

# *Archaeological Resource Management*

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SE-Santa Cruz LLC  
Attn: Madhu Sridhar  
1777 Saratoga Ave, Suite 210  
San Jose, CA 95129

November 4, 2019

RE: HISTORIC EVALUATIONS FOR THE PROPERTIES WITHIN THE OCEAN STREET PROJECT IN THE CITY OF SANTA CRUZ

Dear Ms. Sridhar;

As per your request our firm is submitting the enclosed historical evaluations of the structures within the Ocean Street Project in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

- a visual description of the structures including general appearance, condition, and architectural style
- photography of the structures
- documentation of property ownership histories
- an evaluation of the structures using the criteria of the National Register of Historic Places, the California Register, and the City of Santa Cruz Historic Building Survey
- state Historic Resources Evaluation forms (DPR) 523 for the structures
- comment on potential impacts to the Marianne's Ice Cream structure

Each property was documented on its own set of DPR forms and given a cover letter, and these individual evaluations are attached. The evaluated properties are listed below:

## *Properties Evaluated*

1014 Ocean Street	(Vernacular Residence)
1010 Ocean Street	(Victorian Cottage Residence)
1008 Ocean Street	(Victorian Residence)
1004 Ocean Street	(Neoclassical Residence)
928 Ocean Street	(Neoclassical Residence)

920 Ocean Street	(Santa Cruz Fireplace and Hot Tub)
130 Hubbard Street	(National Folk Residence)
457 May Avenue	(John's Electric Motor Service)
451 May Avenue	(Late Victorian Residence)
431 & 429 May Avenue	(Late Victorian Residence and shed residence)
429 May Avenue	(Very Small shed residence)
423 May Avenue	(Ranch Style Residence)
1020 Ocean Street	(Marianne's Ice Cream: evaluation/discussion of impacts)

None of the structures within the proposed project area are currently listed on the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). None of the structures appear eligible for listing in these registers.

In addition, none of the structures within the proposed project area are currently listed on the City of Santa Cruz Historic Building Survey. However, one structure, the residence at 130 Hubbard Street, appears eligible for listing in this register. The home was constructed in 1878 based upon County of Santa Cruz Appraiser's property records, and it appears eligible for inclusion in the City of Santa Cruz Historic Building Survey under Criteria 5, 6, and 7 as a good example of the National Folk style, characteristic of the middle-to-late 19th Century.

Thus the structure at 130 Hubbard Street appears to be historically significant at a local level. From a preservation perspective, the most preferable project alternative would retain the structure as is. In the event that this is not possible, it would be recommended to move the structure to a nearby property within the City of Santa Cruz. In the event that relocation is not feasible, it is recommended that a detailed photographic documentation of the structure be conducted prior to demolition.

None of the other structures within the proposed project area appear to be historically significant, and no further recommendations are being made regarding these structures.

The proposed project consists of a three to four story mixed use structure including a basement. This structure will include 408 units as well as a retail and restaurant area of approximately 5,944 square feet. Although not located within the proposed project area, the Marianne's Ice Cream property at 1020 Ocean Street is located directly adjacent to the proposed project.

The Marianne's Ice Cream structure is a single story commercial building in good condition. Marianne's Ice Cream was founded in 1947 by Lenore and Tom Becker, who named the business after their daughters Mary and Anne. In 1958 the ice cream parlor taken over by Sam and Dorothy Lieberman, who ran the business for over fifty years and greatly expanded the menu of ice cream flavors with many original recipes. Since 2012 the company has been owned by Kelly

Dillon and Charlie Wilcox. The owners of the Marianne's Ice Cream business have never owned the property on which it is located.

Marianne's Ice Cream is not currently listed in the City of Santa Cruz Historic Building Survey. However, this is a locally well-known business which has operated since 1947 and appears eligible for listing on this register. The proposed project as currently designed is set back more than 10 feet at the closest point from the Marianne's structure. The front façade of Marianne's is north facing (towards Hubbard Street), and will not be obstructed by the proposed project. In addition, the proposed project appears to be set back sufficiently from the street to not significantly affect the visibility of the Marianne's Ice Cream and Grog Shop signs along Ocean Street. Thus the proposed project does not appear to significantly impact the historic or architectural significance of this property.

Sincerely,



Robert Cartier, Ph.D.  
Principal Investigator

RC/dj



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SE-Santa Cruz LLC  
Attn: Madhu Sridhar  
1777 Saratoga Ave, Suite 210  
San Jose, CA 95129

November 4, 2019

RE: HISTORIC EVALUATION FOR THE PROPERTY AT 1014 OCEAN STREET IN THE CITY OF SANTA CRUZ

Dear Ms. Sridhar;

As per your request our firm is submitting the enclosed historical evaluation of the structure at 1014 Ocean Street in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

- an evaluation of the structure based on the criteria of the NRHP and CRHR
- an evaluation of the structure using the criteria of the City of Santa Cruz Historic Preservation Ordinance
- State Historic Resources Evaluation forms (DPR 523) for the structure

The structure at 1014 Ocean Street is not currently listed on the City of Santa Cruz Historic Building Survey, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). In addition, it does not appear to be eligible for listing in any of these registers.

Thus the structure at 1014 Ocean Street does not appear to be historically significant, and no further recommendations are being made.

Sincerely,



Robert Cartier, Ph.D.  
Principal Investigator

RC/dj

**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 13

Resource Name or # 1014 Ocean Street

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: Santa Cruz, CA Date: 2012 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 1014 Ocean Street City: Santa Cruz Zip: 95060

d. UTM: 10S 5 87 098mE/40 93 169mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 008 331 41

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The structure at 1014 Ocean Street is a two story vernacular home in fair condition. The roof is front gabled on the main wing, with a hipped roof extending over the single story southern wing. Non-original composition shingles surface the entire roof. The eaves are narrow, with enclosed rafters. Exterior walls are surfaced with broad horizontal wooden siding. Fenestration is primarily wooden framed, in a double-hung sash configuration. The front entry features an unadorned doorway accessed by a set of wooden steps. The large front window appears to be non-original.

\*P3b. Resource Attributes: HP02 (Single Family Res)

\*P4. Resources Present:  Building  Structure  Object District  Element of District  Site  Other

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



\*P5b. Description of Photo: (View, date, accession #)  
View of the front façade of 1014 Ocean Street

\*P6. Date Constructed/Age and Sources

Historic  Prehistoric  Both   
Constructed circa 1890.

\*P7. Owner and Address:

SE-Santa Cruz, LLC  
1777 Saratoga Ave, Suite 210  
San Jose, CA 95129

\*P8. Recorded by:

Robert Cartier  
Archaeological Resource Management  
496 North 5<sup>th</sup> Street  
San Jose, CA 95112

\*P9. Date Recorded: 11/4/2019

\*P10. Survey Type: Intensive

\*P11. Report Citation: (Cite Survey Report and other sources, or enter "none.")

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  
 Photographic Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 13

\*NRHP Status Code 1014 Ocean Street

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_

B1. Historic Name: 403 Ocean Street

B2. Common Name: 1014 Ocean Street

B3. Original Use: Residential

B4. Present Use: residential (rental)

\*B5. Architectural Style: Vernacular

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

Based upon visual evaluation and available documentation, the primary structure at 1014 Ocean Street was constructed Circa 1890. Modifications have been made to the structure including reroofing, replacement of some windows and doors, and additions to the rear of the residence.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:  
None.

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme architecture and shelter Area Santa Cruz, CA  
Period of Significance Horticulture Property Type private residential Applicable Criteria N/A

The land on which the subject structure now stands consists of Lot #14, as shown on the "Map of Building Lots on Ocean Street in Santa Cruz, laid out by Dwight Younglove," filed August 4, 1887 (Vol. 5 of Maps, Page 46). The subject structure appears to have been constructed circa 1890, and can be seen on the 1892 Sanborn Fire Insurance Map of the City of Santa Cruz. The earliest known occupant of the home was O. P. Swanson, who is listed at the property (then 403 Ocean Street) in 1916. In 1918 and 1920 the home was occupied by Peter Swanson. John Swanson is the listed occupant between 1922 and 1929. After this period the home appears to have functioned as a rental property for several years. On October 25, 1933 Swanson took out a mortgage on the property (Book 255 OR, Page 182). On April 2, 1936 John Swanson granted a small portion of the property to the State of California for the expansion of Ocean Street (Book 303 OR, Page 461). From 1934 to 1941 the home was occupied by Manuel Mendonca.

See Continuation Sheet, Page 4

B11. Additional Resource Attributes: (List attributes and codes) N/A

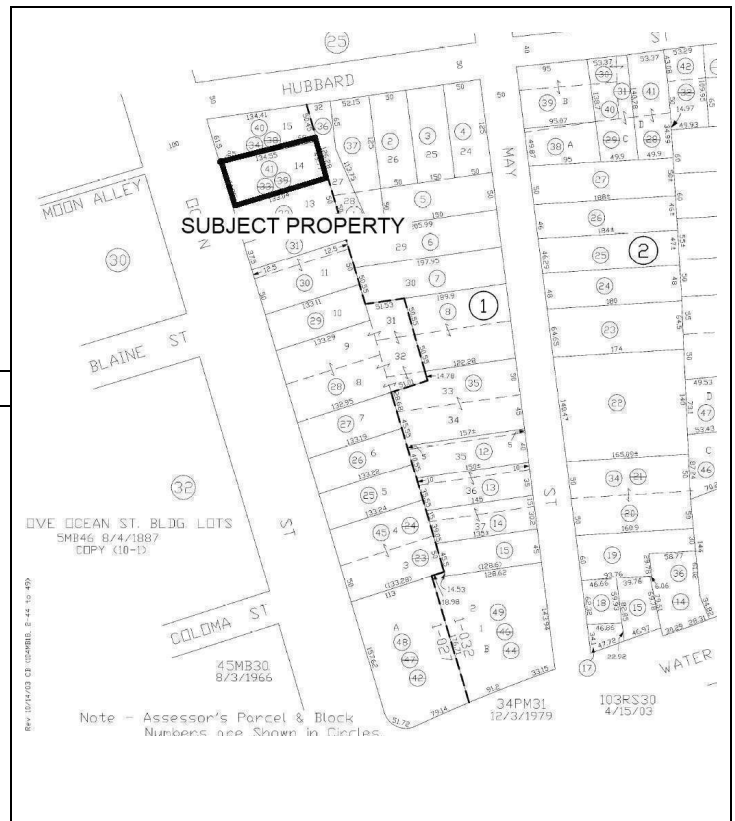
\*B12. References:  
See Continuation Sheet, Page 7

B13. Remarks:

\*B14. Evaluator: Robert R. Cartier

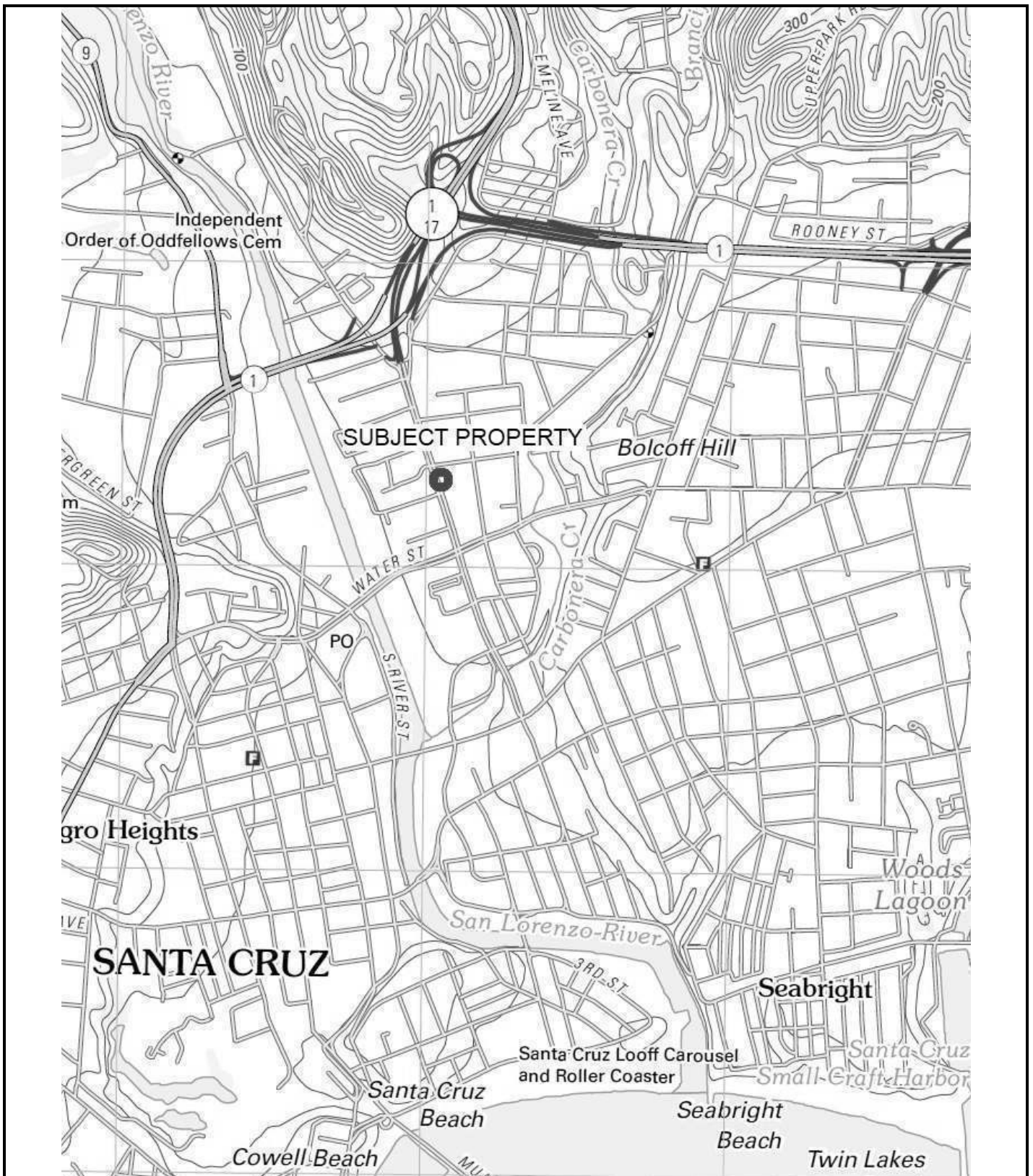
\*Date of Evaluation: 11/4/2019

(This space reserved for official comments.)



### LOCATION MAP

Page 3 of 13      Resource Name or # (Assigned by recorder) \_\_\_\_\_ 1014 Ocean Street  
\*Map Name: Santa Cruz, CA      \*Scale: 7.5 Minute      \*Date of Map: 2012



**CONTINUATION SHEET**

Continued from B10:

John Swanson retained ownership of the property until April 17, 1945, when it was granted to Henry and Edna Frey (Book 498 OR, Page 254). The Frey's owned and occupied the property as joint tenants until Henry's death. On December 31, 1974 the property was sold by Edna Frey to Robert Ross and Edith Anne Rittenhouse (Book 2467 OR, Page 703). The following year, June 17, 1975 it was sold to Kenneth and Agnes Wright (Book 2516 OR, Page 45). Agnes died on May 3, 1976, and her interest in the property passed to Kenneth Wright (Book 2830 OR, Page 393). On July 5, 1978 the property was sold to T.J. and Shirley Scott, Norman and Diane Bei, and Hugo Bruno Tottino (Book 2940, Page 536). The home appears to have been occupied by a number of short term tenants from 1978 to the present. On July 26, 2005 the property was transferred to Bei-Scott Co., LLC (Assessor's Doc#2005-50952). The property was transferred again on October 6, 2017, to SE-Santa Cruz, LLC, who are the current owners (Assessor's Doc#2017-33544).

*City of Santa Cruz Historic Preservation Ordinance*

According to the City of Santa Cruz Historic Preservation Ordinance (Ordinance #2003-14). A property shall be determined eligible for inclusion in the City of Santa Cruz Historic Building Survey based upon the following Criteria:

*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.

*Or a district which is:*

8. Recognized as a geographically definable area possessing a significant concentration of buildings that are well designed and other structures, sites, and objects which are united by past events or by a plan or physical development; or is
9. Recognized as an established and geographically definable neighborhood united by culture, architectural styles or physical development.

The structure at 1014 Ocean Street is not currently listed in the City of Santa Cruz Historic Building Survey. In addition, it does not appear eligible for listing in this register. The structure is not recognized as a significant example of the built heritage of the city, and thus does not appear eligible for listing under Criterion 1. It is not associated with significant historic events, and thus does not appear eligible for listing under Criterion 2. It is not associated with historically significant persons, thus it does not appear eligible for listing under Criterion 3. It is not known to be the work of an architect or builder of note, and thus does not appear eligible for listing under Criterion 4. It does not possess special aesthetic or architectural merit, and thus does not appear eligible under Criterion 5. Although it is an example of late nineteenth century Vernacular architecture, it is not a notable example of this style and does not appear eligible for inclusion under Criterion 6. In addition, the structure has suffered multiple modifications, and is somewhat lacking in integrity. Thus it does not appear to be eligible for inclusion under Criterion 7. The structure is not a part of an historic district, and thus Criteria 8 and 9 do not apply.



*California Register of Historic Resources Criteria*

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association 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;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings).

The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The property at 1014 Ocean Street is not currently listed on the CRHR. In addition the structure does not appear to be eligible for inclusion in this register. The structure is not associated with significant events and thus it does not appear to be eligible for listing under Criterion 1. The structure is not associated with the lives of historically significant people, thus it does not appear to be eligible for inclusion under Criterion 2. The structure is an example of late 19<sup>th</sup> Century Vernacular architecture, however it is not a notable example, and suffers from significant modifications from its original form. Thus it does not appear to be eligible for listing under Criterion 3. The structure does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under Criterion 4.

## CONTINUATION SHEET

Page 6 of 13 \*Resource Name or # (Assigned by recorder) 1014 Ocean Street  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

### *National Register Criteria*

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures. The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

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

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

- |              |                |
|--------------|----------------|
| 1. location  | 5. Workmanship |
| 2. design    | 6. Feeling     |
| 3. setting   | 7. Association |
| 4. materials |                |

The structure at 1014 Ocean Street is not currently listed on the National Register of Historic Places. In addition the structure does not appear to be eligible for inclusion in this register. The property is not associated with any known significant historical events, thus it does not appear to be eligible under Criterion A. The structure is not associated with historically significant persons, thus it does not appear to be eligible for inclusion in the NRHP under Criterion B. Although an example of Vernacular architecture, it is not a notable example of this style and does not appear to be eligible for inclusion under Criterion C. The structure does not appear likely to yield important historical information, thus it does not appear eligible for inclusion under Criterion D.

In addition, the structure is somewhat lacking in historic integrity, having multiple additions since its original construction.

**CONTINUATION SHEET**

Page 7 of 13 \*Resource Name or # (Assigned by recorder) 1014 Ocean Street  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

Continued from B12:

Appraiser's Office, County of Santa Cruz  
2019 Appraiser's records for 1014 Ocean Street.

Assessor's Office, County of Santa Cruz  
2019 Record search of assessed value and associated taxes for 1014 Ocean Street.

Calloway, S. and E. Cromley  
1996 *The Elements of Style: A Practical Encyclopedia of Interior Architectural Details from 1485 to the Present, Revised Edition.* Simon & Schuster, New York.

Hoover, M. et al  
1966 *Historic Spots in California.* Stanford University Press, Stanford California.

McAlester, V. and L. McAlester  
1997 *A Field Guide to American Houses.* Alfred A. Knopf, New York.

Recorder's Office, County of Santa Cruz  
2019 Record search of recorded information for 1014 Ocean Street.

US Department of the Interior  
1990 *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*

US Department of the Interior  
1982 Bulletin 15 – "How to Apply the National Register Criteria for Evaluation."

Whiffen, M.  
1992 *American Architecture since 1780, Revised Edition.* The MIT Press, Cambridge, MA.



Photo 1: View of the front façade of 1014 Ocean Street from the northwest.



Photo 2: Another view of the front façade from the southwest.

**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 9 of 13 \*Resource Name or # (Assigned by recorder) 1014 Ocean Street  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update



Photo 3: Oblique view of the residence from the northwest.



Photo 4: View along the northern façade of the residence.



Photo 5: Oblique view of the residence from the southwest.



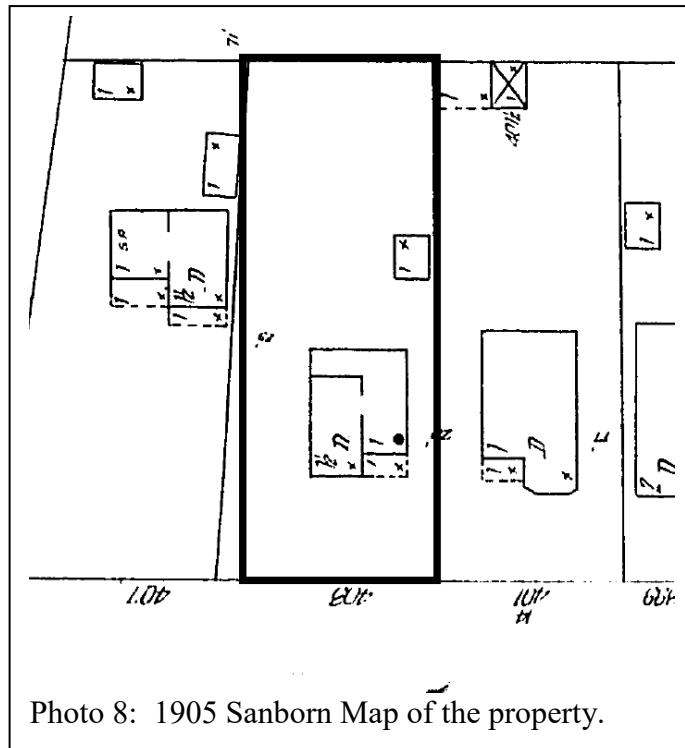
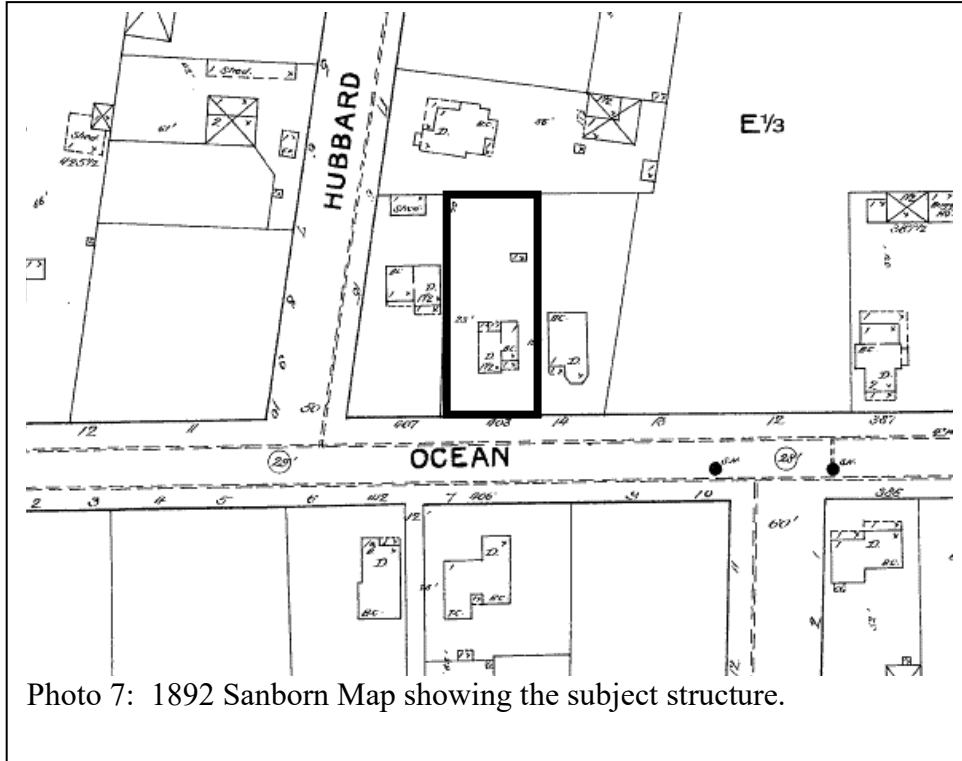
Photo 6: View along the southern façade showing southern wing.



Photo 7: View of the rear portion of the northern façade.



Photo 6: View of the rear façade of the residence.





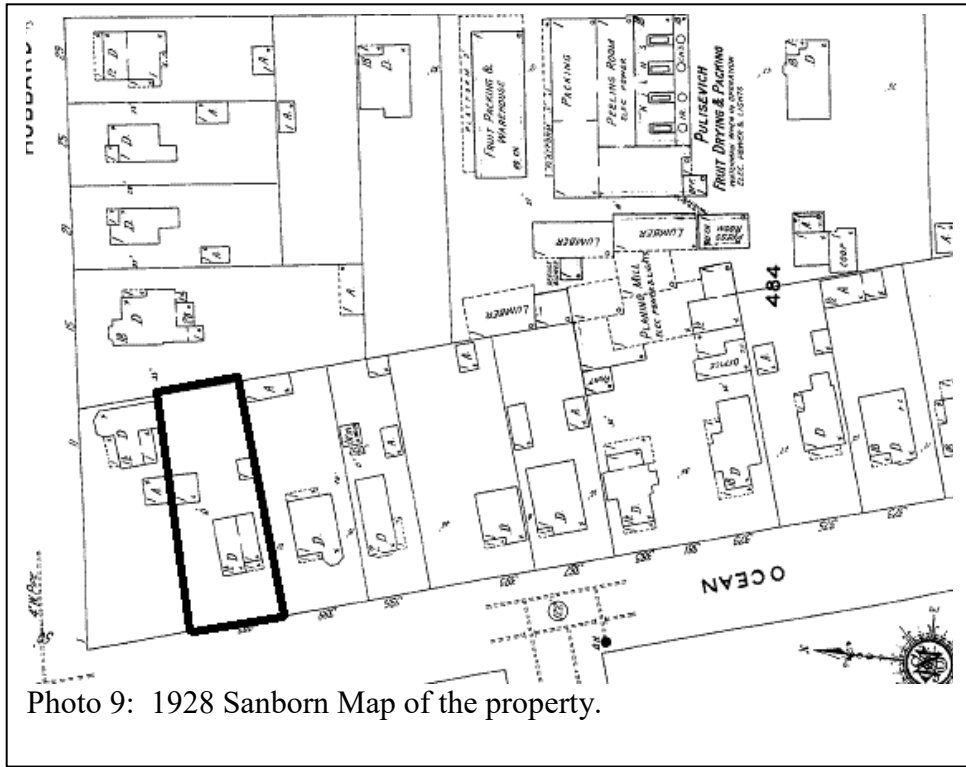


Photo 9: 1928 Sanborn Map of the property.

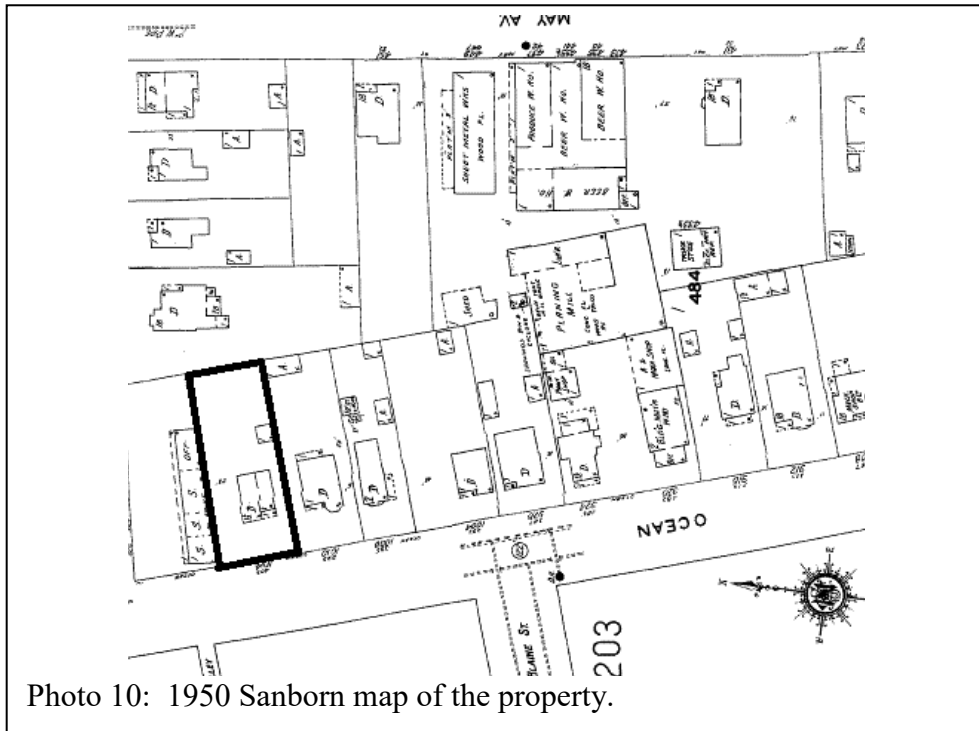


Photo 10: 1950 Sanborn map of the property.

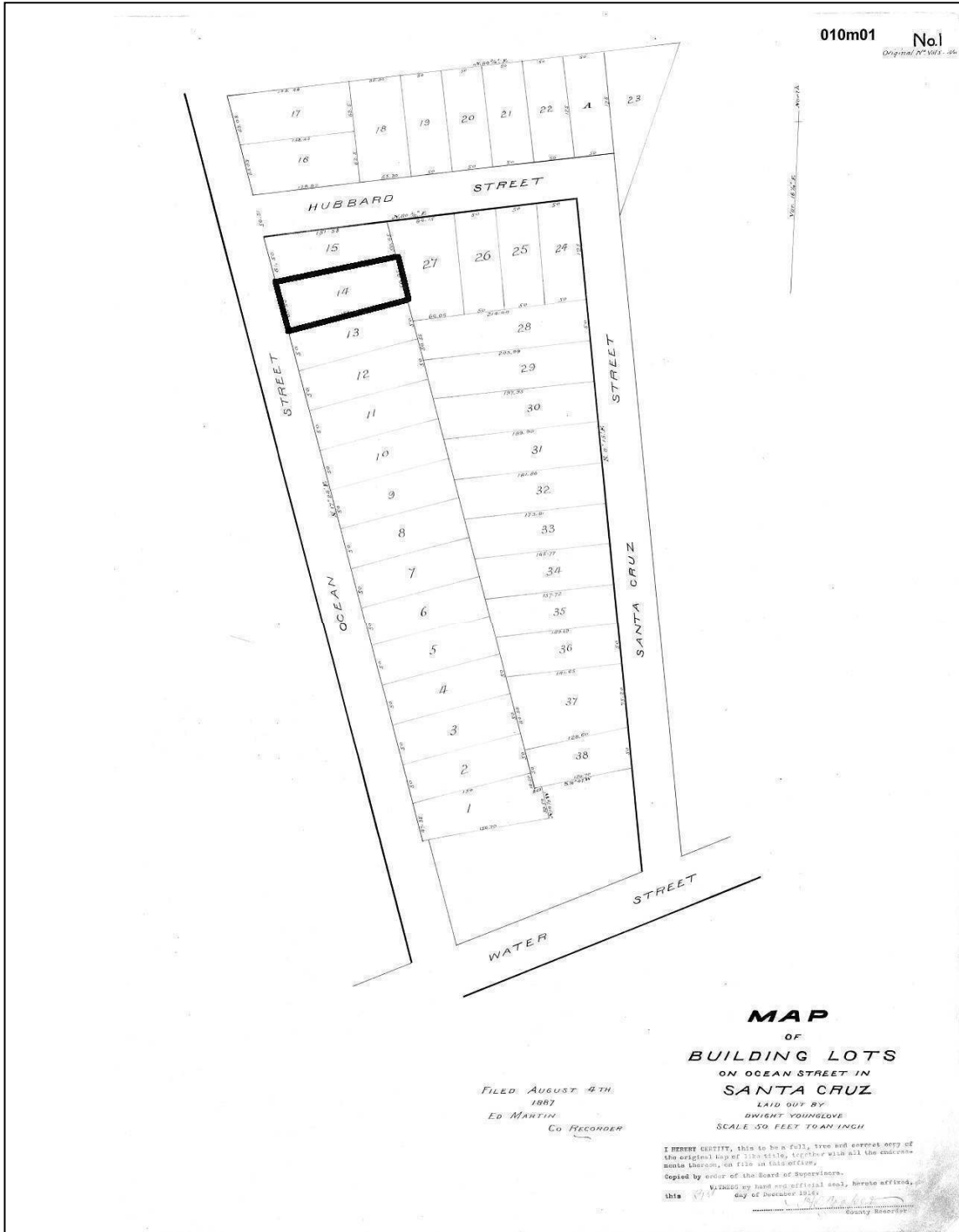


Photo 11: The Subject property as shown on the “Map of the Building Lots on Ocean Street in Santa Cruz, 1887” (Lot #14).

## *Archaeological Resource Management*

*Robert R. Cartier, Ph.D.  
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San Jose, CA 95112  
Telephone (408) 295-1373  
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email: [armcartier@netscape.net](mailto:armcartier@netscape.net)*

SE-Santa Cruz LLC  
Attn: Madhu Sridhar  
1777 Saratoga Ave, Suite 210  
San Jose, CA 95129

November 4, 2019

RE: HISTORIC EVALUATION FOR THE PROPERTY AT 1010 OCEAN STREET IN THE CITY OF SANTA CRUZ

Dear Ms. Sridhar;

As per your request our firm is submitting the enclosed historical evaluation of the structure at 1010 Ocean Street in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

- an evaluation of the structure based on the criteria of the NRHP and CRHR
- an evaluation of the structure using the criteria of the City of Santa Cruz Historic Preservation Ordinance
- State Historic Resources Evaluation forms (DPR 523) for the structure

The structure at 1010 Ocean Street is not currently listed on the City of Santa Cruz Historic Building Survey, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). In addition, it does not appear to be eligible for listing in any of these registers.

Thus the structure at 1010 Ocean Street does not appear to be historically significant, and no further recommendations are being made.

Sincerely,



Robert Cartier, Ph.D.  
Principal Investigator

RC/dj

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 16 Resource Name or # 1010 Ocean Street

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: Santa Cruz, CA Date: 2012 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 1010 Ocean Street City: Santa Cruz Zip: 95060

d. UTM: 10S 5 87 098mE/40 93 169mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
APN: 008 331 32

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The primary structure at 1010 Ocean Street is a single story Victorian cottage in fair condition. The roof is pyramidally hipped, with an extending front gable over the southern bay. Surfaced with composition shingles, the roof features narrow eaves with enclosed rafters. Exterior walls are surfaced with horizontal wooden siding. Fenestration primarily consists of wooden framed windows in a double-hung sash configuration. The front façade features a large extending bay on the southern side, which includes decorative shingles, low relief wooden panels, and carved wooden bracing.

\*P3b. Resource Attributes: HP02 (Single Family Res)

\*P4. Resources Present:  Building Structure Object District \_\_\_ Element of District \_\_\_ Site \_\_\_ Other

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



\*P5b. Description of Photo: (View, date, accession #)  
View of the front façade of 1010 Ocean Street

\*P6. Date Constructed/Age and Sources

Historic  Prehistoric \_\_\_ Both \_\_\_  
Circa 1890. Constructed 1908 based on County of Santa Cruz Appraiser's records, however it is present on the 1892 Sanborn Map of Santa Cruz.

\*P7. Owner and Address:

SE-Santa Cruz, LLC  
1777 Saratoga Ave, Suite 210  
San Jose, CA 95129

\*P8. Recorded by:

Robert Cartier  
Archaeological Resource Management  
496 North 5<sup>th</sup> Street  
San Jose, CA 95112

\*P9. Date Recorded: 11/4/2019

\*P10. Survey Type: Intensive

\*P11. Report Citation: (Cite Survey Report and other sources, or enter "none.")  
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  
\_\_\_ Photographic Record \_\_\_ Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 16

\*NRHP Status Code 1010 Ocean Street

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_

B1. Historic Name: 401 Ocean Street

B2. Common Name: 1010 Ocean Street

B3. Original Use: Residential

B4. Present Use: Residential (rental)

\*B5. Architectural Style: Victorian

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

Based upon visual evaluation and available documentation, the primary structure at 1010 Ocean Street was constructed circa 1890. Since its original construction minor modifications have been made to the structure including reroofing and a small rear addition.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Also present on the property are a small secondary unit and a detached garage.

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme architecture and shelter Area Santa Cruz, CA

Period of Significance Horticulture Property Type private residential Applicable Criteria N/A

The land on which the subject structure now stands consists of Lot #13, as shown on the "Map of Building Lots on Ocean Street in Santa Cruz, laid out by Dwight Younglove," filed August 4, 1887 (Vol. 5 of Maps, Page 46). Based upon visual evaluation and available documentation, the residence on the property appears to have been constructed Circa 1890. The home can be seen on the 1892 Sanborn Fire Insurance Map of Santa Cruz. In 1892, the property was owned by a Mr. George H. Piper. On January 29<sup>th</sup> of that year, the home was sold to James L. Binney (Book 208 of Deeds, Page 83). By 1918 the property (then 399 Ocean Street) was occupied by Matias Palacio. In 1921 the address was the home of L. H. Monroe. In 1924 it was listed under Mrs. Geneva A. Monroe. From 1926 to 1929 it was occupied by C. F. and Barbara Raymond.

See Continuation Sheet, Page 4

B11. Additional Resource Attributes: (List attributes and codes) N/A

\*B12. References:

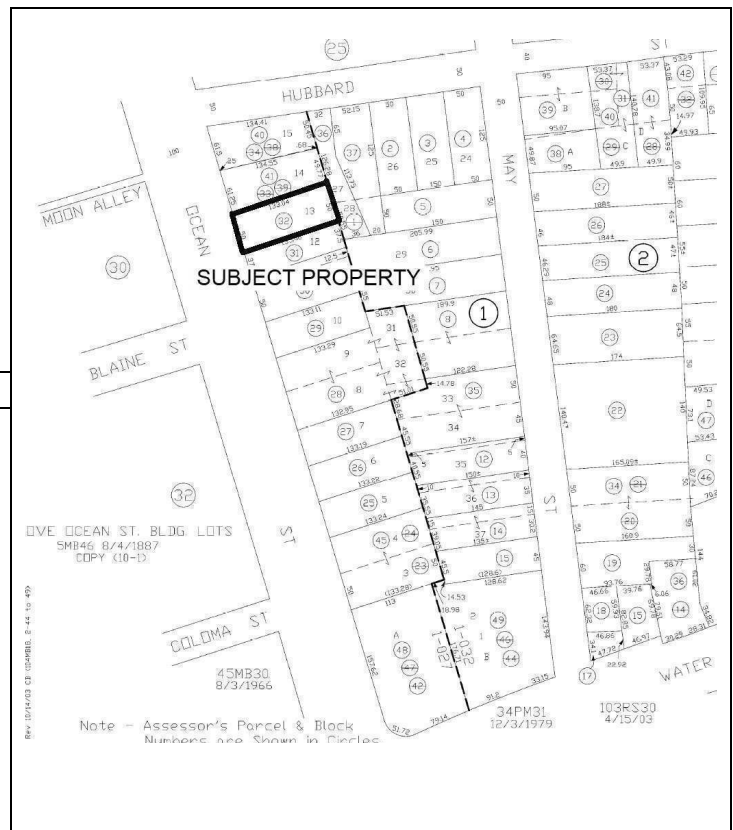
See Continuation Sheet, Page 7

B13. Remarks:

\*B14. Evaluator: Robert R. Cartier

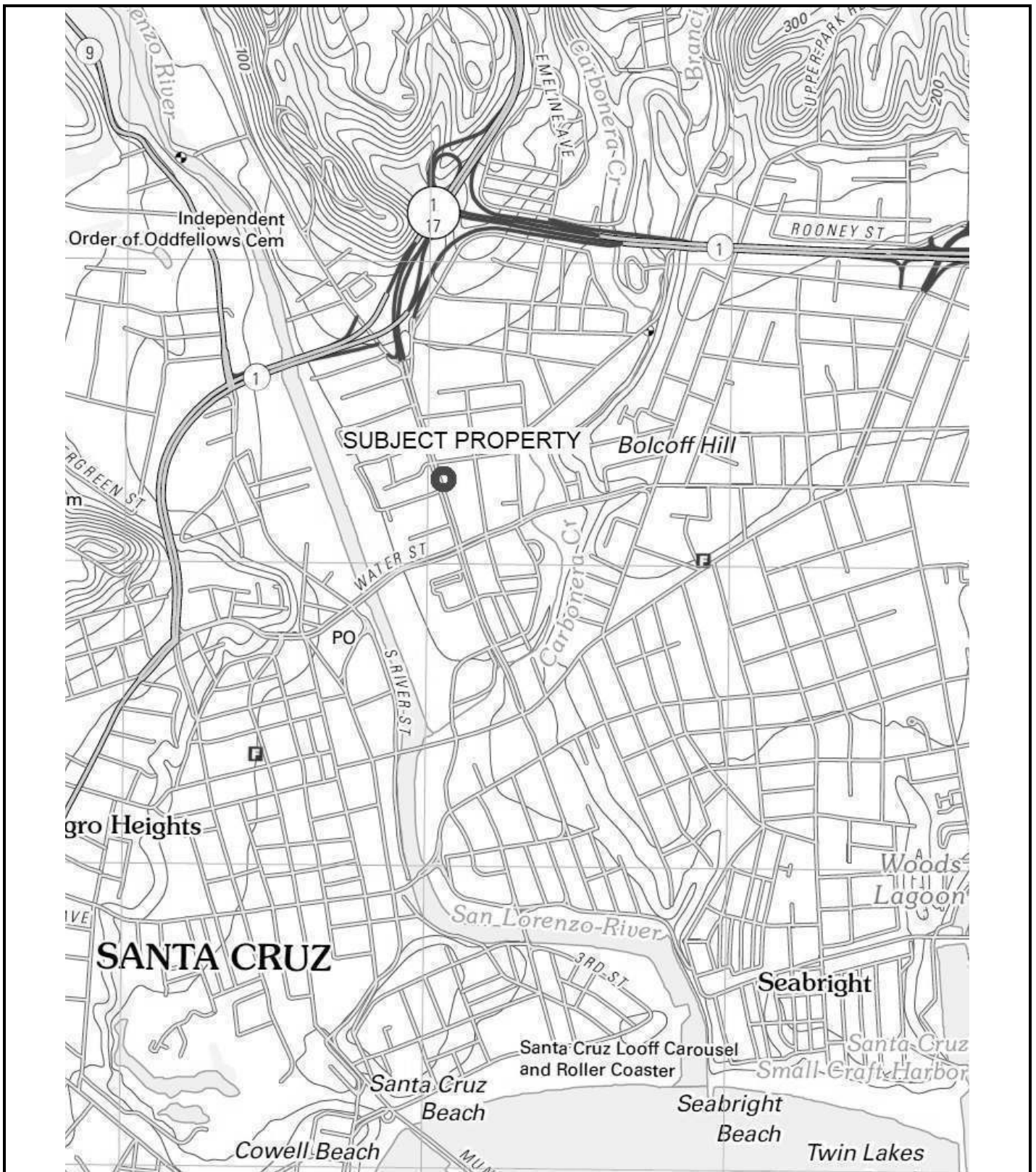
\*Date of Evaluation: 11/4/2019

(This space reserved for official comments.)



