

P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

May 25, 2022

Mark Sangster
419 Palm St.
Santa Cruz, CA 95060

Re: Historic Evaluation for 419 Palm St., Santa Cruz, CA
APN. 004-142-24

Dear Mr. Sangster:

This letter states the findings of historic significance, based on our research and conditions assessment of the property located at 419 Palm Street in Santa Cruz, California. PAST Consultants, LLC (PAST) attended a site visit to the subject property on May 12, 2022 to photograph and inspect all buildings. Research was conducted in May 2022 to determine the historic significance of the residential building on the subject property.

Summary of Findings

The property contains a single-family residence (circa-1913) constructed in the Vernacular style and an attached, circa-1959 garage. The subject house was moved from 546 Palm Street to the subject address in 1959. The house has received numerous additions and alterations subsequently, including a replaced front porch, multiple side and rear additions, fenestration modification, cladding replacement and cladding infill at numerous locations. Given that the original house was moved from a different location and the numerous changes made to what was a modest original design, the subject house no longer possesses sufficient historic integrity for listing on the National Register of Historic Places or the California Register of Historical Resources. The subject house is not eligible for the Santa Cruz Historic Resources Inventory because it does not meet City preservation criteria and has been relocated and altered substantially.

The attached DPR523 forms describe the subject property, present a construction chronology of the subject house and attached garage, provide a summary property history and evaluate the property for historic significance according to criteria of the National Register, the California Register and the City of Santa Cruz municipal code.

Project Team

Client/Applicant

Mark and Maria Sangster, Property Owners
419 Palm St.
Santa Cruz, CA 95060

Regulatory Agency

City of Santa Cruz Planning Department
809 Center Street, Rm. 206
Santa Cruz, CA 95060

Historic Preservation Consultant

PAST Consultants, LLC
P.O. Box 721
Pacific Grove, California 93950

Architectural Historian and Report Author: Seth Bergstein meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History and History.

PAST Consultants: Qualifications

Seth A. Bergstein, Principal of PAST Consultants, LLC, began his technical career as a civil, structural and geotechnical engineer for a variety of commercial and transportation engineering projects. This experience created an appreciation for historic engineering and architectural structures and led him to architectural study at the University of Oregon, Eugene, and a Master of Arts in Historic Preservation from Cornell University. After Cornell, Seth was a materials conservator and project manager for Architectural Resources Group and managed projects for a diverse range of historic building types, including the Point Reyes Lighthouse, Bernard Maybeck's First Church of Christ, Scientist, Pasadena City Hall, the John Muir House, and a number of historic bridges, including project management for the restoration of the Wawona Covered Bridge in Yosemite National Park.

In 2004, Mr. Bergstein founded PAST Consultants, LLC (PAST), a historic preservation consulting firm specializing in preservation planning, documentation, and conservation for historic and cultural resources. PAST's clients include the State of California, public agencies, architectural and engineering firms, museums, nonprofit organizations, preservation advocates and private property owners. PAST is represented on the California Historical Resources Information System (CHRIS) list of qualified historic consultants sponsored by the California Office of Historic Preservation and is on numerous certified consultants lists for public agencies throughout California.

PAST has prepared numerous successful National Register nominations, written historic context statements for public agencies, photo-documented historic buildings for HABS/HAER projects, prepared historic structure reports and evaluated numerous historic buildings throughout central and northern California for both public and private clients. PAST is often hired to evaluate proposed changes to historic buildings for conformance with the *Secretary of the Interior's Standards for the*

Treatment of Historic Properties. PAST is presently the on-call historic preservation consultant for the City of Carmel-by-the-Sea and the City of Capitola.

Mr. Bergstein has developed expertise in California agricultural history with the 2010 preparation of the *Historic Context Statement for Agricultural Resources in the North County Planning Area, Monterey County* and the 2011 *Agricultural Resources Evaluation Handbook, Monterey County, California*. The latter project was a collaborative effort with Monterey County, the California State Office of Historic Preservation (SHPO) and the community to develop a methodology for evaluating historic agricultural resources that could become a model for all regions of California. Monterey County planners, consultants and interested parties use both reports widely.

