

# Phase I Cultural Resources Inventory

## for the Santa Cruz Library Project, Santa Cruz

### Santa Cruz County, California

Prepared for Weber, Hayes & Associates



# Phase I Cultural Resources Inventory for the Santa Cruz Library Project, Santa Cruz, Santa Cruz County, California

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Photo Credit: Matthew Manigault

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# Executive Summary

In January 2022, Weber, Hayes & Associates contracted with Albion Environmental, Inc. (Albion) to conduct a cultural resources assessment of an approximately 1.5-acre Project Area at APN 005141-21 and APN 005141-11 (Project Area) located in downtown Santa Cruz, California. The owners are proposing to demolish the existing parking lot and commercial building for a new downtown library and mixed-use project (Project).

Albion's investigation included archival research, a background records search at the California Historical Resources Information System's Northwest Information Center at Sonoma State University (NWIC), and a field investigation entailing pedestrian survey. Albion designed the investigation to address treatment of cultural resources under current guidelines outlined by the City of Santa Cruz General Plan (2030; Chapter 2, HA1.2), City of Santa Cruz Historic Preservation Ordinance 2003-14, and California Environmental Quality Act (CEQA) guidelines.

A search of records at the NWIC indicated that no archaeological resources have been previously identified within the Project Area. Ten resources have been recorded within a 1/4-mile radius of the Project Area. No archaeological studies have been conducted within the Project Area and five archaeological studies have been conducted within a 500-foot radius of the Project Area. Visual inspection of the Project Area surface revealed no evidence of precolonial or historic-era artifacts or intact archaeological deposits.

Visual inspection of the Project Area surface revealed no evidence of precolonial or historic-era artifacts or intact archaeological deposits. Albion's background research of historic maps suggests that the Project Area has a high potential to contain historic-era archaeological deposits. According to historic maps, the Project Area was developed prior to 1886. For precolonial resources, it is Albion's judgement that the Project Area has medium to high potential to contain buried archaeological deposits. The Baywood loam soils mapped in the Project Area are Holocene in age and the San Lorenzo River is located approximately 755 feet east of the Project Area; therefore, the study area holds a medium to high sensitivity for buried archaeological sites.

Albion's investigation indicates that potentially significant cultural materials may be located in the Project Area. Albion, therefore, recommends an Extended Phase I evaluation to locate subsurface resources. Our methodology includes strategically targeting trenches to the depths of impacts in locations where historic maps indicate potential resources.

Since many important cultural resources, such as Tribal Cultural Resources, do not necessarily leave an archaeological footprint or have physically identifiable manifestations, it is vital to seek out information regarding the possible presence of these important resources and their locations through consultation with local Tribal members. Under the authority of Assembly Bill 52, the City of Santa Cruz (City) may have received information from interested Native American tribes or representatives concerning Tribal Cultural Resources at the Project site. The City is responsible for

collecting and incorporating Tribal information into the environmental review process. At this time, Albion does not know if the City has received any such information.

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- A Records Search Results

# Introduction



This report documents the results of a cultural resource assessment of an approximately 1.5-acre Project Area at APN 005141-21 and APN 005141-11 in downtown Santa Cruz, California. The owners are proposing to demolish the existing parking lot and commercial building for a new downtown library and mixed-use project.

Albion was contracted to conduct a cultural resource assessment that comprised four tasks: (1) archival research; (2) a review of records from the Northwest Information Center of the California Historical Resources Information System at Sonoma State University (NWIC); (3) a surface survey of the parcel; and (4) a report of findings and recommendations for the City of Santa Cruz Planning Department.

Albion designed the investigation to address treatment of cultural resources under current guidelines outlined by the City of Santa Cruz General Plan (2030; Chapter 2, HA1.2), City of Santa Cruz Historic Preservation Ordinance 2003-14, and California Environmental Quality Act (CEQA) guidelines. All work was conducted in accordance with guidelines and regulations set forth in CEQA.

The records search was requested by Albion Senior Archaeologist Stella D'Oro in January 2022 and was conducted by Justin Murazzo (NWIC File No.: 21-1197). The subsequent pedestrian survey was conducted on February 9, 2022, by Albion archaeologist Matthew Paul Manigault, who earned a BA in Anthropology and has worked in California archaeology for 10 years. Mr. Manigault conducted the fieldwork under the supervision of Stella D'Oro, who holds an MA in Applied Anthropology and has been working in California archaeology for 17 years.

# Project Location and Description

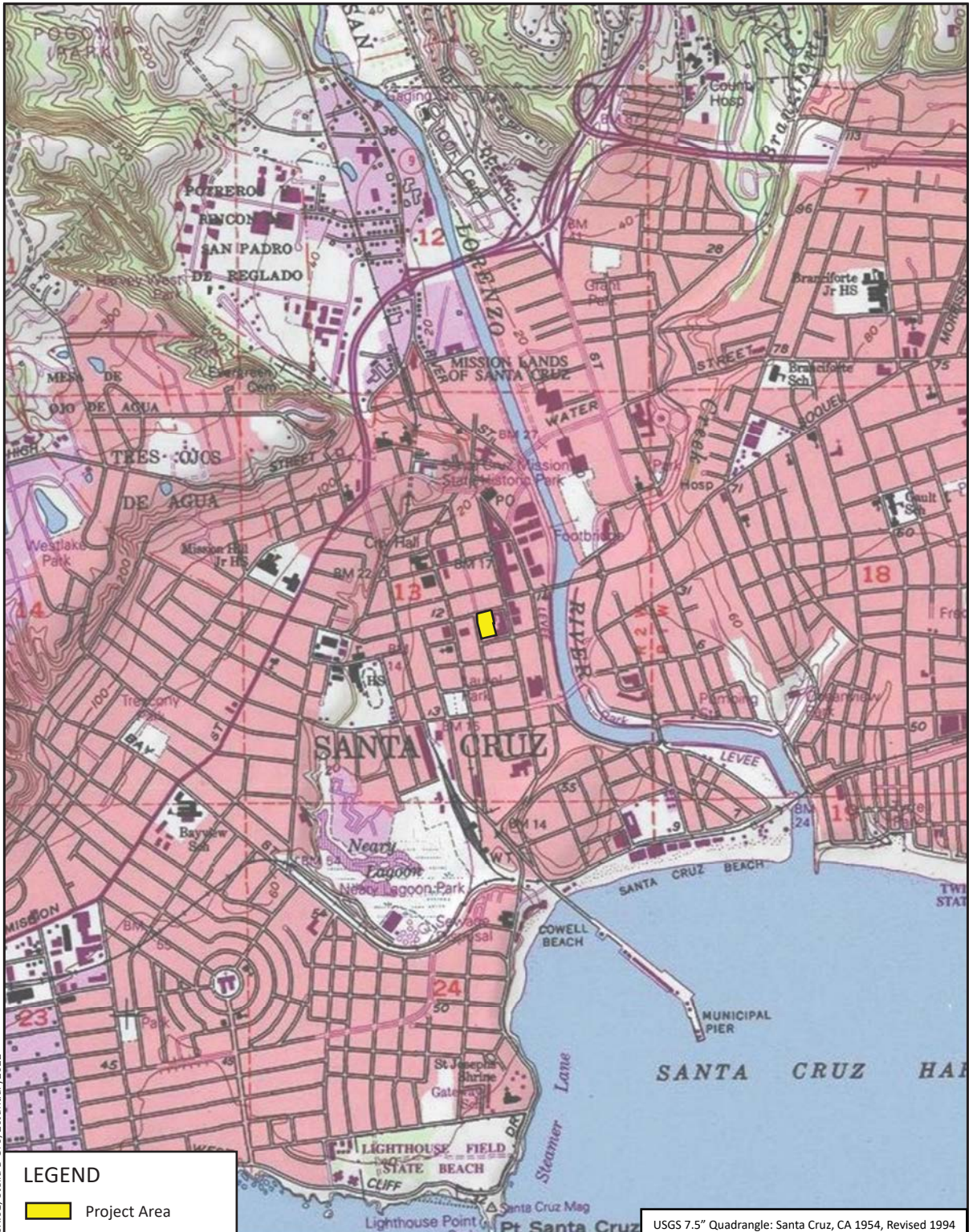
# 2

The Project Area consists of a 1.5-acre area located on two parcels (APN 005141-21 and APN 005141-11), in Santa Cruz, California. The Project Area is bordered on the north by Lincoln Street, on the west by Cedar Street, and on the south by Cathcart Street (Figure 1). The Project Area is relatively flat and approximately 10 feet (3 m) above sea level. The built environment includes a commercial building currently occupied by Toadal Fitness, a parking lot, and 10 trees interspersed throughout the parking lot. The nearest water source is the San Lorenzo River, located approximately 755 feet (230 m) east of the Project Area.

The owners are proposing to demolish the existing parking lot and commercial building to construct a new library. Although the plans for depths of impacts have not been decided yet, below are the following options:

- **Mat Foundation Option with Soil Improvement** – This foundation option would have varying foundation thickness from 24 to 40 inches thick, in some spots, usually over an aggregate sub base and soil improvement. Often the soil improvement is uniformly spaced at around 8 feet on-center (o.c.) and extend to bedrock anywhere from 25 to 60 feet depending on the site.
- **Mat Foundation Option without Soil Improvement** – This foundation option would have varying foundation thickness from 24 to 40 inches thick, in some spots, usually over an aggregate sub base. Soil improvement may not be required if more detailed liquefaction analysis is provided for the project by the Geotechnical Engineer.
- **Spread Footing Foundation with Soil Improvement** – Spread footings would be located under concrete column and wall elements varying in depth from 24 to 40 inches. These often are located on native material. Often the soil improvement is concentrated under the footings and uniformly spaced at around 8 feet o.c. under the slab-on-grade. The soil improvement typically extends to bedrock anywhere from 25 to 60 feet depending on the site.
- **Spread Footing Foundation without Soil Improvement** - Spread footings would be located under concrete column and wall elements varying in depth from 24 to 40 inches. These often are located on native material. Soil improvement may not be required if more detailed liquefaction analysis is provided for the project by the Geotechnical Engineer.





**LEGEND**

Project Area

Figure 1. Location map

0 250 500 750 1,000  
Meters

0 1,000 2,000 3,000 4,000  
Feet



File name: Figure\_1.ai; J2022-00X.01, Stella D'Orto, 26 January 2022

# Sources Consulted

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## RECORDS SEARCH

Justin Murazzo, Researcher for the NWIC, provided the results of a records search for cultural resources within a 1/4-mile radius of the Project Area and for studies within a 500-foot radius of the Project Area on January 31, 2022 (Appendix A). In addition to official maps and records, the following sources of information were consulted as part of the records search:

- Built Environment Resources Directory (BERD), which includes:
  - National Register of Historic Places (NRHP)
  - California Historical Landmarks
  - Office of Historic Preservation Historic Properties Directory
- Office of Historic Preservation Archaeological Determinations of Eligibility
- California Inventory of Historical Resources
- Special Research Collections at the UCSC and UCSB Libraries (aerial images and historic maps)

## BERD

One hundred fifty-seven (157) properties are listed on the Directory within a 1/8-mile radius of the Project Area. The properties are discussed below.