### LOCATION MAP

Page 3 of 16      Resource Name or # (Assigned by recorder) 1010 Ocean Street  
\*Map Name: Santa Cruz, CA      \*Scale: 7.5 Minute      \*Date of Map: 2012



### CONTINUATION SHEET

Page 4 of 16 \*Resource Name or # (Assigned by recorder) 1010 Ocean Street  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

Continued from B10:

By the late 1920's property ownership had passed to Joseph B. and Mary V. Lane. On November 20, 1929 the property was deeded to Emmet C. Rittenhouse and Bert B. Snyder in payment of a debt (Book 161 OR, Page 397). From this period to the present, the home appears to have been utilized as rental property and was occupied by a number of short term tenants. By April 9, 1936 the property was owned by Ross R. and Roberta A. Rittenhouse, who on that date granted a portion of the property to the State of California for the purpose of the expansion of Ocean Street (Book 304 OR, Page 389). Roberta Rittenhouse died August 20, 1973, and the property was granted to Robert Ross Rittenhouse by her estate on June 14, 1974 (Book 2418 OR, Page 721). On June 17, 1975, Robert Ross Rittenhouse and his wife Edith Anne sold the property to Kenneth and Agnes Wright (Book 2516 OR, Page 44). Agnes died on May 3, 1976, and her interest in the property passed to Kenneth Wright (Book 2830 OR, Page 393). On July 5, 1978 the property was sold to T.J. and Shirley Scott, Norman and Diane Bei, and Hugo Bruno Tottino (Book 2940, Page 536). On July 26, 2005 the property was transferred to Bei-Scott Co., LLC (Assessor's Doc#2005-50952). The property was transferred again on October 6, 2017, to SE-Santa Cruz, LLC, who are the current owners (Assessor's Doc#2017-33544).

#### *City of Santa Cruz Historic Preservation Ordinance*

According to the City of Santa Cruz Historic Preservation Ordinance (Ordinance #2003-14). A property shall be determined eligible for inclusion in the City of Santa Cruz Historic Building Survey based upon the following Criteria:

*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.

*Or a district which is:*

8. Recognized as a geographically definable area possessing a significant concentration of buildings that are well designed and other structures, sites, and objects which are united by past events or by a plan or physical development; or is
9. Recognized as an established and geographically definable neighborhood united by culture, architectural styles or physical development.

The structure at 1010 Ocean Street is not currently listed in the City of Santa Cruz Historic Building Survey. In addition, it does not appear eligible for listing in this register. The structure is not recognized as a significant example of the built heritage of the city, and thus does not appear eligible for listing under Criterion 1. It is not associated with significant historic events, and thus does not appear eligible for listing under Criterion 2. It is not associated with historically significant persons, thus it does not appear eligible for listing under Criterion 3. It is not known to be the work of an architect or builder of note, and thus does not appear eligible for listing under Criterion 4. It does not possess special aesthetic or architectural merit, and thus does not appear eligible under Criterion 5. Although it is an example of Victorian architecture, it is not a notable example of this style and does not appear eligible for inclusion under Criterion 6. Thus it does not appear to be eligible for inclusion under Criterion 7. The structure is not a part of an historic district, and thus Criteria 8 and 9 do not apply.

# CONTINUATION SHEET

Page 5 of 16 \*Resource Name or # (Assigned by recorder) 1010 Ocean Street  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

## *California Register of Historic Resources Criteria*

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association 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;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings).

The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The property at 1010 Ocean Street is not currently listed on the CRHR. In addition the structure does not appear to be eligible for inclusion in this register. The structure is not associated with significant events and thus it does not appear to be eligible for listing under Criterion 1. The structure is not associated with the lives of historically significant people, thus it does not appear to be eligible for inclusion under Criterion 2. The structure is an example of Victorian domestic architecture, however it is not a notable example. Thus it does not appear to be eligible for listing under Criterion 3. The structure does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under Criterion 4.



## CONTINUATION SHEET

Page 6 of 16 \*Resource Name or # (Assigned by recorder) 1010 Ocean Street  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

### *National Register Criteria*

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures. The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

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

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

- |              |                |
|--------------|----------------|
| 1. location  | 5. Workmanship |
| 2. design    | 6. Feeling     |
| 3. setting   | 7. Association |
| 4. materials |                |

The structure at 1010 Ocean Street is not currently listed on the National Register of Historic Places. In addition the structure does not appear to be eligible for inclusion in this register. The property is not associated with any known significant historical events, thus it does not appear to be eligible under Criterion A. The structure is not associated with historically significant persons, thus it does not appear to be eligible for inclusion in the NRHP under Criterion B. Although an example of Victorian domestic architecture, it is not a notable example of this style and does not appear to be eligible for inclusion under Criterion C. The structure does not appear likely to yield important historical information, thus it does not appear eligible for inclusion under Criterion D.

In addition, the structure is somewhat lacking in historic integrity, having suffered minor changes and additions since its original construction.

**CONTINUATION SHEET**

Page 7 of 16 \*Resource Name or # (Assigned by recorder) 1010 Ocean Street  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

Continued from B12:

Appraiser's Office, County of Santa Cruz  
2019 Appraiser's records for 1010 Ocean Street.

Assessor's Office, County of Santa Cruz  
2019 Record search of assessed value and associated taxes for 1010 Ocean Street.

Calloway, S. and E. Cromley  
1996 *The Elements of Style: A Practical Encyclopedia of Interior Architectural Details from 1485 to the Present, Revised Edition.* Simon & Schuster, New York.

Hoover, M. et al  
1966 *Historic Spots in California.* Stanford University Press, Stanford California.

McAlester, V. and L. McAlester  
1997 *A Field Guide to American Houses.* Alfred A. Knopf, New York.

Recorder's Office, County of Santa Cruz  
2019 Record search of recorded information for 1010 Ocean Street.

US Department of the Interior  
1990 *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*

US Department of the Interior  
1982 Bulletin 15 – "How to Apply the National Register Criteria for Evaluation."

Whiffen, M.  
1992 *American Architecture since 1780, Revised Edition.* The MIT Press, Cambridge, MA.

**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 8 of 16 \*Resource Name or # (Assigned by recorder) 1010 Ocean Street  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update



Photo 1: View of the front façade of 1010 Ocean Street



Photo 2: Oblique view of the front façade.



Photo 3: View of the front entry.



Photo 4: View of the large window bay on the front façade.



Photo 5: View of the front gable and decorative detailing.



Photo 6: View along the southern façade of the residence.

**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 11 of 16 \*Resource Name or # (Assigned by recorder) 1010 Ocean Street  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update



Photo 7: View of the northwest corner of the residence.



Photo 8: View along the northern façade.



Photo 9: View of the rear of the residence, note small rear entry addition.



Photo 10: View of the small secondary unit on the property (post 1950).

**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 13 of 16 \*Resource Name or # (Assigned by recorder) 1010 Ocean Street  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update



Photo 11: View of the entry to the secondary unit.



Photo 12: View of the detached garage.



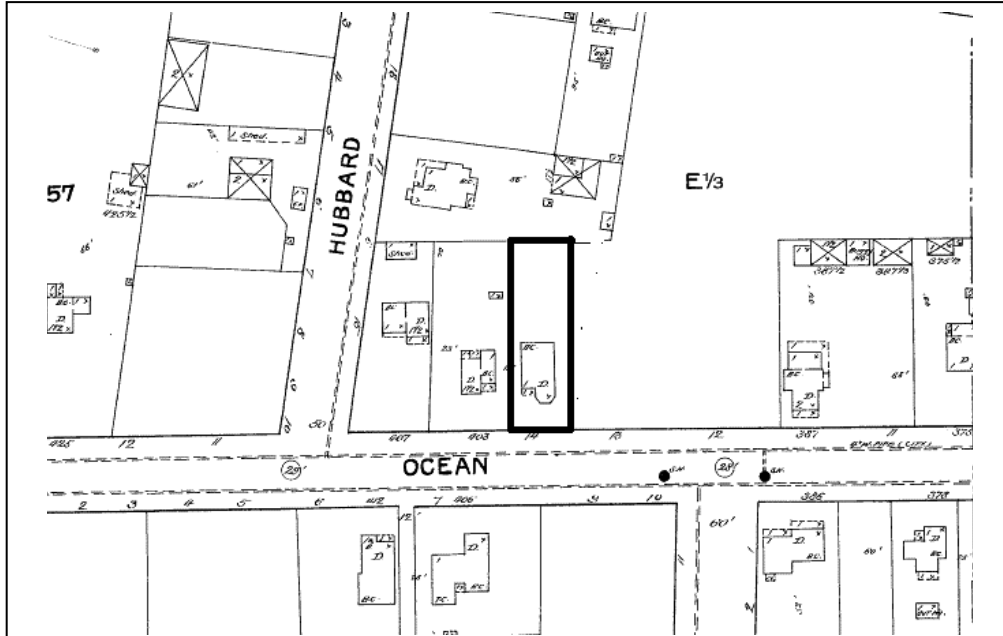


Photo 13: 1892 Sanborn Fire Insurance Map showing the subject structure.

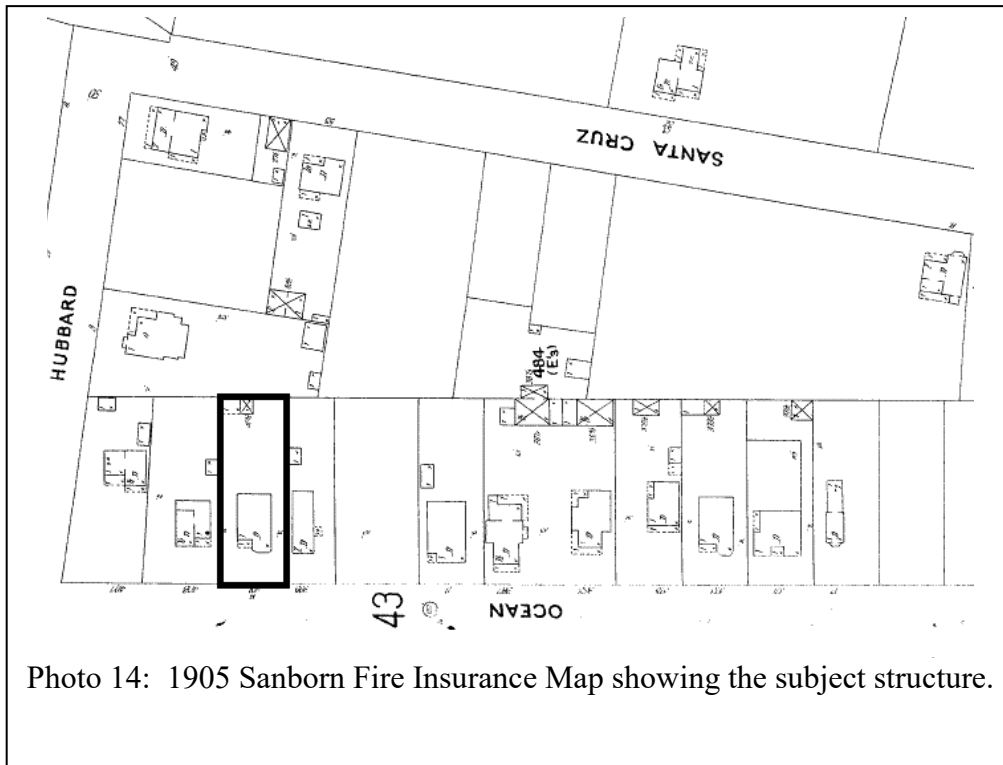


Photo 14: 1905 Sanborn Fire Insurance Map showing the subject structure.

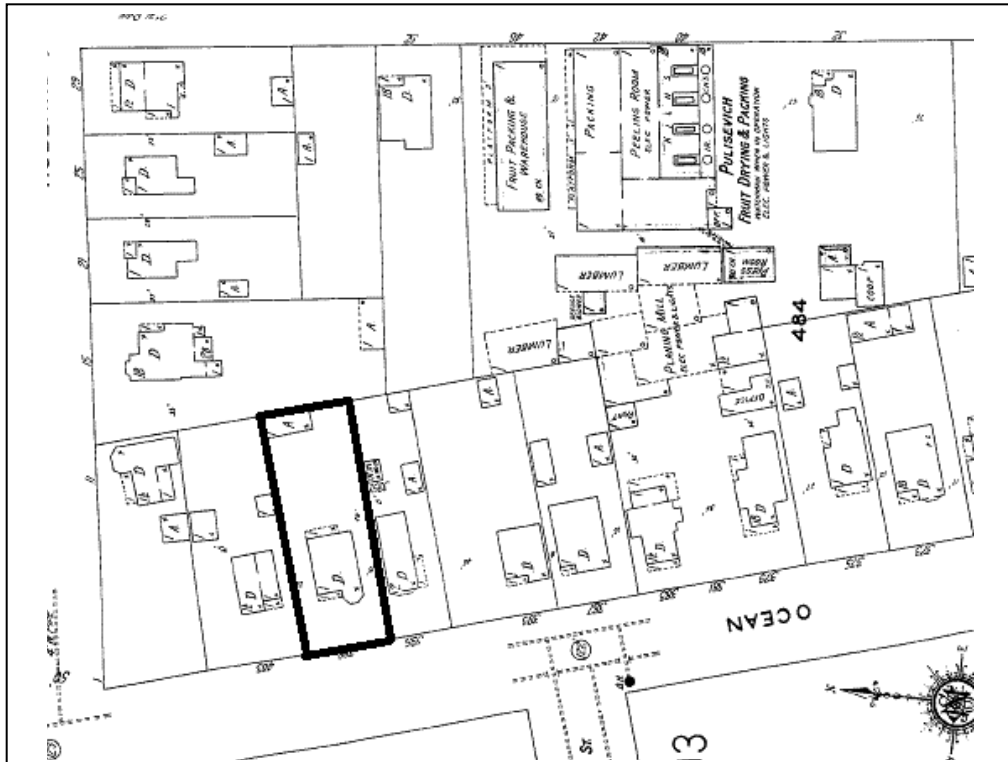


Photo 15: 1928 Sanborn Fire Insurance Map showing the subject structure.

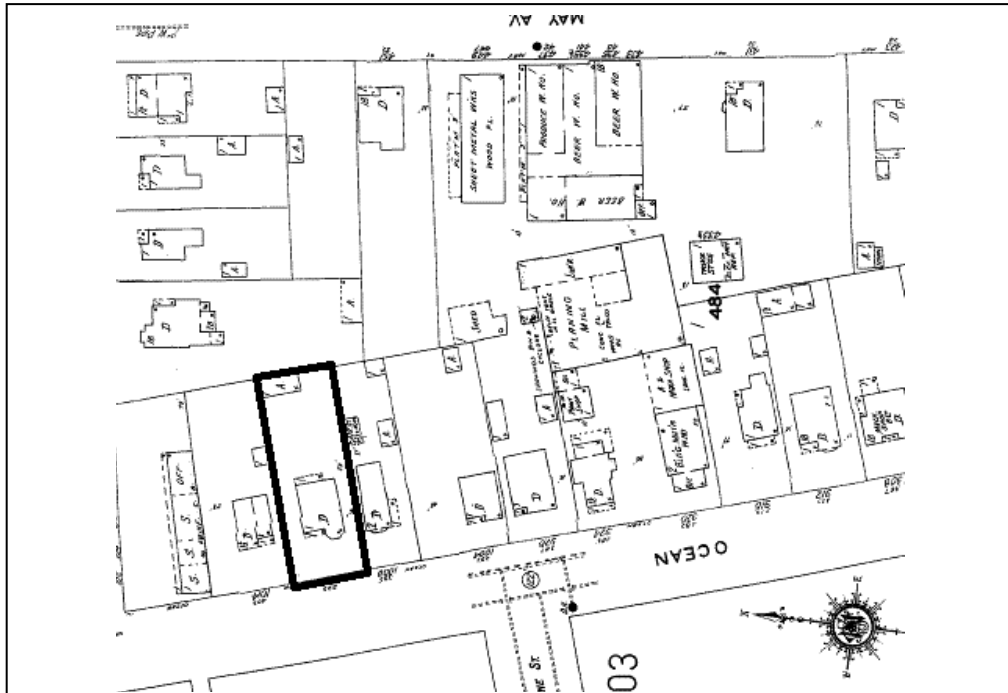


Photo 16: 1950 Sanborn Fire Insurance Map showing the subject structure.

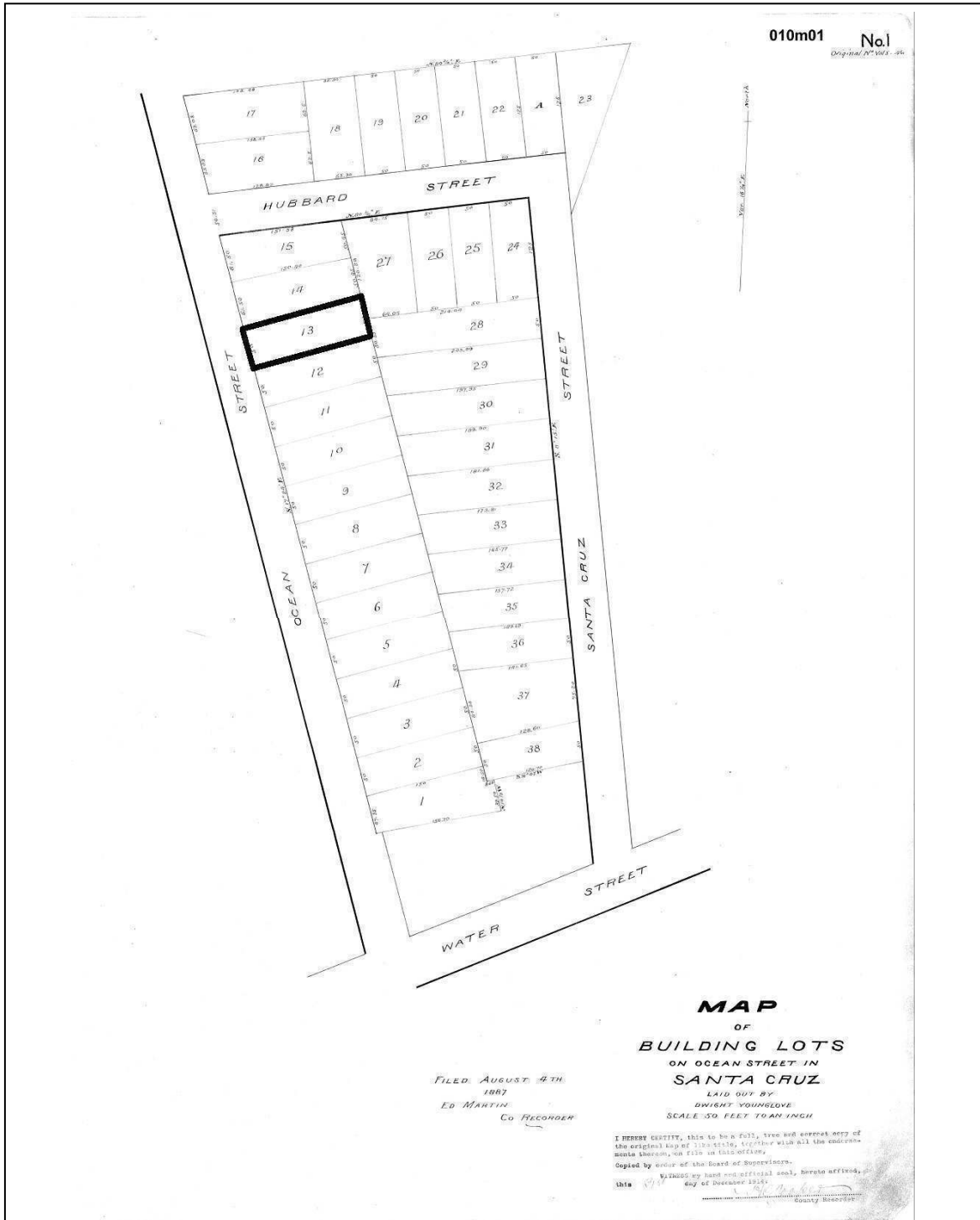


Photo 17: The Subject property as shown on the “Map of the Building Lots on Ocean Street in Santa Cruz, 1887” (Lot #13).

## *Archaeological Resource Management*

*Robert R. Cartier, Ph.D.  
496 North 5th Street  
San Jose, CA 95112  
Telephone (408) 295-1373  
Fax (408) 286-2040  
email: [armcartier@netscape.net](mailto:armcartier@netscape.net)*

SE-Santa Cruz LLC  
Attn: Madhu Sridhar  
1777 Saratoga Ave, Suite 210  
San Jose, CA 95129

November 4, 2019

RE: HISTORIC EVALUATION FOR THE PROPERTY AT 1008 OCEAN STREET IN THE CITY OF SANTA CRUZ

Dear Ms. Sridhar;

As per your request our firm is submitting the enclosed historical evaluation of the structure at 1008 Ocean Street in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

- an evaluation of the structure based on the criteria of the NRHP and CRHR
- an evaluation of the structure using the criteria of the City of Santa Cruz Historic Preservation Ordinance
- State Historic Resources Evaluation forms (DPR 523) for the structure

The structure at 1008 Ocean Street is not currently listed on the City of Santa Cruz Historic Building Survey, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). In addition, it does not appear to be eligible for listing in any of these registers.

Thus the structure at 1008 Ocean Street does not appear to be historically significant, and no further recommendations are being made.

Sincerely,



Robert Cartier, Ph.D.  
Principal Investigator

RC/dj

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 16

Resource Name or # 1008 Ocean Street

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: Santa Cruz, CA Date: 2012 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 1008 Ocean Street City: Santa Cruz Zip: 95060

d. UTM: 10S 5 87 098mE/40 93 169mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 008 331 31

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The structure at 1008 Ocean Street is a two story Victorian residence in fair condition, although heavily altered from its original form. The roof is front gabled, or moderate pitch, and surfaced with composition shingles. Eaves are narrow, with enclosed rafters. A shed roof of lower pitch extends over the southern side addition. The front façade is surfaced with a variety of materials including horizontal wooden siding (some of which may be original) on the upper story, stucco on the lower story, stone cladding at the base of the lower story, and corrugated metal sheeting on the upper story of the southern addition. The front entry is located at the front of the southern façade, with two entries (upper and lower floors), near the rear of the southern façade. Fenestration consists of a mixture of wooden and aluminum framed windows in multiple configurations.

\*P3b. Resource Attributes: HP02 (single family res)

\*P4. Resources Present:  Building  Structure  Object District  Element of District  Site  Other

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



P5b. Description of Photo: (View, date, accession #)  
View of the front façade of 1008 Ocean Street

\*P6. Date Constructed/Age and Sources

Historic  Prehistoric  Both

Circa 1895. Constructed 1888 based on County of Santa Cruz Appraiser's records, however not present on the 1892 Sanborn map of Santa Cruz.

\*P7. Owner and Address:

SE-Santa Cruz, LLC  
1777 Saratoga Ave, Suite 210  
San Jose, CA 95129

\*P8. Recorded by:

Robert Cartier  
Archaeological Resource Management  
496 North 5<sup>th</sup> Street  
San Jose, CA 95112

\*P9. Date Recorded: 11/4/2019

\*P10. Survey Type: Intensive

\*P11. Report Citation: (Cite Survey Report and other sources, or enter "none.")

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  
 Photographic Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 16

\*NRHP Status Code 1008 Ocean Street

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_

B1. Historic Name: 399 Ocean Street

B2. Common Name: 1008 Ocean Street

B3. Original Use: Residential

B4. Present Use: Residential (Rental)

\*B5. Architectural Style: Victorian

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

Based upon visual evaluation and available documentation, the residence at 1008 Ocean Street was constructed Circa 1895. Since its original construction modifications have been made to the structure including additions, reroofing, and resurfacing of parts of the home.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:  
None

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme architecture and shelter Area Santa Cruz, CA

Period of Significance Horticulture Property Type private residential Applicable Criteria N/A

The land on which the subject structure now stands consists of Lot #12, as shown on the "Map of Building Lots on Ocean Street in Santa Cruz, laid out by Dwight Younglove," filed August 4, 1887 (Vol. 5 of Maps, Page 46). The structure was not present on the 1892 Sanborn Map of the City of Santa Cruz, and appears to have been constructed Circa 1895. The structure can be seen on the 1905 Sanborn Map. The earliest known occupants of the property were Edwin and Louise Jameson who are listed at the property (then 395 Ocean Street) in the Santa Cruz City Directory in 1920. Edwin's occupation is listed as farmer. On April 6, 1936 the Jamesons' granted a portion of the property to the State of California for the purpose of the expansion of Ocean Street (Book 304 OR, Page 382). By the mid-1950's Louise was the sole owner of the property. She married Charles M. Washburn, and on May 8, 1956 granted the property to herself and Charles as joint tenants (Book 1073 OR, Page 510). On October 3, 1958 Charles granted the property to himself and Molly L. Washburn, his daughter (Book 1208 OR, Page 110). Charles died soon thereafter, and on April 22, 1959 his interest in the property passed to Molly (Book 1242 OR, Page 544).

See Continuation Sheet, Page 4

B11. Additional Resource Attributes: (List attributes and codes) N/A

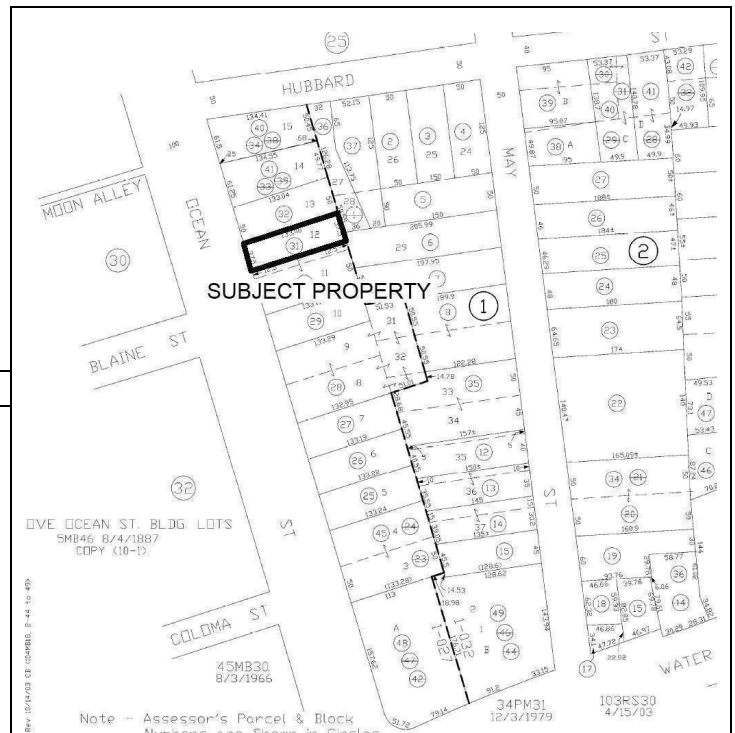
\*B12. References:  
See Continuation Sheet, Page 7

B13. Remarks:

\*B14. Evaluator: Robert R. Cartier

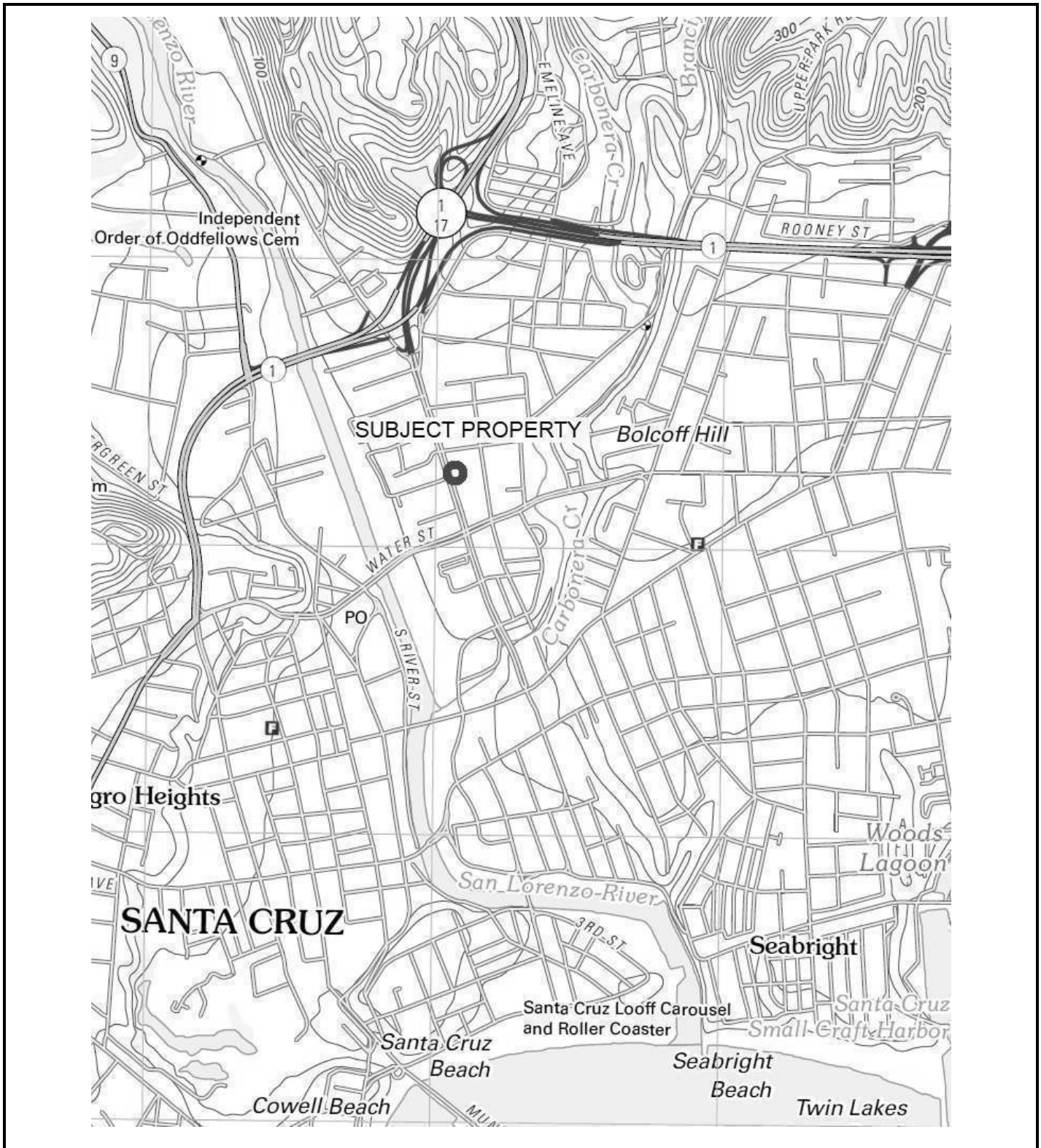
\*Date of Evaluation: 11/4/2019

(This space reserved for official comments.)



### LOCATION MAP

Page 3 of 16      Resource Name or # (Assigned by recorder) 1008 Ocean Street  
\*Map Name: Santa Cruz, CA      \*Scale: 7.5 Minute      \*Date of Map: 2012



**CONTINUATION SHEET**

Page 4 of 16 \*Resource Name or # (Assigned by recorder) 1008 Ocean Street  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

Continued from B10:

On January 25, 1961 Molly Washburn granted the property to David D. and Helen M. Fleming (Book 1372 OR, Page 239). During this period the Flemings lived in the residence, which was also operating as a Real Estate Office. The property was sold to William R. Corder on June 12, 1964 (Book 1628 OR, Page 465). William (a lawyer) resided at the property. On December 31, 1968 William and Anita Corder granted the property to William J. and Lorraine B. Harry (Book 1929 OR, Page 306). From this time to the present the home has operated as a rental property, with a number of short term tenant. The property was sold again on December 31, 1974 to Ruth Allaire and Ruth Firebaugh (Book 2469, Page 256). On June 8, 1979 the property was sold to T.J. and Shirley Scott, Norman and Diane Bei, and Hugo Bruno Tottino (Book 3074, Page 137). On July 26, 2005 the property was transferred to Bei-Scott Co., LLC (Assessor's Doc#2005-0050952). The property was transferred again on October 6, 2017, to SE-Santa Cruz, LLC, who are the current owners (Assessor's Doc#2017-0033544).

*City of Santa Cruz Historic Preservation Ordinance*

According to the City of Santa Cruz Historic Preservation Ordinance (Ordinance #2003-14). A property shall be determined eligible for inclusion in the City of Santa Cruz Historic Building Survey based upon the following Criteria:

*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.

*Or a district which is:*

8. Recognized as a geographically definable area possessing a significant concentration of buildings that are well designed and other structures, sites, and objects which are united by past events or by a plan or physical development; or is
9. Recognized as an established and geographically definable neighborhood united by culture, architectural styles or physical development.

The structure at 1008 Ocean Street is not currently listed in the City of Santa Cruz Historic Building Survey. In addition, it does not appear eligible for listing in this register. The structure is not recognized as a significant example of the built heritage of the city, and thus does not appear eligible for listing under Criterion 1. It is not associated with significant historic events, and thus does not appear eligible for listing under Criterion 2. It is not associated with historically significant persons, thus it does not appear eligible for listing under Criterion 3. It is not known to be the work of an architect or builder of note, and thus does not appear eligible for listing under Criterion 4. It does not possess special aesthetic or architectural merit, and thus does not appear eligible under Criterion 5. Although it is an example of Victorian architecture, it is not a notable example of this style and does not appear eligible for inclusion under Criterion 6. In addition, the structure has suffered multiple modifications, and is somewhat lacking in integrity. Thus it does not appear to be eligible for inclusion under Criterion 7. The structure is not a part of an historic district, and thus Criteria 8 and 9 do not apply.



**CONTINUATION SHEET**

Page 5 of 16 \*Resource Name or # (Assigned by recorder) 1008 Ocean Street  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

*California Register of Historic Resources Criteria*

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association 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;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings).

The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The property at 1008 Ocean Street is not currently listed on the CRHR. In addition the structure does not appear to be eligible for inclusion in this register. The structure is not associated with significant events and thus it does not appear to be eligible for listing under Criterion 1. The structure is not associated with the lives of historically significant people, thus it does not appear to be eligible for inclusion under Criterion 2. The structure is an example of Victorian architecture, however it is not a notable example, and suffers from significant modifications from its original form. Thus it does not appear to be eligible for listing under Criterion 3. The structure does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under Criterion 4.

## CONTINUATION SHEET

Page 6 of 16 \*Resource Name or # (Assigned by recorder) 1008 Ocean Street  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

### *National Register Criteria*

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures. The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

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

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

- |              |                |
|--------------|----------------|
| 1. location  | 5. Workmanship |
| 2. design    | 6. Feeling     |
| 3. setting   | 7. Association |
| 4. materials |                |

The structure at 1008 Ocean Street is not currently listed on the National Register of Historic Places. In addition the structure does not appear to be eligible for inclusion in this register. The property is not associated with any known significant historical events, thus it does not appear to be eligible under Criterion A. The structure is not associated with historically significant persons, thus it does not appear to be eligible for inclusion in the NRHP under Criterion B. Although an example of Victorian architecture, it is not a notable example of this style and does not appear to be eligible for inclusion under Criterion C. The structure does not appear likely to yield important historical information, thus it does not appear eligible for inclusion under Criterion D.

In addition, the structure is somewhat lacking in historic integrity, having suffered significant modification since its original construction.

**CONTINUATION SHEET**

Page 7 of 16 \*Resource Name or # (Assigned by recorder) 1008 Ocean Street  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

Continued from B12:

Appraiser's Office, County of Santa Cruz  
2019 Appraiser's records for 1008 Ocean Street.

Assessor's Office, County of Santa Cruz  
2019 Record search of assessed value and associated taxes for 1008 Ocean Street.

Calloway, S. and E. Cromley  
1996 *The Elements of Style: A Practical Encyclopedia of Interior Architectural Details from 1485 to the Present, Revised Edition.* Simon & Schuster, New York.

Hoover, M. et al  
1966 *Historic Spots in California.* Stanford University Press, Stanford California.

McAlester, V. and L. McAlester  
1997 *A Field Guide to American Houses.* Alfred A. Knopf, New York.

Recorder's Office, County of Santa Cruz  
2019 Record search of recorded information for 1008 Ocean Street.

US Department of the Interior  
1990 *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*

US Department of the Interior  
1982 Bulletin 15 – "How to Apply the National Register Criteria for Evaluation."

Whiffen, M.  
1992 *American Architecture since 1780, Revised Edition.* The MIT Press, Cambridge, MA.



Photo 1: View of the front façade of 1008 Ocean Street.



Photo 2: View of the upper story on the front façade.



Photo 3: View of the lower story and window bay.



Photo 4: View of the entry area at 1008 Ocean Street.



Photo 5: View along the northern façade.



Photo 6: View of the southern façade, note large side addition.



Photo 7: View of the side addition from the south.



Photo 8: View of the rear entries on the southern façade.



Photo 9: Another view of the rear entries.



Photo 10: View of the rear portion of the home from the northeast.





Photo 11: View of the upper portion of the rear of the residence.



Photo 12: View of the lower portion of the rear of the residence.

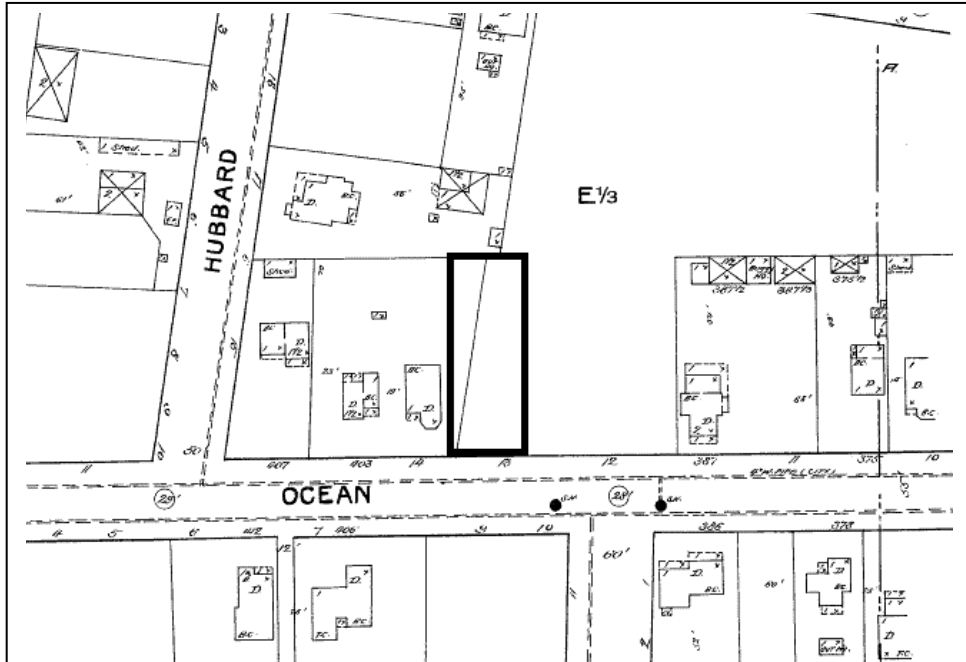


Photo 13: 1892 Sanborn map of the property showing the residence was not present at that time.

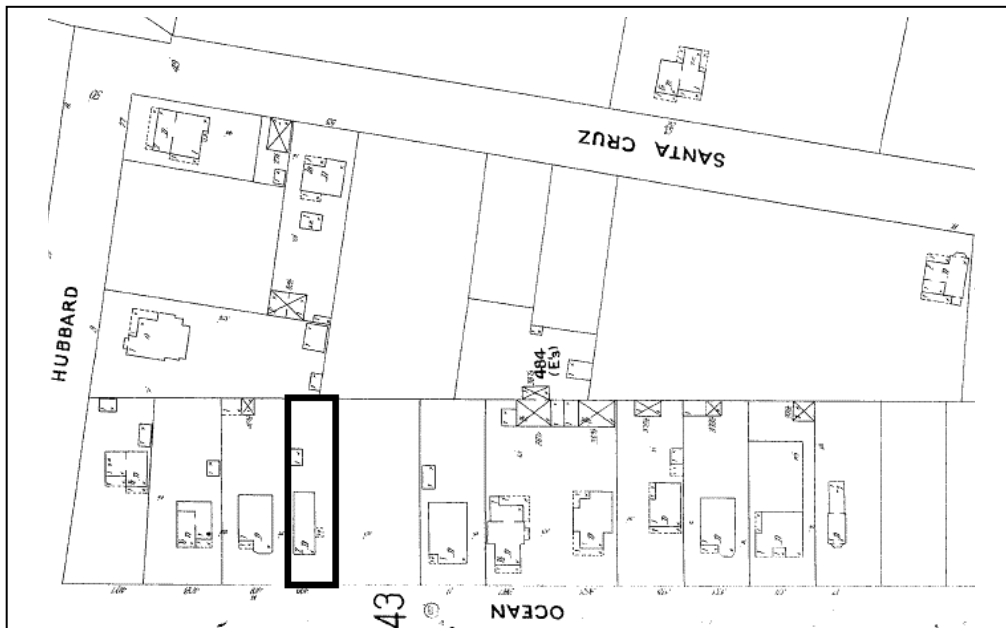


Photo 14: 1905 Sanborn map of the property showing the subject structure.

