



HISTORIC PRESERVATION COMMISSION

Agenda

Historic Preservation Commission Meeting

Monday, March 8, 2021 at 4:00 P.M.

Per State of California Executive Order N-29-20 in the interest of public health and safety, we are temporarily taking actions to prevent and mitigate the effects of the COVID-19 pandemic by holding Historic Preservation Commission meetings electronically or by teleconferencing. Historic Preservation Commission meetings can be watched via livestream or replayed on the city website at <http://www.carlsbadca.gov>. You can participate in the meeting by emailing your comments to the Minutes Clerk at jennifer.davidson@carlsbadca.gov prior to commencement of the agenda item. Your comment will be transmitted to the Historic Preservation Commissioners at the start of the agenda item. If you desire to have your comment read into the record at the Historic Preservation Commission meeting, please indicate so in the first line of your e-mail and limit your e-mail to 500 words or less.

1. Call to order
2. Roll call (action)
3. Approval of the minutes of special meeting held January 11, 2021 (action)
4. Public Comment
5. Heritage Tree Presentation – Tim Selke, Parks Services Manager (action)
6. 2021 Historic Art Program (action)
7. Historic Culver/Myers/Capp House, 3140 Highland Drive
8. Carlsbad Historical Society Update
9. Commission Liaison announcements
10. Commissioner comments
11. Adjournment (action)

NOTICE TO THE PUBLIC: All persons requiring assistance or auxiliary aids to effectively participate may contact Minutes Clerk at jennifer.davidson@carlsbadca.gov at least 24 hours prior to the meeting to arrange for reasonable accommodations. *The Historic Preservation Commission meetings are generally adjourned by 6:00 p.m. – any items remaining on the agenda at that time may be carried over to the next meeting with the approval of the majority of the Board.*

IN THE EVENT A QUORUM OF THE HISTORIC PRESERVATION COMMISSION LOSES ELECTRICAL POWER OR SUFFERS AN INTERNET CONNECTION OUTAGE THAT IS NOT CORRECTED WITHIN 15 MINUTES, THE MEETING WILL AUTOMATICALLY BE ADJOURNED. ANY ITEMS NOTICED AS PUBLIC HEARINGS WILL BE CONTINUED TO THE NEXT REGULARLY SCHEDULED MEETING OF THE HISTORIC PRESERVATION COMMISSION. ANY OTHER AGENDA ITEMS THE COMMISSION HAS NOT TAKEN ACTION ON WILL BE PLACED ON A FUTURE AGENDA.



HISTORIC PRESERVATION COMMISSION

Minutes

MEETING OF: HISTORIC PRESERVATION COMMISSION SPECIAL MEETING
DATE OF MEETING: January 11, 2021
PLACE OF MEETING: Teleconference

CALL TO ORDER: 4:04 p.m.

ROLL CALL: Commissioners Laurie Boone, Anne Estes, Pearl Ly, Chad Majer, Ex-Officio Planning Commissioner Alicia Lafferty (Robert Prosser -Absent).

STAFF PRESENT: Suzanne Smithson, Library & Cultural Arts Director
 Sarah Dana, Senior Librarian
 Sheila Crosby, Deputy Library Director
 Brian Buchholtz, Senior Office Specialist
 Jennifer Davidson, Senior Office Specialist

APPROVAL OF THE MINUTES:

Minutes of the Historic Preservation Commission meeting held September 14, 2020.
 Motion by Commissioner Ly, seconded by Commissioner Estes, to approve the Minutes of the meeting held on September 14, 2020 as presented. Motion carried, 3/0/1/1
 (Prosser – Absent, Boone – Abstain).

PUBLIC COMMENT: Senior Office Specialist Brian Buchholtz read a public comment received from the following individual into the record:

Rebecca Holbert and Paul Abodeely submitted a letter regarding the Culver house of 1887 located at 3140 Highland Drive.

2021 HISTORIC PRESERVATION COMMISSION MEETING SCHEDULE: The Historic Preservation Commission approved the meeting schedule for 2021 and a meeting start time of 4:00 p.m. Motion by Commissioner Estes, seconded by Commissioner Ly, to approve the 2021 Historic Preservation Commission Meeting Schedule. Motion carried, 4/0/1/0 (Prosser – Absent).

APPROVAL OF 2020-2021 COMMISSION WORK PLAN: Motion by Commissioner Ly, seconded by Commissioner Boone, to approve the proposed Historic Preservation Commission 2020-2021 Workplan with the addition of mayoral biographies. Motion carried, 3/1/1/0 (Estes – Nay, Prosser – Absent).