Ninety-three (93) properties are contributors to a multi-component resource like a district listed in the National Register by the Keeper:

- |                                   |                                    |
|-----------------------------------|------------------------------------|
| ▪ 313 Cedar Street, built in 1910 | ▪ 419 Cedar Street, built in 1910  |
| ▪ 315 Cedar Street, built in 1910 | ▪ 324 Center Street, built in 1915 |
| ▪ 317 Cedar Street, built in 1910 | ▪ 408 Center Street, built in 1880 |
| ▪ 403 Cedar Street, built in 1910 | ▪ 412 Center Street, built in 1910 |
| ▪ 408 Cedar Street, built in 1870 | ▪ 415 Center Street, built in 1870 |
| ▪ 411 Cedar Street, built in 1865 | ▪ 416 Center Street, built in 1900 |
| ▪ 417 Cedar Street, built in 1860 | ▪ 419 Center Street, built in 1860 |
| ▪ 418 Cedar Street, built in 1880 | ▪ 505 Center Street, built in 1870 |

- 506 Center Street, built in 1910
- 508 Center Street, built in 1915
- 509 Center Street, built in 1930
- 510 Center Street, built in 1915
- 512 Center Street, built in 1920
- 516 Center Street, built in 1930
- 346 Church Street, built in 1877
- 210 Elm Street, built in 1860
- 211 Elm Street, built in 1905
- 213 Elm Street, built in 1905
- 214 Elm Street, built in 1870
- 215 Elm Street, built in 1905
- 219 Elm Street, built in 1905
- 307 Elm Street, built in 1885
- 311 Elm Street, built in 1860
- 312 Elm Street, built in 1930
- 315 Elm Street, built in 1865
- 316 Elm Street, built in 1920
- 320 Elm Street, built in 1905
- 314 Lincoln Street, built in 1900
- 315 Lincoln Street, built in 1910
- 326 Lincoln Street, built in 1890
- 329 Lincoln Street, built in 1884
- 402 Lincoln Street, built in 1905
- 406 Lincoln Street, built in 1895
- 408 Lincoln Street, built in 1865
- 410 Lincoln Street, built in 1860
- 412 Lincoln Street, built in 1894
- 413 Lincoln Street, built in 1870
- 120 Maple Street, built in 1910
- 126 Maple Street, built in 1910
- 130 Maple Street, built in 1910
- 201 Maple Street, built in 1875
- 209 Maple Street, built in 1905
- 211 Maple Street, built in 1870
- 220 Maple Street, built in 1890
- 304 Maple Street, built in 1910
- 308 Maple Street, built in 1915
- 312 Maple Street, built in 1885
- 318 Maple Street, built in 1895
- 322 Maple Street, built in 1876
- 115 New Street, built in 1870
- 209 Walnut Avenue, built in 1895
- 211 Walnut Avenue, built in 1895
- 215 Walnut Avenue, built in 1890
- 219 Walnut Avenue, built in 1895
- 223 Walnut Avenue, built in 1890
- 231 Walnut Avenue, built in 1910
- 234 Walnut Avenue, built in 1877
- 235 Walnut Avenue, built in 1870
- 236 Walnut Avenue, built in 1870
- 239 Walnut Avenue, built in 1900
- 240 Walnut Avenue, built in 1885
- 241 Walnut Avenue, built in 1877
- 244 Walnut Avenue, built in 1885
- 245 Walnut Avenue, built in 1895
- 249 Walnut Avenue, built in 1870
- 508 Washington Street, built in 1900
- 511 Washington Street, built in 1925
- 512 Washington Street, built in 1900
- 514 Washington Street, built in 1900
- 515 Washington Street, built in 1925
- 518 Washington Street, built in 1900
- 519 Washington Street, built in 1930
- 525 Washington Street, built in 1900
- 603 Washington Street, built in 1900

- 607 Washington Street, no date
- 609 Washington Street, built in 1910
- 612 Washington Street, built in 1915
- 615 Washington Street, built in 1918
- 616 Washington Street, built in 1890
- 619 Washington Street, built in 1870
- 620 Washington Street, built in 1870
- 621 Washington Street, built in 1880
- 701 Washington Street, built in 1890
- 707 Washington Street, built in 1880
- 708 Washington Street, built in 1884

Two properties are individually listed in the National Register by the Keeper. The properties are also listed in the California Register:

- 118 Cooper Street, built in 1882
- 1111 Pacific Avenue, built in 1908

Three properties were determined eligible for the National Register by consensus through the Section 106 process and are listed in the California Register:

- 809 Center Street, built in 1936
- 1214 Pacific Avenue, built in 1910
- 1344 Pacific Avenue, built in 1928

One property was individually determined eligible for the National Register by Part 1 Tax Certification. The property is listed in the California Register:

- 115 Cooper Street, built in 1894

One property appears eligible for National Register individually through survey evaluation:

- 1208 Pacific Avenue, built in 1910

Thirty (30) properties were removed from the National Register by the Keeper:

- 107 Cooper Street, built in 1894
- 110 Cooper Street, built in 1894
- 703 Front Street, built in 1925
- 1110 Pacific Avenue, built in 1900
- 1115 Pacific Avenue, built in 1910
- 1116 Pacific Avenue, built in 1906
- 1121 Pacific Avenue, built in 1910
- 1122 Pacific Avenue, built in 1936
- 1128 Pacific Avenue, built in 1936
- 1129 Pacific Avenue, built in 1937
- 1134 Pacific Avenue, built in 1884
- 1201 Pacific Avenue, built in 194
- 1220 Pacific Avenue, built in 1887
- 1230 Pacific Avenue, built in 1956
- 1306 Pacific Avenue, built in 1956
- 1308 Pacific Avenue, built in 1956
- 1319 Pacific Avenue, built in 1973
- 1320 Pacific Avenue, built in 1960

- 1325 Pacific Avenue, built in 1973
- 1330 Pacific Avenue, built in 1929
- 1335 Pacific Avenue, built in 1977
- 1339 Pacific Avenue, built in 1979
- 1345 Pacific Avenue, built in 1883
- 1349 Pacific Avenue, built in 1890
- 1359 Pacific Avenue, built in 1890
- 1364 Pacific Avenue, built in 1900
- 1367 Pacific Avenue, built in 1875
- 1374 Pacific Avenue, built in 1875
- 1415 Pacific Avenue, built in 1910
- 102 Walnut Avenue, built in 1920

Nineteen (19) properties were determined ineligible for the National Register by the State Historic Resource Commission or the Keeper:

- 320 Cedar Street, built in 1945
- 407 Cedar Street, built in 1920
- 412 Cedar Street, built in 1980
- 409 Center Street, built in 1940
- 513 Center Street, built in 1970
- 208 Elm Street, built in 1940
- 314 Elm Street, built in 1980
- 323 Elm Street, built in 1920
- 705 Front Street, built in 1936
- 316 Lincoln Street, built in 1960
- 324 Lincoln Street, built in 1960
- 325 Lincoln Street, built in 1970
- 330 Lincoln Street, built in 1880
- 122 Maple Street, no date
- 401 Maple Street, built in 1960
- 604 Washington Street, built in 1940
- 608 Washington Street, built in 1950
- 704 Washington Street, built in 1950
- 715 Washington Street, built in 1950

One property was determined ineligible for the National Register by consensus through the Section 106 process and has not been evaluated for the California Register or local listing:

- 112 Elm Street, built in 1860

Seven properties were identified in Reconnaissance Level Survey or in an Area of Potential Effect, but have not been evaluated:

- 532 Center Street, built in 1864
- 117 Elm Street, built in 1912
- 208 Lincoln Street, built in 1870
- 115 Maple Street, built in 1910
- 210 Maple Street, built in 1920
- 205 Walnut Avenue, built in 1884
- 232 Walnut Avenue, built in 1877

## OFFICE OF HISTORIC PRESERVATION ARCHAEOLOGICAL DETERMINATIONS OF ELIGIBILITY

No properties are listed on the Archaeological Determinations of Eligibility Directory within a 1/4-mile radius of the Project Area.

## CALIFORNIA INVENTORY OF HISTORICAL RESOURCES

Four properties are listed on the Directory within a 1/4-mile radius of the Project Area. They are listed below.

- The Cavalry Episcopal Church on Lincoln and Center Streets is listed as having an architectural theme.
- 249 Walnut Avenue, the Hihn-Cope House, is listed as having an economic/industrial theme.
- The Octagon Building on the corner of Front and Cooper Streets is listed as having an architectural theme.
- The Santa Cruz Hotel at the corner of Locust and Cedar Streets is listed as having an economical/industrial theme.

## PREVIOUSLY CONDUCTED CULTURAL RESOURCE STUDIES

According to the NWIC, no cultural resource studies have been conducted within the Project Area.

NWIC indicates five cultural resource studies have been previously conducted within a 500-foot radius of the Project Area. The previous studies are listed in Table 1 below.

Table 1. Cultural Resource Studies Conducted Within a 500-Foot Radius of the Project Area.

<b>Report No.</b>	<b>Citation Title</b>	<b>Authors</b>	<b>Citation Year</b>
S-026569	Historic Architectural Survey Report, AT&T Wireless Services Site ID# 960008037C-Downtown Santa Cruz, 1101 Pacific Avenue, Santa Cruz, Santa Cruz County, California	R. Windmiller	2003
S-026667	1010 Pacific Avenue, APN 005-152-19, -20 & -21 (letter report)	M. Doane	2002
S-030779	Collocation ("CO") Submission Packet, FCC Form 621, Downtown Santa Cruz, SF-16610A	D. E. Supernowicz	2005
S-039563	Collocation Submission Packet and a Cultural Resource Study of the Downtown Santa Cruz; CNU3493; 1101 Pacific Street, Santa Cruz	L. Billat	2012
S-049916	Cultural Resources Assessment for the Santa Cruz Crown Castle DAS Project, Santa Cruz, Santa Cruz County, California (BCR Consulting Project No. SYN1609) (letter report)	D. Brunzell	2017

## PREVIOUSLY RECORDED CULTURAL RESOURCES

The records search identified no cultural resources located within the Project Area and 10 previously recorded resources located within a 1/4-mile radius of the Project Area. All of the resources are historic. The resources are listed in Table 2 below.

Table 2. Previously Recorded Cultural Resources Within a 1/4-Mile Radius of the Project Area.