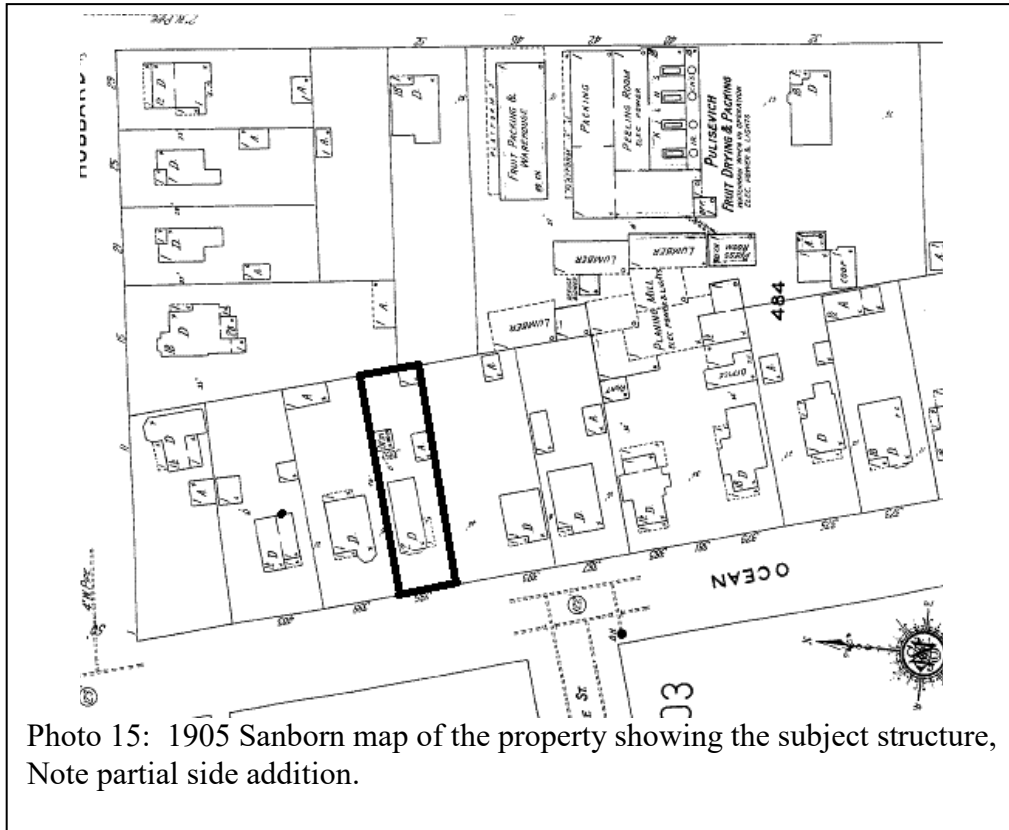


Photo 15: 1905 Sanborn map of the property showing the subject structure, Note partial side addition.

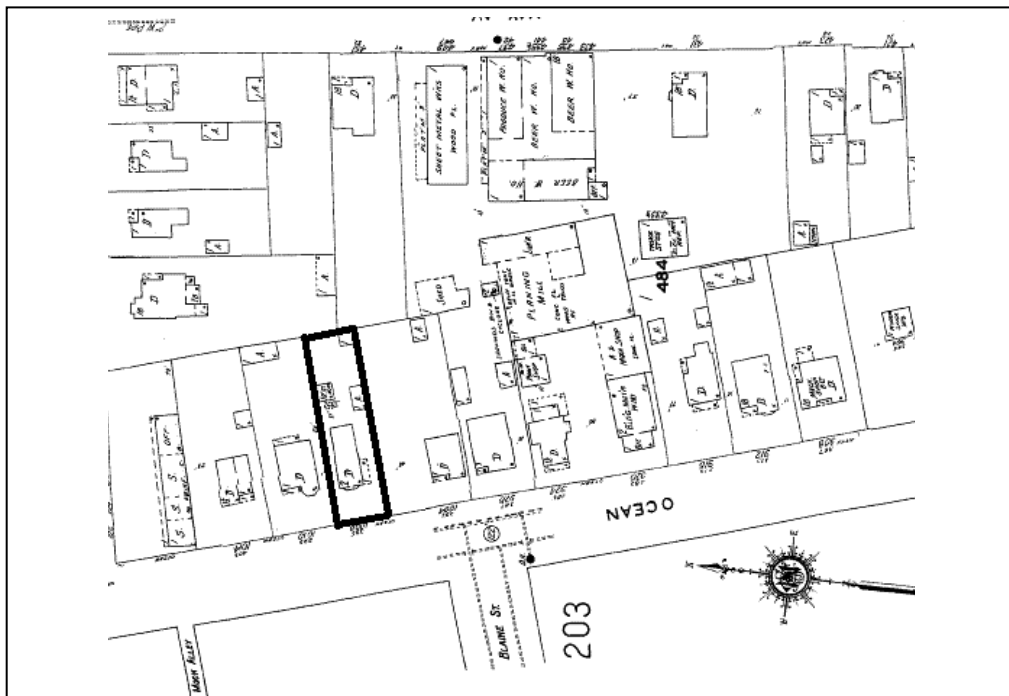


Photo 16: 1950 Sanborn Map showing the subject structure.

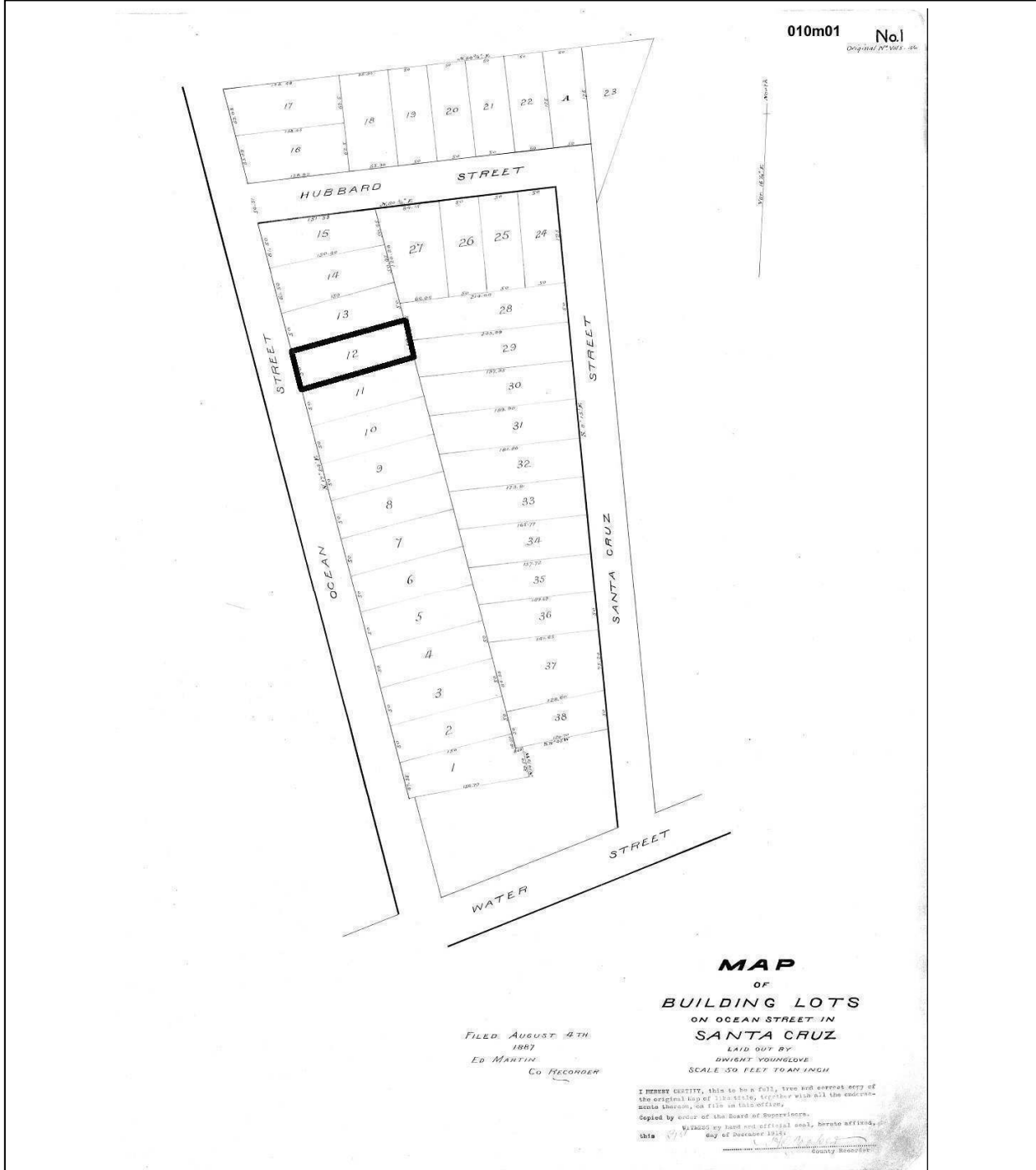


Photo 17: The Subject property as shown on the “Map of the Building Lots on Ocean Street in Santa Cruz, 1887” (Lot #12).

# *Archaeological Resource Management*

*Robert R. Cartier, Ph.D.  
496 North 5th Street  
San Jose, CA 95112  
Telephone (408) 295-1373  
Fax (408) 286-2040  
email: armcartier@netscape.net*

SE-Santa Cruz LLC  
Attn: Madhu Sridhar  
1777 Saratoga Ave, Suite 210  
San Jose, CA 95129

November 4, 2019

RE: HISTORIC EVALUATION FOR THE PROPERTY AT 1004 OCEAN STREET IN THE CITY OF SANTA CRUZ

Dear Ms. Sridhar;

As per your request our firm is submitting the enclosed historical evaluation of the structure at 1004 Ocean Street in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

- an evaluation of the structure based on the criteria of the NRHP and CRHR
- an evaluation of the structure using the criteria of the City of Santa Cruz Historic Preservation Ordinance
- State Historic Resources Evaluation forms (DPR 523) for the structure

The structure at 1004 Ocean Street is not currently listed on the City of Santa Cruz Historic Building Survey, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). In addition, it does not appear to be eligible for listing in any of these registers.

Thus the structure at 1004 Ocean Street does not appear to be historically significant, and no further recommendations are being made.

Sincerely,



Robert Cartier, Ph.D.  
Principal Investigator

RC/dj

**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 15

Resource Name or # 1004 Ocean Street

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: Santa Cruz, CA Date: 2012 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 1004 Ocean Street City: Santa Cruz Zip: 95060

d. UTM: 10S 5 87 098mE/40 93 169mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 008 331 30

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The structure at 1004 Ocean Street is a single story Neoclassical style residence in fair condition. Hipped and of moderate pitch, the roof is surfaced with composition shingles. The eaves are narrow, with enclosed rafters. Exterior walls are surfaced with horizontal wooden siding. Fenestration throughout the home consists primarily of wooden framed windows in a double-hung sash configuration. The most notable feature of the front façade is a centrally placed dormer, characteristic of the Neoclassical style. The recessed entry and porch are located within the roofline, and supported by simple classical columns.

\*P3b. Resource Attributes: HP02 (Single Family Res)

\*P4. Resources Present:  Building  Structure  Object District  Element of District  Site  Other

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



\*P5b. Description of Photo: (View, date, accession #)  
View of the front façade of 1004 Ocean Street

\*P6. Date Constructed/Age and Sources

Historic  Prehistoric  Both

Constructed 1908 based on County of Santa Cruz Appraiser's records.

\*P7. Owner and Address:

SE-Santa Cruz, LLC  
1777 Saratoga Ave, Suite 210  
San Jose, CA 95129

\*P8. Recorded by:

Robert Cartier  
Archaeological Resource Management  
496 North 5<sup>th</sup> Street  
San Jose, CA 95112

\*P9. Date Recorded: 11/4/2019

\*P10. Survey Type: Intensive

\*P11. Report Citation: (Cite Survey Report and other sources, or enter "none.")

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  
 Photographic Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 15

\*NRHP Status Code 1004 Ocean Street

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_

**B1. Historic Name:** 393 Ocean Street

**B2. Common Name:** 1004 Ocean Street

**B3. Original Use:** Residential

**B4. Present Use:** Residential (Vacant)

\***B5. Architectural Style:** Neoclassical

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

Based upon visual evaluation and available documentation, the primary structure at 1004 Ocean Street was constructed in 1908. Since that time minor modifications have been made to the structure including reroofing.

\***B7. Moved?**  No  Yes  Unknown **Date:** \_\_\_\_\_ **Original Location:** \_\_\_\_\_

\***B8. Related Features:**

Also present on the property are multiple small informal sheds.

**B9a. Architect:** unknown

**b. Builder:** unknown

\***B10. Significance: Theme** Architecture and shelter **Area** Santa Cruz, CA

**Period of Significance** Horticulture **Property Type** private residential **Applicable Criteria** N/A

The land on which the subject structure now stands consists of Lot #11, as shown on the "Map of Building Lots on Ocean Street in Santa Cruz, laid out by Dwight Younglove," filed August 4, 1887 (Vol. 5 of Maps, Page 46). The structure was constructed in 1908 based upon County of Santa Cruz Appraiser's records. The residence is not present on the 1905 Sanborn Map, however it can be seen on the 1928 and 1950 Sanborn Maps. The earliest known resident of the home was Herbert Olmstead, who is listed at the address (then 393 Ocean Street) in the Santa Cruz City Directory in 1918 and 1920. After a few short term tenants, from 1927 to 1934 the home was occupied by Charles J. Langrish. By 1936 the property was owned by Hannah Holmgreh; on March 31 of that year she deeded a portion of the property to the State of California for the purpose of the expansion of Ocean Street (Book 306 OR, Page 225). From 1938 to 1948 the home was occupied by Gino Reggiardo. By the mid 20<sup>th</sup> Century the property was owned by George H. and Mabel Wave Wilson. George H. Wilson was the founder of George H. Wilson, Inc., a plumbing and contracting company which has been in business in Santa Cruz for almost 100 years (Gumz 2011). The Wilsons rented the property to Vivian E. Wasgatt from 1950 to 1969. The structure housed Patricia's Antiques from 1977.

See Continuation Sheet, Page 4

**B11. Additional Resource Attributes:** (List attributes and codes) N/A

\***B12. References:**

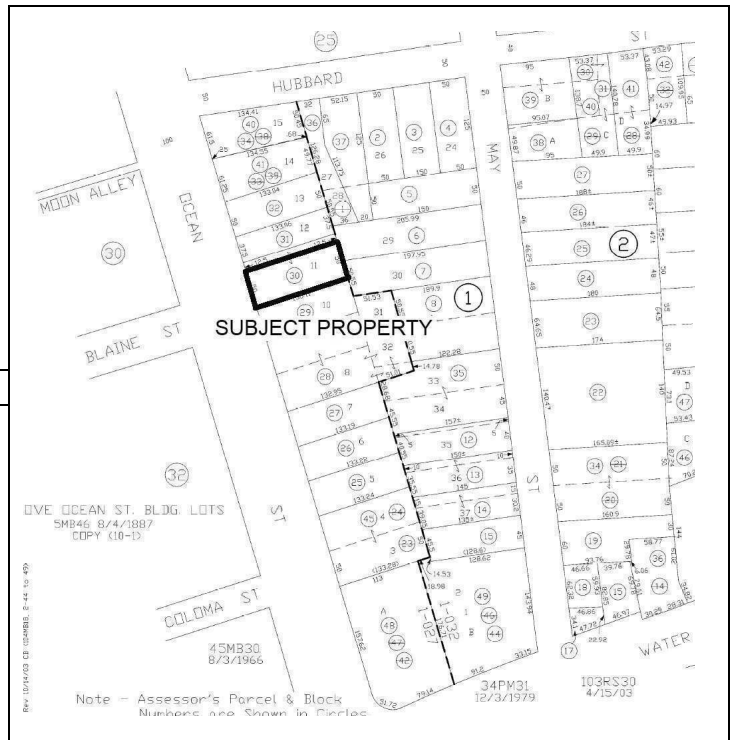
See Continuation Sheet, Page 7

**B13. Remarks:**

\***B14. Evaluator:** Robert R. Cartier

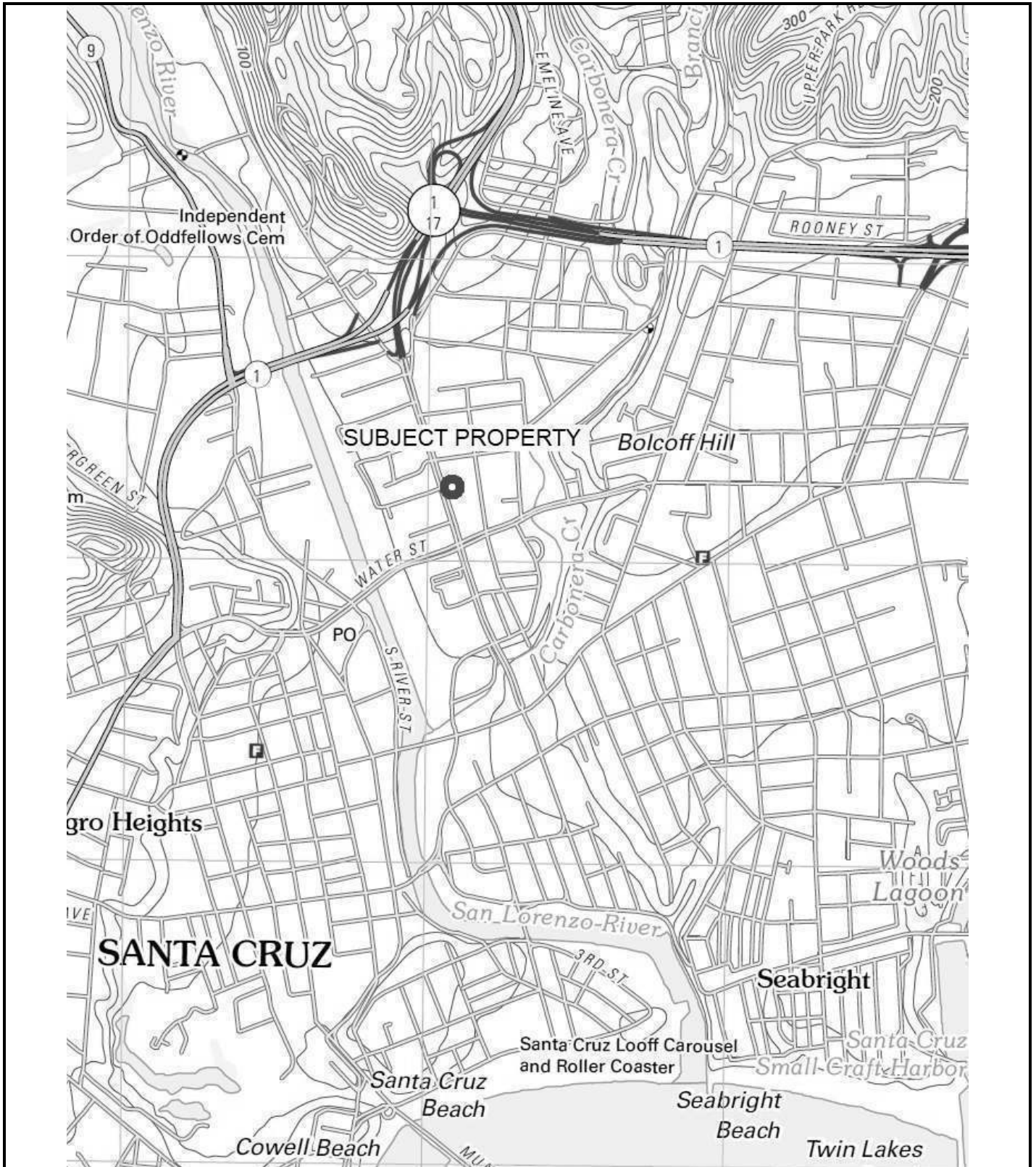
\***Date of Evaluation:** 11/4/2019

(This space reserved for official comments.)



### LOCATION MAP

Page 3 of 15      Resource Name or # (Assigned by recorder) 1004 Ocean Street  
\*Map Name: Santa Cruz, CA      \*Scale: 7.5 Minute      \*Date of Map: 2012





## CONTINUATION SHEET

Page 4 of 15 \*Resource Name or # (Assigned by recorder) 1004 Ocean Street  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

Continued from B10:

On July 14, 1975 the property was sold to T.J. and Shirley Scott, Norman and Diane Bei, and Hugo Bruno Tottino (Book 2521, Page 688). From that time to the present the structure has been occupied by a number of short term tenants. On July 26, 2005 the property was transferred to Bei-Scott Co., LLC (Assessor's Doc#2005-0050952). The property was transferred again on October 6, 2017, to SE-Santa Cruz, LLC, who are the current owners (Assessor's Doc#2017-0033544).

### *City of Santa Cruz Historic Preservation Ordinance*

According to the City of Santa Cruz Historic Preservation Ordinance (Ordinance #2003-14). A property shall be determined eligible for inclusion in the City of Santa Cruz Historic Building Survey based upon the following Criteria:

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.

Or a district which is:

8. Recognized as a geographically definable area possessing a significant concentration of buildings that are well designed and other structures, sites, and objects which are united by past events or by a plan or physical development; or is
9. Recognized as an established and geographically definable neighborhood united by culture, architectural styles or physical development.

The structure at 1004 Ocean Street is not currently listed in the City of Santa Cruz Historic Building Survey. In addition, it does not appear eligible for listing in this register. The structure is not recognized as a significant example of the built heritage of the city, and thus does not appear eligible for listing under Criterion 1. It is not associated with significant historic events, and thus does not appear eligible for listing under Criterion 2. It is not associated with historically significant persons, thus it does not appear eligible for listing under Criterion 3. It is not known to be the work of an architect or builder of note, and thus does not appear eligible for listing under Criterion 4. It does not possess special aesthetic or architectural merit, and thus does not appear eligible under Criterion 5. Although it is an example of Neoclassical architecture, it is not a notable example of this style and does not appear eligible for inclusion under Criterion 6. In addition, the structure has suffered some modifications, and is somewhat lacking in integrity. Thus it does not appear to be eligible for inclusion under Criterion 7. The structure is not a part of an historic district, and thus Criteria 8 and 9 do not apply.

*California Register of Historic Resources Criteria*

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association 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;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings).

The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The property at 1004 Ocean Street is not currently listed on the CRHR. In addition the structure does not appear to be eligible for inclusion in this register. The structure is not associated with significant events and thus it does not appear to be eligible for listing under Criterion 1. The structure is not associated with the lives of historically significant people, thus it does not appear to be eligible for inclusion under Criterion 2. The structure is an example of Neoclassical architecture, however it is not a notable example. Thus it does not appear to be eligible for listing under Criterion 3. The structure does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under Criterion 4.

*National Register Criteria*

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures. The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

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

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

- 1. location
- 2. design
- 3. setting
- 4. materials
- 5. Workmanship
- 6. Feeling
- 7. Association

The structure at 1004 Ocean Street is not currently listed on the National Register of Historic Places. In addition the structure does not appear to be eligible for inclusion in this register. The property is not associated with any known significant historical events, thus it does not appear to be eligible under Criterion A. The structure is not associated with historically significant persons, thus it does not appear to be eligible for inclusion in the NRHP under Criterion B. Although an example of Neoclassical architecture, it is not a notable example of this style and does not appear to be eligible for inclusion under Criterion C. The structure does not appear likely to yield important historical information, thus it does not appear eligible for inclusion under Criterion D.

In addition, the structure is somewhat lacking in historic integrity, having suffered minor modifications since its original construction.

### CONTINUATION SHEET

Page 7 of 15 \*Resource Name or # (Assigned by recorder) 1004 Ocean Street  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

Continued from B12:

Appraiser's Office, County of Santa Cruz  
2019 Appraiser's records for 1004 Ocean Street.

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1996 *The Elements of Style: A Practical Encyclopedia of Interior Architectural Details from 1485 to the Present, Revised Edition.* Simon & Schuster, New York.

Gumz, Jondi  
2011 Geo. H. Wilson Inc. to celebrate 90 years. Article in the Santa Cruz Sentinel, June 23, 2011.

Hoover, M. et al  
1966 Historic Spots in California. Stanford University Press, Stanford California.

McAlester, V. and L. McAlester  
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1982 Bulletin 15 – "How to Apply the National Register Criteria for Evaluation."

Whiffen, M.  
1992 *American Architecture since 1780, Revised Edition.* The MIT Press, Cambridge, MA.



Photo 1: View of the front façade of 1004 Ocean Street



Photo 2: View of the centrally placed dormer.



Photo 3: View of the recessed porch and entry.



Photo 4: Oblique view showing the northwest corner of the structure.



Photo 5: View along the northern façade.



Photo 6: View of the rear portion of the northern façade.



Photo 7: View along the northern façade from the east.



Photo 8: View of the (mostly obscured) southern façade.





Photo 9: View of the rear of the structure.



Photo 10: View of the rear entry.

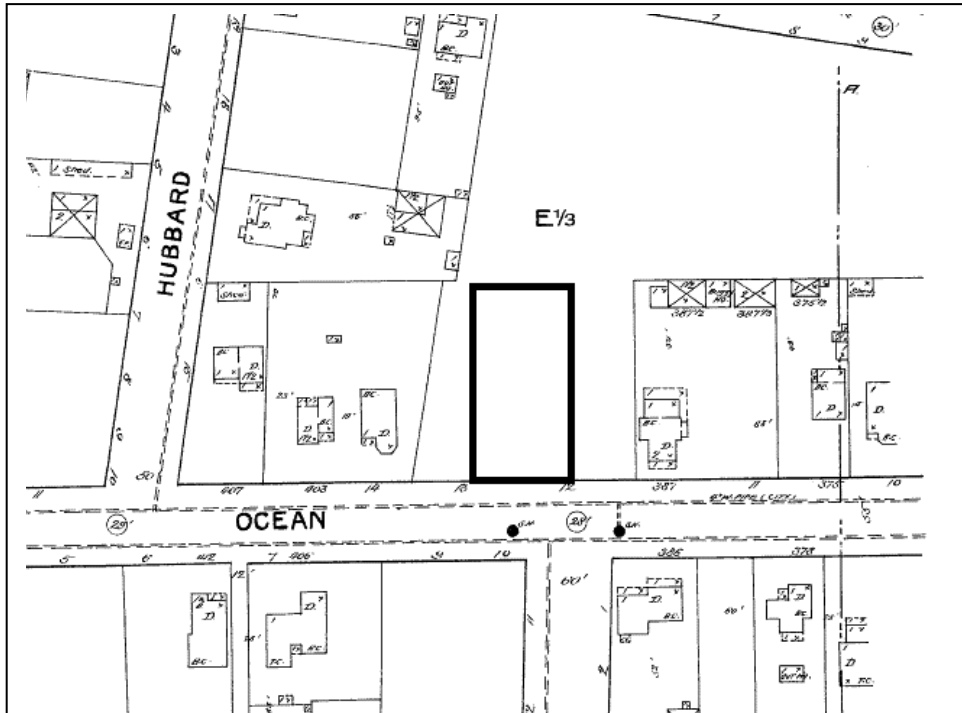


Photo 11: 1892 Sanborn map of the property showing the residence was not present at that time.

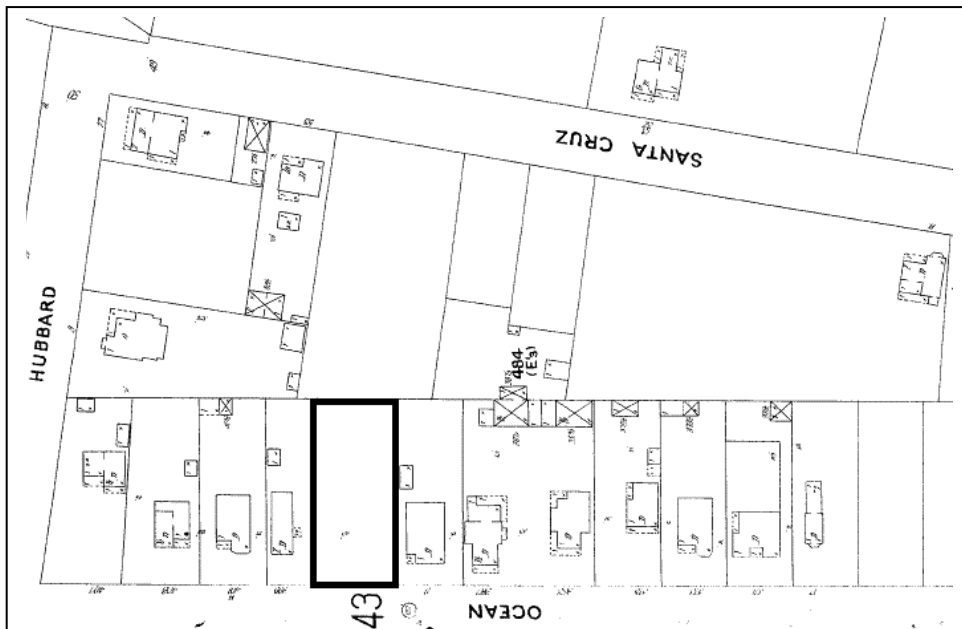


Photo 12: 1905 Sanborn map of the property showing the residence was not present at that time.

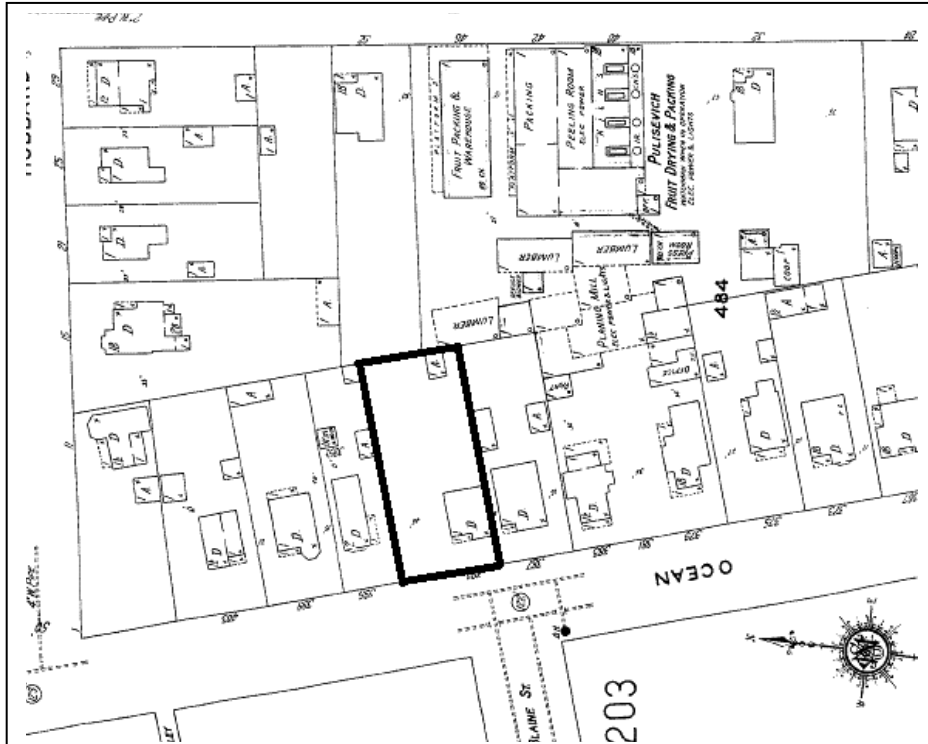


Photo 13: 1928 Sanborn map of the property showing the residence.

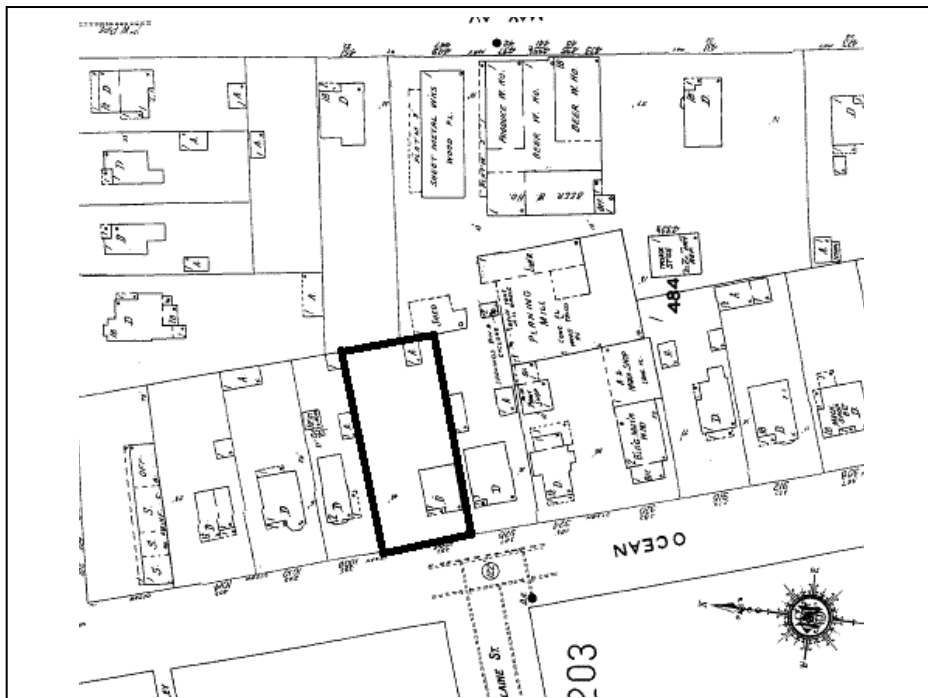


Photo 14: 1950 Sanborn map of the property showing the residence

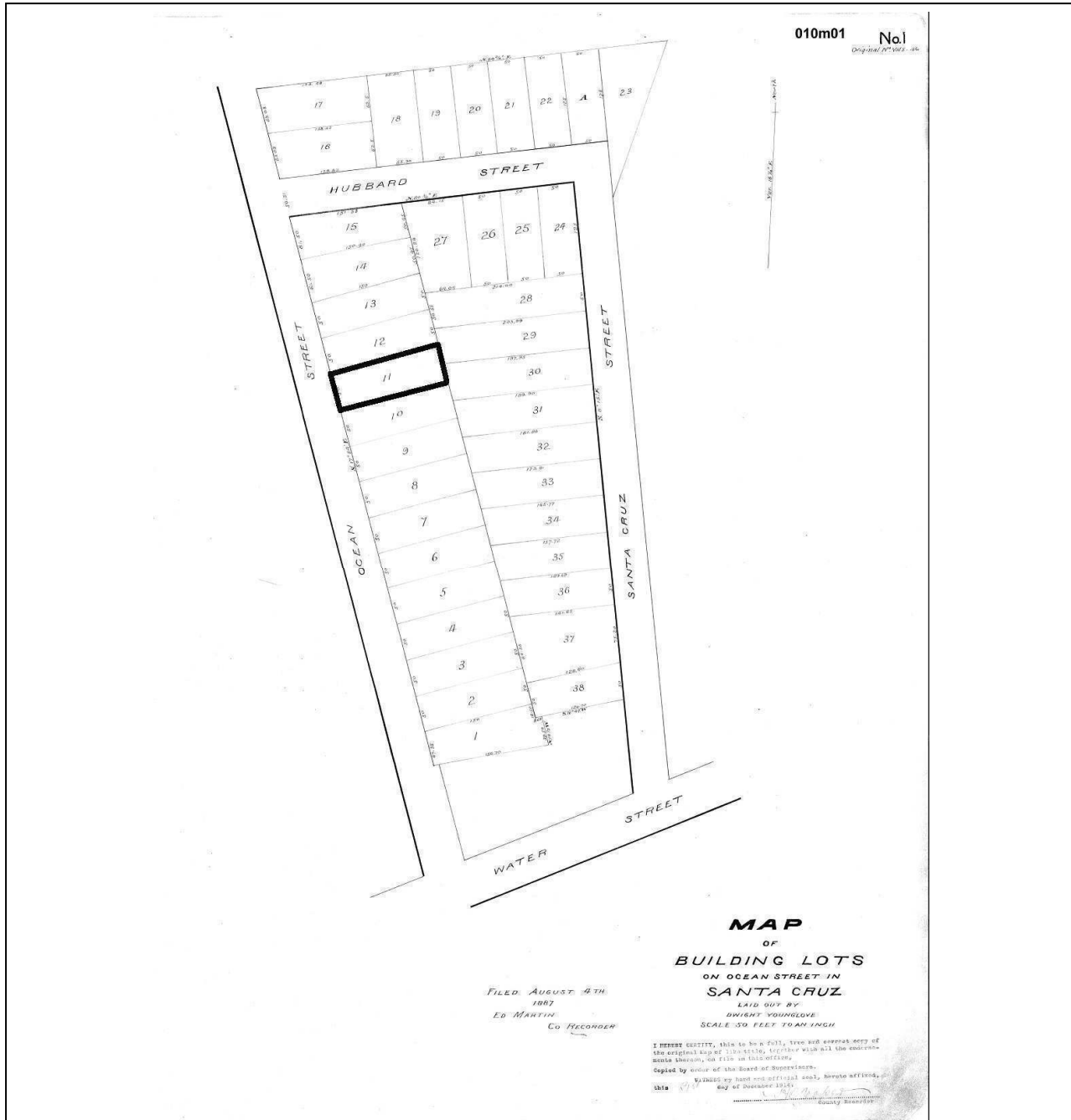


Photo 15: The Subject property as shown on the “Map of the Building Lots on Ocean Street in Santa Cruz, 1887” (Lot #11).

# *Archaeological Resource Management*

*Robert R. Cartier, Ph.D.  
496 North 5th Street  
San Jose, CA 95112  
Telephone (408) 295-1373  
Fax (408) 286-2040  
email: armcartier@netscape.net*

SE-Santa Cruz LLC  
Attn: Madhu Sridhar  
1777 Saratoga Ave, Suite 210  
San Jose, CA 95129

November 4, 2019

RE: HISTORIC EVALUATION FOR THE PROPERTY AT 928 OCEAN STREET IN THE  
CITY OF SANTA CRUZ

Dear Ms. Sridhar;

As per your request our firm is submitting the enclosed historical evaluation of the structure at 928 Ocean Street in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

- an evaluation of the structure based on the criteria of the NRHP and CRHR
- an evaluation of the structure using the criteria of the City of Santa Cruz Historic Preservation Ordinance
- State Historic Resources Evaluation forms (DPR 523) for the structure

The structure at 928 Ocean Street is not currently listed on the City of Santa Cruz Historic Building Survey, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). In addition, it does not appear to be eligible for listing in any of these registers.

Thus the structure at 928 Ocean Street does not appear to be historically significant, and no further recommendations are being made.

Sincerely,



Robert Cartier, Ph.D.  
Principal Investigator

RC/dj

**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 16

Resource Name or # 928 Ocean Street

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: Santa Cruz, CA Date: 2012 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 928 Ocean Street City: Santa Cruz Zip: 95060

d. UTM: 10S 5 87 098mE/40 93 169mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 008 331 29

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The structure at 928 Ocean Street is a single story Neoclassical style residence in fair condition. Hipped and of moderate pitch, the roof is surfaced with composition shingles. The eaves are narrow, with boxed and enclosed rafters. Exterior walls are surfaced with horizontal wooden siding. Fenestration throughout the home consists primarily of wooden framed windows in a double-hung sash configuration. The most notable feature of the front façade is a centrally placed, front-gabled dormer, characteristic of the Neoclassical style. The recessed entry and porch are located within the roofline, accessed by a pseudo three-centered arch.

\*P3b. Resource Attributes: HP02 (Single Family Res)

\*P4. Resources Present:  Building Structure Object District \_\_\_ Element of District \_\_\_ Site \_\_\_ Other

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



\*P5b. Description of Photo: (View, date, accession #)  
View of the front façade of 928 Ocean Street

\*P6. Date Constructed/Age and Sources

Historic  Prehistoric \_\_\_ Both \_\_\_

Circa 1900. Constructed 1908 based on County of Santa Cruz Appraiser's records, however it is present on the 1905 Sanborn Map of Santa Cruz.

\*P7. Owner and Address:

SE-Santa Cruz, LLC  
1777 Saratoga Ave, Suite 210  
San Jose, CA 95129

\*P8. Recorded by:

Robert Cartier  
Archaeological Resource Management  
496 North 5<sup>th</sup> Street  
San Jose, CA 95112

\*P9. Date Recorded: 11/4/2019

\*P10. Survey Type: Intensive

\*P11. Report Citation: (Cite Survey Report and other sources, or enter "none.")

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 \_\_\_ Photographic Record \_\_\_ Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 16

\*NRHP Status Code 928 Ocean Street

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_

B1. Historic Name: 387 Ocean Street

B2. Common Name: 928 Ocean Street

B3. Original Use: Residential

B4. Present Use: Residential (rental)

\*B5. Architectural Style: Neoclassical

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Based upon visual evaluation and available documentation, the primary structure at 928 Ocean Street was constructed Circa 1900. Since its original construction minor modifications, such as reroofing, have been made to the structure.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:  
Also present on the property is a small shed/detached garage.

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme Architecture and shelter Area Santa Cruz, CA  
Period of Significance Horticulture Property Type private residential Applicable Criteria N/A

The land on which the subject structure now stands consists of Lot #10, as shown on the "Map of Building Lots on Ocean Street in Santa Cruz, laid out by Dwight Younglove," filed August 4, 1887 (Vol. 5 of Maps, Page 46). County of Santa Cruz Appraiser's records list the home as having been constructed in 1908, however it is present on the 1905 Sanborn Map of Santa Cruz. Thus based upon visual evaluation and available documentation, the residence was constructed Circa 1900. The earliest known residents of the property were Bertram H. and Ida Izant, who are listed at the property address (then 387 Ocean Street) from 1916 to 1920. Bertram was employed as a foreman at Bryne Bro's. By 1921 the property was owned and occupied by Henry M. and Iowa Rees. In 1936 they deeded a portion of the property to the State of California for the purpose of the expansion of Ocean Street (Book 304 OR, Page 383). Henry Rees died on April 21, 1954, and on March 20, 1964 the property was granted by his estate to Elsie Marie Foote (Book 1605 OR, Page 507). From 1953 to the late 1980's the property was occupied by Oakley K. Foote. On March 10, 1988 the property was deeded by Elsie Marie Foote to Ronald O. Foote (Book 4295 OR, Page 267).

