

# Historic barn faces destruction

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*Historic Buildings*  
SCOTTS VALLEY — In 1914, the Frapwell Live Oak Dairy barn was built on a knoll overlooking a narrow, unpaved road that later became Highway 17. The dairy closed in 1948, and the barn was sold to the Scotts Valley Community Club for \$1,000.

In the late '60s, "The Barn" became the county's first psychedelic discotheque, featuring performances by rock legends such as Janis Joplin, Led Zeppelin, Country Joe and the Fish and the Grateful Dead. For years the music hall sparked angry protests from citizens worried about the "beatniks and deadbeats" that were flooding into sleepy Scotts Valley.

Today the barn houses a church group, and occupies one corner of the Scotts Valley R.V. Park, on Santa's Village Road.

But the remaining days of the old dairy barn may be numbered. Its owner plans to replace the barn — and the RV park — with an auto dealership, or possibly a new hotel.

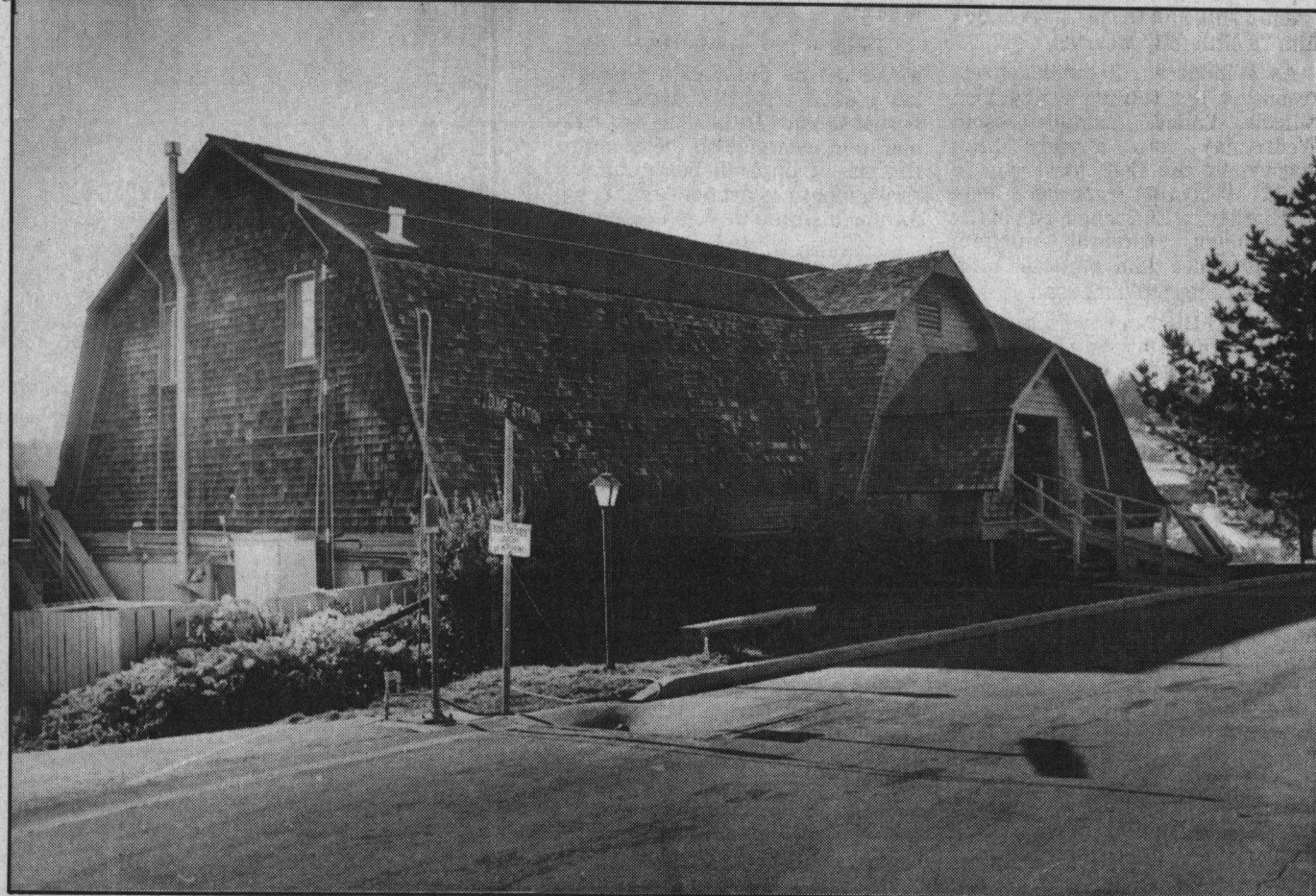
Despite protests from the Scotts Valley Historical Society, the city's Cultural Resource Preservation Commission voted 4-1 last week to grant the property owner permission to demolish the barn.

The commission also rejected an application from the Historical Society nominating the building as a possible historic landmark. Instead, the commission has asked the property owner to pay for a historical study of Scotts Valley's dairying industry, and to photograph the building before tearing it down.

The owner must now apply to the city building department for a demolition permit to remove the building, according to Associate City Planner Paul Kaneko.

The demolition decision has created a rift between the city commission and members of the Historical Society. Society members think the commission should have held a public hearing before denying their application and allowing the building to be demolished.

"The barn is the only remaining vestige of the dairy industry, which was the basis of Scotts Valley's economy for several decades," said a statement issued by the Historical Society. "A public hearing would have afforded a whole community an opportunity to express their feelings regarding whether the



Dan Coyro/Sentinel

A Scotts Valley city commission has approved the destruction of the Frapwell barn, built in 1914.

barn should be saved from demolition."

The statement also pointed out that the barn had been designed by architect Edward L. Van Cleeck, a prominent designer who also designed the first, elaborate casino at the Boardwalk, which burned to the ground in 1906.

But the majority of commission members felt the barn was just not interesting enough to preserve.

"It's alleged that the barn was built by a prominent architect," said Commissioner Luna Elliott. "But it's not a unique design. There are lots of barns like this throughout the Midwest. I don't think the barn is an example of architecture that needs to be preserved."

Commissioner Gail Burk, who cast the lone opposing vote on the issue, says the historic value of the barn is well

documented. A professional historic survey of the building presented to the commission says the barn is "in fact locally significant as a historic resource based on its age, architect, and function within the community."

"I'm real disappointed," said Burk. "It seems quite evident from the report that the barn has historical significance. The lack of a public hearing ensures that no discussion or brainstorming on the issue will ever take place."

According to Burk, the historic study that will be prepared by the property owner is "a poor substitute for a public hearing."

But Elliott said a public hearing on the item would add little to the commissioners' knowledge.

"This decision has been pending now since October," she said. "I haven't seen

any evidence of a great deal of public interest in this."

So far, nobody has announced plans to appeal the commission's decision.

According to Dick E. Hartman, one of the partners who own the barn and the 15-acre Scotts Valley RV Park, the building will be demolished once the historical report is completed. Plans to develop the parcel are "a little up in the air right now," because the city hasn't yet decided whether it wants to acquire the site for an auto dealership, Hartman said.

If the auto dealership doesn't happen, Hartman's group plans to build a hotel, restaurant and warehouse on the site. The hotel would be a mid-range development, Hartman said.

"It won't be a 15-story Fairmont, but it won't be a Motel 6, either," he said.