



COUNTY OF SANTA CRUZ

HISTORIC RESOURCES COMMISSION

PLANNING DEPARTMENT

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KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

July 27, 2011

AGENDA: August 5, 2011

HISTORIC RESOURCE PRESERVATION PLAN REVIEW: APPLE BARN AND BAYVIEW HOTEL (WITHIN APTOS VILLAGE)

Applicant:.....Barry Swenson Builder
Owner:.....Various
Application No.:.....101027
APN:.....041-011-33 (Apple Barn, current location), 041-011-20 and 041-011-33 (Apple Barn, proposed location), 041-011-34 (Bayview Hotel)
Situs:.....417 Trout Gulch Road (Apple Barn); 8041 Soquel Drive (Bayview Hotel)
Location:.....Area north of Soquel Drive in Aptos, between Trout Gulch Rd. on the east and Aptos Creek Road on the west.
Historic Name:..... Apple Barn; Bayview Hotel
Current Name:..... Village Fair Antiques; Bayview Hotel
Rating:..... NR-3 (Apple Barn), and NR-1 (Bayview Hotel)

Existing Site Conditions

Parcel Size:Approximately 7.45 acres, combined
Use:Antique sales (Apple Barn); Hotel (Bayview)

Planning Policies

Planning Area:Aptos
Zone District:041-011-33: RM-2-L, C-2-L;
041-011-20: C-2, PR, RM-3;
041-011-34: C-2-L, C-2
General Plan Land Use Designation:.....041-011-33: Urban High Residential, Community Commercial
041-011-20: Urban Medium Residential, Community Commercial; Existing Parks and Recreation;
041-011-34: Community Commercial;
Coastal Zone:No

PROJECT DESCRIPTION

Application for an Historic Resource Preservation Plan, submitted as part of the development application for Aptos Village, to relocate and rehabilitate the historic "Apple Barn" (Hihn Apple Packing Sheds) (rated NR-3), to allow for a contemporary use while preserving the essential features and the historic integrity of the building, and to preserve the setting for the historic Bayview Hotel (NR-1) listed on the National Register, in accordance with the Aptos Village Plan, Santa Cruz County Historic Preservation Ordinance, and the Secretary of the Interior Standards for Rehabilitation. No changes are proposed to the Bayview Hotel Building. The plan proposes to rehabilitate and preserve the Apple Barn, currently being used for antique sales, to accommodate the new proposed use as a grocery store, and relocate the structure approximately 50 feet to the west to a new location on the same site, and rotate the building 90 degrees at the new location. The plan would preserve significant historic features and materials of the exterior of the Apple Barn, including the overall form with 3 distinct bays, peaked gable roofs with ridge pop-up venting, vertical wood siding, sliding wood doors and hardware, door and window openings, and a portion of the loading dock. Non-historic changes and additions to the building exterior would be removed, including exterior latticework and a shed addition. Proposed changes to the exterior to accommodate the proposed use include attaching the Apple Barn to a new building via a small link building to provide additional floor area, adding contemporary doors and windows within existing door openings, and raising the height of the building at the west end to accommodate the change in grade from a sloping site at the existing location to a level site at the proposed location. At the interior, significant historic features would be preserved, including the timber post, girder and truss roof system, the interior open spaces, and portions of the wood plank flooring and single-wall construction. Interior changes to accommodate the proposed grocery store use would include replacement of the existing foundation system with a concrete foundation, lowering the raised floor to ground level thereby increasing the overall height of the building interior, and adding plywood walls and new flooring to a portion of the interior.

The setting of the Historic Bayview Hotel would be protected, by preserving much of the existing open space around the hotel. The new building proposed to the west of the hotel on an adjacent parcel (044-011-24) would be lower in height than the Bayview Hotel, and would maintain the same setback from the Hotel and from Soquel Drive as the current building to preserve the prominence of the hotel within Aptos Village and when viewed from Soquel Drive.

Introduction

Barry Swenson Builder submitted a development application for Aptos Village, to be consistent with the Aptos Village Specific Plan approved by the Santa Cruz County Board of Supervisors in February 2010. Due to the presence of historic structures on the site, proposed new construction on historic sites, and alterations to and relocation of historic resources, the applicant is required by the Santa Cruz County Code to submit a Historic Preservation Plan as part of the application. As required under County Code Section 16.42.040(a), your Commission is required to review and approve the historic preservation plan before any development application can be approved and before any development can proceed. Additionally, your Commission is to evaluate the Preservation Plan for consistency with the provisions in the Aptos Village Plan for protection of the historic resources with the project area.

In this report, staff has evaluated the preservation plan for consistency with local regulations for historic preservation (Chapter 16.42 of the County Code), the Aptos Village Plan (AVP), and with the Secretary of the Interior Standards for Rehabilitation. Staff has also reviewed supplemental reports and the peer review of the preservation plan. Staff has concluded that with the proposed conditions, the preservation plan is consistent with the AVP, with County Code requirements for historic preservation, and with relevant Secretary of the Interior standards. Therefore, staff is recommending that your Commission approve the proposed preservation plan with the attached

considered under a separate application for demolition due to the severely deteriorated and dangerous condition of the building.

Background

Aptos Village Plan

The development application for Aptos Village, including the Historic Preservation Plan (HPP) (Exhibit C), has been submitted by Barry Swenson Builders to implement the Aptos Village Specific Plan. To briefly review, the Aptos Village Specific Plan (AVP) is a conceptual plan which provides a blueprint for Aptos Village, focusing on the mostly undeveloped area of Aptos Village behind the Bayview Hotel and Aptos Station within Aptos Village, referred to as the village core area (see HPP, part 1). The AVP, approved by the Board of Supervisors in February 2010 following several years of community participation, provides a new center for Aptos Village with new housing and commercial development. (The portion of the AVP relating to historic resources is included as Exhibit I.)

Three historic buildings exist within this core area: the Bayview Hotel (NR-1), the Apple Barn (NR-3), and the old Aptos Firehouse/ VFW Hall (NR-5). The plan provides a new center for Aptos Village with mixed commercial and residential development, a new circulation pattern and street alignment to accommodate the new development, and a "village green" area at the center of the village. Under the Plan, the Apple Barn building would be relocated from its current location at the eastern edge of the Village Core to its center next to the village green, incorporating this historic building into the heart of the Village (see pages 6, 8 and 24 of the Preservation Plan). The building would be rehabilitated for a contemporary use, while preserving the form, materials, and essential features of the building that convey its history as an Apple Packing Shed and its important role in the history of Aptos. At the center of the village, the Apple Barn building could be better appreciated by the public and preserved for future generations. The Bayview Hotel is to remain in its current location, and the building will not be altered under the proposed plan. As noted previously, the Firehouse/ VFW Hall is being considered in a separate application.

Review of the Aptos Village Plan by your Commission

In April and August of 2009, your Commission reviewed the portions of the draft Aptos Village Plan relating to historic resources. Your Commission also reviewed a Cultural Resources Study by Albion Environmental, and a later study by Urban Programmers, evaluating the proposed project for potential impacts to historic resources. Your Commission also reviewed the peer review completed by Circa, the County's historic consultant. Circa's review concluded that the proposed conceptual plans for relocation and rehabilitation of the Apple Barn, and for new construction adjacent to the Bayview, were in general consistent with the Secretary of the Interior Standards, but that the details of the actual development plan would need to be carefully evaluated for consistency with the Standards and any effects on the ratings of the historic buildings.

At the August meeting, your Commission did not provide an overall recommendation to the Board of Supervisors. However your Commission provided several important comments regarding the Plan, which were incorporated into the final draft of the plan that was approved by the Board in February 2010 (Exhibit I), and are discussed on page 4 of this report. At the recommendation of your Commission, the Plan was also revised to include a brief history of Aptos Village prepared by historian Sandy Lydon. After the AVP was approved by the Board of Supervisors in February 2010, your Commission continued to provide guidance to staff regarding development within Aptos Village, including that the Apple Barn be evaluated by a structural engineer to ensure that the building could physically be relocated, and that the County's historic consultant continue to be involved in the review of the development plans. Your recommendations have been followed in the current phase of the

project involving the submittal and review of the development application for Aptos Village to implement the Aptos Village Plan.

Discussion

Historic Preservation Plan: Approval Criteria

As is the case for all projects involving alterations to historic resources, your Commission is to evaluate the proposed preservation plan for consistency with local regulations regarding alterations to historic structures. Staff has evaluated the proposed project for consistency with criteria in County Code Chapter 16.42 regarding alterations, additions, and new construction, and has found the proposed project to be consistent with these criteria (Exhibit E).

Additionally, the Aptos Village Plan specifies criteria for protecting the integrity and significance of historic structures within the Village, most of which were included at the direction of your Commission. For the Apple Barn, adjacent buildings must be architecturally compatible, any exterior changes must be sensitive to the historic significance and architectural features of the building, and any relocation must follow the Secretary of the Interior Standards for relocation such that the NR-3 rating of the Apple Barn is not compromised.

For the Bayview Hotel, the Village Plan specifies that "any new structures built adjacent to that site must be reviewed by the HRC to ensure that they do not compromise the historic context of this very important historic resource."

The Secretary of the Interior Standards cited above for relocation and rehabilitation of the Apple Barn, and for construction adjacent to the Bayview Hotel, are discussed in greater detail later in this report.

Additionally, the project must be evaluated under CEQA, for potential impacts to historic resources. Potential impacts under CEQA are discussed later in this report.

Documentation and reports

The Historic Preservation Plan (HPP) prepared by Urban Programmers (Exhibit C), reviews the development proposal submitted by Barry Swenson Builders for Aptos Village, evaluating the proposed project for consistency with the Aptos Village Plan, with the Secretary of the Interior Standards, and with the Santa Cruz County Historic Preservation Ordinance (Chapter 16.42). The HPP evaluates the consistency of the proposed relocation and rehabilitation plan for the Apple Barn as shown on the attached plans with the Secretary of the Interior Standards for Rehabilitation and with the seven Aspects of Integrity. Regarding the Bayview Hotel, the HPP evaluates proposed construction adjacent to the Hotel for consistency with Standards for Rehabilitation relating to new construction, and evaluates whether the proposed construction impacts the setting of the Hotel or its historic integrity. The HPP also considered the proposed project for potential impacts to the Apple Barn and Bayview Hotel under CEQA, recommends several mitigations, and concludes that with the recommended mitigations the project is consistent with the Secretary of the Interior Standards for Rehabilitation, and would not result in significant impacts under CEQA. The preservation plan includes full size pages of the project plans relating to the historic resources on the site.

Additional reports and studies have been requested by the County to assist in the review of the project, and ensure the preservation plan protects historic resources consistent with the Secretary of the Interior Standards and with the California Environmental Quality Act (CEQA). These reports are noted and summarized below:

- ▲ Peer Review by Circa (Exhibit F): Provides peer review of the Preservation Plan for consistency with the Secretary of the Interior Standards and for potential impacts under CEQA.

As requested by the County, Circa evaluates specific aspects of the project, including relocation of the Apple Barn, connecting the Barn to a new building via a small corridor structure, other proposed changes to the exterior and interior of the Apple Barn, and construction of a new building on the parcel adjacent to the west side of the Bayview Hotel. Provides an overall determination regarding consistency with the Secretary of the Interior Standards for Rehabilitation and potential impacts under CEQA. Proposes additional project conditions and mitigation to ensure that the project as proposed is consistent with the Secretary of the Interior Standards, and that any potentially significant impacts to the Apple Barn are mitigated to a less than significant level. The peer review concludes that the project as proposed, and with incorporation of additional mitigation measures as recommended, is consistent with the Secretary of the Interior Standards for Rehabilitation and would not result in significant impacts to historic resources under CEQA .

- ▲ Letter from Circa regarding the 'link' building connecting the Apple Barn to building #4 (Exhibit G): As requested by the County, Circa evaluates the connecting of the Apple Barn to a new building via a small link building constructed mostly of glass and sheathed in cement plaster. The letter notes that the connection to the new building will provide additional square footage for the proposed grocery store, and is necessary to accommodate the proposed use and provide an economically viable project. Concludes that the small link building as designed will minimize the connection between the Apple Barn and the new Building and is generally consistent with the Secretary of the Interior Standards.
- ▲ Report by a Structural Engineer (McLucas Engineers), included in the Preservation Plan: Evaluates the structural integrity of the Apple Barn, discusses necessary modification to the structure to comply with seismic and other requirements of the California Historical Building Code and ensure a structurally sound building. These modifications include the replacement of the existing foundation with a concrete foundation, necessary to accommodate a proposed grocery store use and to preserve the building. Additionally, a new post and girder system and new load bearing walls would be constructed at the interior of the structure, while leaving the existing walls intact. The existing interior columns would be retained, replaced only if structurally unsound, and would be placed on steel bases to accommodate the increased height at the building interior. The existing beams and trusses at the roof of the building would be retained, and would become visible from the interior after the removal of the false ceiling currently in place. The modifications proposed by the engineer ensure a structurally sound building with longevity that retains the form, character, and significant architectural features and materials of the historic building.
- ▲ Letter by Kelly Movers (included in Preservation Plan): Circa has recommended that the applicant contract with Kelly Movers to move the building due to their extensive experience successfully moving historic buildings. Letter from Kelly Brothers notes that in their opinion the building can successfully be moved in two sections, working closely with the engineer.
- ▲ Cultural Resources Study by Albion Environmental (Exhibit J): Evaluates the site for potential archaeological resources, including five backhoe trenches and two surface transect units, and did not encounter intact cultural features. Notes that " investigations strongly suggest that historic archaeological deposits in the project area have been disturbed or possibly obliterated by ongoing demolition and historic redevelopment of the complex, which began as early as 1900 and continued through the 1970's." The report draws a similar conclusion for prehistoric archaeological resources. Notes that it is possible that intact deposits may be found in areas of the site that were not investigated. Recommends a general mitigation that all ground disturbing activity be monitored by qualified archaeologist, and that all work within 50 feet of any

substantial intact deposit that is found be halted, and that the deposit be investigated by an archaeologist and an appropriate treatment identified, in order to protect any significant archaeological resources found on site and ensure no significant impacts to archaeological resources.

Analysis: Consistency of the Preservation Plan with the Secretary of the Interior Standards for Rehabilitation

The following sections of this report reviews the documentation and reports noted above, and analyzes the project for consistency with the appropriate Secretary of the Interior Standards.

Bayview Hotel: Adjacent Construction and Historic Setting

The project proposes to remove the historic single- story Aptos Firehouse Building adjacent to west side of the Bayview Hotel from the parcel, and to replace it with a larger two-story building, as shown in figure 2-E of the Historic Preservation Plan (HPP). As noted previously, there are no changes proposed to the Bayview Hotel itself, which is listed on the National Register of Historic Places. As there is no federal agency involvement in this project, the proposed construction of a new building on the adjacent parcel does not required review or approval by any state or federal agency. However, based on criteria in the Aptos Village Plan, it is appropriate to apply the Secretary of the Interior Standards for Rehabilitation to the project as it relates to the Hotel Setting and to its overall historic integrity, to ensure that the historic context for the hotel is not impacted by adjacent construction.

In terms of the Hotel setting, one question is whether the Aptos Firehouse Building currently adjacent to the Hotel is important to the setting of the hotel, since the building is to be removed from the site (page 1 of HPP). As noted in the National Register Form (Exhibit H), the hotel was moved 60 feet to the north to its current location adjacent to the Firehouse in 1946. As this is outside the period of significance for the Hotel (1878-1919), the current close proximity of the Hotel to the Firehouse is not significant historically. Additionally, as noted in the HPP, the National Register Nomination form does not mention the Firehouse as a contributing feature to the setting of the Hotel.

In terms of the proposed new construction, Rehabilitation Standard #9 notes:

“(N)ew construction shall not destroy the historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.” In addition, as noted in Section 2.5 of the PP, the setting of a building contributes to its overall historic integrity. Therefore, the construction of the new building should be evaluated for impact to the historic setting of the Hotel.

As noted in the National Register nomination form, the hotel “was from the beginning a focus point for the community.” The preservation plan maintains the predominance of the Hotel within the village, by maintaining its visibility from Soquel Drive, and its stature in relation to adjacent buildings. Building 14, proposed to be located on the west side of the hotel, is shorter in height (30’) than the hotel building (48’), maintaining the dominance of the hotel at its current location in relation to other buildings (see figure 2-E, page 20 of Preservation Plan). Additionally, although the Building 14 would occupy a larger footprint than the Firehouse, the building would maintain the same setbacks from Soquel Drive and from the Hotel as the Firehouse. The area to the front of the Hotel fronting Soquel Drive would consist of parking and low landscaping, such that the views of the Hotel would not be blocked from Soquel Drive. Contemporary buildings already exist to the east of the Hotel. The design of the proposed adjacent building is contemporary to differentiate it from the Hotel, while incorporating horizontal wood siding and second story railings to provide compatibility with architectural features and materials of the Bayview Hotel.

Based upon the information and analysis provided Section 2.5 of the Preservation Plan, and peer review provided by Circa, staff concludes that the construction adjacent to the Bayview is consistent with the Secretary of the Interior standards relating to new construction adjacent to historic structures, and would not significantly affect the historic setting for the Hotel or its overall historic integrity.

Apple Barn: Relocation

As noted in the HPP (Section 3.1), the building current sits on the road right of way for Trout Gulch, which is not an optimal location for the building and does not allow for an economically viable use. By relocating the building approximately 50 feet to the west on the same site, the building can be protected for the future, and put to a viable economic use. Therefore, relocation is necessary for the long-term preservation of the building.

As an NR-3 rated building, the Apple Barn is eligible in the opinion of the Historic Resources Commission for listing on the National Register. To retain this rating it should continue to comply with criteria in the Secretary of the Interior Standards for listing historic buildings. In general, the standards do not normally consider buildings that have been relocated outside their period of significance for listing. However, buildings which are relocated as a last resort to demolition and which meet other criteria can be considered for listing. Under Criteria Consideration B, "a property removed from its original or historically significant location can be eligible for listing if it is significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event." As noted on page 74 of the Preservation Plan, the Apple Barn is the last building associated with the community's apple industry during an era when the apple industry provided the economic sustenance of the village, and F. A. Hihn and his local apple business.

To be eligible for listing, a building must also retain its historic integrity after relocation. Relocating the building, by moving the building approximately 50 feet to the west and rotating it 90 degrees at the new location, would change the setting of the building, which is one component of integrity for historic structures. The peer review provided by Circa notes that the setting of the Apple Barn has been considerably altered over the years, such that the existing setting is not essential to the overall integrity of the building. For example, the rail line formerly running along the back (southwest side) of the building, and other buildings associated with the apple packing industry, are no longer present. Due to previous changes to the existing setting of the Apple Barn, and consistency with Criterion B, relocation to another location on the same site is not considered significant for the Apple Barn, such that the current NR-3 rating for the Apple Barn would not be jeopardized by the proposed relocation.

Apple Barn: Rehabilitation

Under the Secretary of the Interior Standards, Rehabilitation is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historic, architectural, and cultural values." As noted in Preservation Plan (page 34), "Rehabilitation Standards focus attention on the preservation of those materials, features, finishes, spaces and spatial relationships that, together, give a property its historic character."

The proposed use of the building as a grocery store will provide a contemporary use for the building. Although the new use does require alterations to the building, the rehabilitation plan as presented and with recommended conditions will preserve the significant character-defining features of the building exterior and interior which "tell the story" of the building as an apple packing shed built in the late 1800's and as a significant building to the history of Aptos and the local apple industry.

Planning Staff has worked closely with the project architect to ensure that the proposed rehabilitation

plan preserves the significant character defining features of the building. Pages 61-64 of the HPP compare the existing elevations of the building with the proposed elevations after rehabilitation. As can be seen in the architectural drawings, the proposed rehabilitation will retain most of the significant character-defining features of the building's exterior, including the overall form with 3 distinct gable bays, peaked gable roofs with ridge pop-up venting, the wood timber structural system of the roof (posts, beams and trusses), the rustic exterior vertical board siding, industrial wood sliding doors and associated hardware, and existing door and window openings. The project will not introduce any new door or window openings. The proposed rehabilitation will remove lattice work, and a shed addition, which are recent changes which detract from the industrial character and obscure the overall form of the building. The rehabilitation plan will retain the overall form, materials, and character of the building, and will help to reveal the overall form of the building. At the interior, the roof structure is to be retained, and will again be visible from the interior after removing the recent false ceilings addition.

Changes to the building include connecting the Apple Barn to a new building to the west via a small link building, with removal of 36 feet of siding. The change in grade at the new location from a sloping site to a level site will also require leveling the height of the building when viewed from the exterior. Currently, the building is approximately 27.5 feet tall at the east end of the building with a lower grade, and 24 feet tall at the west end. Additionally, the new concrete foundation will lower the existing floor at the building interior to grade level, increasing the height of the interior of the building by approximately 3 feet. The door openings will also be lowered so that the doors open at ground level.

Staff has reviewed the proposed project for consistency with each of the ten Rehabilitation Standards (Exhibit E), considering the analysis provided in the Preservation Plan and peer review comments provided by Circa. Overall, staff finds that the rehabilitation plan is consistent with these standards.

In Circa's peer review of the proposed rehabilitation of the Apple Barn, as the project was originally proposed Circa identified two potentially significant impacts: the loss of the loading dock on the existing street-front elevation, and the proposed design for the link building. As recommended by Circa, the project architect has modified the project design to retain a portion of the existing porch/loading dock along the west side of the building (see plan pages 5.1 and 5.2). The retention of this feature will help to convey the historic relationship of the building to the site, as the loading dock allowed apples to be loaded and unloaded from the raised floor at the interior of the building to carts, trucks, etc. at the building exterior, and was essential to the functioning of the packing house operation. A recommended project condition is that interpretive signs and materials be included for the loading dock, to show how the loading dock functioned historically. The historic photograph taken in the early 20th century of the Apple Barn prior to the addition of the third bay (page 45 of the HPP), shows apples being loaded onto horse drawn carts from the loading dock.

Additionally, as recommended by Circa the design of the link building has been revised to lower the overall height, and reduce the parapet height to 4.5 feet, which is the minimum required to screen mechanical equipment as required by the Santa Cruz County Code. Also as recommended by Circa, the redesigned link building includes mostly glass, to increase the transparency of the building and allow the Apple Barn to appear visually as a separate building. As noted in the peer review, the above-mentioned changes would mitigate potentially significant impacts under CEQA to a level of less than significant.

Apple Barn: Integrity

The analysis provided in Section 3.7.1 of the Preservation Plan analyzes the 7 aspects of integrity, and concludes that the building will retain most aspects of integrity after relocation, and will therefore be consistent with National register criteria. The peer review prepared by Circa confirms this conclusion, noting that "the historic context of the site of the Apple Barn has been significantly changed. What

integrity that remains of the building itself will be retained/ repaired to a sufficient level that it will maintain most aspects of integrity.”

CEQA Review

Under the California Environmental Quality Act, projects involving historic resources that are consistent with the Secretary of the Interior standards are considered to be mitigated to a less than significant impact. Section 3.8 of the Preservation Plan concludes that with inclusion of recommended mitigation measures, the project is consistent with the Secretary of the Interior Standards for Rehabilitation, and therefore would be consistent with CEQA. The mitigation measures recommended have either already been incorporated into the project, or are included as project conditions (Exhibit B).

As part of the peer review of the Historic Preservation Plan, Circa considered the proposed changes to the Apple Barn building and site, and to the setting of the Bayview Hotel, both individually and collectively, for potential impacts under CEQA. For the Bayview Hotel, Circa did not identify any potential impacts from the proposed new construction. For the Apple Barn, as discussed above, with project modifications to include retention of the majority of the existing loading dock and redesign of the link building with greater transparency and a lower overall height, Circa has concluded that the project would not result in significant environmental impacts to either the Apple Barn or the Bayview Hotel.

As noted earlier in this report, the cultural resources study prepared by Albion Environmental for this project included trenching and surface transects, and did not identify any intact historic or prehistoric archaeological deposits. Appropriate mitigation measures, following the recommended in the Albion report to provide an archaeological monitor on site during all demolition and construction for the project to ensure protection of any significant cultural resources that may be found on site, will be included as a project requirement.