See Continuation Sheet, Page 4

B11. Additional Resource Attributes: (List attributes and codes) N/A

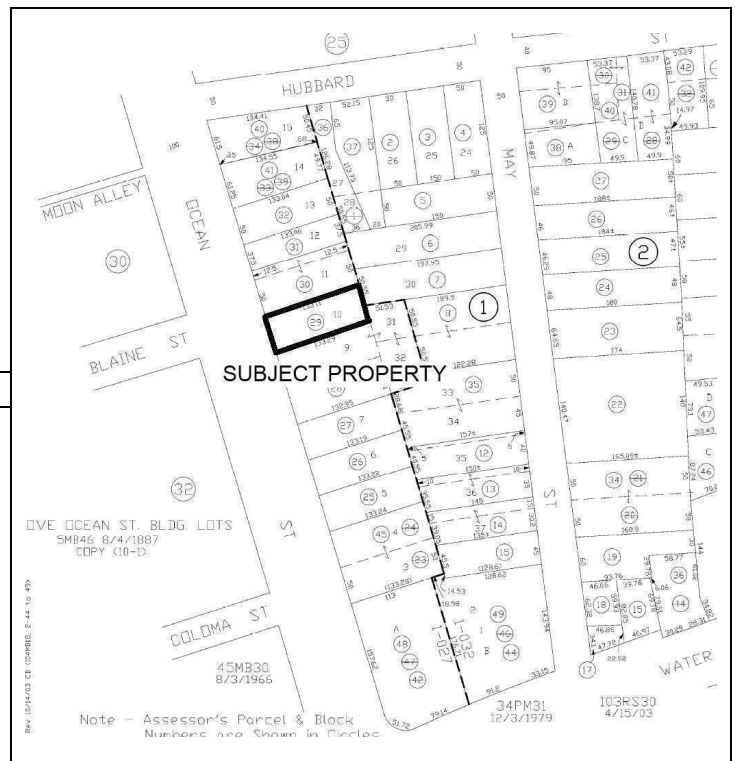
\*B12. References:  
See Continuation Sheet, Page 8

B13. Remarks:

\*B14. Evaluator: Robert R. Cartier

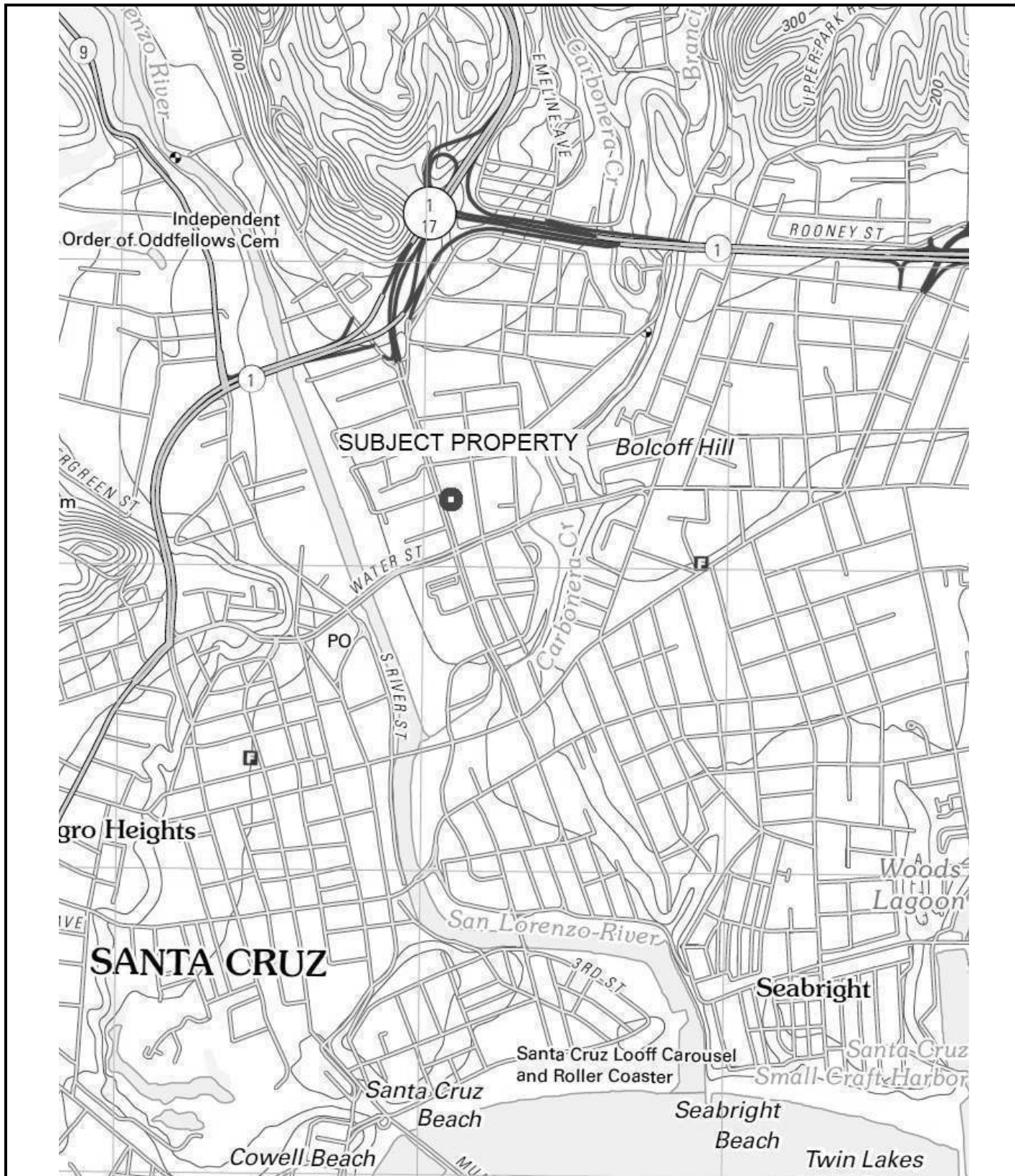
\*Date of Evaluation: 11/4/2019

(This space reserved for official comments.)



### LOCATION MAP

Page 3 of 16      Resource Name or # (Assigned by recorder) \_\_\_\_\_ 928 Ocean Street  
\*Map Name: Santa Cruz, CA      \*Scale: 7.5 Minute      \*Date of Map: 2012





# CONTINUATION SHEET

Page 4 of 16 \*Resource Name or # (Assigned by recorder) 928 Ocean Street  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

Continued from B10:

Ronald O. Foote retained ownership until February 29, 2016, when the property was sold to Maxima and Eritcel Orozco (Assessor's Doc# 2016-6604). On April 16, 2019 the property was sold to SE-Santa Cruz, LLC who are the current owners (Assessor's Doc#2019-9452).

### *City of Santa Cruz Historic Preservation Ordinance*

According to the City of Santa Cruz Historic Preservation Ordinance (Ordinance #2003-14). A property shall be determined eligible for inclusion in the City of Santa Cruz Historic Building Survey based upon the following Criteria:

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.

Or a district which is:

8. Recognized as a geographically definable area possessing a significant concentration of buildings that are well designed and other structures, sites, and objects which are united by past events or by a plan or physical development; or is
9. Recognized as an established and geographically definable neighborhood united by culture, architectural styles or physical development.

The structure at 928 Ocean Street is not currently listed in the City of Santa Cruz Historic Building Survey. In addition, it does not appear eligible for listing in this register. The structure is not recognized as a significant example of the built heritage of the city, and thus does not appear eligible for listing under Criterion 1. It is not associated with significant historic events, and thus does not appear eligible for listing under Criterion 2. It is not associated with historically significant persons, thus it does not appear eligible for listing under Criterion 3. It is not known to be the work of an architect or builder of note, and thus does not appear eligible for listing under Criterion 4. It does not possess special aesthetic or architectural merit, and thus does not appear eligible under Criterion 5. Although it is an example of Neoclassical architecture, it is not a notable example of this style and does not appear eligible for inclusion under Criterion 6. In addition, the structure has suffered minor modifications, and is somewhat lacking in integrity. Thus it does not appear to be eligible for inclusion under Criterion 7. The structure is not a part of an historic district, and thus Criteria 8 and 9 do not apply.

**CONTINUATION SHEET**

*California Register of Historic Resources Criteria*

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association 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;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings).

The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The property at 928 Ocean Street is not currently listed on the CRHR. In addition the structure does not appear to be eligible for inclusion in this register. The structure is not associated with significant events and thus it does not appear to be eligible for listing under Criterion 1. The structure is not associated with the lives of historically significant people, thus it does not appear to be eligible for inclusion under Criterion 2. The structure is an example of Neoclassical architecture, however it is not a notable example. Thus it does not appear to be eligible for listing under Criterion 3. The structure does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under Criterion 4.

**CONTINUATION SHEET**

*National Register Criteria*

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures. The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

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

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

- 1. location
- 2. design
- 3. setting
- 4. materials
- 5. Workmanship
- 6. Feeling
- 7. Association

The structure at 928 Ocean Street is not currently listed on the National Register of Historic Places. In addition the structure does not appear to be eligible for inclusion in this register. The property is not associated with any known significant historical events, thus it does not appear to be eligible under Criterion A. The structure is not associated with historically significant persons, thus it does not appear to be eligible for inclusion in the NRHP under Criterion B. Although an example of Neoclassical architecture, it is not a notable example of this style and does not appear to be eligible for inclusion under Criterion C. The structure does not appear likely to yield important historical information, thus it does not appear eligible for inclusion under Criterion D.

**CONTINUATION SHEET**

Page 7 of 16 \*Resource Name or # (Assigned by recorder) 928 Ocean Street  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

Continued from B12:

Appraiser's Office, County of Santa Cruz  
2019 Appraiser's records for 928 Ocean Street.

Assessor's Office, County of Santa Cruz  
2019 Record search of assessed value and associated taxes for 928 Ocean Street.

Calloway, S. and E. Cromley  
1996 *The Elements of Style: A Practical Encyclopedia of Interior Architectural Details from 1485 to the Present, Revised Edition.* Simon & Schuster, New York.

Hoover, M. et al  
1966 *Historic Spots in California.* Stanford University Press, Stanford California.

McAlester, V. and L. McAlester  
1997 *A Field Guide to American Houses.* Alfred A. Knopf, New York.

Recorder's Office, County of Santa Cruz  
2019 Record search of recorded information for 928 Ocean Street.

US Department of the Interior  
1990 *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*

US Department of the Interior  
1982 Bulletin 15 – "How to Apply the National Register Criteria for Evaluation."

Whiffen, M.  
1992 *American Architecture since 1780, Revised Edition.* The MIT Press, Cambridge, MA.



Photo 1: View of the front façade of 928 Ocean Street



Photo 2: Another view of the front façade.



Photo 3: Detail of the centrally placed dormer.



Photo 4: View along the southern façade.

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 10 of 16 \*Resource Name or # (Assigned by recorder) 928 Ocean Street  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation x Update



Photo 5: View along the southern façade from the rear.



Photo 6: View along the northern façade from the rear.



Photo 7: View of the rear façade.



Photo 8: View of large rear informal dormer.





Photo 9: View of the rear entry.



Photo 10: View of the back yard.



Photo 11: View of the front façade of the shed/garage.



Photo 12: Oblique view of the shed/garage.

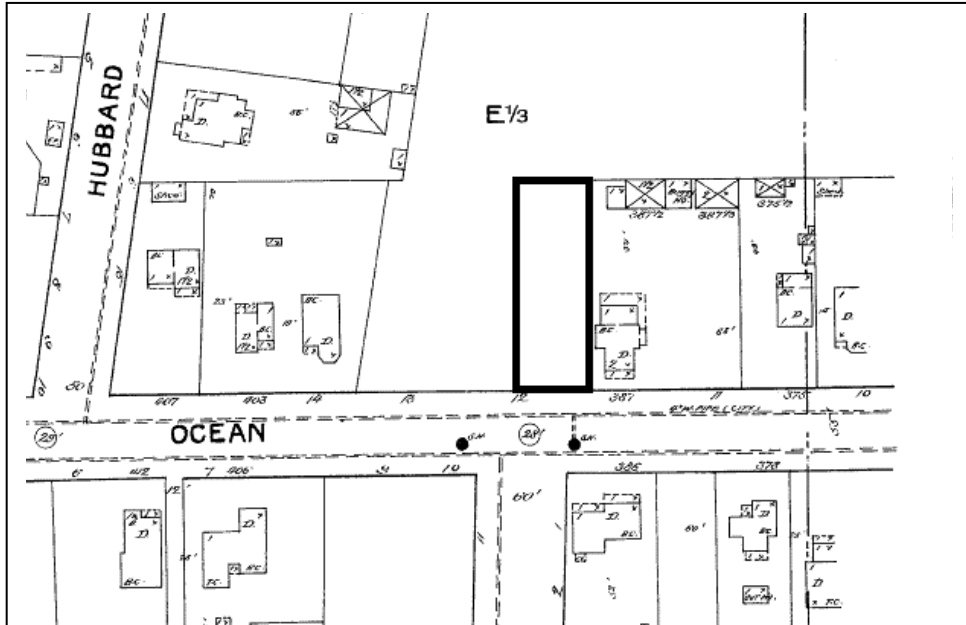


Photo 13: 1892 Sanborn map of the property showing the residence was not present at that time.

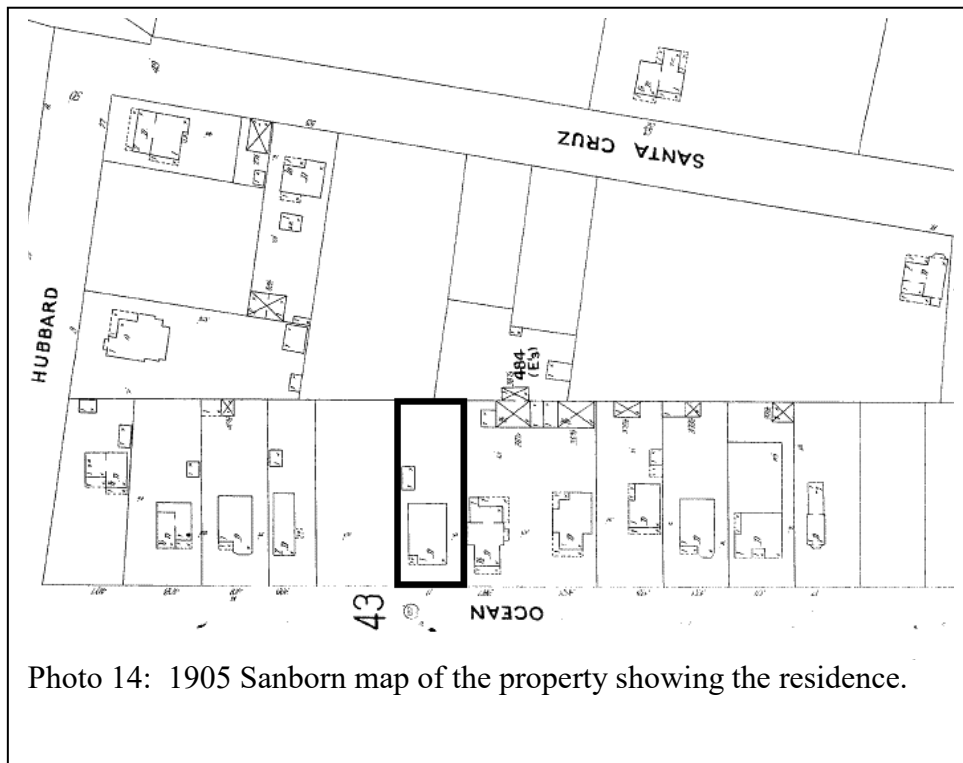


Photo 14: 1905 Sanborn map of the property showing the residence.



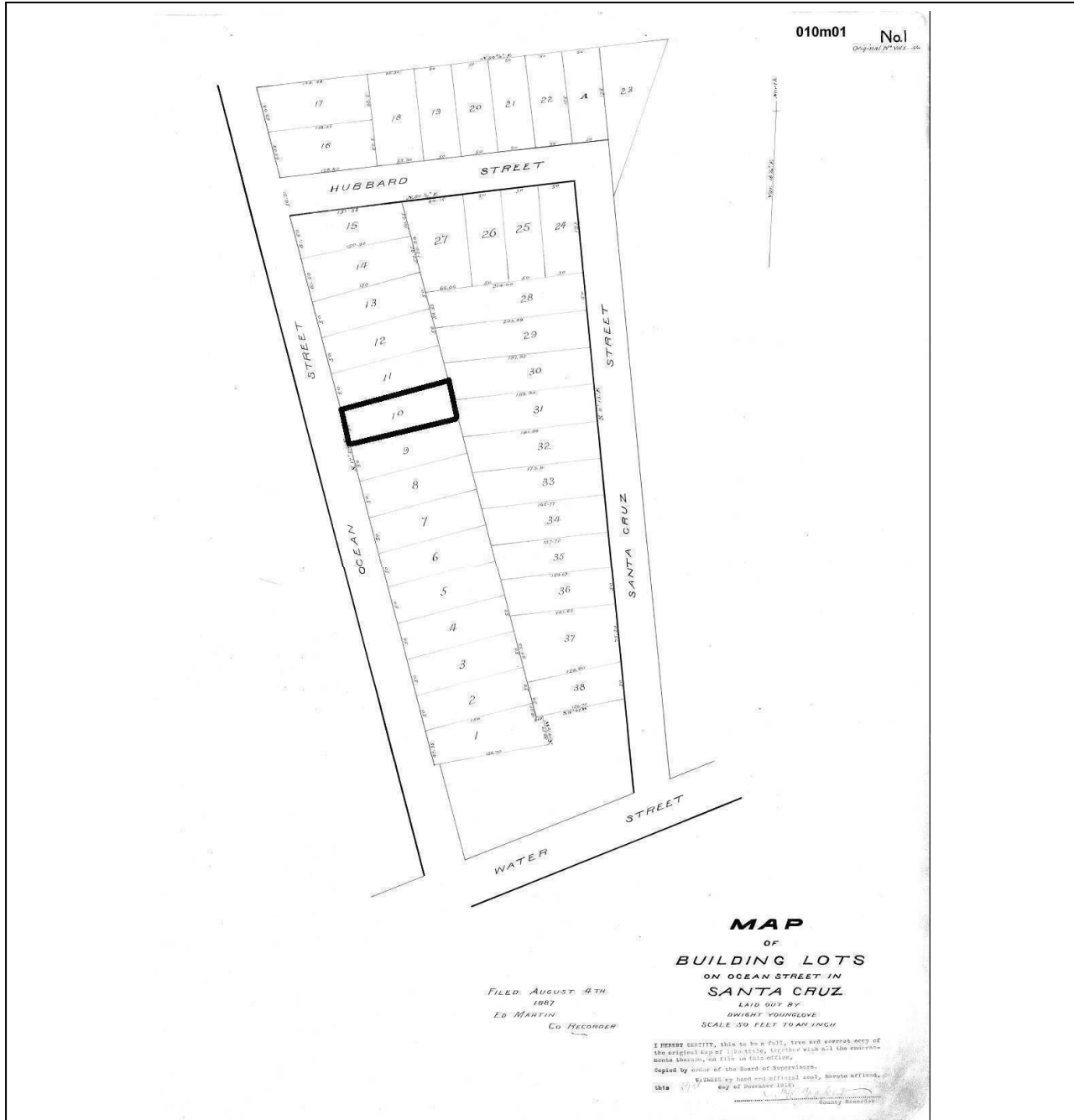


Photo 17: The Subject property as shown on the “Map of the Building Lots on Ocean Street in Santa Cruz, 1887” (Lot #10).

# *Archaeological Resource Management*

*Robert R. Cartier, Ph.D.  
496 North 5th Street  
San Jose, CA 95112  
Telephone (408) 295-1373  
Fax (408) 286-2040  
email: armcartier@netscape.net*

SE-Santa Cruz LLC  
Attn: Madhu Sridhar  
1777 Saratoga Ave, Suite 210  
San Jose, CA 95129

November 4, 2019

RE: HISTORIC EVALUATION FOR THE PROPERTY AT 920 OCEAN STREET IN THE CITY OF SANTA CRUZ

Dear Ms. Sridhar;

As per your request our firm is submitting the enclosed historical evaluation of the structure at 920 Ocean Street in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

- an evaluation of the structure based on the criteria of the NRHP and CRHR
- an evaluation of the structure using the criteria of the City of Santa Cruz Historic Preservation Ordinance
- State Historic Resources Evaluation forms (DPR 523) for the structure

The structure at 920 Ocean Street is not currently listed on the City of Santa Cruz Historic Building Survey, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). In addition, it does not appear to be eligible for listing in any of these registers.

Thus the structure at 920 Ocean Street does not appear to be historically significant, and no further recommendations are being made.

Sincerely,



Robert Cartier, Ph.D.  
Principal Investigator

RC/dj

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 19 Resource Name or # 920 Ocean Street

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: Santa Cruz, CA Date: 2012 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 920 Ocean Street City: Santa Cruz Zip: 95060

d. UTM: 10S 5 87 098mE/40 93 169mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 008 331 28

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The primary structure at 920 Ocean Street is a single story commercial building in fair condition. The sales office and store front portion of the building is constructed in a simple Spanish Colonial Revival style, while the remainder consists of vernacular warehouse space. The roof of the sales area is front gabled, and of shallow pitch, with a lower extending gable of moderate pitch above the entrance. Composition shingles surface this area of the roof. The front façade features a low parapet with unadorned columns flanking either side. Exterior walls are surfaced with stucco, painted red, and fenestration consists of multi-paned vinyl windows. The warehouse portion of the structure features a gabled roof, surfaced with corrugated metal sheeting. The exterior walls feature a mixture of horizontal wooden siding (on the front wing) and corrugated metal sheeting on the rear warehouse.

\*P3b. Resource Attributes: HP06 (commercial 1-3 stories)

\*P4. Resources Present:  Building  Structure  Object District  Element of District  Site  Other

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



P5b. Description of Photo: (View, date, accession #)  
View of the front façade of 920 Ocean Street

\*P6. Date Constructed/Age and Sources

Historic  Prehistoric  Both   
Constructed 1945 based on County of Santa Cruz  
Appraiser's records

\*P7. Owner and Address:

SE-Santa Cruz, LLC  
1777 Saratoga Ave, Suite 210  
San Jose, CA 95129

\*P8. Recorded by:

Robert Cartier  
Archaeological Resource Management  
496 North 5<sup>th</sup> Street  
San Jose, CA 95112

\*P9. Date Recorded: 11/4/2019

\*P10. Survey Type: Intensive

\*P11. Report Citation: (Cite Survey Report and other sources, or enter "none.")

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  Photographic Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 19

\*NRHP Status Code 920 Ocean Street

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_

B1. Historic Name: Van Houten & Brick

B2. Common Name: Santa Cruz Fireplace & Hot Tub

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Spanish Colonial Revival, vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Based upon visual evaluation and available documentation, the primary structure at 920 Ocean Street was constructed in 1945. Since its original construction multiple additions have been made to the building, greatly expanding the size of the structure.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:  
Also present on the property is a small storage shed.

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme commercial Area Santa Cruz, CA  
Period of Significance Post-War Property Type private commercial Applicable Criteria N/A

The land on which the subject structure now stands consists of Lots# 8 and 9, and a portion of Lots# 31, 32, and 33, as shown on the "Map of Building Lots on Ocean Street in Santa Cruz, laid out by Dwight Younglove," filed August 4, 1887 (Vol. 5 of Maps, Page 46). Sanborn Fire Insurance Maps for the City of Santa Cruz show that the property was formerly the location of two single family residences. The first of these residences can be seen on the 1892 Sanborn Map, while both are present on the 1905 and 1928 Sanborn Maps. In 1921 the property (then 383 Ocean Street) was the location of Hamilton and Church, contractors (Santa Cruz City Directory). By 1939 the property was owned by Jeanette Agnes Hamilton (Book 365 OR, Page 173). Based upon Santa Cruz County Appraiser's documentation, the subject structure was originally constructed in 1945, however the rear portions of the building may incorporate elements of earlier structures on the property. On December 17, 1948 the property was sold by Jeanette and Robert Henry Hamilton to Frank J. Brick and Wendell Van Houten (Book 701 OR, Page 476). A milling and building supply business was opened on the property in 1949 known as Van Houten & Brick (Santa Cruz Sentinel 1949). Frank Brick died on July 4, 1972, and his interest in the property passed to his wife Frances Louise Brick on February 28, 1973 (Book 2287 OR, Page 597).

See Continuation Sheet, Page 4

B11. Additional Resource Attributes: (List attributes and codes) N/A

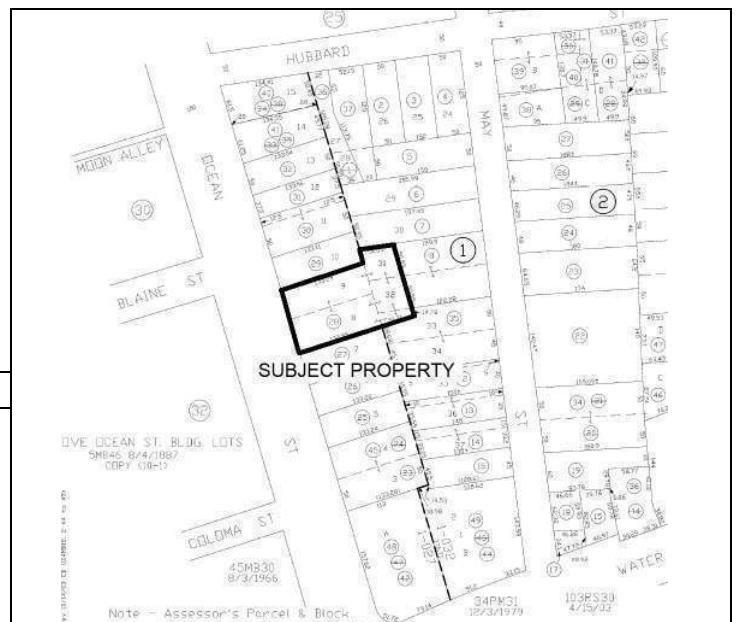
\*B12. References:  
See Continuation Sheet, Page 8

B13. Remarks:

\*B14. Evaluator: Robert R. Cartier

\*Date of Evaluation: 11/4/2019

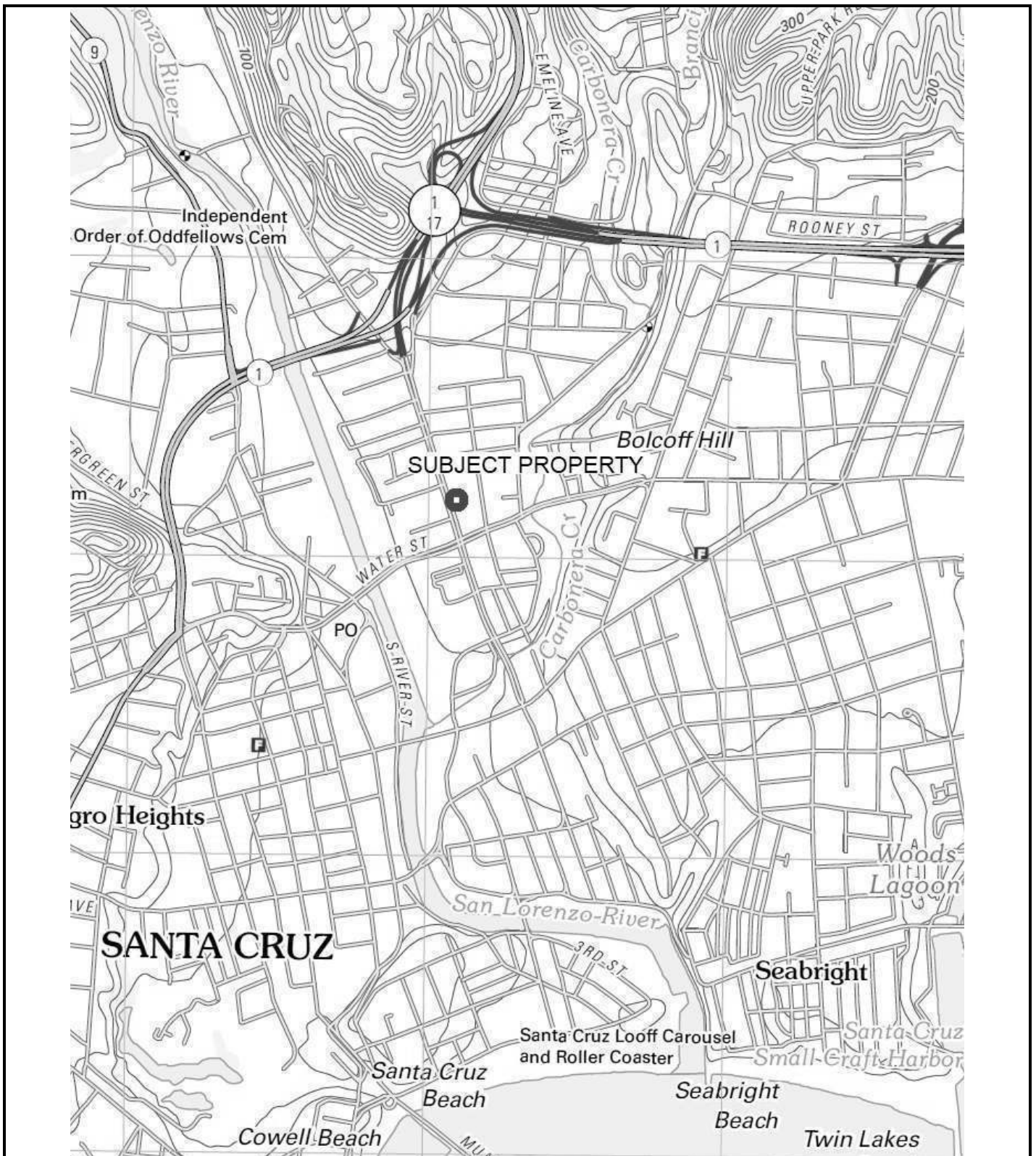
(This space reserved for official comments.)





### LOCATION MAP

Page 3 of 19      Resource Name or # (Assigned by recorder) \_\_\_\_\_ 920 Ocean Street  
\*Map Name: Santa Cruz, CA      \*Scale: 7.5 Minute      \*Date of Map: 2012



## CONTINUATION SHEET

Page 4 of 19 \*Resource Name or # (Assigned by recorder) 920 Ocean Street  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

Continued from B10:

Later that year Frances granted her interest in the property to Wendell and Margaret Van Houten (Book 2355 OR, Page 407). On September 17, 1975 the Van Houtens sold the property to Roger D. and Norma R. Gintert and David and Arden Bogaard (Book 2548 OR, Page 237). On March 3, 1986 the Ginterts ceded their interest in the property to the Bogaards (Book 3952 OR, Page 166). The Bogaard family retained ownership of the property until November 7, 2018, when it was sold to SE-Santa Cruz, LLC, who are the current owners (Assessor's Doc#2018-0033494).

### *City of Santa Cruz Historic Preservation Ordinance*

According to the City of Santa Cruz Historic Preservation Ordinance (Ordinance #2003-14). A property shall be determined eligible for inclusion in the City of Santa Cruz Historic Building Survey based upon the following Criteria:

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

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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.

Or a district which is:

8. Recognized as a geographically definable area possessing a significant concentration of buildings that are well designed and other structures, sites, and objects which are united by past events or by a plan or physical development; or is
9. Recognized as an established and geographically definable neighborhood united by culture, architectural styles or physical development.

The structure at 920 Ocean Street is not currently listed in the City of Santa Cruz Historic Building Survey. In addition, it does not appear eligible for listing in this register. The structure is not recognized as a significant example of the built heritage of the city, and thus does not appear eligible for listing under Criterion 1. It is not associated with significant historic events, and thus does not appear eligible for listing under Criterion 2. It is not associated with historically significant persons, thus it does not appear eligible for listing under Criterion 3. It is not known to be the work of an architect or builder of note, and thus does not appear eligible for listing under Criterion 4. It does not possess special aesthetic or architectural merit, and thus does not appear eligible under Criterion 5. Although it is an example of Spanish Colonial Revival architecture, it is not a notable example of this style and does not appear eligible for inclusion under Criterion 6. In addition, the structure has suffered multiple modifications, is somewhat lacking in integrity. Thus it does not appear to be eligible for inclusion under Criterion 7. The structure is not a part of an historic district, and thus Criteria 8 and 9 do not apply.

*California Register of Historic Resources Criteria*

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association 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;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings).

The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The property at 920 Ocean Street is not currently listed on the CRHR. In addition the structure does not appear to be eligible for inclusion in this register. The structure is not associated with significant events and thus it does not appear to be eligible for listing under Criterion 1. The structure is not associated with the lives of historically significant people, thus it does not appear to be eligible for inclusion under Criterion 2. The structure is an example of Spanish Colonial Revival architecture, however it is not a notable example, and suffers from significant modifications from its original form. Thus it does not appear to be eligible for listing under Criterion 3. The structure does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under Criterion 4.

## CONTINUATION SHEET

Page 6 of 19 \*Resource Name or # (Assigned by recorder) 920 Ocean Street  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

### *National Register Criteria*

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures. The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

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

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

- |              |                |
|--------------|----------------|
| 1. location  | 5. Workmanship |
| 2. design    | 6. Feeling     |
| 3. setting   | 7. Association |
| 4. materials |                |

The structure at 920 Ocean Street is not currently listed on the National Register of Historic Places. In addition the structure does not appear to be eligible for inclusion in this register. The property is not associated with any known significant historical events, thus it does not appear to be eligible under Criterion A. The structure is not associated with historically significant persons, thus it does not appear to be eligible for inclusion in the NRHP under Criterion B. Although an example of Spanish Colonial Revival architecture, it is not a notable example of this style and does not appear to be eligible for inclusion under Criterion C. The structure does not appear likely to yield important historical information, thus it does not appear eligible for inclusion under Criterion D.

In addition, the structure is somewhat lacking in historic integrity, having multiple additions since its original construction.

**CONTINUATION SHEET**

Page 7 of 19 \*Resource Name or # (Assigned by recorder) 920 Ocean Street  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

Continued from B12:

Appraiser's Office, County of Santa Cruz  
2019 Appraiser's records for 920 Ocean Street.

Assessor's Office, County of Santa Cruz  
2019 Record search of assessed value and associated taxes for 920 Ocean Street.

Calloway, S. and E. Cromley  
1996 *The Elements of Style: A Practical Encyclopedia of Interior Architectural Details from 1485 to the Present, Revised Edition.* Simon & Schuster, New York.

Hoover, M. et al  
1966 *Historic Spots in California.* Stanford University Press, Stanford California.

McAlester, V. and L. McAlester  
1997 *A Field Guide to American Houses.* Alfred A. Knopf, New York.

Recorder's Office, County of Santa Cruz  
2019 Record search of recorded information for 920 Ocean Street.

Santa Cruz Sentinel  
1949 Announcement of Partnership for Van Houten & Brick, January 25, 1949.  
1954 Van Houten and Brick Install New Type Saw. December 12, 1954.  
1956 Harris Bro's Celebrates its 59<sup>th</sup> Year with a "Brand New Look", April 24, 1956.

US Department of the Interior  
1990 *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*

US Department of the Interior  
1982 Bulletin 15 – "How to Apply the National Register Criteria for Evaluation."

Whiffen, M.  
1992 *American Architecture since 1780, Revised Edition.* The MIT Press, Cambridge, MA.



Photo 1: View of the front façade of 920 Ocean Street



Photo 2: View of the store front of the structure.



Photo 3: Oblique view of the store front.



Photo 4: View of the northern wing from Ocean Street.



Photo 5: View of the southwest corner, showing transition between the store front and the remainder of the structure.



Photo 6: View along the southern façade.





Photo 7: View of the northern façade of the sales area.



Photo 8: View of the rear façade.



Photo 9: View of the southern portion of the rear façade.



Photo 10: View of the northern portion of the rear façade.



Photo 11: Interior view of the sales office showing rafter trusses.



Photo 12: View of the entry to the warehouse area.



Photo 13: Interior view of the warehouse.



Photo 14: Southern portion of the warehouse, note skylights.



Photo 15: Another view of the warehouse area.



Photo 16: View of the warehouse area showing rafter trusses.

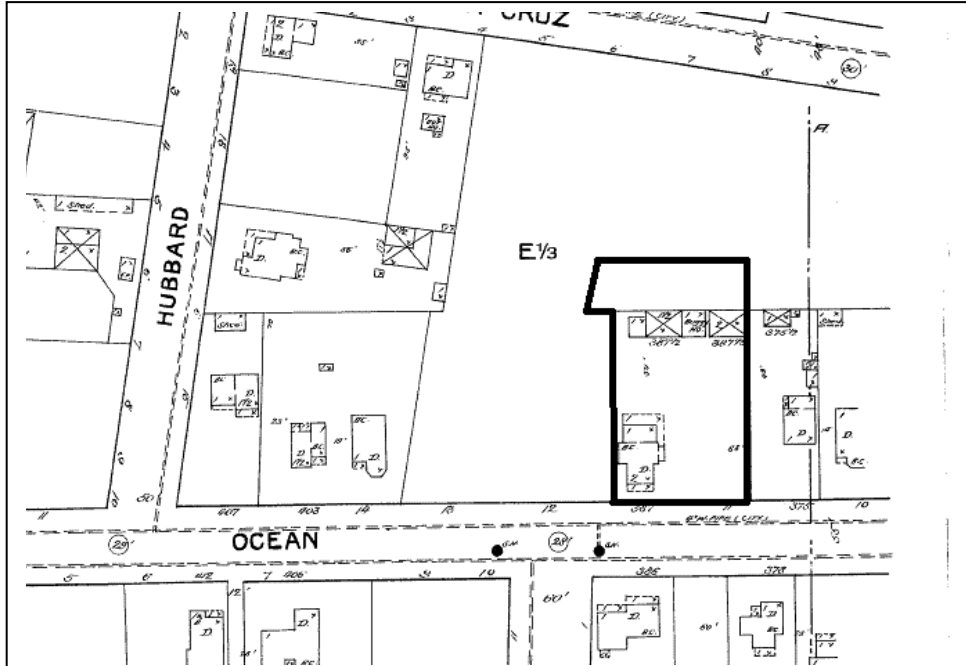


Photo 17: 1892 Sanborn map of the property showing a residence and Various outbuildings on the property at that time.

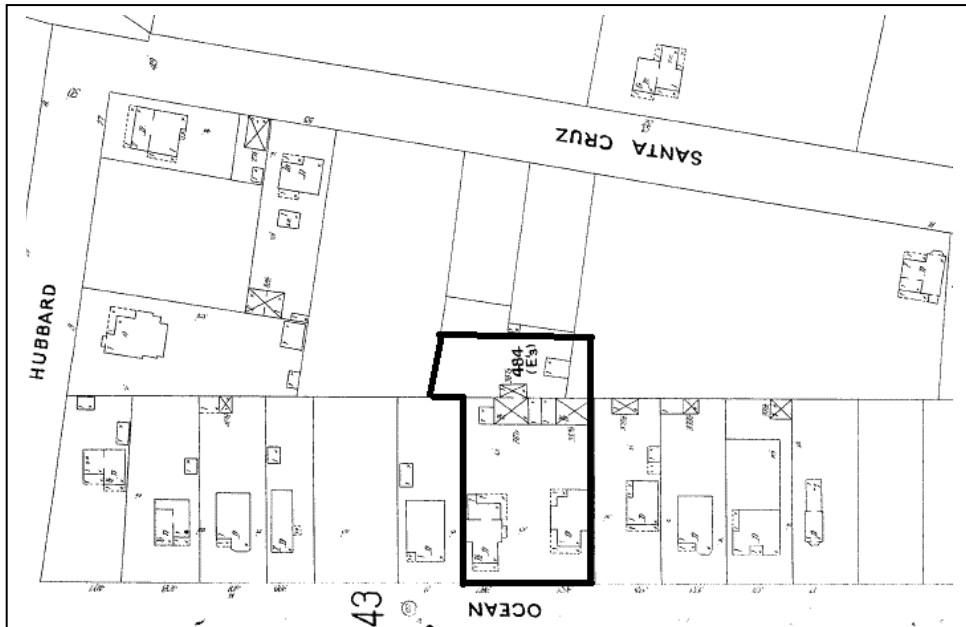


Photo 18: 1905 Sanborn map of the property showing two residences on the property at that time.



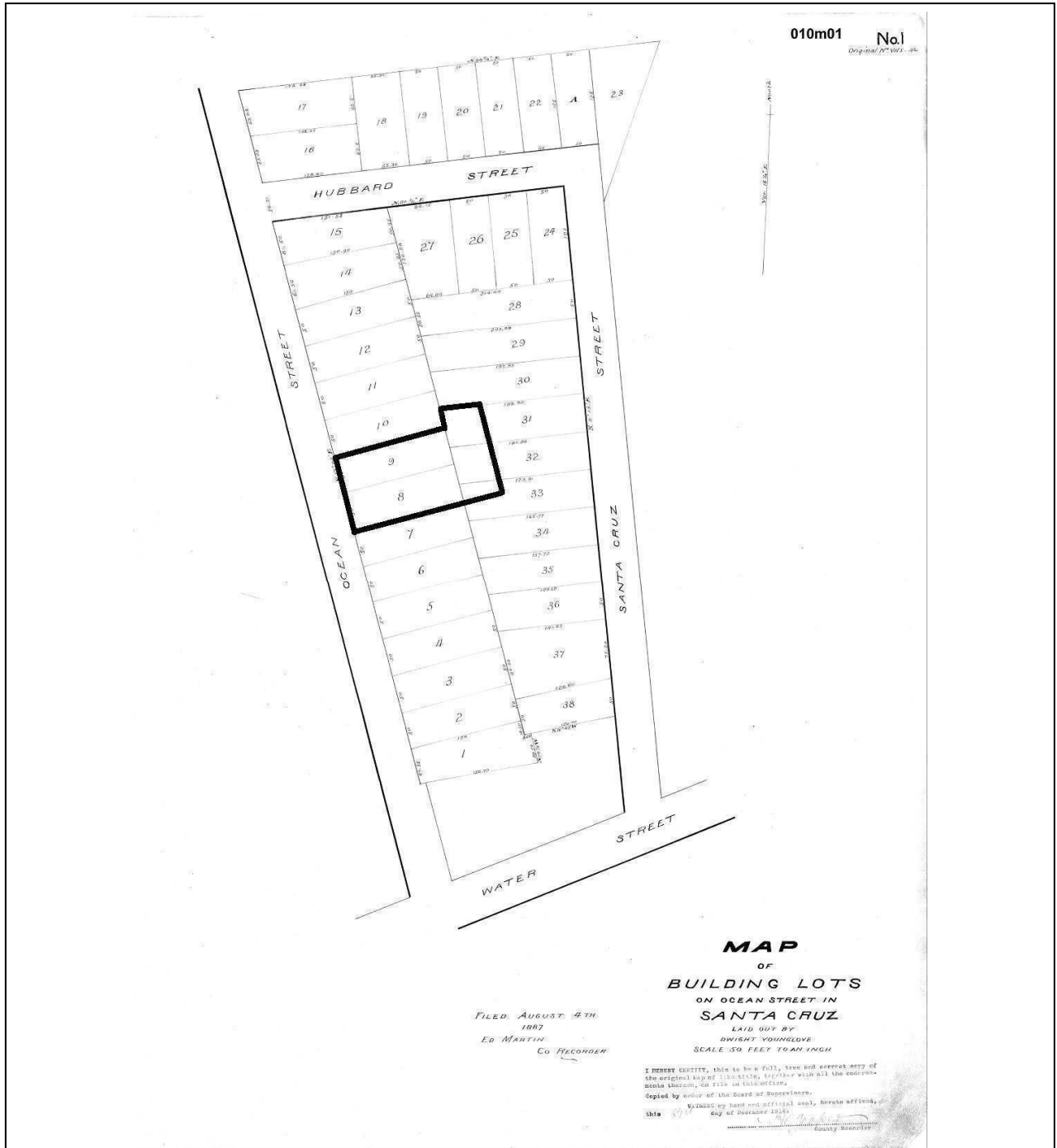


Photo 21: The Subject property as shown on the “Map of the Building Lots on Ocean Street in Santa Cruz, 1887” (Lots #8 & 9 and portions of Lots# 31, 32, & 33).