2021 HISTORIC ART PROGRAM: The Historic Preservation Commission voted to approve sending exploratory correspondence to Carlsbad 3rd grade teachers on their interest and ability to participate in the 3rd Grade Art Contest and broadening the contest during COVID-19. Motion by Commissioner Boone, seconded by Commissioner Estes.
Motion carried: 4/0/1/0 (Prosser – Absent).

CARLSBAD HISTORICAL SOCIETY UPDATE: Commissioner Boone shared information regarding the Camp Pendleton Historical Society's 2021 Essay Contest.

COMMISSION LIAISON ANNOUNCEMENTS: Commission Liaison Smithson provided an update on a formal letter submitted to the City of Carlsbad's Parks & Recreation Department regarding the preservation of four heritage trees submitted by Diane Nygaard with Preserve Calavera. The Commission will receive a presentation by Parks Services Manager on the topic of heritage trees at the Historic Preservation Commission March 8, 2021 meeting; Senior Librarian Sarah Dana and staff are ready to assist the commissioners through obtaining oral histories in support of the 2020-2021 Workplan; and Commission Liaison Smithson introduced two new Deputy Library Directors and discussed the future Commission Liaison appointment.

COMMISSIONER COMMENTS: Commissioner Boone discussed keeping the commission informed of naming projects in the city; Commissioner Estes discussed investigating the Marron Adobe since the passing of the owner; Commissioner Ly is moving forward on an oral history with a La Costa educator; Commissioner Majer discussed the Culver house and the family accepting a previous offer for clean up; and Commissioner Lafferty requested a coastal resource list be submitted to the Planning Commission.

ADJOURNMENT: Commissioner Majer adjourned meeting at 5:23 p.m.

Jennifer Davidson
Senior Office Specialist



HISTORIC PRESERVATION COMMISSION

Staff Report

Meeting Date: March 8, 2021

To: Historic Preservation Commission

From: Tim Selke, Parks Services Manager
tim.selke@carlsbadca.gov 760-434-2857

Staff Contact: Phil Christman, Parks Superintendent
phil.christman@carlsbadca.gov 760-434-5020

Subject: Acceptance of Heritage Tree Nominations

District: 1, 2

Recommended Action

Receive a report from Parks & Recreation staff on recent nominations of trees to be added to the Heritage Tree Inventory and approve staff's recommendation to accept the trees into the Heritage Tree Inventory.

Executive Summary/Discussion

Since the approval of the updated Community Forest Management Plan by City Council in September 2019, Parks & Recreation staff has received and reviewed 6 nominations of trees to be added to the City of Carlsbad's Heritage Tree Inventory. The updated Community Forest Management Plan outlines the process for adding new trees to the Heritage Tree Inventory. That process states, "after review by city staff, all completed applications should be submitted to the Historic Preservation Commission for their review and action to either accept or decline the application."

The trees presented for consideration are located at the City of Carlsbad City Hall, two trees at the Village H South property, one in the Lake Calavera Preserve and two located on private property on Arland Road.

Next Steps

In accordance with the approved Community Forest Management Plan update, an application accepted by the Historic Preservation Commission shall be passed along to the City Council for final review and acceptance.

Fiscal Analysis

Acceptance of these trees into the Heritage Tree Inventory will have some direct fiscal impact. The Heritage Tree Report portion of the Community Forest Management Plan includes management recommendations to help provide for the health, safety and longevity of the trees. The cost associated with the implementation of these recommendations for the city owned trees can be covered through the annual Parks Maintenance operating budget. There is no fiscal impact to the City for the acceptance of the two privately owned trees into the inventory.

Public Notification

This item was noticed in accordance with the Ralph M. Brown Act and was available for public viewing and review at least 72 hours prior to the scheduled meeting date

Exhibits

Attachment A: Heritage Tree Nomination Forms

Carlsbad Parks & Recreation
1166 Carlsbad Village Drive
Carlsbad, CA 92008
(760) 434-2824



HERITAGE TREE NOMINATION FORM

Applicant

Tree nominated by: _____ Property owner: _____ City: X Other: _____

Name: Rockdale, Morgan Phone: 760-434-2985

(Last, First, Middle Initial)

Email: Morgan.Rockdale@carlsbadca.gov

Address: 1166 Carlsbad Village Drive

City: Carlsbad State: CA Zip Code: 92008

[Signature]

Signature of Applicant

1/13/21

Date

Tree Information

Tree Species: Quercus Suber (cork oak)

(Common or botanical name)

Address: 2778 Arland Rd.

Tree location is on: Private Property: X City Property: _____

Approximate Height: 20-25 Canopy Width: 20' Trunk Circumference: 12-14"

(Diameter of tree should be measured 4.5 feet above ground.)