Commissioner Swift recently raised concerns regarding the historic site of the railway turntable, which was historically located near the current location of the Aptos Firehouse/ VFW hall (page 15 of Exhibit J). Staff has communicated with the owner of the Aptos Firehouse parcel, Joe Appenrodt, who indicated that further investigations by a contractor, including excavation of four trenches at that location found only “occasional rocks, some particles of concrete, and some pieces of glass.” No evidence of that any significant portion of the railway turntable remains at the site. The letter from the property owner with a map showing approximate locations of trenches in relation to the railway turntable location shown on the 1892 Sanborn Map, is provided as Exhibit K. The general mitigation measure noted above will also apply to the any ground-disturbing activity near the historic site of the railway turntable.

The attached historic preservation plan, along with changes discussed above and the additional proposed project conditions (Exhibit B) has been found to be consistent with the Standards for Rehabilitation, and therefore is not anticipated to result in significant impacts to historic resources under CEQA. Environmental Review will be completed for this project. The environmental review documents will be provided to your Commission for your review and comment during the comment period.

Conclusion and Recommendations

Staff has reviewed the attached Preservation Plan and project plans for the Bayview Hotel and the Apple Barn, and related reports and documentation, for consistency with local regulations in Chapter 16.42 relating to alterations and additions to historic resources, new construction on an historic site, and relocation of an historic resource, and with findings required in Chapter 16.42. Staff has also reviewed the proposed preservation plan for consistency with criteria specified in the Aptos Village Plan, especially regarding relocation and rehabilitation of historic structures under the Secretary of the Interior Standards, criteria for new construction adjacent to historic structures. Additionally, staff has evaluated the proposed project to ensure that the NR-3 rating of the Apple Barn is protected, and that the National Register listing of the historic Bayview Hotel is not impacted by the proposed project.

After reviewing the proposed project as discussed above, staff has concluded that the project is consistent with the Aptos Village Plan, Santa Cruz County Code Chapter 16.42, and the Standards for Rehabilitation. Additionally, as the Preservation Plan is consistent with Secretary of the Interior Standards, no significant impacts are anticipated as a result of the proposed project under CEQA. Therefore, it is recommended that your Commission Approve the Historic Resource Preservation Plan as submitted (Exhibit C), the project plans (Exhibit D), with the expiration date for the project to be determined as part of the overall development application (101027), based upon the attached findings (Exhibit A), and the thirteen recommended Conditions of Approval (Exhibit B).

Action Date: _____

Effective Date: _____

Expiration Date: To be specified in Application #101027

ACTION: **Ayes:** _____

Noes _____

Absent _____

Date: _____

Annie Murphy
Secretary to the Commission

Exhibits

- A. Findings
- B. Conditions
- C. Historic Preservation Plan, including photographs and reports: Urban Programmers
- D. Copies of the Project Plans
- E. Secretary of the Interior Standards for Rehabilitation, Santa Cruz County Code Criteria for Alterations, and Santa Cruz County Code Criteria for New Construction
- F. Peer Review of Preservation Plan: Circa

- G. Letter regarding Apple Barn "Link Building: Circa
- H. Historic Resources Inventory pages for the Apple Barn and the Bayview Hotel
- I. Aptos Village Plan, sections relating to historic resources
- J. Report from Albion Environmental, submitted to the HRC in April 2009
- K. Letter from Joe Appenrodt regarding previous railway turntable site
- L. Location Map
- M. Aerial Photograph with site topography

Historic Development Findings

1. *The Historic Resource Preservation Plan is consistent with the purposes and goals of County Code Chapter 16.42 and the County General Plan.*

The Historic Resource Preservation Plan submitted is consistent with the policies of the general Plan and Chapter 16.42 of the County Code in that the overall goal is to protect and preserve both the Apple Barn, by allowing its rehabilitation, and protecting the setting for the Bayview Hotel.

2. *The Historic Resource Preservation Plan is in conformance with the requirements of Chapter 16.42 of the County Code.*

As shown in Exhibit E, the Historic Resource Preservation Plan submitted is in conformance with the requirements contained in Chapter 16.42 (Historic Preservation).

3. *The Historic Preservation Plan will preserve and maintain the cultural and historical heritage of the County and/or further cultivate the knowledge of the past.*

The Historic Resource Preservation Plan does not alter the Bayview Hotel building, includes only minimal changes to the overall setting for the Hotel, and may result in additional public appreciation of the historic building due to increased public presence within the village as a result of new development. For the Apple Barn, as conditioned the plan will include documentation of the resource prior to rehabilitation, and will provide an interpretive display for the public, informing the public of the history of the building in the context of Aptos Village. Additionally, the rehabilitation of the building will strengthen and preserve the building, thereby allowing future generations to appreciate the historic Apple Barn and understand its role in the history of Aptos Village.

Recommended Conditions

Apple Barn:

1. Protection of existing historic materials and character-defining features: A qualified architectural conservator shall evaluate all of the existing historic materials of the Apple Barn, identifying which materials require repair or replacement, and which materials may be repaired. Detailed plans prepared by an architectural conservator shall be provided prior to the issuance of a permit for relocation, noting which materials are to be retained, repaired, replaced, or relocated for use on another part of the building. An architectural conservator shall also be retained on site during relocation and rehabilitation to ensure that the detailed plans are followed. A copy of the contract with an architectural conservator shall be submitted prior to the issuance of a building permit.
2. Historic Skirting: Existing wood skirting material shall be retained to the greatest extent feasible, and shall be used to cover the concrete stem wall in an area or areas retaining the greatest visibility, such as the loading dock area adjacent to the village green. Plans showing proposed location of historic skirting materials shall be submitted with the building permit application for moving the building.
3. Future repairs: Consistent with the Preservation Plan, all wood siding removed from the Apple Barn to accommodate the new link building, and wood floor planks that are removed to allow for the installation of new interior flooring, shall be stored and used for future building repairs.
4. Preservation of interior wood flooring: Existing wood floorboards at the building interior, identified as a character-defining feature, shall be used throughout the building to the greatest extent feasible as allowed under state codes and local environmental health regulations relating to the grocery store use. The texture and finish of the existing floor boards shall be retained to the greatest extent feasible as is consistent with relevant state codes and local regulations. Plans for use of flooring shall be submitted to the HRC prior to the issuance of the building permit.
5. Roofing material: Corrugated roofing shall be a mat finish.
6. Exterior paint color: Consistent with County Code Requirements 16.42.060(c)(1)(I) regarding alterations to a historic resource, the exterior color of the rehabilitated apple barn shall be similar to the current color of the building, or another color appropriate for an apple packing shed during the period of significance for the building (early 1890's to the 1950's)
7. Relocation: As indicated in the preservation plan, Kelly Brothers Movers shall work with the engineer to relocate the Apple Barn to the new proposed location. Any change in moving contractor shall require approval by the Planning Department.
8. Interpretive Display: Consistent with the recommendations in the preservation plan prepared for the project and with County Code Section 16.42.060 to preserve the historic value of structures that are relocated, one or more interpretive displays shall be installed on the property that will provide information to the public regarding the history of the Apple Barn in the context of the history and development of Aptos Village. Submittal of a contract with a qualified professional with experience preparing similar types of interpretative displays for historic purposes shall be required prior to issuance of the demolition permit. Installation of the interpretive display shall be required prior to final inspection for the demolition permit.

The display shall include historic materials and objects that are removed from the building during relocation and rehabilitation, as well as historic photographs and text documenting the history of the building, its use as a packing shed, the relationship of the building to the site, including the rail line and road, as well as documenting the association with Frederick Hihn. If available, include photographs from the Paul Johnston collection noted in the Historic Resources Inventory Sheet. The display will include historical data and photos from the documentation requirement, or other cited archival sources. These displays will be integrated into the design of Aptos Village, and will be installed outdoors in highly visible areas. Interpretive displays and the signage/ plaques installed on this property will be sufficiently durable to withstand typical weather conditions. Displays and signage/ plaques will be of adequate size to attract the public. Installation of the interpretive display shall be required prior to final inspection for the relocation permit.

8. Historical Marker: A permanent plaque will be installed at the existing historic location of the Apple Barn, describing the Apple Barn, its history as part of Aptos Village, and noting the new location of the building. Plans for the historic marker shall be submitted prior to the issuance of the demolition. Installation of the marker shall be required prior to the final inspection for the demolition permit.
9. Documentation: Consistent with County requirements for relocation of historic resources (16.42.060 9b)1((B)(i), the applicant shall submit a plan to document the history of the building prepared by a qualified historian/ architectural historian (according to the Secretary of the Interior's professional qualification standards) prior to the issuance of the permit for relocation. The documentation should approximate HABS Level II documentation and include: a) selected drawings, if available, that would be photographed; b) photos following the NPS photo policy, of exterior and interior views, along with historic views, if available; and c) written data providing history and description of the property. The documentation shall include photographs and detailed architectural drawings of the historic materials, features and construction techniques that will be altered, removed or replaced by the relocation and rehabilitation of the building, including the construction methods and materials for the foundation system, the loading docks and their relation to the site and the door openings, the section of the wall that will be removed to accommodate the new link building, the relationship of the building to the site, and the flooring and single-wall construction at the interior. Photographs shall be taken of the building as it currently exists. Photographs shall also be taken during relocation and rehabilitation, documenting the construction techniques identified as the building is prepared for relocation, as well as documenting the relocation process. For the photographs, either HABS standard large format or digital photography may be used. If digital, the size of each digital image will be 1600x1200 pixels at 300 pixels per inch, or larger, color format, and printed in black and white or color. Information from the documentation process shall be included in the interpretive display for the Apple Barn building. The distribution of the documentation will include: the Aptos Chamber of Commerce and History Museum, the Museum of Art and History in Santa Cruz, the Santa Cruz Public Library's local history collection; and UC Santa Cruz. The documentation shall be completed prior to final inspection of the building permit.
12. Conformance with project conditions:
Building permit plans shall be submitted to the Historic Planner with the County of Santa Cruz for staff level review to ensure consistency with the conceptual plans submitted with the Historic Preservation Plan application and with Chapter 16.42 of the Santa Cruz County Code.

13. Protection of Bayview Hotel: Prior to construction and demolition on any parcel adjacent to the Bayview Hotel, the applicant shall consult with a structural engineer to ensure that the proposed demolition and construction methods shall not negatively impact the Bayview Hotel. If any impacts are anticipated by the engineer, the proposed construction and demolition methods shall be modified as needed to protect the Bayview Hotel Building. A report from a structural engineer reviewing the proposed demolition and construction methods shall be required prior to issuance of demolition or building permits for parcels adjacent to the Bayview Hotel.

Consistency with the Secretary of the Interior Standards for Rehabilitation; and with County Code Requirements for Alteration to Historic Resources, and New Construction on Historic Properties

Consistency with the Secretary of the Interior Standards for Rehabilitation (Exhibit C, pages 67-74)

Note: As the Criteria in Section 16.42.060(c) of the Santa Cruz County Code for alterations to historic structures are based upon these federal criteria, this analysis of consistency applies also to local standards

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

As noted above, the proposed use as a grocery store does requires alterations to the building. One change is the relocation of the building and reorientation of the building at the new location, altering the spatial relationship of the building to Trout Gulch Road, and to the railway line that formerly existed at the rear (northwest) side of the building. However, as noted in the peer review from Circa, much of the original setting for the Apple Barn has been lost, due to the loss of the railway, road realignment, and loss of remaining buildings at the site related to apple processing. As such, the loss of the existing setting is not significant for the building. Additionally, the new location places the building at a central location within the village, situated near a road, similar to its current location. The new location adjacent to the village green will also provide open space around the building, consistent with its current location. The new central location will also allow the building to be better viewed and appreciated by the public.

The change in grade at the new location will also even out the height of the building when viewed from the exterior. Additionally, the new concrete foundation will lower the existing floor at the building interior, increasing the height of the interior of the building. The door openings will also be lowered so that the doors open at ground level. These changes are needed to accommodate the new use, and are not in themselves considered by the County's historic consultant to be significant impacts to the building. As noted in #2 below, a portion of existing loading dock will be retained, indicating the original relationship of the building to the exterior, with a raised foundation and doors, and loading docks allowing for loading and unloading of apple crates from trucks and carts in and out of the building (figure 3-D of Exhibit C).

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed rehabilitation plan retains the most significant materials and features at the interior and exterior of the building that give the building its character as an apple packing plant (see plan pages 5.1 and 5.2, and pages S-1 and S-2 in the Preservation Plan). Page 38 of the Preservation Plan identifies the significant character-defining features of the Barn, including its overall form with 3 distinct gable bays, peaked gable roofs with ridge pop-up venting, the wood timber structural system of the roof (posts, beams and trusses), exterior vertical board siding, industrial wood sliding doors and associated hardware, and existing door and window openings. In the proposed rehabilitation plan, all of the significant character-defining features will be preserved. In addition to these features, the peer review by Circa has identified the historic loading dock on the southeast side of the building in its current orientation as a significant character-defining feature, indicating the historic use of the building as an apple packing shed with a raised loading dock for loading and unloading of apple crates. Therefore, project plans have been revised to retain a significant portion of the loading dock.

The plan also identifies features that contribute to the overall character of the building, including the interior single wall system, the rustic wood flooring and raised platform foundation system, and corrugated metal roofing, which was not part of the original building but which has acquired historic significance over time. Of these features, the corrugated metal roofing material will be replaced in kind, and portions of the single-wall construction and rustic wood flooring will be retained in the interior at the entrance of the building (see plan pages 5.1 and 5.2). At the recommendation of the County's historic consultant, a condition will be added that the wood flooring be used throughout the store, treated as minimally as possible to retain its original texture and patina, and used to the extent allowed under state law and local environmental health regulations. The raised foundation system will not be retained, as it is not sufficient to support the proposed grocery store use.

The plan also identifies non-contributing features, which have been added more recently and are not historically significant and are proposed for removal, including latticework, a shed addition, modifications to historic door and window openings, and interior partitions, wall coverings, and false ceiling. The removal of the latticework and shed addition at the exterior will reveal the overall simple form, industrial/ agricultural character and historic details of the building's exterior, and the removal of the false ceiling and partitions at the interior will reveal the wood post, beams and trusses of the roof, restoring much of the original form and spaciousness of the building's interior.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties will not be undertaken.

Changes to the building to accommodate the new use include modern doors and windows in existing openings, the link building connecting the barn to building #4 to the west, and new flooring and wall coverings at the interior of the building. These alterations and additions will be clearly differentiated from the historic materials and features, so that it is clear what is original to the building and what are recent changes.

4. Changes to the property that have acquired significance in their own right will be retained and preserved.

As noted under standard #2, changes to the building that have acquired significance include the corrugated metal roofing, which will be retained. More recent changes and additions which are not historic and detract from the historic significance of the building will be removed.

5. Distinctive materials, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. When the severity of the deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

As noted under standard #2, the historic materials, finishes, and construction techniques will be retained whenever feasible. To ensure these historic attributes are retained, a condition will be added that the building be evaluated in detail to determine which of the historic materials can be retained, which are in need of repair, and which need to be replaced in kind. A monitor will be retained during relocation and rehabilitation to ensure that the historic materials will be retained as specified.

7. Chemical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

No chemical treatments are proposed for the building.

8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

As noted on page 70 of the rehabilitation plan, a cultural resources study for the project site was prepared Cultural Resources Study by Albion Environmental presented to your Commission in April 2009 (Exhibit J). The study notes that " investigations strongly suggest that historic archaeological deposits in the project area have been disturbed or possibly obliterated by ongoing demolition and historic redevelopment of the complex, which began as early as 1900 and continued through the 1970's." The report draws a similar conclusion for prehistoric archaeological resources. The report notes that it is possible that intact deposits may be found in areas of the site that were not investigated. As recommended in the Albion report, the project will include a requirement that all ground disturbing activity in the project area be monitored by a qualified archaeologist, in the event that a substantial intact deposit is found during construction. This will ensure the protection of any significant cultural resources on site.

9. New additions, exterior alterations, or related new construction shall not destroy the historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, size, scale, and proportion and massing to protect the historic integrity of the property and its environment.

The rehabilitation plan for the Apple Barn proposed a link connecting the building to a new building. Circa has evaluated the design for the proposed link building, and has determined the building to be consistent with the Secretary of the Interior Standards, with the most recent redesign included in the attached plans. The link building is designed to "disappear" visually, allowing the Apple Barn to stand as a separate building. The design and materials clearly differentiate the small building from the historic Apple Barn.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed link building requires the removal of approximately 36' feet of siding. The project will be conditioned to require that the removed siding be stored, allowing the portion of the building to which the link building is attached to be restored at a future date if the link building were to be removed. At the building interior, the new plywood sheathing will be constructed separate from the existing single-wall construction, and could also be removed at a later date, leaving the single-wall construction intact.

Criteria in Section 16.42.060 of the Santa Cruz County Code for new construction on historic properties

These criteria apply to new construction on an historic property, and apply to new construction adjacent to the Apple Barn. (Note: these criteria do not apply to construction adjacent to the Bayview Hotel, since the new construction is proposed for the adjacent property.)

(d) *New Construction. Historic Resource Preservation Plans for construction of new structures on*

historic properties or in historic districts shall conform to the following criteria:

- (1) *The location, siting and size of new construction on an historical property shall not detract from the historic character of the property, and between existing buildings, landscape features and open space.*

The proposed link building connecting the Apple Barn to the building 4 proposed to the west of the Apple Barn is smaller in height and footprint than the Apple Barn, and is designed with glass walls and gray plaster to reduce the buildings visibility and allow the Apple Barn to stand visually as a separate building (see page 3.1 of the project plans). Building 4 it proposed to be located approximately 18 feet to the west of the Apple Barn, represents a change in the current setting of the Apple Barn, which includes more open space. However, historically other industrial building existed nearby, such that a more intensively developed site is consistent with the historic context for the building. As noted in the Preservation Plan (page 33), aside from building 4, the new setting adjacent to the Village Green, as well as the parking around the Apple Barn, will provide open space around the Apple Barn, in many respects similar to its current site.

- (2) *All structures shall be designed in proportion and integrated into the historic character of the property or district by the use of compatible building materials and textures, construction methods, design, and color.*

Building 4 includes compatible materials to the Apple Barn, such as wood siding. However, the design of the building is more contemporary. This is consistent with Standard #9 of Secretary of the Interior Standards for Rehabilitation, which states that "The new work shall be differentiated from the old."

- (3) *The size, location and arrangement of new on-site parking or loading ramps shall be designed so that they are as unobtrusive as possible and preserve the features of the property or district.*

The loading area for the new use of the Apple Barn as a grocery store is proposed to be located at the rear (east) of the Apple Barn building. Although parking is proposed around the Apple Barn to accommodate the proposed grocery store use, this is consistent with parking that currently exists at the site, and consistent with the industrial use of the building. In its location adjacent to the village green, the visibility of parking when viewed from the most public side of the building will be minimized.

- (4) *Ingress and egress, and internal traffic circulation shall preserve the historic features of the property.*

Ingress and egress patterns will change from the current patterns, as is consistent with the approved Aptos Village Plan. However, the new road and circulation patterns will not require removal of any important historic features of the property.

- (5) *Landscaping should be provided in keeping with the character and design of the historic site, property or district.*

Currently, the Apple Barn is surrounded by paved area and parking, with little landscaping, consistent with the historic use of the building as an industrial apple packing shed (see pages 54-56 of the Preservation Plan, and page 45). The setting at the proposed location will be similar, with parking area and the village green providing open space around the Apple Barn building.

- (6) *Disturbance of terrain around existing buildings or elsewhere on the property should be minimized to reduce the possibility of destroying unknown archaeological materials. Where any proposed land alterations may impact important archaeological resources, a professional archaeological survey shall be provided and its recommendations implemented to mitigate potential impacts as provided for in Chapter 16.40 of the County Code.*

See Rehabilitation Standard #8 above.



June 29, 2011

Annie Murphy, Planner
County of Santa Cruz
Planning Department
701 Ocean Street
Santa Cruz CA 95060

RE: Peer Review of "Aptos Village Preservation Plan"

County of Santa Cruz asked Circa to complete a peer review of the "Aptos Village Preservation Plan – Considering a Development Plan Submitted by Barry Swenson Builders to Preserve the Historic Eligibility of Two Historic Buildings" prepared by Urban Programmers. Additionally, Circa was asked to evaluate the proposed alterations to the Apple Barn for consistency with the Secretary of the Interior Standards "Rehabilitation" treatment. This request also included consideration of the proposed changes regarding any significant impacts under the California Environmental Quality Act (CEQA). CEQA provides the legal framework by which historical resources are identified and given consideration during the planning process [Public Resources Code §§21000-21177.] If there are potential significant impacts, Circa was asked to evaluate whether the proposed mitigations are adequate to mitigate to a less than significant impact and to recommend any appropriate mitigations. Santa Cruz County also requested a review of specific aspects of the proposed project. I have reviewed the Preservation Plan, and associated documents. In general, I find that the Preservation Plan to be consistent with the Secretary of the Interior Standards for Rehabilitation, and that the project, with the mitigations recommended below, would not result in significant impacts to historic resources under CEQA. My detailed evaluation is as follows.

According to CEQA, "Generally, a project that follows The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or The Secretary of the Interior's Standards for Rehabilitating Historic Buildings...shall be considered as mitigated to a level of less than a significant impact on the historical resource".¹

Rehabilitation is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." Rehabilitation assumes that at least some repair or alteration of the historic building will need to take place in order to provide for an efficient contemporary use; however these repairs and alterations must not damage or destroy the materials and features - including their finishes - that are important in defining the building's historic character.

The proposed Aptos Village project proposes, but limited to, the demolition of the former Aptos Firehouse; relocation of the Apple Barn; removal of the loading docks and removal of interior floorboards; covering of interior single wall construction; increase in building height, and construction of a new linking passageway to adjoin the historic with an adjacent new building.

Questions from the County (numbered) and corresponding answers follow:

1. Loss of loading docks/ porches on the South (front) and east sides of the Apple Barn, and new entrances at ground level.

Loss of the lattice/rail material is not an issue since they are not contributing character-defining features.

The loading docks are important, contributing character-defining features (CDFs), though not identified as such in the Preservation Plan. The loading docks convey the building's historic use as a warehouse/packing plant (along with associated rail spur since removed) therefore are considered character-defining features.

¹ State CEQA Guidelines Section 15064.5 (b)(3)



Removal of the loading docks will be a significant impact and their removal will also contribute to the collective impacts of the overall project.

New entrances at the ground level but within the original openings will introduce a new proportion that never existed. This is neither an impact nor an asset that increases the building's physical integrity. It will help differentiate the new from the old. The original, existing sliding doors and other fenestration features are to remain.

2. Loss of wood planks on porches and replacement with concrete walkway.

The wood planks on the porches are not identified as contributing character-defining features in the Preservation Plan. Given the age of the building and the many years of heavy use it is likely that the majority of the boards have been replaced over time therefore their removal is not a significant impact.

The new concrete walkway will introduce a new material but will also help the building to comply to ADA standards. This is neither an impact nor an asset that increases the building's physical integrity. It will help differentiate the new from the old.

3. Loss of wood flooring materials, with reuse of a few floor boards at building entrance. Recommendation for appropriate flooring in the rest of the building?

The Rehabilitation standard allows for a building to be placed in a new use that requires minimal change to the character defining features. The proposed new use of a grocery store in the former apple barn will require certain upgrades to meet the appropriate code for this use. Among these upgrades is flooring material that is easy to maintain and meets food-related retail use standards. The most common grocery store flooring is polished concrete, however, laminated or coated flooring such as vinyl are also used. The new flooring for the grocery store should be appropriate and reflect the original utilitarian/warehouse use while differentiated from the historic.

The retention and reuse of the existing historic, interior floor boards is appropriate and should be maximized, and utilized not only in the entranceway but wherever the code allows such as non-refrigerated and/or passive display areas. However, removal of the boards will contribute to the collective impacts of the overall project. The remaining rustic boards should not be sanded, painted, finished in a high gloss clear coat or treated in anyway that will remove the texture and patina of the original. The boards should be cleaned and sealed with a sealer such as Penofin or similar wood protection treatment.

4. Increase in the building height on the interior and appearance at exterior.

The increase in building height, both interior and exterior, is based on the removal of the existing floor system. The floor system and platform structure are important character-defining features, however, in order to accommodate the needs of the grocery store their loss is less of an impact than the loss of other CDFs that are more significant. The existing height conveys the building's historic use as a warehouse/packing plant (along with associated loading dock) therefore are considered character-defining features. Removal of these are not significant in and of themselves, however, they will contribute to the collective impacts of the overall project.