**CONTINUATION SHEET**

Page 19 of 19 \*Resource Name or # (Assigned by recorder) 928 Ocean Street  
\*Recorded by Archaeological Resource Management Date 4/24/2019 Continuation  Update



Photo 22: December 12, 1954 article in the Santa Cruz Sentinel.

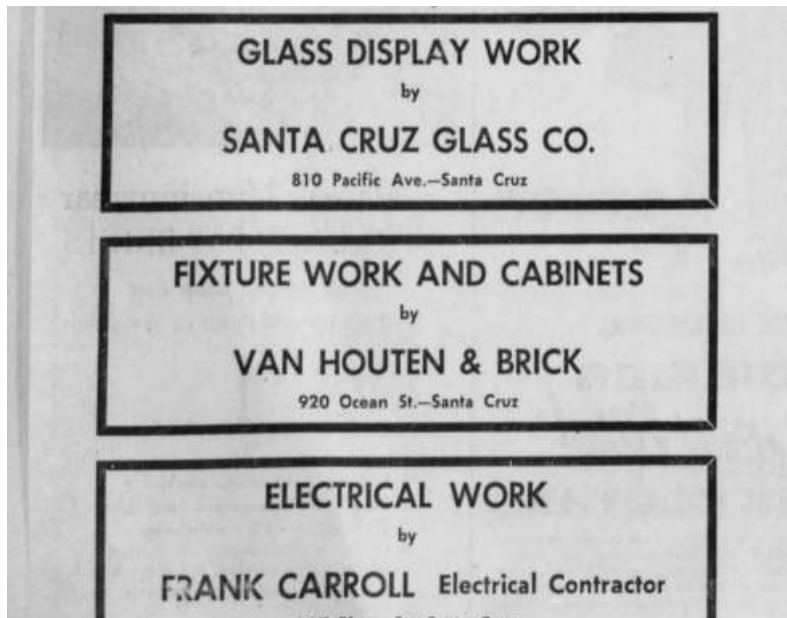


Photo 23: April 24, 1956 advertisement newly renovated Harris Bro's Store in the Santa Cruz Sentinel listing Van Houten & Brick as contractors.

## *Archaeological Resource Management*

*Robert R. Cartier, Ph.D.  
496 North 5th Street  
San Jose, CA 95112  
Telephone (408) 295-1373  
Fax (408) 286-2040  
email: [armcartier@netscape.net](mailto:armcartier@netscape.net)*

SE-Santa Cruz LLC  
Attn: Madhu Sridhar  
1777 Saratoga Ave, Suite 210  
San Jose, CA 95129

November 4, 2019

RE: HISTORIC EVALUATION FOR THE PROPERTY AT 130 HUBBARD STREET IN  
THE CITY OF SANTA CRUZ

Dear Ms. Sridhar;

As per your request our firm is submitting the enclosed historical evaluation of the structure at 130 Hubbard Street in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

- an evaluation of the structure based on the criteria of the NRHP and CRHR
- an evaluation of the structure using the criteria of the City of Santa Cruz Historic Preservation Ordinance
- State Historic Resources Evaluation forms (DPR 523) for the structure

The structure at 130 Hubbard Street is not currently listed on the City of Santa Cruz Historic Building Survey, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). However, the home was constructed in 1878 based upon County of Santa Cruz Appraiser's property records, and it appears eligible for inclusion in the City of Santa Cruz Historic Building Survey under Criterion 5 and 6 as a good example of the National Folk style, characteristic of the middle-to-late 19th Century.

Thus the structure at 130 Hubbard Street appears to be historically significant at a local level. From a preservation perspective, the most preferable project alternative would retain the structure as is. In the event that this is not possible, it would be recommended to move the structure to a nearby property within the City of Santa Cruz. In the event that relocation is not feasible, it is

recommended that a detailed photographic documentation of the structure be conducted prior to demolition.

Sincerely,

A handwritten signature in black ink, reading "Robert Cartier". The signature is written in a cursive style with a large, prominent initial "R".

Robert Cartier, Ph.D.  
Principal Investigator

RC/dj

**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 13

Resource Name or # 130 Hubbard Street

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: Santa Cruz, CA Date: 2012 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 130 Hubbard Street City: Santa Cruz Zip: 95060

d. UTM: 10S 5 87 098mE/40 93 169mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 008 331 04

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

The structure at 130 Hubbard Street is a two story National Folk style residence in fair condition. Side gabled, the roof is of moderate pitch, and surfaced with composition shingles. A lower gabled roof extends over the earlier rear addition, with a short hipped roof extension over the newer addition. A hipped roof also extends over the front porch. The eaves are narrow, with enclosed rafters. Exterior walls are surfaced with horizontal wooden siding. Fenestration consists primarily of wooden framed windows in a double-hung sash configuration. The symmetrical front façade features a centrally placed gable peak, with three windows on the upper story, and two windows flanking the centrally placed entrance on the lower story. The porch stretches across approximately three quarters the length of the front façade, and is supported by simple classical columns.

\*P3b. Resource Attributes: HP02 (Single Family Res)

\*P4. Resources Present:  Building  Structure  Object District  Element of District  Site  Other

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



P5b. Description of Photo: (View, date, accession #)  
View of the front façade of 130 Hubbard Street

\*P6. Date Constructed/Age and Sources

Historic  Prehistoric  Both

Constructed 1878 based on County of Santa Cruz Appraiser's records

\*P7. Owner and Address:

SE-Santa Cruz, LLC  
1777 Saratoga Ave, Suite 210  
San Jose, CA 95129

\*P8. Recorded by:

Robert Cartier  
Archaeological Resource Management  
496 North 5<sup>th</sup> Street  
San Jose, CA 95112

\*P9. Date Recorded: 11/4/2019

\*P10. Survey Type: Intensive

\*P11. Report Citation: (Cite Survey Report and other sources, or enter "none.")

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  Photographic Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 13

\*NRHP Status Code 130 Hubbard Street

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_

B1. Historic Name: 29 Hubbard Street

B2. Common Name: 130 Hubbard Street

B3. Original Use: Residential

B4. Present Use: Residential (Rental)

\*B5. Architectural Style: National Folk

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

Based upon visual evaluation and available documentation, the primary structure at 130 Hubbard Street was constructed in 1878. Since its original construction multiple additions have been made to the building, greatly expanding the size of the structure.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Also present on the property is the John's Electric Motor Service building (457 May). This structure is described in a separate set of DPR forms.

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme Architecture and Shelter Area Santa Cruz, CA

Period of Significance Horticulture Property Type private residential Applicable Criteria N/A

The land on which the subject structure now stands consists of Lot #24, as shown on the "Map of Building Lots on Ocean Street in Santa Cruz, laid out by Dwight Younglove," filed August 4, 1887 (Vol. 5 of Maps, Page 46). Based upon County of Santa Cruz Appraiser's documentation, the residence was originally constructed in 1878. The structure lies outside the boundaries of the 1886 and 1888 Sanborn Maps of the City of Santa Cruz, but can be seen on the 1892 map. The earliest known owner of the home was Crawford L. Hunt. On June 29, 1897 he granted the property to Mary Ann Hunt, widow of Stephen Howard Hunt (Book 122 of Deeds, Page 467). Mary Hunt is listed at the property address (then 29 Hubbard Street) in 1902. The Hunt family resided in the home until 1918, when Jennie E. Hunt (widow of Stephen and Mary's son William Bruce Hunt was listed at the address. In 1920 the home was occupied by Charles Newman. Clara Larson (nee Waldo) and her brother and his wife, Albert (Bert) and Ethel Waldo, are listed at the address in 1921.

See Continuation Sheet, Page 4

B11. Additional Resource Attributes: (List attributes and codes) N/A

\*B12. References:

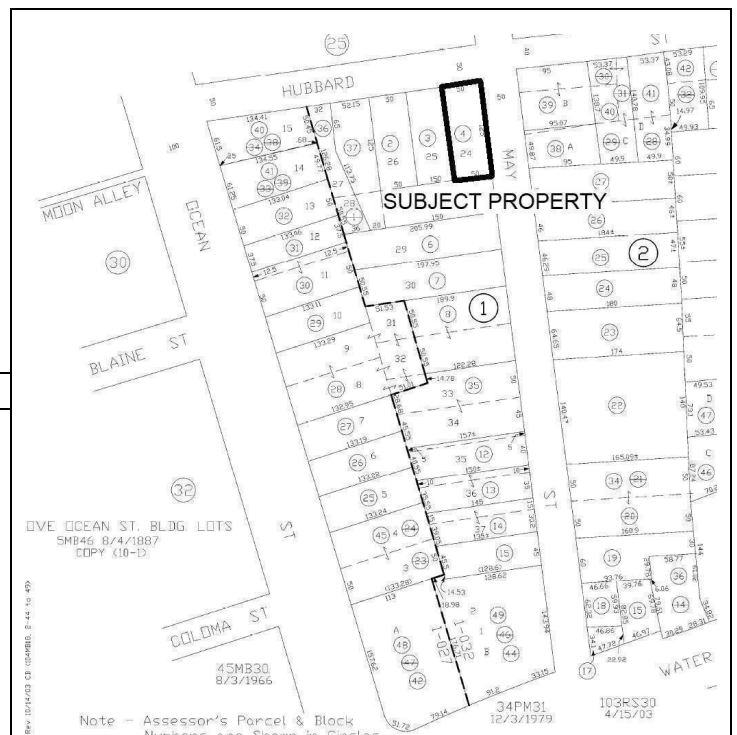
See Continuation Sheet, Page 8

B13. Remarks:

\*B14. Evaluator: Robert R. Cartier

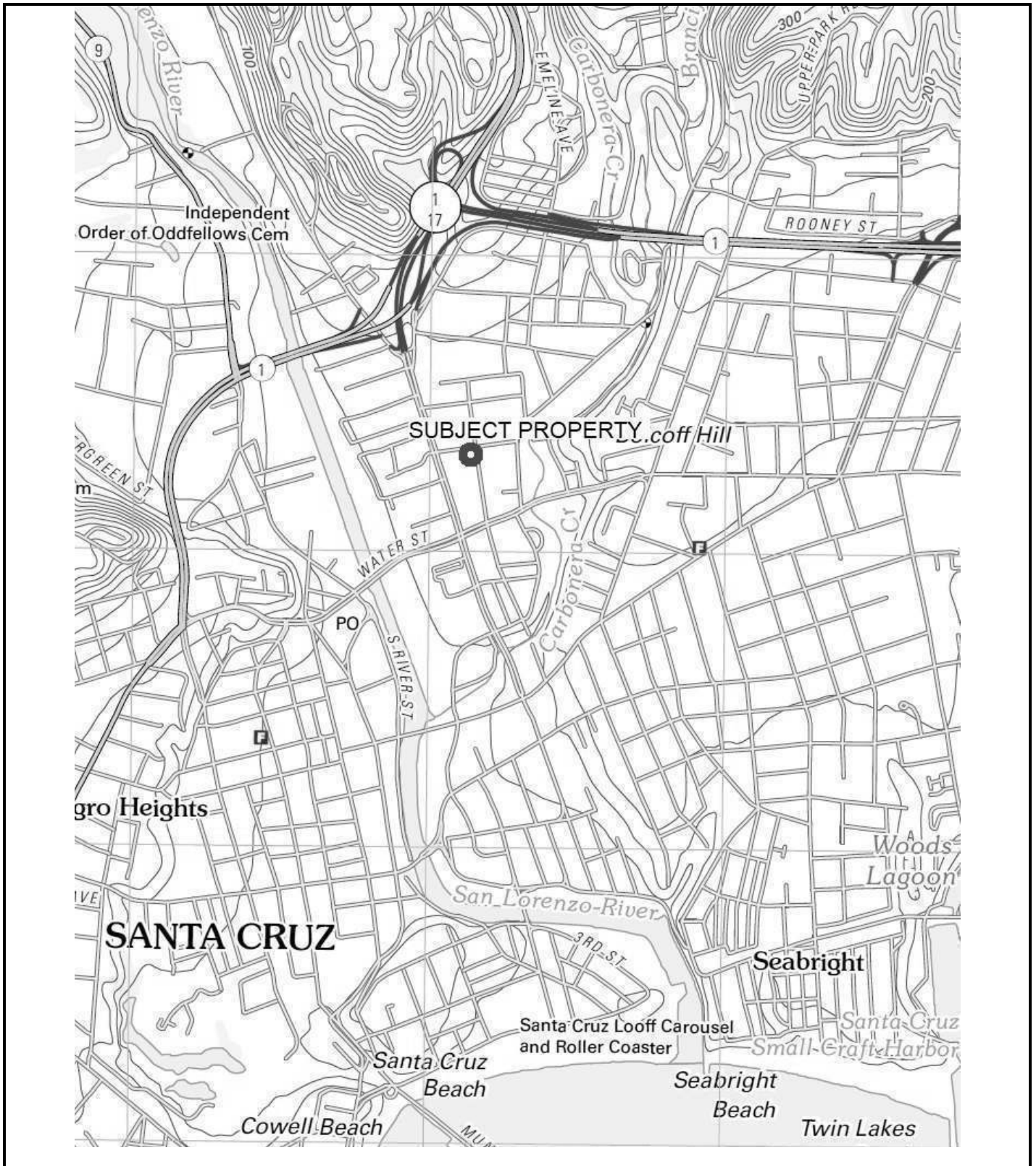
\*Date of Evaluation: 11/4/2019

(This space reserved for official comments.)



### LOCATION MAP

Page 3 of 13      Resource Name or # (Assigned by recorder) 130 Hubbard Street  
\*Map Name: Santa Cruz, CA      \*Scale: 7.5 Minute      \*Date of Map: 2012



**CONTINUATION SHEET**

Continued from B10:

Clara Larson was employed as a laundry worker at Cascade Laundry, and Albert Waldo was listed as a blacksmith. By 1924 the property was owned by Joseph L. Thorp. On February 2 of that year he granted the home to H. J. and Mary Schutter (Book 37 OR, Page 87). On February 3, 1933 H. J. Schutter granted the property to Franklin J. Schutter (Book 244 OR, Page 243). Franklin owned the property until March 22, 1944, when it was sold to Squire M. and Mary M. Shively (Book 476 OR, Page 11). The Shivelys' sold the property on October 7, 1947 to Ida and H. L. Reid (Book 596 OR, Page 198). Ida Reid ceded her interest in the property to H. L. and Beatrice Reid on January 28, 1955 (Book 1001 OR, Page 364). On October 17, 1967 the property was sold to Jack and Vivian Johnson and Douglas L. and Patricia Eudey (Book 1850 OR, Page 287). On August 20, 1979 the property was sold to T.J. and Shirley Scott, Norman and Diane Bei, and Hugo Bruno Tottino (Book 3098 OR, Page 235). On July 26, 2005 the property was transferred to Bei-Scott Co., LLC (Assessor's Doc#2005-0050952). The property was transferred again on October 6, 2017, to SE-Santa Cruz, LLC, who are the current owners (Assessor's Doc#2017-0033544).

*City of Santa Cruz Historic Preservation Ordinance*

According to the City of Santa Cruz Historic Preservation Ordinance (Ordinance #2003-14). A property shall be determined eligible for inclusion in the City of Santa Cruz Historic Building Survey based upon the following Criteria:

*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.

*Or a district which is:*

8. Recognized as a geographically definable area possessing a significant concentration of buildings that are well designed and other structures, sites, and objects which are united by past events or by a plan or physical development; or is
9. Recognized as an established and geographically definable neighborhood united by culture, architectural styles or physical development.

The structure at 130 Hubbard Street is not currently listed in the City of Santa Cruz Historic Building Survey. However, it appears to be eligible for listing in this register under Criteria 5, 6 and 7 as described above. The structure is a good example of the National Folk style in the community of Santa Cruz. This style is characteristic of middle-to-late 19<sup>th</sup> Century American domestic architecture. It is a very early structure in this area of the city, and is built in a style uncommon in the area. Thus it appears eligible for inclusion under Criteria 5 and 6. The structure has multiple additions, however the front façade retains much of its original character and feeling. Thus it appears to be eligible for inclusion under Criterion 7.

The structure is not recognized as a significant example of the built heritage of the city, and thus does not appear eligible for listing under Criterion 1. It is not associated with significant historic events, and thus does not appear eligible for listing under Criterion 2. It is not associated with historically significant persons, thus it does not appear eligible for listing under Criterion 3. It is not known to be the work of an architect or builder of note, and thus does not appear eligible for listing under Criterion 4. The structure is not a part of an historic district, and thus Criteria 8 and 9 do not apply.

*California Register of Historic Resources Criteria*

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association 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;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings).

The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The property at 130 Hubbard Street is not currently listed on the CRHR. In addition the structure does not appear to be eligible for inclusion in this register. The structure is not associated with significant events and thus it does not appear to be eligible for listing under Criterion 1. The structure is not associated with the lives of historically significant people, thus it does not appear to be eligible for inclusion under Criterion 2. The structure is an example of National Folk style architecture, however it is not a notable example on a statewide level. Thus it does not appear to be eligible for listing under Criterion 3. The structure does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under Criterion 4.



*National Register Criteria*

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures. The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

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

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

- |              |                |
|--------------|----------------|
| 1. location  | 5. Workmanship |
| 2. design    | 6. Feeling     |
| 3. setting   | 7. Association |
| 4. materials |                |

The structure at 130 Hubbard Street is not currently listed on the National Register of Historic Places. In addition the structure does not appear to be eligible for inclusion in this register. The property is not associated with any known significant historical events, thus it does not appear to be eligible under Criterion A. The structure is not associated with historically significant persons, thus it does not appear to be eligible for inclusion in the NRHP under Criterion B. Although an example of National Folk style architecture, it is not a notable example of this style and does not appear to be eligible for inclusion under Criterion C. The structure does not appear likely to yield important historical information, thus it does not appear eligible for inclusion under Criterion D.

In addition, the structure is somewhat lacking in historic integrity, a key consideration for eligibility for the National Register.

**CONTINUATION SHEET**

Page 7 of 13 \*Resource Name or # (Assigned by recorder) 130 Hubbard Street  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

Continued from B12:

Appraiser's Office, County of Santa Cruz  
2019 Appraiser's records for 130 Hubbard Street.

Assessor's Office, County of Santa Cruz  
2019 Record search of assessed value and associated taxes for 130 Hubbard Street.

Calloway, S. and E. Cromley  
1996 *The Elements of Style: A Practical Encyclopedia of Interior Architectural Details from 1485 to the Present, Revised Edition.* Simon & Schuster, New York.

Hoover, M. et al  
1966 *Historic Spots in California.* Stanford University Press, Stanford California.

McAlester, V. and L. McAlester  
1997 *A Field Guide to American Houses.* Alfred A. Knopf, New York.

Recorder's Office, County of Santa Cruz  
2019 Record search of recorded information for 130 Hubbard Street.

US Department of the Interior  
1990 *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*

US Department of the Interior  
1982 Bulletin 15 – "How to Apply the National Register Criteria for Evaluation."

Whiffen, M.  
1992 *American Architecture since 1780, Revised Edition.* The MIT Press, Cambridge, MA.



Photo 1: View of the front façade of 130 Hubbard Street



Photo 2: View of the front porch and entry.



Photo 3: Oblique view of the residence from the northwest.



Photo 4: Oblique view of the residence from the northeast.



Photo 5: View of the eastern façade showing both rear additions.



Photo 6: View of the rear façade showing later rear addition.

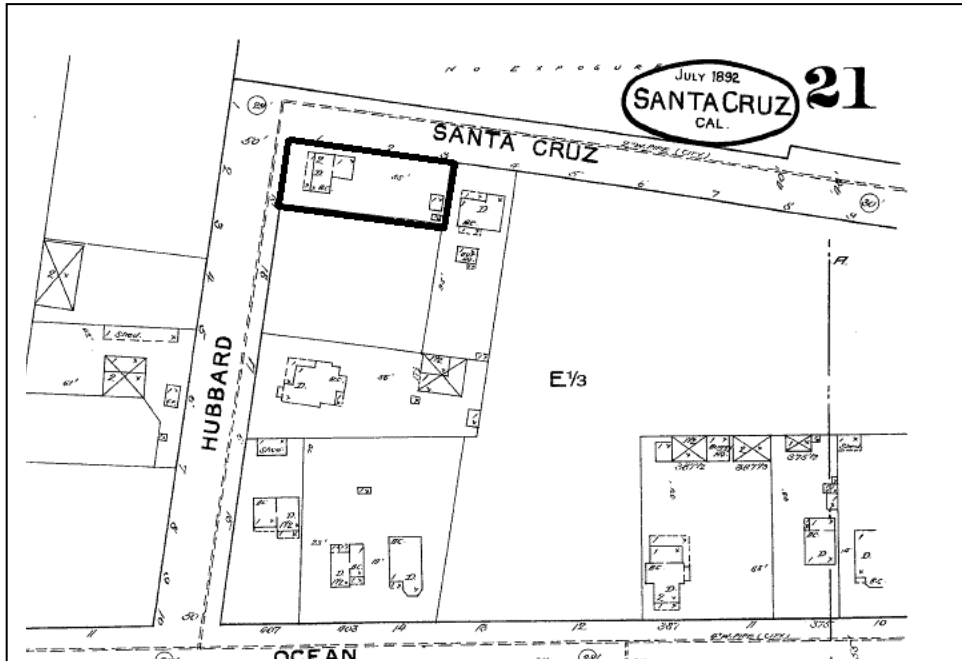


Photo 7: 1892 Sanborn Map of the property showing the residence.

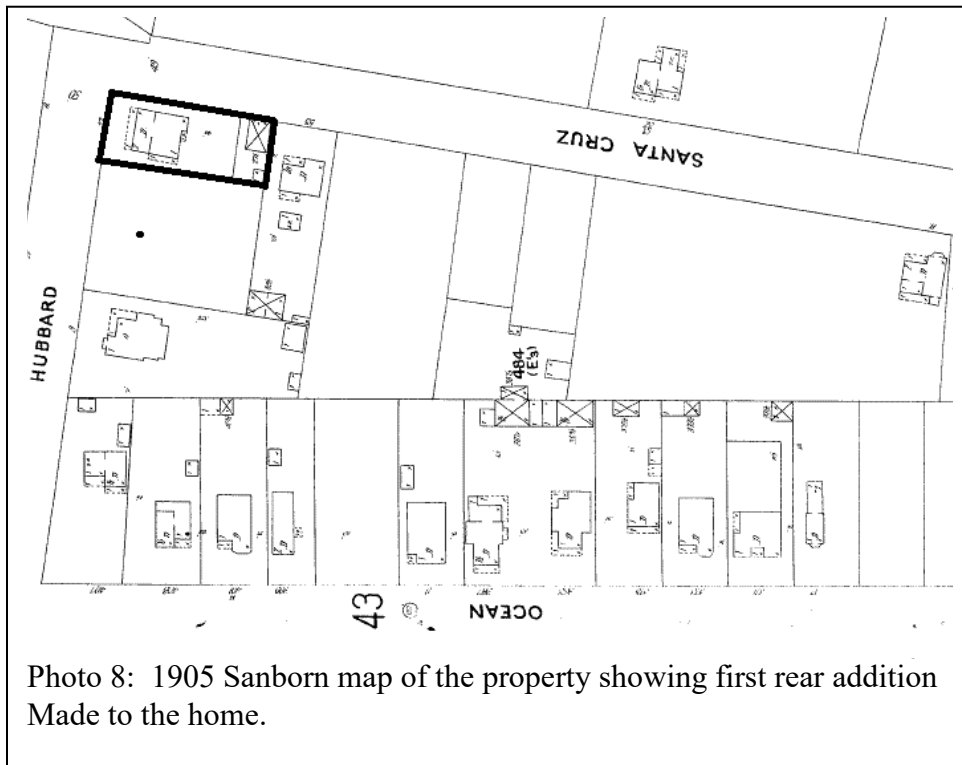


Photo 8: 1905 Sanborn map of the property showing first rear addition Made to the home.

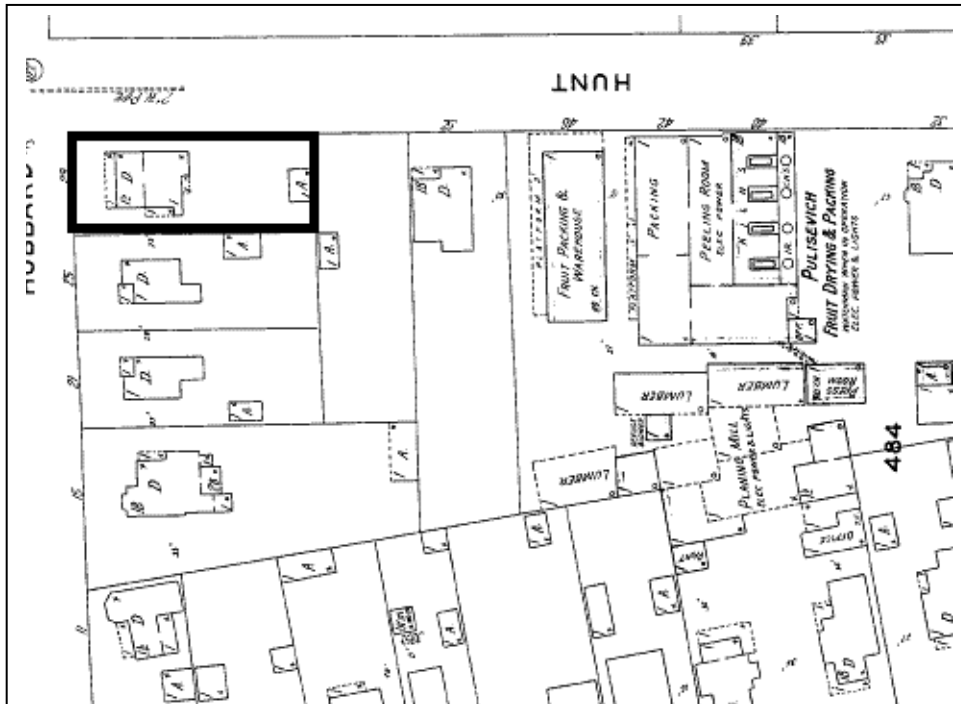


Photo 9: 1928 Sanborn Map of the property showing the residence.

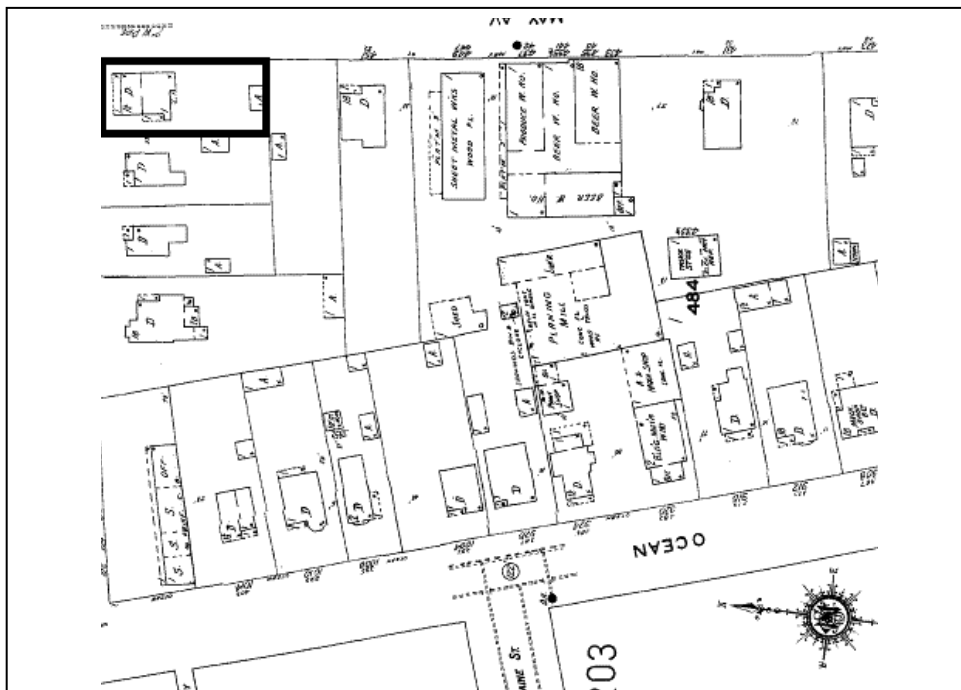


Photo 10: 1950 Sanborn Map of the property showing the residence.

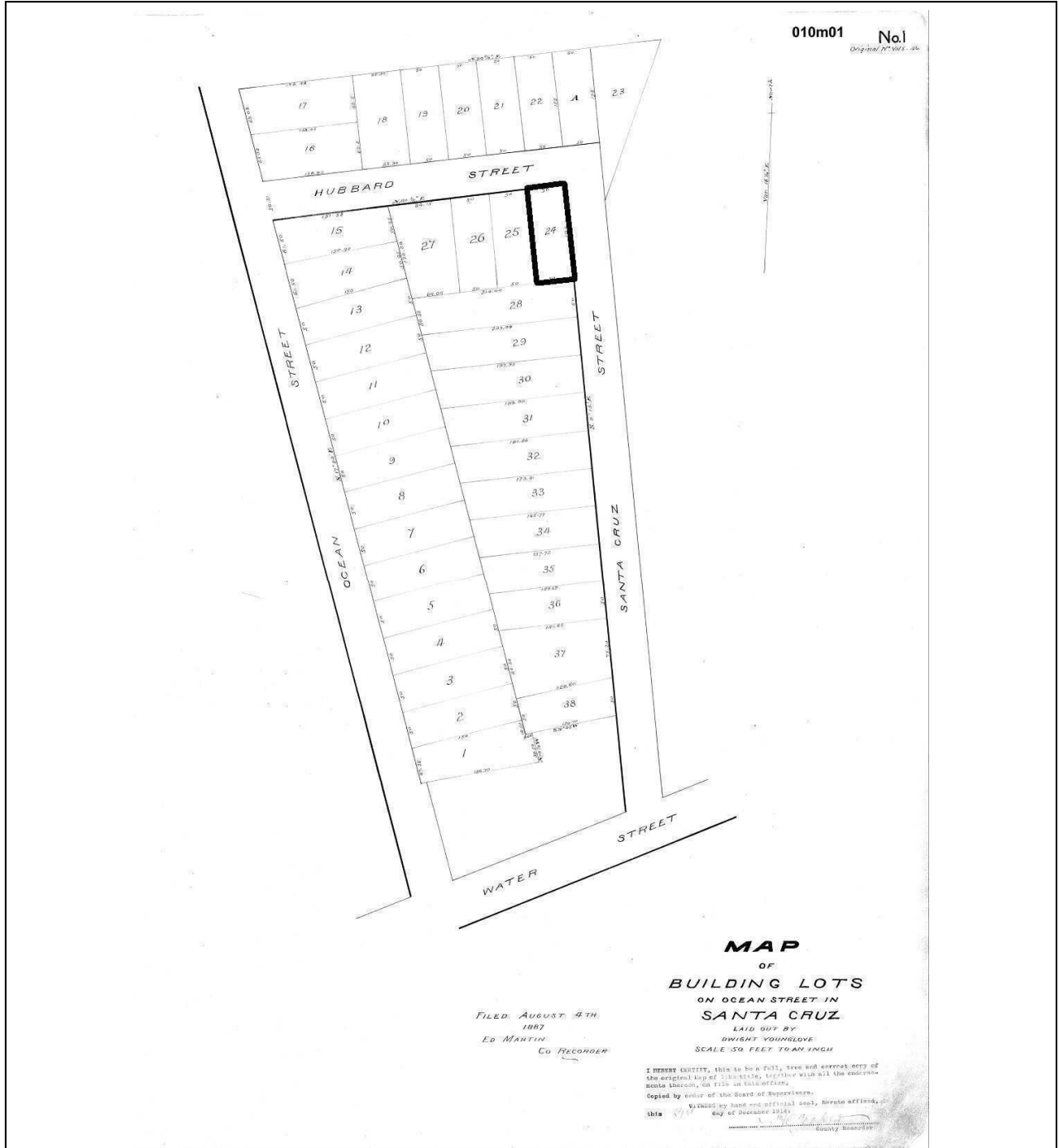


Photo 11: The Subject property as shown on the “Map of the Building Lots on Ocean Street in Santa Cruz, 1887” (Lot #24).



# *Archaeological Resource Management*

*Robert R. Cartier, Ph.D.  
496 North 5th Street  
San Jose, CA 95112  
Telephone (408) 295-1373  
Fax (408) 286-2040  
email: armcartier@netscape.net*

SE-Santa Cruz LLC  
Attn: Madhu Sridhar  
1777 Saratoga Ave, Suite 210  
San Jose, CA 95129

November 4, 2019

RE: HISTORIC EVALUATION FOR THE PROPERTY AT 457 MAY AVENUE IN THE  
CITY OF SANTA CRUZ

Dear Ms. Sridhar;

As per your request our firm is submitting the enclosed historical evaluation of the structure at 457 May Avenue in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

- an evaluation of the structure based on the criteria of the NRHP and CRHR
- an evaluation of the structure using the criteria of the City of Santa Cruz Historic Preservation Ordinance
- State Historic Resources Evaluation forms (DPR 523) for the structure

The structure at 457 May Avenue is not currently listed on the City of Santa Cruz Historic Building Survey, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). In addition, it does not appear to be eligible for listing in any of these registers.

Thus the structure at 457 May Avenue does not appear to be historically significant, and no further recommendations are being made.

Sincerely,



Robert Cartier, Ph.D.  
Principal Investigator

RC/dj

**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 14

Resource Name or # 457 May Avenue

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: Santa Cruz, CA Date: 2012 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 457 May Avenue City: Santa Cruz Zip: 95060

d. UTM: 10S 5 87 098mE/40 93 169mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 008 331 04

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The structure at 457 May Avenue is a single story commercial building in fair condition. The roof is flat, surfaced with gravel sheeting, and features little or no parapet. The exterior walls are constructed of cinderblocks. The front façade features a broad cantilevered awning which stretches the length of the shop entrance, with the exception of the garage bay. Beneath this are large plate glass shop windows, which flank the slightly recessed glass entry door. A small sign advertising "John's Electric Motor Service" extends from the front façade above the awning. The current sign was added in 2015 (John's Electric Motor Service 2015). Fenestration throughout the structure is aluminum or vinyl framed, in a combination of fixed and sliding configurations.

\*P3b. Resource Attributes: HP06 (commercial 1-3 stories)

\*P4. Resources Present:  Building  Structure  Object  District  Element of District  Site  Other

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



\*P5b. Description of Photo: (View, date, accession #)  
View of the front façade of 457 May Avenue

\*P6. Date Constructed/Age and Sources

Historic  Prehistoric  Both

Constructed 1958 based on County of Santa Cruz Appraiser's records

\*P7. Owner and Address:

SE-Santa Cruz, LLC  
1777 Saratoga Ave, Suite 210  
San Jose, CA 95129

\*P8. Recorded by:

Robert Cartier  
Archaeological Resource Management  
496 North 5<sup>th</sup> Street  
San Jose, CA 95112

\*P9. Date Recorded: 11/4/2019

\*P10. Survey Type: Intensive

\*P11. Report Citation: (Cite Survey Report and other sources, or enter "none.")

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  
 Photographic Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 14

\*NRHP Status Code 457 May Avenue

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_

B1. Historic Name: 457 May Avenue

B2. Common Name: John's Electric Motor Service

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: modern commercial

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Based upon visual evaluation and available documentation, the primary structure at 457 May Avenue was constructed in 1958. Since its original construction only minor modifications appear to have been made to the structure.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:  
Also present on the property is the residence at 130 Hubbard Street. This structure is described in a separate set of DPR forms.

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme commercial Area Santa Cruz, CA

Period of Significance Post-War Property Type private commercial Applicable Criteria N/A

The land on which the subject structure now stands consists of Lot #24, as shown on the "Map of Building Lots on Ocean Street in Santa Cruz, laid out by Dwight Younglove," filed August 4, 1887 (Vol. 5 of Maps, Page 46). Based upon County of Santa Cruz Appraiser's documentation, the commercial building on the property was constructed in 1958. At the time of construction, the property was owned by H. L. and Beatrice Reid (Book 1001 OR, Page 364). From 1959 to 1963 the address is listed as 'Reid & Son Cabinet Makers.' On October 17, 1967 the property was sold to Jack and Vivian Johnson and Douglas L. and Patricia Eudey (Book 1850 OR, Page 287). From 1968 to 1979 the structure was occupied by Coast Counties Electrical Contractors. On August 20, 1979 the property was sold to T.J. and Shirley Scott, Norman and Diane Bei, and Hugo Bruno Tottino (Book 3098 OR, Page 235).

See Continuation Sheet, Page 4

B11. Additional Resource Attributes: (List attributes and codes) N/A

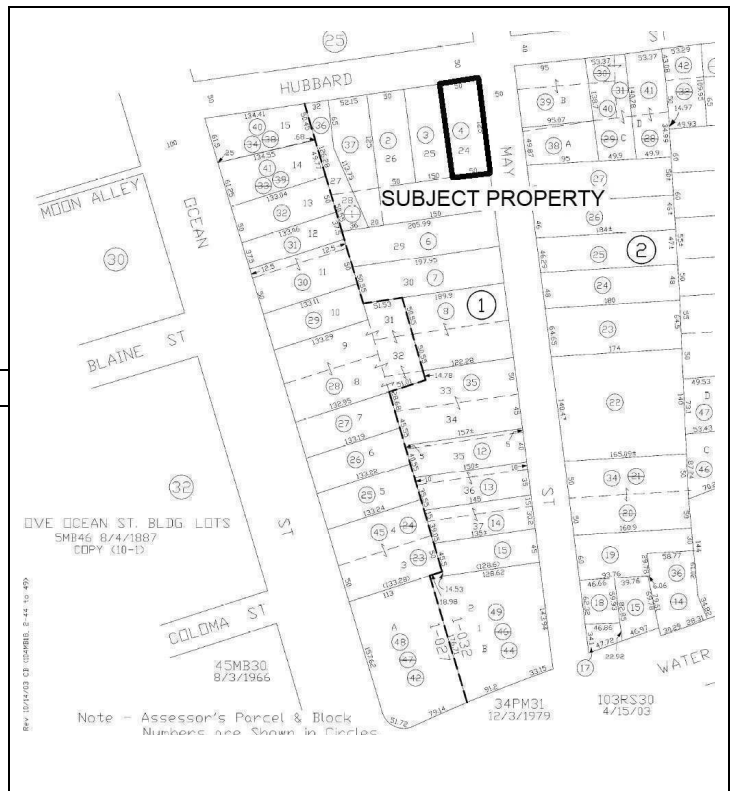
\*B12. References:  
See Continuation Sheet, Page 7

B13. Remarks:

\*B14. Evaluator: Robert R. Cartier

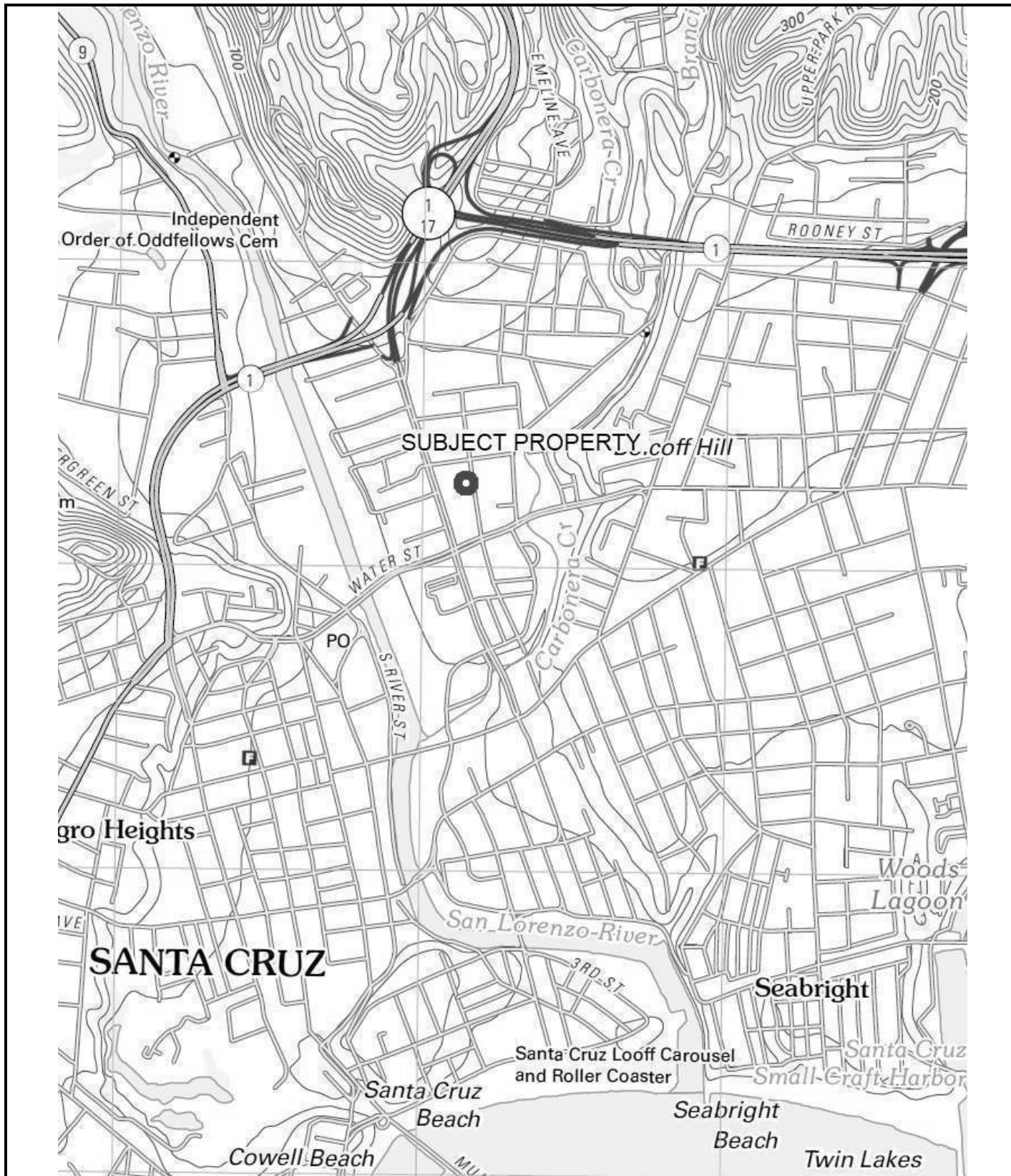
\*Date of Evaluation: 11/4/2019

(This space reserved for official comments.)