Resource No.	Trinomial	Resource Description	Recorded By	Proximity to Project Area
P-44-000214	CA-SCR-212H	The Octagon Building built in 1882	Cooper (1979)	275 meters northeast of the Project Area
P-44-000227	None	Hotel Metropole built in 1908	Peterson (1978)	Adjacent and east of the Project Area
P-44-000247	CA-SCR-245H	County Bank of Santa Cruz built in 1894	McGregor (1981a)	2 meters north of the Project Area
P-44-000250	CA-SCR-248H	Cope Row Houses built in 1894	McGregor (1981b)	250 meters west of the Project Area
P-44-000269	CA-SCR-267H	Concentration of historic artifacts relating to Chinatown and other activities	Detlefs (1984)	305 meters northeast of the Project Area
P-44-000554	None	Commercial building constructed in 1953	Billat (2002)	162 meters northwest of the Project Area
P-44-000853	None	Pacific Garden Mall with various addresses on Pacific Avenue, Cooper Street, and Front Street	Pearson (1985)	70 meters northeast of the Project Area
P-44-000939	None	Downtown Historic District	Mathews et al. (1989)	58 meters west of the Project Area
P-44-000972	None	Historic artifacts from the early 20th Century	Peelo (2014)	
P-44-001128	None	San Lorenzo River Bridge built in 1968	Blackmore and Stewart (2014)	352 meters southeast of the Project Area

## HISTORICAL IMAGERY

Albion conducted an online search of historic maps and aerials and found information pertinent to the Project Area from the following:

- 1853 US Coast Survey map
- 1860 GLO plat map

- 1886 Sanborn map
- 1888 Sanborn map
- 1892 Sanborn map
- 1905 Sanborn map
- 1915 Sanborn map
- 1940 aerial photograph
- 1944 plat map
- 1947 plat map
- 1956 aerial photograph
- 1957 Sanborn map
- 1964 aerial photograph



# Background

# 4

## NATURAL ENVIRONMENT

The Project Area is relatively flat and approximately 10 feet (3 m) above sea level. The nearest water source is the San Lorenzo River, located approximately 755 feet (230 m) east of the Project Area. Soils in the area are characterized as Baywood loamy sand, 0 to 2 percent slopes (United States Department of Agriculture 2021). Baywood loamy sand consists of somewhat excessively drained soils formed by Eolian deposits. The stratigraphy is characterized by loamy sand from 0 to 61 inches below surface. Geological maps indicate the Project Area is within a Holocene floodplain.

## CULTURAL ENVIRONMENT

Prehistory of the southern San Francisco Bay area is complex due to the dramatic increase in human populations from middle to late Holocene times (Milliken et al. 2007). Cultural chronology is quite variable spatially but is generally framed within a tripartite sequence that is commonly used in central California—Early, Middle, and Late (Hylkema 2002; Milliken et al. 2007). These temporal periods are preceded by early to middle Holocene occupation, often characterized as the Millingstone era (Hylkema 2002; Milliken et al. 2007).

The Millingstone Period (9000–5500 years Before Present [BP]) (Ingram et al. 1996) is characterized by small groups who travelled widely and practiced broad spectrum foraging of easily acquired plant and animal resources. Artifacts common to this time period are handstones and millingstones. Flaked stone implements, such as projectile points, are much less common than grinding and battering tools (Fitzgerald 2000). Common foods are thought to have included a variety of small seeds, shellfish, and small mammals.

The Early Period ranges from approximately 5500–2500 BP and encompasses an era where people are thought to still have practiced wide ranging residential mobility but placed a greater emphasis on hunting larger game. Large pinnipeds, such as northern fur seal, are common to coastal archaeological sites during this time. Several styles of large projectile points correspond to this general time frame, which also marks the initial use of mortar and pestle technology.

The Middle Period dates from 2500–1000 BP and appears to represent a time when people were somewhat more residentially stable and practiced more logistical (short term) mobility (Milliken et al. 2007:106). By this time, people apparently went on extended resource acquisition forays for the purpose of bringing subsistence or trade items back to residential base camps. Large, terrestrial mammals were hunted more often during this time and grinding implements become more common (Milliken et al. 2007:107).

The Late Period begins at 1000 BP and extends to ca. 1550 BP (Hylkema 2002:33), or perhaps more recently. The Late Period is characterized by increased sociopolitical complexity and settlement centralization. Large village sites in the northern Santa Clara Valley are often found in the valley center along perennial streams (Bergthold 1982; Milliken et al. 2007). There is a continued prevalence of mortar and pestle technology, thought to signify a greater reliance on acorn than in earlier times. Other labor-intensive foods were also used with greater frequency during this latest time period (Hylkema 2002). For example, sea otter and harbor seal were exploited more heavily. These animals are thought to be more labor-intensive to capture compared to other pinnipeds and large mammals, which were more commonly hunted in earlier time. Bow and arrow technology is also believed to have been adopted by aboriginal hunters during this latest precolonial interval (Milliken et al. 2007:117).

## ETHNOGRAPHIC BACKGROUND

The Project Area was inhabited by Ohlone, or Costanoan populations (Levy 1978; Milliken et al. 2007). When first encountered by Spanish explorers, aboriginal inhabitants of the Bay Area and vicinity were referred to as *Costaños* (Levy 1978). The people came to be known as Costanoans (cf. Levy 1978), although now, the descendants of those earlier inhabitants prefer to be referred to as Ohlone (Bean 1994). Both terms refer to the language group spoken by the people, rather than any sort of political group. The Ohlone inhabited the San Francisco Peninsula, the East Bay to the Delta, and south past Santa Clara Valley to the coast of Monterey Bay.

At Spanish contact, aboriginal groups residing in the southern Bay Area were organized under a tribelet system where villages, thought to number around 50, were autonomous political units (Levy 1978). The Ohlone exploited all of the regional habitats including bay marshes, valley grasslands, mountainous uplands and open coastal environs. Resources exploited included elk, pronghorn, deer, sea mammals, salmon, trout, shellfish, ducks, geese, acorns, seeds, grasses, and roots (Baumhoff 1963).

## HISTORIC CONTEXT

### SPANISH MEXICAN PERIOD

#### The Santa Cruz Mission

European occupation of Santa Cruz begins with the establishment of the *Misión la Exaltacion de la Santa Cruz*. The Mission, founded in 1791, was the twelfth Franciscan mission in *Alta California*. During the Spanish occupation, the current route of Mission Street was the main thoroughfare connecting Mission Santa Cruz to Santa Clara and Mission Dolores in San Francisco. The first mission chapel at Santa Cruz was a temporary structure of thatch and mud built close to the San Lorenzo River. Between 1793 and 1794, a more permanent adobe chapel was constructed on a high bluff overlooking the river. The site of the second church is where Holy Cross Church currently stands on Mission Hill.

By the early 19th century, a complex of mission buildings was erected around the chapel and the mission prospered with extensive gardens, a grist mill, and more than 4,000 head of cattle. Mission lands included a wide-ranging grazing area that extended as far as Año Nuevo more than 25 miles

north of Santa Cruz. The complex was bounded by current High, Emmet, Mission and Sylvar Streets. The church and the priests' quarters were located on what is now High Street. The women's quarters were on what is now known as School Street, while the storehouses and rooms for looms were located on Sylvar Street. Across School Street was an adobe building (still extant) thought to have been the mission guardhouse; this structure was later converted to a residence now known as the Neary-Rodriguez Adobe (Hoover et al. 1990). This building, located at 136 School Street, is the only remaining remnant of the 1793–1794 mission complex.

Damage to the church occurred in 1818 in response to threats of a pirate attack; the attack never occurred, but the church itself and many of its furnishings were damaged in the attempt to save mission property. In 1834, Governor Figueroa secularized the mission property. In 1840 an earthquake weakened the church walls, and in 1857 another tremor caused the structure to collapse entirely (Hoover et al. 1990).

### **Villa de Branciforte**

Established in 1797, *Villa de Branciforte* was one of the three original Spanish towns (*pueblos*) in Alta California, the others being San Jose (1776) and Los Angeles (1781). Named after the viceroy of New Spain, the Villa was intended to be a mixed community of active and retired Spanish soldiers as well as civilians who would defend the coast against incursions from enemy powers, (i.e., Russia and Britain). The padres at the nearby mission were vehemently opposed to the foundation of the Villa and offered little assistance to the new settlers. The Villa was located on the river terrace across the San Lorenzo River from the mission. The Villa's main thoroughfare, Branciforte Avenue, which was also used as a horserace track, was lined with crude huts, then adobe houses, some of which lasted until the middle of the 20th century (Reader 1997).

The community grew slowly due to the lack of support by the Spanish government and competition with nearby Mission Santa Cruz for cattle grazing lands. Gradually more immigrants arrived during the Mexican period (1823–1846) and the Villa grew from a population of 17 in 1807 to 194 in 1845 (Reader 1997). The Branciforte area was annexed into the City of Santa Cruz in 1905.

## **AMERICAN PERIOD**

Americans began to settle in Santa Cruz in the 1840s, introducing more industrial and commercial enterprise to the area. The lumber trade became an important business, necessitating the construction of a wharf. The business district soon grew up around the wharf, and Front Street became the principal business area. In 1860, the town of Santa Cruz was the county seat, with a population of 800 persons. Its shipping facilities were excellent; the wharf continued to encourage commercial growth and soon several sawmills and tanneries were operating at the edges of the town. The town of Santa Cruz was incorporated in 1866; the City was incorporated ten years later. Land use patterns of the Spanish and Mexican periods left a strong imprint on the development of the City. Parts of the former mission lands became ranchos and farms that were later subdivided into lots and ultimately into housing tracts. The primary residential area in the City of Santa Cruz was between Mission Hill and the wharf area, although homes were being built along the Coast Road (Mission Street) and around Mission Hill in the mid-19th century. In the 1870s, small farms and ranches were also built up along Mission Street beyond Bay Street.

In 1876, the narrow-gauge Santa Cruz Railroad line was completed from Santa Cruz to Watsonville, where it connected with the Southern Pacific line to San Francisco. Prior to that time, the primary mode of transportation for goods and passengers to Santa Cruz was by ocean steamer, although there was a toll road between Los Gatos and Santa Cruz. The completion of the Santa Cruz Railroad line was particularly important to the City, already well known for its exceptionally fine beaches, scenery, and weather, as it further opened the area to large numbers of tourists. Southern Pacific purchased the Santa Cruz Railroad line in 1881 for the express purpose of expanding its tourist business; by 1887 it ran two round trips per day between San Francisco and Santa Cruz. In 1906–1907, the narrow-gauge track was switched to standard gauge, giving railroad shipping a larger role in the development of the City.

By the mid-1870s, Santa Cruz was a popular resort city. Tourism was accelerated by the promotional activities of Fred Swanton, who owned and developed the boardwalk area. He also owned the Santa Cruz—Capitola Railroad Company, which contracted to build an electric railroad line from Santa Cruz to the beach in preparation for President Roosevelt’s visit in May of 1903. In that year, he purchased the existing Neptune’s Bath beachfront property and constructed several hundred resort cottages, as well as the huge casino and natatorium complex on the beach. By 1907, he had replaced the original casino and natatorium, which had been destroyed by fire, with the existing Mission Revival-style complex.

