



# COUNTY OF SANTA CRUZ

## HISTORIC RESOURCES COMMISSION

### PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

July 20, 2011

**AGENDA: August 5, 2011**

### APPLICATION FOR DEMOLITION OF THE APTOS FIRE HOUSE/ VFW HALL

**Applicant:** ..... Joe Appenrodt  
**Owner:** ..... Aptos Ventures  
**Application No.:** ..... 111059  
**APN:** ..... 041-011-24  
**Situs:** ..... 8037 Soquel Drive, Aptos  
**Location:** ..... Area north of Soquel Drive in Aptos, between Trout Gulch Rd. on the east and  
Aptos Creek Road on the west. .  
**Historic Name:** ..... Aptos Fire House/ VFW Hall  
**Current Name:** ..... Vacant  
**Rating:** ..... NR-5

#### Existing Site Conditions

**Parcel Size:** ..... Approximately .535 acres  
**Use:** ..... Vacant

#### Planning Policies

**Planning Area:** ..... Aptos  
**Zone District:** ..... C-2-L  
**General Plan Land Use Designation:** ..... Community Commercial  
**Coastal Zone:** ..... No

### PROJECT DESCRIPTION

Application to demolish the Aptos Fire House/ VFW Hall, listed in the County's Historic Resources Inventory as an NR-5 resource (local historical significance) in accordance with Chapter 16.42 of the Santa Cruz County Code, based upon evidence provided in the Documentation Report that preservation of the structure is not feasible due to the deteriorated condition of the building, and due to the dangerous condition of the building. The application for demolition of an historic structure requires a public hearing and recommendation by the Historic Resources Commission, and a public hearing and final action by the Santa Cruz County Board of Supervisors.

## **Introduction**

The Aptos Firehouse/ VFW Hall is an NR-5 rated building (of local historical significance), which was added to the County's Historic Resources Inventory in 2003. The building is located at 8037 Soquel Drive in Aptos Village, immediately to the west of the Bayview Hotel. The building is described in the Inventory record as "simplistic in design and detail and not representative of a particular architectural style" (Exhibit D). The inventory sheet notes that the building was used historically as a lumber office, a residence, a firehouse, again as a lumber office, a VFW Hall, and then for various commercial uses. The inventory sheet notes "there is no question that the building has been extensively altered throughout the years: however, it plays an important part in better understanding the history of the district." Although the historic district for this area was never designated, the comment could refer more generally to the role the building played in understanding the history of Aptos Village. The DPR form does not provide information regarding the structural integrity or overall condition of the building at the time of listing.

As a historic structure within Aptos Village, the Firehouse/VFW Hall was considered in the Aptos Village Specific Plan approved by the Board of Supervisors in February 2010. The Aptos Village Plan includes new circulation plans to facilitate development of Aptos Village, as well as plans for a larger commercial building at the site of the historic Aptos Firehouse/ VFW Hall. In order to preserve the building within the context of the overall development plan for the Village, the Plan proposes to relocate the building to another site within the village area, with the specific location to be determined when a development application is submitted for Aptos Village. The specific location and the rehabilitation plan for the building would require approval by the Historic Resources Commission.

As part of the application process for a development permit to develop portions of Aptos Village in accordance with the Aptos Village Plan, the owner of the Firehouse/ VFW Hall building had a structural engineer evaluate the building to determine an appropriate approach for relocation. Upon evaluation, Redwood Engineering determined that the building was in such deteriorated condition that relocation or rehabilitation of the building would not be possible. This determination was confirmed by the County Building Official, who furthermore determined that the building presented danger to occupants, and subsequently red-tagged the building as dangerous and unsafe to occupy. Consequently, the owner of the building has submitted an application to demolish the building. The application for demolition has been evaluated in accordance with requirements in Section 16.42.060 (b) of the Santa Cruz County Code for demolition of an historic resource, and has been determined to be consistent with these requirements. The remainder of this report examines the demolition application in detail, including the documentation report prepared by Urban Programmers, reports by Redwood Engineering, and Peer Review of the Documentation Report prepared by Circa, the County's historic consultant.

## **Discussion**

### Aptos Village Plan – Criteria for Firehouse

The Aptos Village Specific Plan (AVP) approved by the County in February 2010 includes proposals to relocate two historic resources – the Apple Barn and the Aptos Firehouse - to other locations on the site, in order to accommodate a new road alignment and allow the site to be more intensively developed for commercial and residential use. Based largely upon comments from your Commission, the AVP adopted by the Board of Supervisors includes conditions regarding future development proposals for the Firehouse/VFW Hall: "Any exterior changes must be sensitive to the historic significance 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 [face] the street in its current narrow-side configuration. Before moving this building, the County's Historic Resources Commission (HRC) must approve the relocation and associated reconstruction work." The Plan also states that if the HRC finds

and NR rating, then “the Aptos Village Plan will need to be amended to address the land use of the structures in their current location.”

The Aptos Village Plan assumes that the Firehouse/ VFW Hall is structurally sound and physically capable of being moved and rehabilitated. Based upon this assumption, the Aptos Village Plan presents two options for the building: either relocate and rehabilitate the building in accordance with the Secretary of the Interior Standards and while protecting the NR-5 rating, or if that is not possible then keep the structure in its current location and amend the Aptos Village Plan accordingly.

### **Condition of the Firehouse/ VFW Hall**

Redwood Engineering completed two inspections of the Firehouse/ VFW Hall, the first in September 2010 and the second in March 2011, evaluating the structural integrity of the building (Exhibit B). Additionally, the County Building Official completed two special inspection reports after two separate site visits in December 2010 and June 2011 evaluating the building (Exhibit B). Both Redwood Engineering and the County Building Official have determined that the building is structurally unsound, with the historic materials in a deteriorated condition. According to both the structural engineer and the County Building Official, it would not be possible to relocate and then rehabilitate the building. Instead, the relocation would require a complete reconstruction, with replacement of most of the historic materials with new materials. According to the County Building Official, reconstruction of the building would require “complete replacement of the foundation, structural frame”, and other components, such that “the only potentially salvageable portion of the structure would be the old 16-gauge corrugated siding and roofing material” ( Exhibit B). The March 22<sup>nd</sup> report from Redwood Engineering also notes, “should the Building Official find it necessary to require that the structure be refurbished to current construction standards, the resultant structure would be a recreation, not a restoration” (Exhibit B). Not only is relocation not feasible, but according to the June 21, 2011 report from the Building Official, even rehabilitation in place is not feasible “due to the age, lack of maintenance, and degree of structural degradation.”

In addition to determining that the building lacks structural integrity and cannot be rehabilitated or relocated, after the June 2011 site visit the Building Official determined that the building presents a danger to occupants due to the deteriorated condition of structural components. Consequently, the Building Official red-tagged the building as unsafe to occupy and determined that the building is dangerous. The June 21<sup>st</sup> report by the Building Official notes that “the structure presents an imminent danger to the safety of occupants”. The dangerous condition of the building must be addressed, and the building cannot remain in its current unsafe condition.

### **Secretary of the Interior Standards: Treatment Options**

As noted in the Aptos Village Plan, the relocation of the building must be consistent with the Secretary of the Interior Standards and maintain the NR-5 rating for the building. Based upon the reports from both Redwood Engineering and the County Building Official, it appears that relocation of the building would require a “recreation” with new building components. Although this would no longer be considered “Rehabilitation” under the Secretary of the Interior Standards, as noted in the Documentation Report (Exhibit C), reconstruction is considered a preservation treatment in the broadest sense under the Secretary of the Interior Standards. Therefore, reconstruction could conceivably be considered as a way to preserve historic building, if it could be done in accordance with the Secretary of the Interior Standards and in a manner that would allow the building to retain its status as a building with local historic significance (NR-5).

Under the Secretary of the Interior Standards, reconstruction can be considered only “when sufficient historical documentation exists to ensure an accurate reproduction.” Further guidance on reconstruction provided by the National Park Service Technical Preservation Services, as noted in the Documentation report, states that for reconstruction “only one period of significance is generally identified; a building, as it evolved, is rarely recreated (Documentation Report, Attachment F).

Unfortunately, the Aptos Firehouse/ VFW Hall as it exists today has been significantly altered over the past 50 years. Alterations include: new window and door openings and new vinyl windows and doors on the west side of the building; additions on the rear (north side) of the building; and replacement of the false front (south side of the building) after the 1950's (see Attachment D of the Documentation report). Given the extensive alterations, reconstruction of the building as it exists today would not accurately represent how the building appeared during its period of significance, which was specified for the proposed historic district as 1875 – 1959. And there is not sufficiently detailed information or documentation available about the how the building appeared during its period of significance as a firehouse, lumber office, residence or VFW hall to be able to reconstruct it in a historically accurate manner. Given the extent of recent alterations to the building and lack of documentation regarding the appearance of the building during its period of significance, it does not appear that reconstruction in a manner consistent with the Secretary of the Interior Standards is possible for this building.

Based upon analysis by Redwood Engineering and the County Building Official, as outlined in the Documentation report, it appears that it would not be possible to relocate the Aptos Firehouse/ VFW Hall as an intact building, or to relocate and reconstruct the building, in a manner that would be consistent with the Secretary of the Interior Standards. Another option that must be considered under the Aptos Village Plan is retaining and rehabilitating the firehouse in its present location, and amending the Village Plan accordingly. However, as noted above, even rehabilitation of the structure in its current location is not feasible, but would instead require reconstruction, since almost all of the historic materials would require replacement with new materials in order to provide a safe and structurally sound building. As discussed earlier, reconstruction of the building in a manner that is consistent with the Secretary of the Interior Standards is not feasible.

Circa's peer review noted that although it would certainly be technically feasible to reconstruct the Firehouse/ VFW building with new materials and components and return the building to its current appearance, such a building would no longer be historic, and would therefore not be eligible for listing on the local register as an NR-5 building (Exhibit E).

#### Santa Cruz County Code Requirements for Demolition of an Historic Resource

The main purpose of the County's Historic Preservation Ordinance is to protect and preserve historic resources. However, recognizing that under some extraordinary circumstances this may not be feasible, the Ordinance provides a process for considering demolition of an historic resource. An application for demolition requires a public hearing and recommendation by the Historic Resources Commission, with a public hearing and final determination by the Board of Supervisors.

As outlined in Section 16.42.060(b) of the County Code, application for demolition requires a special inspection report by the Planning Department to evaluate the condition of the structure, and a historical documentation report. The documentation report must contain information supporting one or more of the following:

1. Preservation is not feasible due to the deteriorated condition of the structure or object, or
2. Preservation would create an exceptional hardship, or
3. Demolition is necessary to alleviate a dangerous condition.

As discussed below, the documentation report supports two of these criteria; that preservation is not feasible due to the deteriorated condition of the structure or object, and that demolition is necessary to alleviate a dangerous condition.

As noted in the previous section of this staff report, the reports by Redwood Engineering and two evaluations by the County Building Official have determined that the building is extremely deteriorated, such that relocation of the building, or relocation in conjunction with rehabilitation, in accordance with the Aptos Village Plan is not feasible. As noted in the previous discussion, reconstructing the building either in place or with relocation in a manner that would be consistent with the Secretary of the Interior



Standards is also not feasible, given both the extensive recent alterations to the building, and the lack of sufficiently detailed information regarding the appearance of the building during its periods of significance. Given that neither reconstruction nor rehabilitation are options for preserving this building as a historic structure, it would appear that preservation is not feasible for this building.

In addition to the deteriorated condition of the building, the Building Official on June 9<sup>th</sup> determined that the building "presents an imminent danger to the safety of occupants." The building has been red-tagged to prevent it from being occupied. As the building presents a potential danger to the public, it cannot remain indefinitely in its current condition. The reports by the engineer and the Building Official, as well as information in the Documentation Report, have documented that due to the deteriorated condition of the building it is not possible to relocate the building as an intact structure, nor is it feasible to rehabilitate the building in place. From a historic standpoint, it would appear that demolition is the only feasible option for this building. Although demolition with recreation/reconstruction would in some cases be a means to preserve a historic structure, in this case as discussed earlier it would not be possible to preserve the historic value of the building through reconstruction.

Section 16.42.060 (b) also requires that the Historical Documentation Report include "Provisions to preserve the historic values of the structure or object by documentation and/or preservation of artifacts and building materials." In the recommended project conditions below, the applicant would be required to document the history of the building based upon the Historic American Buildings Survey (HABS) documentation process, providing detailed photos of the current building, and completing additional archival research regarding the history of the building. Additionally, the applicant would be required to provide an interpretive display for the public in an outdoor area highly visible to the public illustrating the history of the building in the development of Aptos Village. The display would include historical data and photos obtained from the required documentation process, or other cited archival sources. A historic marker would also be required to mark the historic location of the building.

As is consistent with Santa Cruz County Code Chapter 16.42, the recommended conditions require the applicant to offer the structure to the general public for removal or dismantling for salvage at no cost or remuneration to the applicant, prior to issuance of the demolition permit.

### **CEQA Review**

Environmental Review will be completed for this project. The environmental review documents will include mitigation measures as necessary to address any potentially significant impacts that may result from the proposed project. Your Commission will be provided with copies of the environmental review documents during the comment period, and will be provided with the opportunity to review and comment on the document.

### **Conclusions and Recommendations**

This report has evaluated the application to demolish the historic Aptos Firehouse/ VFW Hall for consistency with the requirements in Section 16.42.060 (b) regarding demolition of an historic resource. Information provided in the documentation report, including information from Redwood Engineering as well as reports from the County Building Official, demonstrated that preservation is not feasible due to the deteriorated condition of the building, and that demolition is necessary to alleviate a dangerous condition. Therefore, the demolition application complies with requirements in Section 16.42.060 (b) for demolition of historic resources.

The application has also been evaluated for consistency with the Aptos Village Specific Plan (AVP). The AVP requires either that the building be relocated in a manner consistent with the Secretary of the Interior Standards, or that the building remain in place and that the AVP be amended accordingly. Unfortunately, it does not appear that either option is feasible for the building. Therefore, the AVP should be amended to recognize the deteriorated condition of the building and allow for the demolition

of the Aptos Firehouse/ VFW Hall.