### LOCATION MAP

Page 3 of 14      Resource Name or # (Assigned by recorder) 457 May Avenue  
\*Map Name: Santa Cruz, CA      \*Scale: 7.5 Minute      \*Date of Map: 2012



**CONTINUATION SHEET**

Page 4 of 14 \*Resource Name or # (Assigned by recorder) 457 May Avenue  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

Continued from B10:

John's Electric Motor Service is first listed at this address in 1980 (having previously operated from 449 May Avenue, beginning in 1976). On July 26, 2005 the property was transferred to Bei-Scott Co., LLC (Assessor's Doc#2005-0050952). The property was transferred again on October 6, 2017, to SE-Santa Cruz, LLC, who are the current owners (Assessor's Doc#2017-0033544).

*City of Santa Cruz Historic Preservation Ordinance*

According to the City of Santa Cruz Historic Preservation Ordinance (Ordinance #2003-14). A property shall be determined eligible for inclusion in the City of Santa Cruz Historic Building Survey based upon the following Criteria:

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.

Or a district which is:

8. Recognized as a geographically definable area possessing a significant concentration of buildings that are well designed and other structures, sites, and objects which are united by past events or by a plan or physical development; or is
9. Recognized as an established and geographically definable neighborhood united by culture, architectural styles or physical development.

The structure at 457 May Avenue is not currently listed in the City of Santa Cruz Historic Building Survey. In addition, it does not appear eligible for listing in this register. The structure is not recognized as a significant example of the built heritage of the city, and thus does not appear eligible for listing under Criterion 1. It is not associated with significant historic events, and thus does not appear eligible for listing under Criterion 2. It is not associated with historically significant persons, thus it does not appear eligible for listing under Criterion 3. It is not known to be the work of an architect or builder of note, and thus does not appear eligible for listing under Criterion 4. It does not possess special aesthetic or architectural merit, and thus does not appear eligible under Criterion 5. Although it is an example of modern commercial architecture, it is not a notable example of this style and does not appear eligible for inclusion under Criterion 6. The structure has suffered some modifications, and is somewhat lacking in integrity. Thus it does not appear to be eligible for inclusion under Criterion 7. The structure is not a part of an historic district, and thus Criteria 8 and 9 do not apply.

*California Register of Historic Resources Criteria*

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association 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;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings).

The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The property at 457 May Avenue is not currently listed on the CRHR. In addition the structure does not appear to be eligible for inclusion in this register. The structure is not associated with significant events and thus it does not appear to be eligible for listing under Criterion 1. The structure is not associated with the lives of historically significant people, thus it does not appear to be eligible for inclusion under Criterion 2. The structure is an example of modern commercial architecture, however it is not a notable example, and suffers from significant modifications from its original form. Thus it does not appear to be eligible for listing under Criterion 3. The structure does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under Criterion 4.

# CONTINUATION SHEET

Page 6 of 14 \*Resource Name or # (Assigned by recorder) 457 May Avenue  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

## *National Register Criteria*

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures. The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

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

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

- |              |                |
|--------------|----------------|
| 1. location  | 5. Workmanship |
| 2. design    | 6. Feeling     |
| 3. setting   | 7. Association |
| 4. materials |                |

The structure at 457 May Avenue is not currently listed on the National Register of Historic Places. In addition the structure does not appear to be eligible for inclusion in this register. The property is not associated with any known significant historical events, thus it does not appear to be eligible under Criterion A. The structure is not associated with historically significant persons, thus it does not appear to be eligible for inclusion in the NRHP under Criterion B. Although an example of modern commercial architecture, it is not a notable example of this style and does not appear to be eligible for inclusion under Criterion C. The structure does not appear likely to yield important historical information, thus it does not appear eligible for inclusion under Criterion D.

In addition, the structure is somewhat lacking in historic integrity, having multiple additions since its original construction.

**CONTINUATION SHEET**

Page 7 of 14 \*Resource Name or # (Assigned by recorder) 457 May Avenue  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

Continued from B12:

Appraiser's Office, County of Santa Cruz  
2019 Appraiser's records for 457 May Avenue.

Assessor's Office, County of Santa Cruz  
2019 Record search of assessed value and associated taxes for 457 May Avenue.

Calloway, S. and E. Cromley  
1996 *The Elements of Style: A Practical Encyclopedia of Interior Architectural Details from 1485 to the Present, Revised Edition.* Simon & Schuster, New York.

Hoover, M. et al  
1966 *Historic Spots in California.* Stanford University Press, Stanford California.

John's Electric Motor Service  
2015 The Signs they are a' Changin. Blog post, July 31, 2015. <https://johnselectricmotorservice.com/blog/>

McAlester, V. and L. McAlester  
1997 *A Field Guide to American Houses.* Alfred A. Knopf, New York.

Recorder's Office, County of Santa Cruz  
2019 Record search of recorded information for 457 May Avenue.

US Department of the Interior  
1990 *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*

US Department of the Interior  
1982 Bulletin 15 – "How to Apply the National Register Criteria for Evaluation."

Whiffen, M.  
1992 *American Architecture since 1780, Revised Edition.* The MIT Press, Cambridge, MA.



**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 8 of 14 \*Resource Name or # (Assigned by recorder) 457 May Avenue  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update



Photo 1: View of the front façade of 457 May Avenue



Photo 2: View of the customer entry and shop windows.



Photo 3: View of the garage bay and southern portion of the façade.



Photo 4: View of the northern façade of the structure.



Photo 5: Oblique view of the southeast corner of the structure.



Photo 6: View of the southern façade.

**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 11 of 14 \*Resource Name or # (Assigned by recorder) 457 May Avenue  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update



Photo 7: View along the front façade showing awning and sign.



Photo 8: Detail of the cantilevered awning and sign.

**CONTINUATION SHEET**

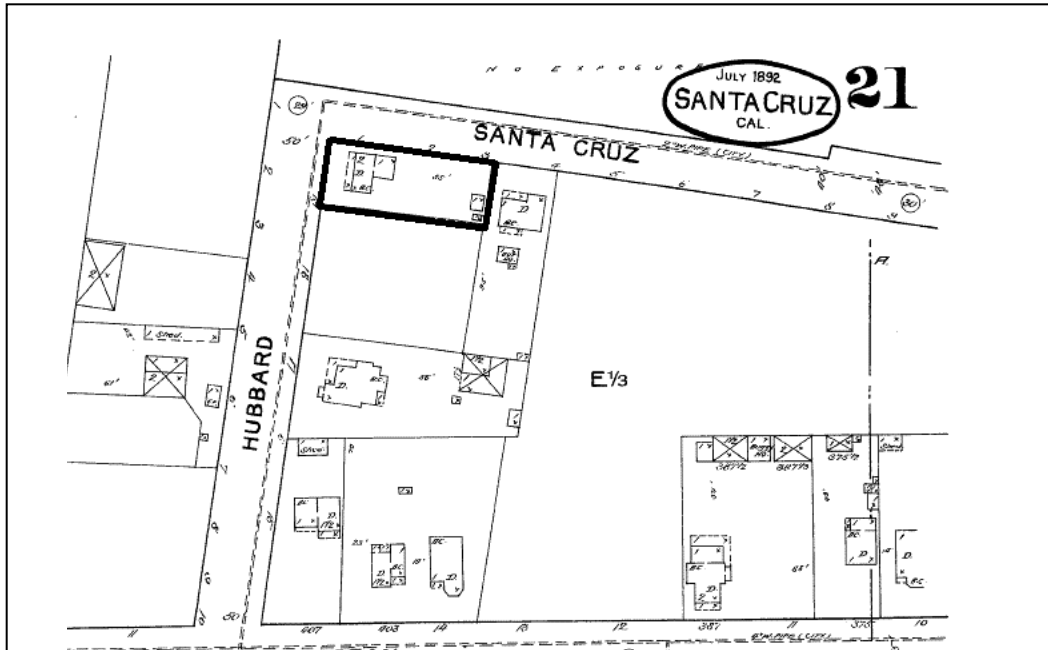


Photo 7: 1892 Sanborn Map of the property showing the structure not present.

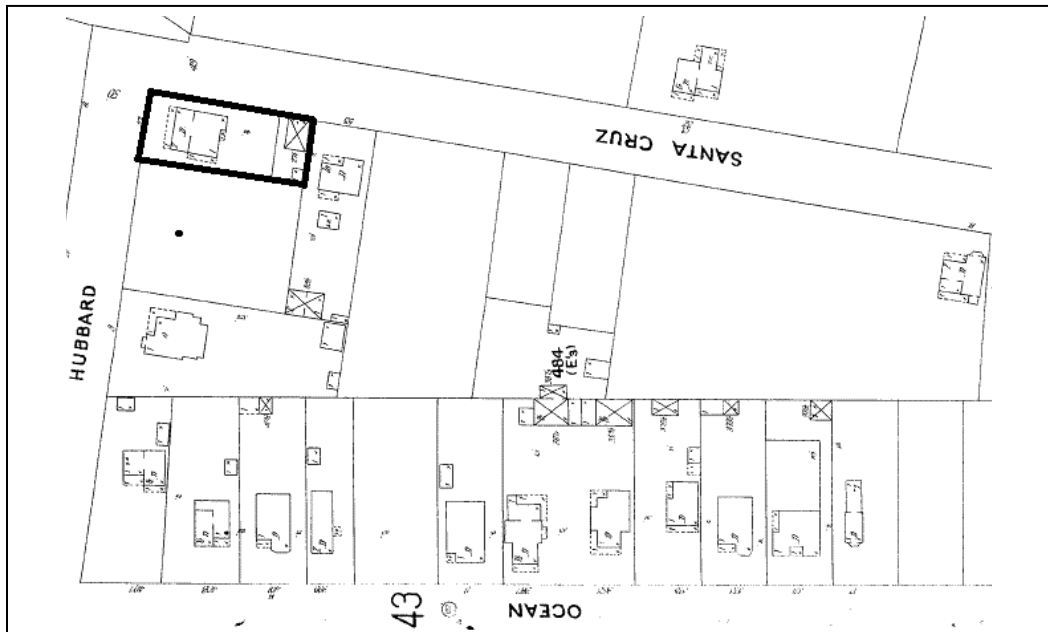


Photo 8: 1905 Sanborn map of the property showing the structure not present.

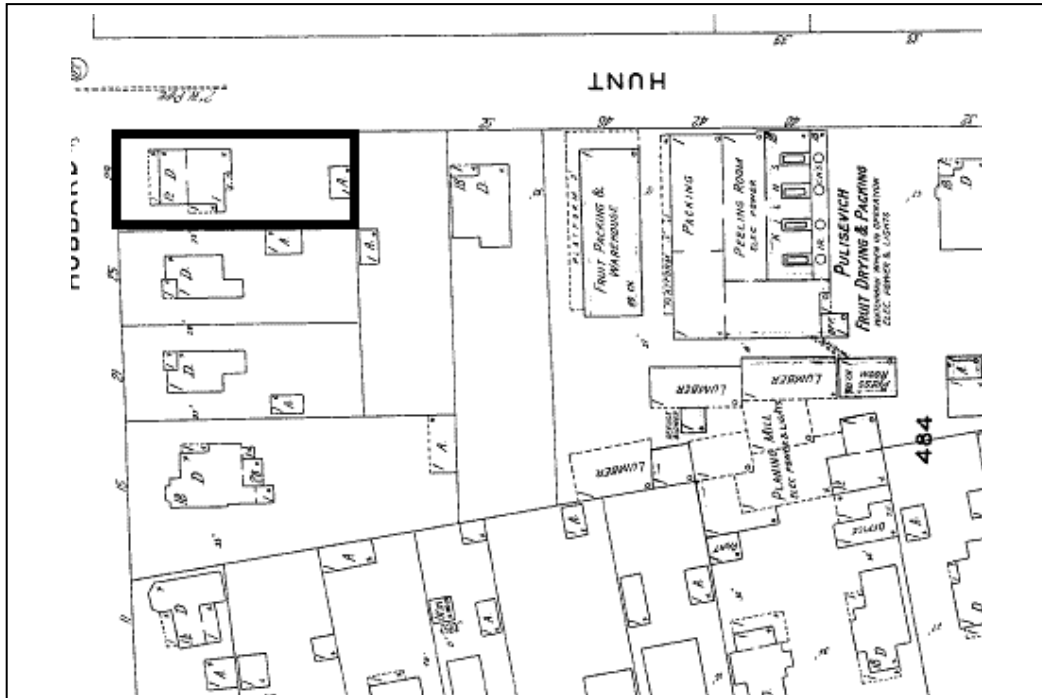


Photo 9: 1928 Sanborn Map of the property showing the structure not present

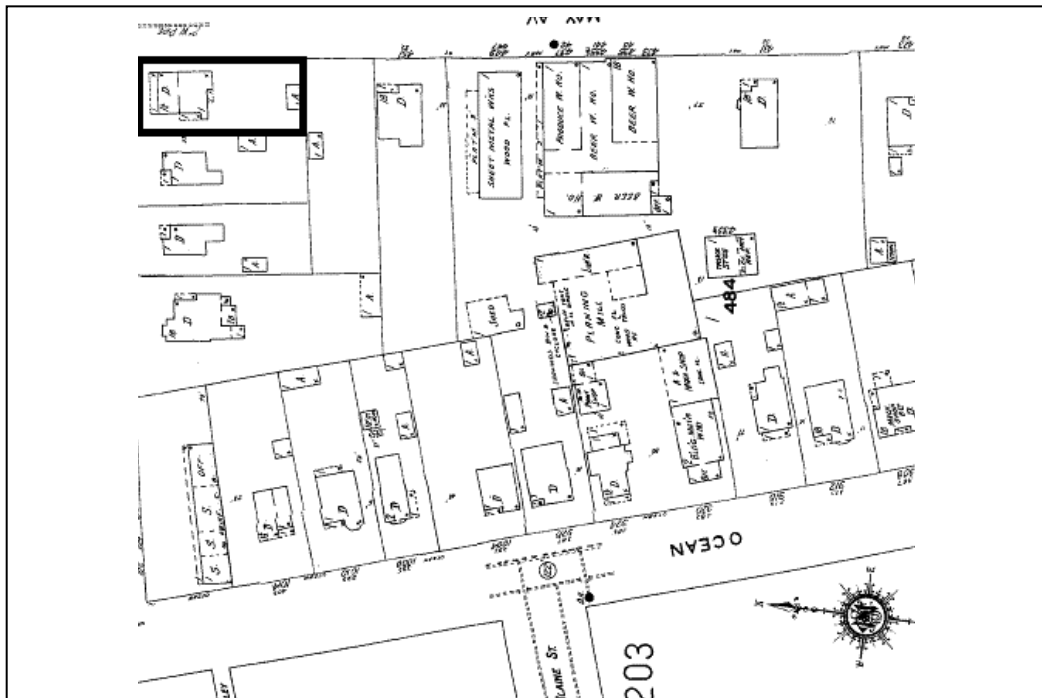


Photo 10: 1950 Sanborn Map of the property showing the structure not present.

**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 14 of 14 \*Resource Name or # (Assigned by recorder) 130 Hubbard Street  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

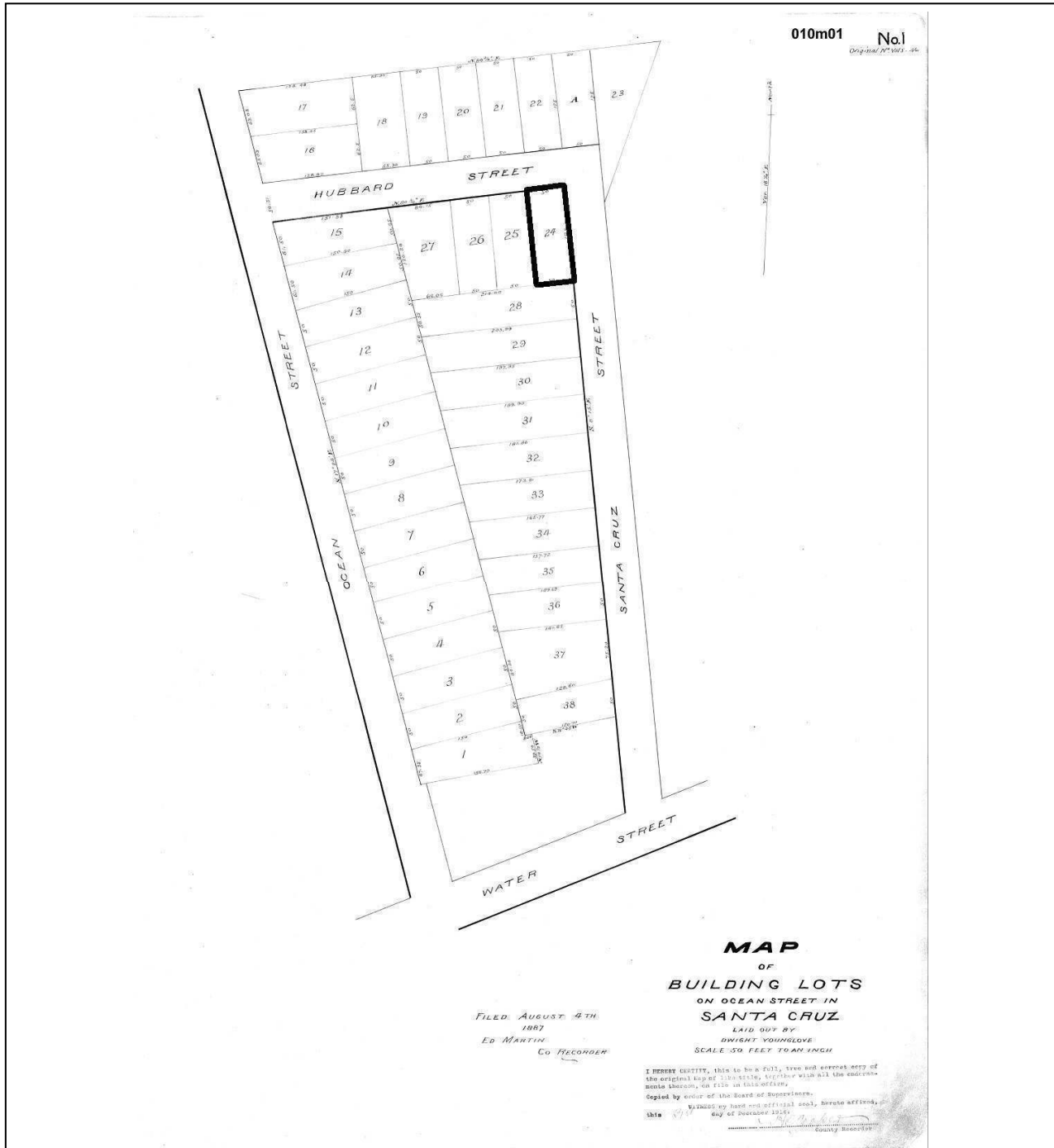


Photo 11: The Subject property as shown on the “Map of the Building Lots on Ocean Street in Santa Cruz, 1887” (Lot #24).

# *Archaeological Resource Management*

*Robert R. Cartier, Ph.D.  
496 North 5th Street  
San Jose, CA 95112  
Telephone (408) 295-1373  
Fax (408) 286-2040  
email: [armcartier@netscape.net](mailto:armcartier@netscape.net)*

SE-Santa Cruz LLC  
Attn: Madhu Sridhar  
1777 Saratoga Ave, Suite 210  
San Jose, CA 95129

November 4, 2019

RE: HISTORIC EVALUATION FOR THE PROPERTY AT 451 MAY AVENUE IN THE  
CITY OF SANTA CRUZ

Dear Ms. Sridhar;

As per your request our firm is submitting the enclosed historical evaluation of the structure at 451 May Avenue in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

- an evaluation of the structure based on the criteria of the NRHP and CRHR
- an evaluation of the structure using the criteria of the City of Santa Cruz Historic Preservation Ordinance
- State Historic Resources Evaluation forms (DPR 523) for the structure

The structure at 451 May Avenue is not currently listed on the City of Santa Cruz Historic Building Survey, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). In addition, it does not appear to be eligible for listing in any of these registers.

Thus the structure at 451 May Avenue does not appear to be historically significant, and no further recommendations are being made.

Sincerely,



Robert Cartier, Ph.D.  
Principal Investigator

RC/dj



**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 14

Resource Name or # 451 May Avenue

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: Santa Cruz, CA Date: 2012 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 451 May Avenue City: Santa Cruz Zip: 95060

d. UTM: 10S 5 87 098mE/40 93 169mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 008 331 06

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

The primary structure at 451 May Avenue is a one story Victorian style residence in fair condition. The roof is of moderate pitch and cross-gabled, surfaced with composition shingles. The eaves are narrow, with enclosed rafters. Exterior walls are surfaced with horizontal wooden siding. The home is raised, with a full basement below. Fenestration throughout the residence is primarily wooden framed, in a double-hung sash configuration. The front façade features an extending, gabled wing on the southern side, with a porch covered by a shallow pitched shed roof supported by narrow wooden posts elaborated with decorative wooden brackets. A stairway with wooden rails provides access to the porch and entry.

\*P3b. Resource Attributes: HP02 (Single Family Res)

\*P4. Resources Present:  Building  Structure  Object District  Element of District  Site  Other

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



P5b. Description of Photo: (View, date, accession #)  
View of the front façade of 451 May Avenue

\*P6. Date Constructed/Age and Sources

Historic  Prehistoric  Both

Circa 1906. Constructed 1883 based on County of Santa Cruz Appraiser's records, however not present on the 1892 or 1905 Sanborn Maps for Santa Cruz.

\*P7. Owner and Address:

SE-Santa Cruz, LLC  
1777 Saratoga Ave, Suite 210  
San Jose, CA 95129

\*P8. Recorded by:

Robert Cartier  
Archaeological Resource Management  
496 North 5<sup>th</sup> Street  
San Jose, CA 95112

\*P9. Date Recorded: 11/4/2019

\*P10. Survey Type: Intensive

\*P11. Report Citation: (Cite Survey Report and other sources, or enter "none.")

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  Photographic Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 14

\*NRHP Status Code 451 May Avenue

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_

B1. Historic Name: 52 Hunt Street

B2. Common Name: 451 May Avenue

B3. Original Use: Residential

B4. Present Use: Residential (rental)

\*B5. Architectural Style: Victorian

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Based upon visual evaluation and available documentation, the primary structure at 451 May Avenue was constructed Circa 1906. Since its original construction multiple modifications have been made to the structure including rear additions and reroofing.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:  
Also present on the property is a small secondary unit located behind the residence. This structure appears to have been constructed post-1950 based upon Sanborn Fire Insurance Maps

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme architecture and shelter Area Santa Cruz, CA  
Period of Significance Horticulture Property Type private residential Applicable Criteria N/A

The land on which the subject structure now stands consists of Lot #29, as shown on the "Map of Building Lots on Ocean Street in Santa Cruz, laid out by Dwight Younglove," filed August 4, 1887 (Vol. 5 of Maps, Page 46). In 1891 this lot was owned by Dwight Younglove. On December 5, 1891 the property was granted to Marcellino Leoni (Book 74 Deeds, Page 452). Sanborn Fire Insurance Maps for the City of Santa Cruz show that the home was not present in 1892 or 1905. The residence can be seen on the 1928, and 1950 Sanborn Maps. The residence appears to have been constructed Circa 1906. The earliest known occupant of the home was Joseph Mello, who is listed at the address (then 52 Hunt Street) in 1918. The next occupants were William A. and Cora E. Fawcett, listed in 1921. William was employed as a carpenter. From 1924 to 1927 the property was home to Antone Heitfield. After a period of vacancy in the late 1920s, the home was occupied by a number of short term tenants throughout the 1930s. By 1941 the property was owned by S. S. and Mary Medina. S. S. Medina died on March 28, 1941, and his interest in the property passed to Mary Medina on June 13, 1941 (Book 420 OR, Page 287).

See Continuation Sheet, Page 4

B11. Additional Resource Attributes: (List attributes and codes) N/A

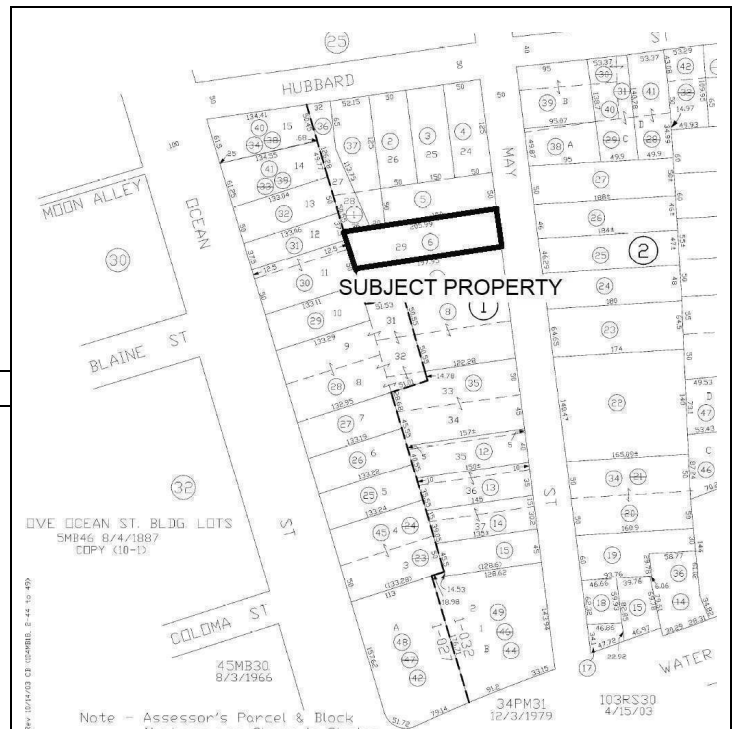
\*B12. References:  
See Continuation Sheet, Page 8

B13. Remarks:

\*B14. Evaluator: Robert R. Cartier

\*Date of Evaluation: 11/4/2019

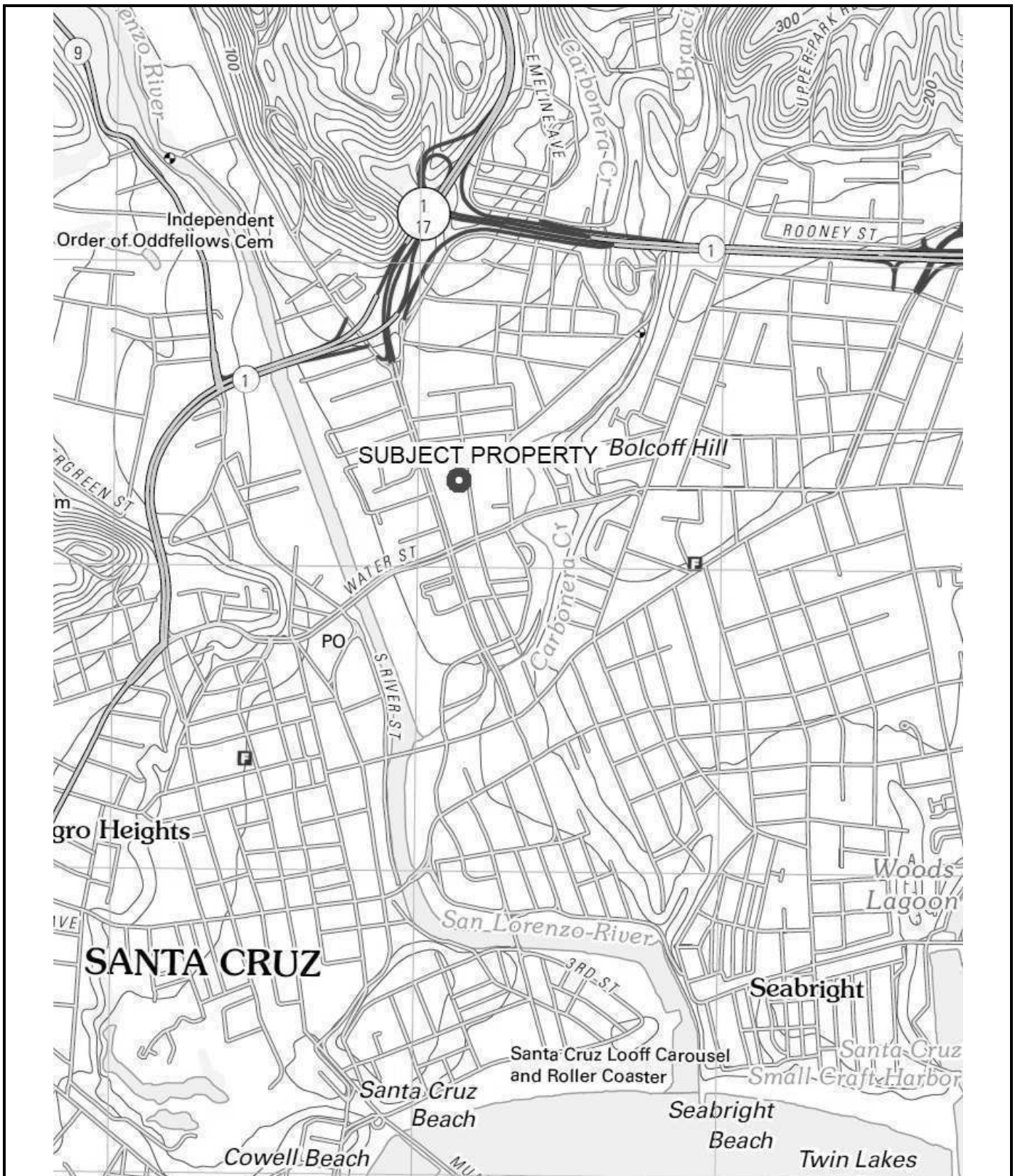
(This space reserved for official comments.)



\*Required Information

### LOCATION MAP

Page 3 of 14      Resource Name or # (Assigned by recorder) \_\_\_\_\_ 451 May Avenue \_\_\_\_\_  
\*Map Name: Santa Cruz, CA      \*Scale: 7.5 Minute      \*Date of Map: 2012



**CONTINUATION SHEET**

Page 4 of 14 \*Resource Name or # (Assigned by recorder) 451 May Avenue  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

Continued from B10:

On January 2, 1945 Mary granted the property to Penniman Title Co, Inc. (Book 491 OR, Page 376), who then sold it to J. B. and Bessie M. Clark on January 8, 1945 (Book 491 OR, Page 377). The following year, on July 19, 1946 Bessie ceded her interest in the property to J. B. Clark (Book 591 OR, Page 444). On August 30, 1946 J. B. granted the property to Robert Clark (Book 591 OR, Page 479). Two months later Robert and his wife Helen Clark granted the property to Kazimir and Ruth Witwicki on October 28, 1946 (Book 545 OR, Page 133). Kazimir died on March 15, 1948, and his interest in the property passed to Ruth Witwicki on March 3, 1953 (Book 9044 OR, Page 70). Ruth is listed at this address from 1948 to 1972. After Ruth's death on November 10, 1975 the property passed by Decree of Distribution to Frank Gildea, Robert Gildea, Melanie Ruth Gildea-Hopper, Kimberly Ann Gildea, Jennifer Dawn Violette, Rhonda Brooks Pilz, James Brooks, Lena Brooks, and John Brooks (Book 3377 OR, Page 252). The home was vacant from 1973 to 1977. From 1978 to the present the home appears to have been rented to a number of short term tenants. On February 24, 1993 the property was sold to Bei-Scott Co. (Book 5209 OR, Page 118). On July 26, 2005 the property was transferred to Bei-Scott Co., LLC (Assessor's Doc#2005-0050952). The property was transferred again on October 6, 2017, to SE-Santa Cruz, LLC, who are the current owners (Assessor's Doc#2017-0033544).

*City of Santa Cruz Historic Preservation Ordinance*

According to the City of Santa Cruz Historic Preservation Ordinance (Ordinance #2003-14). A property shall be determined eligible for inclusion in the City of Santa Cruz Historic Building Survey based upon the following Criteria:

*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.

*Or a district which is:*

8. Recognized as a geographically definable area possessing a significant concentration of buildings that are well designed and other structures, sites, and objects which are united by past events or by a plan or physical development; or is
9. Recognized as an established and geographically definable neighborhood united by culture, architectural styles or physical development.

The structure at 451 May Avenue is not currently listed in the City of Santa Cruz Historic Building Survey. In addition, it does not appear eligible for listing in this register. The structure is not recognized as a significant example of the built heritage of the city, and thus does not appear eligible for listing under Criterion 1. It is not associated with significant historic events, and thus does not appear eligible for listing under Criterion 2. It is not associated with historically significant persons, thus it does not appear eligible for listing under Criterion 3. It is not known to be the work of an architect or builder of note, and thus does not appear eligible for listing under Criterion 4. It does not possess special aesthetic or architectural merit, and thus does not appear eligible under Criterion 5. Although it is an example of Victorian architecture, it is not a notable example of this style and does not appear eligible for inclusion under Criterion 6. In addition, the structure has suffered modifications, and is somewhat lacking in integrity. Thus it does not appear to be eligible for inclusion under Criterion 7. The structure is not a part of an historic district, and thus Criteria 8 and 9 do not apply.

*California Register of Historic Resources Criteria*

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association 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;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings).

The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The property at 451 May Avenue is not currently listed on the CRHR. In addition the structure does not appear to be eligible for inclusion in this register. The structure is not associated with significant events and thus it does not appear to be eligible for listing under Criterion 1. The structure is not associated with the lives of historically significant people, thus it does not appear to be eligible for inclusion under Criterion 2. The structure is an example of the Victorian style, however it is not a notable example. Thus it does not appear to be eligible for listing under Criterion 3. The structure does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under Criterion 4.

*National Register Criteria*

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures. The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

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

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

- 1. location
- 2. design
- 3. setting
- 4. materials
- 5. Workmanship
- 6. Feeling
- 7. Association

The structure at 451 May Avenue is not currently listed on the National Register of Historic Places. In addition the structure does not appear to be eligible for inclusion in this register. The property is not associated with any known significant historical events, thus it does not appear to be eligible under Criterion A. The structure is not associated with historically significant persons, thus it does not appear to be eligible for inclusion in the NRHP under Criterion B. Although an example of Victorian architecture, it is not a notable example of this style and does not appear to be eligible for inclusion under Criterion C. The structure does not appear likely to yield important historical information, thus it does not appear eligible for inclusion under Criterion D.

In addition, the structure is somewhat lacking in historic integrity, having multiple additions since its original construction.

### CONTINUATION SHEET

Page 7 of 14 \*Resource Name or # (Assigned by recorder) 451 May Avenue  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

Continued from B12:

Appraiser's Office, County of Santa Cruz  
2019 Appraiser's records for 451 May Avenue.

Assessor's Office, County of Santa Cruz  
2019 Record search of assessed value and associated taxes for 451 May Avenue.

Calloway, S. and E. Cromley  
1996 *The Elements of Style: A Practical Encyclopedia of Interior Architectural Details from 1485 to the Present, Revised Edition.* Simon & Schuster, New York.

Hoover, M. et al  
1966 *Historic Spots in California.* Stanford University Press, Stanford California.

McAlester, V. and L. McAlester  
1997 *A Field Guide to American Houses.* Alfred A. Knopf, New York.

Recorder's Office, County of Santa Cruz  
2019 Record search of recorded information for 451 May Avenue.

US Department of the Interior  
1990 *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*

US Department of the Interior  
1982 Bulletin 15 – "How to Apply the National Register Criteria for Evaluation."

Whiffen, M.  
1992 *American Architecture since 1780, Revised Edition.* The MIT Press, Cambridge, MA.



Photo 1: View of the front façade of 451 May Avenue



Photo 2: Another view of the front façade.





Photo 3: View of the front porch and entry.



Photo 4: View of the front gabled (southern) wing.



Photo 5: View of the northern façade of the residence.



Photo 6: View of the southern façade.



Photo 7: Oblique view from the southwest, note secondary unit.



Photo 8: View of the secondary unit and rear façade of the main residence..

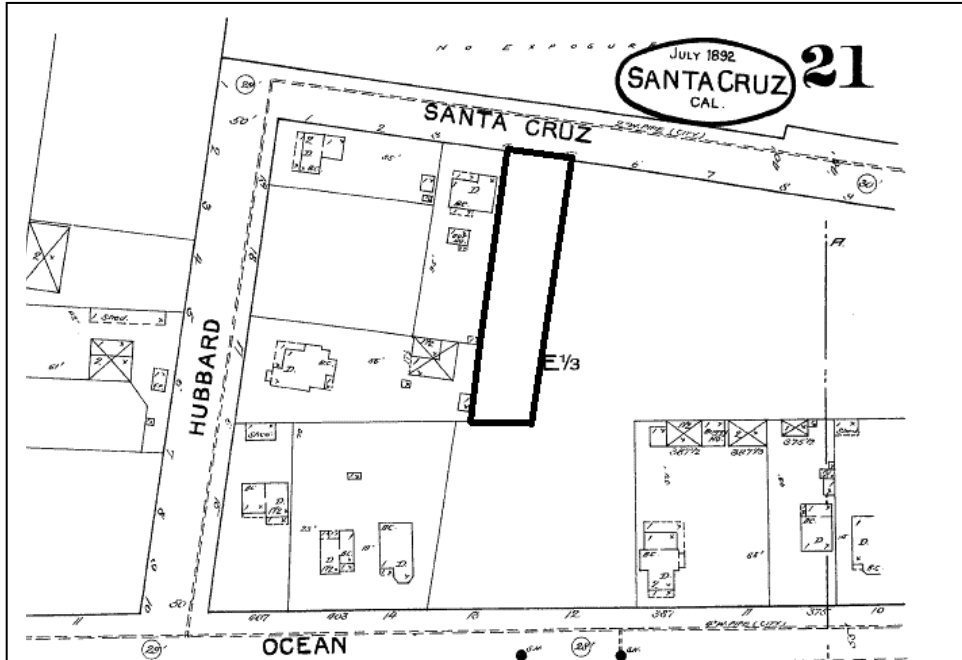


Photo 9: 1892 Sanborn Fire Insurance Map of the property showing the structure was not present at that time.

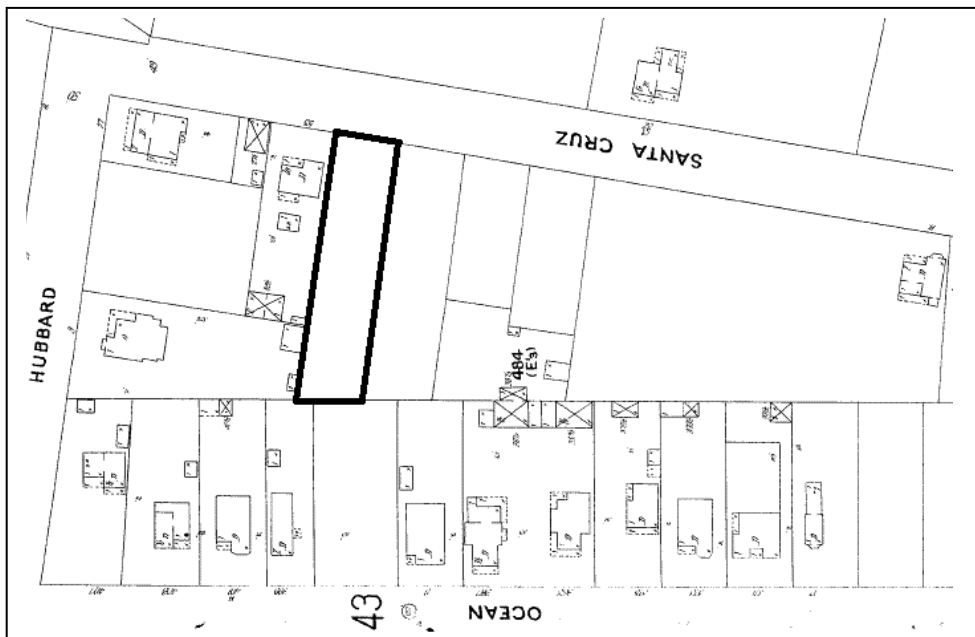


Photo 10: 1905 Sanborn Fire Insurance Map of the property showing the structure was not present at that time.

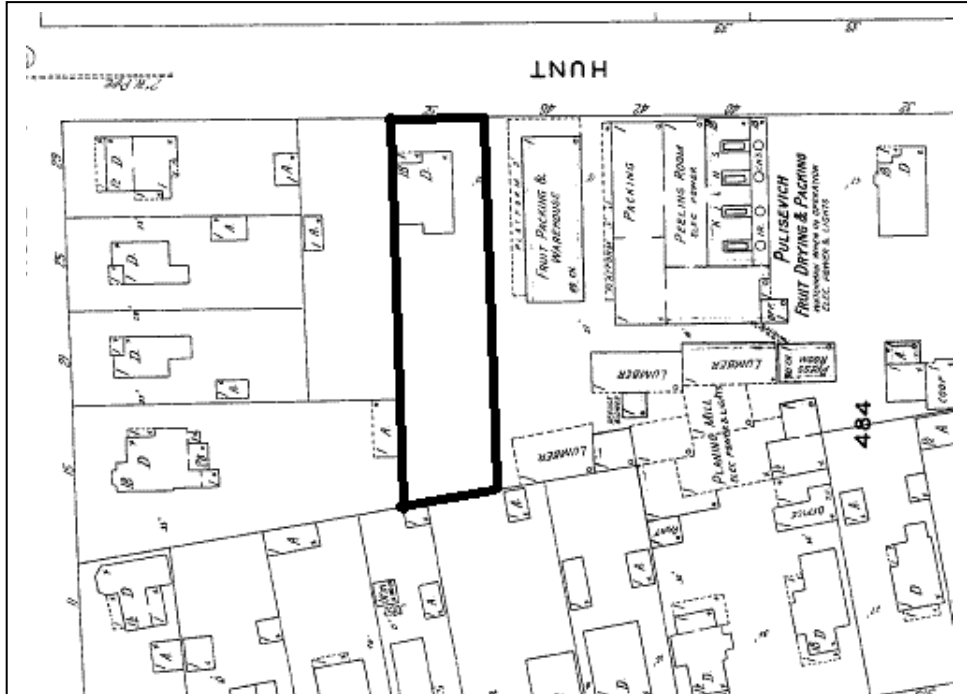


Photo 11: 1928 Sanborn Fire Insurance Map of the property showing the structure.