In the late 1800s the study area occupied a growing residential region between Santa Cruz proper and what was then known as Seabright, a resort community established by F.N. Mott (Koch 1999). Upon acquiring tracts of land between the San Lorenzo River and Arana Gulch, Mott laid out streets and building lots, establishing a somewhat self-supporting community served by its own post office, water supply, and railroad station. Seabright was officially annexed to the City of Santa Cruz in 1905. The area contained a number of low buildings and small residential cottages; however, larger, more elaborate homes were also built during this time, no doubt in response to tremendous economic growth experienced throughout the county. Many of these once-grand homes can be seen along streets of Santa Cruz’s east side including Ocean View Avenue. Remnant historic structures, walls, privy pits and trash dumps are found throughout this part of the City and contribute to the historically sensitive nature of the area.

The opening of the highway from Los Gatos in 1915 caused a change in the nature of tourism in Santa Cruz. Families no longer stayed for weeks at a time in resorts and tent cities. With the advent of the automobile and the availability of good roads, tourists came for only a day or a weekend. While the growth of automobile-based tourist enterprises was eventually stimulated, the rail-based tourist businesses suffered. The net result was a temporary decline in the prosperity of Santa Cruz as it adjusted to the culture of the automobile. The Great Depression had less impact on Santa Cruz than it did elsewhere, largely because the primary base economy of the city had shifted from manufacturing to agriculture. The onset of World War II, however, brought a drastic decline to the tourism industry due to wartime travel restrictions and gasoline rationing.

## HISTORY OF THE PROJECT AREA

The Santa Cruz Harbor was surveyed in 1853 by A. W. Harrison at the request of the Superintendent of the US Coast Survey, Alexander Dallas Bache, the grandson of Benjamin Franklin (Clark 1986). An 1853 map shows that the Project parcel was within cultivated area (Figure 2).

A General Land Office (GLO) map from 1860 indicates the Project Area is within the Township 11S, Range 2W, in the northwest  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of Section 13 (Figure 3). Public records indicate two patents were granted for Section 13. Joseph Leedoe Alemany patented the section on September 2, 1859, and Nicholas Dodero patented the section on June 7, 1866.

As indicated on an 1886 Sanborn Fire Insurance Map, eight parcels are within the Project Area, six of which contain structures (Figure 4). Dwellings and outbuildings are located at 40 and 41 Lincoln Street and at 37 Cedar Lane. At 1 and 2 Lincoln Street, there were two boarding houses; a privy is attached to the boarding house at 1 Lincoln Street and there is a detached privy at 2 Lincoln Street. A hen house is located in the east end of the parcel at 38 Cedar Lane, and a shed is located within the Project Area on the west end of the parcel at 17 and 18 Pacific Avenue.

A Sanborn map from 1888 indicates the parcels with dwellings and boarding houses had retained the same configuration with the exception that the privy behind the boarding house at 2 Lincoln Street moved from the far southern end of the parcel to just behind the boarding house. The hen house located at the eastern edge of 38 Cedar Lane had been replaced with a one- and two-story structure with a new address, 37  $\frac{1}{2}$  Cedar Lane. The shed located on the west end of parcel at 17 and 18 Pacific Avenue has an addition on the eastern side of it (Figure 5).

By 1892, a Sanborn map shows an additional outbuilding behind the boarding house at 1 Lincoln Street, but the address has changed to 17 Lincoln Street. The one- and two-story structure at 37  $\frac{1}{2}$  Cedar Lane was removed, but there are two new structures on the eastern edge of the parcel at 37 Cedar Lane, one of which is labeled as a cabin. The west end of parcel at 17 and 18 Pacific Avenue includes additional unknown structures, most likely associated with the Wilkins House (Figure 6).

According to a Sanborn map from 1905, the outbuildings behind the dwelling at 25 Lincoln Street (formerly 40 Lincoln Street) had been attached. The structure outbuilding behind the dwelling, formerly a boarding house, at 17 Lincoln Street had been removed. The boarding house at 11 Lincoln Street had also become a dwelling and, lot became deeper, and a new outbuilding appears in the southwestern corner of the lot. The large lot at 38 Cedar Lane is subdivided, and a new structure appears on the southern boundary of the new lot at 29 Cedar Lane. The outbuilding that was in the southeastern edge of the lot at 11 Cedar Lane (formerly 37 Cedar Lane) is gone and a new one appears in the northeastern corner of the lot. The lot at the same location expanded southward. The west end of parcel at 240 through 250 Pacific Avenue (17 and 18 Pacific Avenue) becomes two structures, most likely associated with Grand Central, formerly the Wilkins House (Figure 7).

A Sanborn Map from 1915 shows the configuration of lots and structures the same as the 1905, with one exception: there is a new structure east of the shed at 250 Pacific Avenue (Figure 8).

An aerial photograph from 1940 shows the same configuration of structures as the 1915 Sanborn; however, there appears to be a structure in the lot south of 17 Lincoln Street. It should be noted that structures may be obscured by the presence of trees (Figure 9).

By 1944, a plat map indicates the lot lines were simplified from previous Sanborn maps. Helen W. Mitchell owned the lot in the northwest corner of the Project Area. Eva L. Abrams owns the narrow lot to the east of Ms. Mitchell's lot. There appears to be an alley of unknown ownership in the northeast corner of the Project Area. A small portion in the western edge of the lot owned by Jeanne Rheim is included in the Project Area. The Project Area also includes the northwest section of

a lot owned by B&A Geoffrey et al. (the site of Grand Central in the 1915 Sanborn Map) and the majority of the lot in the southeast corner of the Project Area owned by the George H. Poehlmann Trust (Figure 10).

According to a plat map from 1947, ownership had changed little from the 1944 map with the following exceptions: the property owned by B&A Geoffrey et al. changed ownership to Graeme & M. B. McDonald, and the Poehlmann Trust sold the southern portion of the property to Pietro Valergo. The entirety of the Poelmann Trust is in the Project Area, while the majority of the Valergo property lies within the Project Area (Figure 11).

An aerial photograph from 1956 indicates the dwellings on Lincoln Street have been replaced with a parking lot in the northwest portion, two large structures in the center, and the alley in the northeast corner of the Project Area. The dwelling at 11 Cedar Lane still appears to be standing, however, there is a larger structure to the north of it. The southwestern portion of the Project Area had become a parking lot and the southeastern portion of the Project Area is occupied by the rear half of a large structure (Figure 12).

A 1957 Sanborn map lists new addresses for the structures in the Project Area. It also mirrors the parking lot configuration in the 1956 aerial. The structures in the northeast corner of the Project area are identified as stores, the one on the west is a frame building, while the store on the east is reinforced concrete with plastered walls. The alley remains where it has been in previous maps. The building at 616 Cedar Street is a two-story apartment building (The letter F indicates flats). There is a frame-built store at 612 Cedar Street and the old dwelling at 610 Cedar Street (formerly 11 Cedar Lane). The southeastern portion of the Project Area contains the mezzanine of a department store made of reinforced concrete (Figure 13).

An aerial photograph from 1964 shows the same configuration of structures as the 1957 Sanborn, except there are no longer any structures along Cedar Street. The entire Project Area had become a parking lot with the exception of the two stores and alley way along Lincoln Street and the mezzanine floor of the department store in the southeastern portion of the Project Area (Figure 14).



File name: Figure\_2\_1853.ai, 2022-006.01, Stella D'Orco, 16february2022

Figure 2. Detail of an 1853 US Coast Survey map of the Santa Cruz Harbor with the Project Area.

Office of Coast Survey, National Oceanic and Atmospheric Administration, U.S. Department of Commerce

