination points once largely visited by a more Bohemian populace that garnered increasing interest by "baby-boomers" during the late-1940s and 1950s. Vehicular use along SR-9 increased during the 1950s and new resorts began to emerge along the route catering to the post-war motoring public. The history of Jaye's Timberlane Resort Motel reflects this trend in resort development in Ben Lomond as well as other small communities in the Santa Cruz Mountains.

## History of Jaye's Timberlane Resort Motel

In his book, entitled *Home Away from Home: Motels in America* (1995), Margolies notes the relationship between the modern motel and demands of post-World War II motorists seeking comfort and luxury at a modest price. The motels of the 1950s and 1960s, took advantage of the new demands of auto tourism, many building motels that allowed easy access for automobiles often immediately adjacent to the motel unit or cabin. In mountainous areas of California, mid-twentieth century motels adopted a "rustic vernacular" form of architecture, in some cases using logs, shingles, shakes, or in the case of Jaye's Timberlane Resort Motel, board and batten exterior wall cladding.

Based upon historic documents, particularly historic newspapers, the subject property was acquired by Robert and Janice Dampier, who reportedly established the Timber Lodge on the parcel (*Santa Cruz Sentinel*, August 26, 1960). However, it is unclear if the Dampiers actually built the cabins and residence or manager's unit on the property. In 1961, Harry Arthur Jaye purchased the property. Jaye owned and operated the H.A.J. Trucking Company in Connecticut before selling it and relocating to Ben Lomond. Jaye operated the resort/motel until 1971, renaming it Jaye's Timberlane Resort Motel. Historic photographs from the early-1960s depict the resort in much the same configuration as it is today. After selling the resort, Jaye built homes in Monterey and Santa Cruz counties before retiring in 1985. Jaye died in Watsonville in August 1992 (*Santa Cruz Sentinel*, August 5, 1992). In 1971, Jaye sold the resort to Erwin R. and Ann Rode. The Rodes operated the resort until 1986, when it was sold to Jim and Marianne Høglund. In 1995, the Høglunds reportedly sold the resort to Vimal D. Patel and Amita V. Patel.

## Significance Statement

The subject property which is being addressed individually and as a potential historic district, whose period of significance spans from 1960 through 1972, represents a rather late addition to the numerous rustic resorts that developed along State Route 9 in the Santa Cruz Mountains beginning in the late-nineteenth century. By the 1960s, both State Route 9 and 17 had been improved for automobile use, providing easy access between the Santa Clara Valley and Santa Cruz. The post-World War II recreationists took advantage of improved travel routes, as "modernized" resorts and motels began to replace the older, more rustic auto camps, many having simple tent cabins. The subject property represents the transition from rustic auto-oriented resorts to more modern resorts or motels that offered numerous conveniences, such as kitchens and televisions.

The property was assessed as an ensemble group of related buildings sharing common architectural designs and materials built in 1960 with minor additions in later years. As such the buildings were treated as singular property using the NRHP Criteria for Evaluation, described as the quality of significance in American history, architecture, archaeology, and embodied in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, material, workmanship, feeling, and association, and meets one of the following criteria:

Criterion A: Are associated with events that have made a significant contribution to the broad patterns of our history; or

Criterion B: Are associated with the lives of persons significant in our past; or



Criterion C: Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Criterion D: That have yielded or may be likely to yield, information important in history or prehistory. In applying the NRHP Criteria, under Criterion A, the subject property represents several historic themes. They include auto-tourism and post-World War II resort/motel development in the Santa Cruz Mountains.

A review of historic newspapers, published books, and articles does not suggest that Jaye's Timberlane Resort stands out as a significant example among the numerous other resorts that developed, many built much earlier in the Santa Cruz Mountains, particularly those along SR-9. In essence, while the resort represents post-World War II auto-tourism and resort development in the Santa Cruz Mountains, the resort does not appear to be a significant example of these historic themes. Under NRHP Criterion B, the property does not appear to be associated with a person or persons of significance in the history of Ben Lomond or Santa Cruz County. Under Criterion C, the subject property as a whole suffers from diminished architectural integrity, as a result of the replacement of all the original windows and doors with contemporary non-rustic materials and design, and the manager's office or residence that pre-dates the resort lacks integrity, due to a major two-story addition in the rear, replacement of all the original windows and doors, new exterior siding, enclosure of the formally open front porch, and construction of contemporary three-car garage to the left. The cumulative alterations to the resort or motel are consequential, resulting in integrity loss to its historic design, material, workmanship, and feeling. The property still retains integrity of location, association, and setting. In applying NRHP Criterion D, the subject property does not possess data or information potential.

For a property to be considered a significant resource it must retain integrity to convey its significance. While the subject property represents an important chapter in the history of auto-tourism in the Santa Cruz mountains during the 1960s, it nonetheless, lacks adequate integrity to convey its historic design, materials, and feeling. Therefore, the subject property does not appear to be eligible for the NRHP either individually and as a historic district. In conclusion, additional research failed to provide substantive new information regarding Jaye's Timberlane Resort Motel that would suggest that the property is eligible for listing on the NRHP under any of the Criteria. The manager's office or residence within the property was constructed prior to the development of the resort, perhaps during the 1920-1930s, however, its integrity is greatly diminished due to additions and remodeling. The resort is clearly not the first property of its type built in Ben Lomond or along SR-9, nor is the property mentioned in historic documents associated with Ben Lomond's primary period of significance, namely prior to World War II.

## References

A. J. Hatch. Official Map of Santa Cruz County, San Francisco, 1889.

Brown, Randall. "The Magnificent Andersons." *Press-Banner*, Newspaper, October 1, 2015

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California Highways Website. "California Highways: State Route 9." [www.cahighways.org](http://www.cahighways.org). Accessed April 11, 2022.

Gibson, Ross Eric. "Vanished Resorts: Glory Day's Recalled." Santa Cruz Public Libraries Local History Collection. Santa Cruz Public Library Website. <https://history.santacruzpl.org/omeka/files/original>. 1993.

Margolies, John. *Home Away from Home: Motels in America*. Boston: Bulfinch Press Book. 1995; Sanborn Fire Insurance Maps, Ben Lomond, California 1908.

*San Francisco Examiner*. Newspaper, San Francisco, CA, August 12, 1962.

Santa Cruz County Recorder and Tax Collector records.