Approximate Age: 70 years Condition: Good

Describe any other qualifying characteristics:

2 trees

History and Notes

Heritage Trees shall be trees with notable historic interest or trees of an unusual species or size. Provide background or historical facts and reasons for nominating the tree. Include any photos of the nominated tree with the nomination form.

Quercus suber of this age are
rare in Carlsbad

The property was formally owned
by former City Council member
Claude Helton

Please submit the completed form by email to parksmaintenance@carlsbadca.gov with subject line "Heritage Tree Nomination" or in person to Parks Maintenance at 1166 Carlsbad Village Drive. Nominations will be reviewed quarterly by the Historic Preservation Commission.

-For Official Use Only-

Date: _____ Accepted by: _____ Declined by: _____

Justification: _____

Carlsbad Parks & Recreation
1166 Carlsbad Village Drive
Carlsbad, CA 92008
(760) 434-2824



HERITAGE TREE NOMINATION FORM

Applicant

Tree nominated by: _____ Property owner: _____ City: _____ Other: Preserve Calavera
Name: Collins, Samantha L Phone: 619-920-9134
(Last, First, Middle Initial) Email: sam@sdcanonlands.org
Address: 14249 Vista Hills Dr.
City: Lakeside State: CA Zip Code: 92040

[Signature]
Signature of Applicant

7-5-2020
Date

Tree Information

Tree Species: Eucalyptus camaldulensis
(Common or botanical name)

Address: Village H South Victoria Ave & Carlsbad Village Dr.

Tree location is on: Private Property: _____ City Property: Carlsbad

Approximate Height: 45' Canopy Width: 52.5' Trunk Circumference: 115"

(Diameter of tree should be measured 4.5 feet above ground.)

Approximate Age: 100 Condition: healthy trunk & branches (possibly old beetle holes), living canopy, topped branches
Describe any other qualifying characteristics:

* tree is behind & to right of Village H S. Trail interpretive sign

History and Notes

Heritage Trees shall be trees with notable historic interest or trees of an unusual species or size. Provide background or historical facts and reasons for nominating the tree. Include any photos of the nominated tree with the nomination form.

This row of Eucalyptus was planted in the 1920's to mark a driveway for a farm. The buildings are gone, but the original trees & their descendants remain. This tree is large enough to be an original.

Please submit the completed form by email to parksmaintenance@carlsbadca.gov with subject line "Heritage Tree Nomination" or in person to Parks Maintenance at 1166 Carlsbad Village Drive. Nominations will be reviewed quarterly by the Historic Preservation Commission.

-For Official Use Only-

Date: _____ Accepted by: _____ Declined by: _____
Justification: _____

Carlsbad Parks & Recreation
1166 Carlsbad Village Drive
Carlsbad, CA 92008
(760) 434-2824



HERITAGE TREE NOMINATION FORM

Applicant

Tree nominated by: _____ Property owner: _____ City: _____ Other: Preserve Calaveras
Name: Collins, Samantha L. Phone: 619-920-9134
(Last, First, Middle Initial) Email: sam@sdcanyparkslands.org
Address: 14249 Vista Hills Dr.
City: Lakeside State: CA Zip Code: 92040

[Signature]
Signature of Applicant

7-5-2020
Date

Tree Information

Tree Species: Eucalyptus camaldulensis
(Common or botanical name)
Address: Village H South Victoria Ave & Carlsbad Village Dr.
Tree location is on: Private Property: _____ City Property: Carlsbad
Approximate Height: 50' Canopy Width: 52.5' Trunk Circumference: 154"
(Diameter of tree should be measured 4.5 feet above ground.)
Approximate Age: 100 Condition: health trunk, one branch
Describe any other qualifying characteristics: possibly compromised by beetles, living canopy
located at: 33.164102, -117.305111

History and Notes

Heritage Trees shall be trees with notable historic interest or trees of an unusual species or size. Provide background or historical facts and reasons for nominating the tree. Include any photos of the nominated tree with the nomination form.

This row of Eucalyptus was planted in the 1920's to mark a driveway for a farm. The buildings are gone, but the original trees & their descendants remain. This tree is large enough to be an original.

Please submit the completed form by email to parksmaintenance@carlsbadca.gov with subject line "Heritage Tree Nomination" or in person to Parks Maintenance at 1166 Carlsbad Village Drive. Nominations will be reviewed quarterly by the Historic Preservation Commission.