Principal Seth A. Bergstein has nearly 30 years combined experience in civil and structural engineering, materials conservation, architectural history and historic preservation planning. Seth meets the *Secretary of the Interior's Professional Qualifications Standards in Architectural History and History*. Mr. Bergstein has been keynote speaker at preservation conferences, has written articles on historic contexts and the preparation of historic context statements, provided historic preservation training to city planning staff and has led architectural tours. He is a member of the Alliance of Monterey Area Preservationists (AMAP) and is founding board member of the Monterey Area Architectural Resources Archive (MAARA).

Methodology

Site Visits

PAST attended an initial site visit to the subject property on May 12, 2022 to photograph and perform a conditions assessment of the buildings on the subject property.

Research Design

Research was conducted during May 2022. PAST performed research in the following repositories to develop this historic assessment report:

- Santa Cruz County Assessor's Office, Santa Cruz, CA;
- City of Santa Cruz Planning and Building Divisions, Santa Cruz, CA;
- Santa Cruz Public Library; and
- On-line genealogy portals, including those associated with Ancestry.com and Newspapers.com.

The purpose of the research design was to determine the construction chronologies of the buildings on the subject property, to understand the historical uses of the property, and to determine if any of the previous property owners were significant persons in national, California or Santa Cruz history.

Registration

The property is not listed on the National Register of Historic Places or the California Register of Historical Resources. The property is not included in any of the three volumes of the *Santa Cruz Historic Buildings Survey*.

Regulatory Framework

The City of Santa Cruz evaluates historic resources according to the guidelines of the California Environmental Quality Act, the California Register Program and the City of Santa Cruz, under Municipal Code Section 24.12.440. The California Environmental Quality Act (CEQA) provides the framework for the evaluation and treatment of historic properties (Section 15064.5). CEQA defines a historical resource as: (1) a resource determined by the State Historical Resources Commission to be eligible for the California Register of Historical Resources (including all properties on the National Register); (2) a resource included in a local register of historical resources, as defined in Public Resources Code (PRC) Section 5020.1(k); (3) a resource identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); or (4) any object, building, structure, site, area, place, record, or manuscript that the City determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the lead agency's determination is supported by substantial evidence in light of the whole record.¹

National Register of Historic Places (National Register)

The National Historic Preservation Act of 1966 authorized the Secretary of the Interior to create the National Register of Historic Places. Districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering and culture are eligible for listing if they meet at least one of four criteria.² Eligible resources are those:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Eligible resources must also retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey the relevant historic significance.³ The seven aspects of integrity are described in a separate section below.

¹ California Code of Regulations, 14 CCR § 15064.5.

² 16 U.S.C. 470, *et seq.*, as amended, 36 C.F.R. § 60.1(a).

³ 36 C.F.R. § 60.4.

California Register of Historical Resources (California Register)

A resource is eligible for listing in the California Register of Historical Resources if it:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.⁴

Resources eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historic resources and convey the reasons for their significance.

The same seven aspects of integrity are considered when evaluating resources for listing in the National Register and California Register: location, design, setting, materials, workmanship, feeling, and association. Alterations over time or historic changes in use may themselves be significant. However, resources that may not retain enough integrity to meet National Register criteria may still be eligible for listing in the California Register.

Historic Integrity

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation defines **historic integrity** as "the ability of a property to convey its significance." Historic properties either retain their integrity or they do not. To retain integrity, a resource will always retain several and usually most of the seven aspects of integrity:

1. **Location:** the place where the historic property was constructed or the place where the historic event occurred.
2. **Design:** the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting:** the physical environment of a historic property.
4. **Materials:** the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. **Workmanship:** the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. **Feeling:** a property's expression of the aesthetic or historic sense of a particular period of time.
7. **Association:** the direct link between an important historic event or person and a historic property.

After establishing the property's historic significance, the evaluator assesses integrity using *National Register Bulletin 15's* four-step approach:

1. Define the **essential physical features** that must be present for a property to represent its significance.

⁴ California Public Resources Code § 5024.1(c).