Therefore, staff is recommending that your Commission take the following actions:

1. Recommend that the Board of Supervisors accept the Documentation Report (Exhibit C) and approve the application to demolish the Aptos Firehouse/ VFW Hall (Exhibit B), subject to the conditions recommended below, and based upon the attached findings (Exhibit A).
2. Recommend that the Board of Supervisors amend the Aptos Village Plan to note the following:  
Based upon several inspections by the County Building Official and engineering reports determining that the Firehouse/ VFW Hall is in a deteriorated condition such that relocation, or rehabilitation in place, is not feasible, and that the building presents a danger to future occupants, the County has authorized demolition of the structure. The history of the building will be documented through an interpretive display within Aptos Village, including historic photographs that illustrate the historic role of the building within the history of Aptos Village.

### **Recommended Conditions of Approval – Aptos Firehouse/ VFW Hall**

#### Provisions to offer the structure to the general public:

Consistent with County Code Section 16.42.060(b) 1(C), provisions shall be made to offer the structure to the general public for removal or dismantling for salvage at no cost or remuneration to the applicant. The availability of the structure shall be advertised by means of a 1/8 page display ad in a paper of general circulation in the County of Santa Cruz, at least twice during a thirty-day period. The advertisement shall include the address at which the structure proposed for demolition is located, information as to how arrangements can be made for relocation (through moving or dismantling) of the structure proposed for demolition, and the date after which a Demolition Permit may be issued. Evidence of this publication must be submitted prior to issuance of a Demolition Permit.

#### 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.

#### Interpretive Display:

Consistent with the recommendations in the documentation report prepared for the project and with County Code Section 16.42.060 to preserve the historic value of structures that are demolished, one or more interpretive displays shall be installed on the property that will provide information to the public regarding the history of the Firehouse/ VFW Hall in the context of the history and development of Aptos Village. The display shall include photographs of the building as it existed before demolition, as well as historic photos documenting the use of the building as a firehouse, residence, lumber office and VFW Hall, obtained during the documentation process noted below. These displays will be integrated into the design of Aptos Village, near the current location of the firehouse building, or included as part of a larger interpretive display involving the Apple Barn, and will be installed outdoors in highly visible areas. The display will include historical data from the documentation requirement, or other cited archival sources. 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. 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.

Historical Marker:

A permanent plaque will be installed at the existing location of the firehouse, describing the firehouse and its history as part of Aptos Village. Plans for the historic marker shall be submitted prior to the issuance of the demolition permit. Installation of the marker shall be required prior to the final inspection for the demolition permit.

Documentation:

HABS-like documentation shall be required to document the historic building prior to demolition. 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) additional archival research providing written data regarding the history and description of the property. 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. Documentation shall include preservation of significant historic materials or objects uncovered as part of the demolition process. The applicant shall submit a documentation plan prepared by a qualified historian/ architectural historian (according to the Secretary of the Interior's professional qualification standards) prior to the approval of the demolition permit. Completion of the documentation shall be required prior to the final building permit inspection.

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.

**Action Date:** \_\_\_\_\_

**ACTION:**      **Ayes:** \_\_\_\_\_

**Noes**                      \_\_\_\_\_

**Absent**                      \_\_\_\_\_

**Date:** \_\_\_\_\_

\_\_\_\_\_  
Annie Murphy  
Secretary to the Commission

Exhibits

- A. Findings
- B. Copy of Application, including reports from Redwood Engineering and the Special Inspection Reports from the County Building Official, site plans, elevations of existing building, and photographs

- C. Documentation Report: Urban Programmers
- D. DPR form (Inventory Sheet) for the Aptos Firehouse/ VFW Hall
- E. Peer Review of the Documentation Report: Circa
- F. Aptos Village Plan, sections relating to historic resources
- G. Location Map
- H. Aerial Photograph

### **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 application is consistent with the requirements for applications involving the demolition of an historic resource.

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

The Application for demolition is in conformance with the requirements contained in the ordinance, including the provision of evidence that preservation of the structure is not feasible due to its deteriorated condition, and that demolition is necessary due to the dangerous condition of the structure.

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.*

As conditioned, the application for demolition would require documentation of the resource, including submission of photographs of the current condition of the resource, as well as archival research to provide historic photographs and additional historic information regarding the history of the Aptos Firehouse/ VFW Hall building in the development of Aptos Village. Project conditions also require the applicant to provide an interpretive display for the public, including both photographs and text informing the public of the history of the building in the context of Aptos Village. This display would be required in an outdoor highly visible location within Aptos Village. Although the demolition of the Aptos Firehouse/ VFW Hall would be a loss to the community, the provision of a detailed interpretive display would help to educate the public regarding the history of the Firehouse/ VFW Hall building within Aptos Village.

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary #
PRIMARY RECORD		HRI #
Other Listings		Trinomial
Review Code	NRHP Status Code	5
Reviewer	Date	

Page 1 of 3

\*Resource Name or #: (Assigned by recorder) 8037 Soquel Drive

P1. Other Identifier: Aptos Fire House/VFW Hall

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

a. County: Santa Cruz

b. USGS 7.5' Quad Soquel Date 1994 Revised

T 11S R 12 B.M. Mt. Diablo

c. Address 8037 Soquel Drive

City Aptos

Zip 95003

d. UTM: (Give more than one for large and/or linear resources)

Zone 10S 597936mE 4092763mN

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

Assessor's Parcel Number: 041 011 24

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

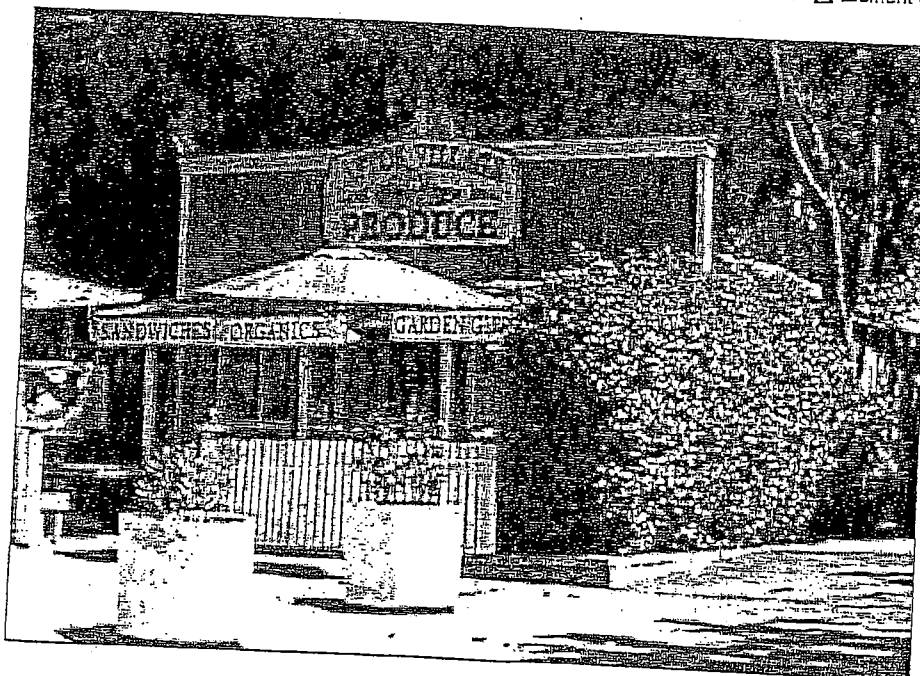
CONTRIBUTING BUILDING (NR 5D)

The Aptos Fire House/VFW Hall building is located at 8037 Soquel Drive. Constructed pre 1889, this building is simplistic in design and detail and is not representative an particular architectural style.

This small building with front-facing gable roof and false front is a simple structure. It sits atop what appears to be a concrete perimeter foundation. The front of this building, which is of frame construction, is covered in V-groove siding. The sides are covered in corrugated metal [which likely conceals V-groove siding]. A raised parapet of recent construction, clad in vertically applied V-groove siding, conceals the front-facing gable from view. A front porch, supported by square posts and topped with a shed roof, spans the front of the store and two ribbons of three windows flank the centrally located entrance.

According to the owner, the framing is of redwood timber and a garage door is located on the northeast elevation. (Continued page 2)

\*P3b. Resource Attributes: (List attributes and codes) HP6, HP39-Fire House &amp; Library, HP13-VFW

\*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

pre 1889

\*P7. Owner and Address:  
Edward W. Newman  
3331 Capitola Ave.  
Capitola, CA 95010

\*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)

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

Primary #  
 HRI #  
 Trinomial

Page 2 of 3

Resource Name or # (Assigned by Recorder)

8037 Soquel Drive

Recorded By: K. Oosterhous & C. Duval

Date: 8/25/02 Rev 3/7/03

☒ Continuation

☐ Update

There is no question that the building has been extensively altered throughout the years; however, it plays an important part in better understanding the history of the district.

This building 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 original building located on this site was constructed by 1888 and was identified at the office of the Loma Prieta Lumber Company. By 1892, it appeared to be associated with the Aptos Milling Company lumberyard, and still identified as a "lumber office." The 1908 Sanborn Map shows the building as being used as a dwelling. By 1923, the property was donated by Joe Arano for use as a firehouse. It was rotated 90 degrees on the lot and remodeled with materials donated by Norton-Phillips Lumber Company. The 1929 Sanborn Map shows a fire alarm/bell was out front of the building. In 1952, the firehouse moved to its new location at on Aptos Street, and the building once again was used as a lumber office. This time it was used by Lester Toney the son of George Toney who was stationmaster at the Southern Pacific Depot for many years. In the early 1950s, Mrs. Helen Wikkerink opened a small library in the building. Later, it was enlarged and served as the VFW (Veterans of the Foreign Wars) Hall, Monterey Bay Post No. 778, American Legion, a use that continued until at least 1979. In recent years it has been an antique store. It is currently a fruit stand.

#### Sources

Johnston, P.  
 1973 Aptos and the Mid Santa Cruz County Area, 1890 to World War II. Edited by Elizabeth Spedding Calciano. UCSC Regional History Project.

Leonard, V.  
 1971 Fire-Fighting in Aptos has come a long way since bucket brigades. Green Sheet. 25 March.

Sanborn Fire Insurance Maps  
 1888- Aptos.  
 1929

Santa Cruz Sentinel  
 1929 Interesting History of Aptos and Its Development. 17 May.

Swift, C.  
 1993 Aptos Neighbors honor David McPadden, the man who brought Books to Town. Mid County Post. 1 June.

Polk's Watsonville City Directory  
 1967 Soquel Drive.

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

Primary #  
 HRI #  
 Trinomial

Page 3 of 3

Resource Name or # (Assigned by Recorder)

8037 Soquel Drive

Recorded By: K. Oosterhous & C. Duval

Date: 8/31/02 Rev 3/7/03

☒ Continuation

☐ Update

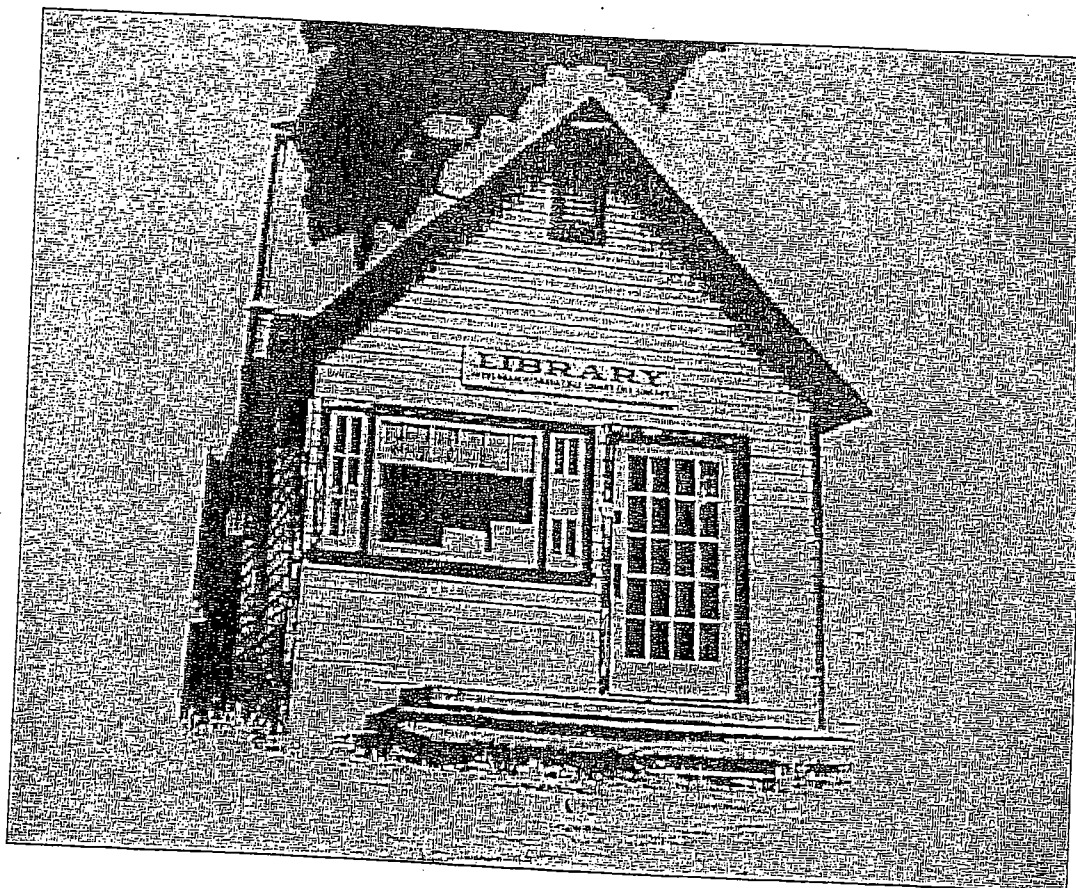


Photo circa 1950s, Aptos Museum.





July 22, 2011

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

RE: Peer Review of Documentation Report for the Former Aptos Firehouse/VFW Hall

The County of Santa Cruz (County) asked Circa to conduct a peer review of the *Documentation Report for the Former Aptos Firehouse/VFW Hall* [Urban Programmers, April 2011] for consistency with the Secretary of the Interior Standards (SIS) for the Treatment of Historic Properties, and for consistency with the County's local regulations. The SIS review appropriately focused on the two most potential Treatments applications: Relocation and Reconstruction. Due to the extensive physical alterations over time the former Aptos Firehouse/VFW Hall no longer retains physical integrity. In addition, substantiated documentation is lacking to support the argument for historic significance associated with a person(s) or event.