*Santa Cruz Evening News*. Newspaper, Santa Cruz, CA. 1960-1990.

Santa Cruz Library Local History Collection, Santa Cruz, California.

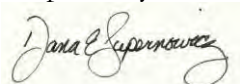
*Santa Cruz Sentinel*. Newspaper, Santa Cruz, CA. 1960-1992.

Santa Cruz Trains Website. "Railroads of the Monterey Bay Area: Ben Lomond Area Resorts." <https://www.santacruztrains.com/2019/01/curiosities-ben-lomond-area-resorts.html>. January 18, 2019

USGS topographic maps, Felton, California 1955-2012.

If you have any questions regarding this recommendation, please contact me.

Respectfully,



Dana E. Supernowicz, MA, RPA  
Principal

Attachment: DPR Site Records

## PHOTOGRAPHS



**Photograph 1: View looking north at the remodeled manager's office/residence. Note the front porch, once open has been enclosed, a large addition has been added to the rear of the residence, as well as a large three-car garage to the left of the building.**



**Photograph 2: View looking northwest at the east elevation of the manager's office/residence and the large two-story addition with a shed extension for an additional garage or storage area.**





**Photograph 3: View north at the front of the manager's office or residence.**



**Photograph 4: View looking northwest at the contemporary three-car garage to the left of the manager's office or residence.**





**Photograph 5: View looking at the three-car contemporary garage to the left of the manager's office/residence.**



**Photograph 6: View looking at Cabin #6.**





Photograph 7: View looking at Cabin #4.



Photograph 8: View looking at Cabin #3.





**Photograph 9: View looking at Cabin #2.**



**Photograph 10: View looking at Cabin #1.**





**Photograph 11: View looking at Cabin #7.**



**Photograph 12: View looking at the right side of Cabin #7 with the brick chimney.**





**Photograph 13: View looking northeast at Cabin #8.**



**Photograph 14: View looking at Cabin #9.**





Photograph 15: View looking at Cabin #10.



Photograph 16: View looking north along the upper road towards Cabin #10.





**Photograph 17: View of the raised substructure of the upper cabins located on the slope above the lower cabins.**



**Photograph 18: View looking southwest at the cabins adjacent to the residence/manager's office from the upper road.**



**Photograph 19: View looking north at the in-ground swimming pool and recreation area in the lower center of the resort.**



Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\*Resource Name or #: (Assigned by recorder) Jaye's Timberlane Resort

- P1. Other Identifier:**  
**\*P2. Location:**  not for publication  unrestricted **\*a. County:** Santa Cruz  
**b. USGS 7.5' Quadrangle:** Felton, CA  
**c. Address:** 8705 Highway 9 **City:** Ben Lomond **Zip:** 95005  
**d. UTM:** N/A  
**e. Other Locational Data (APN #):** The subject property is located on the north side of State Highway (SR-9), 10 minutes from downtown Ben Lomond and a short drive from Quail Hollow Ranch County Park. APN 078-272-06 and 078-273-15.

**\*P3a. Description:** The subject parcel consists of a total of approximately six acres. The largest parcel, identified as APN 078-273-15, is approximately five acres and is developed with an owner's residence or office, detached garage, and ten detached wood-frame cabins. Asphalt paved access roads, pathways, landscaping, fencing, and a swimming pool are present on the parcel. The smaller parcel, identified as APN 078-272-06, is approximately one acre and is currently vacant land. The ground surface at the subject property slopes gently to the west from Highway 9, becoming steeper toward the west and south. On-site vegetation consists primarily of coastal redwoods, ferns, and variety of indigenous chaparral species. The subject property can be accessed from two driveways from Highway 9 and one additional access driveway from Park Way, adjacent to the southeast of the property. The office building reportedly contains 2,300 square-feet with an attached garage, and the ten detached wood-frame cabins range in size from 350 to 600 square feet. All of the cabins and the office have composition shingle roofing. The resort is also developed with pathways, landscaping, fencing, and an in-ground swimming pool. The subject property can be accessed by two driveways from Highway 9 and one additional access driveway from Park Way, adjacent to the southeast of the property (refer to Primary Record Page 2 of 2).

**\*P3b. Resource Attributes:** HP5 - Motel/Resort

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:** Looking south from the upper level of cabins towards the office adjacent to SR-9.

**\*P6. Date Constructed/Age and Sources:** ■ Historic 1960, based upon Santa Cruz County Building Department Permit Records.

**\*P7. Owner and Address:** Veteran's Village, Ben Lomond, CA 95005.

**\*P8. Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953.

**\*P9. Date Recorded:** April 13, 2022, revised May 15, 2022.

**\*P10. Type of Survey:** ■ Architectural

**\*P11. Report Citation:** Phase I Historical Assessment of the Veterans Village Supportive Housing Project, formerly known as Jaye's Timberlane Resort, 8705 Highway 9, Ben Lomond, Santa Cruz County, California 95005. Prepared for R.L. Hastings & Associates, LLC, P.O. Box 552, Placerville, CA 95667. Prepared by Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953. May 2022.

**\*Attachments:** Building, Structure, and Object Record

**PRIMARY RECORD**

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

**\*P3a. Description (Continued):**

Character defining features of the single-story, wood-frame cabins include moderately sloping gable roofs, exposed roof purlins, gable ends filled with fixed panes of decorative pebbled opaque glass, board and batten exterior wall cladding, replacement anodized white slider vinyl or aluminum style divided-light windows, and replaced metal or aluminum painted divided-light entry doors. Most of the cabins feature porches supported by square wood columns with concrete porches, some with wooden decks. Cabin #7, one of the smaller cabins, features a large exterior brick fireplace, the cabin built on a steep slope below the upper road overlooking the remainder of the resort and SR-9. All of the cabins have a barn red paint-grade stained applied to the exterior walls. The interiors of the cabins are reportedly finished with plywood wall cladding, 2" x 4" wood-framing, and originally had vinyl floors, most with kitchens.

