

Attachment 9

Interactive Resources Group, Historic Resource Evaluation,
September 2016

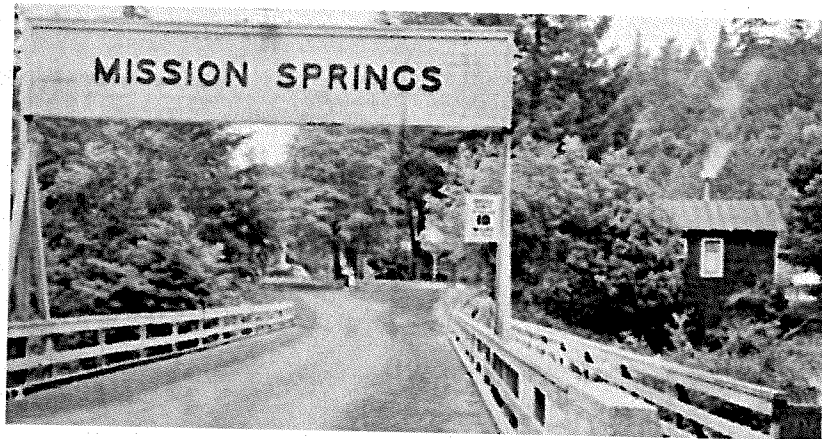


This page intentionally left blank.

HISTORIC RESOURCE EVALUATION

Mission Springs Camps and Conference Center
1050 Lockhart Gulch Road
Scotts Valley, CA 95066

September 6, 2016



Prepared for
Mission Springs
1050 Lockhart Gulch Road
Scotts Valley, CA 95066

Prepared by
Kimberly Butt, AIA
Interactive Resources, Inc.
117 Park Place
Richmond, CA

INTERACTIVE
RESOURCES

Architects & Engineers

Table of Contents

Introduction.....	2
Methodology.....	2
Evaluation Summary.....	3
Historical Context.....	4
Mission Springs Major Building Chronology.....	6
Architectural Context.....	8
Property Description.....	10
Overall Camps and Conference Center Grounds.....	10
Main Conference Center Grounds.....	11
Mission Woods.....	13
RV Park (Auto Camp).....	14
Evaluation Criteria.....	15
Evaluation of Significance.....	18
Conclusion.....	25
Consultant Qualifications.....	25
Figures.....	26
Bibliography.....	45
Appendix A: Mission Springs Archaeological Records Search Summary.....	48

Introduction

At the request of Mission Springs and the County of Santa Cruz, Interactive Resources, Inc. (IR) has undertaken a Historic Resource Evaluation of thirteen structures located within the Mission Springs Camps and Conference Center (Mission Springs) campus on Lockhart Gulch Road, in unincorporated Santa Cruz County, California. As part of the environmental review process for the proposed Mission Springs Camps and Conference Center Use Permit Amendment project, the County has requested that a historic resource evaluation be completed addressing the structures that are proposed to be altered or demolished and were constructed over fifty years ago. This report is intended to provide a historical evaluation of the specified buildings through a thorough analysis of the property, its history, and its historical associations in order to determine if any qualify as historical resources as defined by the California Environmental Quality Act (CEQA). The evaluation addresses the significance criteria of the National Register of Historic Places, the California Register Historical Resources and the Santa Cruz County historic resource inventory.

Methodology

IR prepared this historic resource evaluation by reviewing existing materials provided by the client, undertaking targeted archival research, and conducting a site visit to inspect the property and buildings and take photographs. Archival research was carried out at the Santa Cruz County Zoning and Planning Department and the Recorder and Assessor's Offices, and through numerous on-line sources. The site visit was conducted on July 14, 2016.

Records Search

A records search was conducted at the Northwest Information Center of the California Historical Resource Information System (CHRIS) in Rohnert Park, California.

