

Annie Murphy

From: Becky Steinbruner <ki6tkb@yahoo.com>
Sent: Wednesday, April 10, 2019 1:44 PM
To: Annie Murphy
Cc: Becky Steinbruner
Subject: Re: Concerns re: Aptos Village Project Historic Resources Preservation

Dear Ms. Murphy,
I appreciate you including my earlier message regarding the Aptos Village Project in the April 29 County Historic Resources Commission agenda packet. I would also like to ask that you include this communication, with the following points added to the agenda:

- 1) I would like the Commission to discuss and ascertain if the Hihn Apple Barn has retained it's NR3 status.
- 2) I would like an update on the NR3 house at 8057 Valencia Street, in the old Hihn Subdivision.

Thank you very much.

Sincerely,

Becky Steinbruner

On Saturday, April 6, 2019, 11:30:52 PM UTC, Becky Steinbruner <ki6tkb@yahoo.com> wrote:

Dear Ms. Murphy,

Thank you very much. Will the meeting be audio or video recorded?

Sincerely,

Becky Steinbruner

On Thursday, April 4, 2019, 1:43:35 PM PDT, Annie Murphy <Annie.Murphy@santacruzcounty.us> wrote:

Ms. Steinbruner,

Thank you for your correspondence. It will be included in the Commission's packet for the meeting on April 29.

Sincerely,

Annie Murphy

Planner IV, Sustainability and Special Projects

Santa Cruz County Planning Department

(831) 454-3111

From: Becky Steinbruner <ki6tkb@yahoo.com>
Sent: Tuesday, April 2, 2019 11:34 AM
To: Annie Murphy <Annie.Murphy@santacruzcounty.us>
Cc: Carolyn Swift <carolyn.swift@gmail.com>; Lucinda Woodward <lucinda.woodward@parks.ca.gov>; Shannon Lauchner <shannon.lauchner@parks.ca.gov>; Becky Steinbruner <ki6tkb@yahoo.com>
Subject: Concerns re: Aptos Village Project Historic Resources Preservation

Dear Ms. Murphy,

I noted that the Santa Cruz County Historic Resources Commission meeting has been rescheduled for Monday, April 29 at 9:30am. I remember that at the January 14, 2019 meeting, Commissioner Swift requested that the Aptos Village Project be placed on the April agenda for discussion. I would like to register my concerns related to the Aptos Village Project and ask that you include this communication in the Commissioners' agenda packets for the April 29 meeting.

Phase One of the Project is complete, and the historic NR-3 Hihn Apple Barn will host the New Leaf Market, scheduled for opening early next month. I respectfully ask that the Commissioners be kept informed of the required historic preservation elements of the Barn now so that any necessary changes can be reviewed and completed before the grocery store opens. I would like the Commission to specifically review the following:

- 1) Historic interpretive panels required to be included within the market. It is important that the content of these panels is accurate and complete.
- 2) Historic interior wooden flooring and wall siding included to fullest extent as promised.
- 3) Review changes made to the main entrance that have significantly altered the physical appearance and historic integrity of the NR-3 structure.
- 4) Update on structural modifications approved for the NR-3 building to accommodate the modern grocery store use, e.g., steel roll-up door replacing historic wooden sliding door, steel employee entrance door and a roof skylight.
- 5) Update on revisions to wooden decking and wooden ramp public access adjacent to the area identified as the Village Green.

In addition to the Hihn Apple Barn, the Commission approved a landscape plan that was required as a Condition of Project Approval between Building #14 and the Bayview Hotel. That plan has not been implemented as approved by the Commission. There is now an 8' wooden fence between the two buildings that may or may not be on the correct property boundary line, and that encloses the historic Bayview Hotel and garden on two sides. There is no vegetation between the

two buildings, as was required as a mitigation for the Project to soften the sharp transition between the NR-1 Bayview Hotel and the imposing modern architecture of the two-story Building #14 with only a 2' side setback from the property line. This mitigation has not been upheld.

What's more, the Aptos Village Project LLC developers destroyed the Bayview's historic wrought iron fencing and historic rose bushes in the garden areas in order to install the new wooden fence, without the permission of Bayview Hotel owner, Ms. Cristina Locke. I respectfully request that the Commission examine the lack of adherence to the approved landscape plan and make recommendations to the County Planning Dept. and Mr. Randall Adams, Planner in charge of the Project.

Also, Building #14 is to include historic interpretive panels to acknowledge the NR-5 historic Aptos Fire House/VFW Building that was demolished on the site to allow the new construction. I see nothing on the exterior of the building to meet this requirement and encourage public education regarding the former use of the site and historic significance. Also, the developer, Mr. Pete Testorff, claimed publicly that he would include wood inside Building #14 from the two heritage redwood trees that he cut down on the site. I request the Commissioners investigate these issues and report back for the public's benefit, making recommendations to the County Planning Dept. and Mr. Randall Adams, Planner.

These issues must be rectified to meet the Project Conditions of Approval, and need to be enforced as stipulations of approval of impending consideration of the Aptos Village Project's Phase Two development.

Further, during construction of Building #15 and the inherent soil contamination sampling and analysis by Weber, Hayes and Associates, it was made known that the 1892 Sanborn Map for the site showed a railroad turntable. This information was not included in the Aptos Village Project Initial Study that led to a Mitigated Negative Declaration. During excavation for the foundation of Building #15, some remnants of a wooden subterranean structure were found, but it is unclear if the archaeologist that was required to be on site cataloged the items discovered. Did the County Historic Resources Commission receive the reports and findings of the archaeologist during the Phase One Project construction work?

While it is obviously too late now to retrieve any artifacts from the railroad turntable, it seems reasonable and appropriate that the Commission request the Aptos Village LLC developers to develop an interpretive panel to educate the public regarding the former existence and significance of the structure, noting its location on the Sanborn maps. I request that the Commission make this recommendation to the Planning Dept. and to Mr. Randall Adams.

Lastly, as the Phase Two Aptos Village Project Final Map nears approval by the County Planning and Board of Supervisors, I respectfully ask that the Historic Resources Commission request the developers to include an interpretive educational panel to acknowledge the Native American CA-H-222 site, the historic Lam-Mattison Apple Dryer and Vinegar Works and Asian Community, as well as the already-agreed-upon interpretive panel on Aptos Creek Road entering Nisene Marks State Park. The presence of the significant Native American and Asian historic presence was barely considered in the Project's Initial Study that led to the Mitigated Negative Declaration status for the Project.

It is only right that all cultural and historic presences of the Aptos Village be represented so that the public may fully learn about and appreciate the past as the Aptos Village Project so drastically alters the landscape and uses of the area moving into the future.

Thank you.

Sincerely,

Becky Steinbruner

831-685-2915