The office or residence, unlike the cabins, is two-stories tall, with a steep cross-gable design, a composition shingle roof, gable ends clad with fish-scale shingles, contemporary horizontal v-groove exterior wood siding, and replaced contemporary divided-light metal or vinyl windows and doors. Based upon historic photographs (Figure 3), the building once had a full open front porch characteristic of Late-Victorian or Folk Victorian style houses built in the late-nineteenth through the early twentieth-century. Today, the porch is filled with a wall, side entry door, and contemporary divided-light windows. A board fence runs parallel with the second-story gable dividing the house forming a small courtyard in the front. The rear of the house has a large two-story gable addition that extends the living area on the upper floors. To the left of the residence is a contemporary wood-frame, three-car garage that is sided with T1-11 plywood and aluminum doors. Both the residence and the garage are painted a barn red similar to the cabins in the resort. The front yard of the office or residence is profusely landscaped with shrubs and trees. Just west of SR-9, in the center of the resort, is a built-in below ground swimming pool, barbecue, and other landscaping features for use by guests. Although modernized the recreation area that includes the swimming pool appears to date to the early-1960s.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 18

\*Resource Name or #: (Assigned by recorder) Jaye's Timberlane Resort

NRHP Status Code: 6Z

- B1. Historic Name:** Timber Lodge/Jaye's Timberlane Resort Motel  
**B2. Common Name:** Veterans Village  
**B3. Original Use:** Motel/Resort  
**\*B5. Architectural Style:** Rustic Vernacular  
**B4. Present Use:** Veterans Housing
- \*B6. Construction History:** Based upon permit records from the Santa Cruz County Building Department, the resort motel was built in 1960, with additions and remodeling after 1962, after 1976, and in the past few decades. The remodeling included windows and doors in each of the cabins, extensive interior remodeling, and substantial remodeling of the owner's or manager's residence/office, which dates to pre-World War II and was incorporated into the resort motel when it was built in early-1960s. The owner's or manager's residence, as previously described as undergone extensive remodeling that include a large two-story addition in the rear, enclosing the formally open front porch, new windows, doors, and exterior wall siding, along with a three-car garage to the left.
- \*B7. Moved?**  No  Yes  Unknown **Date:** N/A **Original Location:**  
**\*B8. Related Features:** The subject property is flanked on the east by SR-9 and surrounded by mature coastal redwoods.  
**B9a. Architect:** Unknown **B9b. Builder:** Robert Pampier/Harry Jaye  
**\*B10. Significance: Theme:** Modern Rustic Resorts/Roadside Architecture **Area:** Ben Lomond  
**Period of Significance:** 1960-1972 **Property Type:** Motel/Resort **Applicable Criteria:** NRHP A, B, C, and D

The historic context for the subject property lies in the development of motels and resorts along State Route 9 after World War II. However, the establishment of rustic mountain resorts in and around Ben Lomond dates to the late-nineteenth century. James P. Pierce co-founded the town of Ben Lomond in 1887 along with mill superintendent Thomas Bell, who became its postmaster. The first resort in Ben Lomond was known as Hotel Ben Lomond, established in 1887 by Bell, who was tasked by the Ben Lomond Land & Lumber Company to begin the commercial and residential development of the former mill properties. The hotel was situated on the northwest corner of town near where State Route 9 crosses the San Lorenzo River. Below the hotel on the banks of the San Lorenzo River were several changing rooms (called "swimming baths") to allow people to enjoy the river. In 1895, Bell purchased 300 acres of forest land between Highlands Park and the Ben Lomond bridge and established a resort called Rowardennan Redwood Park. Scottish place names garnered favor in the Santa Cruz Mountains as evidenced the region's numerous early Scottish settlers. Rowardennan, for example, combines the name of an enchanted Scottish flower which drives off evil spirits with a derivation of the Celtic *arduos* or *ardeuenna* for "high woodland" to mean "enchanted forest." Unlike the whitewashed hotels and manicured grounds of other retreats, such as those in Santa Cruz, Bell wanted a resort that gave visitors a more rustic experience. He rented horses and equipment for camping in the woods or touring along his extensive bridle trails. He built the Rowardennan Hotel with 150 rooms housed in 16 cabins, along with the main lodge, and 200-seat dining hall. The ballroom included a separate lodge. The log-cabin Club House contained the unusual combination of a library and bowling alley. Books were checked out, to be read in the cabins or the woods (Gibson 1993) (refer to BSO, Page 2 of 18).

- B11. Additional Resource Attributes:** none  
**B12. References:** A. J. Hatch. Official Map of Santa Cruz County, San Francisco, 1889; Brown, Randall. "The Magnificent Andersons." *Press-Banner*, Newspaper, October 1, 2015; Brown, Randall. "The Anderson Case." *Press-Banner*, Newspaper, October 22, 2015; California Highways Website. "California Highways: State Route 9." [www.cahighways.org](http://www.cahighways.org). Accessed April 11, 2022; Gibson, Ross Eric. "Vanished Resorts: Glory Day's Recalled." Santa Cruz Public Libraries Local History Collection. Santa Cruz Public Library Website. <https://history.santacruzpl.org/omeka/files/original>. 1993; Margolies, John. *Home Away from Home: Motels in America*. Boston: Bulfinch Press Book. 1995; Sanborn Fire Insurance Maps, Ben Lomond, California 1908; *San Francisco Examiner*. Newspaper, San Francisco, CA, August 12, 1962; Santa Cruz County Recorder and Tax Collector records; *Santa Cruz Evening News*. Newspaper, Santa Cruz, CA. 1960-1990; Santa Cruz Library Local History Collection, Santa Cruz, California; *Santa Cruz Sentinel*. Newspaper, Santa Cruz, CA. 1960-1992; Santa Cruz Trains Website. "Railroads of the Monterey Bay Area: Ben Lomond Area Resorts." <https://www.santacruztrains.com/2019/01/curiosities-ben-lomond-area-resorts.html>. January 18, 2019; USGS topographic maps, Felton, California 1955-2012.
- B13. Remarks:**  
**B14. Evaluator:** Dana E. Supernowicz, Historic Resource Associates, 23142 Bird Rock Road, Pebble Beach, CA 93953.  
**Date of Evaluation:** May 2022

**AERIAL PHOTOGRAPH (Google Earth 2022)**



(This space reserved for official comments.)



**\*B10. Significance (Continued):**



**Figure 1: Official Map of Santa Cruz County, A.J. Hatch, San Francisco, 1889.**

With improvements in transportation and more mechanically reliable automobiles, new resorts opened upon in Ben Lomond during the 1920s, such as Lockwood's Grove (1926-1958) and Vernal Lodge (1920s-1940) (Gibson 1993; Brown 2015; Santa Cruz Trains Website 2019; *Santa Cruz Sentinel* 1960-1980; *Santa Cruz Evening News* 1960-1980).