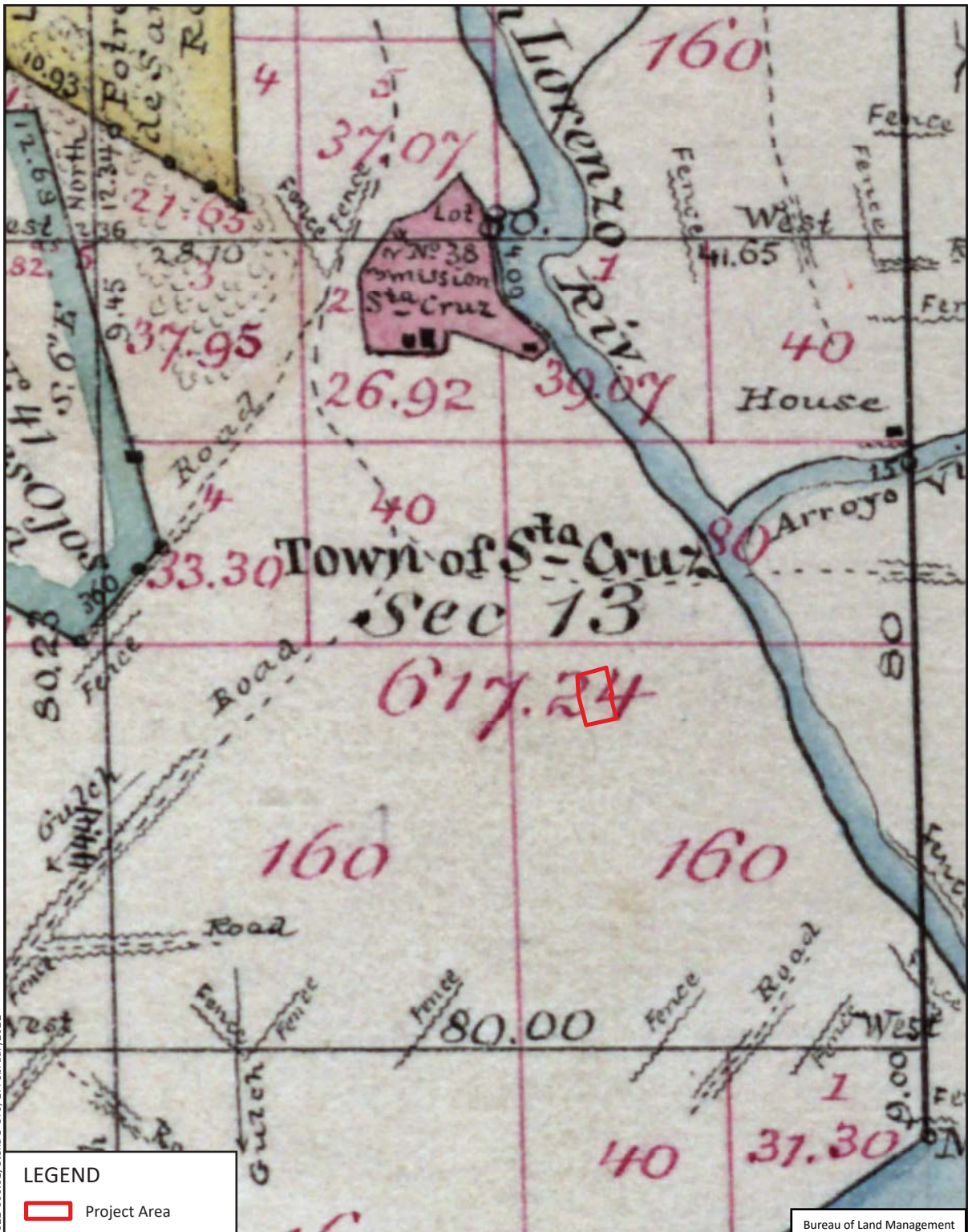
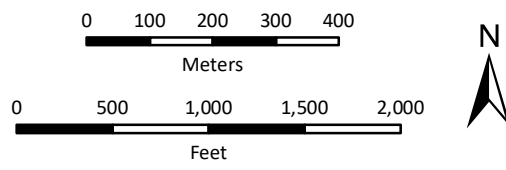
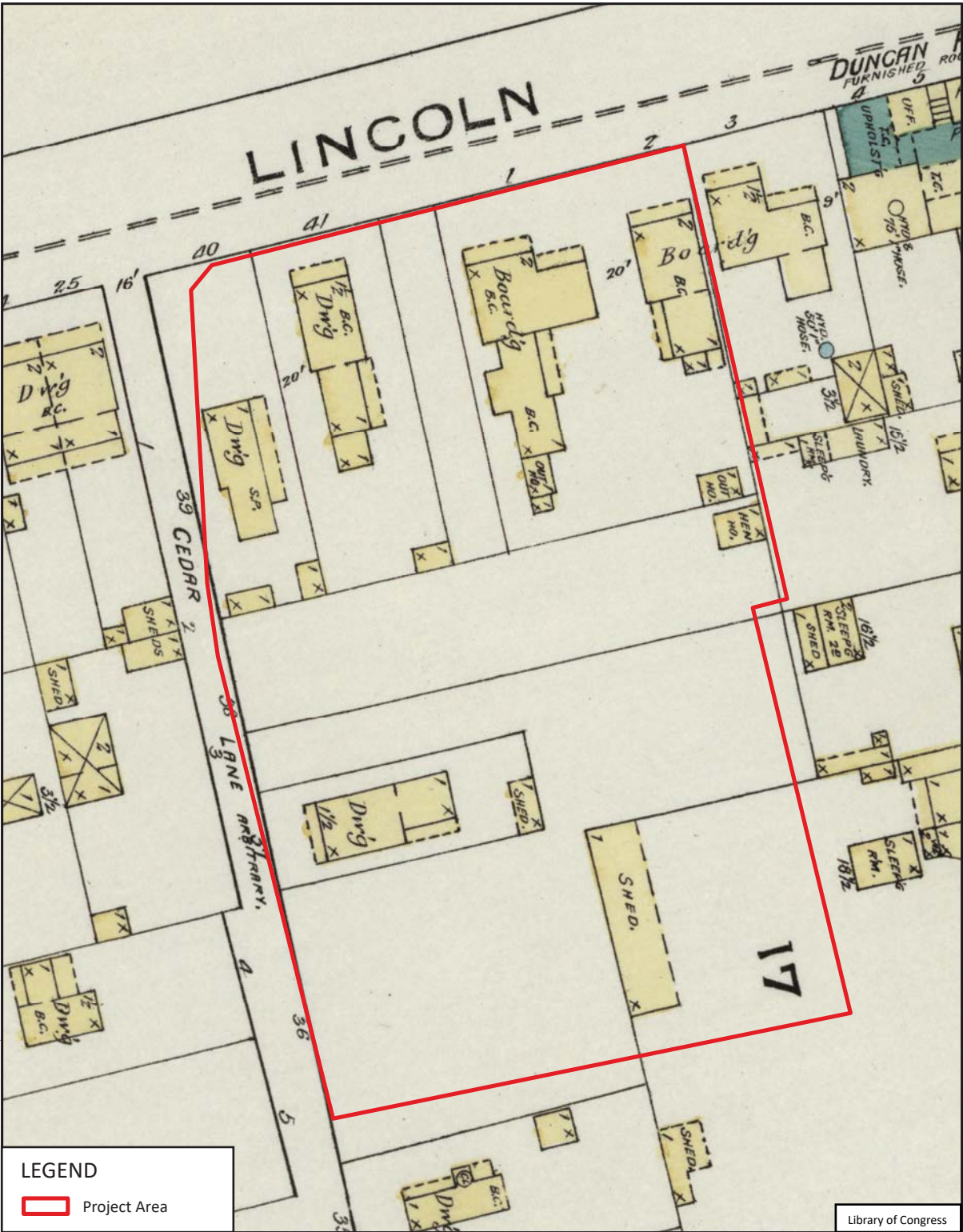


Figure 3. Detail of an 1860 GLO plat map with the Project Area.



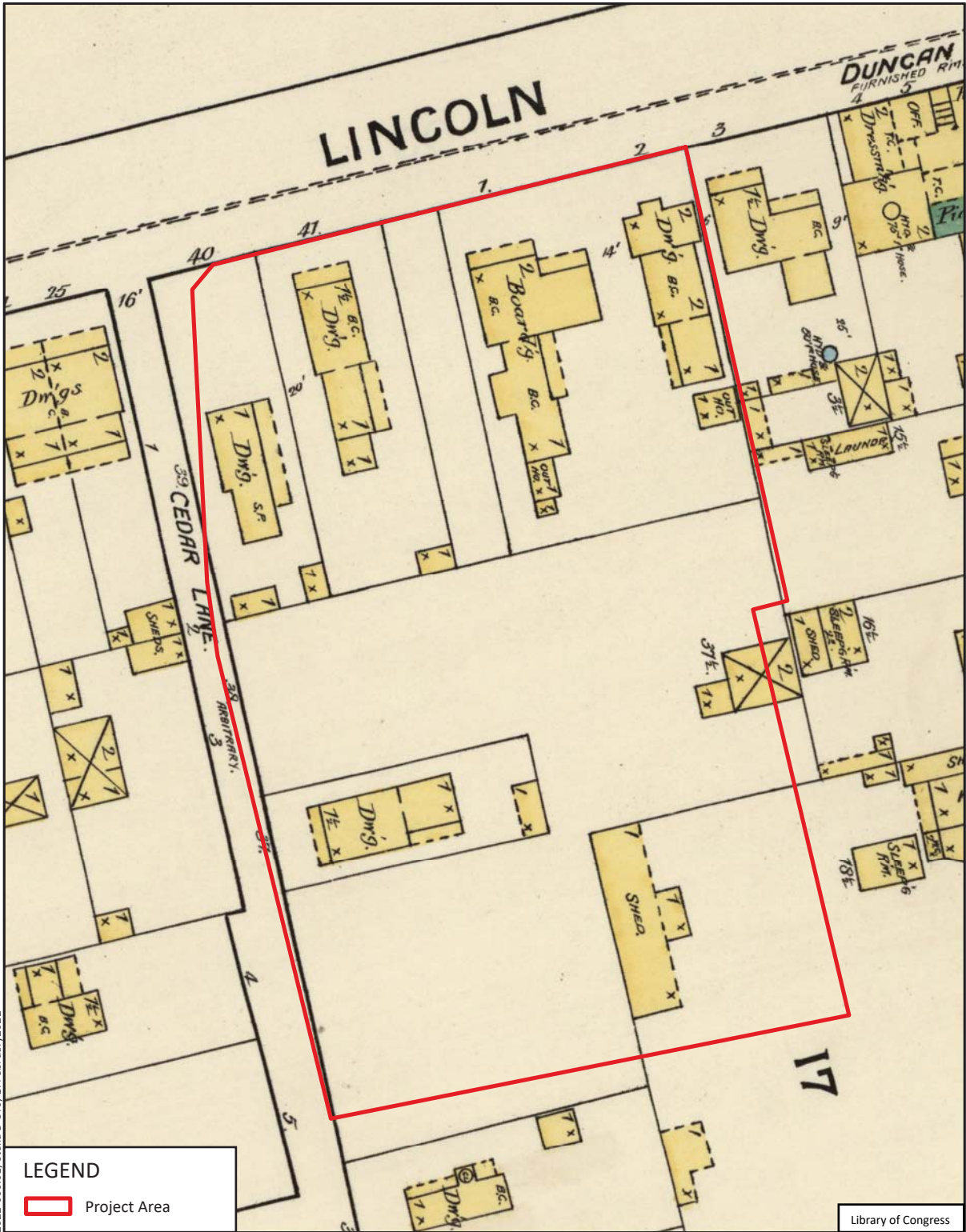
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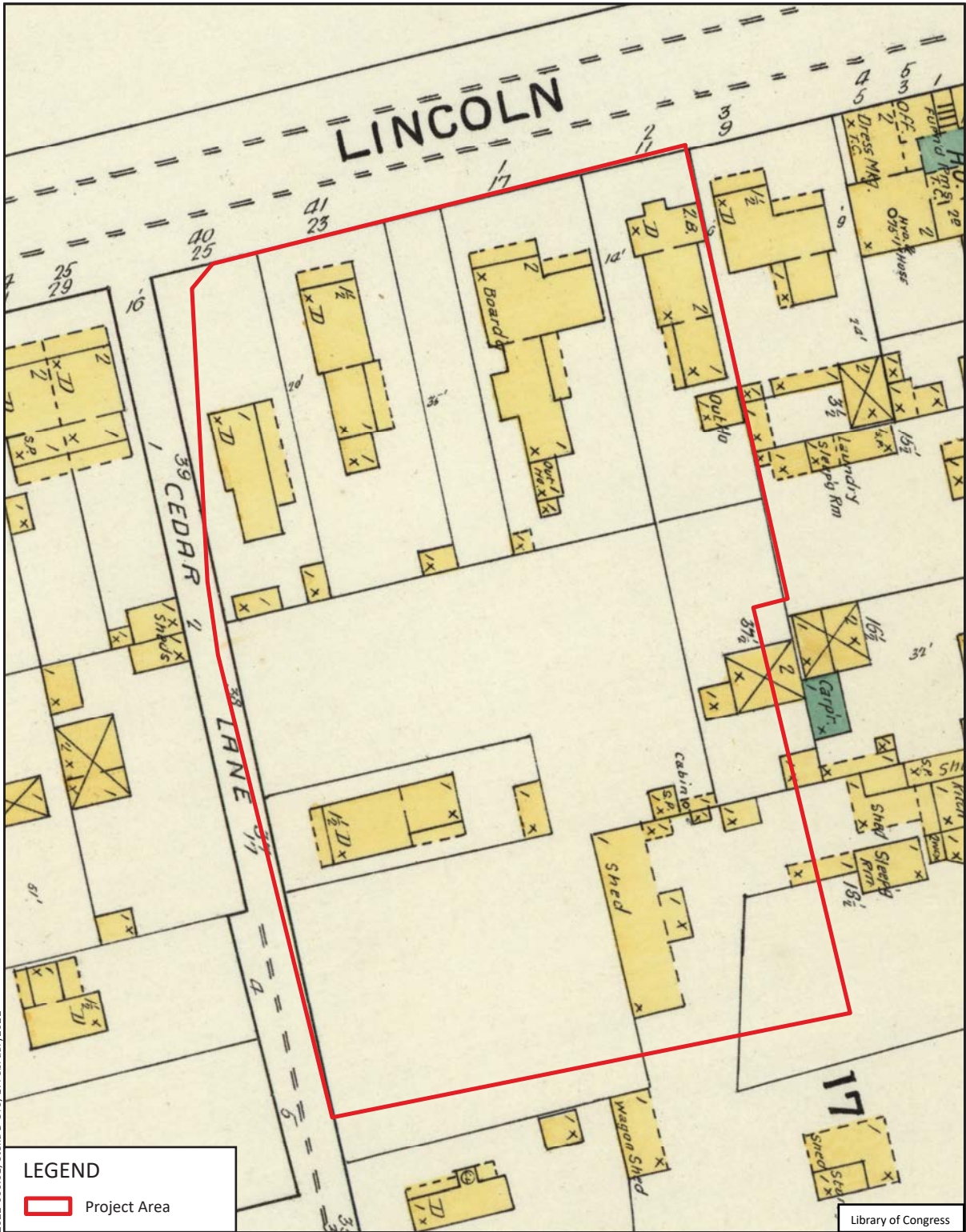
File name: Figure 4\_1886.ai, 2022-06-01, Stella D'Orco, 17February2022

Figure 4. Detail of an 1886 Sanborn map with the Project Area.



