

AGENDA Date: April 29, 2019



COUNTY OF SANTA CRUZ

HISTORIC RESOURCES COMMISSION

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060

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KATHLEEN MOLLOY, PLANNING DIRECTOR

April 22, 2019

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Historic Resources Commission
County of Santa Cruz
701 Ocean St.
Santa Cruz, CA 95060

REVIEW OF PROPOSED HISTORIC INTERPRETIVE DISPLAY FOR THE HIHN APPLE BARN (HIHN APPLE PACKING WAREHOUSE)

Dear Commissioners:

The Secretary of the Interior Standards encourages the rehabilitation of historic buildings for a contemporary use while preserving their historic character, providing for the preservation of historic buildings for future generations as communities grow and change: *"Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations or additions while preserving those portions or features which convey its historical, cultural or architectural significance."*

Consistent with the Secretary of the Interior Standards and with the criteria in Santa Cruz County Code Chapter 16.42, Historic Preservation, in August 2011 your Commission approved a Historic Preservation Plan (HPP) for the Hihn Apple Barn providing for the rehabilitation of the building for use as a grocery store and relocation to another area on the site while preserving the character defining features and historic integrity of the building to convey its unique story as the last remaining industrial building in Aptos from the once-thriving Apple Industry.

As part of preserving the historic value of the rehabilitated and relocated Apple Barn, the conditions of approval of the HPP include a requirement for an interpretive display that includes specific content. Although Commission review or approval is not required by the HPP, your Commission is being provided an opportunity to review and provide comments on the interpretive display proposal for compliance with the condition of approval, so that staff can consider your comments prior to final review and approval.

Requirements for the Interpretive Display

The full condition of approval for the Interpretive Display reads as follows:

Interpretive Display: Consistent with the recommendations in the preservation plan prepared for the project and with County Code Section 16.42.060 to preserve the historic value of structures that are relocated, one or more interpretive displays shall be installed on the property that will provide information to the public regarding the history of the Apple Barn in the context of the history and development of Aptos Village. Submittal of a contract with a qualified professional with experience preparing similar types of interpretative displays for historic purposes shall be required prior to issuance of the building permit. Installation of the interpretive display shall be required prior to final occupancy certificate.

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

Key requirements in the condition of approval include the following:

- One or more interpretive displays to provide information regarding the history of the Apple Barn in the context of the history and development of Aptos Village
- Include historic materials and objects that are removed from the building during relocation and rehabilitation
- Historic photos and text documenting the history of the building, its uses as a packing shed, the relationship of the building to the site, including rail line and road, and association with Frederick Hihn
- Include photos from the Paul Johnston collection if available.

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- Installation is required final to issuance of final certificate of occupancy.

In addition to the condition of approval requirements, the interpretive panels will also be reviewed for general conformance with the California State Parks Guidelines, Section 18 Exhibits, to ensure that the information is accessible to all visitors. This includes a requirement for a minimum font size of ¼" based upon the estimated viewing distance for the panels.

Analysis of the Interpretive Display

The applicant, Barry Swenson Builders, is proposing to install 5 panels at the exterior of the Apple Barn at a prominent location along the railing adjacent to the historic loading dock area, to be used as seating. One panel is also to be installed at the interior of the grocery store, near the building entrance within the historic display area and where it will be highly visible. The number of panels exceeds the minimum requirement of one or more interpretive panels.

The applicant has consulted extensively with local historians including Sandy Lydon and John Hibble in designing the panels order to ensure the accuracy and relevance of the information provided. Photos from the Paul Johnston collection were included, as well as photos obtained through other sources. The final detail such as missing photo captions and dates on several panels will be provided pending information from project consultants.

The font size in each panel meets the recommended guidelines provided by California State Parks.

The panels follow historic periods in Aptos:

Panel 1 summaries the history and prehistory of Aptos prior to 1876, providing context for later periods in Aptos History including the Apple era. The panel includes illustrations prepared by Linda Yamane, a Rumsian Ohlone native and renowned illustrator.

Panel 2 focuses on the lumber era from 1876 to 1906, and how this era facilitated the later development of Aptos.

Panel 3 covers the Apple Era from 1900-1950, in which the Hihn Apple Packing Warehouse played an essential role.

Panel 4, "The Hihn Apple Packing Warehouse", discusses the role of the Apple Barn in the apple industry, how the loading dock functioned, and how the rail lines were used to deliver apples to and from the Warehouse. The title of the panel "Hihn Apple Packing Warehouse" references the title of the building when it operated as an Apple Packing plant. The panel also notes the importance of Frederick Hihn.

Panel 5, "1900-Present" discussed the more recent history of Aptos Village and the repurposing of the Apple Barn as the Village Fair to sell antiques during this period.

Panel 6, "The Evolution of the Apple Barn" focused on the relocation and rehabilitation of the Apple Barn, noting that the relocation follows a historic tradition of moving buildings and how the rehabilitation has preserved the character-defining historic features that tell the story of the history of the Apple Barn. The panel includes photographs of materials removed from the

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Apple Barn during rehabilitation, as these materials were too fragile to be included in the display and will instead be donated to the Aptos History Museum where they can be protected. The panel includes photos of apple labels found in the Apple Barn and of the metal newspaper press plates used as part of the reroofing.

Conclusion

County staff has worked closely with the applicant Barry Swenson Builders during the design of the panels, and has completed a review of the working draft of the proposed interpretive display. Staff finds the proposed design largely in compliance with the conditions of approval. Furthermore, the detailed history, rare photographs and unique illustrations provided in these panels, prepared in consultation with local historians, will contribute the telling the history of Aptos and the importance of the Apple Barn in the development of Aptos Village for future generations. Staff appreciates input from your Commission prior to final review and approval of the panels and pending final edits from the applicant.

Sincerely,

Annie Murphy
Secretary to the Commission

Exhibits

- A. Proposed Designs for the Interpretive Display for the Hihn Apple Barn
- B. Conditions of Approval for the Historic Preservation Plan for the Hihn Apple Barn