Another factor in the development of resorts and motels through the Santa Cruz Mountains was the creation of State Route 9 and subsequent improvements to the route that favored automobiles. SR-9 was created from several previously constructed roads. One of these was a toll road built in 1848 by Martin McCarty. In 1913, the road from Saratoga Gap southwest to Big Basin Redwoods State Park via the present SR 9 and SR 236 was added to the state highway system (California Highways Website 2022).

World War II had a marked effect upon the construction of new resorts in the Santa Cruz Mountains, as new development literally came to halt. The next episode in the region's development followed World War II in concert with the burgeoning industries in the Santa Clara Valley and the construction of thousands of residential homes. A boom in post-war jobs led to families having more leisure time to visit nearby parks and destination points once largely visited by a more Bohemian populace that garnered increasing interest by "baby-boomers" during the late-1940s and 1950s. Vehicular use along SR-9 increased during the 1950s and new resorts began to emerge along the route catering to the post-war motoring public. The history of Jaye's Timberlane Resort Motel reflects this trend in resort development in Ben Lomond as well as other small communities in the Santa Cruz Mountains.

### **History of Jaye's Timberlane Resort Motel**

In his book, entitled *Home Away from Home: Motels in America* (1995), Margolies notes the relationship between the modern motel and demands of post-World War II motorists seeking comfort and luxury at a modest price. The motels of the 1950s and 1960s, took advantage of the new demands of auto tourism, many building motels that allowed easy access for automobiles often immediately adjacent to the motel unit or cabin. In mountainous areas of California, mid-twentieth century motels adopted a "rustic vernacular" form of architecture, in some cases using logs, shingles, shakes, or in the case of Jaye's Timberlane Resort Motel, board and batten exterior wall cladding.



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 4 of 18

\*Resource Name or #: (Assigned by recorder) Jaye's Timberlane Resort

NRHP Status Code: 6Z

**\*B10. Significance (Continued):**

Jaye's Timberlane Resort and Motel was periodically advertised in local newspapers during the 1960s, offering short and long-term housing with the 10 cabins that dotted the parcel (Figure 2). Catering to the new generation of automobile tourists, Jaye's Timberlane Resort and Motel offered "modern cottages" with kitchens and televisions. The advertisement in Figure 3 below notes the choice between a "mountain cottage" on the hillside and "cottages near the recreation area," referring to the swimming pool to the west.



Figure 3: *San Francisco Examiner*, August 12, 1962.



**\*B10. Significance (Continued):**

Figures 4 and 5 depict the resort motel in the early-1960s. The main residence and office (Figure 3), where the Jayes lived, originally had a full open front porch and lacked the large two-story rear addition, and the three-car garaged added to the left of the residence.



**Figure 4: Circa early-1960 postcard of Jaye's Timberlane Resort Motel, looking north.**

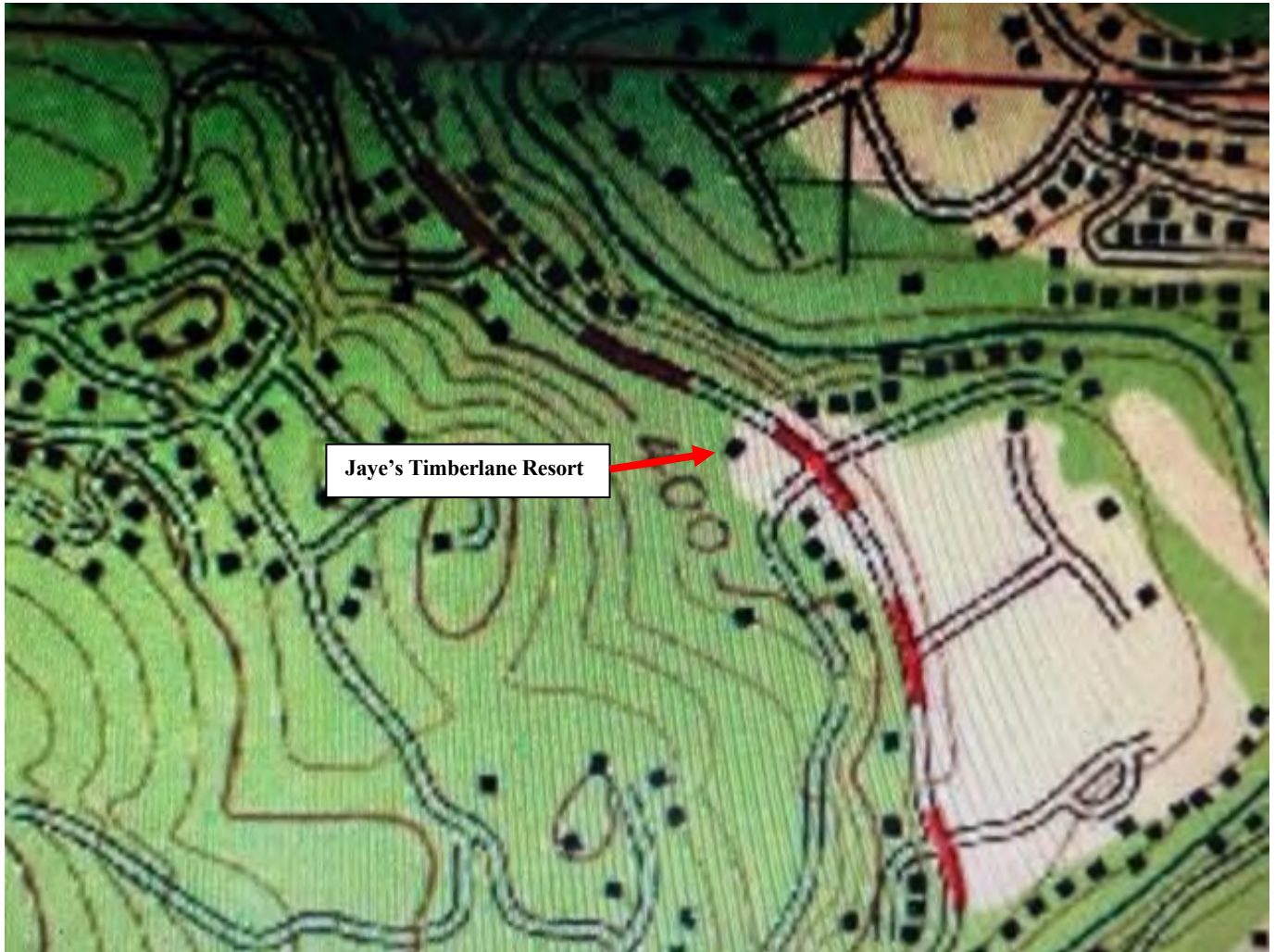


**Figure 5: Circa early-1960 postcard of Jaye's Timberlane Resort Motel, looking west.**



**\*B10. Significance (Continued):**

Figure 6 depicts what is believed to be the manager's office or residence in 1955, prior to construction of the resort:



**Figure 6: The 1955 USGS 7.5' Felton, California topographic map depicting a building at the north end that would later become Jaye's Timberlane Resort.**

In May 1968, the *Santa Cruz Sentinel* ran an article with the headline "Living is Relaxing." The article proclaimed the relaxed and comfortable living at the resort among the redwoods with 10 individual cabins featuring kitchens and televisions "completely equipped." The resort also offered various games, such as shuffleboard, badminton, table tennis, a pool, and horseshoes, along with a heated pool. All the cabins were described as having a porch and some with patios. Eight of the units could accommodate four persons each, with a large unit with room for six to eight people. The resort was reported to be "approved by the American Automobile Association" (*Santa Cruz Sentinel*, May 5, 1968).

**\*B10. Significance (Continued):**

One of the last advertisements for Jaye's Timberlane Resort promoted itself lying within "seven acres of redwoods forest, with ferns, landscape, and a creek running through it," and within walking distance to the nearby San Lorenzo River (Figure 7).

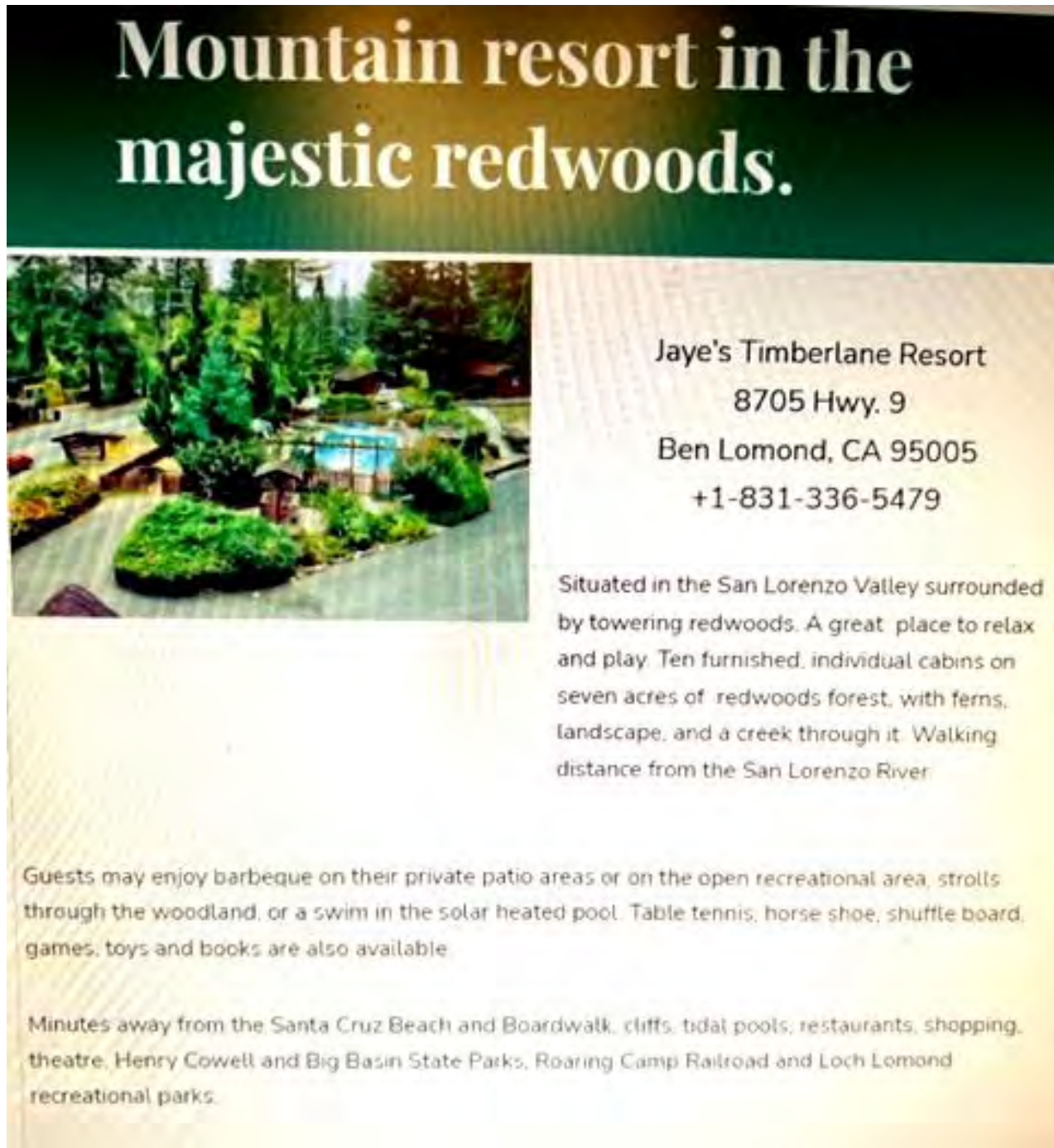


Figure 7: Advertisement for Jaye's Timberlane Resort (2020).

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 8 of 18

\*Resource Name or #: (Assigned by recorder) Jaye's Timberlane Resort

NRHP Status Code: 6Z

### \*B10. Significance (Continued):

#### SIGNIFICANCE STATEMENT

The subject property which is being addressed individually and as a potential historic district, whose period of significance spans from 1960 through 1972, represents a rather late addition to the numerous rustic resorts that developed along State Route 9 in the Santa Cruz Mountains beginning in the late-nineteenth century. By the 1960s, both State Route 9 and 17 had been improved for automobile use, providing easy access between the Santa Clara Valley and Santa Cruz. The post-World War II recreationists took advantage of improved travel routes, as "modernized" resorts and motels began to replace the older, more rustic auto camps, many having simple tent cabins. The subject property represents the transition from rustic auto-oriented resorts to more modern resorts or motels that offered numerous conveniences, such as kitchens and televisions.