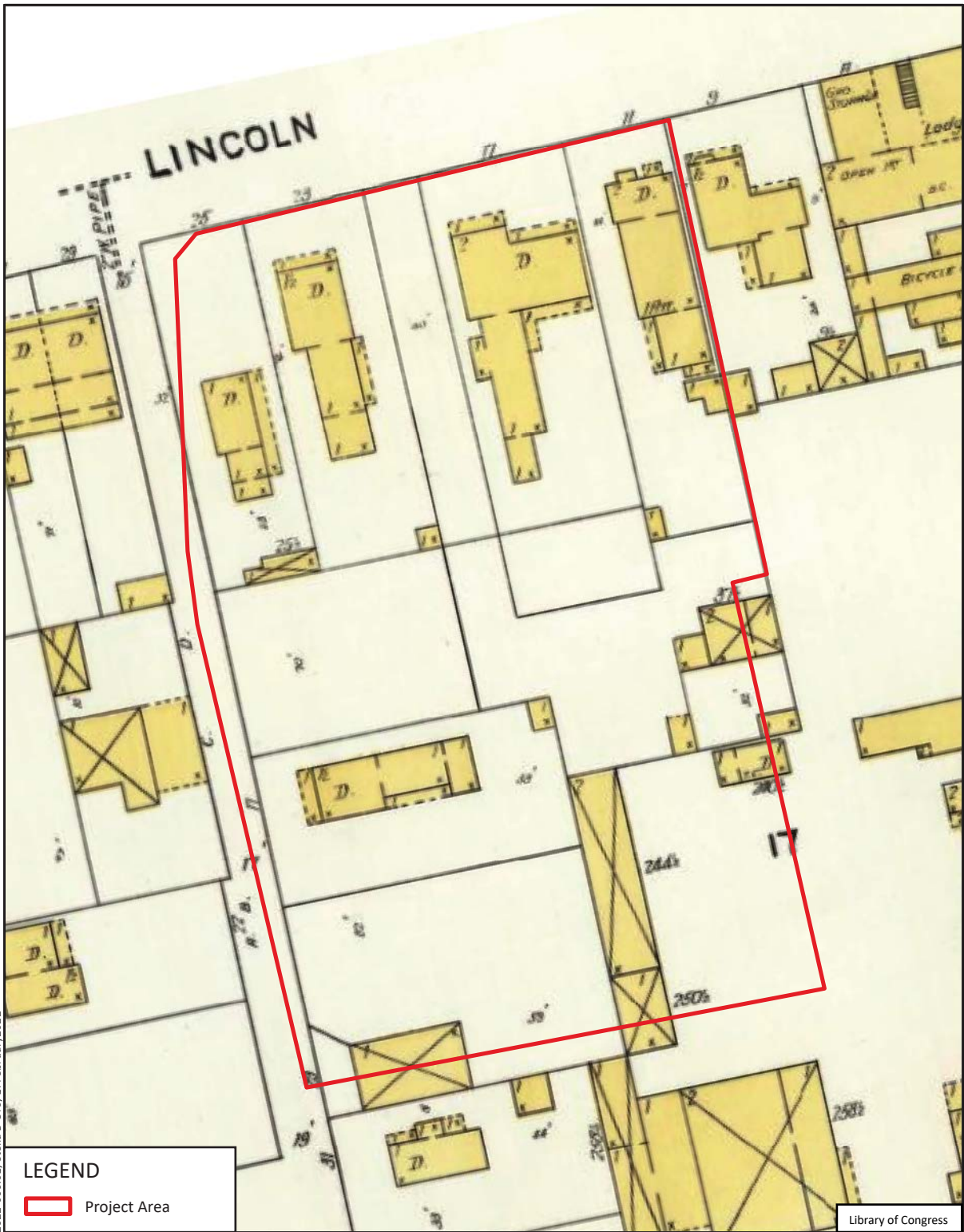
File name: Figure\_5\_1888.ai, 2022-006.01, Stella D'Orco, 17February2022

Figure 5. Detail of an 1888 Sanborn map with the Project Area.



File name: Figure\_6\_1892.ai, 2022-06-01, Stella D'Orco, 17February2022

Figure 6. Detail of an 1892 Sanborn map with the Project Area.

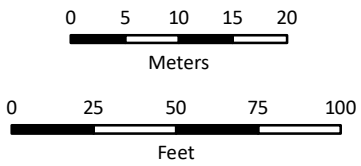


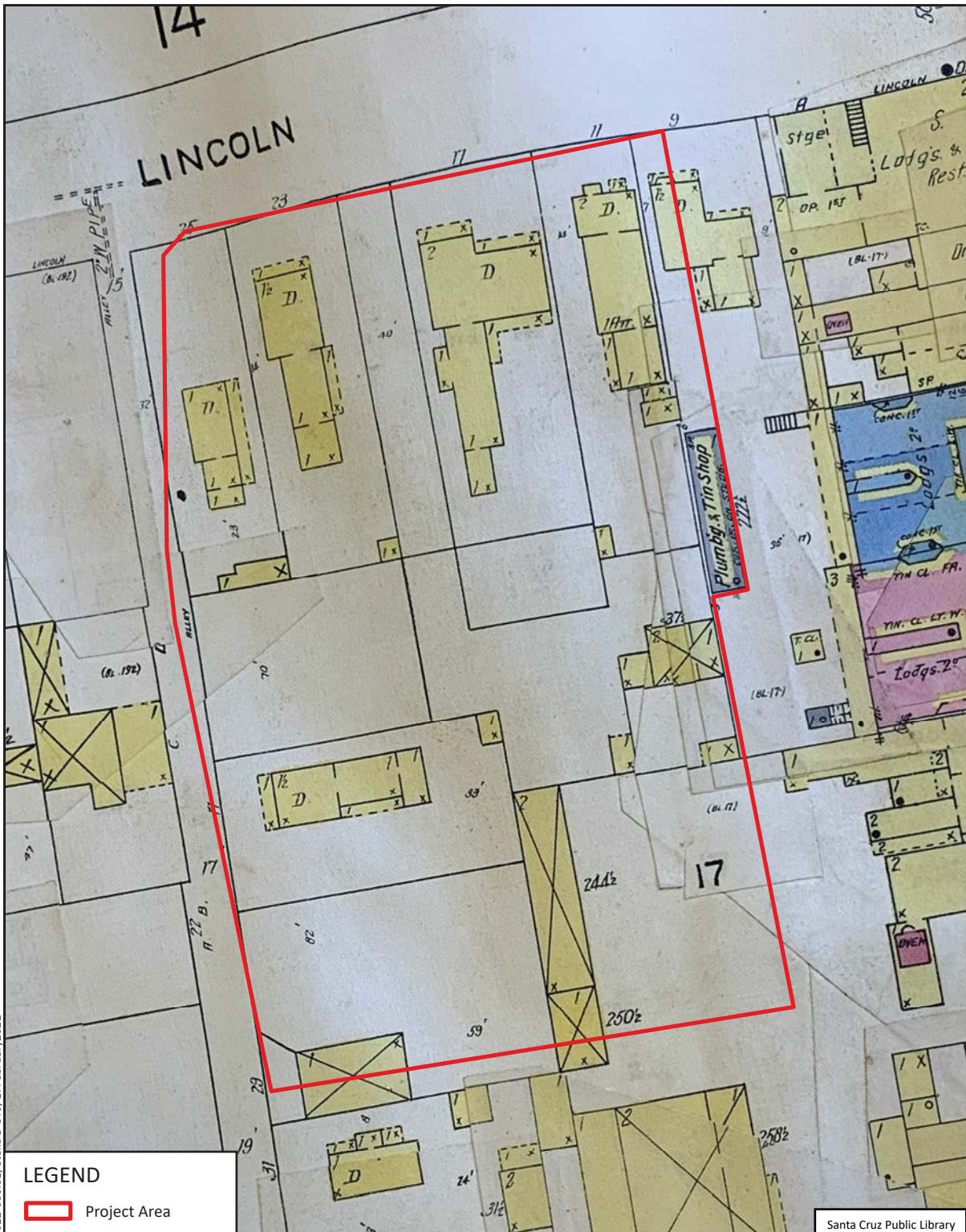
File name: Figure 7\_1905.ai, 2022-006.01, Stella D'Orco, 17February2022

**LEGEND**

Project Area

Figure 7. Detail of a 1905 Sanborn map with the Project Area.






File name: Figure 8\_1915.ai, 2022-006.01, Stella D'Orco, 17February2022

Figure 8. Detail of a 1915 Sanborn map with the Project Area.