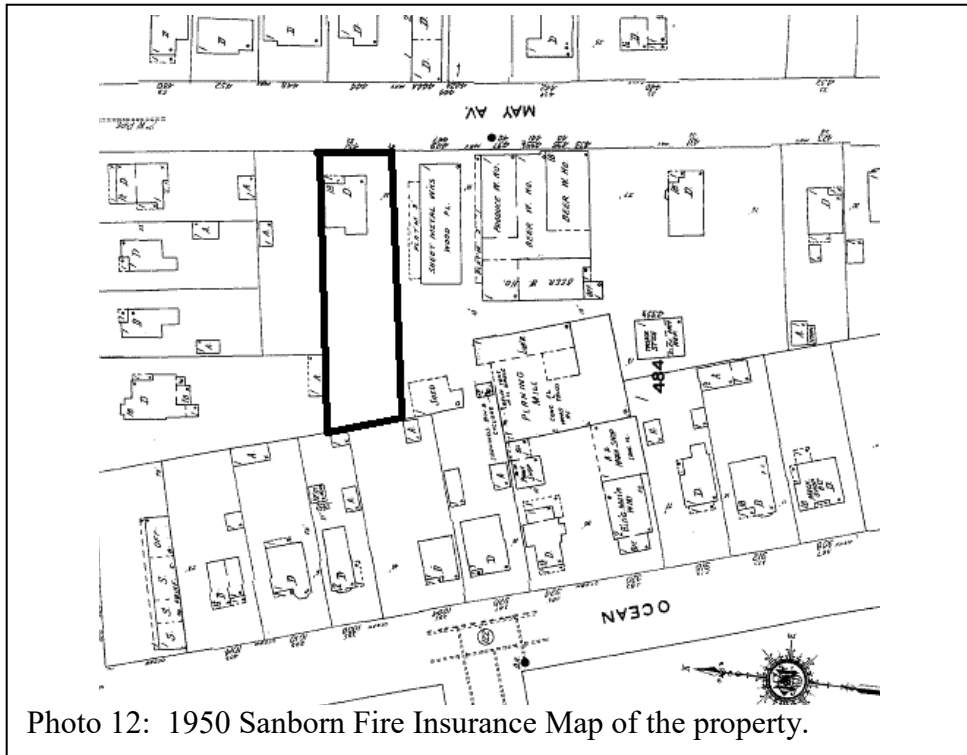


Photo 12: 1950 Sanborn Fire Insurance Map of the property.

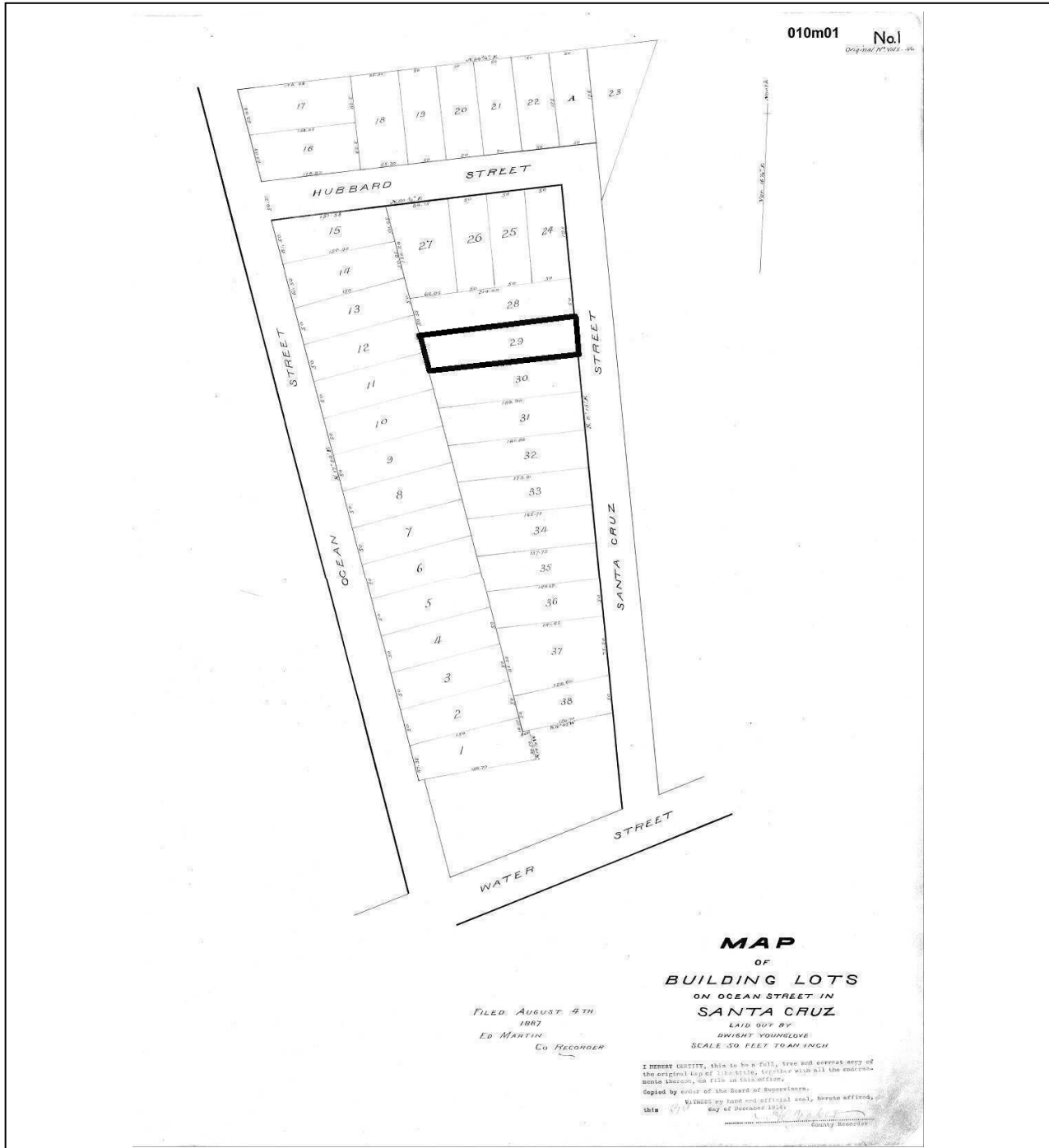


Photo 13: The Subject property as shown on the “Map of the Building Lots on Ocean Street in Santa Cruz, 1887” (Lot #29).

# *Archaeological Resource Management*

*Robert R. Cartier, Ph.D.  
496 North 5th Street  
San Jose, CA 95112  
Telephone (408) 295-1373  
Fax (408) 286-2040  
email: [armcartier@netscape.net](mailto:armcartier@netscape.net)*

SE-Santa Cruz LLC  
Attn: Madhu Sridhar  
1777 Saratoga Ave, Suite 210  
San Jose, CA 95129

November 4, 2019

RE: HISTORIC EVALUATION FOR THE PROPERTY AT 431 MAY AVENUE IN THE  
CITY OF SANTA CRUZ

Dear Ms. Sridhar;

As per your request our firm is submitting the enclosed historical evaluation of the structure at 431 May Avenue in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

- an evaluation of the structure based on the criteria of the NRHP and CRHR
- an evaluation of the structure using the criteria of the City of Santa Cruz Historic Preservation Ordinance
- State Historic Resources Evaluation forms (DPR 523) for the structure

The structure at 431 May Avenue is not currently listed on the City of Santa Cruz Historic Building Survey, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). In addition, it does not appear to be eligible for listing in any of these registers.

Thus the structure at 431 May Avenue does not appear to be historically significant, and no further recommendations are being made.

Sincerely,



Robert Cartier, Ph.D.  
Principal Investigator

RC/dj

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 15

Resource Name or # 431 May Avenue

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: Santa Cruz, CA Date: 2012 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 431 May Avenue City: Santa Cruz Zip: 95060

d. UTM: 10S 5 87 098mE/40 93 169mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 008 331 35

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The primary structure at 431 May Avenue is one story Victorian style residence in fair condition. The roof is of moderate pitch and hipped, surfaced with composition shingles. The eaves are narrow, with boxed and enclosed rafters. Exterior walls are surfaced with horizontal wooden siding. The home is raised, with a full basement below. Fenestration throughout the residence is primarily vinyl framed and non-original, in a double-hung sash configuration. The front façade features an extending, gabled wing on the southern side. A porch covered by an extending portion of the hipped roof is situated on the northern side of the front façade. This porch roof is supported by a single broad classical column. A stairway with wooden rails provides access to the porch and entry. A second entry is located on the rear façade, also accessed by a wooden stairway.

\*P3b. Resource Attributes: HP02 (Single Family Res)

\*P4. Resources Present:  Building  Structure  Object District  Element of District  Site  Other

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



P5b. Description of Photo: (View, date, accession #)  
View of the front façade of 431 May Avenue

\*P6. Date Constructed/Age and Sources

Historic  Prehistoric  Both   
Circa 1906. Constructed 1900 based on County of Santa Cruz Appraiser's records, however not present on the 1905 Sanborn Map for Santa Cruz.

\*P7. Owner and Address:

SE-Santa Cruz, LLC  
1777 Saratoga Ave, Suite 210  
San Jose, CA 95129

\*P8. Recorded by:

Robert Cartier  
Archaeological Resource Management  
496 North 5<sup>th</sup> Street  
San Jose, CA 95112

\*P9. Date Recorded: 11/4/2019

\*P10. Survey Type: Intensive

\*P11. Report Citation: (Cite Survey Report and other sources, or enter "none.")

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  
 Photographic Record  Other (List):



### BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 15

\*NRHP Status Code 431 May Avenue

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_

B1. Historic Name: 32 Hunt Street

B2. Common Name: 431 May Avenue

B3. Original Use: Residential

B4. Present Use: Residential (rental)

\*B5. Architectural Style: Victorian

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

Based upon visual evaluation and available documentation, the primary structure at 431 May Avenue was constructed Circa 1906. Since its original construction multiple modifications have been made to the structure including rear additions and reroofing.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Also present on the property is very small secondary residence, located just south of the primary residence at 429 May Avenue. This structure was built after 1950 based upon Sanborn maps, and the address first appears in the Santa Cruz City Directory in 1976, listed as "Roommates Exchange Rental Service. It appears to have been sporadically occupied by short term rental tenants since that time. Having been constructed circa the mid-1970's, it significantly predates the "Tiny-House Movement," an architectural and social movement that advocates simple living in small (generally under 400 square foot) homes, which emerged in the early 2000's (Sparks 2016). However; it embodies many characteristics of that movement. The structure features a shed roof, broad overhanging eaves with exposed rafters, and an outward sloping front façade. The exterior walls are surfaced with horizontal wooden siding, painted white with blue trim.

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme architecture and shelter Area Santa Cruz, CA

Period of Significance Horticulture Property Type private residential Applicable Criteria N/A

The land on which the subject structure now stands consists of a portion of Lot #34, as shown on the "Map of Building Lots on Ocean Street in Santa Cruz, laid out by Dwight Younglove," filed August 4, 1887 (Vol. 5 of Maps, Page 46). The residence is not visible on the 1905 Sanborn Map of Santa Cruz, but appears to have been built shortly thereafter (Circa 1906). This residence can be seen on the 1928, and 1950 Sanborn Maps.

See Continuation Sheet, Page 4

B11. Additional Resource Attributes: (List attributes and codes) N/A

\*B12. References:

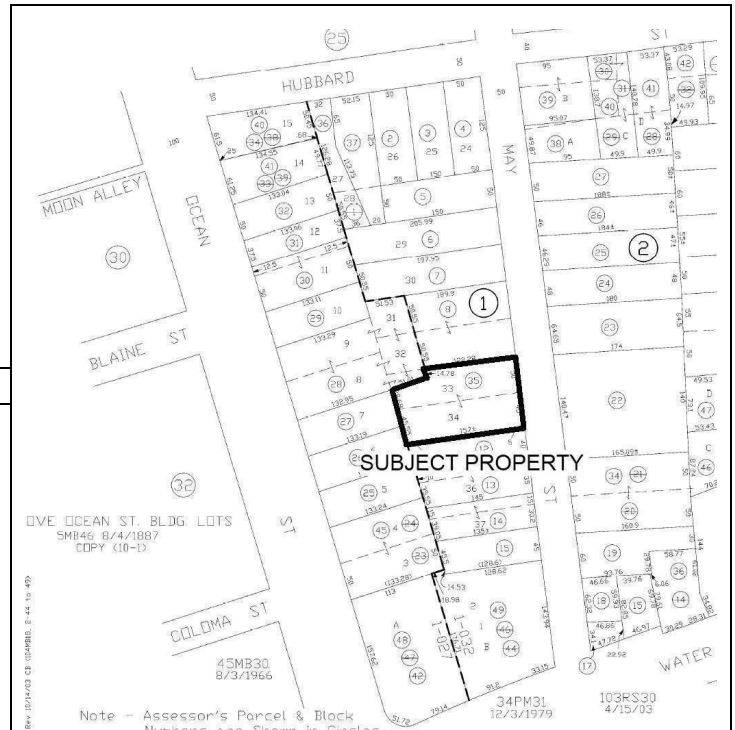
See Continuation Sheet, Page 8

B13. Remarks:

\*B14. Evaluator: Robert R. Cartier

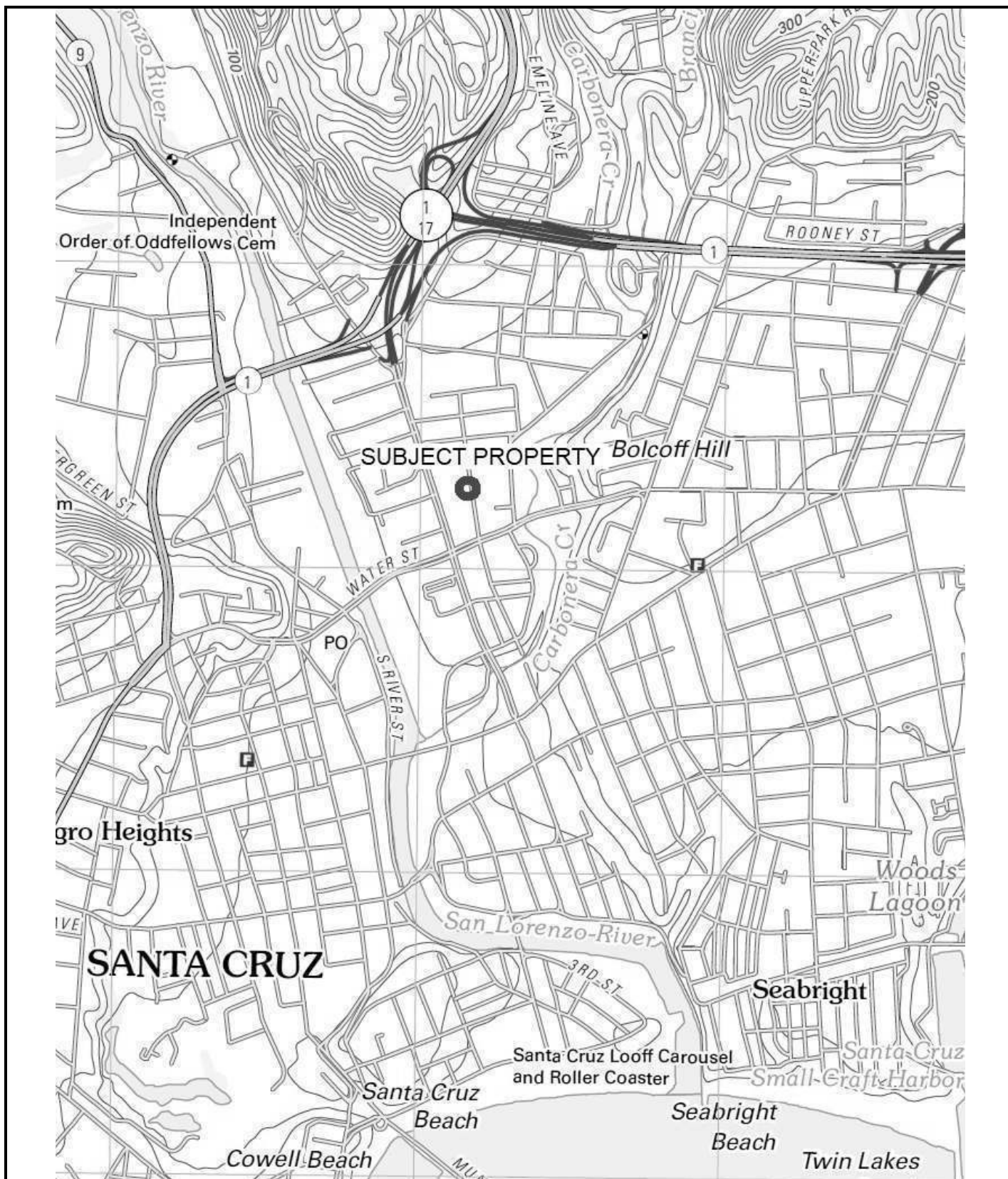
\*Date of Evaluation: 11/4/2019

(This space reserved for official comments.)



### LOCATION MAP

Page 3 of 15      Resource Name or # (Assigned by recorder) 431 May Avenue  
\*Map Name: Santa Cruz, CA      \*Scale: 7.5 Minute      \*Date of Map: 2012



Continued from B10:

The earliest known residents of the home were Nicolas C. and Katherine Pulisevich, and their sons Peter N. and W. V. Pulisevich, who are shown at this address (then 32 Hunt Street) in the City of Santa Cruz directory by 1916. The family ran N. C. Pulisevich and Sons, a fruit packing and shipping operation, which was located immediately north of the subject parcel, and can be seen on the 1928 and 1950 Sanborn maps. After Nicolas' death in 1947, the property passed to Peter N. Pulisevich. From 1950 to 1957 the residence was occupied by Willbanks Electrical Motor Service. From 1958 to 1963 it was listed under Moody J. Willbanks. The Pulisevich family retained ownership of the property until March 12, 1968, when it was sold to T.J. and Shirley Scott, Norman and Diane Bei, and Hugo Bruno Tottino (Book 1869 OR, Page 547). Since that time the home has been operated as a rental property, with a number of short term tenants. On July 26, 2005 the property was transferred to Bei-Scott Co., LLC (Assessor's Doc#2005-0050952). The property was transferred again on October 6, 2017, to SE-Santa Cruz, LLC, who are the current owners (Assessor's Doc#2017-0033544).

*City of Santa Cruz Historic Preservation Ordinance*

According to the City of Santa Cruz Historic Preservation Ordinance (Ordinance #2003-14). A property shall be determined eligible for inclusion in the City of Santa Cruz Historic Building Survey based upon the following Criteria:

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.

Or a district which is:

8. Recognized as a geographically definable area possessing a significant concentration of buildings that are well designed and other structures, sites, and objects which are united by past events or by a plan or physical development; or is
9. Recognized as an established and geographically definable neighborhood united by culture, architectural styles or physical development.

The structure at 431 May Avenue is not currently listed in the City of Santa Cruz Historic Building Survey. In addition, it does not appear eligible for listing in this register. The structure is not recognized as a significant example of the built heritage of the city, and thus does not appear eligible for listing under Criterion 1. It is not associated with significant historic events, and thus does not appear eligible for listing under Criterion 2. It is not associated with historically significant persons, thus it does not appear eligible for listing under Criterion 3. It is not known to be the work of an architect or builder of note, and thus does not appear eligible for listing under Criterion 4. It does not possess special aesthetic or architectural merit, and thus does not appear eligible under Criterion 5. Although it is an example of Victorian architecture, it is not a notable example of this style and does not appear eligible for inclusion under Criterion 6. In addition, the structure has suffered modifications, and is somewhat lacking in integrity. Thus it does not appear to be eligible for inclusion under Criterion 7. The structure is not a part of an historic district, and thus Criteria 8 and 9 do not apply.

*California Register of Historic Resources Criteria*

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association 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;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings).

The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The property at 431 May Avenue is not currently listed on the CRHR. In addition the structure does not appear to be eligible for inclusion in this register. The structure is not associated with significant events and thus it does not appear to be eligible for listing under Criterion 1. The structure is not associated with the lives of historically significant people, thus it does not appear to be eligible for inclusion under Criterion 2. The structure is an example of Victorian architecture, however it is not a notable example, and suffers from modifications from its original form. Thus it does not appear to be eligible for listing under Criterion 3. The structure does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under Criterion 4.

*National Register Criteria*

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures. The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

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

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

- 1. location
- 2. design
- 3. setting
- 4. materials
- 5. Workmanship
- 6. Feeling
- 7. Association

The structure at 431 May Avenue is not currently listed on the National Register of Historic Places. In addition the structure does not appear to be eligible for inclusion in this register. The property is not associated with any known significant historical events, thus it does not appear to be eligible under Criterion A. The structure is not associated with historically significant persons, thus it does not appear to be eligible for inclusion in the NRHP under Criterion B. Although an example of Victorian architecture, it is not a notable example of this style and does not appear to be eligible for inclusion under Criterion C. The structure does not appear likely to yield important historical information, thus it does not appear eligible for inclusion under Criterion D.

In addition, the structure is somewhat lacking in historic integrity, having multiple additions since its original construction.

### CONTINUATION SHEET

Page 7 of 15 \*Resource Name or # (Assigned by recorder) 431 May Avenue  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation x Update

Continued from B12:

Appraiser's Office, County of Santa Cruz  
2019 Appraiser's records for 431 May Avenue.

Assessor's Office, County of Santa Cruz  
2019 Record search of assessed value and associated taxes for 431 May Avenue.

Calloway, S. and E. Cromley  
1996 *The Elements of Style: A Practical Encyclopedia of Interior Architectural Details from 1485 to the Present, Revised Edition.* Simon & Schuster, New York.

Hoover, M. et al  
1966 *Historic Spots in California.* Stanford University Press, Stanford California.

McAlester, V. and L. McAlester  
1997 *A Field Guide to American Houses.* Alfred A. Knopf, New York.

Recorder's Office, County of Santa Cruz  
2019 Record search of recorded information for 431 May Avenue.

Sparks, K.  
2016 Tiny Houses. Encyclopedia Britannica Book of the Year. <https://www.britannica.com/topic/Tiny-Houses-2067720>

US Department of the Interior  
1990 *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*

US Department of the Interior  
1982 Bulletin 15 – "How to Apply the National Register Criteria for Evaluation."

Whiffen, M.  
1992 *American Architecture since 1780, Revised Edition.* The MIT Press, Cambridge, MA.



Photo 1: View of the front façade of 431 May Avenue



Photo 2: Another view of the front façade.



Photo 3: View of the front gabled (southern) wing.



Photo 4: View of the entry and porch.





Photo 5: View of the northern façade of the residence.



Photo 6: View of the southern façade of the residence.



Photo 7: View of the rear façade and rear entry.



Photo 8: View of 429 May Avenue.



Photo 9: Oblique view of 429 May Avenue.



Photo 10: View of 429 May Avenue from the south.

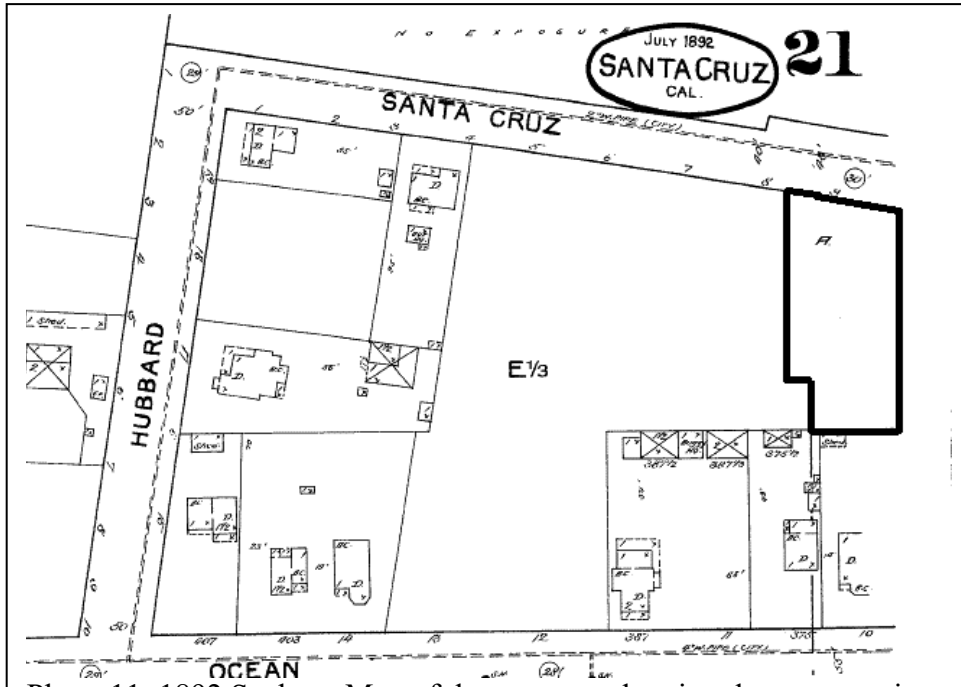


Photo 11: 1892 Sanborn Map of the property showing the structure is not present at that time.

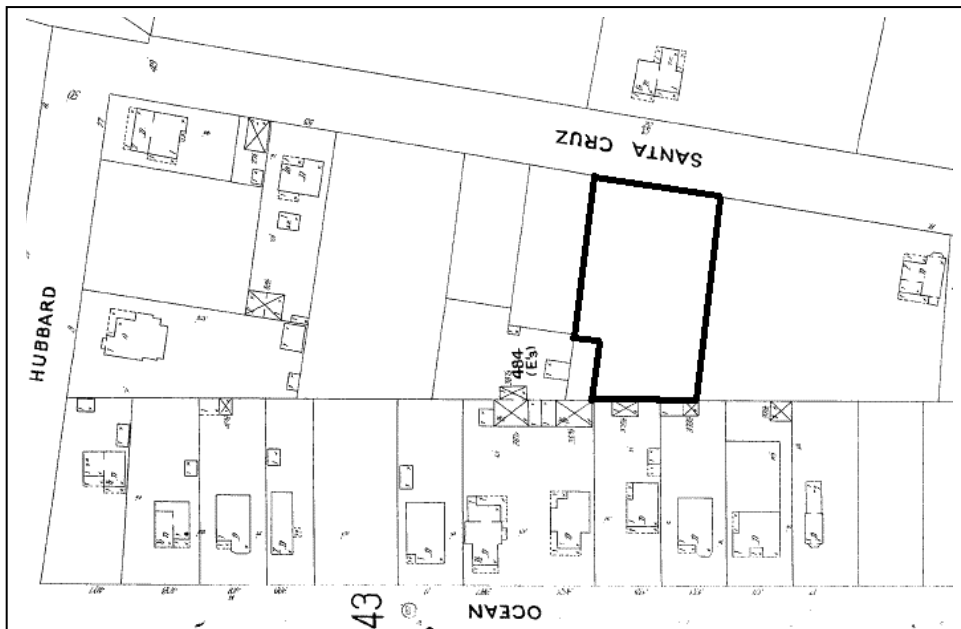


Photo 12: 1905 Sanborn map of the property showing the structure is not present at that time.

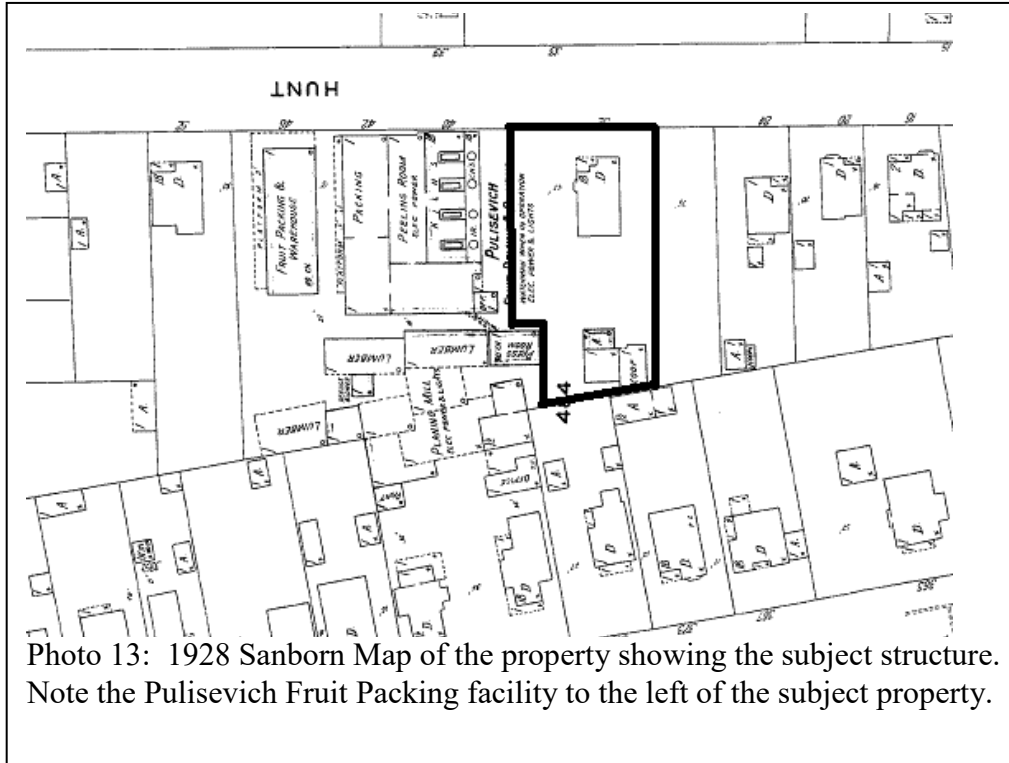


Photo 13: 1928 Sanborn Map of the property showing the subject structure. Note the Pulisevich Fruit Packing facility to the left of the subject property.

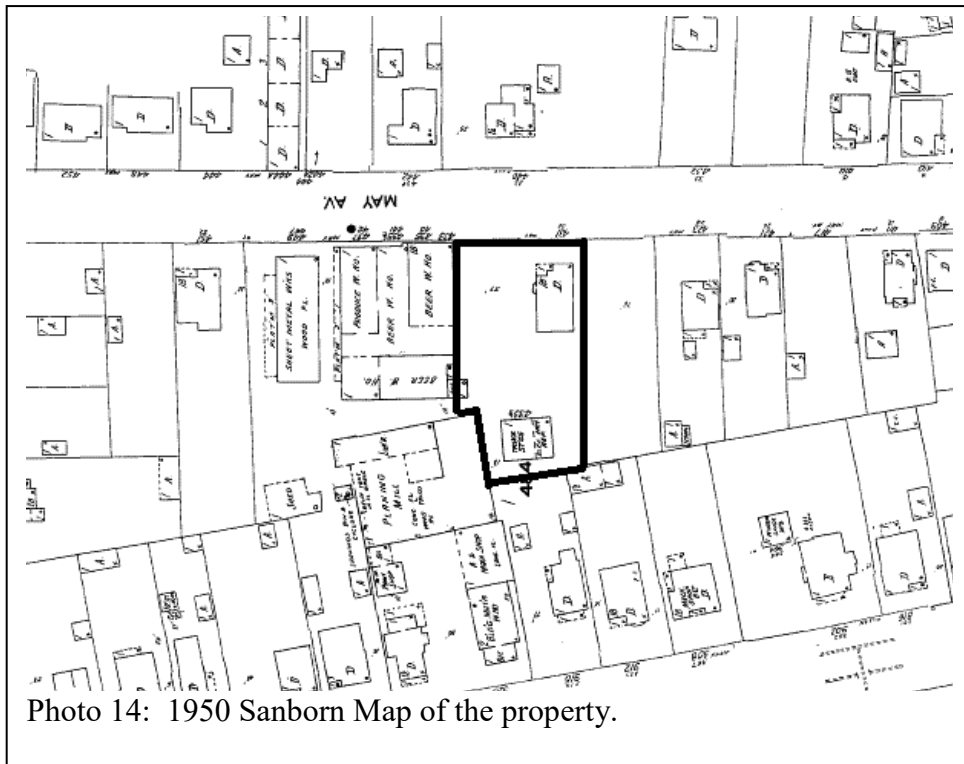


Photo 14: 1950 Sanborn Map of the property.

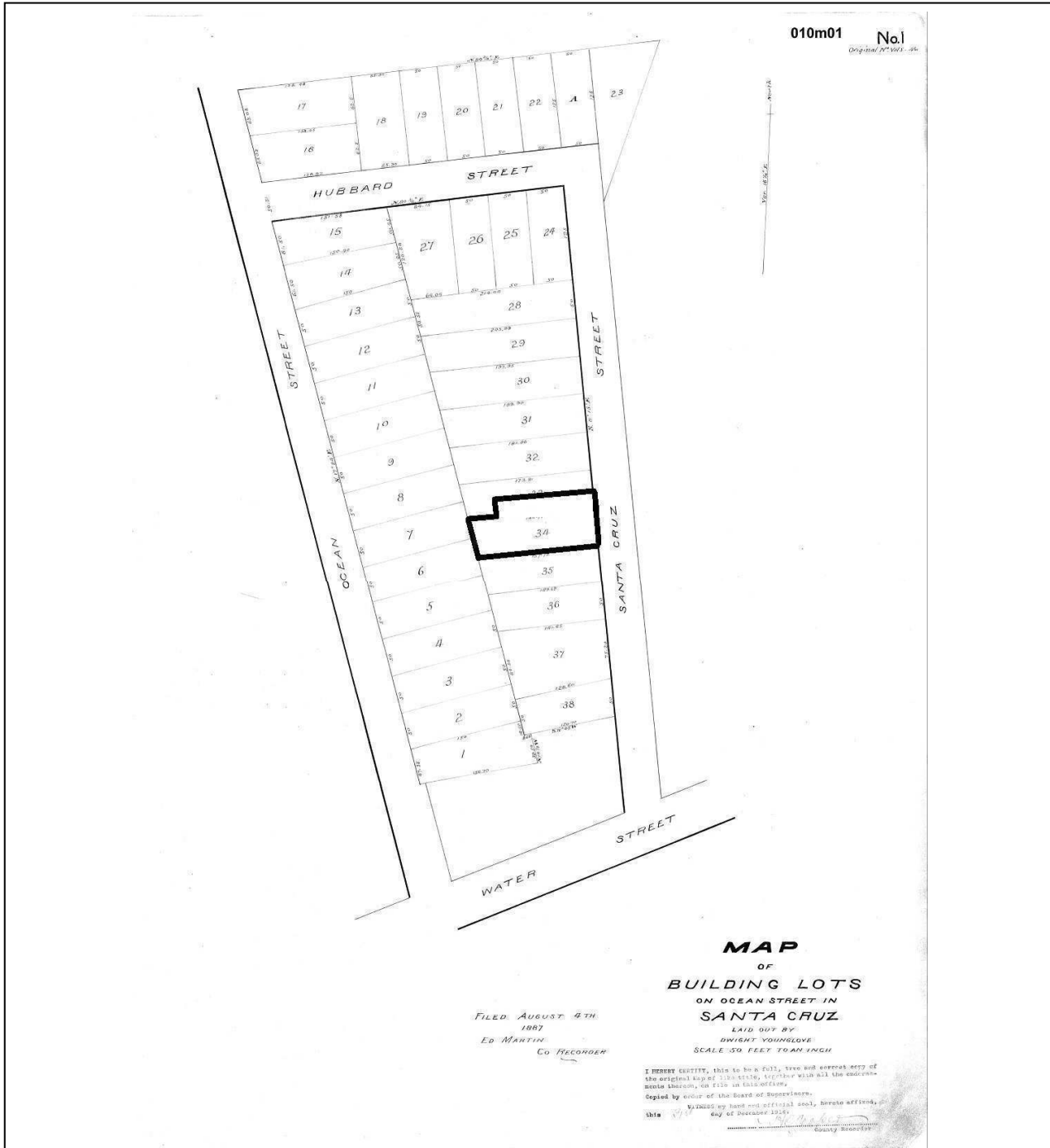


Photo 13: The Subject property as shown on the “Map of the Building Lots on Ocean Street in Santa Cruz, 1887” (Lot #34).

## *Archaeological Resource Management*

*Robert R. Cartier, Ph.D.  
496 North 5th Street  
San Jose, CA 95112  
Telephone (408) 295-1373  
Fax (408) 286-2040  
email: [armcartier@netscape.net](mailto:armcartier@netscape.net)*

SE-Santa Cruz LLC  
Attn: Madhu Sridhar  
1777 Saratoga Ave, Suite 210  
San Jose, CA 95129

November 4, 2019

RE: HISTORIC EVALUATION FOR THE PROPERTY AT 423 MAY AVENUE IN THE  
CITY OF SANTA CRUZ

Dear Ms. Sridhar;

As per your request our firm is submitting the enclosed historical evaluation of the structure at 423 May Avenue in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

- an evaluation of the structure based on the criteria of the NRHP and CRHR
- an evaluation of the structure using the criteria of the City of Santa Cruz Historic Preservation Ordinance
- State Historic Resources Evaluation forms (DPR 523) for the structure

The structure at 423 May Avenue is not currently listed on the City of Santa Cruz Historic Building Survey, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). In addition, it does not appear to be eligible for listing in any of these registers.

Thus the structure at 423 May Avenue does not appear to be historically significant, and no further recommendations are being made.

Sincerely,



Robert Cartier, Ph.D.  
Principal Investigator

RC/dj

**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 13

Resource Name or # 423 May Avenue

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: Santa Cruz, CA Date: 2012 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 423 May Avenue City: Santa Cruz Zip: 95060

d. UTM: 10S 5 87 098mE/40 93 169mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 008 331 13

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The primary structure at 423 May Avenue is a single story Ranch style residence in fair condition. Surfaced with gravel and tar paper, the roof is hipped and of shallow pitch. It has broad extending eaves and open, exposed rafters. A small front gabled wing extends on the northern side of the front façade, this wing appears to have been a garage later converted to living space. The exterior walls are surfaced with stucco, painted light gray with green trim. Fenestration primarily consists of aluminum framed windows in a sliding configuration.

\*P3b. Resource Attributes: HP02 (Single Family Res)

\*P4. Resources Present:  Building  Structure  Object District  Element of District  Site  Other

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



\*P5b. Description of Photo: (View, date, accession #)  
View of the front façade of 423 May Avenue

\*P6. Date Constructed/Age and Sources

Historic  Prehistoric  Both

Constructed 1957 based on County of Santa Cruz Appraiser's records

\*P7. Owner and Address:

SE-Santa Cruz, LLC  
1777 Saratoga Ave, Suite 210  
San Jose, CA 95129

\*P8. Recorded by:

Robert Cartier  
Archaeological Resource Management  
496 North 5<sup>th</sup> Street  
San Jose, CA 95112

\*P9. Date Recorded: 11/4/2019

\*P10. Survey Type: Intensive

\*P11. Report Citation: (Cite Survey Report and other sources, or enter "none.")

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  
 Photographic Record  Other (List):



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 13

\*NRHP Status Code 423 May Avenue

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_

B1. Historic Name: 423 May Avenue

B2. Common Name: 423 May Avenue

B3. Original Use: Residential

B4. Present Use: Residential (rental)

\*B5. Architectural Style: ranch

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

Based upon visual evaluation and available documentation, the primary structure at 423 May Avenue was constructed in 1957. Since its original construction minor modifications have been made to the structure such as reroofing.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:  
None.

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme architecture and shelter Area Santa Cruz, CA

Period of Significance Post-War Property Type private residential Applicable Criteria N/A

The land on which the subject structure now stands consists of portions of Lots# 35 and 36, as shown on the "Map of Building Lots on Ocean Street in Santa Cruz, laid out by Dwight Younglove," filed August 4, 1887 (Vol. 5 of Maps, Page 46). Sanborn Fire Insurance Maps for the City of Santa Cruz show that the property was formerly the location of an earlier single family residence. The earliest occupant of the home was Nellie Tambellini, who is listed at this address from 1959 to 1964. During the late 1960's the home was occupied by Van Loon Bro's Electrical Business Systems. By 1969 the property was owned by T.J. and Shirley Scott and Norman and Diane Bei. On February 5, 1969 they granted a 1/3 interest in the property to Hugo Bruno Tottino (Book 1931 OR, Page 230). From 1968 to 1977 the home was occupied by Shirley Carr. Since that time it has been occupied by a number of short term tenants. On July 26, 2005 the property was transferred to Bei-Scott Co., LLC (Assessor's Doc#2005-0050952). The property was transferred again on October 6, 2017, to SE-Santa Cruz, LLC, who are the current owners (Assessor's Doc#2017-0033544).