As part of the records search, IR also reviewed the following local and state inventories for built environment cultural resources in and adjacent to the study area:

- *California Inventory of Historic Resources* (California Department of Parks and Recreation 1976);
- *Five Views: An Ethnic Historic Site Survey for California* (California Office of Historic Preservation 1988);
- *California Points of Historical Interest* (California Office of Historic Preservation 1992);
- *California Historical Landmarks* (California Office of Historic Preservation 1996);
- *An Architectural Guidebook to San Francisco and the Bay Area* (Cerny 2007); and
- *Directory of Properties in the Historic Property Data File* (California Office of Historic Preservation April 5, 2012). The directory includes the listings of the NRHP, National Historic Landmarks, the CRHR, California Historical Landmarks, and California Points of Historical Interest.

Literature and Map Review

IR reviewed the following publications, maps, and websites for historical information about the study area and its vicinity:

- *California Place Names* (Gudde 1998);
- *Historic Spots in California* (Hoover et al. 1990);
- *California 1850: A Snapshot in Time* (Marschner 2000);
- *Historical Atlas of California* (Hayes 2007);
- *Santa Cruz Quadrangle, California*, 60-minute topographic quadrangle (U.S. Geological Survey 1902);
- *Felton, Calif.*, 7.5-minute topographic quadrangle (U.S. Geological Survey 1955, 1968, 1980, 1991);
- *Historical aerial photographs of Scotts Valley* (Nationwide Environmental Title Research, 1953, 1968, 1991, 2005, 2009, 2010, and 2012);
- University of California Santa Cruz Digital Collections, Map Library Collections at <http://digitalcollections.ucsc.edu>;
- *An Architectural Guidebook to San Francisco and the Bay Area* (Cerny 2007);
- Online Archive of California at <http://www.oac.cdlib.org>;
- Calisphere at <http://www.calisphere.universityofcalifornia.edu>; and
- The Scotts Valley History Web at <http://history.scottsvalleychamber.com>.

Evaluation Summary

CEQA defines a "historical resource" as any resource that meets one or more of the following criteria:

- Listed in, or eligible for listing in, the California Register of Historical Resources;
- Listed in a local register of historical resources;
- Identified as significant in an historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code; or
- Determined to be an historical resource by a project's lead agency.

The following evaluation was based on the eligibility criteria for the National Register of Historic Places (NRHP) which requires that the resource be at least fifty years old (except under special circumstances), that it retain its historic integrity, and that it be significant under at least one of four criteria. These four criteria include: association with historic events, association with important persons, distinctive design or physical characteristics, and the potential to provide important information about history or prehistory. In determining National Register eligibility, the author weighed known historical associations, architectural merit, and the current level of integrity. The historic significance of the properties was also evaluated using the established criteria of the California Register of Historical Resources (CRHR) in order to assess eligibility for listing in the state register. Finally, the County of Santa Cruz maintains an inventory of

historic resources which identifies significant historical resources in the unincorporated portion of the County. The County's specific criteria for listing were also used to evaluate the subject properties.

None of the properties are currently listed in the NRHP, the CRHR or the County of Santa Cruz Historic Resource Inventory, and it does not appear that the properties have been previously evaluated. After conducting a thorough evaluation of the properties, it appears that none of the subject buildings are individually eligible for listing in the national, state or local inventories due to a lack of individual significance. Further, while a potential Mission Springs Historic District, focusing primarily on the surrounding seasonal cabins, might be eligible for listing; it does not appear that any of the subject buildings would contribute to a potential district because the subject properties were either constructed outside of the proposed period of significance or lack historic integrity. Therefore, the subject buildings do not appear to be historical resources for the purposes of CEQA (CCR Title 14(3) §15064.5).

Historical Context

Summary History of the Scotts Valley Region

In the early 1830s, Jose Antonia Bolcoff was granted Rancho San Augustin, an approximately 4,400 acre region that encompassed today's City of Scotts Valley and the surrounding region, including the land that would become Mission Springs. In 1841, Rancho San Augustin then transferred to Joseph Ladd Majors, whom was married to Bolcoff's sister-in-law. Majors maintained a large ranch where he raised livestock, operated a distillery and grew wheat.