5. Replacement of foundation system with a new type of foundation (concrete slab). Is mitigation #4 in the HPP (page 83) appropriate and necessary? Is mitigation #5 appropriate instead?

The replacement of the exiting foundation system with a new at-grade concrete foundation is necessary for the stabilization of the building and therefore protection of the overall building. This protection has greater benefit to the building than retention of the existing platform structure.



6. Mitigation #8, page 84: Is it necessary to stain new wood used for skirting a different color to differentiate it from the original materials?

Reuse of the existing, historic horizontal wood siding should be condensed and concentrated in an area (or areas) that provides the most visibility, rather than intermixing new with old throughout the building's skirting. Whether it's a stain or paint the new wood skirting should be differentiated from the historic as outlined in #9 of the Rehabilitation standard:

"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

7. Covering single wall construction at building interior with plywood walls.

As explained in #3 above the Rehabilitation standard allows for a building to be placed in a new use that requires minimal change to the character defining features. The proposed new use of a grocery store in the former apple barn will require certain upgrades to meet the appropriate code for this use. Among these upgrades is wall covering material that is easy to maintain and meets food-related retail use standards. The proposed plywood, insulation and sheetrock interior wall sheathing should only be installed where code requires and in non-public areas. The plywood and sheetrock should be applied in a way that is removable with the least amount of damage to the original, historic siding. The covering over (obscuring) the interior single wall construction will contribute to the collective impacts of the overall project.

The retention and exposure of the existing historic single wall construction is appropriate and should be maximized, and utilized not only in the entranceway but wherever the code allows. This is particularly appropriate in high traffic public areas such as, but not limited to, the entranceway. The original interior walls should not be sanded, painted, finished in a high gloss clear coat or treated in anyway that will remove the texture and patina of the original. The walls should be gently cleaned and maintained.

8. Use of steel pedestals at building interior at base of columns to support additional building height.

Strengthening of the historic columns to support the additional building height (if truly needed) is appropriate and the steel pedestals, if compatible and appropriate in design, will differentiate the historic from the new.

9. Appropriateness of new addition, including design, materials, and loss of historic materials required to install addition.

Revised draft plans (dated May 5, 2011) regarding the new "link" or hyphen section connecting the historic Apple Barn with the proposed new building #4 propose a 18' by 36' single storey 12 foot high (interior) passageway linking the historic Apple Barn (building #5) with the proposed new building #4. This will necessitate the removal of approximately 37' linear feet of original wall material on the west elevation of the Apple Barn. In proportion to the extent of the remaining exterior wall material of the entire barn, this is not a significant impact, however, removal of the wall material will contribute to the collective impacts of the overall project.

The exterior of the link will be sheathed in cement plaster to differentiate the historic from the new construction. Black framed aluminum, full height commercial windows on both elevations of the link and low display shelving/standards within the connecting link will allow for transparency and thereby minimize the impact of new, adjacent construction massing. It was understood during the consulting process that the parapet would be 3' 6" foot high continuing from the roofline for a total of just over 16 feet of wall plane height. However, the plans show a 5' parapet that will increase the height of the wall plane of the link. The height of the link's wall plane should be minimized as much as possible to meet the SIS.



In addition, the Preservation Plan states that the Apple Barn will be set apart from other buildings and able to be viewed on all sides (pg32). According to the plans reviewed this will not be the case. The Preservation Plan should correct this and all other statements that do not reflect the most current plans.

10. Relocation of Apple Barn.

The historic context of the site of the Apple Barn has been significantly changed over the years due to the demolition/removal of the other apple industry buildings, structures and objects, and road realignment. While relocation of buildings is generally not desired, except as a last resort to demolition, the barn's setting is not original. In this case, the relocation is not significant but will contribute to the collective impacts of the overall project. Its retention on the site is appropriate for this situation, however the Preservation Plan should correct statements about the visibility of the barn.

11. Review "Evaluation of Integrity" (page 70-73). Will the building retain sufficient integrity after relocation and alterations to remain eligible for listing? Note the conclusion on page 73 – does it really maintain most aspects of integrity, if several aspects are lost or diminished?

As discussed above, the historic context of the site of the Apple Barn has been significantly changed. What integrity that remains of the building itself will be retained/repared to a sufficient level that it will maintain most aspects of integrity. Remember that there is no "magic number" or percentage defining what the National Park Service meant by "most". The rule of thumb is to weigh and prioritize the character defining features that convey its historic significance - in this case - that of the last industrial building related to the apple industry in Aptos.

B. Please evaluate approach for moving building – how can we ensure that building will not collapse when it is moved? Is peer review by another engineer warranted?

Kelly Bros. House Movers are highly regarded professionals. I am confident that the approach they plan will be protective. However, during the relocation, setting on the new foundation, etc. should be monitored by knowledgeable professionals.

C. Please recommend conditions to ensure that historic materials, including interior columns, siding, roof beams and rafters, are evaluated for retention, repair, or replacement only if they cannot be repaired, so that only those materials that cannot be repaired are replaced, and that replacement is with in-kind materials. Please recommend qualifications for an appropriate professional to make these assessments.

Careful analysis of true areas of decay must be identified so that any replacement and/or repairs are isolated and appropriate. A qualified architectural conservator should be consulted to ensure that historic materials are protected. This would include identification and recommendations of such repair/replacement, and monitoring.

In addition, the Preservation Plan states that the Bayview Hotel, which is on the National Register, will remain the focal point of the streetscape. The hotel is indeed a handsome, commanding building along the streetscape. To protect the hotel's integrity extensive precautions should be made both around the demolition zone (of the former Aptos Firehouse) and around the construction zone, including dust and vibration monitoring, and movement of construction equipment.

Summary:

The proposed Aptos Village project requires the demolition of the former Aptos Firehouse; relocation of the historic Apple Barn on site, including change in orientation of the building; removal of contributing character-defining features (CDFs) such as the loading docks and removal of interior floorboards; covering of interior single wall construction; increase in building height/new steel pedestals at building interior at base of columns; the removal of



wall material to construct a linking passageway; and construction of a new addition (the linking passageway) to adjoin the historic with an adjacent new building.

In general, Circa finds that the proposed changes/demolition and new construction/alterations, when added together, will have an effect on the historic resource (the Apple Barn). However, with the mitigations recommended below, the impacts of the project would be reduced to less than significant. The most significant impacts, both individually and collectively, are the proposed new "link" and the removal of the loading docks. The proposed new link will require removal of wall material and introduce a new element (addition) to the historic Apple Barn. To reduce the impact of the new construction, the new link should be of minimal massing and height, and of maximum transparency². The Apple Barn's loading docks convey the building's historic use as a warehouse/packing plant and therefore its historic significance as a historic resource meeting the criteria as a County Landmark and listing on the California Register of Historic Resources, as well as potentially eligible for the National Register of Historic Places. For CEQA purposes (as discussed above), to reduce the proposed project impacts from Significant to Less-Than-Significant the loading docks must be retained.

Should there be any questions please contact me 415 362 7711.

Sincerely,

Sheila McElroy
Principal, Circa: Historic Property Development

² See memo date June 6, 2011 from Circa to Annie Murphy.



June 6, 2011

Annie Murphy, Planner
County of Santa Cruz
Planning Department
701 Ocean Street
Santa Cruz CA 95060

Re: Aptos Village - Apple Barn Link

Annie,

Circa: Historic Property Development (Circa) recently assisted the County of Santa Cruz with reviewing and recommending revisions to draft plans (dated May 5, 2011) for the proposed Aptos Village Apple Barn rehabilitation project, specifically the new "link" or hyphen section connecting the historic Apple Barn with the proposed new building #4.

Internally the linking of the Apple Barn and Building #4 will allow for a new use within the existing footprint of the historic Apple Barn while accommodating the full needs of a (planned) grocery store in the expanded area of the ground floor of building #4. The plans propose a 18' by 36' single storey 12 foot high (interior) passageway linking the historic Apple Barn (building #5) with the proposed new building #4, necessitating the removal of approximately 37' linear feet of original wall material on the west elevation of the Apple Barn. The exterior of the link will be sheathed in cement plaster to differentiate the historic from the new construction. Black framed aluminum, full height commercial windows on both elevations of the link and low display shelving/standards within the connecting link will allow for transparency and thereby minimize the impact of new, adjacent construction massing. It was understood during the consulting process that the parapet would be 3' 6" foot high continuing from the roofline for a total of just over 16 feet of wall plane height. However, the plans show a 5' parapet that will increase the height of the wall plane of the link. The height of the link's wall plane should be minimized as much as possible to meet the Secretary of Interior Standards (SIS).

In conclusion, the proposed "link" is generally consistent with the SIS for Rehabilitation; however, reduction of the link's roof and parapet height would further minimize the structure's overall presence and allow the historic Apple Barn to be interpreted as a separate building.

Should there be any questions please contact me 415 362 7711.

Sincerely,

A handwritten signature in dark ink, appearing to read "Sheila McElroy".

Sheila McElroy
Principal, Circa: Historic Property Development

State of California: The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
PRIMARY RECORD	Monomial
Other Listings	NRHP Status Code
Review Code	Reviewer
Date	

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 417 Trout Gulch Road

P1. Other Identifier: Hihn Apple Packinghouse

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County: Santa Cruz

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

b. USGS 7.5' Quad Soquel Date 1994 Revised T 11S R 1E B.M. Mt. Diablo

c. Address 417 Trout Gulch Road City Aptos Zip 95003

d. UTM: (Give more than one for large and/or linear resources) Zone 10S 598023mE 4692819mN

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

Assessor's Parcel Number: 041 011 33

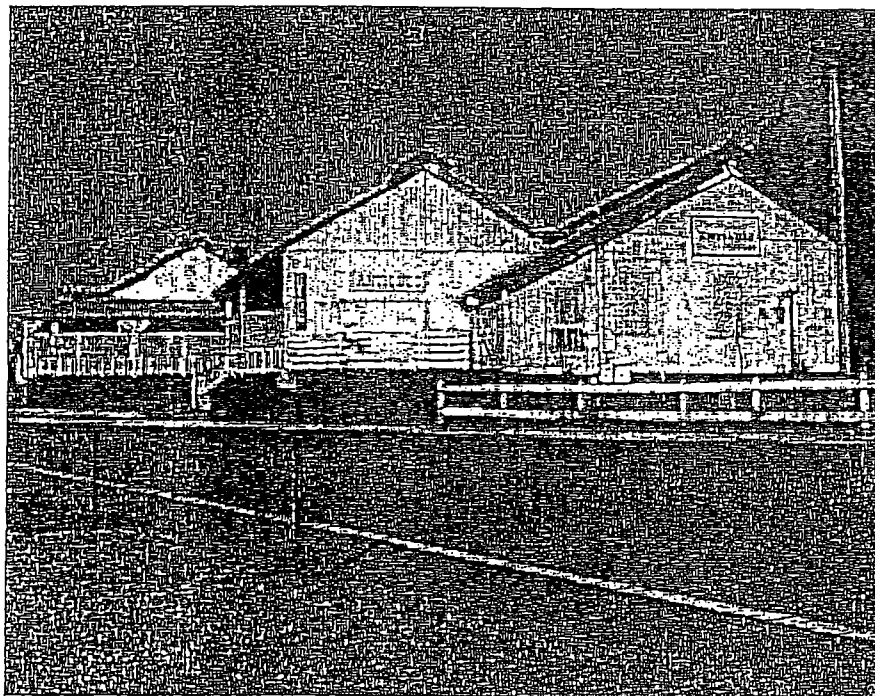
*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

CONTRIBUTING BUILDING (NR 3D)

The Hihn Apple Packinghouse is located at 417 Trout Gulch Road. Constructed in the early 1890s for Frederick Hihn, this building served as an apple-packing barn for many years.

This building is comprised of three distinct bays. It is probable that a mudsill foundation supports the walls that are clad in board and batten and vertical wood siding. Three side-by-side monitor roofs, sheathed in metal, crown this primarily rectangular-shaped barn. The present-day entrance is located on the southwest end and is denoted by two large sliding doors, each with decorative spindles. A porch added at an unknown date wraps around the building part of the southwest end, the southeast side, and a portion of the northeast end of the building. The roof over the porch is supported by square posts that are evenly spaced between the ornate balustrades of wood cutouts. Lattice is located above the balustrade and stops approximately twelve to sixteen inches below the roofline. Many of the original openings for doors and windows are still (Continued page 2)

*P3b. Resource Attributes: (List attributes and codes) HP6, HP8 - Apple Packing Facility

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

P5b. Description of Photo: (View, date, accession #)
Photo of the northeast elevation.
June 2002, K. Oosterhous

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
Early 1890s

*P7. Owner and Address:
Patricia Toney Thompson &
Gail T. Costello
P.O. Box 391
Aptos, CA 95002

*P8. Recorded by: (Name, affiliation, and address)

Kara Oosterhous
Dill Design Group
110 N Santa Cruz Ave
Los Gatos, CA 95030
Charlene Duval (Consultant)

*P9. Date Recorded: 06/02 Rev 3/7/03

*P10. Survey Type: (Describe)
Reconnaissance

*P11. Report Citation: (Site survey report and other sources or enter none) None

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure and Object Record ☐ Archaeological Record
☒ District Record ☐ Linear Feature Record ☐ Milling State Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List)
DPR 523L (1/95) *Required Information

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
 CONTINUATION SHEET

Primary # 417
 HRI #
 Binomial

417 Trout Gulch Road

Page 2 of 2

Resource Name or # (Assigned by Recorder)

Date: 8/31/02 Rev 3/7/03 Continuation ☒ Update

Recorded By: K. Oosterhous & C. Duval

present but have been infilled with sheets of plywood or vertical wood siding. Many of the original large sliding doors are intact while only the hinges and track remain for others. This barn, which currently serves as an antique shop, is set in the commercial center of Aptos, which is comprised of both historic and non-historic income producing businesses. It is also a contributing resource to the Aptos Village Historic District. Despite the new construction, this area of Aptos still possesses a sense of place. Overall, this building possesses integrity of location, setting, design, feeling, association, workmanship, and materials as it remains true to its historic design and appearance. This building may become eligible for individual listing on the National Register if additional research provides a stronger statement of significance.

History

The apple packing and distribution history of Aptos began quickly upon the completion of Frederick Hihn's narrow gage railroad, the Santa Cruz-Pajaro line of the Santa Cruz Railroad. Oral histories credit Hihn with the first packing sheds in 1878, but early maps show no such use of the existing Village Fair buildings before 1892. Following the decline of the lumbering industry, apple packing was concentrated at the site in several buildings, including Hihn's early packing shed. A 1905 photo includes a packing shed identical in appearance to the current Village Fair shops. Mid-County historian Vincent Leonard noted that additions to Hihn's packing shed were made in 1899, 1915, and 1920, before the first structure was removed in the early 1950s by Aptos promoter Fred Toney. Numerous photographs from the Paul Johnston collection depict the activities in the sheds, where Aptos area women found employment during the long fall through winter season grading and packing apples for shipment, and local men made pinewood apple boxes at award-winning speed. With the advent of lug hauling by truck in the 1920s and 30s, the Aptos packing industry withered. The remaining packing sheds dating from 1899 found new life as Village Fair, a collection of antique shops. The industrial style buildings offer a rich reminder of the mid-county's agricultural history and apple heyday (Quoted directly from survey document research and produced by the firm of Bonnie L. Bamburg, April 1985, amended by Edna Kimbro in 1988).

Sources

Bamburg, Bonnie.
 1985 Survey Document.

*Required Information

HISTORIC RESOURCES INVENTORY

Ser. No. 61
HABS HAER Loc SHL No. NR Status 5
UTM: A 10/597994.4092835 C
B D

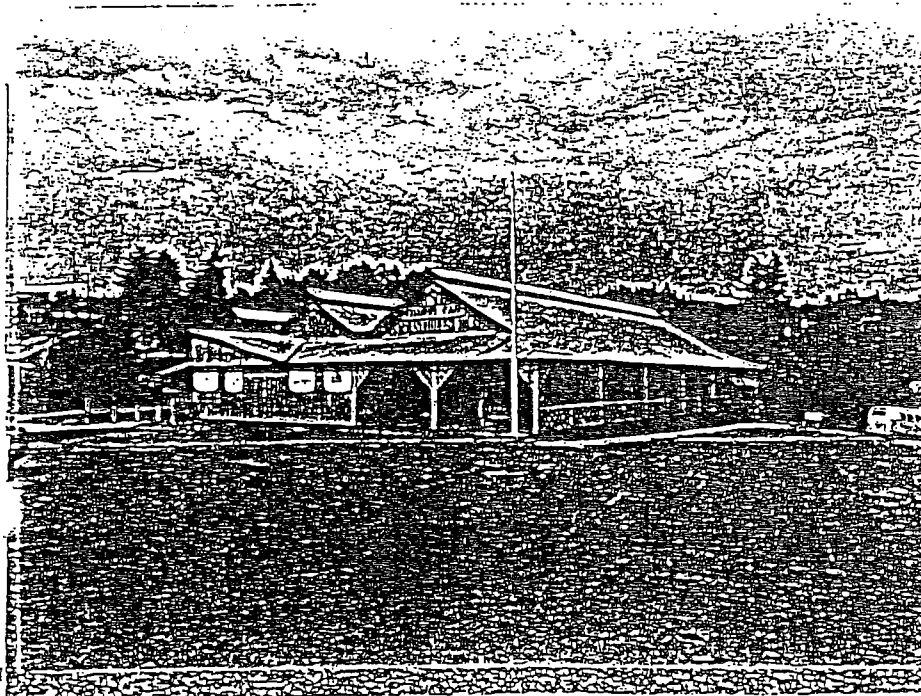
IDENTIFICATION

1. Common name: Village Fair
2. Historic name: Apple Packing Sheds
3. Street or rural address: 417 Trout Gulch Road
City Aptos Zip 95003 County Santa Cruz
4. Parcel number: 41-011-05 33 ... 4/5/84
5. Present Owner: Fred & Elma Toney Address: P. O. Box 391
City Aptos Zip 95003 Ownership is: Public Private X
6. Present Use: Retail Original use: Apple Warehouse

DESCRIPTION

- 7a. Architectural style: Wood Warehouse
7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

one story rectangular warehouse structure. Four structures with medium pitched gable roofs that extend at each end and slope along the side to form canopy over long porches (formerly loading areas). Canopy supports are posts with carpenter cut-out decorative braces. A decorative railing lines porch. The structures are sheathed in vertical board.



8. Construction date: Estimated Factual 1890
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 336 Depth 400
or approx. acreage 3 acres
12. Date(s) of enclosed photograph(s)
May 1986

Condition: Excellent _____ Good _____ Fair ☒ Deteriorated _____ No longer in existence _____

Alterations: Altered to accommodate retail use - decorative woodwork

Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential _____ Industrial _____ Commercial ☒ Other: _____

Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____

Is the structure: On its original site? ☒ Moved? _____ Unknown? _____

Related features: _____

SIGNIFICANCE

Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The apple packing and distribution history of Aptos got off to an abrupt start with the completion of Frederick Hihn's narrow gauge, the Santa Cruz-Pajaro line of the Santa Cruz Rail Road. Oral histories credit Hihn with the first packing sheds in 1878, but early maps show no such use of the existing Village Fair buildings before 1892. Following the decline of the lumbering industry, apple packing was concentrated at this site in several buildings, including Hihn's early packing shed. A 1905 photo includes a packing shed identical in appearance to the current Village Fair shops. Mid-County historian Vincent Leonard noted that additions to Hihn's packing shed were made in 1899, 1915 and 1920, before the first structure was removed in the early 1950s by Aptos promotor Fred Toney. Numerous photographs from the Paul Johnston collection depict the activities in the sheds, where Aptos area women found employment during the long fall through winter season grading and packing apples for shipment, and local men made pinewood apple boxes at award-winning speed. With the advent of lug hauling by truck in the 1920s and 30s, the Aptos packing industry withered. The remaining packing sheds dating from 1899 found new life as Village Fair, a collection of antique shops. The industrial style buildings offer a rich reminder of the mid-county's agricultural history and apple heydays.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture _____ Arts & Leisure _____
Economic/Industrial ☒ Exploration/Settlement _____
Government _____ Military _____
Education _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

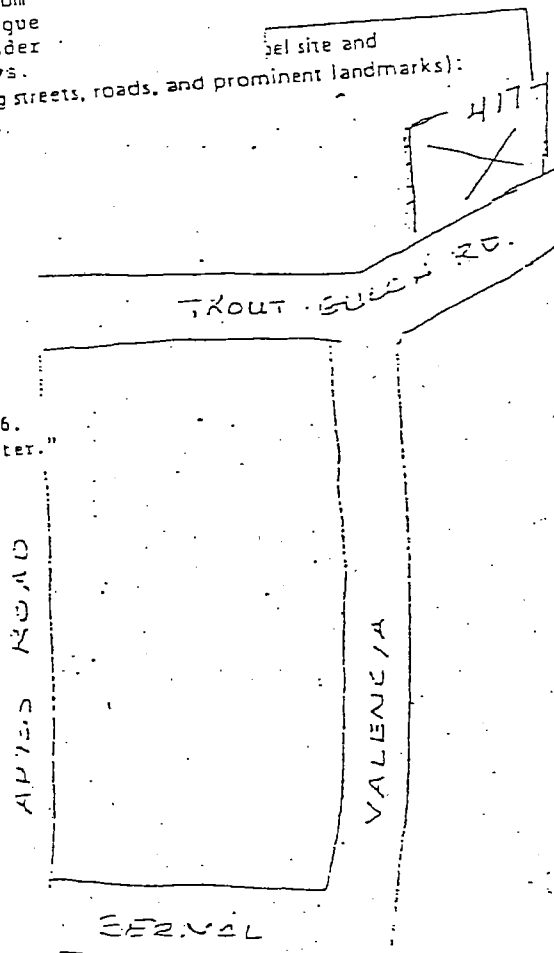
Ryan interview files: Vincent Leonard, Paul D. Johnston, 1978, 1985-86.
Vincent Leonard, Aptos Green Sheet n.d., "When Aptos was an apple center."
Aptos Public Library files.
Ralph D. Mattison, correspondence, 1988.
Richard G. Polse, correspondence, 1988.
Sanborn Insurance Maps, 1888-1908.

22. Date form prepared April 1986

By (name) The Firm of
Organization CONNIE L. BAMBURG
Address: 247 W. Third Street
City San Jose, CA 95112 Zip
Phone: (408) 971-1421

Amended by Edna Kimbro (9/88)

Identify site and surrounding streets, roads, and prominent landmarks):



State of California - The Resources Agency		Primary #	
DEPARTMENT OF PARKS AND RECREATION		HRI #	
PRIMARY RECORD		Nominal	
Other Listings		NRHP Status Code	
Review Code	Reviewer	Date	

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 8041 Soquel Drive

P1. Other Identifier: Bay View Hotel

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

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

b. USGS 7.5' Quad Soquel Date 1994 Revised T 11S R 1E B.M. Mt. Diablo

c. Address 8041 Soquel Drive City Aptos Zip 95003

d. UTM: (Give more than one for large and/or linear resources) Zone 10S 597962mE 4092738mN

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

Assessor's Parcel Number: 041 011 34

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

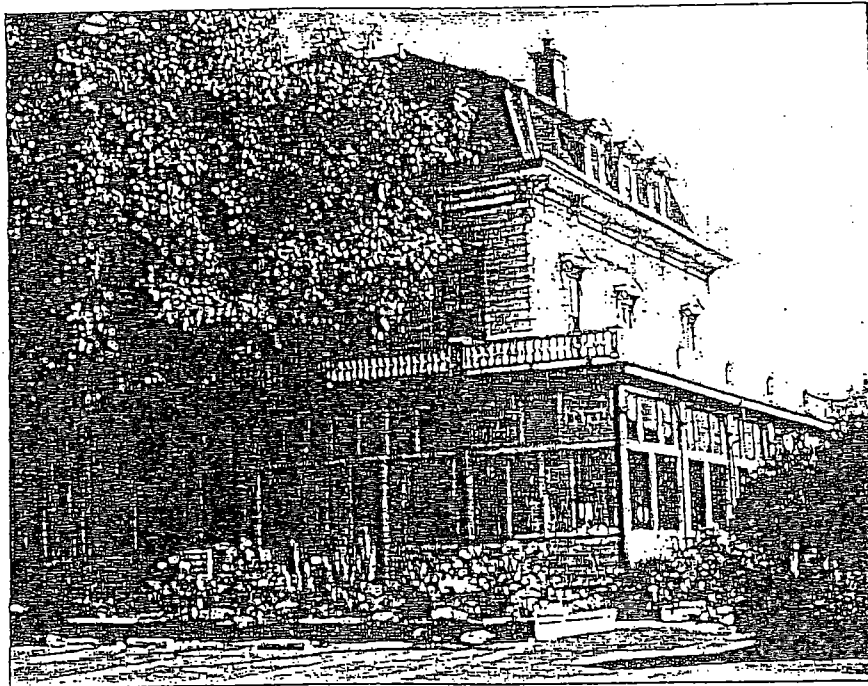
CONTRIBUTING BUILDING (NR 1D)

The Bay View Hotel is located at 8041 Soquel Drive. Constructed in 1878 at the corner of Soquel and Trout Gulch Road, the hotel was moved in 1946 to its present-day location. This hotel is a good example of the Second Empire architectural style.