-For Official Use Only-

Date: _____ Accepted by: _____ Declined by: _____
Justification: _____

Carlsbad Parks & Recreation
1166 Carlsbad Village Drive
Carlsbad, CA 92008
(760) 434-2824



HERITAGE TREE NOMINATION FORM

Applicant

Tree nominated by: _____ Property owner: _____ City: _____ Other: Preserve Cabrera
Name: Collins, Samantha L. Phone: 619-920-9134
(Last, First, Middle Initial) Email: sam@sdcanonlands.org
Address: 14249 Vista Hills Dr.
City: Lakeside State: CA Zip Code: 92040

[Signature]
Signature of Applicant

7-5-2020
Date

Tree Information

Tree Species: Melaleuca quinquenervia
(Common or botanical name)
Address: 1200 Carlsbad Village Dr. Carlsbad, CA 92008
Tree location is on: Private Property: _____ City Property: Carlsbad
Approximate Height: 25' Canopy Width: 17' Trunk Circumference: 114"
(Diameter of tree should be measured 4.5 feet above ground.)
Approximate Age: _____ Condition: healthy & happy!
Describe any other qualifying characteristics:

* in center courtyard, by smaller, multi-trunked specimen

History and Notes

Heritage Trees shall be trees with notable historic interest or trees of an unusual species or size. Provide background or historical facts and reasons for nominating the tree. Include any photos of the nominated tree with the nomination form.

This tree was verbally identified as a
heritage tree by the author of the heritage
tree program.

Please submit the completed form by email to parksmaintenance@carlsbadca.gov with subject line "Heritage Tree Nomination" or in person to Parks Maintenance at 1166 Carlsbad Village Drive. Nominations will be reviewed quarterly by the Historic Preservation Commission.

-For Official Use Only-

Date: _____ Accepted by: _____ Declined by: _____

Justification: _____

Carlsbad Parks & Recreation
1166 Carlsbad Village Drive
Carlsbad, CA 92008
(760) 434-2824



HERITAGE TREE NOMINATION FORM

Applicant

Tree nominated by: _____ Property owner: _____ City: _____ Other: Preserve Calavera
Name: Collins Samantha L. Phone: 619-920-9134
(Last, First, Middle Initial) Email: _____
Address: 14249 Vista Hills Dr.
City: Lakeside State: CA Zip Code: 92040

[Signature]

Signature of Applicant

7-6-2020

Date

Tree Information

Tree Species: Coast Live Oak
(Common or botanical name)

Address: Oak Riparian Park

Tree location is on: Private Property: _____ City Property: Carlsbad

Approximate Height: 27' Canopy Width: 75' Trunk Circumference: 144"

(Diameter of tree should be measured 4.5 feet above ground.)

Approximate Age: 200 Condition: mostly healthy, some dead limbs

Describe any other qualifying characteristics:

* measured 34" from base due to low branching habit
* off Oak Trail in Lake Calavera preserve, accessible via
Oak Riparian Park

History and Notes

Heritage Trees shall be trees with notable historic interest or trees of an unusual species or size. Provide background or historical facts and reasons for nominating the tree. Include any photos of the nominated tree with the nomination form.

most stately oak ~~is~~ remaining in one of few
oak riparian habitats in north county. Also easily
seen from the trail

Please submit the completed form by email to parksmaintenance@carlsbadca.gov with subject line "Heritage Tree Nomination" or in person to Parks Maintenance at 1166 Carlsbad Village Drive. Nominations will be reviewed quarterly by the Historic Preservation Commission.

-For Official Use Only-

Date: _____ Accepted by: _____ Declined by: _____

Justification: _____



HISTORIC PRESERVATION COMMISSION

Staff Report

Meeting Date: March 8, 2021

To: Historic Preservation Commission

From: Suzanne Smithson, Library & Cultural Arts Director

Staff Contact: Suzanne Smithson, suzanne.smithson@carlsbadca.gov
Sheila Crosby, sheila.crosby@carlsbadca.gov

Subject: 2021 3rd Grade Historic Art Program

District: All

Recommended Action

Provide direction for 2021 program and correspondence with educators

Executive Summary/Discussion

The Historic Preservation Commission partners with the Carlsbad Historical Society and public and private schools located in Carlsbad to support the Third Grade Historic Art Program. This program provides creative support of the statewide local history curriculum guidelines. The public health crisis of Covid-19 caused adjustments to the 2020 program which staff had recommended continuing in 2021. This includes posting of submitted artwork online instead of in Council Chambers and the Georgina Cole Library, and a virtual instead of in-person congratulations and awards.

At the January 2021 Historic Preservation Commission meeting, the commissioners supported the concept of asking the educators what their capacity and interest and ability to participate in this program in 2021 given the nature of current educational limitations. The commissioners will discuss options.

