

P A S T  
CONSULTANTS LLC

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March 14, 2022

Weber and Hayes, Associates  
c/o: Pat Hoban  
120 Westgate Drive  
Watsonville, CA 95076

Re: Historic Evaluation for 113 – 119 Lincoln St., Santa Cruz, CA  
APN. 005-141-11 and 005-141-21

Dear Mr. Hoban:

This letter states the findings of historic significance, based on our research and conditions assessment of two properties located at 113 Lincoln Street (005-141-11) and 119 Lincoln Street (005-141-21) in Santa Cruz, California. PAST Consultants, LLC (PAST) attended a site visit to the subject properties on March 9, 2022 to photograph and inspect the commercial building located at 113 Lincoln Street. Research was conducted in March 2022 to determine the historic significance of the commercial building on the subject property.

### **Summary of Findings**

Located on the northwest corner of Lincoln and Cedar Streets, the subject properties are:

- 005-141-11: 113 Lincoln Street, which contains a 1941 commercial building; and
- 005-141-21: An empty parking lot at the corner of Lincoln and Cedar Streets. Since no historic resources are on this parcel, no additional historic evaluation is required.

The commercial building at 113 Lincoln Street is a 1941 reinforced concrete building that served as the Santa Cruz location for the Western Auto Supply Company from 1940 – 1972. The building has been altered considerably with a 1980 storefront remodeling campaign, removal of the original entrance and a 1986 rear addition. Given the changes made to what was a modest original design, the subject building no longer possess sufficient historic integrity of setting, design, materials, workmanship feeling and association for it to qualify for listing on the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). The subject property containing the commercial building at 113 Lincoln St. is not eligible for the

Santa Cruz Historic Resources Inventory because the building does not meet City preservation criteria and has been altered substantially.

The following historic evaluation report describes the subject property, presents a construction chronology of the building, 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 contains two adjacent properties: 113 Lincoln Street (005-141-11) and the empty parking lot that formerly contained 119 Lincoln Street (005-141-21) and is now a city parking lot (Figure 1).