In 1846, Majors sold Rancho San Augustin to Hiram Daniel Scott. Scott brought his family out from Maine and in 1856, transferred the property to his father, Daniel Scott. Most of the property was then subdivided between Hiram's father and brothers, whom further divided and sold off parcels over the ensuing decades. Maps indicate that the land that would become Mission Springs was purchased by Matilda Eaton prior to 1880.

In 1858, a turnpike was constructed from Santa Cruz through Scotts Valley, making Scotts Valley a stagecoach stop and a commercial center for the region. By the late 1880s, land in the Scotts Valley area was predominately being used for dairy ranching, although other types of ranches and farms still persisted. The region remained mostly agricultural until the 1930s, when other area industries focused primarily on tourism or the area's natural resources began to develop. A State Highway replaced the old stage coach route in the 1920s leading to the increase in tourist-related industries such as stores, gas stations, motels and novelty attractions. Industrial development centered on natural resources and included quarries, sawmills and lumberyards.

Growth in the region continued after World War II with the establishment of a municipal airport (operating from 1962-1983) and the development of an electronics industry. Although Santa Cruz looked to annex Scotts Valley in the early 1960s, those plans never came to fruition and Scotts Valley incorporated in 1966. Scotts Valley has developed in a small bedroom community primarily for

commuters to the south San Francisco Bay area. The Scotts Valley boundaries exclude the Mission Springs site, and the subject property remains as unincorporated land within the County of Santa Cruz.¹

Summary History of the Mission Springs Camps and Conference Center Property

In the mid-1870s, Samuel and Matilda Lockhart acquired property in the Scotts Valley region that would eventually become the site of Mission Springs. Santa Cruz County maps from 1880 and 1906 indicate that the subject property was transferred to Matilda and that she remarried farmer John Eaton. It is unknown exactly what type of farming the family engaged in, however it possibly could have been dairy ranching which was very common in the area.² Census records through the 1920s indicate that the property owners, whom were related to Matilda Lockhart Eaton, were “home farmers.” In 1920, Clara Eaton Ryder (daughter of Matilda) moved back to her family property and is listed as living with her husband William Henry Ryder, her mother Matilda Eaton, her son George Ryder and Horace S. Lockhart a brother-in-law. Post-1921, following Matilda Lockhart Eaton’s death the property was transferred to Mr. and Mrs. George L. Houghton.

In the early 1920s, a Swedish religious group known as the California Mission Sunday School and Young People’s League (League) held several conferences throughout California focused on growing their organization. The League’s objective was stated to “promote earnest Christian living among its members by conventions, conferences, etc., and to do aggressive Christian work through such missionary and evangelistic efforts as the League shall find most expedient.” As part of their efforts the group established a committee to “work for the future plan of a suitable summer camp where conferences would be held and other meetings arranged for.” After searching throughout the Santa Cruz Mountains, the League finally found a suitable property known as the “old Lockhart Ranch” on the west side of Scotts Valley. A swindler first tried to scam the League in their process to purchase the property, but the League prevailed and purchased the first forty-five acres of what was to become Mission Springs from Adele C. and William Ferrell, the daughter and son-in-law of George L. and Ellie C. Houghton for \$6,000 in 1925.³

The League named the property Mission Springs, as was suggested by Carolyn Engstrom of Oakland, and promptly began planning the development of the site. In an effort to raise money to make needed improvements and build the infrastructure, the League hired Lloyd Bowman to survey and divide the property into over 200 parcels in order to establish small lots of less than an acre a piece to be leased to private parties for a period of 99 years. The leases originally averaged \$125 per lot and the owners

¹ The summary history of the Scotts Valley region was taken from several sources including: H. H. Bancroft, *History of California, Vols. III-V. The Works of Hubert Howe Bancroft, Volume XXII*, (San Francisco, CA: The History Company, Publishers, 1886); Gloria Anne Laffey, *Evaluation of Potential Historic Structures in the City of Scotts Valley*, (February, 1990), online at <http://history.scottsvallychamber.com/history/history/page41/page41/htm> accessed August 2016; and Douglas E. Kyle, *Historic Spots in California*, revised edition, (Palo Alto, CA: Stanford University Press, 2002), 455.