Next Steps

Staff will publicize adjusted program to Carlsbad 3rd grade teachers and carry out program administration.

Fiscal Analysis

None.

Public Notification

Public notice of this item was posted in keeping with the Ralph M. Brown Act and was available for public viewing and review at least 72 hours before the scheduled meeting date.

Exhibits

- Draft letter to 3rd grade teachers, v.1

February xx, 2021

Dear Third Grade Teachers,

The City of Carlsbad Historic Preservation Commission is once again sponsoring their annual art contest entitled *Drawing on Carlsbad's Past* for all Carlsbad third grade students. This fun and creative activity gives students an opportunity to explore their local heritage through art and through visits to many of Carlsbad's historic sites.

As in past years, we will acknowledge all participants at a presentation at the *virtual* Carlsbad City Council Meeting currently scheduled for **Tuesday, June xx**, at 3:00 p.m. In past years this presentation has been a lovely event: in person with the Mayor and Council and Historic Preservation Commissioners, artwork posted on site and at the Cole Library, and a reception at City Hall. Last year, we adjusted this presentation with little notice to a virtual presentation and acknowledgement of artists and photos of their artwork on the city webpage. We will continue with a version of this adjusted program for 2021.

We are inviting all third graders to continue their studies of their community and its history. Historic sites can be viewed in person with appropriate social distancing or studied virtually at the following links:

Interactive map of historic sites with photos and descriptions:

<https://ccmaps.carlsbadca.gov/historicCarlsbad/index.html>

(which mirror the pamphlet, *Historic Carlsbad, a self-guided tour*)

The city's Play@Home page – choose the Local History link

<https://cityadmin.carlsbadca.gov/services/depts/parks/virtual.asp>

Details of the art contest are as follows:

- Submitted art work must be an artistic representation of a Carlsbad historic site.
- Artwork must be submitted digitally and may be a jpg or pdf format.
- Watercolor, tempera paint, colored pencil, pen and ink, charcoal, crayon, or any combination of media may be used. Artwork should be original images, no photocopying of preprinted designs or coloring book pages, please.
- Additional resources are the booklets *Beckett's Walk through Carlsbad History* and *Beckett Explores Carlsbad's Past* to assist you in your work with your students. The booklets are available through your school library, at the Carlsbad City Library, and online at the Carlsbad Historical Society website linked under School Tours.
- Under current conditions, the City of Carlsbad Historic Preservation Commission invites *all* third grade students in Carlsbad to participate. In the past, schools have submitted only the top three artists' work. To participate, teachers or parents may submit the artwork via email and should include their student's first name and school with their submission.
- Submissions should be emailed to Brian Buchholtz at brian.buchholtz@carlsbadca.gov

As a partnering organization with the Historic Preservation Commission, the Carlsbad Historical Society supports this art project with tours available year round at the historic Shipley-Magee House to bring your curriculum alive. Please contact the Carlsbad Historical Society at cbadhistory@gmail.com to confirm if tours are currently being offered. You may also contact Society President Susan Gutierrez

directly at 760-822-8035. In non-pandemic times, the Shipley-Magee House is open to the public on Fridays, Saturday, and Sundays 11-3 for individual visits. More information is available on the Society website at <https://www.carlsbadhistoricalsociety.com/>

Thank you, teachers, for your extra work during this pandemic and working with your parents and students virtually. We look forward to sharing your students' talents.

Suzanne Smithson
Library & Cultural Arts Director & City Staff Liaison to Historic Preservation Commission
(760) 602-2010



HISTORIC PRESERVATION COMMISSION

Staff Report

Meeting Date: March 8, 2021

To: Historic Preservation Commission

From: Suzanne Smithson, Library & Cultural Arts Director

Staff Contact: Suzanne Smithson, suzanne.smithson@carlsbadca.gov

Subject: Historic Culver/Myers/Capp House, 3140 Highland Drive

District: 1

Recommended Action

Discussion item.

Executive Summary/Discussion

A very unique historic property in Carlsbad, one of the earliest historic sites designated as such by Council resolution in 1986, may soon be sold as the property owner has passed away. Descendants of the deceased have presented public comment at both the Historic Preservation Commission meeting (Jan 11, 2021) and at City Council (Jan 12, 2021) requesting the site be preserved by the city purchasing the property. A memo was presented to the city council members on Jan. 28, 2021 clarifying the need to have council direction for this potential purchase as such action is not included in existing plans.

Commissioners have requested that this item be brought for discussion.

Next Steps

TBD

Fiscal Analysis

None

Public Notification

Public notice of this item was posted in keeping with the Ralph M. Brown Act and was available for public viewing and review at least 72 hours before the scheduled meeting date.