While Circa does not opine on issues of structural soundness we concur with the findings of the *Documentation Report* prepared by Urban Programmers (April 2011), the report from Redwood Engineering (March 2011), and the reports from the County Building Official (December 2010 and June 2011) concluding the following:

- a) Relocation, or relocation and reconstruction, of the Aptos Firehouse in a manner consistent with the Secretary of the Interior Standards is not feasible, and that
- b) Demolition of the structure is consistent with local regulations regarding demolition of historic resources.

In addition, Circa agrees with the County Staff's recommendation that the Historic Resources Commission approve the demolition of the former Aptos Firehouse/VFW Hall. The application of the Relocation Standard approach does rely on structural soundness and therefore brings up issues of material replacement, location, orientation and context. Likewise, the Reconstruction Standard approach relies on substantiated documentation so as to avoid the pitfall of communicating false history. It should be noted that retention of the building in situ is *technically* feasible, however, the extensive replacement of deteriorated materials and reproduction of the limited remaining character defining features would be so extensive that the property would most likely not be able to retain eligibility for listing on the local register. The use of original character defining features/artifacts and/or historic photographs, maps etc for a permanent interpretive display is appropriate and should be seriously considered as part of the Conditions of Approval. Such elements, as well as photo-documentation, should also be conducted for archival purposes as part of the Conditions of Approval.

In summary, Circa: Historic Property Development agrees with the findings and recommendation in the *Documentation Report for the Former Aptos Firehouse/VFW Hall*.

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Sheila McElroy". The signature is fluid and cursive, with the first name "Sheila" and last name "McElroy" clearly distinguishable.

Sheila McElroy  
Principal, Circa: Historic Property Development

# 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
<b>Subtotal</b>	<b>50</b>	<b>113,150</b>	<b>85.4</b>
Residential	32 units	19,398	14.6
<b>TOTAL</b>	<b>82</b>	<b>132,548</b>	<b>100.0</b>

Aptos Village Plan

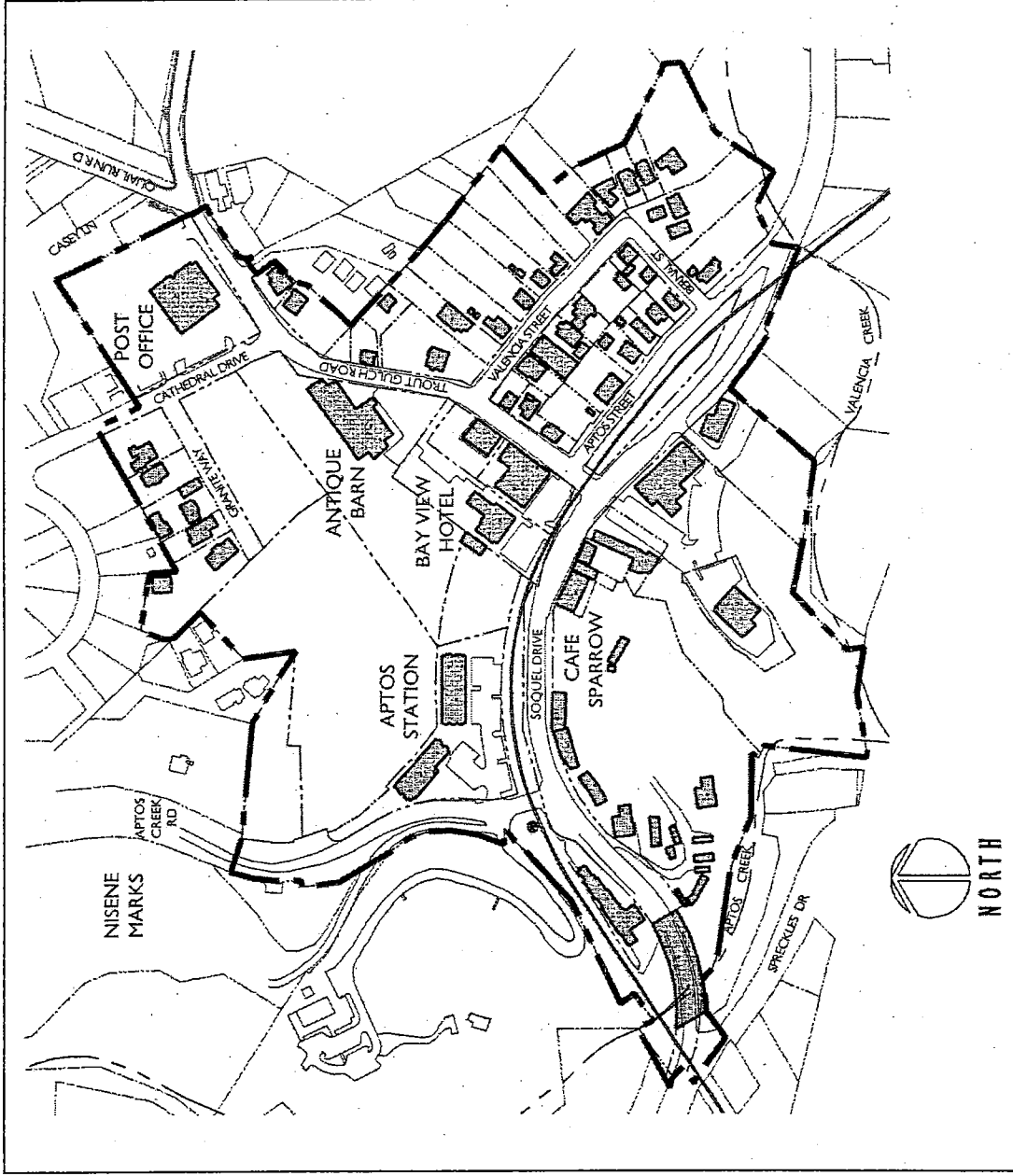


FIGURE 2: EXISTING DEVELOPMENT MAP

## 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 Cotoni, Sayanta, and Uyupi, 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 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



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 thoroughway 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.

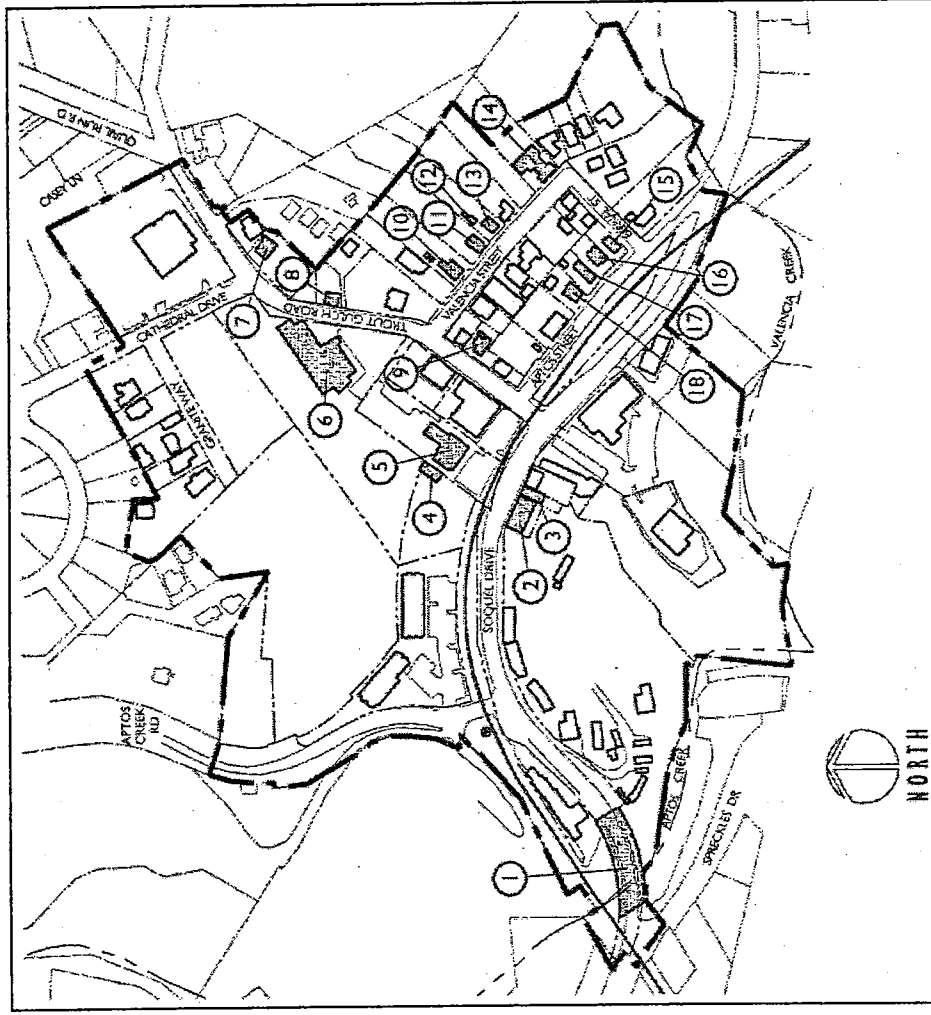
Today, there are few visible reminders of Aptos' rich history, save for two notable exceptions: the Apple Barn building representing the lumber and apple industries and the influence of Frederick Augustus Hihn, and the Bayview Hotel, a reminder of the time when Aptos was one of the major redwood labor 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 Spreckles 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, Seaciff, 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.

# Exhibit G - Location Map



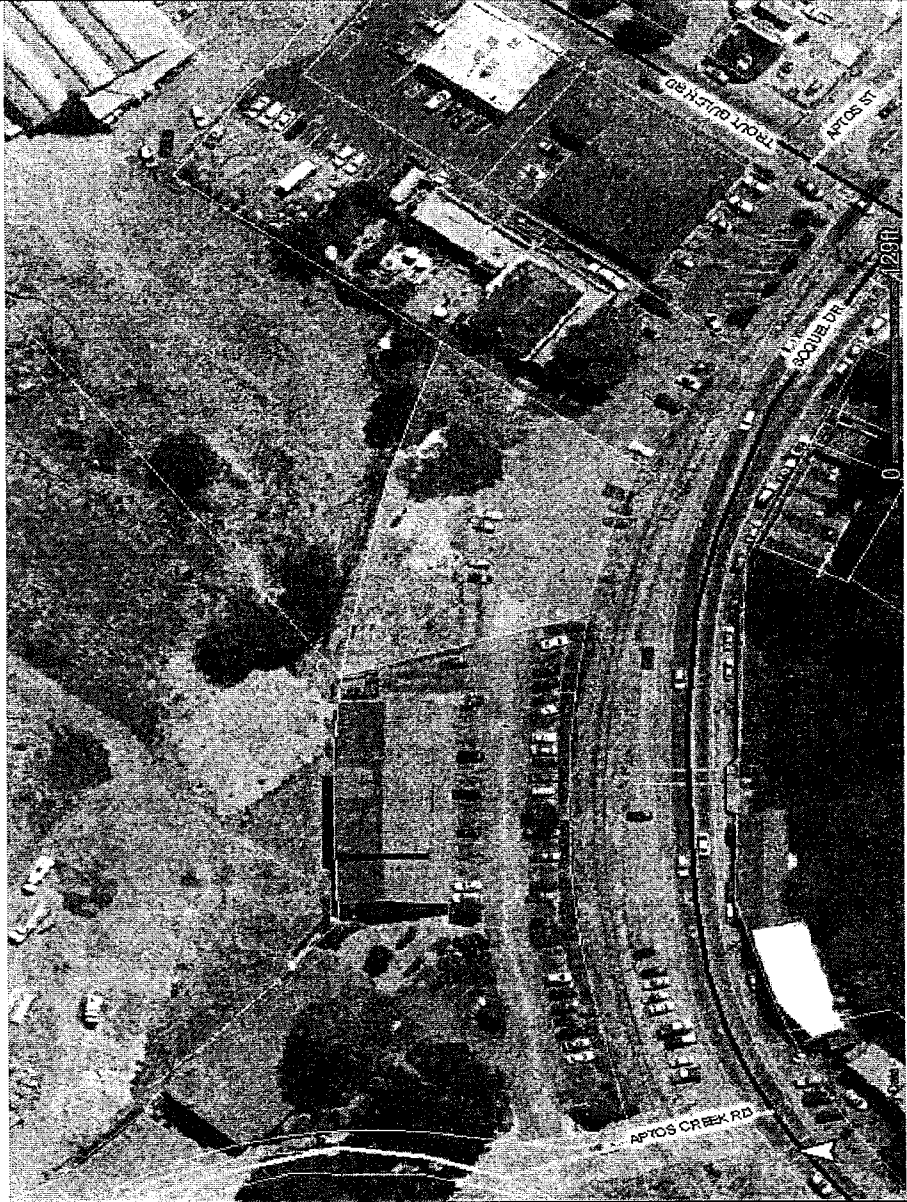
## Legend

- Selected Features
- Parcel (Assessor)
- State Highways
- STREETS
- BR
- MR
- R
- S
- City Limits
- Santa Cruz County Boundary

3in 2007  
1FT 2008

# Exhibit H - Aerial Photograph

☒ Overview



## Legend

- Legend  
Selected Features  
Parcel (Assessor)  
State Highways  
STREETS  
BR  
MR  
R  
S  
City Limits  
Santa Cruz County  
Boundary  
3in 2007  
1ft 2008



# APPLICATION FOR DEMOLITION OF AN HISTORICAL RESOURCE WITHOUT RECONSTRUCTION

Please complete this application regarding your proposed demolition project and call (831) 454-3111 to schedule an appointment to submit the application. An application for demolition of an historic resource without reconstruction requires review by the Historic Resources Commission and the Board of Supervisors. According to the Planning Department Fee Schedule the fee for this type of review is "at cost." The Fee Schedule states that "A deposit equal to 100 percent of the estimated processing cost shall be required at the time any application for an 'AT COST' project is submitted...." The deposit for an application for demolition of an historical resource without reconstruction is \$3,750.00, which is due upon application submittal. Staff time is billed against the deposit.

Please be clear, complete, and concise. This information, plus that listed on the application requirements sheet, will be used to evaluate your project. Use additional sheets if necessary.