² 1870 United State Federal Census, electronic document, www.ancestry.com; Alexius, *Mission Springs*, (Sacramento, CA, May 1944); T. W. Wright, *Map of Santa Cruz County, 1880-1881*, (1880), Sheets 23 and 26; and Punnett Brothers, *Official Map of the County of Santa Cruz*, (San Francisco, CA, 1906).

³ Alexius, *Mission Springs*.

typically designed and constructed their own small cabins on the parcels.⁴ Post-1950, Mission Springs expanded with the acquisition of property to the north and east of the original forty-five acres. By 1976, Mission Springs included approximately 200 acres, after having purchased surrounding properties from owners such as Bibbler, Rodriquez, Steiner, Beach and Nelson-Wells, and today the total size of the property is closer to 300 acres.⁵

Initially the existing buildings from the Houghton ranch, including a farmhouse, a barn and the old Lockhart cabin, were renovated and employed for use by the League. During the first few years of Mission Springs, the numerous development projects included the construction of a bridge, dormitories, comfort stations, and spaces and buildings for worship. By 1944, the League owned forty-nine acres and buildings on the property included: the Tabernacle, the Manager's Building, the Memorial Hall (which was the rehabilitated Houghton farmhouse), the Cafeteria and Gift Shop, three dormitories, several comfort stations, seven single cabins, and two double cabins. The main buildings were constructed around a central lawn area. Finally, surrounding the Conference Center grounds there were seventy-three private cabins that had been constructed by lessees.

The next wave of development occurred from the mid-1950s through the mid-1960s. The swimming pool and pool house were constructed in an area known as Mission Woods, on property formerly owned by Albert R. Inscho. Then following the loss of both Memorial Hall (the original Houghton farmhouse) and Laurel Lodge due to fires, several new buildings were constructed including: Fireside Hall, Laurel Lodge, Fir, Pine, Oak and Hemlock cabins, Redwood Chapel and the Worship Center. In 1967, Mission Springs expanded further with the development of the Frontier Ranch youth camp located northeast of the original property boundaries.

Numerous hardscape improvements were undertaken in in mid-1970s at the area just west of the main central lawn, including the construction of paved walkways, planters and the information kiosk. Over the years, Mission Springs has purchased or been donated many of the private cabins close to the Conference Center grounds. In some cases, Mission Springs has used the cabins for additional housing and elsewhere they have converted the buildings into offices for the Conference Center. Much of the recent development projects have been undertaken at the Frontier Ranch area of the property, with a new lodge having been completed in 2003. Closer to the Conference Center grounds, two new bridges were constructed in 2008 and 2011, and a new waste water treatment facility was installed in 2014. Currently, renovations to return the Tabernacle to a worship center are underway.

Mission Springs Major Building Chronology

1925 45 acres purchased by the Swedish Evangelical Missionary Association of California for the Sunday School and Young People's League.

1926 The property was surveyed, roads were established, and 213 lots were plotted.

⁴ Lloyd Bowman, Surveyor, *Subdivision No. 1 of Mission Spring Conference Ground*, (Santa Cruz County, July 1926); and Vi Martinson and Esther Anderson, *Mission Springs*, (San Jose, CA, February 1976).

⁵ Alexius, *Mission Springs*, 26; and Frontier Ranch website <http://www.frontier-ranch.com/about/history>.