Exhibits

- Memo to City Council regarding 3140 Highland Drive, Jan 28, 2021
- Public comment received at Jan. 11, 2021 Historic Preservation Meeting

To the members of the:
CITY COUNCIL
Date 1/28/21 CA ☒ CC ☒
CM ☒ ACM ☒ DCM (3) ☒

Council Memorandum

Jan. 28, 2021

To: Honorable Mayor Hall and Members of the City Council
From: Gary Barberio, Deputy City Manager, Community Services
 Curtis M. Jackson, Real Estate Manager
Via: Geoff Patnoe, Assistant City Manager 
Re: Culver-Myers-Capp House Located at 3140 Highland Drive

This memorandum provides information on the Culver-Myers-Capp House located at 3140 Highland Drive.

Background

On Jan. 8, 2021, via email (attached), and again on Jan. 12, 2021, during the public comment portion of the City Council Meeting, Rebecca Holbert and Paul Abodeely asked the City Council if the city would be interested in purchasing their family home located at 3140 Highland Drive (Culver House). As discussed below, city acquisition of the Culver House is not in any current City Council approved plan.

Discussion

Historic Site Designation

On Dec. 22, 1986, the City Council approved Agenda Bill No. 8839, which designated historic sites located within the city as points of historical interest. Included in the designations was the privately-owned Culver House, which the City Council determined met the requirements for Historical Site Designation (Resolution No. 8924). Despite being included thereafter on the 1990 Historical Resources Inventory, the Historical Site Designation of the house did not include a plan or funding source for the city to acquire the property.

Proposition H

Proposition H, approved in 1982, and codified as Chapter 1.24 of the Carlsbad Municipal Code, states, in part, that "[t]he city shall make no real property acquisition and/or no improvements to real property the cost of which exceeds one million dollars in city funds, unless the proposed acquisition and/or improvement project and the cost in city funds is first placed upon the ballot and approved by a majority of the voters voting thereon at an election." If the City Council directs staff to pursue acquisition, staff will review whether a public vote by the electorate is required.

Community Services Branch

Real Estate Department

3096 Harding Street | Carlsbad, CA 92008 | 760-434-2836 t

Growth Management Program (GMP), Parks & Recreation Master Plan and Strategic Action Plan

There is currently a GMP parkland surplus of 14.2 acres in the northwest quadrant of the city and a deficit in park land in the northwest quadrant at build out is not projected. Thus, the Culver House is not needed by the city to address the GMP Parks Performance Standard.

Further, the acquisition, refurbishment, and on-going maintenance of the Culver House is not currently included in the City Council approved Parks & Recreation Department Master Plan and Strategic Action Plan.

Real Estate Strategic Plan

On Oct. 17, 2017, the City Council approved the Real Estate Strategic Plan (Strategic Plan). The purpose of the Strategic Plan was to take a more strategic approach to how the city's major real estate assets are managed, both to maximize the return on the investment of public dollars and to leverage properties for the greatest public benefit, including addressing future city facility needs. The Strategic Plan included recommendations for 21 city-owned real estate assets, of which the Culver House was not included. Therefore, the acquisition of the Culver House is not currently included in the City Council approved Real Estate Strategic Plan.

Next steps

There are currently no city plans associated with the acquisition of the Culver House. If the City Council would like staff to pursue the acquisition of the Culver House, the City Council would need to provide such direction to city staff at a future City Council Meeting.

Attachment: Jan. 8, 2021 Email

cc: Scott Chadwick, City Manager
Celia Brewer, City Attorney
Kyle Lancaster, Parks & Recreation Director
Suzanne Smithson, Library & Cultural Arts Director

From: paul <paulabo@gmail.com>

Sent: Friday, January 8, 2021 1:54:29 PM

To: rebecca holbert <rebecca.holbert@gmail.com>; Matthew Hall <Matt.Hall@carlsbadca.gov>; Council Internet Email <CityCouncil@carlsbadca.gov>; Scott Chadwick <Scott.Chadwick@carlsbadca.gov>

Subject: Historic Culver House

To the Mayor, City Council, Historic Preservation Commission, and the City Manager of Carlsbad;

We are writing to you regarding the historic Culver house of 1887 located at 3140 Highland Drive. Our great uncle, Gerald Capp, purchased the house in 1969. Uncle Jerry, as he was known, recently passed away. He loved this house. He put twenty years of active work and love into it, including installing an electrical system, plumbing for indoor bathrooms to replace the outhouse, and doing the stained glass window work himself. The historic house sits on over an acre of land on the corner of Highland Drive and Oak Street that has Torrey pines, fruit trees and cacti that he planted. It's a sanctuary for many animals and birds. Mr. Capp bequeathed the house and property to eight members of the family and the reality is that the house will likely need to be sold and the proceeds divided. His grand niece, Rebecca, grew up in this house. She knows how much it meant to him. We do not want this house to be torn down and the land developed. We are writing in the hopes that the city of Carlsbad might be able to purchase the house and land in order to preserve it as a historic landmark and park for the enjoyment of the people of Carlsbad. Uncle Jerry would have loved nothing more!