The property was assessed as an ensemble group of related buildings sharing common architectural designs and materials built in 1960 with minor additions in later years. As such the buildings were treated as singular property using the NRHP Criteria for Evaluation, described as the quality of significance in American history, architecture, archaeology, and embodied in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, material, workmanship, feeling, and association, and meets one of the following criteria:

Criterion A: Are associated with events that have made a significant contribution to the broad patterns of our history; or

Criterion B: Are associated with the lives of persons significant in our past; or

Criterion C: Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Criterion D: That have yielded or may be likely to yield, information important in history or prehistory.

In applying the NRHP Criteria, under Criterion A, the subject property represents several historic themes. They include auto-tourism and post-World War II resort/motel development in the Santa Cruz Mountains. A review of historic newspapers, published books, and articles does not suggest that Jaye's Timberlane Resort stands out as a significant example among the numerous other resorts that developed, many built much earlier in the Santa Cruz Mountains, particularly those along SR-9. In essence, while the resort represents post-World War II auto-tourism and resort development in the Santa Cruz Mountains, the resort does not appear to be a significant example of these historic themes. Under NRHP Criterion B, the property does not appear to be associated with a person or persons of significance in the history of Ben Lomond or Santa Cruz County. Under Criterion C, the subject property as a whole suffers from diminished architectural integrity, as a result of the replacement of all the original windows and doors with contemporary non-rustic materials and design, and the manager's office or residence that pre-dates the resort lacks integrity, due to a major two-story addition in the rear, replacement of all the original windows and doors, new exterior siding, enclosure of the formally open front porch, and construction of contemporary three-car garage to the left. The cumulative alterations to the resort or motel are consequential, resulting in integrity loss to its historic design, material, workmanship, and feeling. The property still retains integrity of location, association, and setting. In applying NRHP Criterion D, the subject property does not possess data or information potential.

For a property to be considered a significant resource it must retain integrity to convey its significance. While the subject property represents an important chapter in the history of auto-tourism in the Santa Cruz mountains during the 1960s, it nonetheless, lacks adequate integrity to convey its historic design, materials, and feeling. Therefore, the subject property does not appear to be eligible for the NRHP either individually and as a historic district.



\*B10. Significance (Continued):

**PHOTOGRAPHS**



**Photograph 1: View looking north at the remodeled manager's office/residence. Note the front porch, once open has been enclosed, a large addition has been added to the rear of the residence, as well as a large three-car garage to the left of the building.**



**Photograph 2: View looking northwest at the east elevation of the manager's office/residence and the large two-story addition with a shed extension for an additional garage or storage area.**



**\*B10. Significance (Continued):**



**Photograph 3: View north at the front of the manager's office or residence.**



**Photograph 4: View looking northwest at the contemporary three-car garage to the left of the manager's office or residence.**



\*B10. Significance (Continued):



Photograph 5: View looking at the three-car contemporary garage to the left of the manager's office/residence.



Photograph 6: View looking at Cabin #6.



**\*B10. Significance (Continued):**



**Photograph 7: View looking at Cabin #4.**



**Photograph 8: View looking at Cabin #3.**

**\*B10. Significance (Continued):**



Photograph 9: View looking at Cabin #2.



Photograph 10: View looking at Cabin #1.



**\*B10. Significance (Continued):**



**Photograph 11: View looking at Cabin #7.**



**Photograph 12: View looking at the right side of Cabin #7 with the brick chimney.**



**\*B10. Significance (Continued):**



**Photograph 13: View looking northeast at Cabin #8.**



**Photograph 14: View looking at Cabin #9.**



**\*B10. Significance (Continued):**



**Photograph 15: View looking at Cabin #10.**



**Photograph 16: View looking north along the upper road towards Cabin #10.**



**\*B10. Significance (Continued):**



**Photograph 17: View of the raised substructure of the upper cabins located on the slope above the lower cabins.**



**Photograph 18: View looking southwest at the cabins adjacent to the residence/manager's office from the upper road.**



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 18 of 18

\*Resource Name or #: (Assigned by recorder) Jaye's Timberlane Resort

NRHP Status Code: 6Z

\*B10. Significance (Continued):



**Photograph 19: View looking north at the in-ground swimming pool and recreation area in the lower center of the resort.**



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: 711  
**PAIA LEVINE, INTERIM PLANNING DIRECTOR**

February 23, 2022

Wuksache Indian Tribe/Eshom Valley Band  
Kenneth Woodrow, Chairperson  
1179 Rock Haven Ct.  
Salinas, CA 93906  
[kwood8934@aol.com](mailto:kwood8934@aol.com)

RE: Native American Consultation Request

Subject Property: 8705 Highway 9 (CA9)  
Ben Lomond, Santa Cruz County, CA 95005  
USGS Felton Quad, Section 9, T10S, R2W  
APN: 078-273-15 and 078-272-06

Dear Chairperson Woodrow,

The County of Santa Cruz is applying for California Homekey Round 2 Grant Program funds to fund the acquisition, rehabilitation, and conversion of an existing 11-unit motel and the addition of 9 additional units for a permanent supportive housing to be located at 8705 Highway 9 (CA9), Ben Lomond, Santa Cruz County, California. The receipt of federal funds requires that a NEPA environmental review be conducted on the project site. Consultation with Native American groups or individuals and the State Historic Preservation Officer (SHPO) is a required part of the NEPA process.

### **Proposed Project**

The proposed 20-unit permanent supportive housing project will consist of 10 existing cabins, an existing single-family home, addition of 6 new modular dwelling units, and construction of one 2-story building to be located on two parcels totaling approximately 5.9 acres located at 8705 Highway 9 (CA9) in the community of Ben Lomond (APN: 078-273-15 and 078-272-06). The new 2-story building will contain 3 1-bedroom units and a leasing office in a total of 1,600 square feet. Additionally, the project will involve the demolition of an existing 3-car garage on the site where the building will be built. Surrounding site uses include single-family residences to the east, forest to the north and west, and forest and single-family residences to the south.