This frame-constructed building, clad in Channel Rustic siding, sits atop what appears to be a cripplewall on concrete perimeter foundation. The style-defining mansard roof - clad in composition shingles and pierced by a red brick chimney - shelters what was originally a square floor plan. Later rear additions have made the present-day floor plan more rectangular. A wrap-around two-story front porch dominates the south and east elevations. Square Tuscan columns support the flat roof of the porch that is now enclosed with glass and V-groove siding and serves as a dining area. Large heavily ornamented brackets are located beneath the slightly overhanging eaves that shelter a dentil frieze and panel entablature. (Continued page 2)

*P3b. Resource Attributes: (List attributes and codes) HPS

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



P5b. Description of Photo: (View, date, accession #)
Photo of the south elevation.
June 2002, K. Oosterhous

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

1878

*P7. Owner and Address:
Christina Locke
300 Newpark Mall Rd, #104
Newark, CA 94560

*P8. Recorded by: (Name, affiliation, and address)

Kara Oosterhous
Dill Design Group
110 N Santa Cruz Ave
Los Gatos, CA 95030
Charlene Duval (Consultant)

*P9. Date Recorded: 06/02 Rev 3/7/03

*P10. Survey Type: (Describe)
Reconnaissance

*P11. Report Citation: (Site survey report and other sources or enter none) Bay View Hotel National Register Nomination, 30 March 1992.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure and Object Record ☐ Archaeological Record
☒ District Record ☐ Linear Feature Record ☐ Mining State Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List)

State of California - The Resources Agency	Primary
DEPARTMENT OF PARKS AND RECREATION	HRI#
CONTINUATION SHEET	Appraisal

Page 2 of 3 Resource Name or # (Assigned by Recorder) 8041 Soquel Drive
 Recorded By: K. Oosterhouse & C. Duval Date: 8/31/02 Rev 3/7/03 Continuation X Update

Two-over-two windows with wood sash and wood window casings fenestrate the oldest portion of the house. First story windows are topped with a decorative crown while second story windows are topped with heavy pediments and decorative brackets. Dormer windows are one-over-one, double-hung with wood sash. Other architectural accents include the quoining on the edges of the building made of wood to simulate stone, elaborately cut balustrade on the porches, and bay window projections. A large addition, which serves as the commercial-style kitchen and a small living area has been added to the rear of the original building.

Historic plantings associated with the house include a mature Magnolia tree and rosebush.

This historic hotel is set in the commercial center of Aptos, which is comprised of both historic and non-historic income producing businesses. It is also a contributing resource to the Aptos Village Historic District. Despite the new construction, this area of Aptos still possesses a sense of place. Overall, this building possesses integrity of location, setting, design, feeling, association, workmanship, and materials as it remains true to its historic design and appearance.

History

The Bay View Hotel, originally named the Anchor House, was constructed in 1878 by Joseph and Augustia Arano. Augustia was the daughter of Rafael Castro, grantee of Rancho Aptos. The one-acre piece of property for the hotel was purchased from Augustia's sister and husband, Maria Antonia and Guadalupe Bernal on November 7, 1872. On June 1, 1878, the Santa Cruz Sentinel announced that a contract had been let to J. E. Doyle & Co. for \$3,268. Local historian Sandy Lydon attributes the architecture to Thomas Beck who built other similar style buildings during this period. Upon its completion, the Aranos moved from their home located on Aptos Wharf Road. Jose Arano was born in Barcelona Spain, and immigrated to California in 1852. In 1862, he and Augustia Castro married. In 1867, they leased the property where their first home stood on Wharf Road from Rafael Castro. This home had been the first store and post office in the area. The new location was ideally located adjacent to the new Santa Cruz Narrow Gauge Railroad, which was completed as far as Aptos in 1875. The Aranos moved their grocery store into the main floor of the hotel. Augustia died in 1896; Jose lived until 1928, when he died in the hotel. The hotel's dining room, which was attached to the rear of the building, burned in 1920, but the original structure remained intact. In 1929, Edward Arano, the son of Jose and Augustia, renovated the hotel. In 1942, the hotel was sold to Fred and Elma Toney by Amelia Arano. In 1946, the building was moved west to its present location and a fourth floor attic constructed. Fred and Elma Toney passed away in 1979, his daughter's maintained ownership until selling the hotel in 1989 to Bayview Partners who operate a bed and breakfast in the building. In 1992, the building was placed on the National Register of Historic Places.

Sources:

- Collins, A.
1990 The Hostels of Aptos, Historical Sketches. Ms prepared for Charles P. Holcomb.
- Craig, S. R.
1992 Letter to Joan Brady, County of Santa Cruz Planning Department concerning placement of the Bayview Hotel on the National Register of Historic Places. 7 May.
- Elliott, W. W. (Pub.)
1879 Santa Cruz County, California. San Francisco: W. W. Elliott.
- Gibson, R.
1994 The Spirit of Aptos, 116-Year-Old Hotel to Become Landmark. San Jose Mercury News, 26 April.
- Lydon, S.
1990 Canyons, Tracks and Bridges Keep Aptos Stroll Interesting. Santa Cruz Sentinel. 15 July.
- Santa Cruz Evening News
1929 Memories of Don Rafael Castro and his Day when California's Historic Hospitality Thrived. 16 May.
- Santa Cruz County
1872 Bernal to Arano. Deed Book 15:204.
- Santa Cruz Sentinel
1875 Great Event of the Season. Formal Opening of the S.C.N.G.R.R. to Aptos. 22 May.
1875 Jos Arano. 6 November.

*Required Information

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # HRI # PINOMIAL
--------------------------------------------------------------------------------------------------------	--------------------------------

Page 3 of 3

Resource Name or # (Assigned by Recorder) 8041 Soquel Drive

Recorded By: K. Oosterhous & C. Duval

Date: 8/31/02 Rev 3/7/03 ☒ Continuation ☐ Update

Swift, C.
n.d. The Heart of Aptos Village. The Mid-County Post. Clipping on file at the Aptos Museum/Aptos Chamber of Commerce.

Toney, F.
1979 Personal communication with C. Detlefs [Duval] and tour of Bay View Hotel.

Wilcox, Kay
1984 The Bay View Hotel. MS prepared for History of Santa Cruz. Sandy Lydon, Instructor, Cabrillo College.

HISTORIC RESOURCES INVENTORY

HABS _____ HAER _____ Loc _____ SHL No. _____ N. _____ **EXHIBIT H**
UTM: A 101597937.4092792 C _____
B _____ D _____

IDENTIFICATION

1. Common name: Ray View Hotel
2. Historic name: Anchor Hotel
3. Street or rural address: RD41 Soquel Drive
City Antec Zip 05003 County Santa Cruz
4. Parcel number: 041-011-31
5. Present Owner: BAYVIEW PARTNERS Address: 331 Capitola Ave.
City Capitola, CA Zip 95010 Ownership is: Public _____ Private Y
6. Present Use: Restaurant Original use: Hotel

DESCRIPTION

- 7a. Architectural style: Italianate
- 7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This three story structure was originally a two story rectangular structure of Italianate proportions. The addition of the Mansard roof third story was a roof raising that left the hipped roof intact above a new floor. Dormers in this band have elaborate molded and bracketed triangular pediments as do the windows of the second floor. Classic Italianate details quions, brackets, and decorated frieze bands are all present. The first floor is surrounded on two sides by a wide veranda that has been enclosed. A decorative rail surmounts the veranda creating an upper porch or deck.



8. Construction date:
Estimated _____ Factual 1871
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 100 Depth 260
or approx. acreage 1.143
12. Date(s) of enclosed photograph(s)
May 1986

Condition: Excellent _____ Good X Fair _____ Deteriorated _____ No longer in existence _____

Alterations: ~~Raised Roof~~ Extension to the rear _____

Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up X

Residential _____ Industrial _____ Commercial X Other: _____

Threats to site: None known X Private development _____ Zoning _____ Vandalism _____

Public Works project _____ Other: _____

Is the structure: On its original site? _____ Moved? X Unknown? _____

Related features: _____

SIGNIFICANCE

Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Developed by Jose Arano to accommodate visitors to Aptos, the Bay View Hotel as host to many famous persons, many of whom came to visit Claude Spencel. King Kalakaua and Lillian Russell are reported to have been guests of the hotel. The hotel functioned during the lumbering of the redwood trees and closed in the early 1900s. In 1944 the hotel was moved 100 feet and opened as a restaurant. Restaurant owners Fred and Elma Toney were renowned for the fine food served at the Bay View. Since its construction, the Bay View Hotel has been the architectural focal point in Aptos Village.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement 2
Government _____ Military _____
Religion _____ Social/Education _____

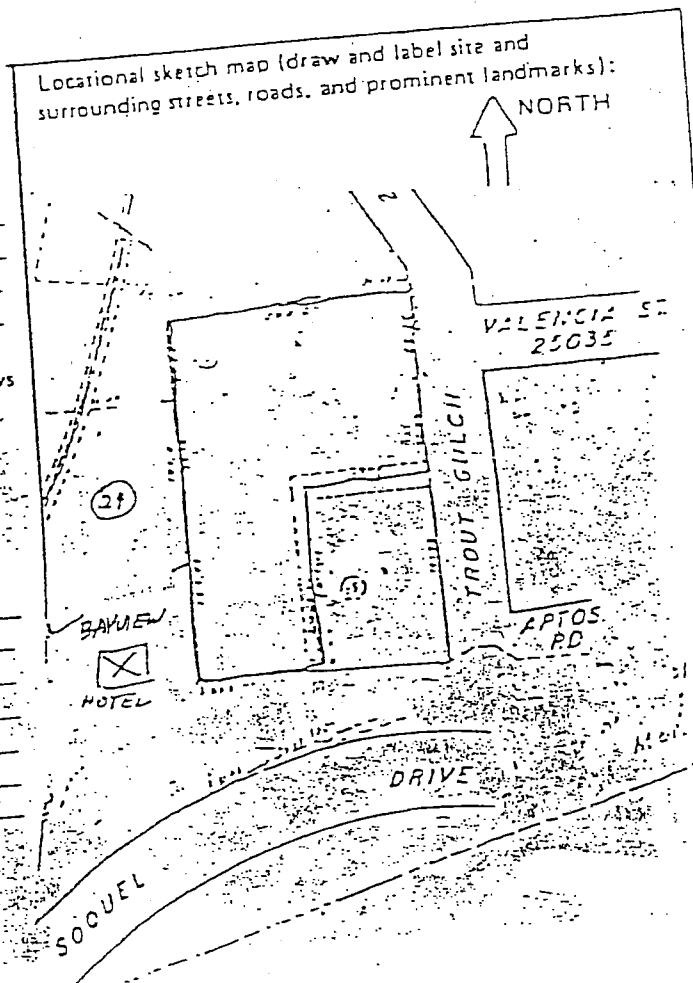
21. Sources (List books, documents, surveys, personal interviews and their dates).

Sanborn Maps 1888, 1906
Parade of the Past, Margaret Keck
American Architecture Since 1760, Whiffen

22. Date form prepared April 1985

By (name) The Firm of
Organization JOHNIE L. DABURG
Address: 247 W. Third Street
City San Jose, CA 95112 Zip
Phone: (408) 971 1421

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



Anchor Hotel-Bay View (8041 Soquel Drive)

ADDENDUM—1994

PHYSICAL INSPECTION

Date: April 8, 1994

Result of Inspection: No apparent structural change.

CONSULTANT'S PRELIMINARY RECOMMENDATIONS:

Structure has been listed in the National Register of Historic Places. Change designation to 1.

(Change of rating pending public hearing before the Historical Resources Commission with final approval by the Board of Supervisors).

Context: 1 (tourism), 2 (architecture)
Property type: hotel

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

FEB 28 1991

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. ~~See~~ Instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Bayview Hotel
other names/site number Anchor House, Bay View Hotel, Hotel Bay View, Hotel Bayview

2. Location

street & number 8041 Soquel Drive ☐ not for publication
city, town Aptos ☐ vicinity
state California code CA county Santa Cruz code 087 zip code 95003

3. Classification

Ownership of Property

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing
1	buildings
	sites
	structures
	objects
1	0 Total

Name of related multiple-property listing:
NA

Number of contributing resources previously
listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- ☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register. ☐ See continuation sheet.
☐ determined not eligible for the National Register.

- ☐ removed from the National Register.
☐ other, (explain):

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/Hotel

Current Functions (enter categories from instructions)

Domestic/Hotel

7. Description

Architectural Classification
(enter categories from instructions)Late Victorian/Italianate

Materials (enter categories from instructions)

foundation Concretewalls Wood/Weatherboardroof Wood/Shake

other _____

Describe present and historic physical appearance.

The Bayview Hotel is an imposing three story building that dominates the surrounding small commercial district of Aptos Village both by its size and its stately Italianate style. The arrangement of windows, dormers and brackets is extremely orderly on all sides, giving the building a dignified appearance from any view.

The walls of the first two floors are covered with shiplap siding, finished with quoins at all corners. A porch extends across the entire front (southern) facade and wraps around half of the eastern side as well. Originally open, the porch was partially enclosed with glass around 1946; its original chamfered posts and decorative scrollwork remain intact. A shallow course of platform stairs runs the full length of the porch. The porch is topped with a scrollwork balustrade. Entrance to the hotel is through two doors at either end of this facade. (Originally there were three identical panelled doors with transoms above; two of these now fall within the enclosed porch, but remain intact.) The first floor windows are tall 2/2 double hung, with decorated lintel and surround.

Windows on the second floor repeat the tall 2/2 shape of the first floor, but are topped with triangular pediments supported by brackets. Setting off the second floor from the mansard roof is a boxed cornice and frieze; the frieze decorated with panels and substantial regularly spaced brackets. Wooden letters attached to the frieze spell Bay View Hotel on the south and west sides.

The mansard roof that comprises the third floor is covered with wood shakes, as is the hipped roof above. Projecting from the third floor mansard on all sides are gabled dormers with pediments, and 2/2 double hung windows as on the second floor. The north face of the mansard has four flush windows of various shapes as well. A very simple pipe railing, installed after 1946, runs around the perimeter of the mansard roof. Historic photographs and illustrations indicate that the mansard was originally topped with a wooden balustrade; a tall cupola with bellcast mansard, cresting and flagpole rose from the center. The removal of the cupola appears to have occurred between 1896 and 1918. The hipped roof, added at that time, has two squat hipped dormers on the south side.

The north side of the hotel is the "service" side, with a small back porch similar in construction to the front. Overgrown utility sheds project at the northwest side; a one-story cement block utility building with shed roof and metal windows has been added at the north east corner. Between them is a simple patio of relatively recent origin.

In front of the hotel is a huge magnolia tree which contributes to the well-established atmosphere. In the landscaped area immediately to the west is a recently-constructed gazebo of wood and lattice.

The Bayview Hotel was moved in 1946 approximately 60 feet to ☐ See continuation sheet its current site. The orientation of the hotel to the town, street and railroad as recorded in aerial photographs was not altered, and the Bayview Hotel remains the most significant landmark of Aptos Village as it has for over 100 years.

1. Statement of Significance

Identifying official has considered the significance of this property in relation to other properties:

☐ nationally☐ statewide☒ locally

Applicable National Register Criteria ☒ A ☐ B ☐ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☒ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

CommerceEntertainment/RecreationArchitecture

Period of Significance

1878-1919

Significant Dates

1878

Cultural Affiliation

NA

Architect/Builder

J.E. Doyle and Company

Significant Person

NA

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SUMMARY: The Bayview Hotel represents a type of construction that occurred during a period of economic development throughout Santa Cruz County in the 1870s as rail lines were extended to once-remote areas, leading to parallel expansion of both tourism and commerce. Joseph Arano, already a successful merchant, chose the Aptos location specifically because of the newly-established rail connection. The hotel was designed to serve a "first class" clientele of travelers, business visitors, and well-to-do vacationers, all of which were being attracted to the area. Two other comparable hotels were built in the area around the same time, but these no longer exist. Because of its quality design and construction, its size in relation to adjoining buildings, and its function as a hub of social activity, the Bayview Hotel was from the beginning a focus point for the community. Although the hotel fell into a period of disuse between the two wars, at a time when the county's economy was virtually stagnant, it has in recent years revived to play its historic role.

Major Bibliographical References

Elliott, Wallace; Santa Cruz County Illustrations; San Francisco, 1879
 Francis, Phil; Santa Cruz County; Santa Cruz, 1896
Register Pajaronian; Sept. 22, 1928
 Ibid; November 19, 1975
 Santa Cruz County Historical Trust; photo clipping files
 Santa Cruz Sentinel; March 27, 1875
 Ibid; July 13, 1878
 Ibid; Sept. 21, 1878
 University of California at Santa Cruz; Special Collections photo files
 Wulf, William; Early History of Hotels of Aptos; Unpublished Ms., 1977
 Aptos Branch Library

☐ See continuation sheet

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67)
 has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings
 Survey # _____
☐ recorded by Historic American Engineering
 Record # _____

Primary location of additional data:

- ☐ State historic preservation office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☐ Other

Specify repository:

Aptos Branch, Santa Cruz City-County
Library System

10. Geographical Data

Age of property 1.5 acres

UTM References

A 1,0 5,9,7,9,6,5 4,0,9,2,7,5,0
 Zone Easting Northing
 C _____

B _____
 Zone Easting Northing
 D _____

☐ See continuation sheet

Verbal Boundary Description

The nominated property occupies county parcel #41-011-31 located in the community of Aptos. This parcel measures approximately 100' x 300' fronting on Soquel Drive, with a 20' easement extending from the northeast corner to Trout Gulch Road.

☐ See continuation sheet

Boundary Justification

The boundary includes the entire parcel on which the Bayview Hotel is located.

☐ See continuation sheet

Form Prepared By

name Doreen Ferguson, Cynthia Mathews, Micki Ryan
 organization Santa Cruz County Historical Trust date 9-30-89
 street & number 118 Cooper Street telephone 408-425-2540
 city or town Santa Cruz state CA zip code 95060

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Local Historical Context

The area of central coastal California that was to be politically defined as Santa Cruz County has consistently attracted settlement by its natural resources. Abundantly endowed with copiously flowing freshwater streams, loamy bottomlands, heavily forested hills, subsurface mineral deposits, and diverse maritime resources, the area attracted a series of prehistoric settlers from 12,000 BP. The well favored area was selected as a Spanish mission site in 1791, and as one of only three Alta California pueblos, Villa de Branciforte, in 1796. By 1810 the mission at Santa Cruz had profoundly disrupted pre-contact settlement patterns through depletion of the native local population, while the mission's limited subsistence agriculture and grazing economy had little impact on the natural resources. Secularization of mission lands under the Mexican political regime brought little change in broad patterns of land use, and repopulation by Mexican settlers never reached the numbers estimated in local residence prior to missionization. The richness of the region did not escape the notice of entrepreneurial foreigners, who were quick to manipulate restrictive Mexican land laws to their advantage.

The Gold Rush brought tens of thousands to California, and many of those seekers recognized the potential for reward in agricultural, industrial and land speculation ventures. With the passage of United States land redistribution laws in 1851, a new era of concentrated settlement and resource use began, and at this time Santa Cruz County was created as a political entity.

The earliest American development in the new County took place within agricultural floodplains or in the forested hills around major rivers, creating landings, ports and shipping wharves strategically located around Monterey Bay. From the 1850s to the 1870s the valleys were a sea of grain in summer, and a quagmire of interlocking sloughs in winter. As bottomlands were drained and rivers leveed or bridged, a narrow gauge rail system was developed by private investors in the area's land speculation and industrial enterprises. The local rail system linked communities, provided connections with spur lines into the mountain lumber camps, and most importantly met the national rail system with its market contacts in the south county.

The 1870s and 1880s were boom times for the County, marked by the rapid development of labor intensive agricultural, forest, maritime and mineral industries. During this period the landscape was reorganized into economically stratified communities along primary transportation routes, surrounded by well spaced farmsteads; industrial sites such as mills and factories

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were located along the major rivers; and temporary camp communities moved from canyon to canyon in the mountains. By the mid 1890s each of these activities had left the indelible mark of their presence in the form of settlement patterns and place names; domestic, commercial, industrial, public and recreational architectural forms; ethnic enclaves; and the beginnings of polarization of political alliances and resource bases in the "north" and "south" county.

As the county emerged from the widespread economic recession of the 1890s, which had been exacerbated locally by profit-driven depletion of the area's natural resource base, a new industry emerged in the promotion of tourism. Always recognized as a place of retreat and restorative leisure by leading families from the San Francisco Bay area, the county's natural attributes were touted to a new market as the idea of Everyman's vacation spot. Grand hotels were joined by tent camps, while the lumber camp spur lines were rejuvenated to carry the adventurous into the mountains, and an electric trolley system carried guests to the seashore. Casinos, dance pavilions and bath houses were erected at the shoreline, pushing the fishing industry into ethnic and geographic enclaves. A preservation ethic was born as excursions revealed the beauty of the remaining redwood forests and shoreline marshes to the city dwellers. The automobile soon overtook rail as the favored mode of transportation, giving rise to a sprinkling of en-route communities supported by traveler services.

The post World War II era brought renewed agricultural and food processing industries to the south county, widening the schism between the stable agricultural south county and the more heavily populated, tourism dependent north county. Today, residential infill with its attendant services and a burgeoning high technology industry blue the distinctions created by late nineteenth century settlement processes, but the landscape retains a visible memory of its history. Historical resources representing each of the chronological periods and activities described above were identified in a 1987 Historical Resources Inventory for the unincorporated county areas, and are summarized here:

A) Prehistoric to early mission era, 12,000 BP - 1810 AD:

Organized villages, resource camps, shrines, trade and communication routes; represented in archaeological distribution and place names.

(B) Frontier settlement, subsistence agriculture and grazing, early industries, 1797 - 1850:

Mission architecture and outpost buildings, hacienda style ranchsteads with associated laborer villages, townhouses and commercial buildings, sawmills and flouring mills. Activities represented in adobe architecture, wood frame architecture, foundation ruins, place names.

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- (C) Commercial agriculture, extractive industries, manufacturing, resource processing, trade and shipping, community development, 1850 - 1880:

Special function industrial architecture of wood frame, mortared stone, brick and iron; domestic and commercial architecture reflecting period styles interpreted by local carpenters; farmsteads of vernacular construction; small hotels; village and community landscape organization; wharf and rail depot and terminus structures. Activities represented in landscape remnants, agriculture buildings, wood frame and brick domestic architecture, wood frame, brick and stone industrial and commercial buildings, depots and depot sites, wharf remnants and sites, place names.

- (D) Commercial agriculture and horticulture, commercial lumbering, extractive industries, dairying, manufacturing, packing and bottling, rail transportation and trade, recreation, community development, 1875 - 1895.

Ethnic communities, company camps, laborer housing, stratified community development with architecture reflecting influence of period styles using standard decorative elements and local architect/builders, large hotels and resorts, country estates, special function architecture for industries and manufacturing, rail depots and terminals. Activities represented by architectural constructions of wood frame, stone, brick, and iron; transportation and communication routes; social service architecture; recreation sites; community social and political organization.

