

P A S T
CONSULTANTS LLC

Seth A. Bergstein
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March 9, 2023

Jim Barton
15700 Kavin Lane
Los Gatos, CA 95030

Re: Historic Evaluation Proposal for 1011 Laurent St., Santa Cruz, CA
APN: 006-103-08

Dear Mr. Barton:

This letter states the findings of historic significance, based on our research and conditions assessment of the property located at 1011 Laurent Street in Santa Cruz, California. PAST Consultants, LLC (PAST) attended a site visit to the subject property on March 6, 2023 to photograph and inspect all buildings. Research was conducted in March 2023 to determine the historic significance of the residential buildings on the subject property.

Summary of Findings

The property contains a single-family residence (circa-1947) and detached garage constructed in the California Ranch style. The subject buildings are common and modest examples of the California Ranch style, were not designed by a significant architect and do not possess high artistic value. Research into property development and ownership did not reveal any associations with a significant event or a significant person. The subject property is not eligible for National Register of Historic Places or the California Register of Historical Resources. The subject property is not eligible for the Santa Cruz Historic Resources Inventory because it does not meet City historic preservation criteria.

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

Project Team

Client/Applicant

Jim Barton
15700 Kavin Lane
Los Gatos, CA 95030

Regulatory Agency

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

Historic Preservation Consultant

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

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

PAST Consultants: Qualifications

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

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

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

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

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

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

Methodology

Site Visits

PAST attended an initial site visit to the subject property on March 6, 2023 to photograph and perform a conditions assessment of the buildings on the subject property.

Research Design

Research was conducted during March 2023. PAST performed research in the following repositories to develop this historic assessment report:

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

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

Registration

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

Regulatory Framework

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

National Register of Historic Places (National Register)

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

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

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

¹ California Code of Regulations, 14 CCR § 15064.5.

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

³ 36 C.F.R. § 60.4.

California Register of Historical Resources (California Register)

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

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

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

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

Historic Integrity

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

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

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

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

⁴ California Public Resources Code § 5024.1(c).

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

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

City of Santa Cruz Municipal Code

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

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

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

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

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

Conclusion

In conclusion, the subject property located at 1011 Laurent Street, Santa Cruz, California does not qualify for listing on the National Register of Historic Places, the California Register of Historical Resources or the Santa Cruz Historic Resources Inventory. The proposed project does not require mitigations for historic resources according to the California Environmental Quality Act (CEQA - Section 15064.5), as the subject property is not historically significant.

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

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

Sincerely,

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

Seth A. Bergstein, Principal

cc: City of Santa Cruz Planning Department; Charles Prograce PE, Principal Engineers, R3 Consulting Engineers

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 8

*Resource Name or #: (assigned by recorder) 1011 Laurent St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Santa Cruz

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

*b. USGS 7.5' Quad: N/A Date: N/A T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1011 Laurent St. City: Santa Cruz Zip: 95060

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: A.P.N. 006-103-08

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

The subject property contains a circa-1947 house and garage constructed in the California Ranch style; and a circa-1990s modular metal shed. The house has nested gable roofs and a south-elevation containing the entrance with sidelights and banked wood-framed windows. Remaining fenestration consists of a mixture of wood-framed and replaced vinyl-sash windows on the secondary elevations. The house features two brick chimneys, shiplap siding in the gable ends and stucco exterior wall cladding.

The detached garage north of the house is a gable-roofed structure clad and fenestrated with the same materials as the main house. See continuation sheet, page 3 for photographs of the house and garage (Figures 1-5).

*P3b. Resource Attributes: (List attributes and codes) HP2, HP4 Detached Garage

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

P5b. Description of Photo: (View, date, accession #)
 South Elevation, 2023

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



*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 circa-1947

*P7. Owner and Address:

Jim Barton
 15700 Kavin Ln.
 Los Gatos, CA 95030

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

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

*P9. Date Recorded: 3/9/23

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

*P11. Report Citation: None

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 1011 Laurent Street

B1. Historic Name:

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: California Ranch

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

1992: Construct retaining wall on Laurent St. (south) elevation; construct pool in rear yard (removed); construct modular shed.
Circa-1990s: Replace original wood-frame windows with vinyl slash at selective locations. Replace roofing with asphalt shakes.