### **Archaeological and Cultural Resources**

The County of Santa Cruz would appreciate your providing information on any Native American resources that might be adversely affected by the development of this project.

If you have any questions or need additional information, please contact Roy Hastings at 916.397.6795, or by email at [roy@rlhastings.com](mailto:roy@rlhastings.com).

Sincerely,

DocuSigned by:  
  
A34568E78B3343D...  
Stephanie Hansen  
Principal Planner



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: 711  
**PAIA LEVINE, INTERIM PLANNING DIRECTOR**

February 23, 2022

Rumsen Am:a Tur:ataj Ohlone  
Dee Dee Manzanares Ybarra, Chairperson  
14671 Farmington Street  
Hesperia, CA 92345  
[rumsenama@gmail.com](mailto:rumsenama@gmail.com)

RE: Native American Consultation Request

Subject Property: 8705 Highway 9 (CA9)  
Ben Lomond, Santa Cruz County, CA 95005  
USGS Felton Quad, Section 9, T10S, R2W  
APN: 078-273-15 and 078-272-06

Dear Chairperson Ybarra,

The County of Santa Cruz is applying for California Homekey Round 2 Grant Program funds to fund the acquisition, rehabilitation, and conversion of an existing 11-unit motel and the addition of 9 additional units for a permanent supportive housing to be located at 8705 Highway 9 (CA9), Ben Lomond, Santa Cruz County, California. The receipt of federal funds requires that a NEPA environmental review be conducted on the project site. Consultation with Native American groups or individuals and the State Historic Preservation Officer (SHPO) is a required part of the NEPA process.

### **Proposed Project**


The proposed 20-unit permanent supportive housing project will consist of 10 existing cabins, an existing single-family home, addition of 6 new modular dwelling units, and construction of one 2-story building to be located on two parcels totaling approximately 5.9 acres located at 8705 Highway 9 (CA9) in the community of Ben Lomond (APN: 078-273-15 and 078-272-06). The new 2-story building will contain 3 1-bedroom units and a leasing office in a total of 1,600 square feet. Additionally, the project will involve the demolition of an existing 3-car garage on the site where the building will be built. Surrounding site uses include single-family residences to the east, forest to the north and west, and forest and single-family residences to the south.

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If you have any questions or need additional information, please contact Roy Hastings at 916.397.6795, or by email at [roy@rlhastings.com](mailto:roy@rlhastings.com).

Sincerely,

DocuSigned by:  
  
A34588E78B3343D...  
Stephanie Hansen  
Principal Planner





# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: 711  
PAIA LEVINE, INTERIM PLANNING DIRECTOR

February 23, 2022

Muwekma Ohlone Indian Tribe of the SF Bay Area  
Monica Arellano, Vice Chairwoman  
20885 Redwood Road, Suite 232  
Castro Valley, CA 94546  
[marellano@muwekma.org](mailto:marellano@muwekma.org)

RE: Native American Consultation Request

Subject Property: 8705 Highway 9 (CA9)  
Ben Lomond, Santa Cruz County, CA 95005  
USGS Felton Quad, Section 9, T10S, R2W  
APN: 078-273-15 and 078-272-06

Dear Vice Chairwoman Arellano,

The County of Santa Cruz is applying for California Homekey Round 2 Grant Program funds to fund the acquisition, rehabilitation, and conversion of an existing 11-unit motel and the addition of 9 additional units for a permanent supportive housing to be located at 8705 Highway 9 (CA9), Ben Lomond, Santa Cruz County, California. The receipt of federal funds requires that a NEPA environmental review be conducted on the project site. Consultation with Native American groups or individuals and the State Historic Preservation Officer (SHPO) is a required part of the NEPA process.

### **Proposed Project**

The proposed 20-unit permanent supportive housing project will consist of 10 existing cabins, an existing single-family home, addition of 6 new modular dwelling units, and construction of one 2-story building to be located on two parcels totaling approximately 5.9 acres located at 8705 Highway 9 (CA9) in the community of Ben Lomond (APN: 078-273-15 and 078-272-06). The new 2-story building will contain 3 1-bedroom units and a leasing office in a total of 1,600 square feet. Additionally, the project will involve the demolition of an existing 3-car garage on the site where the building will be built. Surrounding site uses include single-family residences to the east, forest to the north and west, and forest and single-family residences to the south.

### **Archaeological and Cultural Resources**

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If you have any questions or need additional information, please contact Roy Hastings at 916.397.6795, or by email at [roy@rlhastings.com](mailto:roy@rlhastings.com).

Sincerely,

DocuSigned by:

*Stephanie Hansen*

A34588E78B3343D...

Stephanie Hansen  
Principal Planner



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: 711  
PAIA LEVINE, INTERIM PLANNING DIRECTOR

February 23, 2022

Indian Canyon Mutsun Band of Costanoan  
Ann Marie Sayers, Chairperson  
P.O. Box 28  
Hollister, CA 95024  
[ams@indiancanyons.org](mailto:ams@indiancanyons.org)

RE: Native American Consultation Request

Subject Property: 8705 Highway 9 (CA9)  
Ben Lomond, Santa Cruz County, CA 95005  
USGS Felton Quad, Section 9, T10S, R2W  
APN: 078-273-15 and 078-272-06

Dear Chairperson Sayers,

The County of Santa Cruz is applying for California Homekey Round 2 Grant Program funds to fund the acquisition, rehabilitation, and conversion of an existing 11-unit motel and the addition of 9 additional units for a permanent supportive housing to be located at 8705 Highway 9 (CA9), Ben Lomond, Santa Cruz County, California. The receipt of federal funds requires that a NEPA environmental review be conducted on the project site. Consultation with Native American groups or individuals and the State Historic Preservation Officer (SHPO) is a required part of the NEPA process.

### Proposed Project

The proposed 20-unit permanent supportive housing project will consist of 10 existing cabins, an existing single-family home, addition of 6 new modular dwelling units, and construction of one 2-story building to be located on two parcels totaling approximately 5.9 acres located at 8705 Highway 9 (CA9) in the community of Ben Lomond (APN: 078-273-15 and 078-272-06). The new 2-story building will contain 3 1-bedroom units and a leasing office in a total of 1,600 square feet. Additionally, the project will involve the demolition of an existing 3-car garage on the site where the building will be built. Surrounding site uses include single-family residences to the east, forest to the north and west, and forest and single-family residences to the south.