- (E) Promotion of tourism, expansion of transportation system, development of transportation strip communities, polarization of economic bases, 1890 - 1940:

Day visitor facilities, recreational services, publicly owned nature reserves, public works facilities and services, conversion of country estates to apartment housing, packing and processing industrial plants, in addition to continued activities and use of sites and facilities from previous era. Activities represented by recreation and amusement structures; multi-unit domestic architecture; residential infill; camp and recreation facilities; public transportation, communication, water and power system facilities; fair-weather cottage construction; in addition to domestic, public, and commercial structures of recognized architectural style rendered by professional architects.

- (F) Post-war mass housing, high-technology industries, residential housing replacing agricultural lands, increased polarization of economic base and multi-cultural community, 1940 - 1960.

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Tract domestic architecture; clustered services away from town centers; industrial park development with tilt-up construction; continued application of formal architectural style in domestic, commercial and public architecture; expansion of publicly funded preserves and recreation sites. Activities represented by structures of wood frame, concrete, stone, brick, post and adobe, steel frame; concrete bridges; transportation routes.

Site Context:

The Bayview Hotel represents context D in chronological and land use setting. Its architectural and cultural significance continued into context E as an active contributor to the tourism industry.

History:

An Aptos correspondent to the Santa Cruz Sentinel wrote on March 27, 1875, "The engine is here. It crossed the Aptos creek on last Saturday afternoon for the first time. Although the present engine is of rather a diminutive pattern, nevertheless it will bring important changes to our flourishing village." And change it did.

By 1879 Wallace Elliott observed, "The twenty miles of narrow gauge railroad from the Pajaro Valley to the Bay of Monterey at Santa Cruz has been in operation about eighteen months, and has wonderfully quickened the growth of the town. It connects with the Southern Pacific Railroad at Pajaro, and acts as a feeder to that line. . . The railroad, by giving the means of rapid communication with San Francisco, and all parts of the State and the East, has called attention to the town and valley."

Establishment of the line encouraged expansion of lumbering operations throughout the Aptos hills. The numerous mills along Valencia Creek and Aptos Creek now had an efficient transportation system to reach larger markets throughout the state, where their high grade lumber was in great demand. At the same time, agriculture was a developing economy in the area, with a need for quick, reliable transport to distant markets.

But certainly the most noticeable demand for hotel space was that created by the emerging tourist industry. The fabulous Aptos Hotel built by sugar-baron Claus Spreckles in 1874 had established the community as a fashionable destination for wealthy vacationers. Promotions for the resort mention its elegantly furnished rooms, grounds and recreational facilities, magnificent panoramic views, nearness to the long safe beach, and also note that "Aptos is very easy of access. The cars of the Southern Pacific Railroad Company make daily trips connecting the narrow-gauge road at Pajaro, which passes within a short distance of the hotel."

During this period in the mid 1870s, Jose Arano had already established himself as a successful merchant in the town of Aptos. A native of France who had reached California in 1852, Arano married a daughter of Californio Rafael Castro in 1862 and established his business in Aptos. Described as intelligent, multi-lingual, an astute businessman, genial and well-respected, Arano established his store and post office as a principal focus for the town.

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Perceiving the potential impact of the new railway on the town's economy, Arano began in 1874 to plan for expansion of his business at a location right next to the train line. The building was completed in 1878, and an account written the following year states:

"This fine hotel building, known as the Anchor House was erected by Joseph Arano, at the Aptos depot on the Santa Cruz Railroad, and about one hundred yards from the beach, on a nice level plateau, between two of the finest trout streams in the State. The house contains, on the first floor, one fine store, Post Office and bar-room. The hotel proper contains 28 fine, large sunny rooms, all of which are in elegant order. The grounds contain one and one-half acres of land, with good outbuildings, and plenty of good mountain water. The house is new and elegantly finished. It is in every respect a first-class hotel. Our illustration shows the situation of this fine property close to the railroad, with a view of the hills in the immediate rear. Attached to the hotel is a fine yard and garden, with arbors and fountains."

The name of the hotel was changed within a few years to the Bay View Hotel. Its best years came during the period of the 1880s and 1890s. During this time the Loma Prieta Mill on Aptos Creek became one of the largest lumber operations in the state, contributing to a thriving local economy. The personal estates of Claus Spreckles and his brother-in-law Henry Mangels drew frequent parties of distinguished visitors to the area. By 1896 Spreckles had torn down his own hotel for the expansion of his estate, and a contemporary account notes, "The principal hotel is owned and kept by the Aranos, whose Spanish dinners are famous." Famous guests included Lillian Russell, King Kalakaua and many European visitors.

Arano (by this time known as Joe or Joseph) and his daughter Amelia continued to run the hotel until 1914; Amelia then ran the hotel with the help of two nieces until 1919. The advent of World War I and changing fashions led to a decline in fortunes for the hotel, and in 1919 it was closed up. A service wing of the unused hotel was destroyed by fire in 1928, a great personal blow to Arano who was 94 years old at the time.

In 1942, Arano's heirs sold the hotel to Fred Toney. Toney's original plan was to demolish the hotel for the lumber, but coincidentally a local utility crew needed short term housing and so Toney was convinced to reopen the hotel. In 1946 Toney decided to move the hotel about 60 feet north and west back from the intersection, leaving that land available for other commercial uses. The move was done by Toney himself with a crew of local workers. At this time modern plumbing and electric lights were installed, but care was taken to preserve the marble fireplaces and other interior features. Other than partial enclosure of the porch, very few alterations were made. The hotel retained its historic proximity and southerly orientation to the train tracks. Toney reopened the hotel and restaurant, which was operated by his family until 1973. At that time, the business itself was leased, while ownership of the property remained in the hands of Toney's daughters. A 1975 fire destroyed the hipped roof, which was rebuilt. The business was sold again in 1982 and 83, at which time the modern wrought iron fence was installed. In 1989 the business and property were sold again to a local partnership which intends to restore the building to its original use as quality accommodations for visitors.

Harrison's "SANTA CRUZ COUNTY" 1879



"ANCHOR HOTEL AND RESIDENCE"

JOSEPH ARAND, APTOS.

CHAPTER 1: THE VILLAGE OVERVIEW

INTRODUCTION

Aptos Village, located in the Aptos Planning area within the unincorporated portion of Santa Cruz County, lies about six miles east of the City of Santa Cruz and about eight miles northwest of the City of Watsonville. It is located just north of Highway 1 between the State Park Drive and Rio Del Mar Boulevard interchanges. The Village is 80 feet above the confluence of Aptos and Valencia Creeks and about one-half mile inland from the Monterey Bay.

The surrounding area is mainly developed with residential uses, and the Village serves as the gateway to the 10,000-acre Forest of Nisene Marks State Park. The main access to and from the Village is Soquel Drive, a major east-west arterial that parallels Highway 1. There are both commercial and residential uses to the east and west of the Village, with the major existing commercial development being the Rancho del Mar Shopping Center, just west of the Village.

There are 65 existing parcels within the boundaries of the Aptos Village Plan with a variety of land uses. These parcels range in size from 2,400 square feet to 4 acres. Previous patterns of development are reinforced by the various parcel sizes, especially in the Village Core, with the large parcels behind the Bay View

Hotel and Aptos Station reflecting their previous industrial uses related to the lumber and fruit packing industries.

Most of the parcels that lie south of Soquel Drive are either small or have potentially severe development constraints such as steep slopes, riparian corridors, and floodplains.

The small parcels that front on Valencia Street, Bernal Street, and Aptos Street are part of the Hihn subdivision, laid out in the late 1800s for residences. These parcels are mostly developed and have a mix of commercial and residential uses.

Figure 1 below provides an overview of land uses in the area, while

Figure 2 provides an illustration of the current development pattern in the Village.

FIGURE 1: SUMMARY OF CURRENT USES IN APTOS VILLAGE AREA (2008)

Category of Development	Number of uses in category	Bldg Area Sq. Ft.	% of Bldg. Area
Retail	9	25,118	19.0
Office	20	29,707	22.4
Dining and Hospitality	7	22,799	17.2
Government	3	19,010	14.3
Commercial Service	3	10,158	7.7
Grooming/Fitness	8	6,358	4.8
Subtotal	50	113,150	85.4
Residential	32 units	19,398	14.6
TOTAL	82	132,548	100.0

Aptos Village Plan

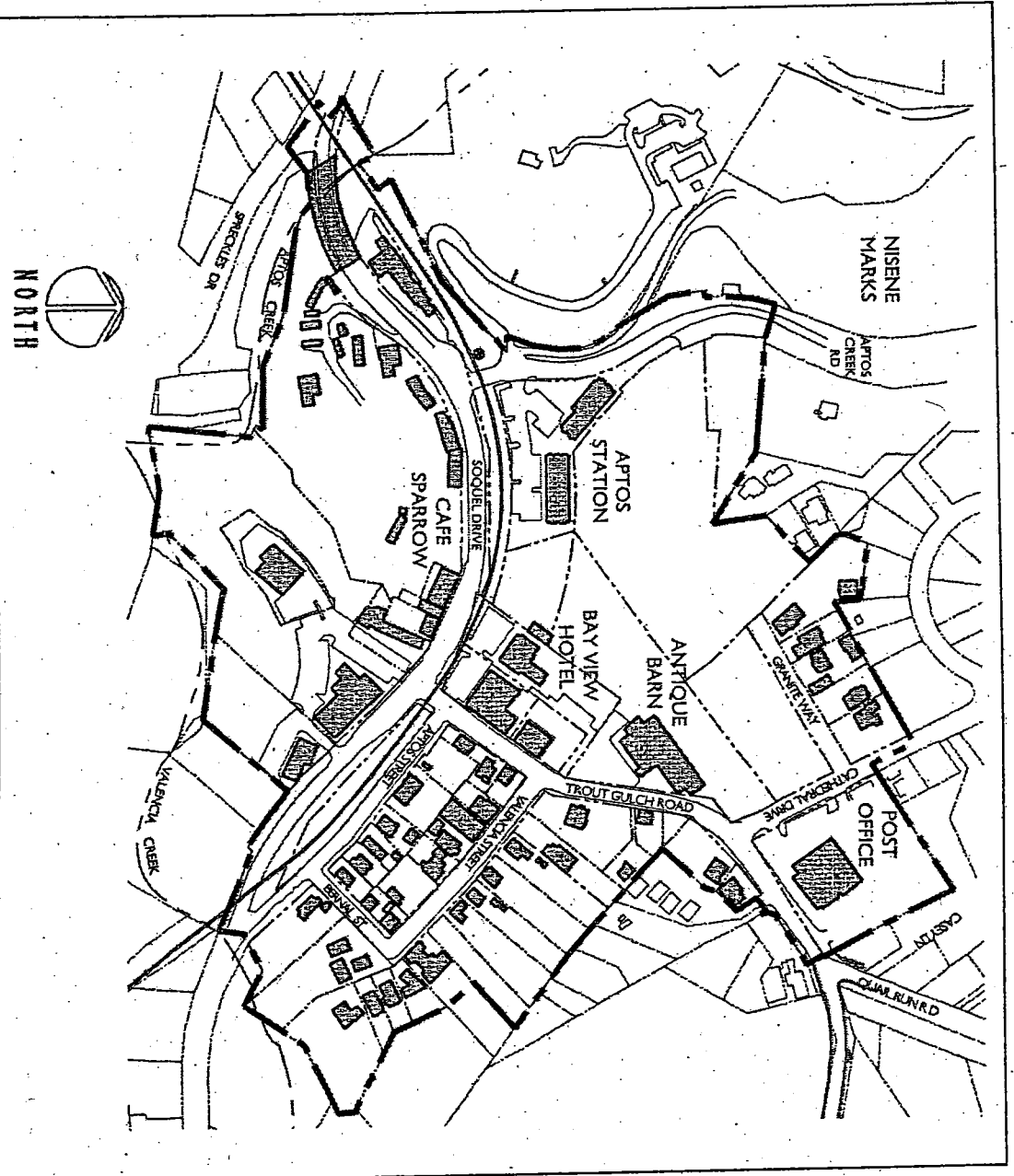


FIGURE 2: EXISTING DEVELOPMENT MAP

VILLAGE PLAN HISTORY

PAST PLANNING EFFORTS

Since 1979, land use in Aptos Village has been governed by the Aptos Village Community Design Framework, a Specific Plan which was originally adopted by the Board of Supervisors on April 17, 1979 and amended on June 18, 1985. The only major new buildings constructed since the late 1960s include the Aptos Station (APN 041-561-01) in 1981, the Founders Title Building (APN 041-042-39) in 1985, and the Appenrodt building (APN 041-042-47) at the southeast corner of Soquel Drive and Post Office Drive in 2006. There were several previous attempts to develop the vacant parcels adjacent to Aptos Station, the Bayview Hotel, and the Hihn apple packing shed (Apple Barn), but for a variety of reasons (including parcel configuration and lack of coordinated planning among all parties regarding development) none of those ever came to fruition.

The Aptos Village Community Design Framework covered an area of about 80 acres, including the area covered by this Village Plan. Even though the Framework covered an area larger than the Village, its primary focus was on future development of the Village core area. Due to the lack of progress over the years following approval of the Framework, members of the community felt that a more detailed plan would encourage the Framework vision to be realized. In addition to updating the Framework and re-evaluating the mix of land uses, it was critical to review parcel configuration and infrastructure planning. Therefore, this Plan, which builds

upon the Framework, is structured to provide more clarity to guide possible new development. It is intended that, upon adoption of this Plan by the Board of Supervisors, it will replace the Aptos Village Community Design Framework Specific Plan, focusing on the Village Core area.

SETTING THE STAGE FOR A NEW PLAN

In 2001, the Aptos business community and the County began discussing the possibilities of coordinated development of the vacant parcels in the context of the overall development of Aptos Village. In mid-2002, the County conducted two public meetings to elicit comments from area residents, business owners, and other interested parties about what future development, if any, should occur in the Village.

On a parallel track to that process, the County has, through its Capital Improvement Program (CIP), established a plan for upgrading infrastructure in the Village area. Those efforts will serve to complement the activities called for in this Plan.

HISTORIC ISSUES

A BRIEF HISTORY OF APTOS VILLAGE - LINKING SANTA CRUZ COUNTY TOGETHER

On a foggy Sunday morning in May of 1929, two men representing opposite ends of Santa Cruz County met in the middle of the concrete bridge over Aptos Creek and shook hands at the dedication of the bridge. Prohibition required that a bottle of non-

Aptos Village Plan

alcoholic sparkling apple cider be used in the ceremonial christening. The ceremony emphasized the historic role that Aptos had played as the main transportation connection within Santa Cruz County. Aptos was and is a place where the major transportation elements come together, where highways and railroad snake around and across a daunting natural landscape.

THE DOMINANT GEOGRAPHY—DOS MALOS PASOS

The Aptos Village site is triangle bounded on the north by foothills, on the east by a ravine cut by Valencia Creek and on the west by a steeper canyon carved by Aptos Creek. The two streams meet at the tip of the triangle, join, and flow to Monterey Bay. This junction of the two creeks was such a dominant feature that many early residents believed the name "Aptos" to be an Indian word meaning "the joining of two waters." There is little evidence in early literature to support that definition, however, and as Donald T. Clark notes in his classic *Santa Cruz County Place Names*, the source of the name Aptos is "uncertain."

There is nothing uncertain, however, about the transportation challenge posed by those two canyons, and beginning with that first crossing of the "*dos malos pasos*" Aptos was a challenge for those wishing to travel through it.

THE APTOS TRIBE AND VILLAGE

The prehistoric past of the region is represented by numerous archaeological deposits in Santa Cruz County, and it is doubtless that the ancestors of the historical and present-day Ohlone communities have occupied the county for at least 6,000 years, and

likely longer. The Aptos group of Ohlone lived along the shores of Monterey Bay from the present location of Aptos and eastward about half way to the mouth of the Pajaro River. The Aptos peoples were one of four early groups converted at Mission Santa Cruz, but were actually the last of those four nearby groups to be completely absorbed into the mission in 1796. Although they did marry with their neighbors the Cotonil, Sayanta, and Uypi, they were completely mixed together with the Cajastaca people of the Corralitos area. So much mixing occurred within the nuclear family groups that the idea arises that the Aptos and the Cajastaca were a single tribal group (Milliken 1995).

Several early references from the early Spanish explorers and Spanish Missionary records describe the presence of Indians in the Aptos area when a 1769 exploratory land expedition led by Don Gaspar de Portola saw an Indian village at the confluence of the Valencia and Aptos creeks. The Spaniards recorded the site as "Aptos". In 1791, the Santa Cruz Mission was established west of the San Lorenzo River. Indians from the Aptos area were brought into the Mission compound. Records of Father Crespi in 1769, Father Palou in 1774, and the Santa Cruz Mission in 1791 describe the Aptos region, with some mention of the Native Americans who called their area "Aptos". (Brown, 2001). The first recorded contact came in 1774 when the Rivera Expedition encountered residents of the village at Aptos and offered gifts. The accounts mention seven (or eleven) grass huts and a population that added up to the diarists' estimation of a "medium sized village" (Brown, 2001)

THE SPANISH ERA—1769-1822

The Spanish found traveling across the coastal terrace so "difficult" and "tiresome" that in 1774 they chose the more level and direct route through the Santa Clara Valley connecting Monterey and San Francisco. (Present-day Highway 101.) Santa Cruz and Aptos were on a dead end and the easiest access was by sea. The Indians living in the Aptos area provided most of the converts for the Mission Santa Cruz between 1791 and 1797, and once they were gathered at the mission, except for cattle grazing on the coastal terrace, there is very little activity in Aptos. The road was little traveled, and most access was by sea.

THE CASTRO ERA—1833-1876

In 1833 Rafael Castro, a retired soldier and native of the Villa de Branciforte was awarded a private land grant named Rancho Aptos. The original 4,486 rancho was bounded on the west by Aptos Creek, but in 1840 Castro was granted an additional 2,200 acres extending the boundaries west to Borregas Gulch. Castro built his home on the western bank overlooking Aptos Creek and began raising cattle, shipping the hides off the beach at the mouth of Aptos Creek.

APTOS WHARVES AND THE FIRST APTOS VILLAGE - SHIPPING BY SEA

Rafael Castro took his Rancho Aptos land title papers to the Land Commission in the early 1850s and in 1860 he received confirmation. Even before he had clear title, Castro received numerous offers to sell his property, but he declined, preferring instead to negotiate leases with the various sawyers and loggers

who were interested in the redwood trees growing in the canyons to the north. To ship the products coming off his own property and those land grants to the east, in 1850 Castro built a relatively short five hundred-foot wharf just west of the creek mouth and during the next twenty-five years, hides, lumber, flour and agricultural products were shipped out across what became known as Aptos Landing. (Collins 1995)

Castro's wharf inspired a small commercial development at the intersection of the County road and the road to the wharf (present-day Wharf Road and Soquel Drive) while several of Castro's adult children built homes along the road to the west. The wharf was improved and extended in the 1860s and lumber, firewood, and agricultural products were shipped off it to San Francisco.

Meanwhile, efforts to create a dependable crossing of Aptos Creek continued. The first bridge built in 1860 was washed out in the 1862 flood and eventually replaced with a covered wagon bridge.

Finally, in 1872 beset with marital difficulties and declining health, sixty-nine year old Rafael Castro sold the bulk of his property to sugar magnate Claus Spreckels for \$71,900 in gold coin. The Castro era of Aptos Village on the western banks of Aptos creek ended in the 1870s with the coming of Claus Spreckels (1872), the arrival of Frederick Augustus Hihn and incorporation of the Santa Cruz Rail Road (1873) and the death of Rafael Castro (1878).

Aptos Village Plan

APTOS VILLAGE MOVES EAST: THE LUMBER ERA—1876-1900

Frederick Augustus Hihn had long held a dream of a dependable trans-county railroad and, as the president of the Santa Cruz Rail Road (Incorporated, 1873), he led the construction of a narrow gauge railroad between Santa Cruz and the Southern Pacific Railroad junction south of Watsonville. Claus Spreckels was a major stockholder in Hihn's railroad. All of the construction of the Santa Cruz Rail Road was done by Chinese railroad workers. Their conical shaped hats, quilted blue coats and Cantonese work songs were a regular part of the Santa Cruz County landscape during the 1870s and 1880s.

Seeing the potential for his own properties located up Valencia Creek, Hihn guided the route of the Santa Cruz Rail Road into the Aptos Village site even though it required two trestles compared to an easier route downstream that would need but one. Hihn's bringing of the Santa Cruz Rail Road into the present-day Aptos Village set off a boom the results of which are still visible today.

SALOONS AND HOTELS

Before the Santa Cruz Railroad crossed Aptos Creek into Aptos Village in 1876, there was only one small hotel in Aptos Village, but by 1880 there were three hotels and several saloons. One of those hotels, the Anchor House (present-day Bayview) was built beside the railroad track in 1878 by Basque immigrant, Jose Arano. Aptos historians have counted up to 15 saloons in the area by the mid

1880s, serving the needs of the lumbermen and loggers who came into the forests to the north.

ENTER THE SOUTHERN PACIFIC RAILROAD: THE LUMBER BOOM—1883-1900

Though the 1870s were busy in Aptos, the Santa Cruz Rail Road operated at a loss, and in 1882 was sold at a bankruptcy auction to the Southern Pacific Railroad. The entry of the Southern Pacific into Aptos Village brought the fledgling railroad era to its maturity. Almost immediately after acquiring the narrow gauge Santa Cruz Rail Road, the Southern Pacific announced it would broad gauge the line, and in the fall of 1883, the first standard gauge locomotive made the trip between Santa Cruz and the SP mainline south of Watsonville. Products could be loaded onto a railroad car and shipped directly anywhere in the United States without having to be re-loaded.

THE LOMA PRIETA LUMBER COMPANY—1883

The Southern Pacific Railroad Company then purchased a 7,000-acre tract of uncut redwood up in the Aptos Canyon and punched a standard gauge railroad up the canyon to get it. Once the Chinese railroad crew had the first three miles of line built, the largest lumber mill in Santa Cruz County in the 1880s began to send a torrent of lumber, railroad ties, shakes and shingles down into Aptos and out to markets all over California.

THE HIHN VALENCIA MILL—1883-1892

Undaunted by losing the Santa Cruz Rail Road and quite willing to take advantage of the Southern Pacific standard gauge railroad connection in the now bustling Aptos Village, in 1883 Hihn built a medium-sized sawmill in Aptos and began cutting, milling and shipping part of what he estimated to be hundred million board feet of lumber to his lumberyard in Santa Cruz. The following year Chinese crews built a two-mile narrow gauge track into Valencia Canyon, and over the next eight years redwood lumber flowed out of the Valencia down to Aptos Village. Echoing the paths of the two creeks that framed the village, redwood lumber flowed down into Aptos Village and was shipped out to markets all over the Pacific.

During the 1880s and into the early 1890s, Aptos Village was a major transportation hub, the area criss-crossed with railroad lines, a depot, and a turntable. One of the legacies of this era is that the land comprising today's Aptos Village was a puzzle of parcels and rights of way. The many parcels, disparate owners and old railroad rights of way became a formidable barrier to later development of the village.

The closing of Hihn's Valencia Mill in 1893 and the Loma Prieta mill in 1899 marked the decline of the Aptos Lumber Boom. Though there were smaller episodic lumber operations into the twentieth century, in 1893 Hihn shut down his Valencia Mill, and in 1899 the Loma Prieta mill was closed, marking the end of the Aptos Lumber Boom. Smaller episodic lumber operations continued north of the

village, but when the Loma Prieta tracks up Aptos Canyon were removed in 1926, the lumber era was over.

THE WAREHOUSE—PRESENT-DAY VILLAGE FAIR

In early 1881, in anticipation of opening up his lumber operations in the Valencia watershed, Hihn purchased 27 acres on the Aptos Village site from the Bernals. He used part of the property as a lumber yard and leased some of it to a local farmer to grow hay. There is evidence that he had a barn on the property by the mid-1880s. A series of recently found Hihn documents leads one to conclude that the main building of the present-day Village Fair (referred to as the Apple Barn in this document) was constructed in 1891.

APTOS VILLAGE: THE APPLE ERA—1900-1959

By the late 1890s, paralleling the agricultural trend going on in the Pajaro Valley, apples became the focus of activities on the Apple Village Site. The same railroad that carried lumber to the far corners of the country now began carrying railroad cars filled with apples. Most of the orchards were located north and east of Aptos Village and Frederick Hihn was one of the leaders of this new Aptos industry.