2. Determine whether the **essential physical features are visible** enough to convey their significance.
3. Determine whether the property needs to be **compared with similar properties**. And,
4. Determine, based on the significance and essential physical features, **which aspects of integrity** are particularly vital to the property being nominated and if they are present.

National Register Bulletin 15 emphasizes that “ultimately, the question of integrity is answered by whether or not the property retains the **identity** for which it is significant.”⁵

City of Santa Cruz Municipal Code

The designation and treatment of historic properties is codified in the City of Santa Cruz Municipal Code, *Chapter 24.12 – Community Design, Part Five: Historic Preservation (Municipal Code Sections 24.12.400 – 24.12.450)*. Historic resources must meet the criteria of the National Register, California Register, or City of Santa Cruz Historic Preservation criteria. The City of Santa Cruz’s Historic Preservation criteria are located in *Chapter 24.12.440 - Santa Cruz Historic Building Survey*, and are the following:

The **property** is either a building, site, or object that is:

1. Recognized as a significant example of the cultural, natural, archaeological, or built heritage of the city, state, or nation; and/or
2. Associated with a significant local, state, or national event; and/or
3. Associated with a person or persons who significantly contributed to the development of the city, state, or nation; and/or
4. Associated with an architect, designer, or builder whose work has influenced the development of the city, state, or nation; and/or
5. Recognized as possessing special aesthetic merit or value as a building with quality of architecture and that retains sufficient features showing its architectural significance; and/or
6. Recognized as possessing distinctive stylistic characteristics or workmanship significant for the study of a period, method of construction, or use of native materials; and/or
7. Retains sufficient integrity to accurately convey its significance.⁶

⁵ U.S. Department of the Interior, National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, U.S. Department of the Interior, 1997, 44-49 (bold in original).

⁶ City of Santa Cruz, Municipal Code *Chapter 24.12 – Community Design, Part Five: Historic Preservation*.

Conclusion

In conclusion, the subject property located at 419 Palm Street, Santa Cruz, California does not qualify for listing on the National Register of Historic Places, the California Register of Historical Resources or the Santa Cruz Historic Resources Inventory. The proposed project does not require mitigations for historic resources according to the California Environmental Quality Act (CEQA - Section 15064.5), as the subject property is not historically significant.

Please see the attached DPR523 forms for a complete analysis of the subject property.

Please contact me if you have any questions about this historic evaluation report.

Sincerely,

A handwritten signature in cursive script that reads "Seth Bergstein".

Seth A. Bergstein, Principal

cc: City of Santa Cruz Planning Department

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 10

*Resource Name or #: (assigned by recorder) 419 Palm St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Santa Cruz

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

*b. USGS 7.5' Quad: N/A

Date: N/A T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 419 Palm St.

City: Santa Cruz

Zip: 95060

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: A.P.N. 004-142-24

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

The subject property contains a moved circa-1913 house constructed in the Vernacular style and a circa-1959 attached shed-roofed garage. The house has hipped roof massing with projecting side gables, a circa-1960s front porch on square columns, original and circa-1960s wood-sash windows and a mixture of original beveled clapboard wood siding and infill wood siding on the additions. See continuation sheet, page 3 for photographs (Figures 1-4).

*P3b. **Resource Attributes:** (List attributes and codes) HP2

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

P5b. **Description of Photo:** (View, date, accession #)
East Elevation, 2022

P5a. **Photo or Drawing** (Photo required for buildings, structures, and objects.)



*P6. **Date Constructed/Age and Sources:**

Historic Prehistoric Both
circa-1913

*P7. **Owner and Address:**

Mark Sangster
419 Palm Street
Santa Cruz, CA 95060

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

Seth A. Bergstein, Principal
PAST Consultants, LLC
P.O. Box 721
Pacific Grove, CA 93950

*P9. **Date Recorded:** 5/20/22

*P10. **Survey Type:** (Describe)
Owner-requested

*P11. **Report Citation:** None

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

DPR 523A (1/95) *Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 419 Palm Street

B1. Historic Name:

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)

The subject house was relocated from a different address. See continuation sheet, page 4, for the building chronology.