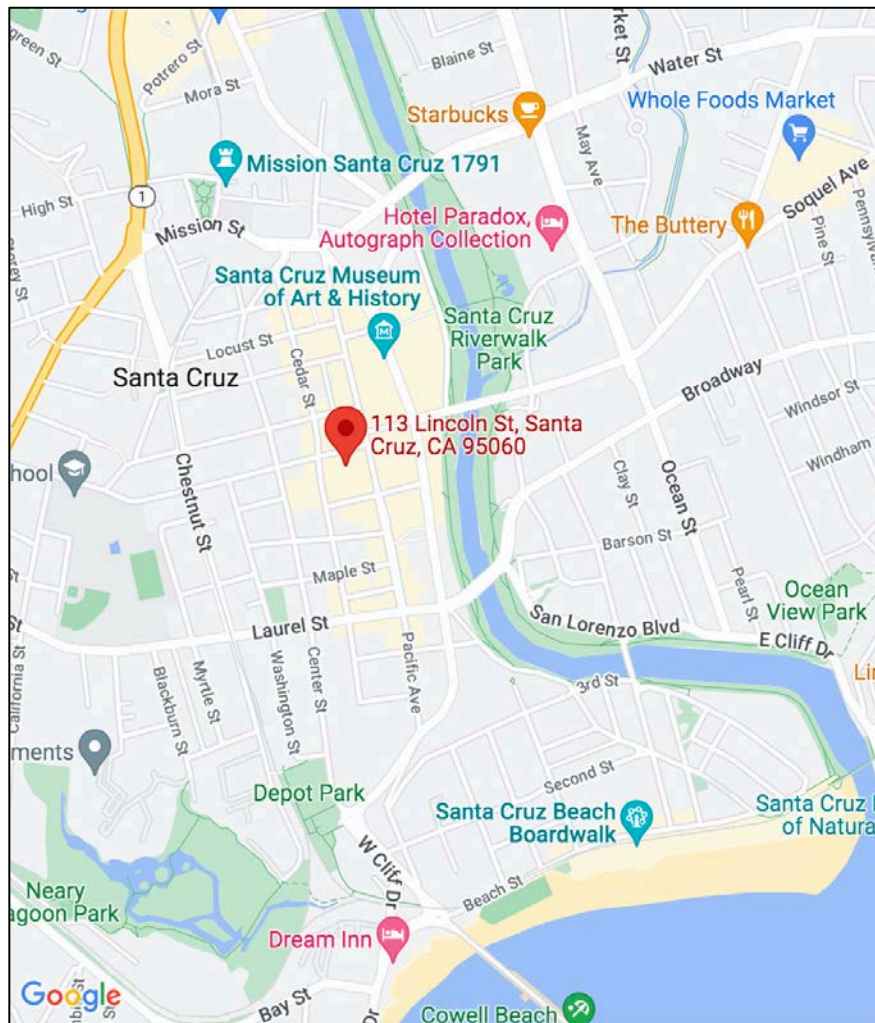


Figure 1. Location map (Courtesy: Google Maps).

## **Project Team**

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

Weber and Hayes, Associates  
c/o: Pat Hoban  
120 Westgate Drive  
Watsonville, CA 95076

### ***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 - Berkeley, 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 properties on March 9, 2022 to photograph and perform a conditions assessment of the building on the subject properties.

### **Research Design**

Research was conducted during March 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;
- California History Room, Monterey 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 chronology of the subject building, 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 properties are 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 Building 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.<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.

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.

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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).

<sup>3</sup> 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.<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.

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.

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<sup>4</sup> 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.”<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*.

### 113 Lincoln Street (005-141-11): Description

The parcel contains a reinforced concrete commercial building (1941) constructed in a simplified Streamline Moderne style. The building has a rectangular plan, a flat roof with parapets skylights and recent solar panels, stucco wall cladding and a replaced storefront. (**Figures 2 - 5**).



**Figures 2 and 3.** Left image shows the front (north) and right side (west) elevations viewed from Lincoln Street. The storefront was replaced in 1980. Right image details the front (north) and left side (east) elevations.



**Figures 4 and 5.** Left image shows the west elevation, with solar panels installed on the roof. Right image details the rear (south) elevation, which contains the 1986 rear addition with metal windows, metal doors and awnings.



The building has been altered substantially since its 1941 construction date (**Figures 6 - 8**).



**Figure 6.** 1974 Santa Cruz County Assessor’s photograph of the front (north) elevation. Note the earlier storefront and Western Auto sign.



**Figures 7 and 8.** Left image details the north elevation, showing the replaced storefront. Right image details the east elevation and the 1986 rear addition (arrow).

### 113 Lincoln Street (005-141-11): Construction Chronology

A records search was conducted at the City of Santa Cruz planning and building departments and the Santa Cruz County Assessor. Based on the Assessor's records, permit record and the conditions assessment, the following is the building chronology:

- Permit No. 4341, 3/27/1941: Construct reinforced concrete commercial building in the Streamline Moderne style. George Wilson, Contractor; Morris Abrams, Owner.
- Permit No. A17150, 9/14/1970: Apply stucco overlay to building; remodel electrical.
- Permit No. A26757, 3/27/1980: Remodel building into health clinic. Remove and replace original storefront.
- Permit No. B4169, 9/17/1986: Install rear addition and rear metal fenestration.
- Permit No. R002391, 7/8/1994: Replace rolled roofing at select locations.
- Permit No. CP13-0141, 9/26/2013: Add interior second floor to building.

### 119 Lincoln Street (005-141-21): Description

The parcel is now an empty parking lot. Sanborn maps (see **Figures 13 and 14**) indicate a commercial building once occupied the parcel; this building has been removed. Current views of the parking lot appear below (**Figures 9 and 10**).