By the 1920s Aptos was the second most important apple shipping location in Santa Cruz County. Over 90% of the apples shipped in the 1920s came from Watsonville, and though only 5% of the county's apple crop went through Aptos each year, it was enough to create a microcosm of the apple industry in the Aptos Village. Box making, apple packing, an apple dryer and vinegar works were

Aptos Village Plan

represented in what became a small apple-centered industrial park.

THE LAM-MATTISON DRYER—1905-1940

While Hihn built the first apple dryer in the Aptos Village, it was not as successful as the Lam-Mattison apple dryer founded in 1905. Lam Pon, an immigrant from China, became a partner with Ralph Mattison and their dryer became a landmark in the village. Each fall a large group of Chinese laborers came into the village to work in the dryer, and in later years Filipino laborers were the primary laborers. The Lam family continued its partnership with the Mattisons up to 1940. The last of the Aptos apple packing facilities closed in 1959.

A DIVERSE MULTI-CULTURAL AND MULTI-ETHNIC COMMUNITY

In 1920, the U.S. Census taker went from door to door in the Aptos Village, and the surviving manuscript census shows a diverse population living in and around it. Along with those born in California and elsewhere in the United States, nearby farmers included immigrants from Russia, Germany, Spain, Sweden, Denmark, Portugal (Azores), Ireland and England. There was a crew of Italian loggers up in the Aptos Canyon (with their Chinese cook) along with a small crew of woodchoppers from Japan. Croatian apple farmers lived up along Valencia Creek, and that fall the Chinese apple dryer crew would move in to begin working on some of the apples grown up there.

TRANSPORTATION - IMPROVING THE BRIDGES - THE 1920S

Over the years, as automobiles replaced horse-drawn wagons on county roads, the road bridges at the edges of Aptos Village proved to be too narrow for the ever-increasing automobile speeds. In 1925, Santa Cruz County approved and paid for a realignment on the eastern side of Aptos Village, replacing what heretofore had been a bridge at the end of Valencia Street, rerouting the road to the south and replacing the railroad overcrossing with an undercrossing. Valencia Creek was diverted into a large concrete culvert to allow for the road to cross without building an expensive bridge. That is still the configuration of the Valencia Creek crossing at this writing.

Meanwhile, the approaches at the Aptos Creek road bridge were so abrupt and prone to accidents that by the mid 1920s the first turn was known as the "death curve." In May 1929 a two-lane-curved concrete arch replaced the older bridge, and at the dedication representatives from Santa Cruz and Watsonville shook hands at the center of the bridge to signify the unity of the entire county. That bridge continues to be the only western access to the Aptos Village site.

RE-ROUTING HIGHWAY 1—1949

As part of a county-wide effort to straighten and widen the old-fashioned, narrow state Highway 1, in 1949 the State constructed a new thruway that completely by-passed the original Santa Cruz-Watsonville Road and Aptos Village. As a result, the Village

Aptos Village Plan

slipped into what several old-timers termed "the doldrums." Even the venerable Bayview Hotel closed for a time. The Aptos Village site continued to have the look of an industrial park, but one by one the businesses closed and the buildings grew empty.

APTOS RENAISSANCE: 1962-1979—THE COMING OF CABRILLO COLLEGE

In 1958, Santa Cruz County voters approved the formation of a junior college with the understanding that the site of a new campus would be located somewhere in or near Aptos. Eventually the site committee selected the Porter-Sesnon property located about two miles west of the Aptos Village site. The coming of Cabrillo Junior College campus in 1962 had an immediate effect on the Aptos area. Resurrection Church opened, Rancho del Mar shopping center opened and Soquel Drive was widened between Porter Gulch and State Park Drive. Also in 1962, the old Loma Prieta Lumber Company property up Aptos Canyon was dedicated as the Forest of Nisene Marks State Park. Surrounding residential neighborhoods which had been primarily dedicated to seasonal, vacation homes slowly changed into permanent housing.

But the Aptos Village site saw few direct effects from this 1960s Aptos renaissance. Many of the older industrial buildings were razed during the 1960s and the lumber-apple industrial history slowly faded away. A strip of older businesses remained on the

south side of Soquel Drive, but building activity on the Aptos Village site was sporadic. Efforts to connect with Aptos' history were mostly cosmetic - the naming of the Aptos Station development, for example, in 1974.

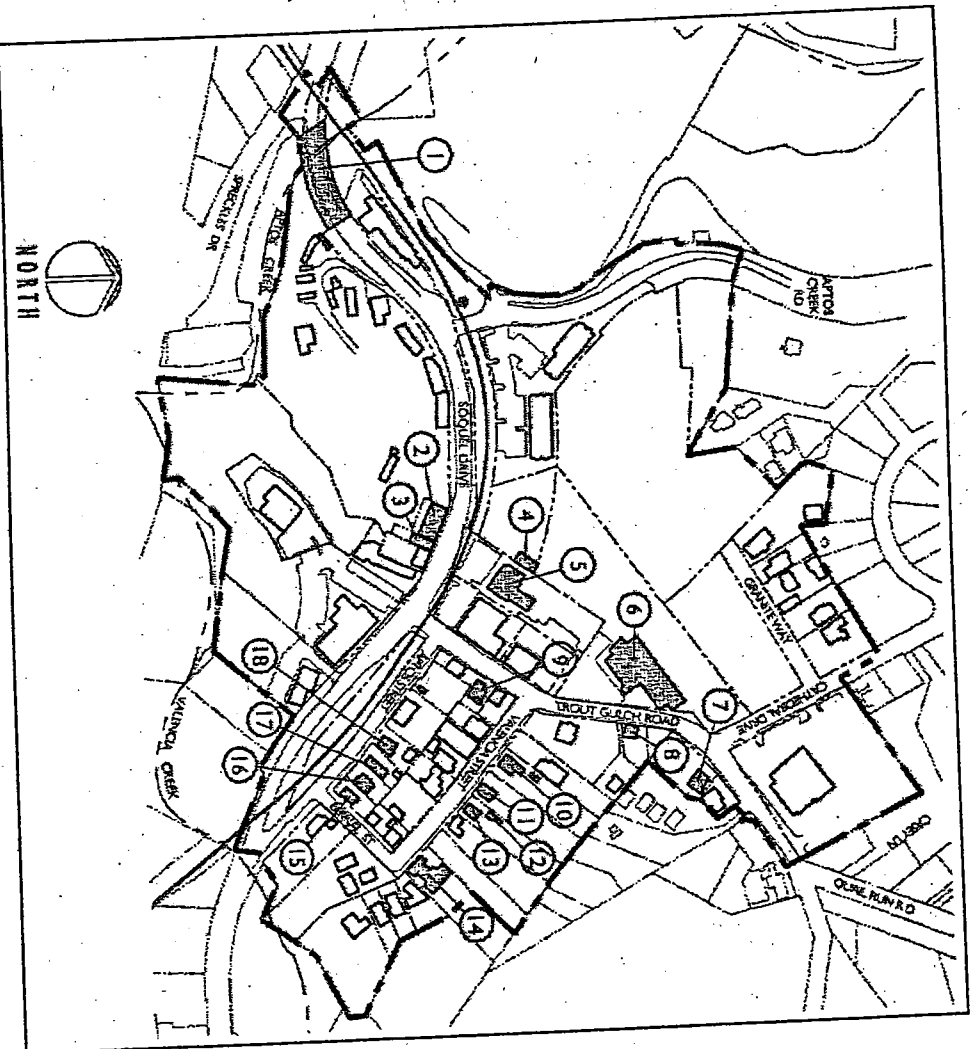
Today, there are few visible reminders of Aptos' rich history, save for two notable exceptions: the Apple Barn building representing the lumber and apple industries and the influence of Frederick Augustus Hihn, and the Bayview Hotel, a reminder of the time when Aptos was one of the major redwood labor hubs in Northern California. Perhaps the most visible historical theme is that of transportation - the various pairs of wagon bridge abutments still visible along both Aptos and Valencia Creeks, with Soquel Drive (the old Santa Cruz-Watsonville Road) and the Union Pacific tracks slicing through it all.

HISTORIC RESOURCES

Since the creation of the County's first historic preservation ordinance in the 1970s, a significant number of buildings have been designated as historically significant and have been protected. These buildings add to the character of the Village and County policies require that they be respected by new development in terms of design and scale. The following list contains the sites currently identified in the County's Historic Inventory as historically significant in the Village area, which are illustrated on Figure 3.

Aptos Village Plan

1. Aptos Creek Bridge - Soquel Dr. at Speckles Dr.
2. General Store and Post Office - 8040, 8042 Soquel Dr.
3. Village House - 8044 Soquel Dr.
4. Aptos Firehouse/VFW Hall - 8037 Soquel Dr.
5. Anchor Hotel - Bay View - 8041 Soquel Dr.
6. Apple Barn - 417 Trout Gulch Rd.
7. - 502 Trout Gulch Rd.
8. Bonner House - 420a Trout Gulch Rd.
9. Ray McCawley Real Estate - 408 Trout Gulch Rd.
10. Hihn - Aptos Subdivision - 140 Summa Court
11. Hihn - Aptos Subdivision - 140 Summa Court
12. Hihn - Aptos Subdivision - 8059 Valencia Street
13. Somerset House - 8061 Valencia Street
14. Calvary Chapel - 8065 Valencia Street
15. Hihn - Aptos Subdivision - 8067 Aptos Street
16. Hihn - Aptos Subdivision - 8065 Aptos Street
17. Hihn - Aptos Subdivision - 8063 Aptos Street
18. Twitchell House - 8061 Aptos Street



CHAPTER 2: CONTEXT FOR VILLAGE PLAN

GENERAL PLAN CONTEXT

The Village Plan is intended to comply with General Plan Objective 2.24 and specifically with Program "b", which relates to Aptos Village. Objective 2.24 of the General Plan calls for the continued use of:

Village, town, community and specific plans to provide a planning framework to guide future public and private improvements in town centers.... to provide a higher level of planning detail and public involvement; and to promote economic viability, coherent community design and enhancement of the unique characteristics of the village areas.... as focal points for living, working, shopping and visiting.

Program "b" of Objective 2.24 recommends that the County "[r]eview and update the Aptos Village Community Design Framework to develop a more specific plan governing land use, circulation, design, and improvements in the village area."

OPPORTUNITIES FOR CHANGE

UNDERUTILIZED PROPERTIES

As mentioned previously, there are several relatively large vacant parcels in the Village Core. These parcels have remained vacant since the demolition of the apple packing related buildings some 40 years ago. Even the Apple Barn property is underutilized, with only about 25 percent of its area developed with buildings and parking.

If more fully developed, these sites could significantly add to the vitality and character of the Village in the future.

MARKET STUDY - COMMERCIAL OPPORTUNITIES

A market study to evaluate the market and financial feasibility of future commercial and residential development in Aptos Village was commissioned by the County and completed by Keyser Marston Associates Inc. in early 2003.

The market study looked first at the Aptos trade area, which the study defined generally as including "all or portions of the communities of Aptos, Seacliff, Rio del Mar, La Selva Beach, and Freedom..." According to the market study "there appears to be sufficient market support for an additional 235,000 square feet of comparison retail, 90,000 square feet of convenience retail and 50,000 square feet of eating and drinking space in the Aptos trade area." The square footages mentioned are net, or leasable, square feet.

The 2003 market study generally described a range of possible mixed-use developments that could occur in the Village to address the market demand. By way of example, they described a mixed-use commercial/housing project that contained 30,000 to 40,000 square feet of retail uses, with office space totaling from 5,000 to 7,500 square feet.

Aptos Village Plan

RESIDENTIAL USES

Residential uses developed in conjunction with commercial uses enhance the economic viability of commercial uses. Having people living in the Village helps create a more vibrant and livable community. New housing is clearly indicated as a component of new development in the Village Core.

Recognizing that the amount of new residential development must be limited so as not to overwhelm the Village commercial activities, this Plan limits the number of new residential units in the Village Core to not exceed 63 units (this figure includes transitional residential units at the north of the Village Core). As well, the total unit sizes should not exceed 50% of the square footage of the mixed-use and commercial buildings so that they do not overwhelm the scale of the commercial uses in the Village.

The Village Core is adjacent to an established Urban Low density residential neighborhood to the north. In order to provide an orderly transition from this area to the commercial areas in the Village Core, the existing area designated Urban Medium density residential on the north side of Granite Way will remain residential and, in addition, a portion of the area on the south side of Granite Way (at the corner with Cathedral Drive) may be used for exclusive attached housing residential purposes.

Like all projects containing residential development, residences built in the Village Core will be required to meet the housing affordability requirements of the County. An allowance for

clustering required affordable units may be considered as part of a Planned Unit Development application for the Village Core.

KEY HISTORIC STRUCTURES

As noted previously, the Village Core was the site of lumber milling and several apple processing and packing operations. One building from the area's past use of apple processing remains: the Apple Barn at the corner of Trout Gulch Road and Cathedral Drive (given an historic rating of NR-3—a designation that recognizes its nomination by the County for national designation). Also located in the Village Core is the Bayview Hotel (rated NR-1 - a nationally recognized structure) and the old Aptos Firehouse/VFW Hall just west of the Bayview Hotel (rated NR-5 - of local interest).

New buildings proposed adjacent to the Apple Barn building shall be architecturally compatible with the Apple Barn. It is envisioned that the Apple Barn could be used as an anchor store. This Plan envisions that the Apple Barn will be relocated to allow its presence on the Village Common and properly interact with the other new buildings. Any such movement will likely require some reconstruction. Because it is an historic resource of significance, any movement, exterior change, or reconstruction of the Apple Barn will require special review and approval by the County's Historic Resources Commission. Available technical information suggests that a minor change in location will not adversely affect the significance of the Apple Barn, given the condition of the surrounding setting. The Plan assumes that the small warehouse, a non-historic building adjacent to the Apple Barn, will be demolished. Any exterior changes must be sensitive to the historic

Aptos Village Plan

significance and architectural features of the building and any relocation must follow the Secretary of the Interior standards for relocation such that the NR 3 rating of the Apple Barn is not compromised.

To facilitate the new north-south street and the development of additional buildings, the historic Aptos Firehouse/VFW Hall will need to be relocated within the Village Plan area. Technical studies have determined that a portion of the rear of the building has been added since its period of significance. This Plan assumes that this newer area will be removed to restore the structure to its more original size. Any exterior changes must be sensitive to the historic significance and architectural features of the building and any relocation must follow the Secretary of the Interior standards for relocation such that the NR 5 rating is not compromised. If relocated, the building must be located on a prominent street within the Village and present to the street in its current narrow-side configuration. Before moving this building, the County's Historic Resources Commission must approve the relocation and associated reconstruction work.

When future developers submit Historic Resource Preservation Plan applications to relocate the Apple Barn and/or Aptos Firehouse/VFW Hall, the Historic Resources Commission will determine if the relocations can be accomplished in a manner that preserves the buildings' historic integrity and NR ratings and impose appropriate conditions. If the Historic Resources Commission finds that this cannot be accomplished, the Aptos

Village Plan will need to be amended to address the land use of the structures in their current location.

Finally, given the highest rating of historic significance assigned to the Bayview Hotel, any new structures built adjacent to that site must be reviewed by the Historic Resources Commission to ensure that they do not compromise the historic context of this very important historic resource and centerpiece to the character of the Village.

Figure 12 illustrates in one place the key elements proposed by this Chapter for the Village Core. In addition to new roadways and private and public open spaces, it suggests the likely relocation of historic structures and possible footprints for new residential, commercial and mixed-use buildings. Figures 23 & 24 in Chapter 6 provide more detailed requirements for these possible buildings.

BARRY SWENSON BUILDER

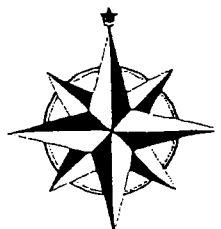
**CULTURAL RESOURCES STUDY
FOR THE PROPOSED APTOS VILLAGE PROJECT**

SANTA CRUZ COUNTY, CALIFORNIA

FINAL DRAFT

FEBRUARY 2009

ALBION ENVIRONMENTAL, INC.



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Appendix A. Phase I Investigations at CA-SCR-222/H (Albion Environmental Inc., 2009)

PROJECT DESCRIPTION

Barry Swenson Builder (BSB) is proposing development in Aptos Village, an unincorporated historic hamlet in the geographic midpoint of Santa Cruz County, California. The project area is located along the northern side of Soquel Drive, the southeastern side of Granite Way, the western side of Trout Gulch Road, and the eastern side of Aptos Creek Road (Figures 1, 2). The project proposes to construct a total of 17 new buildings for mixed residential and retail/commercial use. Residential space will include townhouses, cottages and a hotel. The proposed commercial building area encompasses approximately 113,180 square feet, with an additional 19,400 square feet to be used for 32 dwellings. Land for a skate park is also a part of the planned development.

The proposed project will require a significant level of ground disturbance to install appropriate infrastructure for the development. Water management will be important because the project lies near the confluence of two watersheds (Aptos and Valencia Creeks), necessitating control of natural runoff to the proper drainage. The project will also require transportation access from Trout Gulch Road and potentially from Soquel Drive.

BSB contracted with Albion Environmental, Inc., (Albion) in May 2008 to prepare a cultural resources sensitivity study of the project area and to provide recommendations for identifying and assessing cultural resources in this area for purposes of CEQA compliance. This study was submitted to BSB in July 2008 (Albion Environmental Inc. 2008a). Subsequently, Albion conducted limited (Phase 1) geoarchaeological test excavations in the project area to determine the presence or absence of native soil surfaces or intact archaeological deposits, particularly any containing evidence of CA-SCR-222/H (SCR-222/H), a large prehistoric habitation site and historic industrial complex coincident with Aptos Village. A summary of results from the Phase 1 investigations, along with an updated cultural resources sensitivity study for the overall project area, was submitted to BSB in November 2008 (Albion Environmental Inc., 2008b).

The following report is responsive to review requirements according to CEQA. It documents the conclusions of the archaeological investigations, updates previous evaluations of the project area's "built" environment (historic architecture and landscape), and provides final recommendations regarding the overall potential for encountering additional archaeological deposits during project construction. It does not include consultation with Native American tribes or individuals who may have concerns or input regarding cultural resources in or near the project area. The County of Santa Cruz has assumed the responsibility of initial and ongoing consultation with Native Americans under the guidelines of Senate Bill 18 (SB 18) (personal communication between Mark Deming, Santa Cruz County Planning Department, and Clinton Blount, Albion, August 2008).

PROJECT METHODS AND STAFF

In June 2008, Albion contracted with the Northwest Information Center at Sonoma State University to perform a cultural resources records search for the project area and a ½-mile surrounding radius. This search indicated that 35 cultural resource studies have been conducted within ½ mile of the project, five of which included the project area itself.

To date, 31 prehistoric and historic archaeological sites have been recorded within ½ mile of the project. Of these, two cultural resources sites have been recorded within the current project area: prehistoric habitation site SCR-222 (now -222/H), and historic buildings associated with the Aptos Village Historic District (PR-44-000514). Most of the existing cultural resources documentation for the project area was produced in conjunction with an earlier (late 1970s) plan to develop Aptos Village property (Cartier 1979; Cartier et al. 1979).

Additionally, detailed information regarding the proposed project's construction and adaptive reuse plans was collected from BSB project managers (Jessie Thielen and Ricardo de la Cruz), BSB Vice President Jesse Nickell, and Matthew Thompson of Thatcher & Thompson Architects in Santa Cruz.

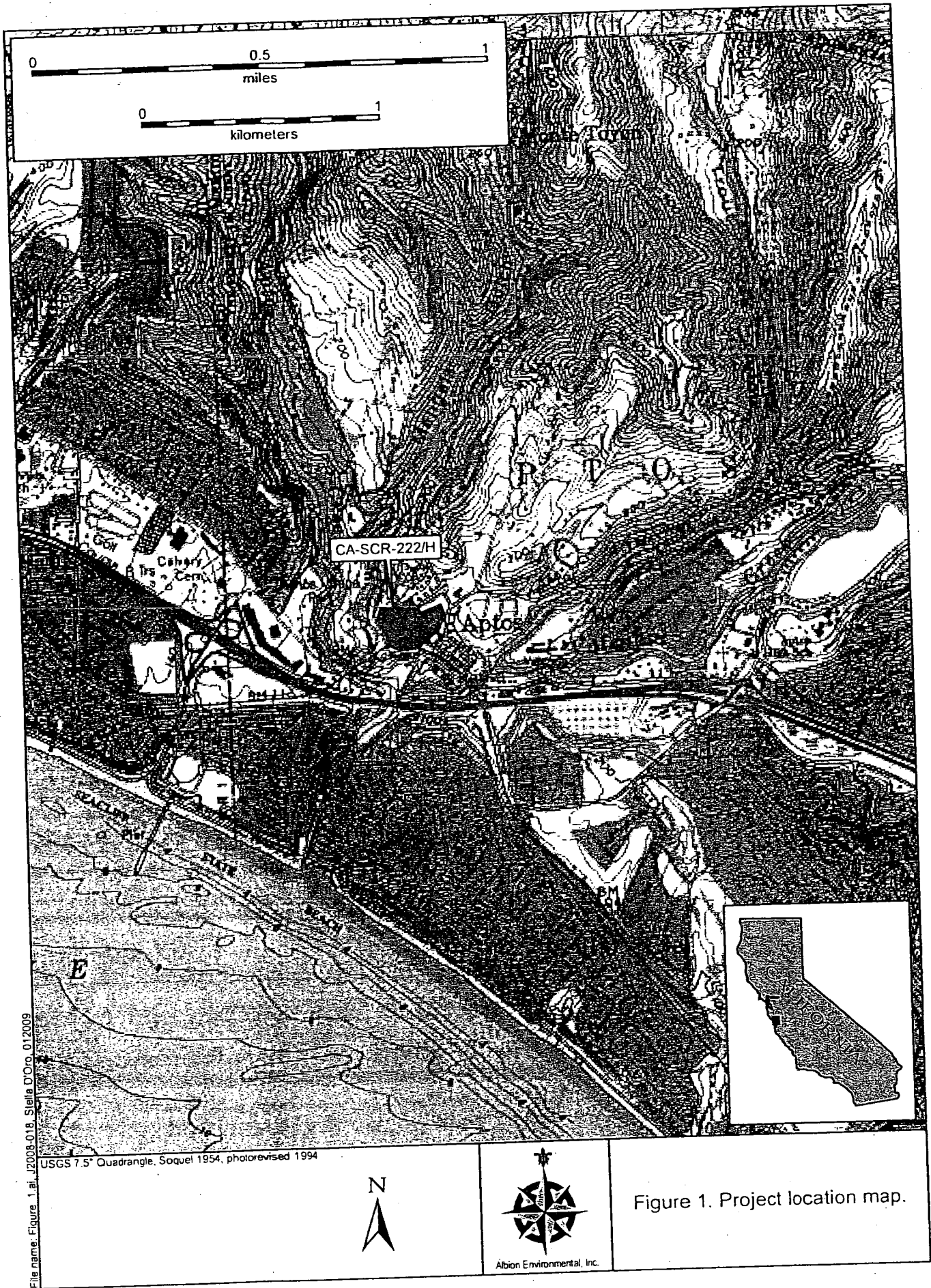
The initial sensitivity study for this project included a summary of the records search, an overview of Aptos Village history, and preliminary recommendations regarding the potential for the project to impact significant historic (built environment) resources (Albion Environmental Inc. 2008a). Subsequently, BSB requested that these recommendations be summarized in a letter (dated August 1, 2008) to Glenda Hill, Principal Planner for the County of Santa Cruz Planning Department, in order to facilitate preparation of the Area Plan for Aptos Village.

Prehistoric Research

Albion's preliminary recommendations for further work to assess prehistoric site potential at SCR-222/H included:

- a pedestrian survey of entire project area;
- recording of any new cultural resources and/or isolates;
- updating the existing site record for SCR-222/H using standard DPR forms;
- conducting limited test excavations in the project area to determine, minimally, the presence or absence of intact cultural deposits; and
- geoarchaeological investigation in the project area to assess its sensitivity for buried land surfaces that may harbor deeply buried prehistoric sites.