*B7. Moved? No Yes Unknown Date:

Original Location: Same

*B8. Related Features: N/A

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Residential Architecture

Area: Santa Cruz

Period of Significance: circa-1913

Property Type: Residence

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See continuation sheets, pages 5 – 9 for the historic significance statement, historic significance evaluation and historic integrity assessment. The 1913 building was moved to its present location in 1959, has lost substantial historic integrity and is not significant.

B11. Additional Resource Attributes: (List attributes and codes) HP4: Attached Garage

*B12. References:

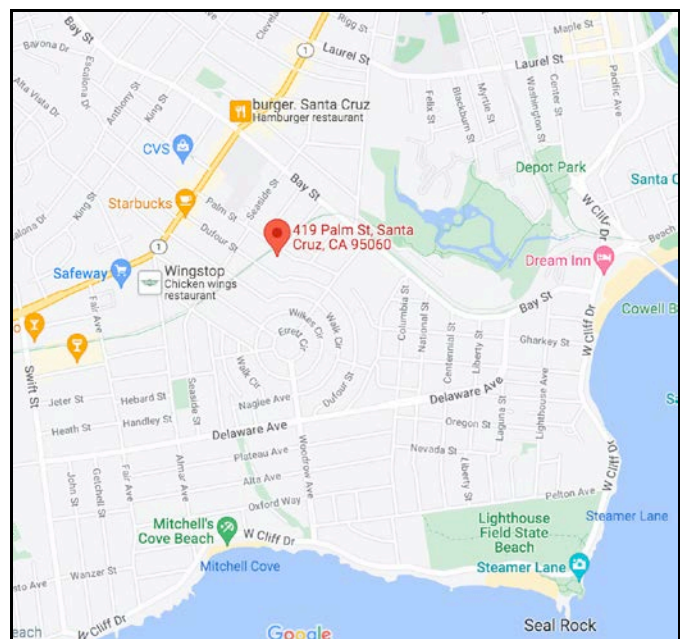
See continuation sheet, page 10

B13. Remarks:

*B14. Evaluator: Seth A. Bergstein, Principal
PAST Consultants, LLC

*Date of Evaluation: 5/20/22

(This space reserved for official comments.)



*Recorded by: PAST Consultants, LLC

*Date: 5/20/22

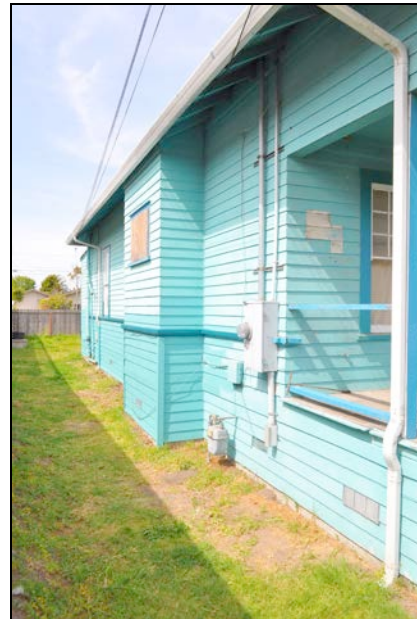
■ Continuation

□ Update

P3a. Description: Photographs



Figures 1 and 2. Left image shows the east and north elevations. Right image shows the rear of the north elevation. The shed-roofed garage was constructed in 1959.



Figures 3 and 4. Left image details the rear elevation with multiple rear additions. Right image shows the south elevation viewed from the porch. Windows have been infilled with wood sidings of various configurations.

*Recorded by: PAST Consultants, LLC

*Date: 5/20/22

Continuation

Update

P3a. Description:

Building Chronology

Based on the existing Sanborn maps, the Santa Cruz County Assessor records and the permit record obtained from the Santa Cruz Planning and Building departments, the site's building chronology is:

- Circa-1913: Construct Vernacular-style house at 546 Palm Street, Santa Cruz.
- Permit No. A6608, 9/1/1959: Move house from 546 Palm St. to 419 Palm St. Note: the permit states "move house from 419 Palm to 546 Palm." The reverse occurred, as proved by existing Sanborn maps and City Directory listings that do not indicate an address at 419 Palm Street until 1961.
- Permit No. A6614, 9/1/1959: Put in concrete foundation under moved building.
- Permit No. A6942, 12/17/1959: Construct 12'x20' attached garage.
- Estimated Date, circa-1960: Install front porch on east elevation.
- Estimated Date, circa-1960s – 1970s: Install rear additions; infill/modify original fenestration in original and new openings.
- Permit No. B080417, 2008: Install electrical and plumbing upgrades.

