

Historic Preservation Plan (August 5, 2011): Final Conditions of Approval

- A. All requirements of the approved historic resource preservation plan shall be met in the relocation and reconstruction of the historic Apple Barn and all future development on the property shall comply with the conditions listed in Table 2-1 of the Historic Preservation Plan relating to protection of the Bayview Hotel. These requirements shall include the following conditions approved by the Historic Resources Commission:
1. Protection of existing historic materials and character-defining features: A qualified preservation architect or architectural conservator shall evaluate all of the existing historic materials of the Apple Barn, identifying which materials may be repaired, and which require replacement. Detailed plans prepared by a preservation architect or an architectural conservator shall be provided prior to the issuance of a permit for relocation, noting which materials are to be retained, repaired, replaced, or relocated for use on another part of the building. An architectural conservator shall make period observations and shall also be retained on site during relocation and rehabilitation to ensure that the detailed plans are followed. A copy of the contract with an architectural conservator shall be submitted prior to the issuance of a building permit.
 2. Historic Skirting: Existing wood skirting material shall be retained to the greatest extent feasible, and shall be used to cover the concrete stem wall in an area or areas retaining the greatest visibility, such as the loading dock area adjacent to the Village green. Plans showing proposed location of historic skirting materials shall be submitted with the building permit application for moving the building.
 3. Future repairs: Consistent with the Preservation Plan, all wood siding removed from the Apple Barn to accommodate the new link building, and wood floor planks that are removed to allow for the installation of new interior flooring, shall be used as materials for the rehabilitation, with the remaining materials stored and used for future building repairs to the greatest extent feasible.
 4. Preservation of interior wood flooring: Existing wood floorboards at the building interior, identified as a character-defining feature, shall be used throughout the building to the greatest extent feasible as allowed under state codes and local environmental health regulations relating to the grocery store use. The texture and finish of the existing floor boards shall be retained to the greatest extent

feasible as is consistent with relevant state codes and local regulations. Plans for use of flooring shall be submitted to the HRC prior to the issuance of the building permit.

5. Preservation of interior single-wall construction as an historic feature: Existing single-wall construction at the building interior, identified as a character-defining feature, shown to be retained near the main entrance of the building, shall be retained in other areas of the building as allowed under state codes and local environmental health regulations relating to the grocery store use. Plans for retention of single-wall construction shall be submitted to the HRC prior to the issuance of the building permit.
6. Loading dock design: Design of the loading dock along the west side of the Apple Barn shall be revised to include only the minimum number of ramps required to comply with accessibility requirements in the California Historical Building Code.
7. Roofing material: Corrugated roofing shall be a matte finish.
8. Exterior paint color: Consistent with County Code Requirements 16.42.060(c)(1)(I) regarding alterations to a historic resource, the exterior color of the rehabilitated apple barn shall be similar to the current color of the building, or another color appropriate for an apple packing shed during the period of significance for the building (early 1890's to the 1950's)
9. Relocation: As indicated in the preservation plan, Kelly Brothers Movers or another qualified contractor shall work with the engineer to relocate the Apple Barn to the new proposed location. Use of any moving contractor other than Kelly Brothers Movers shall require approval by the Planning Department.
10. 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.

11. Historical Marker: A permanent plaque will be installed at the existing historic location of the Apple Barn, describing the Apple Barn, its history as part of Aptos Village, and noting the new location of the building. Plans for the historic marker shall be submitted prior to the submittal of the building permit application. Installation of the marker shall be required prior to the issuance of the certificate for occupancy.
12. Documentation: Consistent with County requirements for relocation of historic resources (16.42.060 9b)1((B)(i), the applicant shall submit a plan to document the history of the building prepared by a qualified historian/ architectural historian (according to the Secretary of the Interior's professional qualification standards) prior to the issuance of the building permit for relocation. The documentation should approximate HABS Level II documentation and include: a) selected drawings, if available, that would be photographed; b) photos following the NPS photo policy, of exterior and interior views, along with historic views, if available; and c) written data providing history and description of the property. The documentation shall include photographs and detailed architectural drawings of the historic materials, features and construction techniques that will be altered, removed or replaced by the relocation and rehabilitation of the building, including the construction methods and materials for the foundation system, the loading docks and their relation to the site and the door openings, the section of the wall that will be removed

to accommodate the new link building, the relationship of the building to the site, and the flooring and single-wall construction at the interior. Photographs shall be taken of the building as it currently exists. Photographs shall also be taken during relocation and rehabilitation, documenting the construction techniques identified as the building is prepared for relocation, as well as documenting the relocation process. For the photographs, either HABS standard large format or digital photography may be used. If digital, the size of each digital image will be 1600x1200 pixels at 300 pixels per inch, or larger, color format, and printed in black and white or color. Information from the documentation process shall be included in the interpretive display for the Apple Barn building. The distribution of the documentation will include: the Aptos Chamber of Commerce and History Museum, the Museum of Art and History in Santa Cruz, the Santa Cruz Public Library's local history collection; and UC Santa Cruz. The documentation shall be completed prior to issuance of the final certificate of occupancy.

13. Conformance with project conditions: Building permit plans shall be submitted to the Historic Planner with the County of Santa Cruz for staff level review to ensure consistency with the conceptual plans submitted with the Historic Preservation Plan application and with Chapter 16.42 of the Santa Cruz County Code.
 14. Optional Site Plan: The optional site plan, including the re-alignment of the new east-west street and the changes to the setting and location of the Apple Barn, shall be reviewed by the Historic Resources Commission at a noticed public hearing prior to recordation of the Final Map for this project. If substantial changes to the site or building design are required by the Historic Resources Commission, the project approvals shall be amended per the review levels specified in the Planned Unit Development conditions of approval for this project. This requirement is waived if the optional site plan is not proposed to be implemented.
- B. All requirements of the approved historic resource preservation plan shall be met in the construction of improvements and structures adjacent to the historic Bayview Hotel. This shall include the following conditions approved by the Historic Resources Commission:
1. 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.

2. Protection of Bayview Hotel Setting (magnolia tree): Prior to construction and demolition, an arborist shall evaluate the existing magnolia on the Bayview Hotel property and provide recommendations to protect the tree during construction and demolition. The report shall be submitted to the Planning Department for review and approval prior to the issuance of demolition or building permits.
3. Landscape Buffer: Trees and shrubs shall be planted on the subject property to the east of proposed Building 14 (between Building 14 and the Bayview Hotel) to provide an appropriate buffer/transition between the proposed building and the historic structure. Landscape plans for this buffer area shall be submitted to the HRC for review prior to issuance of the building permit.

C. All requirements of the approved historic resource preservation plan shall be met in the approved demolition of structures adjacent to the historic Bayview Hotel. This shall include the following conditions approved by the Historic Resources Commission:

1. 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.
2. 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.

3. 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.
4. 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. Installation of the marker shall be required prior to the final inspection for the demolition permit.
5. 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.

- D. A Demolition Permit shall be obtained for the demolition of the Aptos Firehouse/VFW building prior to removal or deconstruction of the structure.
 - 1. All requirements of the Monterey Bay Unified Air Pollution Control District (MBUAPCD) shall be followed in the demolition of the structure.