

P A S T  
CONSULTANTS LLC

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May 13, 2021

William Thurlow  
307 Cypress Ave.  
Santa Cruz, CA 95062

Re: Historic Evaluation for 307 Cypress Avenue, Santa Cruz, CA  
APN. 010-232-16

Dear Mr. Thurlow:

This letter states the findings of historic significance, based on our research and conditions assessment of the property located at 307 Cypress Avenue, in Santa Cruz, California. PAST Consultants, LLC (PAST) attended a site visit to the subject property on April 29, 2021 to photograph and inspect all buildings. Research was conducted in May 2021 to determine the historic significance of the residential building on the subject property.

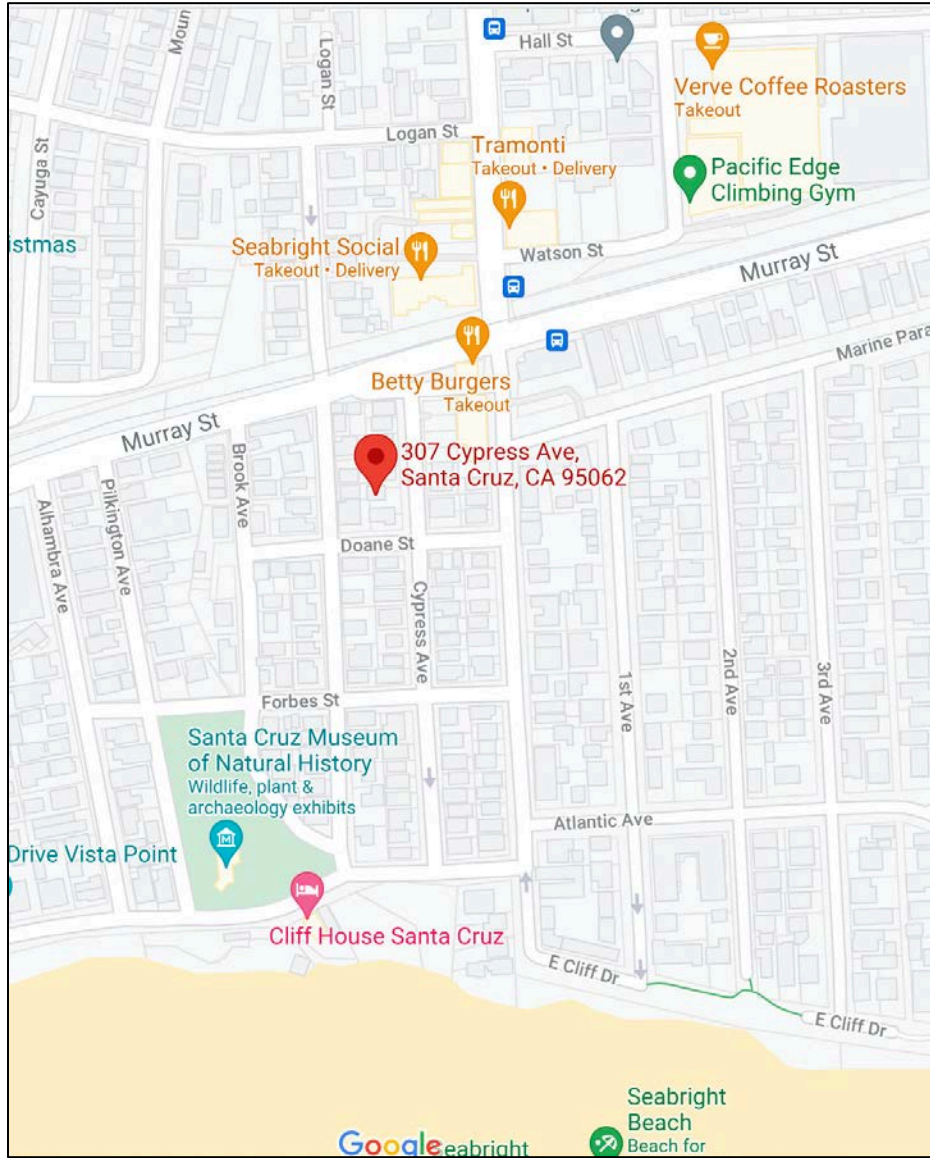
### **Summary of Findings**

The property contains a single-family residence (circa-1902) constructed in the Vernacular style. The house was initially constructed as a vacation cabin in the burgeoning Seabright community. A front addition was installed in 1930 that added bedrooms to the cabin as the area became slowly converted to a residential neighborhood. The house has received subsequent alterations including modifications to the front porch, several side/rear additions, fenestration modifications and a metal chimney. Given the changes made to what was a very modest original design, the house no longer possesses sufficient integrity of design, materials, workmanship feeling and association for it to qualify 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 altered substantially.

The following historic assessment report describes the subject property, presents a construction chronology of the house on the property, provides a summary history and evaluates the property for historic significance according to criteria of the National Register, the California Register and the City of Santa Cruz municipal code.

### Project Location

The project is located at 307 Cypress Ave., in the City of Santa Cruz (**Figure 1**).



**Figure 1.** Location map (Courtesy: Google Maps).

## **Project Team**

### ***Client/Applicant***

William Thurlow, Property Owner  
307 Cypress Ave.  
Santa Cruz, CA 95062

### ***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 April 29, 2021 to photograph and perform a conditions assessment of the house on the subject property.

### **Research Design**

Due to the ongoing COVID 19 pandemic, typical research repositories, such as the California History Room at the Santa Cruz Public Library and other local archives, such as the University of California, Santa Cruz, are unavailable. Access to historical City Directories and original Sanborn maps has not been permitted due to library closures as a result of the COVID 19 pandemic. However, on-line genealogy websites, combined with available Santa Cruz County Assessor records enable a determination of property occupancy to be made, as these websites provide limited City Directory records.