*Recorded by: PAST Consultants, LLC

*Date: 5/20/22

■ Continuation

□ Update

B10. Significance: Significance Statement

Summary Property History

The subject property was constructed in the “circles” area, with the unusual circular street pattern developed in 1889 when land was donated for construction of the Christian Tabernacle Church within the center circle. The church has since been demolished. The surrounding circular street pattern remains and contains lots of unusual sizes and configurations. According to historian John Leighton Chase, the development resulted in “many odd and substandard-size lots, as well as a poor circulation pattern.” Houses tended to be small and of the vernacular nature. Driving the area today reveals many modest homes constructed in various vernacular and revival styles, most of which have been highly altered (Chase, John Leighton, *The Sidewalk Companion to Santa Cruz Architecture*, 3rd Addition, 246). The 1928-1957 Sanborn map shows the neighborhood in the vicinity of the subject property (**Figure 5**).



Figure 5. View of the 1957 update to the 1928 Sanborn map, showing the subject property’s location. As shown above, the subject lot remained empty in 1957.

*Recorded by: PAST Consultants, LLC

*Date: 5/20/22

Continuation

Update

B10. Significance: Significance Statement

Summary Property History (continued)

Property Occupancy

City directories do not list any occupants at the 419 Palm Street until 1961, which confirms the date on the building permit to move the building in 1959. Analysis of occupancy reveals occupants of the subject property changing relatively frequently. The following lists the property's occupants:

- 1961-1962: Writer Norlyn S. Pequet, Retired.
- 1962-1963: Lucile S. Tracy, Freelance.
- 1963-1967: Clyde R. and Ruby A. Ritchey, Carpenter.
- 1967-1969: Vacant.
- 1969-1970: William D. and Onita Fields, Dispatcher.
- 1970-1972: Manuel and Barbara Cortez, employee for Inglis Frozen Foods.

Occupancy Summary

Research did not reveal any significant contributions by any of the subject house's occupants to national, California or Monterey history. Occupancy of the subject property changed often, as various residents were of modest economic means, worked in the local community and rented the house on the subject property.

*Recorded by: PAST Consultants, LLC

*Date: 5/20/22

Continuation

Update

B10. Significance:

Evaluation of National Register (NR), California Register (CR) and Santa Cruz Historic Significance

1. NR-A, CR-1: Association with significant events, patterns or trends.

The subject property was relocated during the period of substantial postwar residential growth in Santa Cruz. The empty lots along the streets within the Circles area became infilled with various postwar building styles. Lot subdivisions occurred to accommodate this residential expansion, as did the relocation of buildings to foster new development. The association of Post-war suburban expansion and residential growth would not be considered an appropriate event as this event could be used for numerous properties constructed during the regional, statewide and national building boom of the 1950s-1960s. For these reasons, the subject property is not eligible for association with a significant event under this Criterion.

2. NR-B, CR-2 : Association with significant persons.

National Register Bulletin 32: *Guidelines for Evaluating and Documenting Properties Associated with Significant Persons* provides additional recommendations for establishing historic association with significant persons. The document states:

“Associations with an individual should have occurred during the period of time when the person was engaged in the activities for which (s)he is considered significant. Birthplaces, childhood homes, schools attended as children, retirement homes that are not associated with an individual’s significant contributions, graves, and cemeteries generally are not considered eligible for the National Register on the basis of associations with that person.” (Page 16)

Occupants of the subject property changed continuously, with residents working in modest occupations in the surrounding community. Research did not reveal any significant local, regional or national contributions by any of the occupants to Santa Cruz, California or United States history.