**Figures 9 and 10.** Two views of the commercial building at 113 Lincoln St. taken from the adjacent parking lot (005-141-21) looking east and northeast, respectively.

### 119 Lincoln Street (005-141-21): Construction Chronology

The building removed for the present City of Santa Cruz-owned parking lot was constructed in 1940 for Safeway Stores, Incorporated (Permit No. 2950, 7/18/1940).

## Summary Property History

### Summary of Commercial Development on Pacific Avenue

The earliest concentration of downtown commercial buildings was in a one-block area at the north end of the present downtown commercial core, centered at Front Street (originally Main Street) between Water and Cooper streets. As the City entered a prosperous time in the 1860s and 1870s, the commercial core shifted to Pacific Avenue, roughly between Lincoln and Mission streets.<sup>7</sup> By the 1890s, Santa Cruz's population had grown to 5,800 persons, and the commercial core in this location remained the center of Santa Cruz commerce.

In the street's heyday of development, Pacific Avenue boasted a well constructed - if somewhat ordinary - collection of nineteenth-century hotels, restaurants, stores and other commercial buildings. In 1894, E.S. Harrison's *History of Santa Cruz* noted, "The business blocks of the city while making no pretensions to magnificence of proportions or particular beauty of architecture, are substantial, and bespeak an air of prosperity." The April 14, 1894 fire consumed the majority of the block bounded by Pacific Avenue, between Front and Cooper streets. The blaze resulted in the development of building standards that limited the number and height of wood buildings, while encouraging construction using masonry and other materials considered fireproof.<sup>8</sup>

By the 1920s, the northern area of Pacific Avenue had taken on the appearance of a bustling commercial center, with a variety of hotels, stores and commercial buildings, the presence of the streetcar and the growing influence of the automobile (**Figure 11**).



**Figure 11.** Pacific Avenue, looking north from Soquel Avenue, circa 1920 (Courtesy, Santa Cruz Public Library, Photograph Collection, Image LH-0082).

<sup>7</sup> John Leighton Chase, *The Sidewalk Companion to Santa Cruz Architecture*. The Museum of Art and History, Santa Cruz, CA, 2005, 133.

<sup>8</sup> Susan Lehman, *Historic Context Statement for the City of Santa Cruz*, 2000, 20.

In 1969, the Pacific Garden Mall was completed along Pacific Avenue, between Water and Cathcart streets. Conceived by architects Arthur Hyde and Kermit Darrow and Santa Cruz landscape architect Roy Rydell, Pacific Avenue became a one-way street with the construction of meandering, pedestrian-friendly walkways among various trees and potted plants. Influenced by Frank Lloyd Wright, Roy Rydell incorporated hexagonal shapes and curving paths to remove the feeling of a rigid urban setting, while replacing it with integration of the pedestrian experience with both nature and the city. The Pacific Garden Mall opened in November of 1969. The result was the creation of an open-air environment for street performers, artists and political protests that would characterize Santa Cruz in the 1970s.<sup>9</sup>

The 1989 Loma Prieta Earthquake changed the commercial core of Santa Cruz irrevocably, with the destruction of many buildings downtown along the entire length of Pacific Avenue. The historic commercial core north of Soquel Avenue was substantially damaged; and the area no longer possesses enough of a concentration of historic buildings to form a district. Intended to be fireproof, the post-1894 unreinforced masonry buildings suffered heavily, with only several landmark buildings remaining. The considerable destruction of many historic buildings, the subsequent demolition of unsafe buildings, and the façade improvements of surviving buildings have changed the look of the downtown commercial core considerably. The 1986 National Register-listed Downtown/Pacific Avenue Commercial District was delisted in 1991 as a result of the number of buildings lost in the earthquake.<sup>10</sup> The historic setting of the subject properties one block away from the city’s commercial artery has also been modified with the removal of buildings and new construction since 1989 (**Figure 12**).



**Figure 12.** Looking east down Lincoln Street toward Pacific Avenue, showing the two subject properties and the modern buildings that have altered the existing setting (arrows).