*B7. Moved? No Yes Unknown Date:

Original Location: Same

*B8. Related Features: N/A

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Residential Architecture

Area: Santa Cruz

Period of Significance: Not Significant

Property Type: Residence

Applicable Criteria:

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

See continuation sheets, pages 4 – 7 for the historic significance statement, historic significance evaluation and historic integrity assessment.

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

*B12. References:

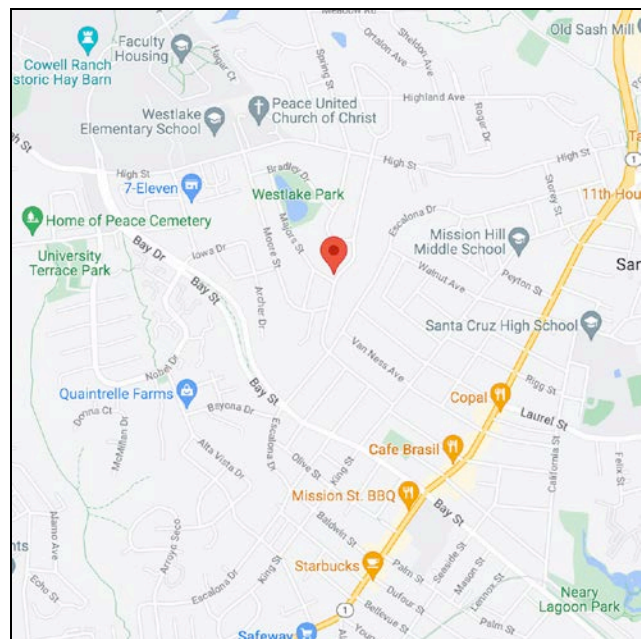
See continuation sheet, page 8

B13. Remarks::

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

*Date of Evaluation: 3/9/23

(This space reserved for official comments.)



*Recorded by: PAST Consultants, LLC

*Date: 3/9/23

Continuation

Update

P3a. Description: Photographs



Figures 1 and 2. Left image shows the south and west elevations. Right image shows the north and east elevations.



Figures 3 and 4. Left image shows the east elevation. Right image looks northwest at the detached garage and recent shed.



Figure 5. South elevation of detached garage.

*Recorded by: PAST Consultants, LLC

*Date: 3/9/23

Continuation

Update

B10. Significance: Significance Statement

Summary Property History

The subject property is located in the Mission Hill neighborhood in the upper portion of the Allegro Heights Subdivision. Platted in 1939, the subdivision grew considerably during the postwar population boom following World War II. The 60-acre subdivision is named after Dr. Anthony E. and Estelle Allegrini. Anthony Allegrini laid out the subdivision after purchasing the property from the C.C. Moore Estate in 1938 (Chase, John Leighton, *The Sidewalk Companion to Santa Cruz Architecture*, 3rd Addition, 2005, 129).

While several other modernist houses are scattered about the subdivision, typical house construction consists of California Ranch-style houses, with attached or detached garages, arranged in a typical postwar suburban pattern of curving streets, deep front setbacks and wood-framed ranch houses clad in wood or stucco. The subject house is typical of the common Ranch styles within the subdivision.

Property Ownership

The house was constructed for Edwin L. and Helen M. Andersen. Edwin L. Andersen (1892-1961) was trained as an accountant and eventually founded Johnson & Andersen, an insurance and financing firm located at 111 Cooper Street in Santa Cruz. His wife, Helen M. Andersen is listed as a homemaker. The couple were married in 1918 and had two children, Jean and Louis (*1930 and 1950 U.S. Federal Census*).

A native of Watsonville, Edwin L. Andersen moved to Santa Cruz with his family in 1898. First active in the produce business in Salinas, he opened his private insurance firm with his son, Louis H. Andersen, in 1943. Aside from several local club memberships, his obituary does not list any significant contributions to national, California or Santa Cruz history ("Insurance Man E.L. Andersen Dies Suddenly," *Santa Cruz Sentinel*, 8/3/61). Following his death, Helen M. Andersen remained at the house and is listed in local city directories into the early 1970s (*Polk's Santa Cruz City Directories, 1948-1973*).