Also, the narrow occupancy time periods of individual occupants and the changing nature of occupancy precludes any association of the subject property with a significant person, according to National- and California-register historic criteria, because it cannot be established that these individuals did their most significant work (if any) in the relatively narrow time frame in which he or she occupied the residence.

The subject property is not eligible under this Criterion.

*Recorded by: PAST Consultants, LLC

*Date: 5/20/22

Continuation

Update

B10. Significance:

Evaluation of National Register (NR), California Register (CR) and Santa Cruz Historic Significance (continued)

3. NR-C, CR-3: Association with significant architecture and/or design.

The subject house was moved from its original location to the subject site in 1959. Following this relocation, multiple additions and alterations were installed on the building, including an attached garage, a front porch replacement, multiple rear/side additions, fenestration modifications in original and new openings and wall cladding modifications. Due to the numerous alterations, the subject property no longer is a representative example of the Vernacular style in Santa Cruz. The property does not represent an outstanding example of a type, period or method of construction, nor does it have high artistic value. Also, moved properties are not considered eligible for listing, unless they have outstanding historical associations or represent high artistic design or value. The subject property is not eligible under this Criterion.

Historic Integrity Analysis

- 1. Location:** *the place where the historic property was constructed or the place where the historic event occurred.* The building was moved and does not have integrity of location.
- 2. Design:** *the combination of elements that create the form, plan, space, structure, and style of a property.* The house has been relocated and highly modified, removing nearly all integrity from the original design.
- 3. Setting:** *the physical environment of a historic property.* The subject building was moved and does not have integrity of setting.
- 4. Materials:** *the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.*
The house's alterations generally used similar materials, but of various time periods and technologies, compromising the integrity of materials.
- 5. Workmanship:** *the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* The integrity of workmanship is diminished due to the numerous building alterations.
- 6. Feeling:** *a property's expression of the aesthetic or historic sense of a particular period of time.*
The house does not have integrity of feeling as an intact Vernacular-style building due to the alterations.
- 7. Association:** *the direct link between an important historic event or person and a historic property.*
The house does not have integrity of association as an intact Vernacular-style building due to the alterations.

*Recorded by: PAST Consultants, LLC

*Date: 5/20/22

Continuation

Update

B10. Significance:

Evaluation of National Register (NR), California Register (CR) and Santa Cruz Historic Significance (continued)

City of Santa Cruz Historic Significance

1. Recognized as a significant example of the cultural, natural, archaeological, or built heritage of the city, state, or nation;

The subject house is a relocated and highly altered example of the Vernacular style and is not a significant example of the City of Santa Cruz's built heritage.

2. Associated with a significant local, state, or national event;

The subject property is not associated with a significant local, state, or national event.

3. Associated with a person or persons who significantly contributed to the development of the city, state, or nation;

The subject property is not associated with a significant persons.

4. Associated with an architect, designer, or builder whose work has influenced the development of the city, state or nation;

The subject property is not associated with a significant architect, designer or builder.

5. Recognized as possessing special aesthetic merit or value as a building with quality of architecture that retains sufficient features showing its architectural significance;

The numerous additions and alterations have removed any potential for special architectural or aesthetic merit or value.

6. Recognized as possessing distinctive stylistic characteristics or workmanship significant for the study of a period, method of construction, or use of native materials; and/or

The relocated and substantially altered house does not possess distinctive stylistic characteristics, design or workmanship.

7. Retains sufficient integrity to accurately convey its significance.

The subject house has been relocated, highly altered and does not possess sufficient historic integrity.

*Recorded by: PAST Consultants, LLC

*Date: 5/20/22

Continuation

Update

B12. References:

Boland, Beth G. National Register Bulletin 32: *Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*, National Park Service, U.S. Department of the Interior.
Chase, John Leighton, *The Sidewalk Companion to Santa Cruz Architecture*, 3rd Addition.
City of Santa Cruz, Planning and Building Department Records.
Lehman, Susan, *Fully Developed Context Statement for the City of Santa Cruz*, 2000.
National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. United States, Department of the Interior, National Park Service, 1998.
Polk's Santa Cruz City Directories: 1913-1972.
Santa Cruz County Assessor's Office.
United States Census Records, accessed via *Ancestry.com*.