**FAILURE TO PROVIDE THE REQUIRED INFORMATION WILL DELAY THE  
PROCESSING OF YOUR APPLICATION.**

**Owner**

Name:

Aptos Ventures, LLC

Address:

4375 Capitola Rd  
Capitola, Ca 95010

Phone Number:

831-234-8554

**Applicant**

Name:

Joe Appenrodt

Address:

Same

Phone Number:

Same

Assessor's Parcel Number(s):

Site Address:

8037 Soquel Dr, Aptos Ca 95063

Historic and/or Common Name:

Firehouse / VFW

Present Use:

Retail Store Space

1. Please explain the reason for the proposed demolition.

SEE Reports

**SANTA CRUZ COUNTY HISTORICAL RESOURCE PRESERVATION  
PLAN APPLICATION FORM (con't)**

2. Please describe the proposed use of the site after demolition.

Part of the Aptos Village development

---

---

---

---

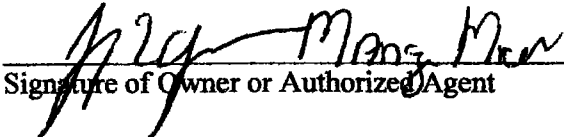
---

---

---

---

3. Please include all of the items on the list of required information with your application.  
**Your application cannot be accepted without ALL of the required information.**
- 

  
Signature of Owner or Authorized Agent

4/12/11  
Date



# COUNTY OF SANTA CRUZ

---

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

Date: December 17, 2010

To: Randall Adams, Planner

From: Tony Falcone, Building Official

Re: 8037 Soquel Drive, Aptos, CA 95003

On December 10, 2010 a special inspection was performed by County Building Inspectors at 8037 Soquel Drive, Aptos CA 95003. The purpose of this inspection was to determine the structural integrity/condition of the structure and if it is a candidate for relocation and rehabilitation.

Previously, a structural evaluation was performed by Leonard Willis, P.E. of Redwood Engineering on September 20, 2010, resulting in the generation of a comprehensive and detailed report. This report addresses the existing overall conditions of the structure including; roof and ceiling, exterior and interior walls, foundation and floor elements and hazardous materials.

In his report Mr. Willis determined that the structure was of marginal quality, lacks a perimeter foundation, the structural elements have suffered years of water damage, settlement and degradation, and that the structure has likely outlived its service life. Mr. Willis also states in his report that the structure would probably not survive relocation efforts without a complete dismantling and reconstruction, it does not meet current minimum code requirements and any relocation or use would require complete reconstruction, prohibiting the re-use of any historic components.

The inspection and investigation performed by myself and Inspector Sean Livingston found no disagreements or contrary findings to those reported by Mr. Willis. This structure exists in a sub-standard dilapidated state and is not a candidate for relocation due to its lack of a foundation and structural integrity. In addition, occupancy of this structure in its current state should be closely monitored as it is close to being considered structurally unsafe for use.



# COUNTY OF SANTA CRUZ

---

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
**KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR**

Date: June 21, 2011

To: Randall Adams, Planner

From: Tony Falcone, Building Official

Re: 8037 Soquel Drive, Aptos, CA 95003

A structural evaluation was performed on the building at 8037 Soquel Drive, Aptos, CA 95003 ("Aptos Firehouse") by Leonard Willis, P.E. of Redwood Engineering on September 20, 2010, which resulted in the generation of a comprehensive and detailed report. This report addressed the existing overall conditions of the structure including; roof and ceiling, exterior and interior walls, foundation and floor elements and hazardous materials.

In his report Mr. Willis determined that the structure was of marginal quality and lacks a perimeter foundation. His report points out that the structural elements have suffered years of water damage, settlement and degradation, and that the structure has likely outlived its service life. Mr. Willis also states in his report that the structure would probably not survive relocation efforts without a complete dismantling and reconstruction, it does not meet current minimum code requirements and any relocation or use would require complete reconstruction, prohibiting the re-use of any historic components.

On December 17, 2011, Inspector Sean Livingston and I conducted a thorough inspection and found no disagreements or contrary findings to those reported by Mr. Willis. This structure exists in a sub-standard dilapidated state and is not a candidate for relocation due to its lack of a foundation and structural integrity.

At the request of the building owner concerned about the safety of the building, Mr. Willis performed an additional inspection on March 10<sup>th</sup>, 2011. At that time, Mr. Willis noted that due to the deficiencies and the deteriorated condition of the building, the building presented potential safety issues to the public.

On June 9<sup>th</sup>, 2011, a follow up inspection was initiated by the County. During that inspection, it was observed that the structure had been vacated by the tenant. Based upon the structural report by Mr. Willis and our inspections, I determined that the structure presents an imminent danger to the safety of occupants and should be red-tagged to prevent its use by another tenant. The structure was then posted with a dangerous and unsafe building placard to protect the public and future tenants from potential fire, seismic and structural hazards/dangers that this structure presents.

Rehabilitation of this structure would require complete replacement of the foundation, structural frame, outdated plumbing, electrical and mechanical systems, front porch and decking. We determined that the only potentially salvageable portion of the structure would be the old 16 gage corrugated siding and roofing material. Due to the age, lack of maintenance and degree of structural degradation, we determined that the relocation and/ or rehabilitation of this structure is not feasible.



# REDWOOD ENGINEERING

716-A SOQUEL AVENUE, SANTA CRUZ, CA. (831) 426-8444

COPY

November 2, 2010

Mr. Pete Testorff  
Mr. Joseph Appenrodt  
Aptos Ventures, LLC

Reference: Structural Evaluation of Existing Structure  
8057 Soquel Drive, Aptos CA 95003

ATTN:  
JESSIE  
THIEREN

Mr. Testorff and Mr. Appenrodt,

At your request Redwood Engineering performed a site visit to the above-mentioned commercial building on September 20, 2010. The purpose of our visit was to evaluate the overall structural integrity of the existing structure to address the feasibility of moving and rehabilitating the structure. After discussion with the building owners and observation of the existing structure, it appears that this building is not a strong candidate for relocation or rehabilitation. The following items are noted:

1. Existing Overall Conditions: The existing structure appears to have originally been used as a storage or work shed, with several additions having been constructed at various times over the years. In it's current state the structure possesses an extremely low level of structural integrity; no continuity exists between horizontal or vertical framing members, no foundation is present, and no lateral bracing exists. All framing members that are visible from the exterior exhibit moderate to severe weather damage. Corrugated metal siding appears to be aged yet serviceable, although seams are not weather-tight. Roof insulation is visible from the exterior where closure pieces are missing. Rodent and insect infestation appears to be an ongoing problem. Roofing materials appear to be at the end of their service life.
2. Roof and Ceiling Structure: Roof consists of corrugated metal roofing over 2x purlins. These are supported by 2x4 rafters spaced randomly at 24 - 48" o.c. No ridge beam exists, and collar tie spacing is random. A front facade has been added at some time in the past, and it's roof framing exhibits severe degradation due to weather exposure.
3. Exterior and Interior Walls: Wall framing consists of 2x studs spaced at random intervals (approximately 24" o.c.). No continuous top or bottom plates exist. Wall finish is corrugated metal on the exterior, gypsum drywall on the interior.
4. Foundation and Floor Elements: Parts of the building rest on concrete slab, while the majority consists of framed floors resting on redwood mudsill. No perimeter footings exist. There is no connection of the walls to the bearing material.
5. Hazardous Materials: The possible existence of hazardous materials within the building has not been evaluated and is beyond the scope of this report. It is recommended that a licensed professional firm experienced in the identification and



# REDWOOD ENGINEERING

716-A SOQUEL AVENUE, SANTA CRUZ, CA. (831) 426-8444

---

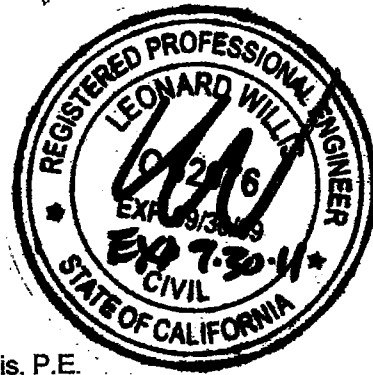
removal of such substances be consulted prior to demolition or removal of any materials thought to possibly contain hazardous materials.

6. Building Relocation: Due to the lack of structural continuity, relocation of the building structure to a new site is not feasible. No foundation or floor system will make lifting of the structure extremely difficult, requiring an almost complete dismantling of the building shell. After relocation, the same lack of structural integrity and continuity would still need to be addressed, as mentioned in item #1. Relocation would, in effect require construction of a new building with very little of the historic wood suitable for reuse. The building would be a reconstruction, not a historic resource.

In conclusion, the existing building structure is of marginal quality and has likely outlived it's service life. Structural elements have suffered years of water damage due to lack of flashing and waterproofing. The lack of perimeter foundation has contributed to structural settlement and foundation degradation. It seems unlikely that this structure would survive relocation efforts without a complete dismantling and reconstruction. In it's current state, the structure does not meet the current minimum code safety requirements; rehabilitation of the structure in it's current site would result in a complete reconstruction, prohibiting the re-use of any historic components.

Please feel free to contact me if you require further assistance.

Thank You,



Leonard Willis, P.E.  
Redwood Engineering  
CA P.E. #62076 exp. 09-30-11



# REDWOOD ENGINEERING

716-A SOQUEL AVENUE, SANTA CRUZ, CA. (831) 426-8444

448 164 0909

March 22, 2011

Mr. Pete Testorff  
Mr. Joseph Appenrodt  
Aptos Ventures, LLC

Reference: Condition Report of Existing Structure  
8057 Soquel Drive, Aptos CA 95003

Mr. Testorff and Mr. Appenrodt,

At your request Redwood Engineering performed several site visits to the above-mentioned commercial building between September 2010 and March 2011. The purpose of our visit was to initially evaluate the overall structural integrity of the existing structure and to address the feasibility of moving and rehabilitating the structure. After initial visits to the site and discussion with the building owners and local building officials, it was determined that the structure was in an extremely dilapidated state and not a candidate for relocation or rehabilitation.

A subsequent visit to the site was made on March 10, 2011 to specifically investigate the current structural integrity of the structure as it relates to the personal safety of it's occupants. After careful review, observation and analysis, the following items are noted:

1. Roof Framing:

The existing roof framing consists of 2x4 rafters spaced at approximately 4'-0" o.c. The results of engineering analysis suggest that these members are significantly over spanned for current code design loads of 20psf live load. No pressure blocking is present at bearing locations; rafters are free to "roll" and buckle when subjected to loads. Roofing consists of corrugated tin sheets spanning from the exterior walls to the ridge, with a purlin located at top, bottom, and approximately at mid-span. No other direct support is being provided to the roofing; sheet edges are not supported along edges parallel to roof framing. No roof diaphragm is present; tin roofing panels are not adequately connected to framing members or each other in a manner that would provide diaphragm action. The roof structure is such that it will likely not even safely support the weight of a maintenance worker.

2. Wall Framing:

Exterior and interior bearing walls are constructed from 2x4 studs spaced at approximately 24" o.c. A single top plate runs along the top of the wall framing; no splice has been provided at the plate joints or corners. The bottom of the studs are connected to a mudsill that is bearing directly on soil. The mudsill is in such a state of decay that size determination was not possible, and any connection that once existed between the studs and mudsill is now gone. No concrete foundation is present, therefore no connection of the building walls to the foundation exists. The wood studs are essentially "floating" at various points around the building perimeter, and do not provide support for ceiling and roof loads.





# REDWOOD ENGINEERING

716-A SOQUEL AVENUE, SANTA CRUZ, CA. (831) 426-8444

### 3. Foundation System:

The original foundation system appears to have been provided by laying a redwood mudsill directly onto exposed native soils, which would provide an attachment point for the wall framing members. Currently the original mudsill exhibits extreme levels of decay; it's size could not be determined at the time of our investigation. Any bearing support that once might have existed has certainly eroded to near nothing at this point. The exterior wall studs are not bearing at many locations; the tin siding appears to be "bridging" between studs that are in contact with remnants of the original mudsill, or directly with exposed soils.

### 4. Lateral Force Resisting System:

The original building construction did not consider lateral bracing among it's requirements. No lateral bracing is present at this time, nor is there evidence that any was planned or provided in the past. Deficiencies (when compared to current building standards of practice) include: lack of roof diaphragm; lack of diaphragm transfer to supporting walls; lack of shear walls at all sides of structure; lack of connection between walls and foundation; lack of foundation to transmit lateral forces to soil.

### 5. Weatherproofing:

The exterior of the building has many openings at which wood framing is directly exposed to weather. The roof-to-wall intersection is of particular note; roof and ceiling joist ends are exposed and the top of the wall studs and to plate are visible. Years of exposure to water and insects has resulted in severe decay to some of these members. Also of note is the condition of the wall at the bottom; direct contact with exposed soils has resulted in significant decay at the bottom of these exterior load-carrying members. Additionally, exterior grading is such that soil levels along the east side are approximately 18" above the bottom of the wall studs.

In conclusion, the existing building structure is of limited structural integrity and has likely outlived it's service life. From an engineering design standpoint, the building has no redeeming merit; it is impossible to state that the structure will perform adequately to provide public safety when subjected to even the most moderate seismic or wind loads.

It should be taken into consideration that should the Building Official find it necessary to require that the structure be refurbished to current construction standards, the resultant structure would be a recreation, not a restoration.

Please feel free to contact me if you require further assistance.