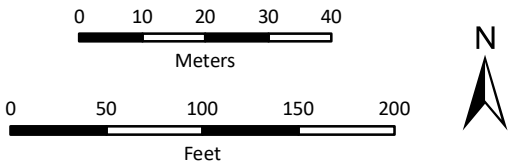
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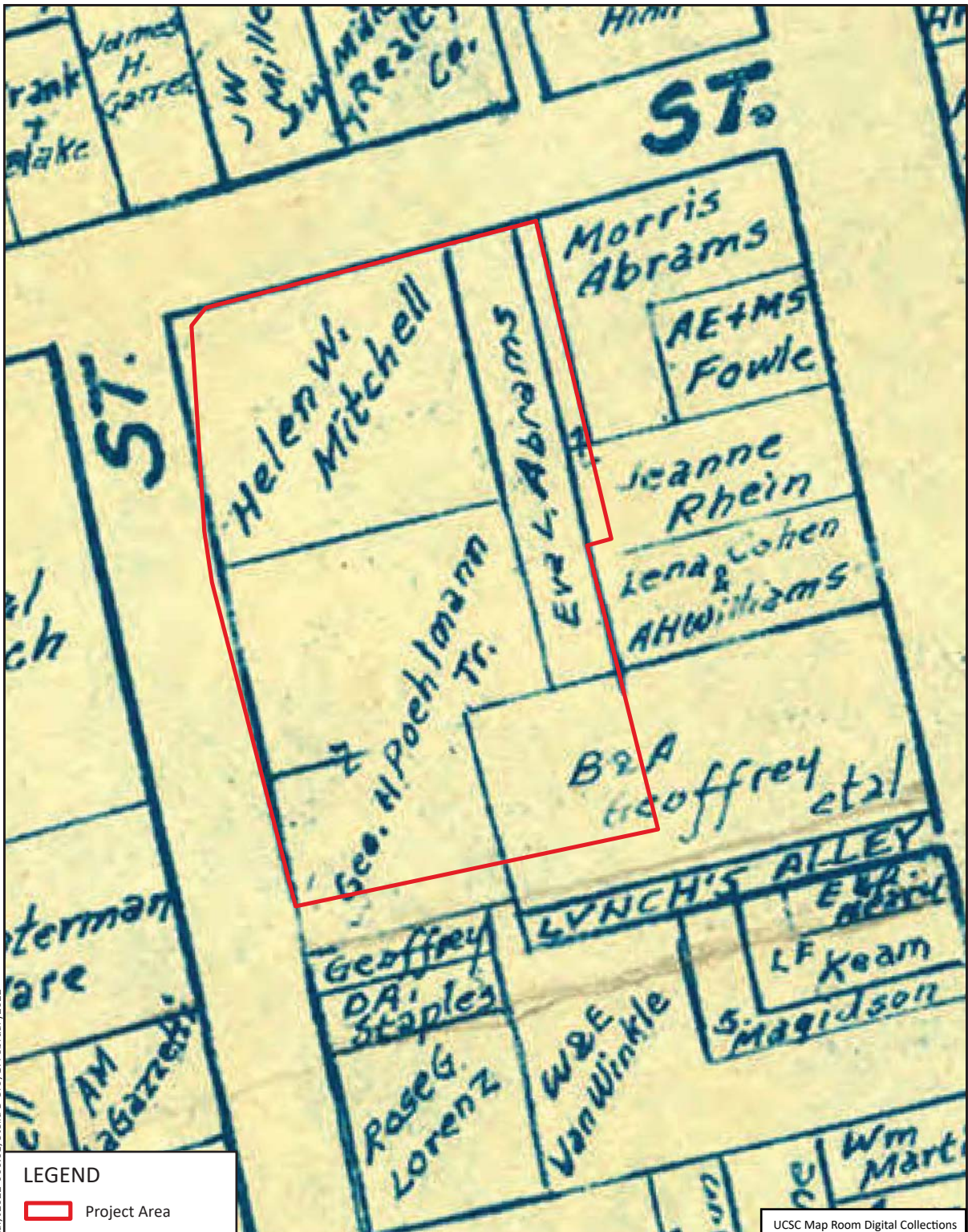
**LEGEND**

 Project Area

UCSB Digital Aerial Collections

Figure 9. Detail of a 1940 aerial photograph with the Project Area.





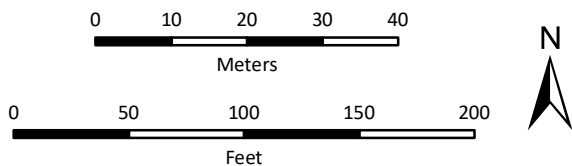
File name: Figure\_10\_1944Plat.ai, 2022-006-01, Stella D'Or, 17February2022

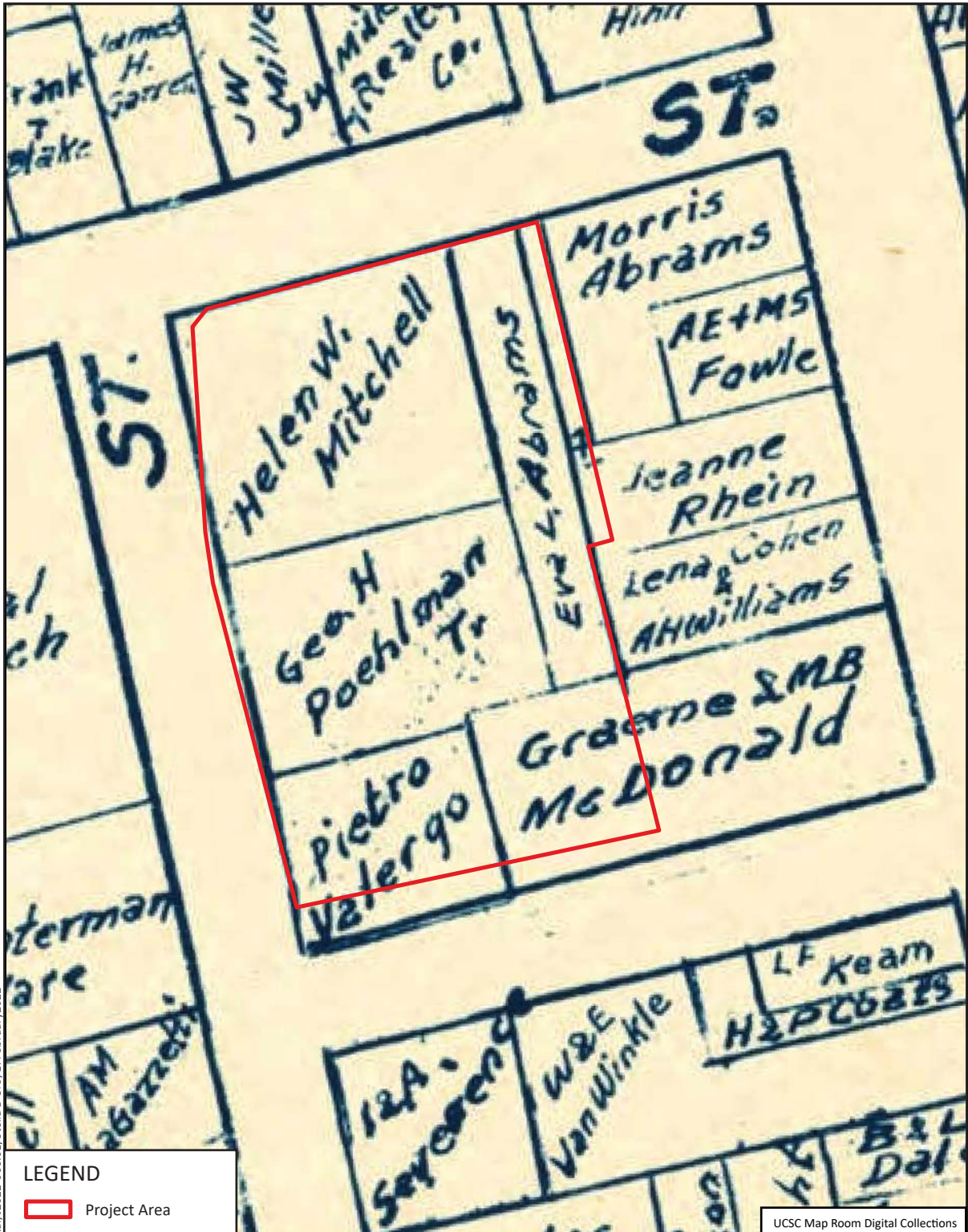
**LEGEND**

Project Area

UCSC Map Room Digital Collections

Figure 10. Detail of a 1944 plat map with the Project Area.





File name: Figure\_11\_1947Plat.ai, 2022-006-01, Stella D'Orco, 17February2022

Figure 11. Detail of a 1947 plat map with the Project Area.





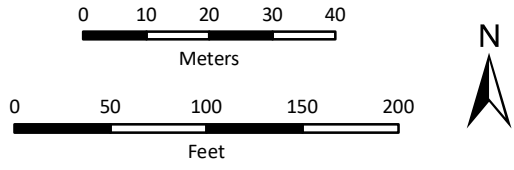
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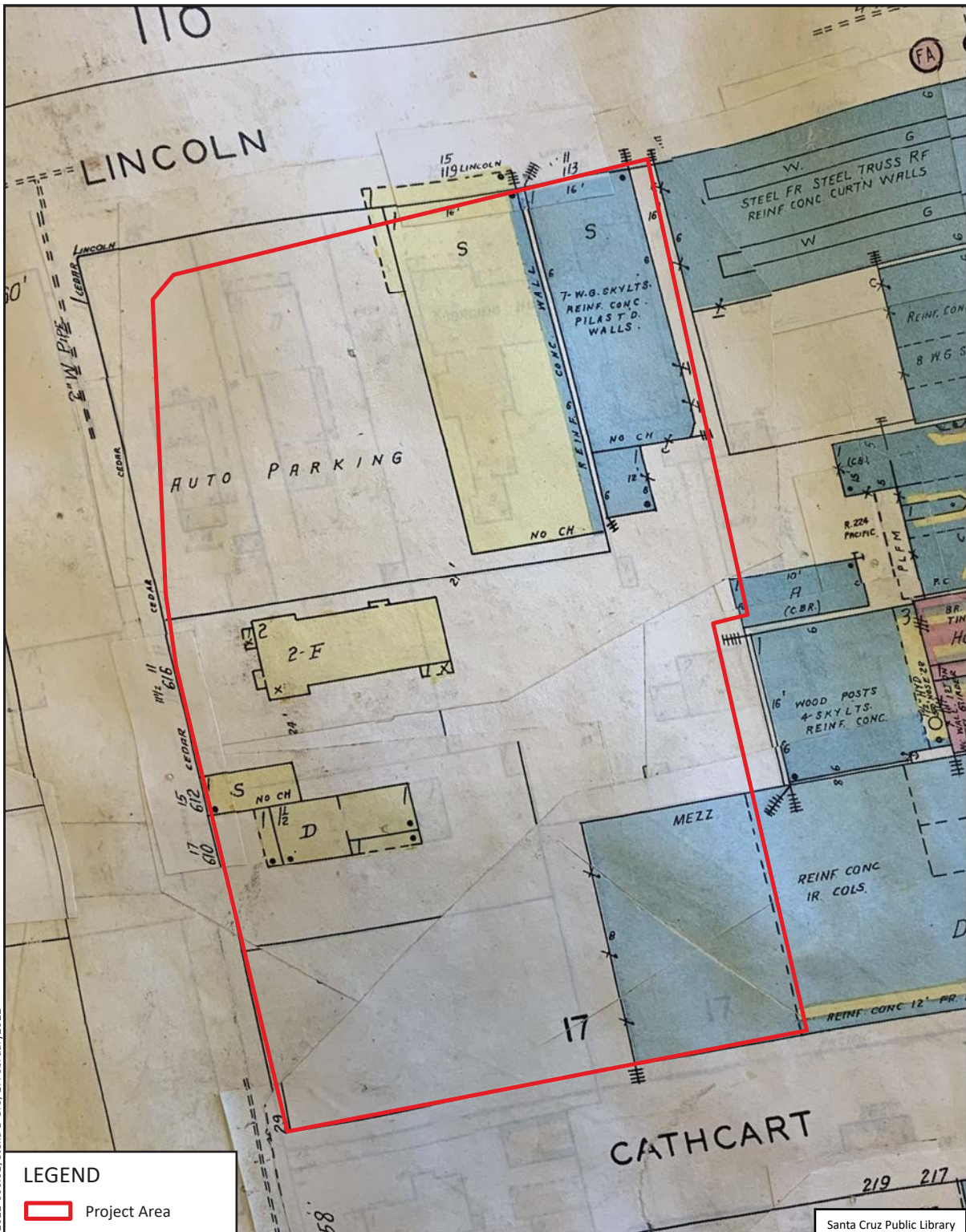
**LEGEND**