An intensive pedestrian survey of the project area was conducted September 10, 2008 by Albion archaeologists. The surface inspection identified small quantities of shell and other potential artifacts corresponding to the previously recorded location of SCR-222/H. During September 23-25, Albion archaeologists oversaw the excavation of five backhoe trenches and two hand-excavated test units at judgmentally placed locations in the project area (Appendix A). Trenches and test units were excavated to sterile soils, and bucket samples from stratigraphic contexts throughout the trenches were screened through 6mm mesh to identify cultural materials. The geoarchaeological assessment was also conducted during mechanical trenching of deeper soils.



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File name: Figure 2.ai, J2008-01B, Stella D'Oro, 012109

Legend

- ■ ■ ■ ■ Area of potential effects



Albion Environmental, Inc.

Figure 2. Aptos Village project site.

prehistoric habitation site SCR-222 (now -222/H), and historic buildings associated with the Aptos Village Historic District (PR-44-000514). Most of the existing cultural resources documentation for the project area was produced in conjunction with an earlier (late 1970s) plan to develop Aptos Village property (Cartier 1979; Cartier et al. 1979).

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Because of the diverse resources associated with the project area, Albion employed a multidisciplinary team to address them. Clinton Blount, Albion Principal and anthropologist, acted as project manager. Leslie Fryman, staff historian and archaeologist, addressed built environment resources in the project area as well as historical archaeology. The prehistoric archaeology review and subsequent Phase 1 investigation was led by Albion Principal and senior archaeologist Jennifer Farquhar and staff archaeologist Ryan Brady. The project staff is qualified for work in archaeology, history and architectural history in accordance with the professional qualifications standards put forth by the U.S. Secretary of the Interior (36CFR Part 61). Additionally, consulting historian Sandy Lydon provided local history research and expertise.

PREHISTORIC AND HISTORIC CONTEXT

Regional Prehistory

While the ethnographic record of the central coast is relatively rich, with accounts from early explorers describing certain aspects of Native American lifeways, research investigating prehistoric lifeways and the culture history of native inhabitants of the Monterey Bay was not undertaken until the past few decades (Hylkema 1991; Jones et al. 2007). Interpretation of Monterey Bay prehistory has been developed through both local and regional archaeological investigations. Through these projects, general patterns of prehistoric lifeways along the central California coast have been developed and the most common taxonomic framework used today involves six distinct temporal periods, viewed to represent differences in the organization of past subsistence and settlement patterns of the region's inhabitants.

Prehistoric Periods

Paleo-Indian	(pre-10,000 B.P.)
Millingstone	(10,000-5500 B.P.)
Early	(5500-2600 B.P.)
Middle	(2600-1000 B.P.)
Middle/Late Transition	(1000-850 B.P.)
Late	(850-Historic)

The periods are characterized by either specific artifact types or suites of artifacts and site locations that typify the particular lifeway that each period is seen to represent. The patterns may reflect one or a few aspects of the past manner of living and are generally not understood as a holistic representation of how Central Coast populations were living at a particular point in time. The Paleo-Indian Period is generally viewed as a time where people were focusing their subsistence pursuits on large Pleistocene mammals, such as mammoths, and were highly mobile in search of game, though associations between the animal bones and archaeological sites are spotty at best. Two sites located in San Luis Obispo County are reported to have contained fluted points (Gibson 1996, Mills et al. 2005), the main marker of this time period, though their archaeological context is difficult to interpret. Artifacts associated with sites of this antiquity are suggested to be scrapers, scraper-planes, bifaces, and the lack of milling equipment. More locally, the Scotts Valley site (CA-SCR-177) may have association with the Paleo-Indian Period, containing leaf and lanceolate projectile points/knives, flake tools, hammerstones, and ochre (Cartier 1993; Fenenga 1993: 245-254); though similar to the other sites, its integrity is suspect (Jones et al. 2007:130).

The Millingstone Period is typified by an abundance of milling equipment that includes handstones and millingstone, along with a sparse flaked stone assemblage that lacks formalized tools. Millingstone Period sites are present in the Monterey Bay near the mouth of Elkhorn Slough (CA-MNT-229) (Jones et al. 1996) and Moss Landing (CA-MNT-234) (Milliken et al. 1999). These sites contained cobble and core tools fabricated from chert and quartzite, grinding stones, estuary shellfish and small terrestrial mammal bone.

The Early Period is recognized by a change in artifact assemblages, signifying a shift in subsistence and settlement practices during this timeframe. It is recognized by an increased abundance of bifacially flaked projectile points, along with the presence of mortar and pestle technology. Projectile

points dating to this time period are Rossi Square-stemmed and Side-notched points, large Side-notched, and Año Nuevo Long-stemmed varieties. This may be a time when hunting came to dominate the more generalized plant and small game focused economy of the Millingstone Period. Early Period sites are more abundant in the Monterey Bay area than earlier ones and are represented by CA-MNT-108 near Fisherman's Wharf in Monterey (Breschini and Haversat 1992a), CA-MNT-831 in Pacific Grove (Breschini and Haversat 2008), and CA-SCR-38/123 at Wilder Ranch (D. Jones and Hildebrandt 1994). The sites are typified by dark midden soils, abundant shellfish, mortars and pestles along with flaked stone tools and chipping debris, and certain shell bead types (Bennyhoff and Hughes 1987).

The Middle Period is understood to be a time when the use of shellfish declines relative to earlier times, and the exploitation of more mobile small game such as rabbits and otters increases. Artifact assemblages contain contracting stemmed projectile points, mortars and pestles, along with increased presence of fishing equipment, including grooved and notched net weights and circular shell fish hooks. Handstones, millingsstones, and pitted stones may also be present at sites dating to this period (Jones et al. 2007:138-139). In the Monterey Bay, Middle Period components are present at CA-MNT-229 and -234 as well as CA-SCR-7 (Jones and Hildebrandt 1990) and CA-SCR-9 (Hylkema 1991:141-183).

The Middle/Late Transition reflects a short period of time where rapid culture change is argued to have occurred. This may have been influenced by a time of rapid climate change that has been identified at various locations in the Western United States (Jones et al. 1999) as well as in Patagonia (Stine 1994). It is suggested that occupants of the central coast underwent a dramatic reorganization of their social structure and subsistence practices. Sites dating to this period in Monterey County are restricted to the Big Sur locality (Jones 1995).

The Late Period is better represented in the Monterey Bay, yet these sites are most often short term, task-specific sites. Occupation sites are located at inland areas such as the Upper Carmel Valley (Breschini and Haversat 1992b) and Santa Clara Valley (Hildebrandt and Mikkelsen 1993). Late Period sites in the Monterey Bay area include CA-MNT-1765 at Moro Cojo Slough, which appears to represent a collection station and field camp (Fitzgerald et al. 1995), and CA-MNT-143 at Asilomar State Beach (Brady et al. 2008), which is a site that was used for the short term acquisition of shellfish. Concentrations of abalone shell are commonly present at Late Period coastal sites in the Monterey Bay (Breschini and Haversat 1991), signifying the importance of the acquisition of this resource, though more long-term occupation is generally not found to co-occur.

The Aptos Tribe and Village

The current project site lies within a territory once inhabited by speakers of Costanoan languages, a domain which extended from San Francisco Bay, along coast and west-central California, to just south of Monterey Bay. The word "Costanoan" derives from the Spanish word *Costaños* meaning 'coast people' (Levy 1978:485). The Costanoan language family contained eight distinct but related languages, each of which was spoken by several different groups or "tribelets" (Levy 1978). During the Mission Period (1770-1830s) there were many tribelets in what is now Santa Cruz County.

The Aptos tribelet was located along the shores of Monterey Bay from the present location of Aptos and eastward about half way to the mouth of the Pajaro River. The Aptos peoples were one of four early groups converted at Mission Santa Cruz, but were actually the last of those four nearby groups to be completely absorbed into the mission in 1796. Although they did marry with their neighbors, the Cotoni, Sayanta, and Uypi, they were completely mixed together with the Cajastaca people of the

Corralitos area. So much mixing occurred within the nuclear family groups that the idea arises that the Aptos and the Cajastaca were a single tribal group (Milliken 1995).

Several early references from early Spanish explorers and missionaries describe the presence of Native Americans in the Aptos area at the time of contact. An exploratory land expedition led by Don Gaspar de Portolá in 1769 is said to have come upon an Indian village at the confluence of the Valencia and Aptos creeks. The Spaniards recorded the site as "Aptos". In 1791, the Santa Cruz Mission was established west of the San Lorenzo River. Indians from the Aptos area were brought into the mission compound. Records of Father Crespi in 1769, Father Palou in 1774, and the Santa Cruz Mission in 1791 describe the Aptos region, with some mention of the Native Americans who called their area "Aptos" (Brown 2001). The first recorded contact came in 1774 when the Rivera Expedition encountered residents of the village at Aptos and offered gifts. The accounts mention seven (or eleven) grass huts and a population that added up to the diarists estimation of a 'medium sized village' (Brown 2001).

In 1872 it was reported that Claus Spreckels, who owned 3,500 acres of the Old Aptos Rancho, had the major Indian village site and the cemetery enclosed with large bamboo (*Santa Cruz Sentinel* 1872). These sites have been interpreted as being the recorded sites CA-SCR-1 and CA-SCR-2 (Cartier et al. 1979).

Native inhabitants of the region were first encountered by Spanish explorers in 1602 (Vizcaino) and again between 1769-1776 (Portola, Fages, Riviera, and Anza). During the Mission Period (1770-1835), devastating changes occurred for the Costanoan people. Over the following several decades, the population was recruited into nearby missions and their traditional subsistence economy was replaced by an agricultural economy. Analyses of mission baptismal records demonstrate that the last Costanoan tribelets living a traditional existence had disappeared by 1810 (Levy 1978). The population experienced dramatic decline due to the introduction of European diseases, which consequently caused higher death rates and lower birth rates. The secularization or abandonment of the missions by the Mexican government in 1832 caused people to relocate to different areas and establish small settlements, thus, separating them farther away from their cultural heritage. Levy (1978) believes that Costanoan languages were probably not spoken after the year 1935.

On a final note, the use of the term "Ohlone" has recently gained favor in reference to prehistoric Costanoan populations (Levy 1978; Munoz in Hildebrandt 1983; Milliken 1993). Originally appearing in F.W. Beechey's description of his 1826 encounter with native populations in San Francisco Bay (Beechey 1941), this term has also been adopted by many Costanoan descendants. Levy (1978) states that in 1971 a group of Costanoan descendants formed a corporate entity, the Ohlone Indian Tribe, and gained title to the Ohlone Indian Cemetery at Mission San Jose. Today, the term Ohlone is basically synonymous with Costanoan and is preferred by contemporary Native American people (Bean 1994; Margolin 1978).

Aptos Village History

The Aptos Village site is triangular, bounded on the north by foothills, on the east by the canyon cut by Valencia Creek and on the west by a steeper canyon carved by Aptos Creek. The two streams meet at the tip of the triangle, join, and flow to Monterey Bay as Aptos Creek. This junction of the two creeks was such a dominant feature that many early residents believed the name "Aptos" to be an Indian word based on that intersection, leading to the legend that the name meant "the joining of two waters." There is little evidence in early literature to support that definition, however, and as Donald T. Clark notes in his classic *Santa Cruz County Place Names*, the source of the name Aptos is "uncertain" (Clark 2008). There is nothing uncertain, however, about the transportation challenge

posed by those two canyons, and beginning with the first passage through the area by the Portolá expedition in October, 1769, Aptos has proved difficult for those wishing to travel across the coastal terrace.

The Spanish Era, 1769-1822

The Spanish found traveling across the coastal terrace so "difficult" and "tiresome" that in 1774 they chose the more level and direct route through the Santa Clara Valley connecting Monterey and San Francisco (present-day Highway 101). When the mission was established at Santa Cruz in 1791 and the pueblo of Villa de Branciforte six years later, the road through Aptos ended at the mission. Santa Cruz and Aptos were on a dead end and the easiest access was by sea. The Indians living in the Aptos area provided most of the converts for the Mission Santa Cruz between 1791 and 1797, and once they were gone, except for cattle grazing on the coastal terrace, there was very little activity in Aptos.

The Castro Era, 1833-1876

In 1833 Rafael Castro, a retired soldier and native of Villa de Branciforte was awarded a private land grant named Rancho Aptos. The original 4,486 rancho was bounded on the west by Aptos Creek, but in 1840 Castro was granted an additional 2,200 acres extending the boundaries west to Boreas Gulch. Castro built his home on the western bank overlooking Aptos Creek and began raising cattle, shipping the hides off the beach at the mouth of Aptos Creek (Waid 1984).

Aptos Wharves

Rafael Castro took his Rancho Aptos land title papers to the Land Commission in the early 1850s, and in 1860 he received confirmation. Even before he had clear title, Castro received numerous offers to sell his property, but he declined, preferring instead to negotiate leases with the various sawyers and loggers who were interested in the redwood trees growing in the canyons to the north. To ship the products coming from his property and from land grants to the east, in 1850 Castro built a relatively short 500-foot wharf just west of the creek mouth. Over the next 25 years, hides, lumber, flour and agricultural products were shipped from what became known as Aptos Landing (Collins 1995).

The First Aptos Village

Castro's wharf inspired a small commercial development at the intersection of the County road and the road to the wharf (present-day Wharf Road and Soquel Drive), while several of Castro's adult children built homes along the road to the west. The wharf was improved and extended in the 1860s for use in shipping lumber, firewood, and agricultural products to San Francisco. Meanwhile, efforts to create a dependable crossing of Aptos Creek continued. The first bridge, built in 1860, was washed out in the 1862 flood and eventually replaced with a covered bridge.

In 1872, beset with marital difficulties and declining health, 69 year-old Rafael Castro sold the bulk of his property to sugar magnate Claus Spreckels for \$71,900 in gold coin. The Castro era of Aptos Village on the western banks of Aptos creek ended in the 1870s with the coming of Claus Spreckels (1872), the arrival of Frederick Augustus Hihn and incorporation of the Santa Cruz Rail Road in 1873, and the death of Rafael Castro in 1878 (Waid 1984).

Aptos Village Moves East

Frederick Augustus Hihn had long held a dream of a dependable trans-county railroad, and following the entry of the SPRR into the region in 1872, he transformed his vision into reality. As the president of the Santa Cruz Railroad (incorporated in 1873), he led the construction of a narrow gauge railroad

between Santa Cruz and the SPRR junction south of Watsonville. Claus Spreckels was a major stockholder in the railroad. All of the construction of the Santa Cruz Railroad (SCRR) was done by Chinese railroad workers. Their conical hats, quilted blue coats and Cantonese work songs were a regular part of the Santa Cruz County landscape during the 1870s and 1880s (Hamman 2002; Lydon 2008).

Seeing the potential for his own properties located up Valencia Creek, Hihn guided the route of the SCRR into the Aptos Village site even though it required two trestles compared to an easier route downstream that would need but one. Hihn's bringing the Santa Cruz Rail Road into the present-day Aptos Village set off a boom, the results of which are still visible today (MacGregor 2003).

By 1879 Aptos had three good hotels, where before the coming of the railroad, there was only one small establishment owned by Irish immigrant Patrick Walsh. Basque storekeeper Jose Arano built the Anchor House (present-day Bay View Hotel) beside the railroad tracks in 1878. Aptos historians have counted up to 15 saloons in the area by the mid 1880s, serving the needs of the lumbermen and loggers who worked in the forests to the north (*Watsonville Pajaronian* 1879).

The Lumber Boom, 1883-1899

Though the 1870s were busy in Aptos, the SCRR operated at a loss, and in 1882 was sold at a bankruptcy auction to the SPRR. The entry of SPRR into Aptos Village brought the fledgling railroad era to its maturity. Almost immediately after acquiring the narrow gauge SCRR, Southern Pacific (SPRR) announced it would broad-gauge the line, and in the fall of 1883, the first standard gauge locomotive made the trip between Santa Cruz and the SPRR mainline south of Watsonville. Products could be loaded onto a railroad car and shipped anywhere in the United States without having to be reloaded (Hamman 2002).

In 1883, Southern Pacific purchased a 7,000 acre tract of uncut redwood up in Aptos Canyon, containing an estimated 200,000,000 board feet of lumber, and punched a standard gauge railroad up the canyon to get it. Once the Chinese railroad crew had the first three miles of line built, the largest lumber mill in 1880s Santa Cruz County began sending a torrent of lumber, railroad ties, shakes and shingles down into Aptos and out to markets all over California (Lydon 2008).

Undaunted by losing the SCRR and quite willing to take advantage of the SPRR connection in the now bustling Aptos Village, in 1891 Hihn purchased 27 acres of the Aptos Village site from the Bernals. By 1883 he had built a medium-sized sawmill and from there, he began moving part of what he estimated to be 100,000,000 board feet of lumber to his yard in Santa Cruz. The following year Chinese crews built a two-mile narrow gauge track into Valencia Canyon, and over the next eight years, redwood lumber flowed out of the Valencia down to Hihn's Valencia Mill in Aptos Village (Hamman 2002; Lydon 2008).

These two streams of redwood lumber converged in Aptos, just as the two creeks did south of the village. In 1893 Hihn shut down his Valencia Mill, and in 1899 the Loma Prieta Mill was closed, marking the end of the Aptos lumber boom. Smaller episodic lumber operations continued north of the village, but by the 1920s, that too had ended.

The Apple Era, 1900-1959

By the late 1890s, paralleling the agricultural trend going on in the Pajaro Valley, apples became the focus of activities at Aptos Village. The same railroad that carried lumber to the far corners of the

country now began carrying railroad cars filled with apples. Most of the orchards were located north and east of Aptos Village, and Frederick Hihn was one of the leaders of this new Aptos industry.

By the 1920s Aptos was the second most important apple shipping location in Santa Cruz County. Over 90 percent of the apples shipped in the 1920s came from Watsonville, and though only five percent of the county's apple crop went through Aptos each year, it was enough to create a microcosm of the apple industry in Aptos Village. Box making, apple packing, an apple dryer and vinegar works were represented in what became a small apple-centered industrial park.

One of the most prominent of these businesses was the Lam-Mattison apple dryer founded in 1905. Lam Pon, an immigrant from China, became a partner with Ralph Mattison and their dryer became a landmark in the village. Each fall a large group of Chinese laborers would move into the village and work in the dryer well into the winter. In later years Filipino laborers were the dominant laborers. The Lam family continued its partnership with the Mattisons up to 1940. The last of the Aptos apple packing facilities closed in 1959 (Lydon 2008).

KNOWN AND POTENTIAL RESOURCES IN THE PROJECT AREA

CA-SCR-222/H, Prehistoric Component

First recorded in 1979, the prehistoric component of SCR-222/H is located in the open field west of the Bay View Hotel, on both sides of Soquel Drive, and east of Aptos Creek Road. Its boundaries, as initially recorded, measure approximately 550 by 300 meters (1,800 by 985 feet), or largely the western half of the current project area (Figure 3). The prehistoric component is described in the original record as an extensive occupation site with a midden deposit, including fire-cracked rock, large mammal bone, and shellfish remains (Morris 1979).

Also in 1979, a general surface reconnaissance of SCR-222/H was conducted by Robert Cartier, Principal Investigator for Archaeological Resource Management, and C. Detlefs, a historic specialist. Areas that were clear of vegetation and soil brought to the surface by rodent activity contained fire-altered rock, chipped lithics, shellfish remains, and charcoal. Historic resources in the form of glassware, ceramics, and other artifacts, possibly dating as early as the mid-1800s, were also found on the surface. Cartier (1979) noted that the site had been impacted in historic times by roads, railroad tracks, and several building sites.

Survey, 2008

Between 1979 and 2008, it does not appear that SCR-222/H was documented further. In September 2008, Albion archaeologists conducted an intensive pedestrian survey of the proposed Aptos Village project area and discovered far fewer surface artifacts than the quantities noted in 1979, suggesting that SCR-222/H has since been further impacted by ongoing building demolition and interim use, and probably also by illicit artifact collecting. Nevertheless, Albion's survey revealed small quantities of shell, a piece of fire-affected rock, a possible ground stone artifact, and a piece of cryptocrystalline silicate stone material in the western portion of the project area. The location of these items appears to match the initial plotted location of SCR-222/H. Additionally, some fragments of clam and abalone shell were identified in the bike jump park at the eastern extent of the project area.

Phase 1 Investigations, 2008

Following the survey, Albion archaeologists conducted Phase 1 archaeological investigations in the project area in an effort to further assess the spatial extent, depth, and integrity of SCR-222/H (Appendix A). Based on the previous survey results, five trench locations in the project area were identified for mechanical excavation (Figure 3). Trenches were approximately 2m x 1m, and were excavated to sterile yellow or gray soils (180-220cm). Bucket samples from stratigraphic contexts throughout the trenches were screened through 6mm mesh to identify cultural materials. Only two trenches (1 and 2) produced prehistoric cultural materials, and this was limited to four flakes in the first trench and five in the second, along with a ground stone artifact. The material recovered was in a disturbed context with apparent prehistoric, historic, and modern materials all found in association with one another. Items such as metal, glass, and ceramics were encountered as deep, if not deeper in the deposit, than the stone and shell cultural materials.

Two 1m x 0.5m STUs (surface transect units) were hand excavated to 1m in depth. The overburden at both unit locations was removed by a backhoe until the initial contact with darker sediments. These were still within disturbed stratigraphic contexts. STU 1 was located near Trench 2, and STU 2 was located between Trench 1 and Trench 2. After overburden was removed, STU 1 was hand excavated from 40cm below the present surface to 100cm. STU 2 was hand excavated from 25cm below the



present surface to 100cm. Similar to Trenches 1 and 2, a small amount of lithic material and shell was recovered, along with a greater quantity of historic and modern debris.

Additionally, a geoarchaeological investigation was performed during mechanical trenching of select areas to assess sensitivity for buried land surfaces that may harbor deeply buried archaeological sites. Identification of these landforms prior to construction (as opposed to discovery during construction) is an integral part of the larger resource identification effort, and can reduce the likelihood that the project is delayed due to unanticipated cultural resource discoveries. The investigation showed disturbances from modern activities from the surface to the bottom of each of the trenches.

Based on the results of the Phase 1 investigations, several conclusions were drawn:

- The prehistoric component of SCR-222/H is present in the western and southwestern portion of the current project area,
- Shell debris present at the bike jump park may be related to redeposited site matrix as the easternmost backhoe trenches did not produce more than modern and historic materials,
- The prehistoric component of SCR-222/H does not appear to provide evidence for intensive prehistoric occupation, and
- Site integrity appears to have been severely impacted by historic and modern activities.

Historic Archaeological Resources

Research addressing the sensitivity of the project area for historic archaeological deposits was conducted as early as 1979 by Archaeological Resource Management in conjunction with three small "project areas," all of which are overlaid by the current, larger project area (Cartier et al. 1979). This "archival" study evidently followed a surface survey of one parcel east of Aptos Creek, on which was found a significant quantity of glassware and ceramic fragments, and other historic artifacts in addition to prehistoric materials (Cartier 1979). The archival research identified two locations sensitive for historic archaeological deposits associated with nineteenth-century occupation of the area by railroad workers, specifically Asian laborers (Cartier et al. 1979).

It does not appear that any test excavations or other confirmation of this sensitivity analysis was undertaken, and 30 years later, the presence or absence of intact historic archaeological deposits in the project area remains unknown. Additionally, due to the age of the 1979 sensitivity study, the potential for early twentieth century archaeological deposits in the project area was apparently not addressed. Such deposits may include refuse-filled features associated with domestic occupation of the project area by apple industry workers, who were also largely of Asian descent (Cartier et al. 1979).

Research, 2008

A review of historic maps and archival material indicates that the current project area is located within the former boundaries of a historic industrial complex (1880s-1940s) containing various railroad facilities (SPRR) and a lumber mill (1880s-1900) that later evolved into a center for apple processing, packing and shipping (1900-1960). Though primarily industrial, secondary domestic use of the complex is clearly demonstrated in conjunction with railroad, lumber and apple-processing workers' quarters, at least one owner-operators residence, and more than one hotel for visitors.

The historic locations of buildings and structures, both residential and industrial, in this complex are illustrated in Figure 4. Remnant concrete foundations for several buildings, mostly those that were in

operation well into the twentieth century, are still visible in the project area. Only three of the buildings and structures depicted in Figure 4 are still standing: the Bay View Hotel (19), the Hihn Apple-Packing Warehouse (21) and the Loma Prieta Lumber Yard Office (16) (see Built Environment Resources below).