# REDWOOD ENGINEERING

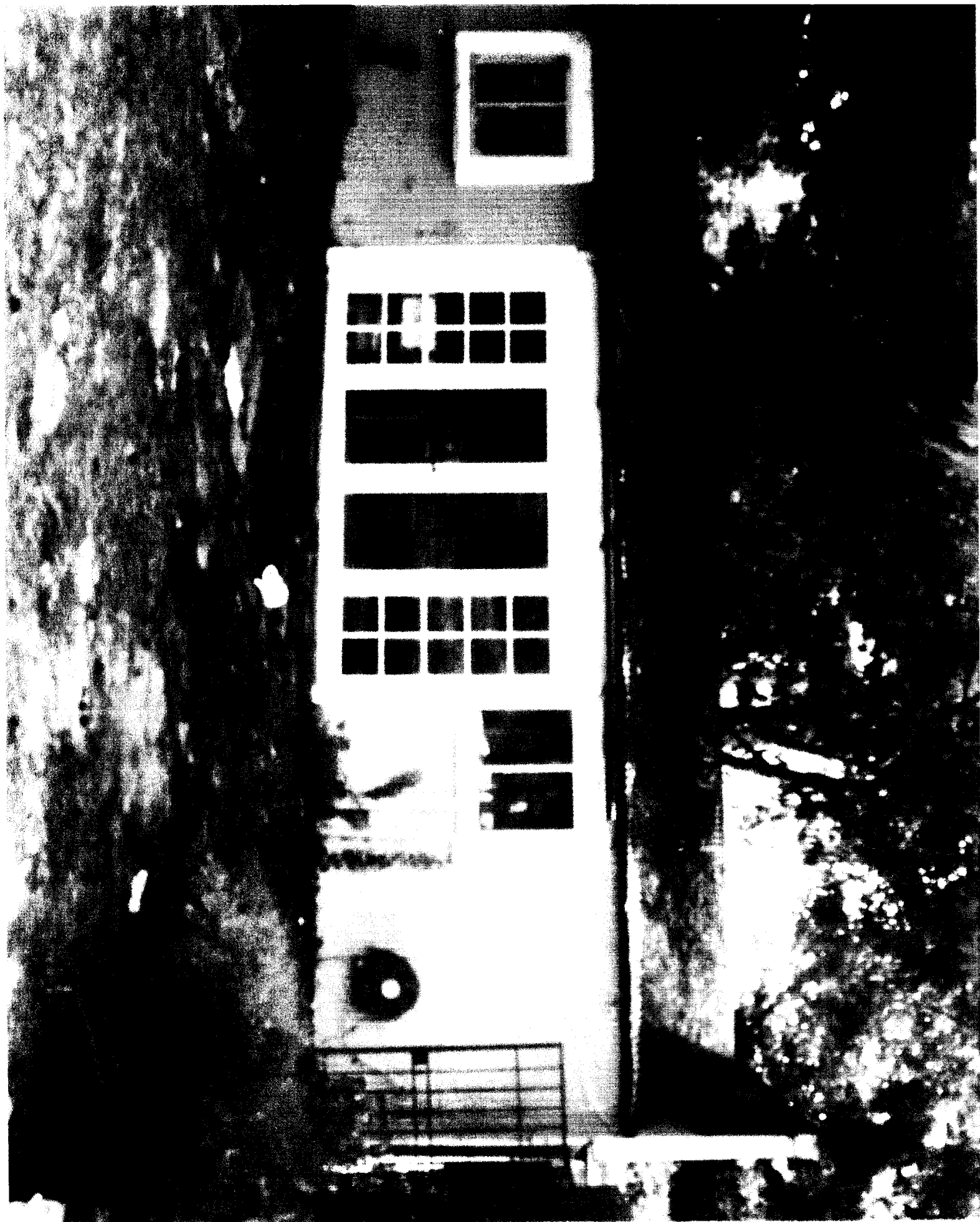
716-A SOQUEL AVENUE, SANTA CRUZ, CA. (557) 426-8444

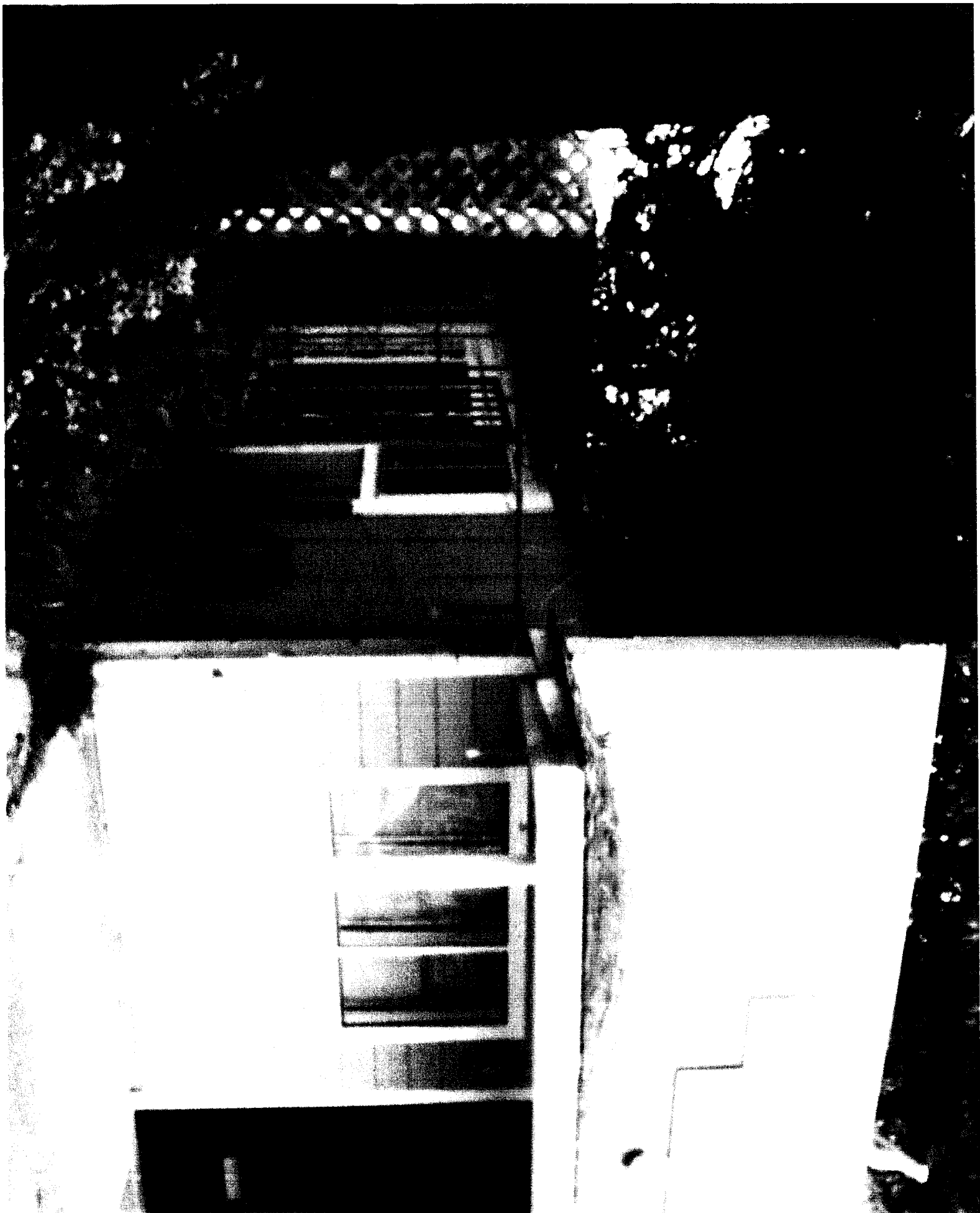
---

Thank You,



Leonard Willis, P.E.  
Redwood Engineering  
CA P.E. #62076 exp. 09-30-11













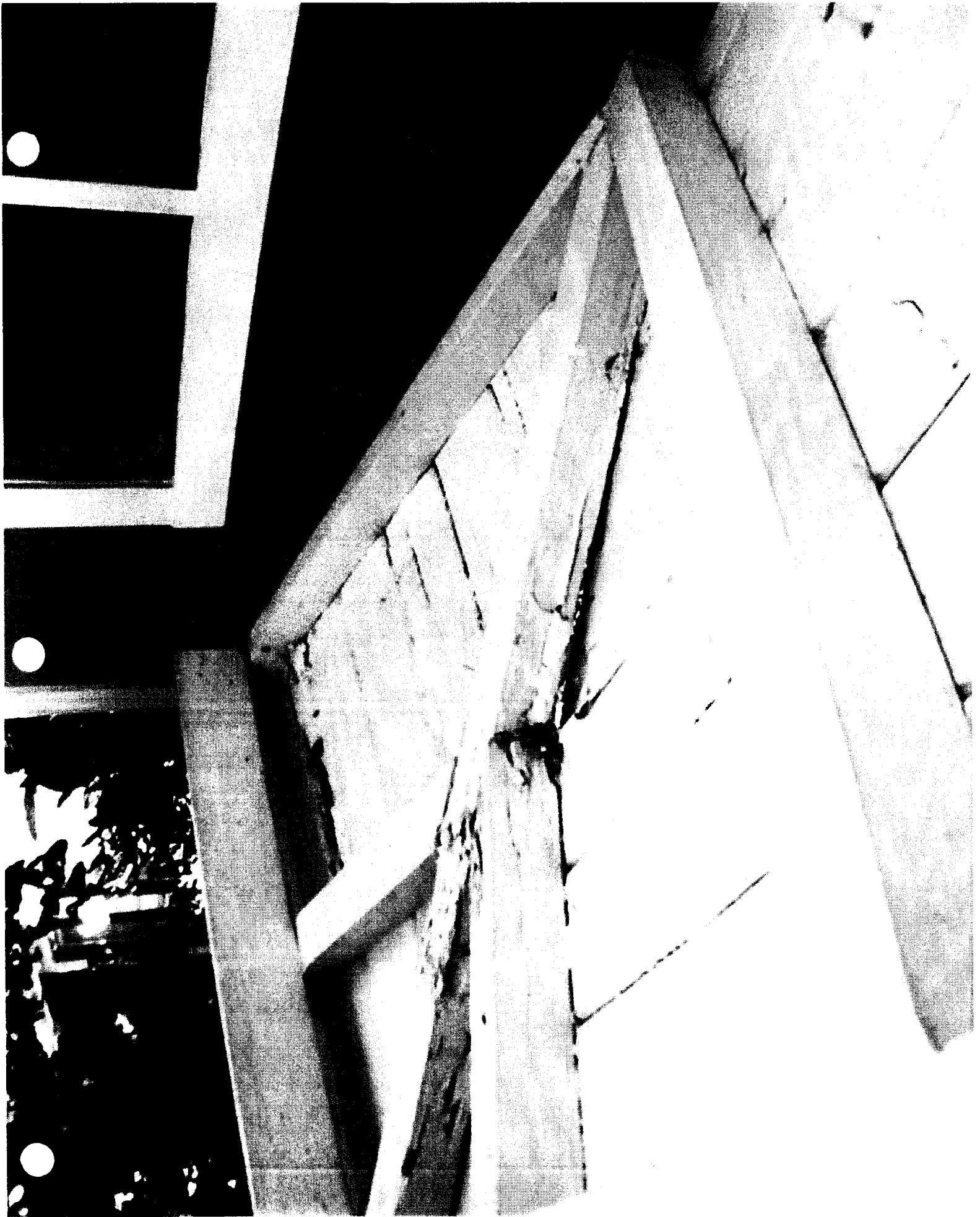














**Documentation Report**  
**The Former Aptos Firehouse/VFW Hall**  
**8037 Soquel Drive**  
**Aptos, Santa Cruz County, California**  
**Supplement to an**  
**Application for Demolition**



Prepared for use by: Santa Cruz County Planning Department  
701 Ocean Street Fl 4  
Santa Cruz, CA 95060

Prepared by: Urban Programmers  
10710 Ridgeview Ave  
San Jose CA 95127  
408-254-7171

Date: July 8, 2011  
Revised July 18, 2011

<b>Table of Contents</b>	<b>Page</b>
<b>Section 1</b> Introduction	3
<b>Section II</b> Relocation and Rehabilitation of the Aptos Firehouse/VFW Hall	4
<b>Section III</b> Aptos Village Plan	5
<b>Section IV</b> Offering Structure to be Relocated (SCC Section 16.42.050(c))	8
<b>Section V</b> Permanent Display (SCC Section 16.42.060 (b)(i))	8
<b>Section VI</b> Recommendations	9
 <b>Appendix</b>	 10
Exhibit A Redwood Engineering March 22, 2011	
Exhibit B Special Inspection Report- County of Santa Cruz December	
Exhibit C Dill Designs - Aptos Firehouse/VFW Hall DPR 523, March 7, 2003	
Exhibit D Photographs	
Exhibit E Secretary of the Interior's Standards for Rehabilitation	
Exhibit F Secretary of the Interior's Standards for Reconstruction.	

## Section 1 Introduction:

After adoption of the Aptos Village Plan in February of 2010, Barry Swenson Builder and Aptos Ventures, LLC (Joe Appenrodt), proposed a plan that would relocate two historic buildings as part of a reorganization of property to accommodate the approved circulation and land use contained in the plan. In compliance with the County code Section 16.42.060, the developers commissioned Urban Programmers to prepare the Historic Resources Preservation Plan encompassing the Hihn Apple Barn and the former Aptos Firehouse/VFW Hall which are proposed to be relocated and the Bayview Hotel, which although not part of the plan will have the setting altered by the proposed development. During the process of preparing a the Historic Resources Preservation Plan, structural reports were obtained for the two building that were proposed to be moved. A Historic Resources Preservation Plan was completed considering the relocation and new setting for the Hihn Apple Barn ; This also considered how the setting of the Bayview Hotel would be different amid new development. The structural report for the former Aptos Firehouse/VFW Hall was prepared by Leonard P. Willis P.E., of Redwood Engineering initially to provide a bracing plan for the relocation. However, the report showed building was poorly constructed and was described as severely deteriorated and in such fragile condition that it would not withstand relocation.<sup>1</sup> In addition to the report by Mr. Willis, the County code requires an inspection by the County Inspector to determine the structural integrity of historic buildings under consideration to be relocated or altered. After conducting and inspection Santa Cruz Building Official, Tony Falcone, concurred with Mr. Willis in finding the deterioration to be substantial and stated that any reuse would require reconstruction using new materials to meet current codes<sup>2</sup> On June 9, 2011, Mr. Falcone conducted a follow-up inspection which led to the building being identified as a dangerous building and was red-tagged to prevent any occupancy.<sup>3</sup>

If relocation and rehabilitation consistent with the Secretary of the Interior's Standards is not possible, the Aptos Village Plan provides the alternative to modify the Aptos Village Plan and circulation system and consider retaining and rehabilitating the building in place. However, it was stated in the structural report, that due to the extremely deteriorated condition any reuse of the building would require reconstruction to the level of a new building.<sup>4</sup>

---

<sup>1</sup> Redwood Engineering Structural Evaluation of Existing Structure, 80057 Soquel Drive, Aptos Ca 95003; 3/22/2011

<sup>2</sup> Santa Cruz County Special Inspection Report, December 17, 2010

<sup>3</sup> Santa Cruz County Special Inspection Report, June 21, 2011

<sup>4</sup> Redwood Engineering Structural Evaluation of Existing Structure, 80057 Soquel Drive, Aptos Ca 95003; 3/22/2011



The following report analyses the alternatives that have been reviewed with the Santa Cruz County Planning staff, and how they would affect the NR5 rating of the building and compliance with the County Code Sections, 16.42.060 and 16.42.050.