<sup>9</sup> Wallace Bain, “Pacific Garden Mall is Remembered 40 Years after its Founding and 20 Years since its Demise.” *Santa Cruz Sentinel*, 10/3/2009.

<sup>10</sup> City of Santa Cruz and Archives & Architecture, *Santa Cruz Historic Resources Survey – Volume 3, March 2013*, 6.



### Development of the Subject Properties

With the City’s population growth and subsequent expansion, portions of the residential blocks adjacent to and west of Pacific Avenue began to be redeveloped for commercial use. Sanborn maps from 1947 indicate the development in the project area (Figures 13 and 14).



**Figures 13 and 14.** Left image is a 1947 Sanborn map of the project area. Right image details the subject properties (arrows).

The subject buildings at 113 Lincoln Street and 119 Lincoln Street (removed) developed during this time of commercial expansion west from Pacific Avenue.

## **Property Ownership and Occupancy**

Based on a survey of available city directories (*Polk's Santa Cruz City Directories: 1941 – 1972*), the subject property was occupied by the Western Auto Supply Company for the entire historic analysis period of 1941 – 1972. The building owner listed on the original permit was Morris Abrams.

Management of the Western Auto Supply Store changed frequently, as shown in Table 1, below. The first store manager and the one with the longest tenure was Henry S. Bowman.

**Table 1. Managers of Western Auto Supply Company, 1941 - 1970<sup>11</sup>**

<b>Year</b>	<b>Name of Manager</b>	<b>Home Address</b>
1941-1953	Henry S. Bowman	115 Acacia, Santa Cruz
1953-1958	Thomas D. Wilkeman	Outside of Santa Cruz
1958-1963	Marvin R. Kilgore	707 Cayuga, Santa Cruz
1963-1968	George W. Donnell	319 S. Branciforte, Santa Cruz
1968-1972	Lyle S. Davis	2209 42 <sup>nd</sup> St., Santa Cruz

The 1940 U.S. Federal Census lists Morris Abrams (1862-1945) as retired and living on High Street in Santa Cruz. He owned the Morris Abrams clothing store located at 204 Pacific Street in Santa Cruz. While Morris Abrams was a successful local business owner, the subject property cannot be considered significant for his historical association, as he did not reside or do business at the 113 Lincoln Street location. His clothing store at 204 Pacific Street would be a more appropriate location for establishing any historic significance for Morris Abrams.<sup>12</sup>

A native of Illinois, Henry S. Bowman (1914 - 2005) managed the Santa Cruz location of Western Auto Supply from the date the location opened in 1941 until 1943 when he was relocated to the Martinez, California store location. He returned to Santa Cruz and managed the Western Auto Supply location until 1953. By 1950, Western Auto Supply Company operated 1724 stores, with 450 on the West Coast. Henry S. Bowman retired to Florida and was buried in Gainseville. While he appears to have been a successful and popular store manager, he did not make any significant contributions to national, California or Santa Cruz history.<sup>13</sup>

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<sup>11</sup> *Polk's Santa Cruz City Directories, 1941-1972*, courtesy the Santa Cruz Public Library.

<sup>12</sup> "Morris Abrams Day, Santa Cruz News," *Santa Cruz Evening News*, May 27, 1937. This article announces the opening of the new Morris Abrams store at the corner of Pacific Avenue and Lincoln Street (204 Pacific St.) and not at the subject property's location.

<sup>13</sup> "Western Stores," *Santa Cruz Sentinel*, 3/29/1949. Also, *Florida, U.S., Jacksonville Area Obituary Collection, 1851-2009, Henry S. Bowman* (Courtesy: *Ancestry.com*).

## **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 property 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.*

The subject property is not eligible under this Criterion, as no specific event led to its development. The subject properties developed during a period of population growth that created a demand for increased commercial development in the City of Santa Cruz. The subject properties developed as the commercial core of downtown Santa Cruz expanded in the 1940s and following World War II. Commercial growth itself would not be considered a significant event under this Criterion, as it can be applied to numerous cities throughout California and the United States.