The history of this home, as outlined in this [article](#), is a bit of a legend. The home was built by Alonzo Jackson Culver who also built the Twin Inns. Leftover lumber from the Twin Inns was used to build this sister home. The legend goes that Culver smuggled Chinese immigrants who had worked on the railroads until he was caught in 1900 and sent to McNeil Island Penitentiary. Reportedly there are tunnels that run between the barn and the house. Although these tunnels have yet to be discovered there is evidence of these people in the Mandarin inscriptions etched into the walls of the cellar. This writing has yet to be translated. The home was then passed to the Myers family where local artist Gertrude Meyers spent her whole life. We've found pieces of her art and sketchings throughout the house. She died the same day the home went into escrow. You can see the location of the house on page 17 of the Carlsbad city [Working Paper](#) on History, the Arts, and Cultural Resources. The Carlsbad Historical Society's 30th Anniversary [presentation](#) on historic Carlsbad architecture also describes the Victorian Queen Anne style of the home on page 2. Attached to this email are some pictures of the interior of the home today, the house following the Capp renovation years, the current exterior, and the house as it was when purchased by Mr. Capp.

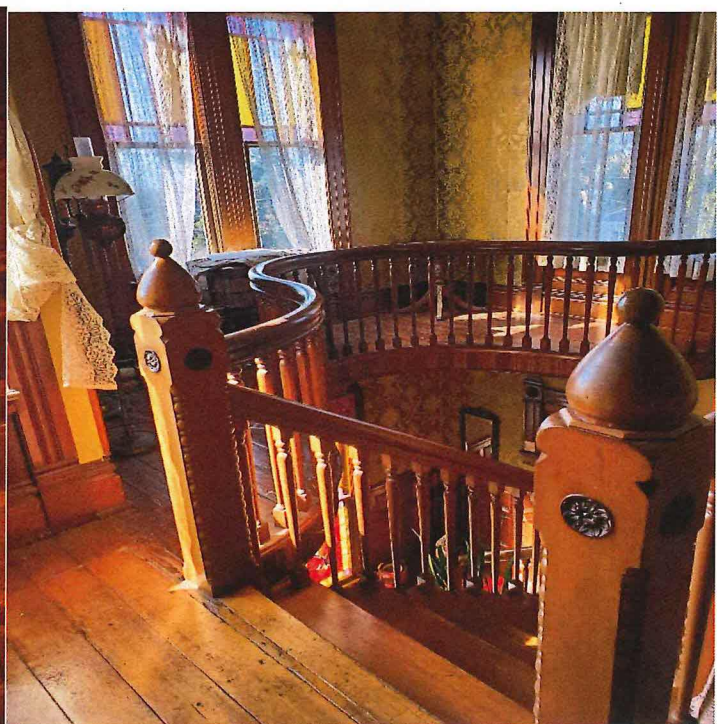
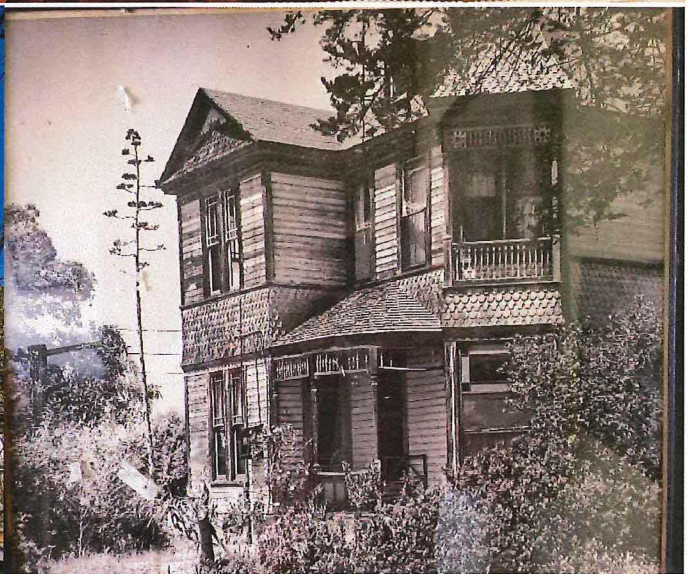
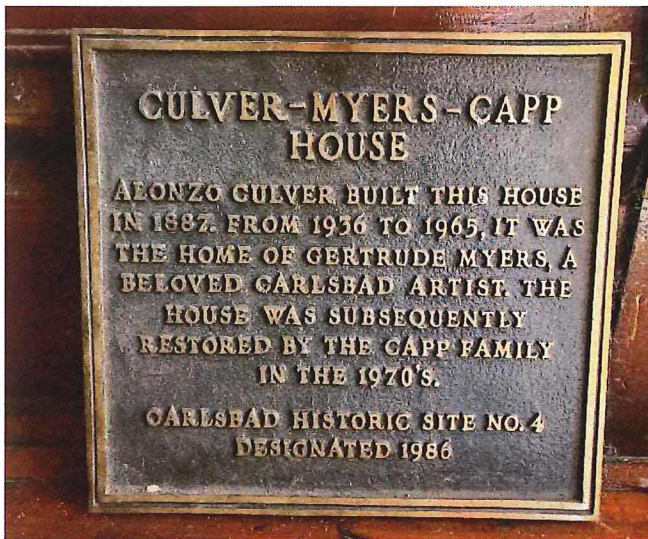
This home is a monument to the past. Uncle Jerry, an engineer, was amazed at the woodwork, all done without the use of electric tools. Many have given to this place and it's our hope that it lives on with the people of Carlsbad as a place of respite and wonder. A place to reflect on where we come from, where we are now, and where we want to go in the future.