## **Section II Relocation and Rehabilitation of the former Aptos Firehouse/VFW Hall**

Section 16.42.060(b) of the Santa Cruz County Code requires that a historic documentation report be submitted for projects involving the demolition of an historic resource, which includes

- 1) Information which supports the claim that preservation is not feasible due to the deteriorated condition of the structure of object, or would create exceptional hardship, or is necessary to alleviate a dangerous condition

The NR5 rating for the former Aptos Firehouse/VFW Hall requires that all options to preserve the building be investigated and evaluated for feasibility and/or appropriateness.

As a component of the Historic Preservation Plan for the building, Mr. Joe Appenrodt, owner of the building, was asked to provide a report prepared by a licensed structural engineer to show a bracing plan to secure the building while it is being moved and an assessment of the structural work that would be necessary for the building to be reused for storage (the least demanding use that has been discussed). Leonard Willis, P.E. from Redwood Engineering provided information that the building was in very poor structural condition, and over-all it was in such deteriorated condition that it would not survive a move without dismantling the building. According to the report by Mr. Willis, reuse will require that the building be reconstructed with new materials, creating a new building. Bonnie Bamburg questioned Mr. Willis about his report and the extent of new material and contemporary methods of construction that he described explaining that this would not meet the criteria for conformance with the Secretary of the Interior's Standards for Rehabilitation and Rehabilitating Historic Buildings. Mr. Willis was adamant that the deteriorated condition of the materials and how they are used in the building left no choice but to rebuild the building if it is to be relocated or used for any purpose. According to Mr. Willis, only a small amount of the wood might be reused and the corrugated metal sheets could be reused. Subsequent to Mr. Willis' report the County Inspector confirmed the conclusions after an inspection on December 17, 2010. On June 9, 2011 County Building Official, Mr. Tony Falcone conducted a follow-up inspection. After that inspection he issued a memo on June 21, 2011 stating that the "the structure presents an imminent danger to the safety of occupants and should be red-tagged to prevent its use by another tenant". The letter report from Redwood Engineering may be found in the Appendix as Exhibit "A". The memo report from the Santa Cruz County Building Official 12/17/2010 is Exhibit "B" and the Memo Report 6/21/2011 is exhibit "C" in the Appendix.

The Secretary of the Interiors Standards for the Treatment of Historic Property, recognizes four treatments for historic buildings; Restoration, Preservation, Rehabilitation and Reconstruction. Because the former Aptos Firehouse/VFW Hall could not be rehabilitated in conformance with the "Standards" the other treatment to be considered is reconstruction. Reconstruction may be

considered as a treatment “when a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site ); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction. Reconstruction is considered appropriate when a significant historic building has been partially or completely demolished” Reconstruction requires the building be “accurately executed, in a suitable environment and presented in a dignified manner as part of a restoration master plan when no other building or structure with the same association has survived.”<sup>5</sup> To meet the criteria of accuracy, it is necessary to have good quality photographs of all sides and features of the building or other documents that show how the building was constructed and how it looked during its period of significance. In the case of the former Aptos Firehouse/VFW Hall, complete photographs, architectural drawings or other documents describing the building prior to the structural report in 2010, have not been found.

Therefore, due to the lack of documentation from which to develop accurate reconstruction plans, the reconstruction could not be in conformance with the Secretary of the Interior's Standards.

Reconstructing the building as it is today with all the remodeling and mix of materials that are not part of its pre-1970 history, would create a new building with many elements of the 1970-2011 period of commercial use. This period is outside the “Period of Significance” and does not reflect important historic associations. Recreating architecture that is outside the “Period of Significance “ would not meet the Secretary of the Interior's Standards for the Treatment of Historic Property.

Considering the deteriorated condition and lack of historical documentation the building would could not be rehabilitated or reconstructed in conformance with the “Standards” as required by the Aptos Village Plan.

The structural report and that of the special inspection by the county form the basis for the conclusion that for the former Aptos Firehouse/VFW Hall, there are no provisions to provide a safe and usable building within in the Secretary of the Interiors Standards for the Treatment of Historic Property. The County Building Inspector noted the building is close to being considered structurally unsafe for use, and if it were to be rehabilitated it would require “complete replacement of the; foundation, structural frame, plumbing, electrical and mechanical systems, roofing, front porch and decking. The only salvageable portion of the structure would be the old 16 gage corrugated siding.”<sup>6</sup> Creating a new building that is not done in conformance with the “Standards for Reconstruction”<sup>7</sup> is false historicism and should not be undertaken. False historicism is denounced by the National Park Service, National Register of Historic Places and the California Office of Historic Preservation as confusing the public about our authentic history and diminishing the public's understanding of history.

---

<sup>5</sup>Secretary of the Interior's Standards for Reconstructing Historic Buildings  
<http://www.nps.gov/hps/tps/standards/reconstruction.htm>

<sup>6</sup> Santa Cruz County Special Inspection Report, December 17, 2010

<sup>7</sup> Department of the Interior, Secretary of the Interior' Standards for Reconstruction

### **Section III. Aptos Village Plan:**

The Aptos Village Plan states on page 34 the following regarding relocation of historic buildings:

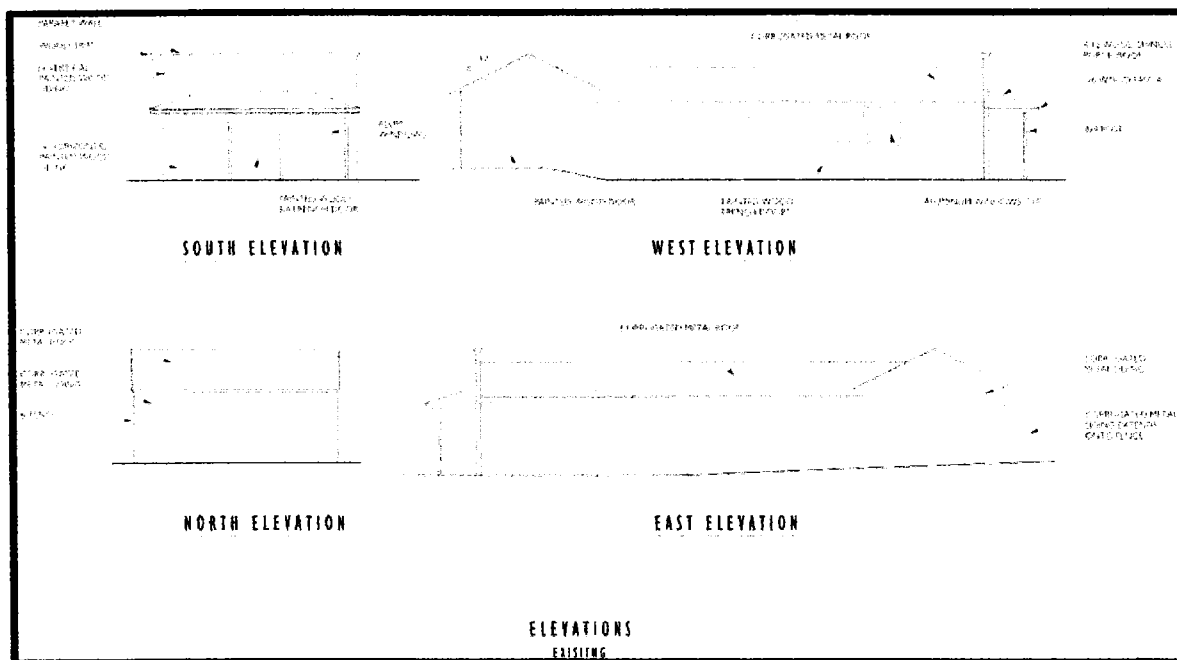
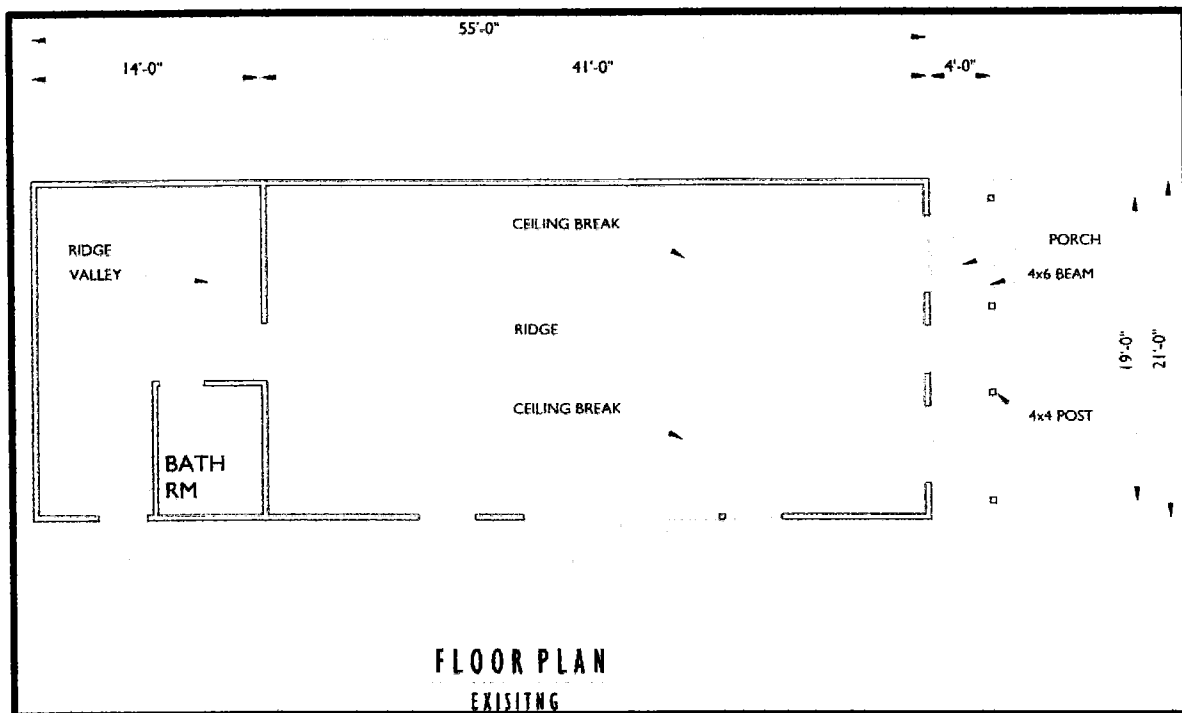
*“When future developers submit Historic Resource Preservation Plan application to relocate the Apple Barn and/or Aptos Firehouse/VFW Hall, the Historic Resources Commission will determine if the relocations can be accomplished in a manner that preserves the buildings’ historic integrity and NR ratings 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.”*<sup>8</sup>

As written, the Aptos Village Plan does not consider the possibility that a building is too deteriorated to relocate and/or that rehabilitation would result in constructing a new building that does not meet the Secretary of the Interior’s Standards. Amending the circulation plan to provide for a reconstructed building in the location of the former Aptos Firehouse/ VFW Hall does not seem to coincide with the intent of the plan. Given the circumstances, it appears that an amendment may be necessary to consider the severely deteriorated condition of the building.

---

<sup>8</sup> Aptos Village Plan, County of Santa Cruz, adopted February 27, 2010

**Existing floor plan and elevation drawings of the former Aptos Firehouse.VFW Hall**  
**Source: Thacher & Thompson Architects prepared in 2010**



## **Section IV. Offering Structure to be relocated**

Santa Cruz Code Section 16.42.060 (C) Provisions to offer the structure to the general public for removal or dismantling for salvage at no cost or remuneration to the applicant. The availability of the structure shall be advertised by means of a 1/8 page display ad in a paper of general circulation in the County of Santa Cruz, at least twice during a thirty-day period. The advertisement shall include the address at which the structure proposed for demolition is located, information as to how arrangements can be made for relocation (through moving or dismantling) of the structure proposed for demolition, and the date after which a Demolition Permit may be issued. Evidence of this publication must be submitted prior to issuance of a Demolition Permit. This is not applicable to projects involving the relocation of the historic resource on the same site.

## **Section V. Permanent Display**

Santa Cruz County Code Section 16.42.060 (b) (ii) Provisions to preserve the historic values of the structure or object by documentation and/or preservation of artifacts and building materials.

Conceptual Plans for a permanent display on site documenting the location of the building and including text and photographs explaining the history of the building and the role of the firehouse in the history of Aptos Village. Detailed plans for this display may be submitted prior to demolition of the structure.<sup>9</sup>

1. An office building with a lobby is proposed for the site. A permanent display will be included in the lobby. The display will be prepared by professionals with interpretative display experience and will describe the history of the building and its various uses.

2. An exterior sign will be included in the landscape plan in the location of the former Aptos Firehouse/VFW Hall. The sign will be compatible with other historical markers in Aptos or Santa Cruz County.

---

<sup>9</sup> Annie Murphy, memo to Bonnie Bamburg February 23, 2011



Examples of historical markers in Santa Cruz County.

## **Section VI. Recommendations:**

1. Amend the Aptos Village Plan to include consideration for historic buildings that are severely deteriorated and cannot be relocated or rehabilitated in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Property.
2. The former Aptos Firehouse/VFW Hall should be documented in a photographic survey, keyed to the existing conditions architectural drawings with copies given to the Aptos Historical Museum and to the Santa Cruz County Planning Department.
3. The Aptos History Museum should be given architectural drawings to show the building as currently exists and copies of any drawings and reports prepared by Redwood Engineering

## **APPENDIX**

Exhibit A Redwood Engineering March 22, 2011

Exhibit B Special Inspection Report- County of Santa Cruz December 2010

Exhibit C Dill Designs - Aptos Firehouse/VFW Hall DPR 523, March 7, 2003

Exhibit D Inspection Report – County of Santa Cruz June 21, 2011

Exhibit E Photographs

Exhibit F Secretary of the Interior's Standards for Rehabilitation

Exhibit G Secretary of the Interior's Standards for Reconstruction.