Santa Cruz County Assessor records have been obtained for the subject property. Using the available names on the assessor records, genealogical research was performed via the following on-line portals to establish biographical information on the subject property's historic owners:

- Ancestry.com
- 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*. The property is not set within a concentration of historic buildings; nor is it in a historic district.

### **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.<sup>1</sup>

### **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.<sup>2</sup> 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.

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<sup>1</sup> California Code of Regulations, 14 CCR § 15064.5.

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

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

### **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.<sup>4</sup>

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.

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<sup>3</sup> 36 C.F.R. § 60.4.

<sup>4</sup> California Public Resources Code § 5024.1(c).

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.
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.”<sup>5</sup>

### **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.<sup>6</sup>

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<sup>5</sup> 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).

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

## Site Description

The site is located at 307 Cypress Avenue, south of Murray Street and one block west of Seabright Avenue in the Seabright neighborhood of Santa Cruz (see **Figure 1 – Location Map**). The site contains a single-family residence (circa-1902) constructed in the Vernacular style.

The present structure is a marriage of a smaller, gable-roofed rear structure (originally a vacation cottage) with the front, gable-roofed section containing a modified front porch. The two buildings were combined circa-1930 and rear additions were subsequently cobbled onto the building over time. More recent alterations include the closure of windows on the north elevation with plywood, a shed-roofed rear addition with plywood walls, window modifications in new openings and a steel fireplace chimney added to the front-elevation roof (**Figures 2 - 5**).



**Figures 2 and 3.** Left image shows the front (east) and south elevations. Note the metal chimney and porch modifications. The earlier, rear section is located behind the fence. Right image details the front elevation.



**Figures 4 and 5.** Left image shows the rear of the south elevation, with multiple additions. Right image shows the north elevation looking west, with windows covered by plywood and fenestration modifications.