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Sincerely,

DocuSigned by:

*Stephanie Hansen*

A34568E76B3343D...

Stephanie Hansen  
Principal Planner



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: 711  
PAIA LEVINE, INTERIM PLANNING DIRECTOR

February 23, 2022

Indian Canyon Mutsun Band of Costanoan  
Kanyon Sayers-Roods  
1615 Pearson Court  
San Jose, CA 95122

RE: Native American Consultation Request

Subject Property: 8705 Highway 9 (CA9)  
Ben Lomond, Santa Cruz County, CA 95005  
USGS Felton Quad, Section 9, T10S, R2W  
APN: 078-273-15 and 078-272-06

Dear Ms. Sayers-Roods,

The County of Santa Cruz is applying for California Homekey Round 2 Grant Program funds to fund the acquisition, rehabilitation, and conversion of an existing 11-unit motel and the addition of 9 additional units for a permanent supportive housing to be located at 8705 Highway 9 (CA9), Ben Lomond, Santa Cruz County, California. The receipt of federal funds requires that a NEPA environmental review be conducted on the project site. Consultation with Native American groups or individuals and the State Historic Preservation Officer (SHPO) is a required part of the NEPA process.

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DocuSigned by:

*Stephanie Hansen*

A34588E78B3343D  
Stephanie Hansen  
Principal Planner





# COUNTY OF SANTA CRUZ

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(831) 454-2580 FAX: (831) 454-2131 TDD: 711  
PAIA LEVINE, INTERIM PLANNING DIRECTOR

February 23, 2022

Costanoan Ohlone Rumsen-Mutsen Tribe  
Patrick Orozco, Chairman  
644 Peartree Drive  
Watsonville, CA 95076  
[yanapvoic97@gmail.com](mailto:yanapvoic97@gmail.com)

RE: Native American Consultation Request

Subject Property: 8705 Highway 9 (CA9)  
Ben Lomond, Santa Cruz County, CA 95005  
USGS Felton Quad, Section 9, T10S, R2W  
APN: 078-273-15 and 078-272-06

Dear Chairman Orozco,

The County of Santa Cruz is applying for California Homekey Round 2 Grant Program funds to fund the acquisition, rehabilitation, and conversion of an existing 11-unit motel and the addition of 9 additional units for a permanent supportive housing to be located at 8705 Highway 9 (CA9), Ben Lomond, Santa Cruz County, California. The receipt of federal funds requires that a NEPA environmental review be conducted on the project site. Consultation with Native American groups or individuals and the State Historic Preservation Officer (SHPO) is a required part of the NEPA process.

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*Stephanie Hansen*

A34568E78B3343D...

Stephanie Hansen  
Principal Planner



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: 711

**PAIA LEVINE, INTERIM PLANNING DIRECTOR**

February 23, 2022

Amah Mutsun Tribal Band of Mission San Juan Bautista

Irene Zwierlein, Chairperson

3030 Soda Bay Road

Lakeport, CA 95453

[amahmutsuntribal@gmail.com](mailto:amahmutsuntribal@gmail.com)

RE: Native American Consultation Request

Subject Property: 8705 Highway 9 (CA9)  
Ben Lomond, Santa Cruz County, CA 95005  
USGS Felton Quad, Section 9, T10S, R2W  
APN: 078-273-15 and 078-272-06

Dear Chairperson Zweirlein,

The County of Santa Cruz is applying for California Homekey Round 2 Grant Program funds to fund the acquisition, rehabilitation, and conversion of an existing 11-unit motel and the addition of 9 additional units for a permanent supportive housing to be located at 8705 Highway 9 (CA9), Ben Lomond, Santa Cruz County, California. The receipt of federal funds requires that a NEPA environmental review be conducted on the project site. Consultation with Native American groups or individuals and the State Historic Preservation Officer (SHPO) is a required part of the NEPA process.

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*Stephanie Hansen*

A34588E78B3343D...

Stephanie Hansen

Principal Planner



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: 711  
PAIA LEVINE, INTERIM PLANNING DIRECTOR

February 23, 2022

Amah Mutsun Tribal Band  
Valentin Lopez, Chairperson  
P.O. Box 5272  
Galt, CA 95632  
[vlopez@amahmutsun.org](mailto:vlopez@amahmutsun.org)

RE: Native American Consultation Request

Subject Property: 8705 Highway 9 (CA9)  
Ben Lomond, Santa Cruz County, CA 95005  
USGS Felton Quad, Section 9, T10S, R2W  
APN: 078-273-15 and 078-272-06

Dear Chairperson Lopez,

The County of Santa Cruz is applying for California Homekey Round 2 Grant Program funds to fund the acquisition, rehabilitation, and conversion of an existing 11-unit motel and the addition of 9 additional units for a permanent supportive housing to be located at 8705 Highway 9 (CA9), Ben Lomond, Santa Cruz County, California. The receipt of federal funds requires that a NEPA environmental review be conducted on the project site. Consultation with Native American groups or individuals and the State Historic Preservation Officer (SHPO) is a required part of the NEPA process.

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Sincerely,

DocuSigned by:  
  
A34568E7883343D...  
Stephanie Hansen  
Principal Planner



NATIONAL PARK SERVICE  
**NATIONAL REGISTER  
OF HISTORIC PLACES**

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the circumference or area of a circle on the ground

Radius: 1.00 Miles

Area: 3.17 Square Miles

Circumference: 6.31 Miles

Mouse Navigation Save Clear



Fall Creek Unit

Google Earth

1985

37°05'00.30" N 122°04'48.22" W elev 378 ft eye alt 18183 ft



# National Register of Historic Places

Digital Archive on NP Gallery (<https://npgallery.nps.gov>)

Your search returned 46 results, Showing page 1 of 3, Items 1 through 21

1 ( ) 2 (/NRHP/SearchResults/9af3fe467bad4cdc9db16734a51f53ac?page=2&view=list)

3 (/NRHP/SearchResults/9af3fe467bad4cdc9db16734a51f53ac?page=3&view=list)

> (/NRHP/SearchResults/9af3fe467bad4cdc9db16734a51f53ac?page=2&view=list)

List View ▾

## Photos

## Text

## Name



Bank of Santa Cruz County

(/NRHP/AssetDetail?  
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District

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# National Register of Historic Places

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Veterans Memorial Building



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Watsonville-Lee Road Site