## REDWOOD ENGINEERING

716-A SOQUEL AVENUE SANTA CRUZ, CA. (831) 426-8444

March 22, 2011

Mr. Pete Testorff  
Mr. Joseph Appenrodt  
Aptos Ventures, LLC

Reference: Condition Report of Existing Structure  
8057 Soquel Drive, Aptos CA 95003

Mr. Testorff and Mr. Appenrodt,

At your request Redwood Engineering performed several site visits to the above-mentioned commercial building between September 2010 and March 2011. The purpose of our visit was to initially evaluate the overall structural integrity of the existing structure and to address the feasibility of moving and rehabilitating the structure. After initial visits to the site and discussion with the building owners and local building officials, it was determined that the structure was in an extremely dilapidated state and not a candidate for relocation or rehabilitation.

A subsequent visit to the site was made on March 10, 2011 to specifically investigate the current structural integrity of the structure as it relates to the personal safety of it's occupants. After careful review, observation and analysis, the following items are noted:

1. Roof Framing:

The existing roof framing consists of 2x4 rafters spaced at approximately 4'-0" o.c. The results of engineering analysis suggest that these members are significantly over spanned for current code design loads of 20psf live load. No pressure blocking is present at bearing locations; rafters are free to "roll" and buckle when subjected to loads. Roofing consists of corrugated tin sheets spanning from the exterior walls to the ridge, with a purlin located at top, bottom, and approximately at mid-span. No other direct support is being provided to the roofing; sheet edges are not supported along edges parallel to roof framing. No roof diaphragm is present; tin roofing panels are not adequately connected to framing members or each other in a manner that would provide diaphragm action. The roof structure is such that it will likely not even safely support the weight of a maintenance worker.

2. Wall Framing:

Exterior and interior bearing walls are constructed from 2x4 studs spaced at approximately 24" o.c. A single top plate runs along the top of the wall framing; no splice has been provided at the plate joints or corners. The bottom of the studs are connected to a mudsill that is bearing directly on soil. The mudsill is in such a state of decay that size determination was not possible, and any connection that once existed between the studs and mudsill is now gone. No concrete foundation is present, therefore no connection of the building walls to the foundation exists. The wood studs are essentially "floating" at various points around the building perimeter, and do not provide support for ceiling and roof loads.





## REDWOOD ENGINEERING

716-A SOQUEL AVENUE, SANTA CRUZ, CA. (831) 426-8444

### 3. Foundation System:

The original foundation system appears to have been provided by laying a redwood mudsill directly onto exposed native soils, which would provide an attachment point for the wall framing members. Currently the original mudsill exhibits extreme levels of decay; it's size could not be determined at the time of our investigation. Any bearing support that once might have existed has certainly eroded to near nothing at this point. The exterior wall studs are not bearing at many locations; the tin siding appears to be "bridging" between studs that are in contact with remnants of the original mudsill, or directly with exposed soils.

### 4. Lateral Force Resisting System:

The original building construction did not consider lateral bracing among it's requirements. No lateral bracing is present at this time, nor is there evidence that any was planned or provided in the past. Deficiencies (when compared to current building standards of practice) include: lack of roof diaphragm; lack of diaphragm transfer to supporting walls; lack of shear walls at all sides of structure; lack of connection between walls and foundation; lack of foundation to transmit lateral forces to soil.

### 5. Weatherproofing:

The exterior of the building has many openings at which wood framing is directly exposed to weather. The roof-to-wall intersection is of particular note; roof and ceiling joist ends are exposed and the top of the wall studs and to plate are visible. Years of exposure to water and insects has resulted in severe decay to some of these members. Also of note is the condition of the wall at the bottom; direct contact with exposed soils has resulted in significant decay at the bottom of these exterior load-carrying members. Additionally, exterior grading is such that soil levels along the east side are approximately 18" above the bottom of the wall studs.

In conclusion, the existing building structure is of limited structural integrity and has likely outlived it's service life. From an engineering design standpoint, the building has no redeeming merit; it is impossible to state that the structure will perform adequately to provide public safety when subjected to even the most moderate seismic or wind loads.

It should be taken into consideration that should the Building Official find it necessary to require that the structure be refurbished to current construction standards, the resultant structure would be a recreation, not a restoration.

Please feel free to contact me if you require further assistance.

# REDWOOD ENGINEERING

716-A SOQUEL AVENUE, SANTA CRUZ, CA. (831) 426-8444

---

Thank You,



Leonard Willis, P.E.  
Redwood Engineering  
CA P.E. #62076 exp. 09-30-11



## COUNTY OF SANTA CRUZ

---

### PLANNING DEPARTMENT

701 OCEAN STREET, 4 FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX (831) 454-2131 TDD: (831) 454-2123  
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

Date: December 17, 2010

To: Randall Adams, Planner

From: Tony Falcone, Building Official

Re: 8037 Soquel Drive, Aptos, CA 95003

On December 10, 2010 a special inspection was performed by County Building Inspectors at 8037 Soquel Drive, Aptos CA 95003. The purpose of this inspection was to determine the structural integrity/condition of the structure and if it is a candidate for relocation and rehabilitation.

Previously, a structural evaluation was performed by Leonard Willis, P.E. of Redwood Engineering on September 20, 2010, resulting in the generation of a comprehensive and detailed report. This report addresses the existing overall conditions of the structure including: roof and ceiling, exterior and interior walls, foundation and floor elements and hazardous materials.

In his report Mr. Willis determined that the structure was of marginal quality, lacks a perimeter foundation, the structural elements have suffered years of water damage, settlement and degradation, and that the structure has likely outlived its service life. Mr. Willis also states in his report that the structure would probably not survive relocation efforts without a complete dismantling and reconstruction, it does not meet current minimum code requirements and any relocation or use would require complete reconstruction, prohibiting the re-use of any historic components.

The inspection and investigation performed by myself and Inspector Sean Livingston found no disagreements or contrary findings to those reported by Mr. Willis. This structure exists in a sub-standard dilapidated state and is not a candidate for relocation due to its lack of a foundation and structural integrity. In addition, occupancy of this structure in its current state should be closely monitored as it is close to being considered structurally unsafe for use.

1000

PRIMARY RECORD  
 Review Code: 135 Reviewer: 135 Date: 135

[illegible][illegible]

110. *Journal of the M. I. Research Club* (1940), Vol. 6, 1940, when Society closed, no. 100, and no. 101, 1941, and no. 102, 1942, and no. 103, 1943, and no. 104, 1944, and no. 105, 1945, and no. 106, 1946, and no. 107, 1947, and no. 108, 1948, and no. 109, 1949, and no. 110, 1950, and no. 111, 1951, and no. 112, 1952, and no. 113, 1953, and no. 114, 1954, and no. 115, 1955, and no. 116, 1956, and no. 117, 1957, and no. 118, 1958, and no. 119, 1959, and no. 120, 1960, and no. 121, 1961, and no. 122, 1962, and no. 123, 1963, and no. 124, 1964, and no. 125, 1965, and no. 126, 1966, and no. 127, 1967, and no. 128, 1968, and no. 129, 1969, and no. 130, 1970, and no. 131, 1971, and no. 132, 1972, and no. 133, 1973, and no. 134, 1974, and no. 135, 1975, and no. 136, 1976, and no. 137, 1977, and no. 138, 1978, and no. 139, 1979, and no. 140, 1980, and no. 141, 1981, and no. 142, 1982, and no. 143, 1983, and no. 144, 1984, and no. 145, 1985, and no. 146, 1986, and no. 147, 1987, and no. 148, 1988, and no. 149, 1989, and no. 150, 1990, and no. 151, 1991, and no. 152, 1992, and no. 153, 1993, and no. 154, 1994, and no. 155, 1995, and no. 156, 1996, and no. 157, 1997, and no. 158, 1998, and no. 159, 1999, and no. 160, 2000, and no. 161, 2001, and no. 162, 2002, and no. 163, 2003, and no. 164, 2004, and no. 165, 2005, and no. 166, 2006, and no. 167, 2007, and no. 168, 2008, and no. 169, 2009, and no. 170, 2010, and no. 171, 2011, and no. 172, 2012, and no. 173, 2013, and no. 174, 2014, and no. 175, 2015, and no. 176, 2016, and no. 177, 2017, and no. 178, 2018, and no. 179, 2019, and no. 180, 2020, and no. 181, 2021, and no. 182, 2022, and no. 183, 2023, and no. 184, 2024, and no. 185, 2025, and no. 186, 2026, and no. 187, 2027, and no. 188, 2028, and no. 189, 2029, and no. 190, 2030, and no. 191, 2031, and no. 192, 2032, and no. 193, 2033, and no. 194, 2034, and no. 195, 2035, and no. 196, 2036, and no. 197, 2037, and no. 198, 2038, and no. 199, 2039, and no. 200, 2040, and no. 201, 2041, and no. 202, 2042, and no. 203, 2043, and no. 204, 2044, and no. 205, 2045, and no. 206, 2046, and no. 207, 2047, and no. 208, 2048, and no. 209, 2049, and no. 210, 2050, and no. 211, 2051, and no. 212, 2052, and no. 213, 2053, and no. 214, 2054, and no. 215, 2055, and no. 216, 2056, and no. 217, 2057, and no. 218, 2058, and no. 219, 2059, and no. 220, 2060, and no. 221, 2061, and no. 222, 2062, and no. 223, 2063, and no. 224, 2064, and no. 225, 2065, and no. 226, 2066, and no. 227, 2067, and no. 228, 2068, and no. 229, 2069, and no. 230, 2070, and no. 231, 2071, and no. 232, 2072, and no. 233, 2073, and no. 234, 2074, and no. 235, 2075, and no. 236, 2076, and no. 237, 2077, and no. 238, 2078, and no. 239, 2079, and no. 240, 2080, and no. 241, 2081, and no. 242, 2082, and no. 243, 2083, and no. 244, 2084, and no. 245, 2085, and no. 246, 2086, and no. 247, 2087, and no. 248, 2088, and no. 249, 2089, and no. 250, 2090, and no. 251, 2091, and no. 252, 2092, and no. 253, 2093, and no. 254, 2094, and no. 255, 2095, and no. 256, 2096, and no. 257, 2097, and no. 258, 2098, and no. 259, 2099, and no. 260, 2100, and no. 261, 2101, and no. 262, 2102, and no. 263, 2103, and no. 264, 2104, and no. 265, 2105, and no. 266, 2106, and no. 267, 2107, and no. 268, 2108, and no. 269, 2109, and no. 270, 2110, and no. 271, 2111, and no. 272, 2112, and no. 273, 2113, and no. 274, 2114, and no. 275, 2115, and no. 276, 2116, and no. 277, 2117, and no. 278, 2118, and no. 279, 2119, and no. 280, 2120, and no. 281, 2121, and no. 282, 2122, and no. 283, 2123, and no. 284, 2124, and no. 285, 2125, and no. 286, 2126, and no. 287, 2127, and no. 288, 2128, and no. 289, 2129, and no. 290, 2130, and no. 291, 2131, and no. 292, 2132, and no. 293, 2133, and no. 294, 2134, and no. 295, 2135, and no. 296, 2136, and no. 297, 2137, and no. 298, 2138, and no. 299, 2139, and no. 300, 2140, and no. 301, 2141, and no. 302, 2142, and no. 303, 2143, and no. 304, 2144, and no. 305, 2145, and no. 306, 2146, and no. 307, 2147, and no. 308, 2148, and no. 309, 2149, and no. 310, 2150, and no. 311, 2151, and no. 312, 2152, and no. 313, 2153, and no. 314, 2154, and no. 315, 2155, and no. 316, 2156, and no. 317, 2157, and no. 318, 2158, and no. 319, 2159, and no. 320, 2160, and no. 321, 2161, and no. 322, 2162, and no. 323, 2163, and no. 324, 2164, and no. 325, 2165, and no. 326, 2166, and no. 327, 2167, and no. 328, 2168, and no. 329, 2169, and no. 330, 2170, and no. 331, 2171, and no. 332, 2172, and no. 333, 2173, and no. 334, 2174, and no. 335, 2175, and no. 336, 2176, and no. 337, 2177, and no. 338, 2178, and no. 339, 2179, and no. 340, 2180, and no. 341, 2181, and no. 342, 2182, and no. 343, 2183, and no. 344, 2184, and no. 345, 2185, and no. 346, 2186, and no. 347, 2187, and no. 348, 2188, and no. 349, 2189, and no. 350, 2190, and no. 351, 2191, and no. 352, 2192, and no. 353, 2193, and no. 354, 2194, and no. 355, 2195, and no. 356, 2196, and no. 357, 2197, and no. 358, 2198, and no. 359, 2199, and no. 360, 2200, and no. 361, 2201, and no. 362, 2202, and no. 363, 2203, and no. 364, 2204, and no. 365, 2205, and no. 366, 2206, and no. 367, 2207, and no. 368, 2208, and no. 369, 2209, and no. 370, 2210, and no. 371, 2211, and no. 372, 2212, and no. 373, 2213, and no. 374, 2214, and no. 375, 2215, and no. 376, 2216, and no. 377, 2217, and no. 378, 2218, and no. 379, 2219, and no. 380, 2220, and no. 381, 2221, and no. 382, 2222, and no. 383, 2223, and no. 384, 2224, and no. 385, 2225, and no. 386, 2226, and no. 387, 2227, and no. 388, 2228, and no. 389, 2229, and

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

$$T_{\text{eff}} = \frac{1}{\frac{1}{T_1} + \frac{1}{T_2} + \frac{1}{T_3} + \frac{1}{T_4} + \frac{1}{T_5} + \frac{1}{T_6} + \frac{1}{T_7} + \frac{1}{T_8} + \frac{1}{T_9} + \frac{1}{T_{10}}}$$

DEPARTMENT OF PARKS AND RECREATION  
CONSERVATION DIVISION

RECEIVED BY: [Name] DATE: [Date]  
[Address]

There is a record of a building fire that occurred in the vicinity of the [Location] in the year [Year].

The building was a [Description] and was located at [Address]. The fire was caused by [Cause] and resulted in [Damage].

The building was a [Description] and was located at [Address]. The fire was caused by [Cause] and resulted in [Damage]. The building was a [Description] and was located at [Address]. The fire was caused by [Cause] and resulted in [Damage].