## **Construction Chronology**

A records search conducted at the City of Santa Cruz planning and building departments revealed few permits to date the alterations. A sketch plan in the Assessor records indicates that the rear section of the house with beveled clapboard walls was constructed in 1902. The gable-roofed front section with V-groove siding was added in 1930.

Based on the Assessor's records and a materials assessment during the site visits, the following is the building chronology:

- Estimated Date, Circa-1902: Construct small vacation cottage with beveled clapboard siding.
- Estimated Date, Circa-1930: Construct gable-roofed front addition with V-groove siding onto the existing residence.
- Estimated Date, Circa-1950s: Construct shed-roofed rear addition. Infill existing windows on north elevation with plywood.
- Estimated Date, Circa-1970s: Install metal chimney to front-elevation roof.
- Estimated date, Circa-1980s: Modify fenestration at various locations.

## **Summary Property History**

### **The Seabright Community**

Santa Cruz's tourist industry was booming by the turn of the nineteenth century, with most of the attractions centered on the wharf area and the contributions of City business magnate Fred Swanton. However, the Seabright community developed separately from the wharf, appealing to railroad tourists from the surrounding area and its desire to cater to more of an affluent crowd.

Before development of the Seabright community, early pioneer Ernest Otto described the area below the railroad tracks between the San Lorenzo River and the present small craft harbor: "Not a house stood between the gulch and Woods Lagoon. The tract was a meadow of purple and gold, lupine and poppies, which was plowed for grain. There was no street except that leading to Alhambra." Alhambra refers to Thomas Pilkington's camp resort, developed on the west side of Seabright between the ravine and Monterey Bay. Pilkington operated the camp until his land was sold and subsequently subdivided in the late 1880s.<sup>7</sup>

In 1884, Fred Mott purchased 12 acres of land to the east of Pilkington's property for a summer estate after visiting the beach town of Sea Bright, New Jersey. Mott named the land "Seabright," the name applied to the community today.

Mott developed the area with a group of simple Vernacular-style cottages, some with Queen Anne- and Craftsman-style detailing, initially offering the lots for sale to friends and family only. As the area's oceanside attractions became more widely known, the Seabright community developed with construction of additional vacation cottages that line Mott, Cypress and Book Avenues. The

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<sup>7</sup> John Leighton Chase, *The Sidewalk Companion to Santa Cruz Architecture*, 2005, 221.

cottages were designed deliberately in a rustic fashion, with many bearing simple massing and wood-shingle or board-and-batten siding.

The Seabright community was incorporated by the City of Santa Cruz in 1904. By this time, the community featured a railroad station, a number of vernacular-style residences and was considered a prominent tourist destination. In 1915, a Carnegie library was constructed in Tyrell Park.<sup>8</sup>

The *Historic Context Statement for the City of Santa Cruz* classifies the building within the Vernacular style, with construction spanning the late 1900s into the early 20<sup>th</sup> Century. The subject residence is a combination of several structures, with the rear portions displaying Vernacular design and the front section, added circa-1930, in a simplified Craftsman style. The present house has subsequently been modified with additions in the 1950s – 1980s.<sup>9</sup>

### **Property Ownership**

Mary F. and Charles F. Pait were the owners of the subject property for the longest number of years. The 1930 United States Federal Census lists Mary F. Pait (1848-1933) as a homemaker, with her son, Charles F. Pait, listed as a carpenter. The widow of George Pait, Mary F. Pait is listed in local city directories at the subject property until the 1930s. Her obituary notes her participation in the local First Christian Church where she was a Sunday School volunteer and teacher (“Tribute to Late Mrs. Mary Pait,” *Santa Cruz Sentinel*, 10/15/1933).

Local city directories list her son, Charles F. Pait as living at the subject property and list Charles F. Pait as a carpenter. The house remained in the Pait family’s possession into the 1950s (*Polk’s Santa Cruz City Directories: 1922 – 1955*). Research did not reveal any significant contributions by the Pait family to national, California or Santa Cruz history.