#### **Important Person: National Register Criterion B/California Register-Criterion 2.**

*Associated with the lives of persons important to local, California or national history.*

The building owner at 113 Lincoln Street was Morris Abrams, a successful clothing retailer, who also owned and operated Morris Abrams Clothing at 204 Pacific Street. Morris Abrams did not reside or do business at the 113 Lincoln Street location. His clothing store at 204 Pacific Street would be a more appropriate location for establishing any historic association for Morris Abrams.

A native of Illinois, Henry S. Bowman (1914 - 2005) managed the Santa Cruz location of Western Auto Supply at the time the company occupied the subject property. While he appears to have been a successful manager, his work would not elevate him to the level of a significant person according to this Criterion.

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 *Historic Context Statement for the City of Santa Cruz* classifies the building within the Moderne style, with construction spanning the dates of 1925 – 1950. The document lists character-defining features of the style, including a smooth wall surface, usually of stucco, a flat roof with a

small coping at the roofline and an emphasis on the horizontal. Industrial sash windows and details may include pipe railings, round windows like portholes on a ship, incised zig-zag designs, angular pediments and parapets and decorative relief patterns. The report notes, “This is not a style well-represented in Santa Cruz. A few commercial buildings downtown have moderne detailing but there are no major concentrations of the style to be found.”<sup>14</sup>

The subject building at 113 Lincoln St. was a modest example of the Streamline Moderne style and did not include any zig-zag designs, porthole windows, or decorative relief patterns, with the exception of the flanking concrete pilasters. While this feature remains, substantial alterations including replacement of the original storefront, the entrance and signage; as well as a rear addition, installed in the 1970-1990s have removed substantial historic integrity of design, materials, workmanship, feeling and association from the building. In its present condition, the subject commercial building is no longer an outstanding example of a type, period or construction method and 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 building at 113 Lincoln Street is a modest and substantially altered example of the Streamline Moderne 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 properties are 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 commercial building is not connected with a person who contributed significantly to the development of the City of Santa Cruz, California or the United States.*
4. Associated with an architect, designer, or builder whose work has influenced the development of the city, state, or nation; and/or  
*The properties are 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 modest and altered building at 113 Lincoln Street does not possess special architectural or aesthetic merit.*
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 building does not possess distinctive stylistic characteristics or workmanship that would make it appropriate as an example of a type, period or construction method.*

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<sup>14</sup> Susan Lehmann, *Historic Context Statement for the City of Santa Cruz: Context II – Architecture in the City of Santa Cruz*, 2000, 39.



7. Retains sufficient integrity to accurately convey its significance.

*The subject building has been altered substantially and has lost historic integrity.*

### **Historic Integrity Analysis**

A historic integrity analysis of the commercial building at 113 Lincoln St. appears below.

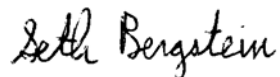
- **Location.** The building has not been moved and retains integrity of location.
- **Design.** The storefront replacement and rear addition have substantially removed historic integrity from the original design.
- **Setting.** Commercial infill and building replacements have compromised the integrity of setting around the subject building.
- **Materials.** The storefront replacement, fenestration modifications and rear addition are constructed of recent materials and have compromised the integrity of materials.
- **Workmanship.** Integrity of workmanship is diminished due to the alterations listed above.
- **Feeling.** The building alterations have reduced considerably the integrity of feeling as modest Streamline Moderne-style commercial building.
- **Association.** This does not apply, as no historic association has been determined for either of the subject properties.

### **Conclusion**

In conclusion, the subject properties located at 113 and 119 Lincoln Street, Santa Cruz, California do 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 properties are not historically significant.

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

Sincerely,



Seth A. Bergstein, Principal

cc: City of Santa Cruz Planning Department; Shaun Ersoy, Weber and Hayes, Associates