On [Date], [Name] and [Name] were [Action] at [Location]. The fire was caused by [Cause] and resulted in [Damage].

On [Date], [Name] and [Name] were [Action] at [Location]. The fire was caused by [Cause] and resulted in [Damage].

On [Date], [Name] and [Name] were [Action] at [Location]. The fire was caused by [Cause] and resulted in [Damage].

On [Date], [Name] and [Name] were [Action] at [Location]. The fire was caused by [Cause] and resulted in [Damage].

On [Date], [Name] and [Name] were [Action] at [Location]. The fire was caused by [Cause] and resulted in [Damage].

On [Date], [Name] and [Name] were [Action] at [Location]. The fire was caused by [Cause] and resulted in [Damage].

On [Date], [Name] and [Name] were [Action] at [Location]. The fire was caused by [Cause] and resulted in [Damage].

On [Date], [Name] and [Name] were [Action] at [Location]. The fire was caused by [Cause] and resulted in [Damage].

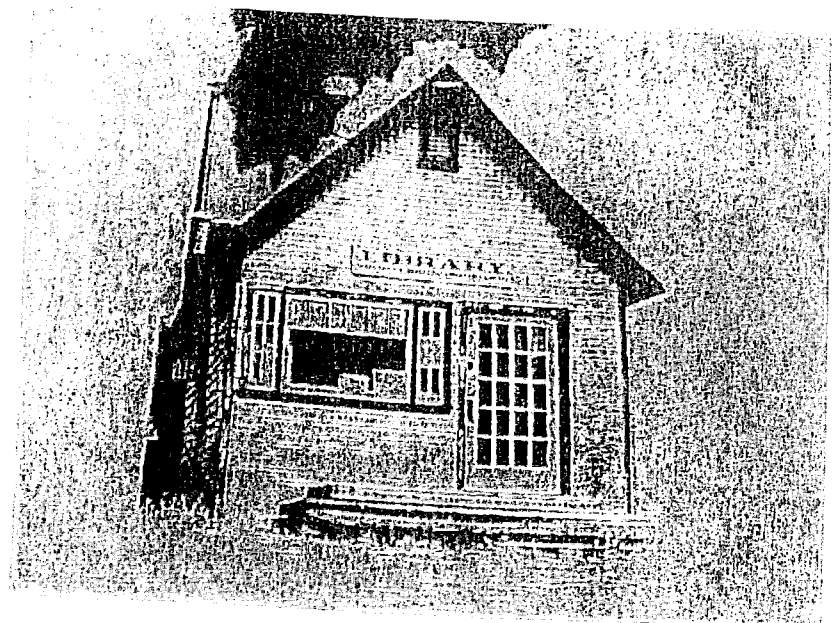
On [Date], [Name] and [Name] were [Action] at [Location]. The fire was caused by [Cause] and resulted in [Damage].

On [Date], [Name] and [Name] were [Action] at [Location]. The fire was caused by [Cause] and resulted in [Damage].

On [Date], [Name] and [Name] were [Action] at [Location]. The fire was caused by [Cause] and resulted in [Damage].

On [Date], [Name] and [Name] were [Action] at [Location]. The fire was caused by [Cause] and resulted in [Damage].

THE APTOS FIREHOUSE AND VFW HALL  
THE APTOS FIREHOUSE AND VFW HALL  
THE APTOS FIREHOUSE AND VFW HALL



THE APTOS FIREHOUSE AND VFW HALL



County of Santa Cruz

---

**PLANNING DEPARTMENT**

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060

(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

**KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR**

Date: June 21, 2011

To: Randall Adams, Planner

From: Tony Falcone, Building Official

Re: 8037 Soquel Drive, Aptos, CA 95003

A structural evaluation was performed on the building at 8037 Soquel Drive, Aptos, CA 95003 ("Aptos Firehouse") by Leonard Willis, P.E. of Redwood Engineering on September 20, 2010, which resulted in the generation of a comprehensive and detailed report. This report addressed the existing overall conditions of the structure including; roof and ceiling, exterior and interior walls, foundation and floor elements and hazardous materials.

In his report Mr. Willis determined that the structure was of marginal quality and lacks a perimeter foundation. His report points out that the structural elements have suffered years of water damage, settlement and degradation, and that the structure has likely outlived its service life. Mr. Willis also states in his report that the structure would probably not survive relocation efforts without a complete dismantling and reconstruction, it does not meet current minimum code requirements and any relocation or use would require complete reconstruction, prohibiting the re-use of any historic components.

On December 17, 2011, Inspector Sean Livingston and I conducted a thorough inspection and found no disagreements or contrary findings to those reported by Mr. Willis. This structure exists in a sub-standard dilapidated state and is not a candidate for relocation due to its lack of a foundation and structural integrity.

At the request of the building owner concerned about the safety of the building, Mr. Willis performed an additional inspection on March 10<sup>th</sup>, 2011. At that time, Mr. Willis noted that due to the deficiencies and the deteriorated condition of the building, the building presented potential safety issues to the public.

On June 9<sup>th</sup>, 2011, a follow up inspection was initiated by the County. During that inspection, it was observed that the structure had been vacated by the tenant. Based upon the structural report by Mr. Willis and our inspections, I determined that the structure presents an imminent danger to the safety of occupants and should be red-tagged to prevent its use by another tenant. The structure was then posted with a dangerous and unsafe building placard to protect the public and future tenants from potential fire, seismic and structural hazards/dangers that this structure presents.

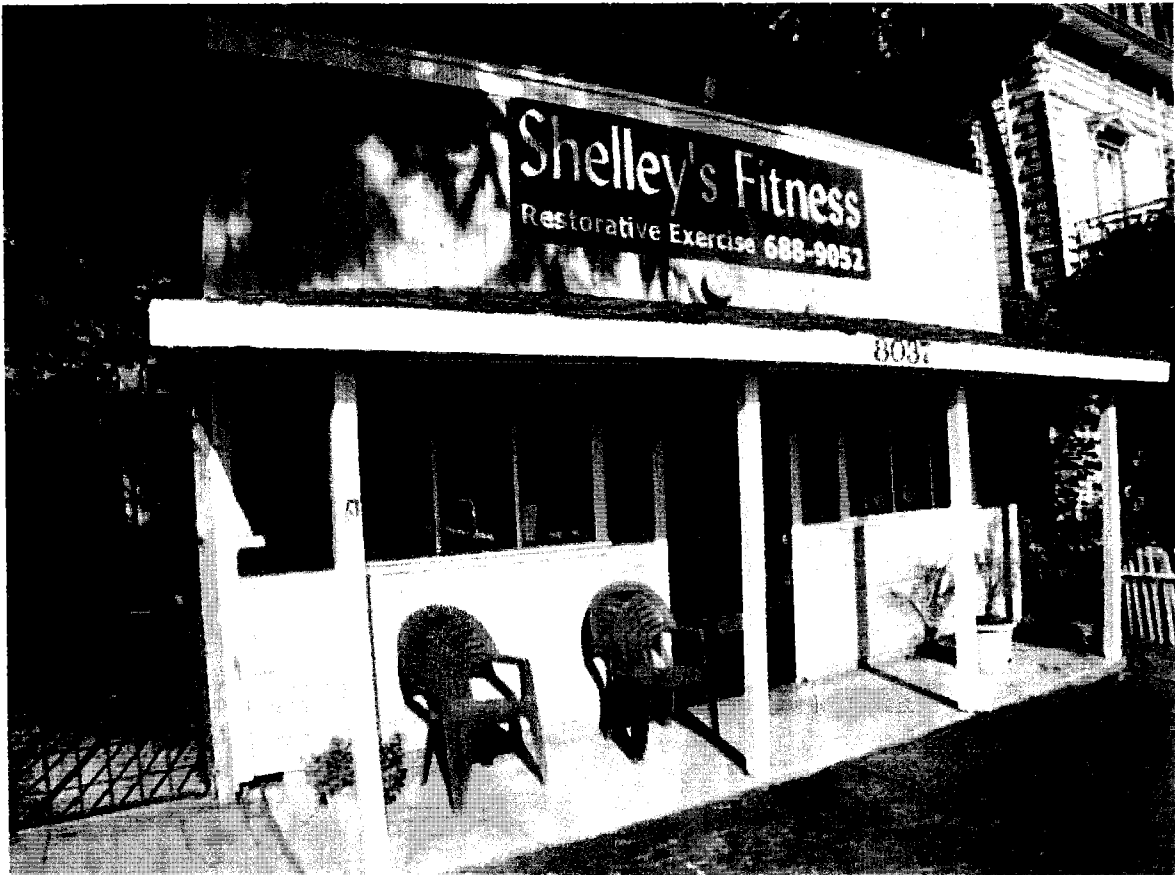
Rehabilitation of this structure would require complete replacement of the foundation, structural frame, outdated plumbing, electrical and mechanical systems, front porch and decking. We determined that the only potentially salvageable portion of the structure would be the old 16 gage corrugated siding and roofing material. Due to the age, lack of maintenance and degree of structural degradation, we determined that the relocation and/ or rehabilitation of this structure is not feasible.



## Exhibit E- Photographs

**Photograph: Front façade of the former Aptos Firehouse/VFW Hall**

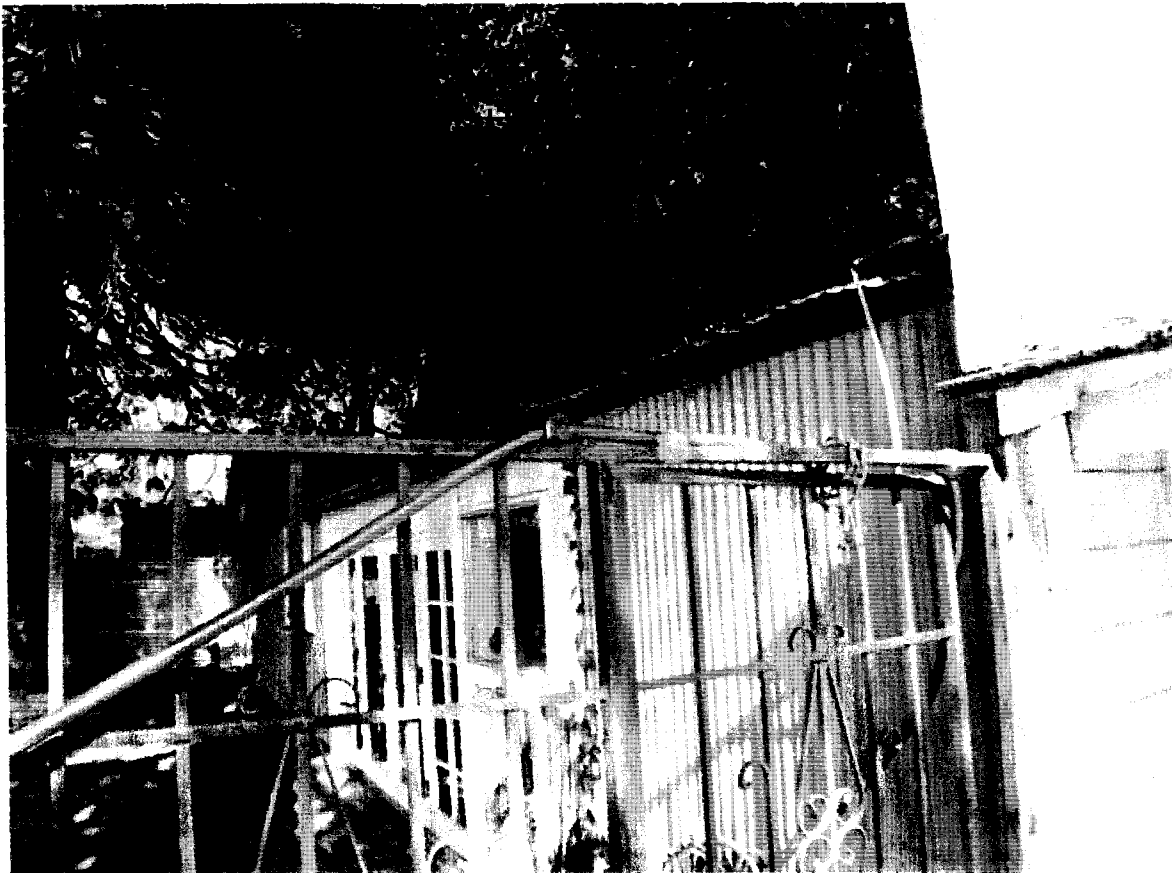
**Date: October 2010**



Note: Different orientation of wood boards between the building façade and the false front, replaced window systems, and door and the addition of a porch with a concrete slab.

**Photograph: Side of the former Aptos Firehouse/VFW Hall**

**Date: October 2010**



Note: Deteriorated materials and gaps between the roof and the frame of the building. The false front appears to be resting upon the bracing for the porch, indicating it was replaced sometime after the mid 1950's.



Note: mix of materials, wood to corrugated metal, replaced or created windows, double doors. The doors and windows are contemporary.

**Secretary of the Interior's Standards for Rehabilitation**

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.
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.
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.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, 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. Where the severity of 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.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Note: Prior to beginning rehabilitation plans, identify the character defining features to be protected, repaired or replaced. A feature is defined as an element of a building, cornice, porch, roof, windows, etc. When the extent of replacing historic material exceeds 60% it is likely that rehabilitation is not suitable.

### Secretary of the Interior's Standards for Reconstruction

**Reconstruction** is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

### Guidelines:

#### Research and Document Historical Significance

Guidance for the treatment Reconstruction begins with *researching and documenting* the building's historical significance to ascertain that its re-creation is essential to the public understanding of the property. Often, another extant historic building on the site or in a setting can adequately explain the property, together with other interpretive aids. Justifying a reconstruction requires detailed physical and documentary evidence to minimize or eliminate conjecture and ensure that the reconstruction is as accurate as possible. Only one period of significance is generally identified; a building, as it evolved, is rarely re-created. During this important fact-finding stage, if research does not provide adequate documentation for an accurate reconstruction, other interpretive methods should be considered, such as an explanatory marker.

The above was copied from the National Parks, Technical Preservation Services Website  
[http://www.nps.gov/hps/tps/standards\\_guidelines.htm](http://www.nps.gov/hps/tps/standards_guidelines.htm)