Construction included: the first bridge over Lockhart Creek, roads, two dormitories, a water reservoir, and the renovations of the existing Houghton farmhouse and barn. Builder C. A. Hillberg supervised the construction of the new buildings.

Residents whom had leased lots began construction of individual cabins.

Three cabins were built at the Auto Camp by volunteers.⁶

1927 First Annual Conference held at Mission Springs.

The original Lockhart cabin was moved to a new site.

Men's and Ladies' dormitories constructed under the supervision of C. A. Hillberg.

Rev. N. M. Nilsen served as the Manager of Mission Springs and oversaw much of the initial development.

1930 The Tabernacle was constructed. The building was designed by L. G. Bergren of San Francisco.⁷

The "old barn" was torn down.

J. M. Johnson a contractor from San Francisco built a cafeteria and a small dormitory and enlarged the existing dormitories.⁸

1934 The original bridge was replaced.

1944 Development on the League's forty-nine acre property that had been completed to date included: the Tabernacle, the Manager's Building, the Memorial Hall, the Cafeteria and Gift Shop, three dormitories, several comfort stations, seven single cabins, and two double cabins.⁹

1950 To date seventy-five private cabins had been constructed.

1953 The swimming pool and pool house were built on the recently acquired Mission Woods property.

1955 Memorial Hall (the original Houghton farmhouse) burns down.

1956 Construction of Fireside Hall completed on the same site as the original Houghton farmhouse.

1957 Cathedral Grove (the outdoor amphitheater) improvements completed.

1960 Oak, Pine, Hemlock and Fir Cabins were constructed with four bedrooms each. Drawings indicate the design may have been completed or at least overseen by Director Paul Nelson. Engineering was undertaken by Vincent A. Arena Structural Engineers of San Jose.¹⁰

⁶ Alexius, *Mission Springs*, 29.

⁷ Ibid., 32.

⁸ Ibid., 41.

⁹ Ibid.

¹⁰ Project drawings on file at Mission Springs.

- 1961 The original Laurel Lodge burns down.
- 1962 Redwood Memorial Chapel constructed on a site in Mission Woods.
- 1963 The construction of the new Laurel Lodge was completed.
The Auto Camp was converted to a trailer park, and several existing cabins were removed from the site.¹¹
- 1964 The Worship Center was constructed on the site of the original Laurel Lodge.
- 1967 Frontier Ranch was established.
- 1969 The Tabernacle was converted from a worship center to a craft and recreation center.
- 1974 New mall, kiosk and hardscaping improvements to the Conference Center lawn area were completed. The design was envisioned by Director Paul Nelson.
- 2003 The new Frontier Lodge was completed at Frontier Ranch.
- 2008 A new bridge was constructed 750 feet down from the original entrance.
- 2011 The 1922 wood bridge was replaced with a new steel and concrete structure.
- 2014 The waste water treatment plant was completed.¹²
- 2016 Tabernacle renovations are under construction.

Architectural Context

The development of Mission Springs was originally undertaken as a volunteer effort by members of the League and most of the early designs were executed in what can best be described as the Vernacular style. The later buildings from the period ranging from the mid-1950s to mid-1960s illustrate influences of Modernism and are somewhat in the Contemporary style. No architects have been identified as having been associated with the design of any of the structures at Mission Springs. Likely there were no architects involved in the design of the early, pre-1944 buildings. Any architects employed for the later buildings have not been identified in any documentation reviewed. Few records exist on file at the County offices, limited drawings were available for review at Mission Springs, and no architects are identified in either of the Mission Springs anniversary books that were published in 1944 and 1976. It appears that much of the design work was done on a volunteer basis and by leaders of the camp working in conjunction with contractors and builders. In the case of the post-1950 buildings it is assumed that engineers were employed to ensure structural stability. Construction drawings for the Oak and Hemlock

¹¹ Mission Springs permit files on file at the Santa Cruz County Planning Department.

¹² Mission Springs website at <http://www.missionsprings.com/history>.