Most of the nineteenth century railroad buildings and structures located in Aptos Village have since been removed or demolished. This includes several sets of spur tracks that traversed the industrial complex and to which large packing buildings (13, 21) were oriented. At present, only the main track of the 1880s SPRR remains along Sequel Drive, at the southern end of the project area (see Built Environment Resources below).

→ Additionally, a railroad turntable (14), constructed as early as 1883, was located in the southern part of the project area. Turntables are typically semi-subterranean structures constructed with circular walls and a central column or pedestal of mortared brick. Circular track was mounted on top of the brick walls, and an iron pivot anchored in the center on which the locomotives were turned. Though the iron is generally removed from turntables after they are no longer in use, the brick-walled pit is often buried intact when surrounding rail houses are demolished. Several of these unique historic railroad features have been unearthed and restored for interpretive history purposes. If the SPRR turntable in the project area is intact or even partly intact, it would potentially be an important historical resource associated with SPRR engineering and early Aptos railroad history.

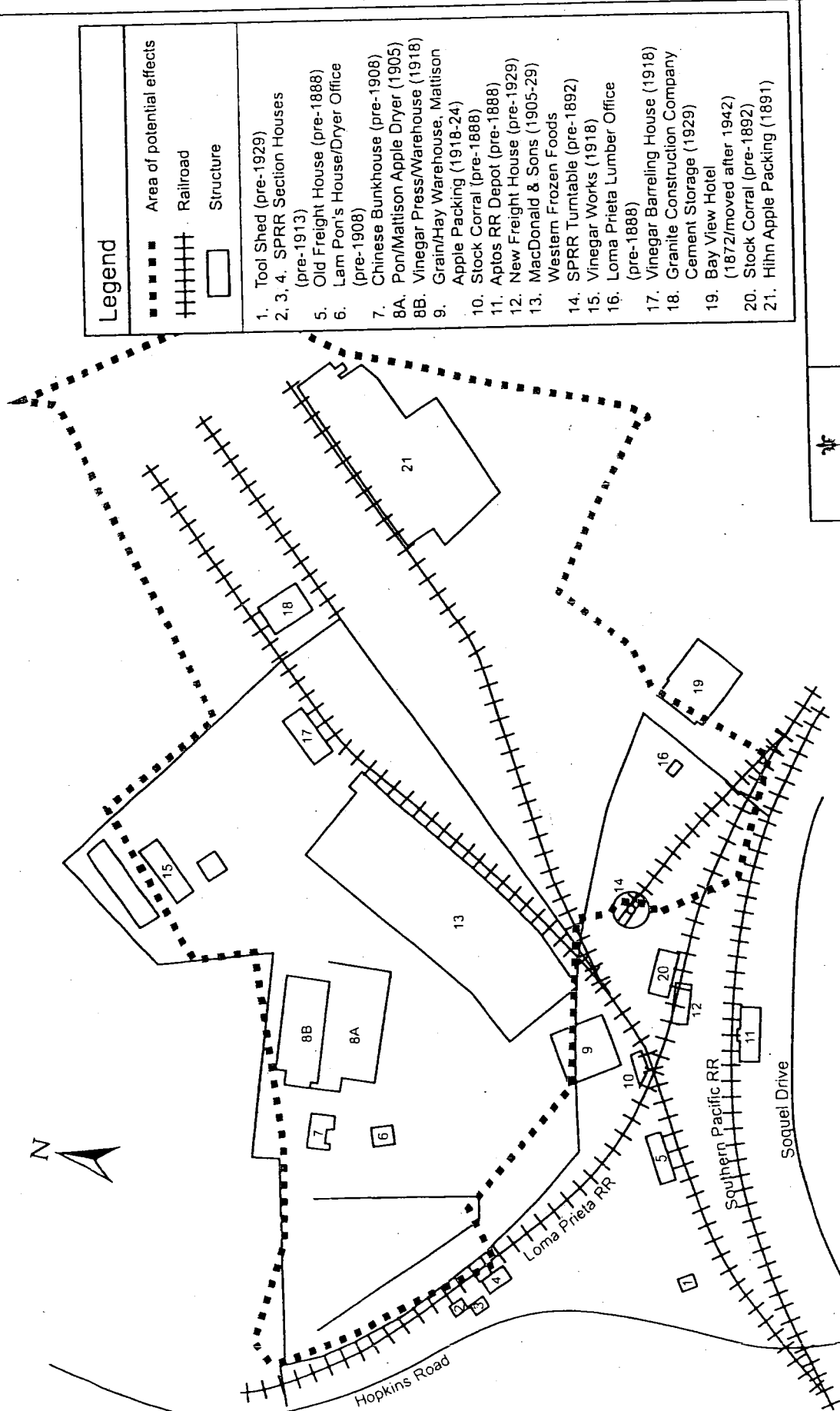
→ Other locations potentially sensitive for historic archaeological deposits are in the northern part of the current project area: the Chinese Bunkhouse (7), Lam Pon's house/office (6); as well as the earliest apple processing facilities in the complex: the Lam/Mattison apple dryer (8a), the vinegar press/warehouse (8b), and the vinegar barreling house (17). Filled features or buried remains associated with any of the above buildings may contain important archaeological data.

Surface surveys and recent Phase I investigations strongly suggest that historic archaeological deposits in the project area have been disturbed or possibly obliterated by ongoing demolition and historic redevelopment of the complex, which began as early as 1900 and continued through the 1970s. Without extensive excavation (data recovery), it is difficult to identify and assess the integrity of any remaining features within this relatively large area. However, the types of historic archaeological deposits that may exist in the project area have the potential to contain important data. Since 1980, archaeological studies of 1910s–1940s Asian neighborhoods, agricultural communities and industrial sites throughout California and the western states (Schulz and Allen 2004; Voss 2005) have established a larger base of comparative data from which important twentieth-century archaeological research issues can now be addressed.

Built Environment Resources

Two historic buildings are located in the current project area, the Hihn Apple Packing House and the Aptos Fire House/VFW Hall, which may have originally served as the office for the Loma Prieta Lumber Mill.

The Hihn Apple Packing House is currently located at 417 Trout Gulch Road. This property, constructed in the mid 1880s or early 1890s for Frederick Hihn, previously served as an apple-packing barn (Oosterhous 2003a). Mid-County historian Vincent Leonard noted that additions to Hihn's packing shed were made in 1899, 1915, and 1920 (Leonard 1975). The business employed Aptos area women during the fall through the winter, grading and packing apples for shipment. Local men made pinewood apple boxes for shipping until the 1920s and 1930s, when lug hauling by truck



Albion Environmental, Inc.

Figure 4. Historic features in project area, 1888-1950 (adapted from Cartier et al. 1979).

caused the Aptos packing industry to decline. The Hihn Apple Packing House is currently in use as a collection of antique shops called Village Fair.

The Aptos Fire House/VFW Hall is located at 8037 Soquel Drive, adjacent to the western side of the Bay View Hotel. The building was constructed in 1889 to serve as the office of the Loma Prieta Lumber Company, but it was highly modified or entirely rebuilt in subsequent years. By 1892, it appeared to be associated with the Aptos Milling Company lumberyard. A 1908 Sanborn Fire Insurance map indicates the structure had been converted to a residence. By 1923, the property was donated by Joe Arano for use as a firehouse. The building was rotated 90 degrees and remodeled. In 1952, the firehouse moved to its new location on Aptos Street, and the building again became a lumber office, this time used by Lester Toney. In the early 1950s, Mrs. Helen Wikkerink opened a small library in the building. Later, it was enlarged and served as the VFW Hall, Monterey Bay Post No. 7778, American Legion. It continued to be used in this capacity until 1979 (Oosterhous 2003b). In later years it was used as an antique store, fruit stand, and currently as a gift shop, "Fleur Gifts."

Two other historic resources are located directly adjacent to the project area and may be affected by the proposed development. These are the Bay View Hotel and the historic SPRR track along Soquel Drive.

The Bay View Hotel, located at 8041 Soquel Drive, is situated adjacent to the southeastern boundary of the proposed area of development. Proposed development will not impact the historic structure. The building was constructed in 1878 at the corner of Soquel Drive and Trout Gulch Road, and was originally named the Anchor House (Oosterhous 2003c). The hotel was owned by Jose Arano and Augustia Castro, who operated a grocery store onto the main floor of the hotel. In 1929, Edward Arano, the son of Joe and Augustia Arano, renovated the hotel. In 1942, the hotel was sold to Fred and Elma Toney, and in 1946 the hotel was moved to its present location.

The historic SPRR line (1883-circa 1960) through Aptos Village is immediately adjacent to the project area along its southern end. This railroad, currently under private ownership and still in regular operation, is central to Aptos and regional history. The current railroad was the main SPRR route through Aptos, forming its essential landscape and morphology. Originating as a shipping point on this railroad, all buildings and roads in Aptos Village were, and still are, oriented to the historic SPRR line.

CONCLUSIONS AND SIGNIFICANCE EVALUATIONS

California Register of Historical Resources Criteria

Section 15064.5 of CEQA provides that, in general, a resource not listed on state or local registers of historical resources shall be considered by the lead agency to be historically significant if the resource meets the criteria for listing on the California Register of Historical Resources (CRHR) (Public Resources Code [PRC] Section 5024.1, California Code of Regulations Section 4852). This section also provides standards for determining what constitutes a "substantial adverse change" that must be considered a significant impact on archaeological or historic resources.

When a project will impact a historical resource, it must be determined whether or not that resource:

- a) Is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political or cultural annals of California; *and*
- b) Meets any of the following criteria:
 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 2. Is associated with the lives of persons important in our past;
 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 4. Has yielded, or may be likely to yield, information important in prehistory or history.

CEQA also requires lead agencies to consider whether projects will impact "unique archaeological resources." PRC Section 21083.2(g) states that "unique archaeological resource" means an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Archaeological Resources Evaluation

Should intact subsurface deposits, either prehistoric or historic, be identified at SCR-222/H, such deposits would have potential to yield information important in prehistory or history. Therefore, SCR-222/H is a potentially significant archaeological site (a), and also has the potential to meet

CRHR Criterion 4 above. Both prehistoric and historic components of SCR-222/H would also be likely to meet the CEQA definition of a "unique archaeological resource" as outlined above.

While results of recent test excavations at CA-SCR-222/H suggest that site components are highly disturbed and lack subsurface integrity, this cannot be determined for certainty without further investigation. Therefore, it is Albion's recommendation that all ground-disturbing activity in the project area be monitored by a qualified archaeologist in the event that a substantial intact deposit is found within the property.

Built Environment Resources Evaluation

In 2002-2003, Aptos Village was documented as a mixed commercial-residential historic district by Dill Design Group (Los Gatos), in response to an earlier cultural resources analysis for the proposed Aptos Station Development (Dill et al. 2003). Dill Design Group found the Aptos Village Historic District to be historically and architecturally significant for listing in a local (County) historic register. The 2002-2003 documentation established boundaries for the district as well as a period of significance spanning nearly 85 years, from the arrival of the SCRR in Aptos (1874/75) to the last phase of historic development following World War II (ending in 1959).

A total of 32 properties were inventoried and evaluated as contributing (or non-contributing) elements of a local historic district; 25 buildings were deemed contributing to the district's integrity, and 7 buildings within the district boundaries were designated as non-contributors.

Contributing buildings include the Bay View Hotel, which is also listed individually in the National Register of Historic Places (NRHP); the Aptos Fire Hall; and the Hihn Apple Packinghouse. However, the documentation clearly states that, though eligible for the County's List of Historic Resources, the district as a whole lacks the level of significance and integrity necessary to meet criteria for inclusion in the CRHR or the NRHP (Dill et al. 2003).

Subsequently, the County assigned the Aptos Fire Hall a County significance rating of NR 5, "a property determined to have local significance," and the Hihn Apple Packinghouse a rating of NR 3, "a property eligible, in the opinion of the County Historical Resources Commission, to be listed on the National Register of Historic Places" (Section 16.42.080[e]). The fact remains, however, that neither building meets the criteria for inclusion in the CRHR, and would not be considered important historical resources for purposes of CEQA compliance.

Due to the County's local significance rating, as well as community interest in the dwindling architectural remnants of historic Aptos Village, the current project proposes to relocate the Aptos Fire Hall and the Hihn Apple Packinghouse. The Fire Hall will be relocated outside of the project area and continue to be used. The Packinghouse will be moved slightly north within the project area, reoriented to a new street location and adapted for new commercial use. The defining characteristics of both historic buildings will remain unaltered.

The Bay View Hotel was placed on the National Register of Historic Places in 1992 (Oosterhouse 2003c), regardless of the fact that it was relocated in 1946, and that much of the railroad/lumber mill/apple processing complex with which it was historically associated has long been gone. It is significant largely for its architectural style and elements, and currently has no aspects of setting (other than the railroad) that contribute to its significance. Its NRHP status automatically qualifies it for listing in the CRHR, and it has a local (County) significance rating of NR1, "a property listed in the National Register of Historic Places" (Section 16.42.080[e]). It will not be directly impacted by

the proposed Project, nor will its integrity and/or significance be indirectly (visually) affected by surrounding new development.

The historic SPRR line (1883-circa 1960) through Aptos Village has not been formally evaluated for its historical significance. Forming the basis of Aptos history and its landscape, the current railroad route is potentially eligible for inclusion in the CRHR under Criteria 1, for its major geographical and economical contribution to the Monterey Bay region. It would also be eligible for a local (County) significance designation. ←

POTENTIAL IMPACTS AND RECOMMENDED MITIGATION MEASURES

CEQA Guidelines for Finding of Effect

Section 15064.5 of CEQA states that a project will have significant adverse impacts to cultural resources if the project will:

- Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5;
- Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5;
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature;
- Disturb any human remains, including those interred outside of formal cemeteries.

Archaeological Resources

➤ *Impact 1.* Construction of the proposed project could result in the disturbance of buried prehistoric and/or historic archaeological resources at site CA-SCR-222/H that potentially meet CRHR criteria and may also constitute "unique archaeological resources" under CEQA. There is also potential for the proposed project to disturb human remains within the prehistoric component of CA-SCR-222/H.

Mitigation Measure 1. The potential for impacts to occur at CA-SCR-222/H may be mitigated to less than significant by having all ground-disturbing activity in the project area monitored by a qualified archaeologist, in the event that a substantial intact deposit is found during construction. If this occurs, all work within 50 feet of the find shall be halted, and the find shall be investigated and assessed by professional archaeologists working under the stipulations of a monitoring/treatment plan approved in advance by the County.

Built Environment Resources

Relocation and reuse of the Hihn Apple Packinghouse at 417 Trout Gulch Road will not result in a substantial adverse change to a historical resource as defined by CEQA. In accordance with Santa Cruz County criteria for historic preservation (SCC16.42.070), a Historical Resource Preservation Plan will be prepared and approved by the County Historic Resources Commission prior to relocation of the Packinghouse. No further action is recommended.

Relocation of the Aptos Fire Hall at 8037 Soquel Drive will not result in a substantial adverse change to a historical resource as defined by CEQA. In accordance with Santa Cruz County criteria for historic preservation (SCC16.42.070), a Historical Resource Preservation Plan will be prepared and approved by the County Historic Resources Commission prior to relocation of the Fire Hall. No further action is recommended.

The proximity of the Bay View Hotel (8041 Soquel Drive) to the proposed project will not result in a substantial adverse change to a historical resource as defined by CEQA. No further action is recommended.

Construction of the project to include an additional crossing of the historic SPRR line along Soquel Drive will not result in a substantial adverse change to a historical resource as defined by CEQA. No further action is recommended.

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APPENDIX A

PHASE 1 INVESTIGATIONS AT CA-SCR-222/H



July 22, 2011

Todd Sexauer
Environmental Planner
County of Santa Cruz
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

Dear Todd,

In response to your request I have listed the salient points related to the excavation done on 2/26/09.

- APN: 041-011-24
- Date of Excavation: 2/26/09
- Purpose: locate turntable mentioned in various reports
- Contractor: Jeff Taylor
- People Present: Christine & George Mead (Toxichem), Pete Testorff, Joe Appenrodt & Jeff Taylor
- Scope of Excavation: 4 trenches: 3-4' wide/5-5.5' deep/40-50' long
- Location of Excavation: See Attached Sheet
- Findings: Occasional rocks, some particles of concrete, & pieces of glass.

There was no evidence of a turntable or any other items of historical significance. Please let me know if any additional information needed.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Joe', written over a horizontal line.

Joe Appenrodt
Aptos Ventures, Partner

APPENRODT
COMMERCIAL
PROPERTIES

4375 Capitola Road
Capitola, CA 95010

831.465.9590 O

831.465.9195 F



July 22, 2011

Todd Sexauer
Environmental Planner
County of Santa Cruz
701 Ocean Street, 4th Floor
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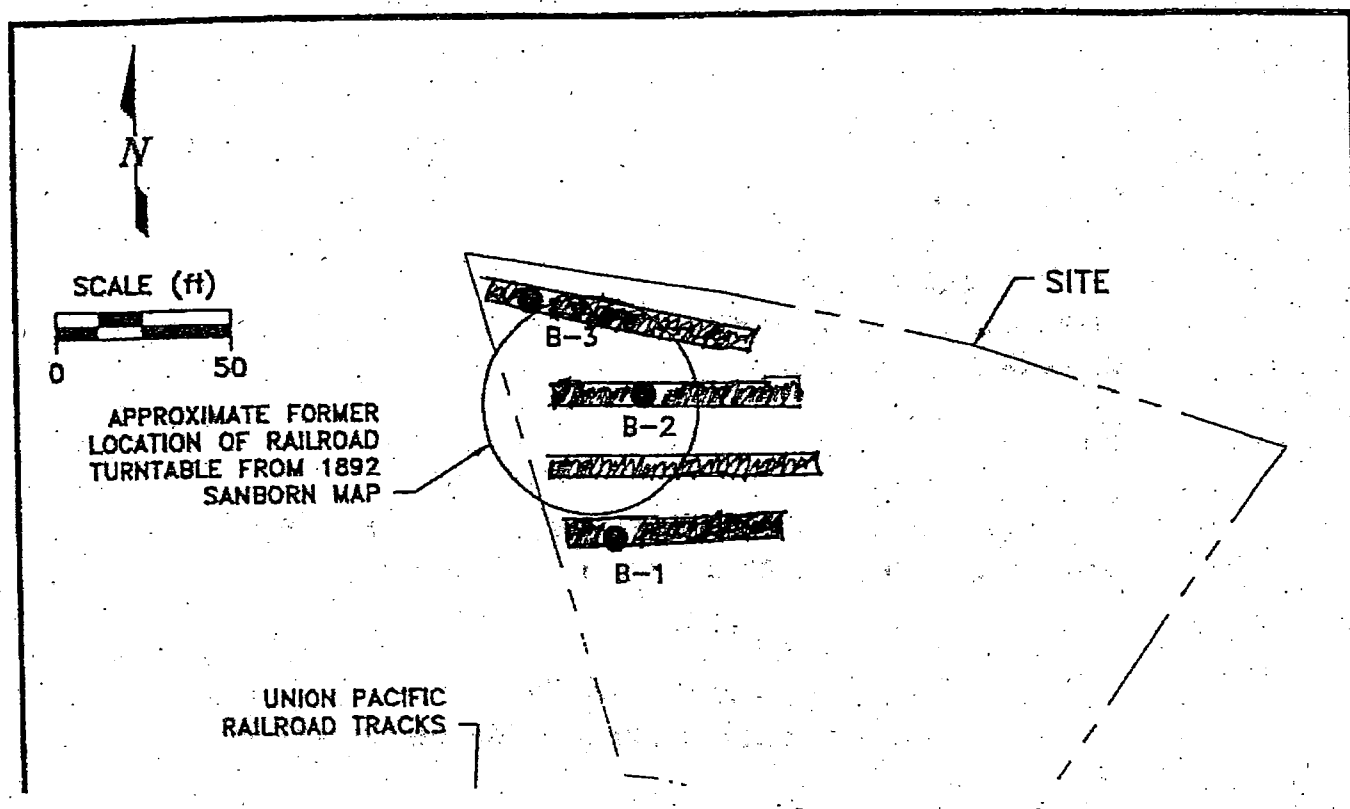
A handwritten signature in dark ink, appearing to read 'Joe'.

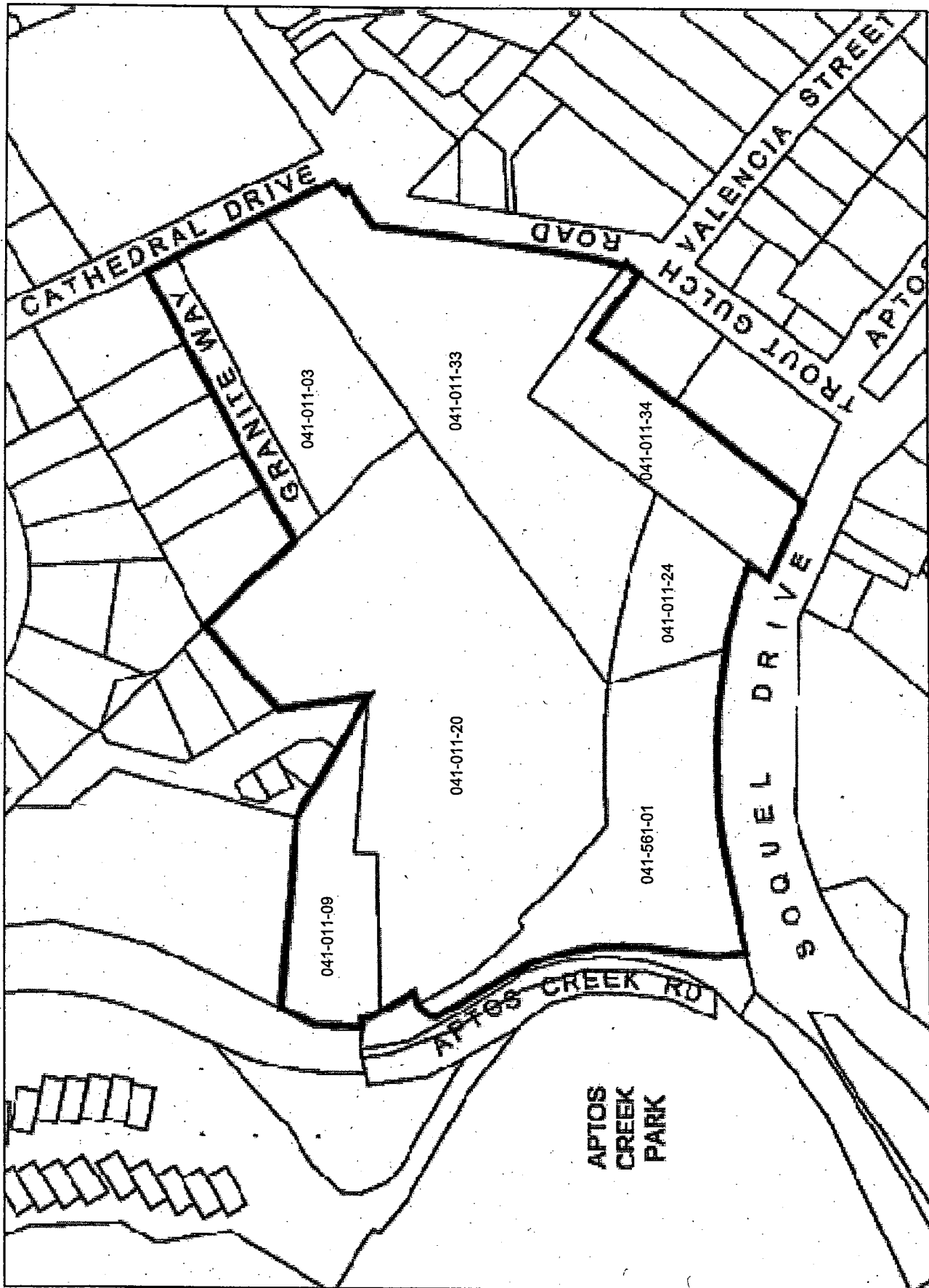
Joe Appenrodt
Aptos Ventures, Partner

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APTOS VILLAGE
Exhibit L: Location Map
Source: Ifland Engineers 2010.

Exhibit M: Aerial View of Aptos Village Area