Project Area

UCSB Digital Aerial Collections

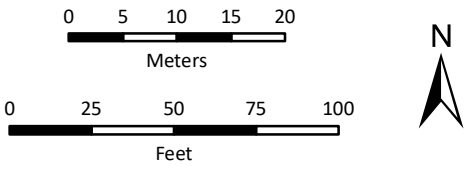
Figure 12. Detail of a 1956 aerial photograph with the Project Area.





File name: Figure\_13\_1957.ai, 12022-006.01, Stella D'Oro, 17February2022

Figure 13. Detail of a 1957 Sanborn map with the Project Area.





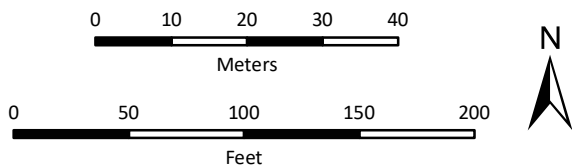
File name: Figure\_14\_19564Aerial.ai; J2022-006.01; Stella D'Oro, 17February2022

**LEGEND**

 Project Area

UCSB Digital Aerial Collections

Figure 14. Detail of a 1964 aerial photograph with the Project Area.



# Field Methods and Results

# 5

On February 9, 2022, Albion archaeologist Matthew Manigault conducted a pedestrian survey of the Project Area, which included a parking lot, one commercial building, parking signs, and sparse landscaping (Figures 15 and 16). Surface survey was conducted using 1-meter-wide (or less) transects across the Project Area while closely inspecting the surface for cultural materials. Visibility of the ground surface throughout all of the Project Area was poor due to the built environment.

Survey efforts did not locate any precolonial or historic-era resources. No archaeological materials were observed during the surface investigation of the Project Area.

Albion's background research of historic maps suggests that the Project Area has a high potential to contain historic-era archaeological deposits. According to historic maps, the Project Area was developed prior to 1886.

For precolonial resources, it is Albion's judgement that the Project Area has medium to high potential to contain buried archaeological deposits. The Baywood loam soils mapped in the Project Area are Holocene in age and the San Lorenzo River is located approximately 755 feet east of the Project Area; therefore, the study area holds a medium to high sensitivity for buried archaeological sites (Meyer et al. 2010).



Photograph 1. Overview of the Project Area, facing northwest.



Photograph 2. Overview of the Project Area, facing north.



Photograph 3. Overview of the Project Area, facing northeast.



Photograph 4. Overview of the Project Area, facing southeast.



Photograph 5. Overview of the Project Area, facing south.



Photograph 6. Overview of the Parking lot, facing northwest.

Figure 15. Photographs from the field.

File name: Figure\_15\_Photos.ai\_12022-06-01\_Stella D'Oro\_22February2022

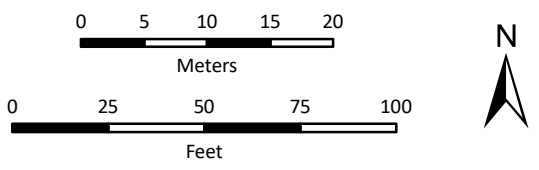


File name: Figure\_16\_Surveyed\_area\_2022-06-01\_Stella D'Oro\_17February2022

**LEGEND**

Project Area

**Figure 16. Surveyed area.**



# Conclusions and Recommendations

# 6

Albion's investigation included archival research, a background records search at the NWIC, and a pedestrian survey of the Project Area. The investigation was designed to adequately address treatment of cultural resources under current CEQA guidelines (Article 5: Section 15064.5).

A search of records at the NWIC indicated that no archaeological resources have been previously identified within the Project Area. Ten resources have been recorded within a 1/4-mile radius of the Project Area. No archaeological studies have been conducted within the Project Area and five archaeological studies have been conducted within a 500-foot radius of the Project Area.

Visual inspection of the Project Area surface revealed no evidence of precolonial or historic-era artifacts or intact archaeological deposits. However, Albion's background research of historic maps suggests that the Project Area has a high potential to contain historic-era archaeological deposits. According to historic maps, the Project Area was developed prior to 1886. For precolonial resources, it is Albion's judgement that the Project Area has medium to high potential to contain buried archaeological deposits. The Baywood loam soils mapped in the Project Area are Holocene in age and the San Lorenzo River is located approximately 755 feet east of the Project Area; therefore, the study area holds a medium to high sensitivity for buried archaeological sites.

Albion's investigation indicates that potentially significant cultural materials may be located in the Project Area. Albion, therefore, recommends an Extended Phase I evaluation to locate subsurface resources. Our methodology includes strategically targeting trenches to the depths of impacts in locations where historic maps indicate potential resources.

Since many important cultural resources, such as Tribal Cultural Resources, do not necessarily leave an archaeological footprint or have physically identifiable manifestations, it is vital to seek out information regarding the possible presence of these important resources and their locations through consultation with local Tribal members. Under the authority of Assembly Bill 52, the City of Santa Cruz (City) may have received information from interested Native American tribes or representatives concerning Tribal Cultural Resources at the Project site. The City is responsible for collecting and incorporating Tribal information into the environmental review process. At this time, Albion does not know if the City has received any such information.

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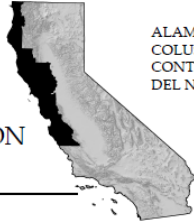
United States Department of Agriculture

2021 Web Soil Survey. <https://soilseries.sc.egov.usda.gov>.

## **Appendix A**

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### Records Search Results



1/31/2022

NWIC File No.: 21-1197

Stella D'Oro  
Albion Environmental, Inc.  
1414 Soquel Avenue, Suite 203  
Santa Cruz, CA 95062

Re: Santa Cruz Library

The Northwest Information Center received your record search request for the project area referenced above, located on the Santa Cruz USGS 7.5' quad(s). The following reflects the results of the records search for the project area and 500ft & ¼ mile radii:

Resources within project area:	None
Resources within ¼ mile radius:	P-44-000214; P-44-000227; P-44-000247; P-44-000250; P-44-000269; P-44-000554; P-44-000853; P-44-000939; P-44-000972; P-44-001128
Reports within project area:	None
Reports within 500ft radius:	S-026569; S-026667; S-030779; S-039563; S-049916

**\*Database information, document PDFs, and features mapped for above resources not requested.**

- |   |  |   |  |
|---|--|---|--|
| <b><u>Resource Database Printout (list):</u></b>            | <input type="checkbox"/> enclosed            | <input checked="" type="checkbox"/> not requested | <input type="checkbox"/> nothing listed            |
| <b><u>Resource Database Printout (details):</u></b>         | <input type="checkbox"/> enclosed            | <input type="checkbox"/> not requested            | <input checked="" type="checkbox"/> nothing listed |
| <b><u>Resource Digital Database Records:</u></b>            | <input type="checkbox"/> enclosed            | <input checked="" type="checkbox"/> not requested | <input type="checkbox"/> nothing listed            |
| <b><u>Report Database Printout (list):</u></b>              | <input type="checkbox"/> enclosed            | <input checked="" type="checkbox"/> not requested | <input type="checkbox"/> nothing listed            |
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| <b><u>Report Digital Database Records:</u></b>              | <input type="checkbox"/> enclosed            | <input checked="" type="checkbox"/> not requested | <input type="checkbox"/> nothing listed            |
| <b><u>Resource Record Copies:</u></b>                       | <input type="checkbox"/> enclosed            | <input type="checkbox"/> not requested            | <input checked="" type="checkbox"/> nothing listed |
| <b><u>Report Copies:</u></b>                                | <input type="checkbox"/> enclosed            | <input type="checkbox"/> not requested            | <input checked="" type="checkbox"/> nothing listed |
| <b><u>OHP Built Environment Resources Directory:</u></b>    | <input type="checkbox"/> enclosed            | <input checked="" type="checkbox"/> not requested | <input type="checkbox"/> nothing listed            |
| <b><u>Archaeological Determinations of Eligibility:</u></b> | <input type="checkbox"/> enclosed            | <input type="checkbox"/> not requested            | <input checked="" type="checkbox"/> nothing listed |
| <b><u>CA Inventory of Historic Resources (1976):</u></b>    | <input type="checkbox"/> enclosed            | <input checked="" type="checkbox"/> not requested | <input type="checkbox"/> nothing listed            |
| <b><u>Caltrans Bridge Survey:</u></b>                       | <input type="checkbox"/> enclosed            | <input checked="" type="checkbox"/> not requested | <input type="checkbox"/> nothing listed            |
| <b><u>Ethnographic Information:</u></b>                     | <input type="checkbox"/> enclosed            | <input checked="" type="checkbox"/> not requested | <input type="checkbox"/> nothing listed            |

<b><u>Historical Literature:</u></b>	<input type="checkbox"/> enclosed	<input checked="" type="checkbox"/> not requested	<input type="checkbox"/> nothing listed
<b><u>Historical Maps:</u></b>	<input type="checkbox"/> enclosed	<input checked="" type="checkbox"/> not requested	<input type="checkbox"/> nothing listed
<b><u>Local Inventories:</u></b>	<input type="checkbox"/> enclosed	<input checked="" type="checkbox"/> not requested	<input type="checkbox"/> nothing listed
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<b><u>Shipwreck Inventory:</u></b>	<input type="checkbox"/> enclosed	<input checked="" type="checkbox"/> not requested	<input type="checkbox"/> nothing listed
<b><u>Soil Survey Maps:</u></b>	<input type="checkbox"/> enclosed	<input checked="" type="checkbox"/> not requested	<input type="checkbox"/> nothing listed

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System (CHRIS).

Sincerely,

Justin Murazzo  
 Researcher