### **Historic Assessment of the Subject Property**

#### **National Register and California Register Significance**

The National (NR) and California (CR) registers have the same four-part criteria (see *Regulatory Framework section*). The criteria break down into Association with an *event* (NR - A; CR – 1); Association with an *important person* (NR - B; CR – 2); Association with *architectural and/or construction method* (NR - C; CR – 3); and *Information potential* (NR - D; CR – 4).

Given the disturbed nature of the site and development of the area, the subject property does not qualify under the fourth criterion, archaeological/informational potential (NR - D; CR – 4). The following evaluates the subject properties under the remaining three criteria.

#### **Event: National Register- Criterion A/ California Register-Criterion 1.**

Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

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<sup>8</sup> Susan Lehman, *Fully Developed Context Statement for the City of Santa Cruz*, 2000, 18.

<sup>9</sup> Susan Lehmann, *Historic Context Statement for the City of Santa Cruz*, 2000, 39.

*The subject property is not eligible under this criterion, as no specific event led to its development. The property was originally a vacation cabin for tourists traveling to the Seabright community, until it was occupied as a residence in the 1920s. Since no specific event led to the property's development, the subject property does not qualify under this Criterion.*

**Important Person: National Register Criterion B/California Register-Criterion 2.** Associated with the lives of persons important to local, California or national history.

*The Pait family have lived and worked successfully in Santa Cruz for several generations, with Charles F. Pait working as a local carpenter. However, the family's successful careers do not elevate them to the level of significant persons according to national, California or Santa Cruz history. The subject property is not eligible under this Criterion.*

**Architectural Design: National Register Criterion C/California Register-Criterion 3.** Architectural design/construction method or represents the work of a master or possesses high artistic values.

*The subject house has been altered considerably since its original construction as a modest, Vernacular-style residence, making it no longer a distinctive or representative architectural style or method of construction. The subject property is not eligible under this Criterion.*

### **City of Santa Cruz Historic Criteria**

1. Recognized as a significant example of the cultural, natural, archaeological, or built heritage of the city, state, or nation; and/or  
*The subject property contains a modest and altered example of the Vernacular style and is not a significant example of the built heritage of Santa Cruz.*
2. Associated with a significant local, state, or national event; and/or  
*The 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; and/or  
*The subject property was owned by the Pait family, who worked in modest professions in the local community. The family did not make any contributions that would elevate it to a level of historic significance according to national, California or City of Santa Cruz history.*
4. Associated with an architect, designer, or builder whose work has influenced the development of the city, state, or nation; and/or  
*The property is not associated with a significant architect or builder in Santa Cruz.*
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  
*The subject house is a modest and altered vernacular design that no longer possesses special architectural or aesthetic merit due to the alterations.*

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 subject property contains a modest and altered Vernacular-style residence that is not a particularly distinctive example of the style, due to the alterations. Better examples of the style are extant throughout Santa Cruz and California.*
7. Retains sufficient integrity to accurately convey its significance.  
*The building has been altered and has lost substantial historic integrity.*

### Historic Integrity Analysis

A historic integrity analysis appears below.

- **Location.** The house is in its original location and maintains integrity of location.
- **Design.** The multiple side and rear additions and fenestration alterations have compromised substantially the integrity of design.
- **Setting.** The house maintains integrity of setting in a residential neighborhood.
- **Materials.** The side and rear additions, fenestration modifications and steel chimney addition have reduced substantially the integrity of materials from the original design.
- **Workmanship.** Integrity of workmanship is diminished due to the alterations listed above.
- **Feeling.** The building alterations have reduced considerably the integrity of feeling as an intact Vernacular-style residence.
- **Association.** Integrity of association is also diminished due to the alterations listed above.

### Conclusion

In conclusion, the subject property located at 307 Cypress Avenue, 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 contact me if you have any questions about this historic assessment report.

Sincerely,



Seth A. Bergstein, Principal

cc: City of Santa Cruz Planning Department