We would love to be able to speak at the January 11th meeting of the Historic Preservation Commission.

Sincerely,

Rebecca Holbert and Paul Abodeely

CAUTION: Do not open attachments or click on links unless you recognize the sender and know the content is safe



We are writing to you regarding the historic Culver house of 1887 located at 3140 Highland Drive. Our great uncle, Gerald Capp, purchased the house in 1969. Uncle Jerry, as he was known, recently passed away. He loved this house. He put twenty years of active work and love into it, including installing an electrical system, plumbing for indoor bathrooms to replace the outhouse, and doing the stained glass window work himself. The historic house sits on over an acre of land on the corner of Highland Drive and Oak Street that has Torrey pines, fruit trees and cacti that he planted. It's a sanctuary for many animals and birds. Mr. Capp bequeathed the house and property to eight members of the family and the reality is that the house will likely need to be sold and the proceeds divided. His grand niece, Rebecca, grew up in this house. She knows how much it meant to him. We do not want this house to be torn down and the land developed. We are writing in the hopes that the city of Carlsbad might be able to purchase the house and land in order to preserve it as a historic landmark and park for the enjoyment of the people of Carlsbad. Uncle Jerry would have loved nothing more!

The history of this home, as outlined in this article, is a bit of a legend. The home was built by Alonzo Jackson Culver who also built the Twin Inns. Leftover lumber from the Twin Inns was used to build this sister home. The legend goes that Culver smuggled Chinese immigrants who had worked on the railroads until he was caught in 1900 and sent to McNeil Island Penitentiary. Reportedly there are tunnels that run between the barn and the house. Although these tunnels have yet to be discovered there is evidence of these people in the Mandarin inscriptions etched into the walls of the cellar. This writing has yet to be translated. The home was then passed to the Myers family where local artist Gertrude Meyers spent her whole life. We've found pieces of her art and sketchings throughout the house. She died the same day the home went into escrow.

This home is a monument to the past. Uncle Jerry, an engineer, was amazed at the woodwork, all done without the use of electric tools. Many have given to this place and it's our hope that it lives on with the people of Carlsbad as a place of respite and wonder. A place to reflect on where we come from, where we are now, and where we want to go in the future.

Thank you for your time,
Rebecca Holbert and Paul Abodeely



HISTORIC PRESERVATION COMMISSION

Staff Report

Meeting Date: March 8, 2021

To: Historic Preservation Commission

From: Suzanne Smithson, Library & Cultural Arts Director

Staff Contact: Suzanne Smithson, suzanne.smithson@carlsbadca.gov

Subject: Carlsbad Historical Society

District: All

Recommended Action

Informational.

Executive Summary/Discussion

Commissioners may share items of interest and future events sponsored by the Carlsbad Historical Society.

Next Steps

None.

Fiscal Analysis

None.

Public Notification

Public notice of this item was posted in keeping with the Ralph M. Brown Act and was available for public viewing and review at least 72 hours before the scheduled meeting date.

Exhibits

None.