*Recorded by: PAST Consultants, LLC

*Date: 3/9/23

Continuation

Update

B10. Significance:

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

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

The subject property was constructed during the period of substantial postwar residential growth in Santa Cruz. Although platted in 1939, the upper streets of the Allegro Heights subdivision developed after World War II, along typical suburban design principles during the postwar building boom. This pattern of suburban expansion occurred throughout California and the United States, with the Ranch style being the most ubiquitous house design. However, the association of postwar suburban expansion and residential growth would not be considered an appropriate historic event as this event could be used for numerous properties constructed during the regional, statewide and national building boom of the 1950s-1960s. For these reasons, the subject property is not eligible for association with a significant event under this Criterion.

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

Edwin L. and Helen M. Andersen owned and resided at the subject property from 1948 – 1974. While Edwin L. Andersen was a successful Santa Cruz businessman, he did not make any significant contributions to national, California or Santa Cruz history. The subject property is not eligible under this Criterion.

*Recorded by: PAST Consultants, LLC

*Date: 3/9/23

Continuation

Update

B10. Significance:

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

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

The subject house and detached garage were constructed in the California Ranch style, one of the most ubiquitous postwar building styles in California and the United States. The subject buildings are common examples of the Ranch style and are not significant examples of an architectural style, building type or construction method. The subject buildings are not designed by a significant architect, nor are they examples of resources that possess high artistic value. The subject property is not eligible under this Criterion.

Historic Integrity Analysis

- 1. Location:** *the place where the historic property was constructed or the place where the historic event occurred.* The buildings maintain integrity of location.
- 2. Design:** *the combination of elements that create the form, plan, space, structure, and style of a property.* The house and garage have been altered with window replacements, but retain integrity of design as modest Ranch-style buildings.
- 3. Setting:** *the physical environment of a historic property.* The subject buildings maintain integrity of setting.
- 4. Materials:** *the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.* The house's window and door alterations did not use the original building materials, compromising the integrity of materials.
- 5. Workmanship:** *the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* The integrity of workmanship is reduced due to the various building alterations.
- 6. Feeling:** *a property's expression of the aesthetic or historic sense of a particular period of time.* The house and garage maintain integrity of feeling as California Ranch-style buildings.
- 7. Association:** *the direct link between an important historic event or person and a historic property.* Integrity of association does not apply, as no association with a significant event or a significant person has been determined.

*Recorded by: PAST Consultants, LLC

*Date: 3/9/23

Continuation

Update

B10. Significance:

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

City of Santa Cruz Historic Significance

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

The subject house and garage are common Ranch designs and do not represent significant examples of the built heritage of the city, state or nation.

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

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

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

The subject property is not associated with a significant person.

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

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

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

The subject property contains buildings constructed in the common California Ranch style that do not possess special aesthetic or architectural 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 property contains a modest and typical house and garage that do not possess distinctive stylistic characteristics, design or workmanship.

7. *Retains sufficient integrity to accurately convey its significance.*

The subject house does retain sufficient historic integrity, but it does not have any historic association with a significant event, significant persons or significant architectural design.

*Recorded by: PAST Consultants, LLC

*Date: 3/9/23

Continuation

Update

B12. References:

Boland, Beth G. National Register Bulletin 32: *Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*, National Park Service, U.S. Department of the Interior.

Chase, John Leighton, *The Sidewalk Companion to Santa Cruz Architecture*, 3rd Addition, 2005.

City of Santa Cruz, Planning and Building Department Records.

“Insurance Man E.L. Andersen Dies Suddenly,” *Santa Cruz Sentinel*, 8/3/61.

Lehman, Susan, *Fully Developed Context Statement for the City of Santa Cruz*, 2000.

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. United States, Department of the Interior, National Park Service, 1998.

Polk’s Santa Cruz City Directories: 1947-1974.

Santa Cruz County Assessor’s Office.

United States Census Records, accessed via *Ancestry.com*.