See Continuation Sheet, Page 4

B11. Additional Resource Attributes: (List attributes and codes) N/A

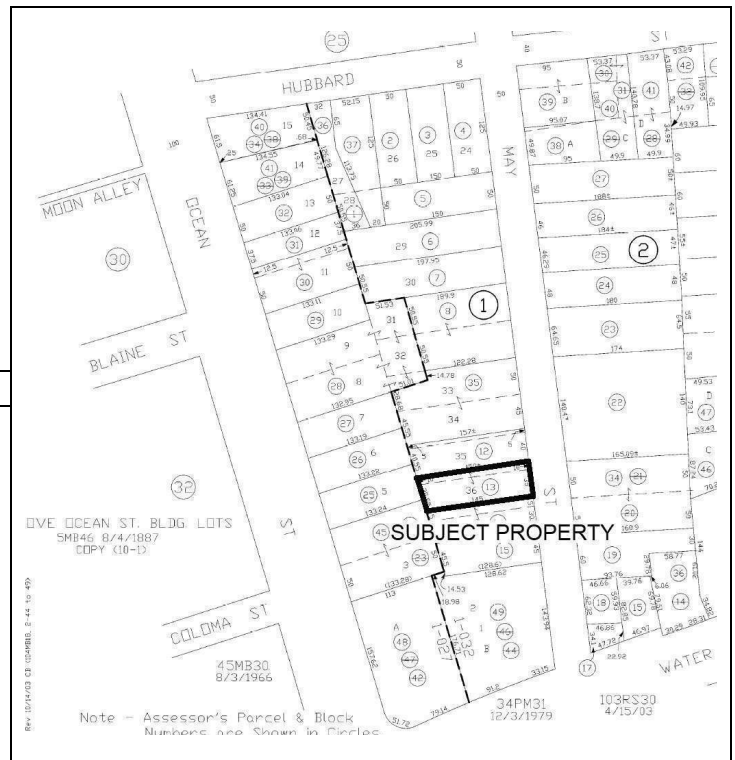
\*B12. References:  
See Continuation Sheet, Page 7

B13. Remarks:

\*B14. Evaluator: Robert R. Cartier

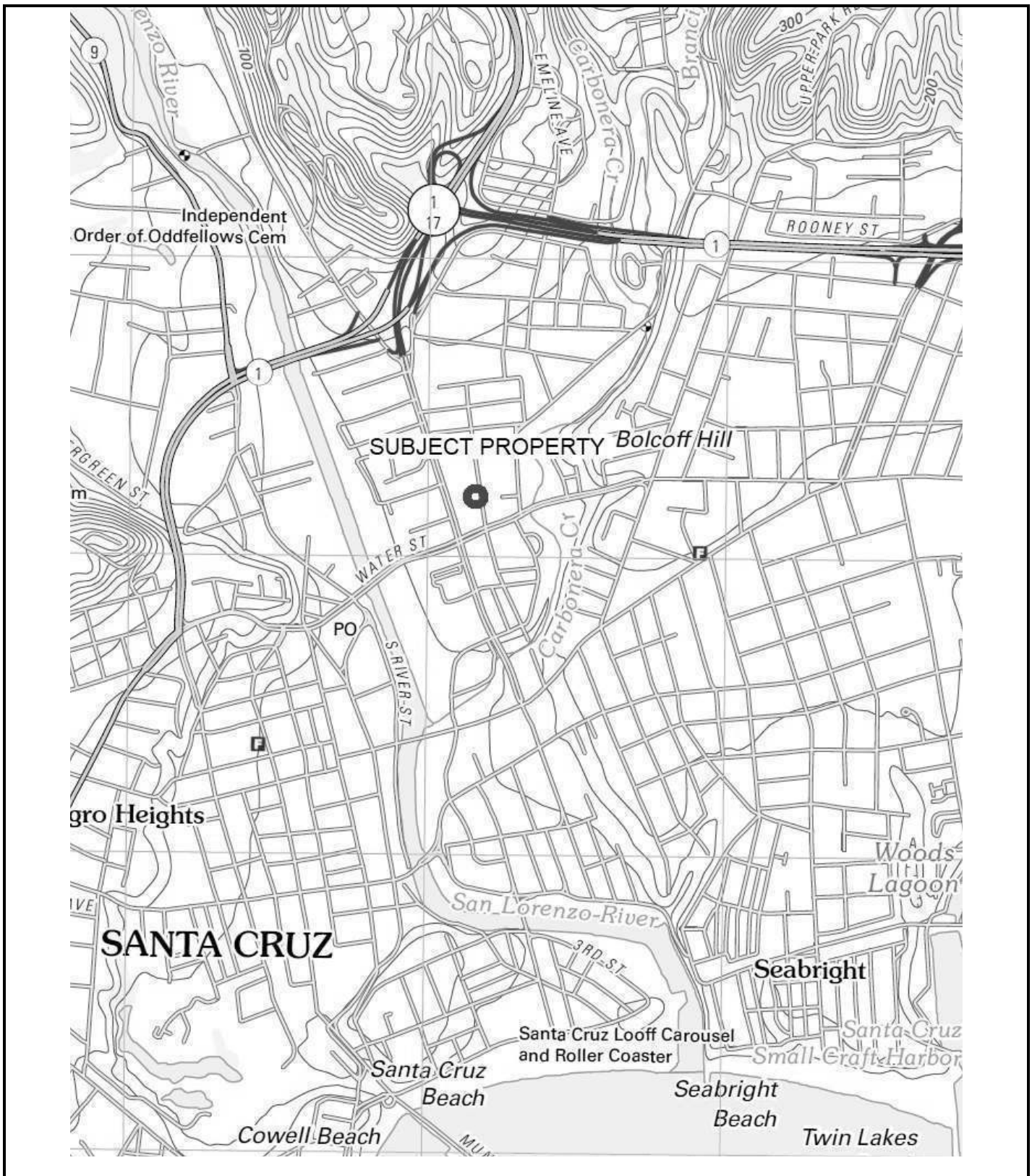
\*Date of Evaluation: 11/4/2019

(This space reserved for official comments.)



### LOCATION MAP

Page 3 of 13      Resource Name or # (Assigned by recorder) \_\_\_\_\_ 423 May Avenue \_\_\_\_\_  
\*Map Name: Santa Cruz, CA      \*Scale: 7.5 Minute      \*Date of Map: 2012



**CONTINUATION SHEET**

Continued from B10:

*City of Santa Cruz Historic Preservation Ordinance*

According to the City of Santa Cruz Historic Preservation Ordinance (Ordinance #2003-14). A property shall be determined eligible for inclusion in the City of Santa Cruz Historic Building Survey based upon the following Criteria:

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.

Or a district which is:

8. Recognized as a geographically definable area possessing a significant concentration of buildings that are well designed and other structures, sites, and objects which are united by past events or by a plan or physical development; or is
9. Recognized as an established and geographically definable neighborhood united by culture, architectural styles or physical development.

The structure at 423 May Avenue is not currently listed in the City of Santa Cruz Historic Building Survey. In addition, it does not appear eligible for listing in this register. The structure is not recognized as a significant example of the built heritage of the city, and thus does not appear eligible for listing under Criterion 1. It is not associated with significant historic events, and thus does not appear eligible for listing under Criterion 2. It is not associated with historically significant persons, thus it does not appear eligible for listing under Criterion 3. It is not known to be the work of an architect or builder of note, and thus does not appear eligible for listing under Criterion 4. It does not possess special aesthetic or architectural merit, and thus does not appear eligible under Criterion 5. Although it is an example of Ranch style architecture, it is not a notable example of this style and does not appear eligible for inclusion under Criterion 6. In addition, the structure has suffered some modifications, and is somewhat lacking in integrity. Thus it does not appear to be eligible for inclusion under Criterion 7. The structure is not a part of an historic district, and thus Criteria 8 and 9 do not apply.

*California Register of Historic Resources Criteria*

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association 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;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings).

The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The property at 423 May Avenue is not currently listed on the CRHR. In addition the structure does not appear to be eligible for inclusion in this register. The structure is not associated with significant events and thus it does not appear to be eligible for listing under Criterion 1. The structure is not associated with the lives of historically significant people, thus it does not appear to be eligible for inclusion under Criterion 2. The structure is an example of Ranch style architecture, however it is not a notable example, and suffers from significant modifications from its original form. Thus it does not appear to be eligible for listing under Criterion 3. The structure does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under Criterion 4.

## CONTINUATION SHEET

Page 6 of 13 \*Resource Name or # (Assigned by recorder) 423 May Avenue  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

### *National Register Criteria*

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures. The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

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

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

- |              |                |
|--------------|----------------|
| 1. location  | 5. Workmanship |
| 2. design    | 6. Feeling     |
| 3. setting   | 7. Association |
| 4. materials |                |

The structure at 423 May Avenue is not currently listed on the National Register of Historic Places. In addition the structure does not appear to be eligible for inclusion in this register. The property is not associated with any known significant historical events, thus it does not appear to be eligible under Criterion A. The structure is not associated with historically significant persons, thus it does not appear to be eligible for inclusion in the NRHP under Criterion B. Although an example of Ranch style architecture, it is not a notable example of this style and does not appear to be eligible for inclusion under Criterion C. The structure does not appear likely to yield important historical information, thus it does not appear eligible for inclusion under Criterion D.

In addition, the structure is somewhat lacking in historic integrity, having multiple additions since its original construction.

**CONTINUATION SHEET**

Page 7 of 13 \*Resource Name or # (Assigned by recorder) 423 May Avenue  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

Continued from B12:

Appraiser's Office, County of Santa Cruz  
2019 Appraiser's records for 423 May Avenue.

Assessor's Office, County of Santa Cruz  
2019 Record search of assessed value and associated taxes for 423 May Avenue.

Calloway, S. and E. Cromley  
1996 *The Elements of Style: A Practical Encyclopedia of Interior Architectural Details from 1485 to the Present, Revised Edition.* Simon & Schuster, New York.

Hoover, M. et al  
1966 *Historic Spots in California.* Stanford University Press, Stanford California.

McAlester, V. and L. McAlester  
1997 *A Field Guide to American Houses.* Alfred A. Knopf, New York.

Recorder's Office, County of Santa Cruz  
2019 Record search of recorded information for 423 May Avenue.

US Department of the Interior  
1990 *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*

US Department of the Interior  
1982 Bulletin 15 – "How to Apply the National Register Criteria for Evaluation."

Whiffen, M.  
1992 *American Architecture since 1780, Revised Edition.* The MIT Press, Cambridge, MA.



Photo 1: View of the front façade of 423 May Avenue



Photo 2: View of the extending front gabled wing (converted garage).



Photo 3: Oblique view of the residence from the northeast.



Photo 4: View of the broad eaves with exposed rafters.





Photo 5: View of the northern façade of the residence.



Photo 6: View of the rear façade of the residence.

**CONTINUATION SHEET**

Page 11 of 13 \*Resource Name or # (Assigned by recorder) 423 May Avenue  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

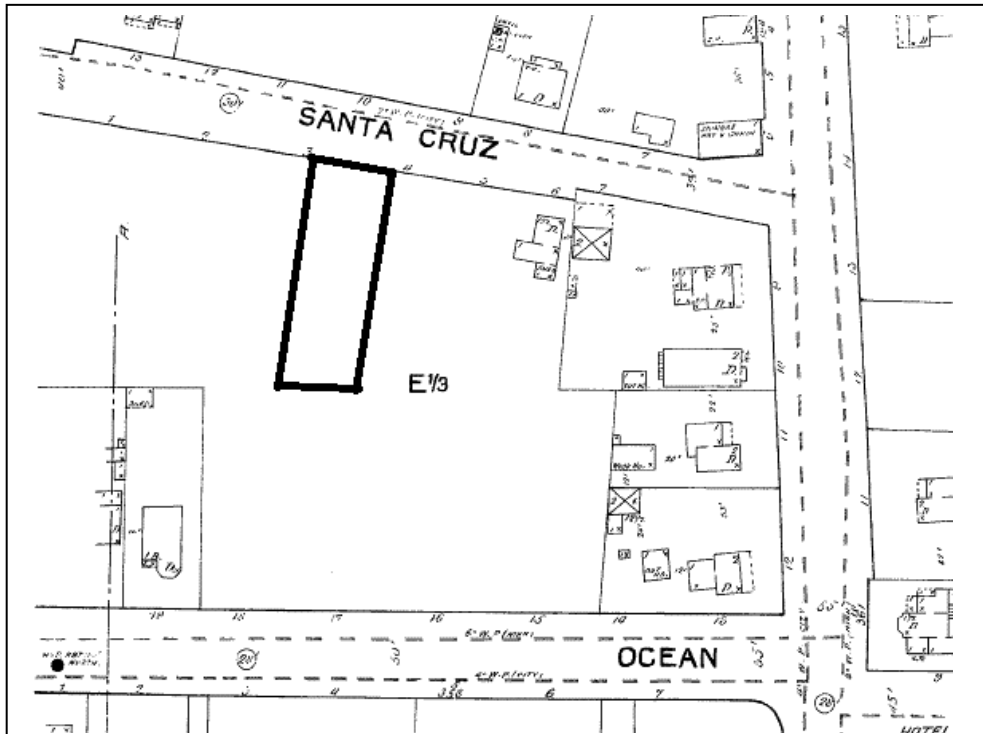


Photo 7: 1892 Sanborn Map of the property showing it was vacant at that time.

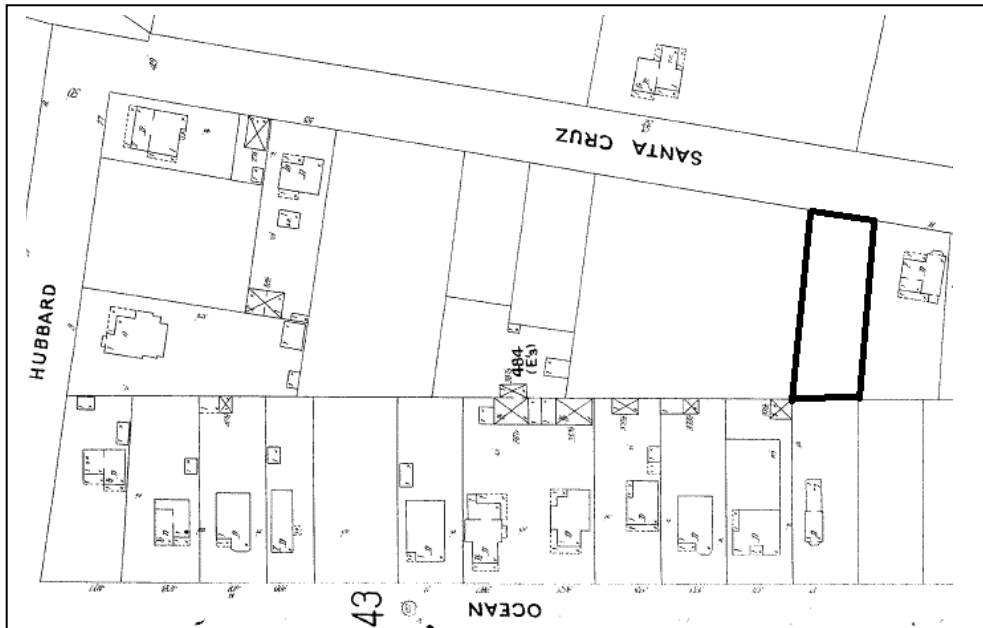


Photo 8: 1905 Sanborn Map of the property showing it was vacant at that time.

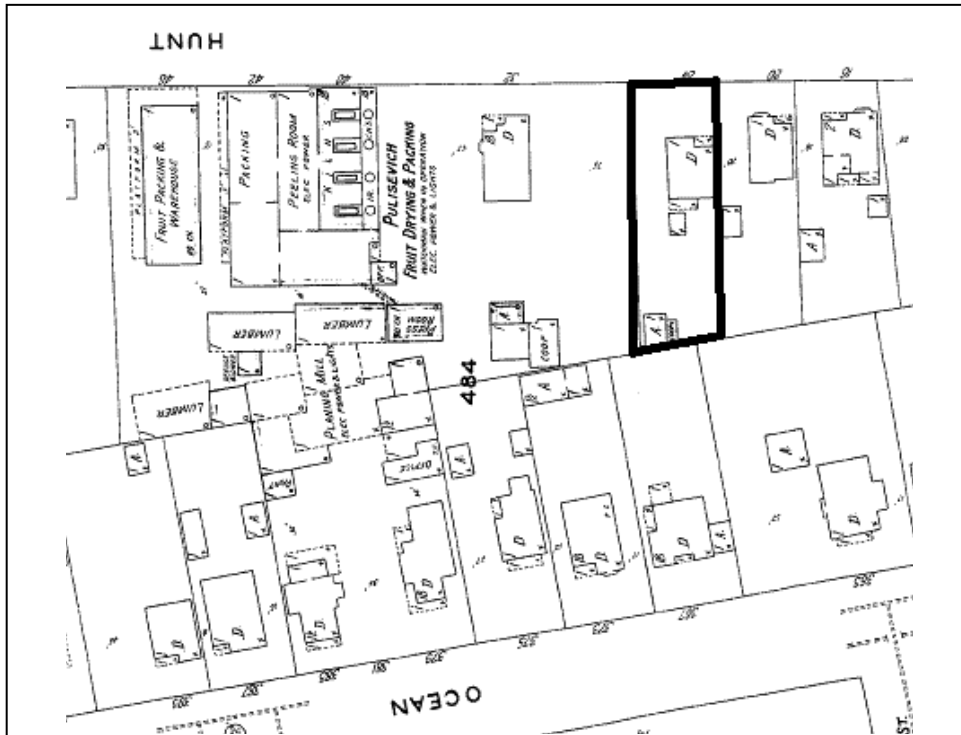


Photo 9: 1928 Sanborn Map of the property showing an earlier residence on the property.

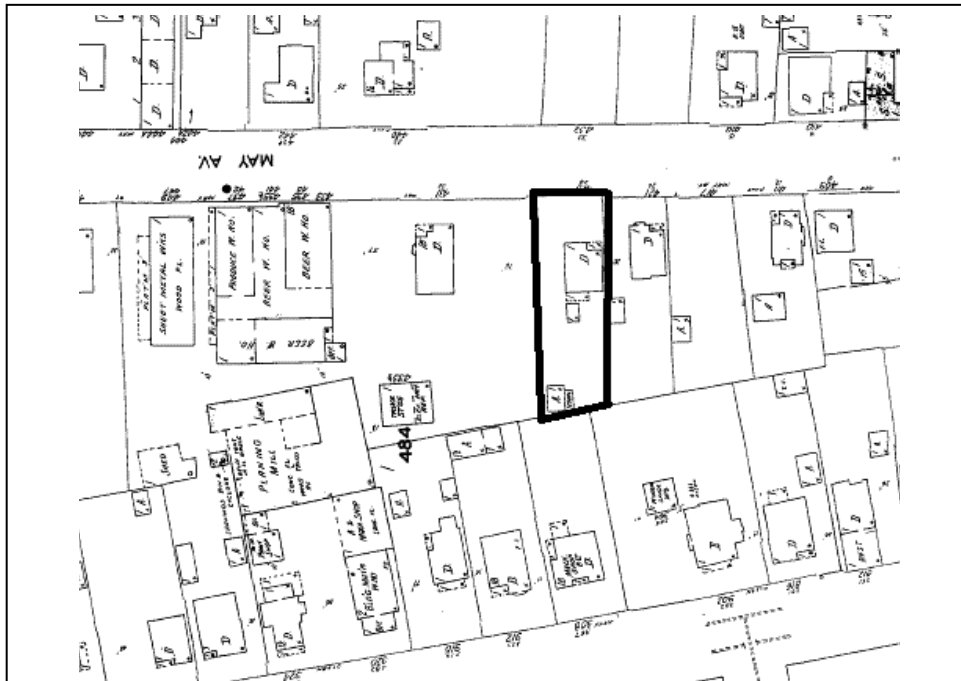


Photo 10: 1950 Sanborn Map of the property showing the earlier residence on the property.

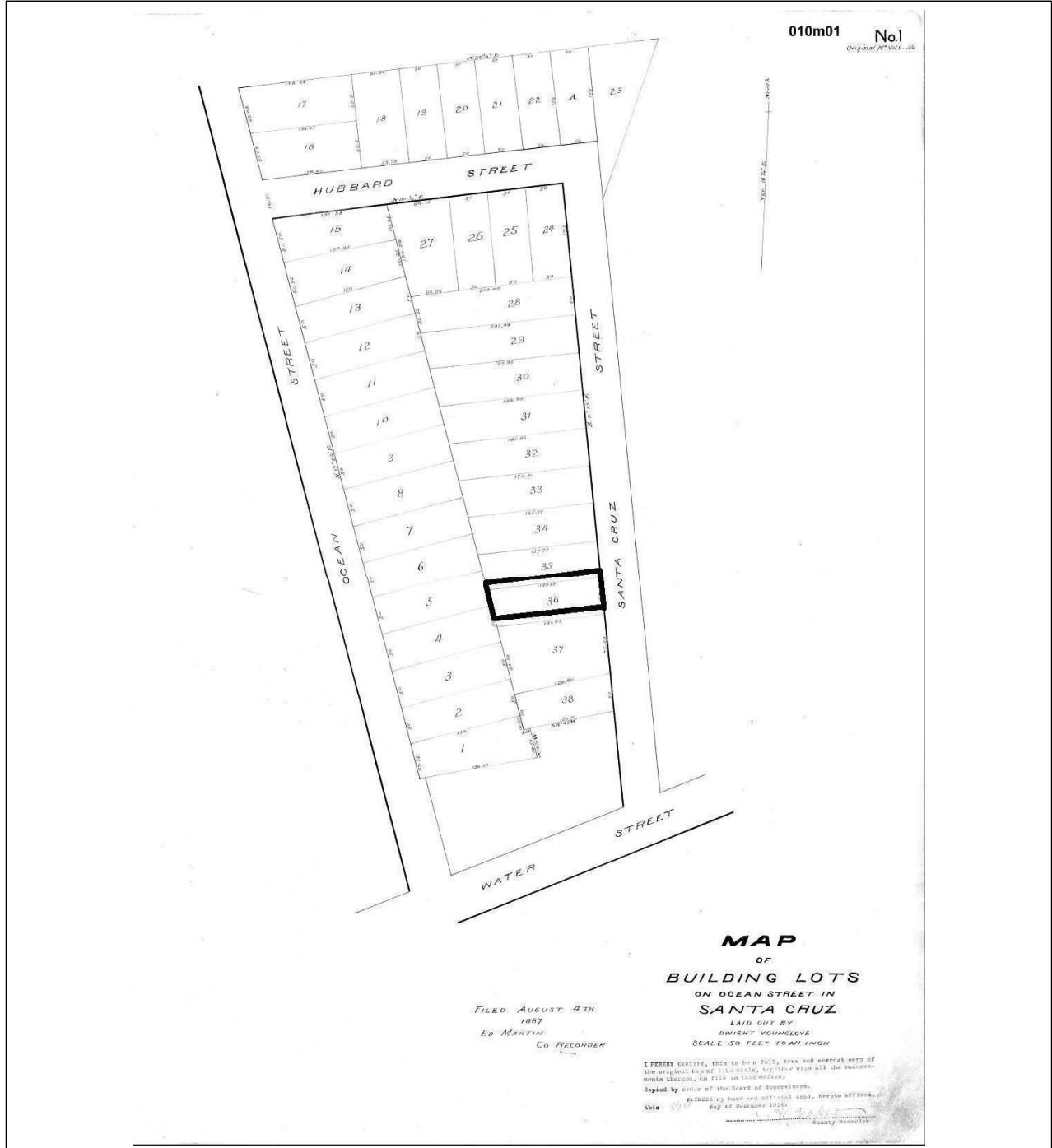


Photo 13: The Subject property as shown on the “Map of the Building Lots on Ocean Street in Santa Cruz, 1887” (Lot #34).

## *Archaeological Resource Management*

*Robert R. Cartier, Ph.D.  
496 North 5th Street  
San Jose, CA 95112  
Telephone (408) 295-1373  
Fax (408) 286-2040  
email: armcartier@netscape.net*

SE-Santa Cruz LLC  
Attn: Madhu Sridhar  
1777 Saratoga Ave, Suite 210  
San Jose, CA 95129

November 4, 2019

RE: HISTORIC EVALUATION FOR THE PROPERTY AT 1020 OCEAN STREET  
(MARIANNE'S ICE CREAM) IN THE CITY OF SANTA CRUZ

Dear Ms. Sridhar;

As per your request our firm is submitting the enclosed historical evaluation and discussion of possible impacts of the proposed project on the structure at 1020 Ocean Street (Marianne's Ice Cream) in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

- an evaluation of the structure based on the criteria of the NRHP and CRHR
- an evaluation of the structure using the criteria of the City of Santa Cruz Historic Preservation Ordinance
- State Historic Resources Evaluation forms (DPR 523) for the structure
- Discussion of potential impacts of the proposed project on the structure

The structure at 1020 Ocean Street is not currently listed on the City of Santa Cruz Historic Building Survey, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). However, the structure appears eligible for inclusion in the City of Santa Cruz Historic Building Survey under Criteria 1, 3, and 7. It is a well-known local landmark, is associated with Sam Lieberman who ran the business for over fifty years, and retains much of its original character and feeling.

Thus the structure at 1020 Ocean Street appears to be historically significant at a local level. The proposed project as currently designed does not appear to significantly impact the historic or architectural significance of this property.

Sincerely,

A handwritten signature in black ink that reads "Robert Cartier". The signature is written in a cursive style with a large initial "R".

Robert Cartier, Ph.D.  
Principal Investigator

RC/dj

**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 14 Resource Name or # Marianne's Ice Cream

P1. Other Identifier: 1020 Ocean Street, The Grog Shop

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: Santa Cruz, CA Date: 2012 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 1020 Ocean Street City: Santa Cruz Zip: 95060

d. UTM: 10S 5 87 098mE/40 93 169mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 008 331 40

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

The Marianne's Ice Cream structure is a single story commercial building in good condition. The structure is L-shaped in form, and covered by a shed roof with a broad cantilevered overhang above the façade along Hubbard Street. The exterior walls of Marianne's are surfaced with vertical wooden siding in a board and batten configuration, with a lower area of brick. Fenestration consists of large, fixed plate glass windows with wooden casements. The structure features a prominent sign which extends from the roof at the western end of the building. This sign reads "Ice Cream by Marianne's." The Grog Shop portion of the building is of more recent construction (post 1950), and is of cinderblock construction. It features a ribbon of large plate glass windows separated by concrete pilasters. A free standing sign for this business is located at the corner of Ocean and Hubbard Streets, which reads "The Grog Shop Liquors."

\*P3b. Resource Attributes: HP06 (Commercial Building)

\*P4. Resources Present:  Building \_\_\_\_\_ Structure \_\_\_\_\_ Object \_\_\_\_\_ District \_\_\_\_\_ Element of District \_\_\_\_\_ Site \_\_\_\_\_ Other \_\_\_\_\_

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



\*P5b. Description of Photo: (View, date, accession #)  
View of Marianne's Ice Cream from the corner of Ocean Street and Hubbard Street.

\*P6. Date Constructed/Age and Sources

Historic  Prehistoric \_\_\_\_\_ Both \_\_\_\_\_

Constructed circa 1947.

\*P7. Owner and Address:

Marianne's Ice Cream  
1020 Ocean Street  
Santa Cruz, CA 95060

\*P8. Recorded by:

Robert Cartier  
Archaeological Resource Management  
496 North 5<sup>th</sup> Street  
San Jose, CA 95112

\*P9. Date Recorded: 11/4/2019

\*P10. Survey Type: Intensive

\*P11. Report Citation: (Cite Survey Report and other sources, or enter "none.")

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 14

\*NRHP Status Code Marianne's Ice Cream

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_

B1. Historic Name: Marianne's Ice Cream

B2. Common Name: Marianne's Ice Cream

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Vernacular commercial

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

Based upon visual evaluation and available documentation, the primary structure at Marianne's Ice Cream was constructed Circa 1947. The structure can be seen on the 1950 Sanborn Map for the City of Santa Cruz. Post 1950 the Grog Shop wing of the structure was added. Aside from this addition it appears that only minor changes have been made to the structure since its construction.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:  
 None.

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme commerce

Area Santa Cruz, CA

Period of Significance Post-War Property Type private commercial Applicable Criteria N/A

The land on which the subject structure now stands consists of Lot #15, as shown on the "Map of Building Lots on Ocean Street in Santa Cruz, laid out by Dwight Younglove," filed August 4, 1887 (Vol. 5 of Maps, Page 46). Based upon Sanborn maps, a residence was located on this property in 1892, and can also be seen on the 1905 Sanborn. A newer residence appears to have replaced this structure by 1928. Based on County of Santa Cruz Appraisers property data, the subject structure was originally constructed in 1949, and can be seen on the 1950 Sanborn Fire Insurance Map of the City of Santa Cruz. The business and the property have separate ownership histories, each of which are briefly described below.

See Continuation Sheet, Page 4

B11. Additional Resource Attributes: (List attributes and codes) N/A

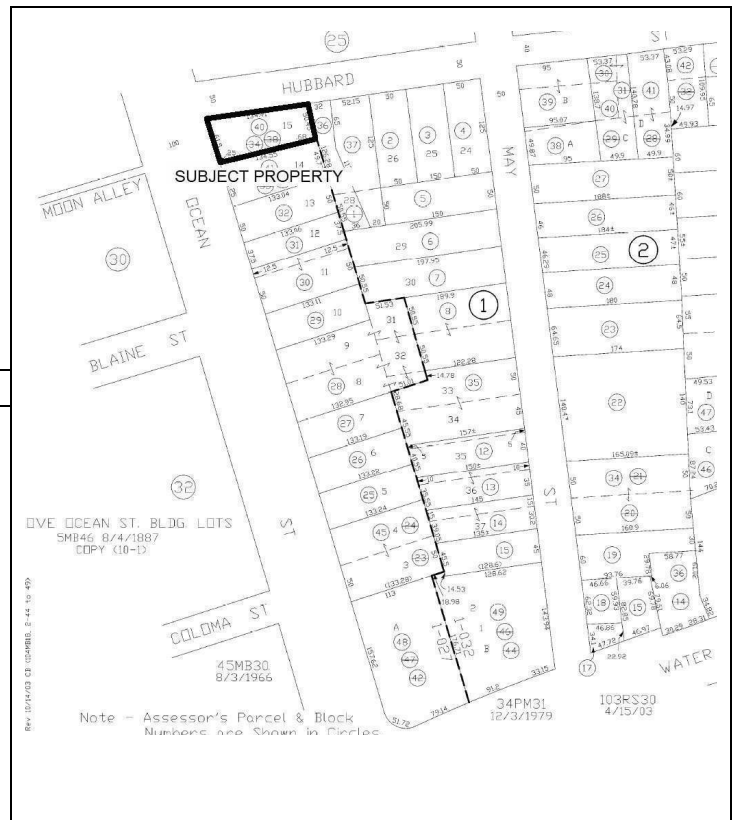
\*B12. References:  
 See Continuation Sheet, Page 7

B13. Remarks:

\*B14. Evaluator: Robert R. Cartier

\*Date of Evaluation: 11/4/2019

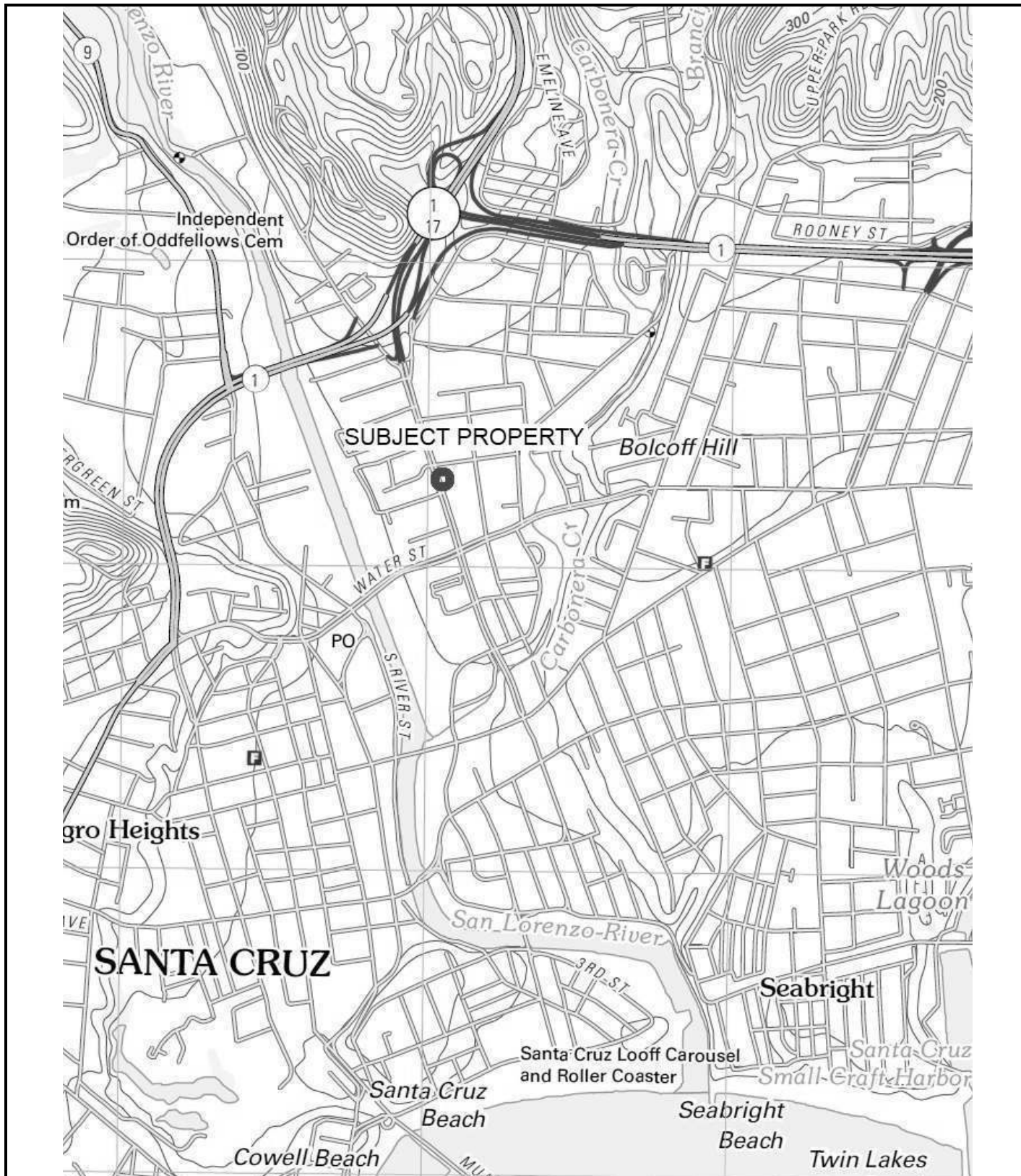
(This space reserved for official comments.)





### LOCATION MAP

Page 3 of 14      Resource Name or # (Assigned by recorder) Marianne's Ice Cream  
\*Map Name: Santa Cruz, CA      \*Scale: 7.5 Minute      \*Date of Map: 2012



**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 4 of 14 \*Resource Name or # (Assigned by recorder) Marianne's Ice Cream  
\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

*Continued from B10:*

According to the company website, Marianne's Ice Cream was founded in 1947 by Lenore and Tom Becker, who named the business after their daughters Mary and Anne. The first listing in City of Santa Cruz directories found for the business at this location (then 104 Hubbard Street) was in 1953. In 1958 the ice cream parlor was taken over by Sam and Dorothy Lieberman, who ran the business for over fifty years and greatly expanded the menu of ice cream flavors with many original recipes. In 2012 the business was sold to the current owners, Kelly Dillon and Charlie Wilcox. Marianne's operates out of the Ocean Street location as well as two satellite locations in Aptos and Capitola. Its ice cream is manufactured in a facility located near the corner of Swift Street and Delaware Avenue.

By 1946 (prior to construction of the subject structure) the property was owned by G. A. and Leona E. Bertolucci (Book 694 OR, Page 42). The Bertolucci's retained ownership of the land until February 4, 1959, when they sold it to Robert A. Kinzie, Jr. (Book 1230 OR, Page 290). The Kinzie family retains ownership of the property today, having transferred the property to Kinzie Ocean Properties, LLC on November 2, 2015 (Assessor's Doc#2015-44186). Thus the owners of Marianne's Ice Cream have never owned the property on which it is situated.

*City of Santa Cruz Historic Preservation Ordinance*

According to the City of Santa Cruz Historic Preservation Ordinance (Ordinance #2003-14). A property shall be determined eligible for inclusion in the City of Santa Cruz Historic Building Survey based upon the following Criteria:

*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.

*Or a district which is:*

8. Recognized as a geographically definable area possessing a significant concentration of buildings that are well designed and other structures, sites, and objects which are united by past events or by a plan or physical development; or is
9. Recognized as an established and geographically definable neighborhood united by culture, architectural styles or physical development.

The structure at Marianne's Ice Cream is not currently listed in the City of Santa Cruz Historic Building Survey. However, it appears to be eligible for listing in this register under Criteria 1, 3, and 7 as described above. The structure is a well-known landmark within the City of Santa Cruz, and is closely associated with Sam Lieberman, who operated the business for over fifty years. Thus it appears eligible for inclusion under Criteria 1 and 3. Although the Grog Shop portion of the structure was an early addition, the façade retains much of its original character and feeling. Thus it appears to be eligible for inclusion under Criterion 7.

The structure is not associated with significant historic events, and thus does not appear eligible for listing under Criterion 2. It is not known to be the work of an architect or builder of note, and thus does not appear eligible for listing under Criterion 4. It does not possess special aesthetic merit of value in terms of architecture, and thus does not appear eligible for listing under Criterion 5. It is not recognized as possessing distinctive stylistic characteristics and thus does not appear eligible for listing under Criterion 6. The structure is not a part of an historic district, and thus Criteria 8 and 9 do not apply.

*California Register of Historic Resources Criteria*

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association 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;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings).

The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The property at Marianne's Ice Cream is not currently listed on the CRHR. In addition the structure does not appear to be eligible for inclusion in this register. The structure is not associated with significant events and thus it does not appear to be eligible for listing under Criterion 1. Although the structure is associated with Sam Lieberman, a figure of some local significance, this does not appear sufficient to be eligible for inclusion under Criterion 2. The structure is an example of late mid-20<sup>th</sup> Century vernacular commercial architecture, however it is not a notable example. Thus it does not appear to be eligible for listing under Criterion 3. The structure does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under Criterion 4.

*National Register Criteria*

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures. The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

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

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

- 1. location
- 2. design
- 3. setting
- 4. materials
- 5. Workmanship
- 6. Feeling
- 7. Association

The structure at Marianne's Ice Cream is not currently listed on the National Register of Historic Places. In addition the structure does not appear to be eligible for inclusion in this register. The property is not associated with any known significant historical events, thus it does not appear to be eligible under Criterion A. Although the structure is associated with Sam Lieberman, a figure of some local significance, this does not appear sufficient to be eligible for inclusion in the NRHP under Criterion B. Although an example of vernacular commercial architecture, it is not a notable example of this style and does not appear to be eligible for inclusion under Criterion C. The structure does not appear likely to yield important historical information, thus it does not appear eligible for inclusion under Criterion D.

In addition, the structure is somewhat lacking in historic integrity, having been added to since its original construction.

**CONTINUATION SHEET**

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Continued from B12:

Appraiser's Office, County of Santa Cruz  
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Hoover, M. et al  
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Lamers, C.  
2015 Couple Living Ice Cream Dream after Taking Over Popular Shop. Article in SF Gate 8/7/2015  
<https://www.sfgate.com/travel/article/Couple-living-ice-cream-dream-after-taking-over-6431342.php>

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McAlester, V. and L. McAlester  
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1990 *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*

US Department of the Interior  
1982 Bulletin 15 – "How to Apply the National Register Criteria for Evaluation."

Whiffen, M.  
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York, J. A.  
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Photo 1: View of Marianne's from the Corner of Ocean and Hubbard.



Photo 2: A closer view showing the main entrance.



Photo 3: View of the western façade from Ocean Street.



Photo 4: View along the original portion of the structure.



Photo 5: View of the western façade from Ocean Street.



Photo 6: Oblique view of the structure from the southwest.





Photo 7: View of the front portion of the southern façade.



Photo 8: View of the rear portion of the southern façade.



Photo 9: View of The Grog Shop addition.



Photo 10: View of the front entrance to The Grog Shop.

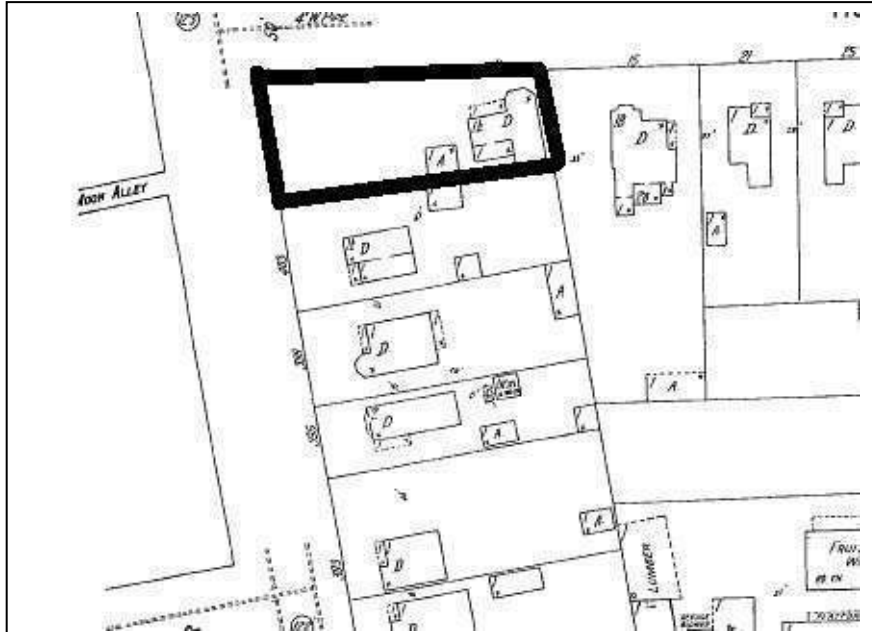


Photo 11: 1928 Sanborn Fire Insurance Map of the property showing a residence on the property at that time.

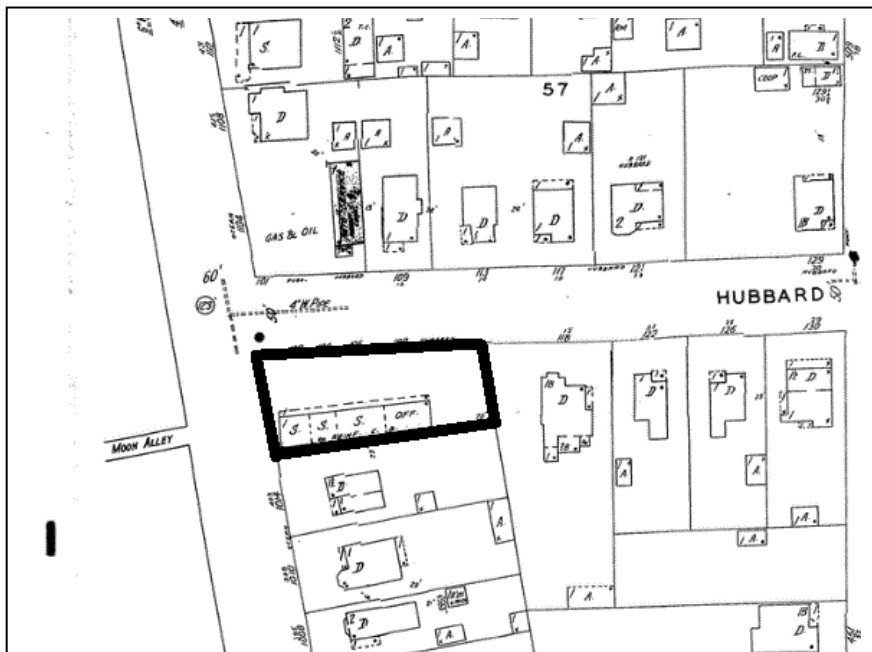


Photo 12: 1950 Sanborn Fire Insurance Map of the property showing the Subject structure. Note Grog Shop wing is not yet present.

**CONTINUATION SHEET**

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\*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation  Update

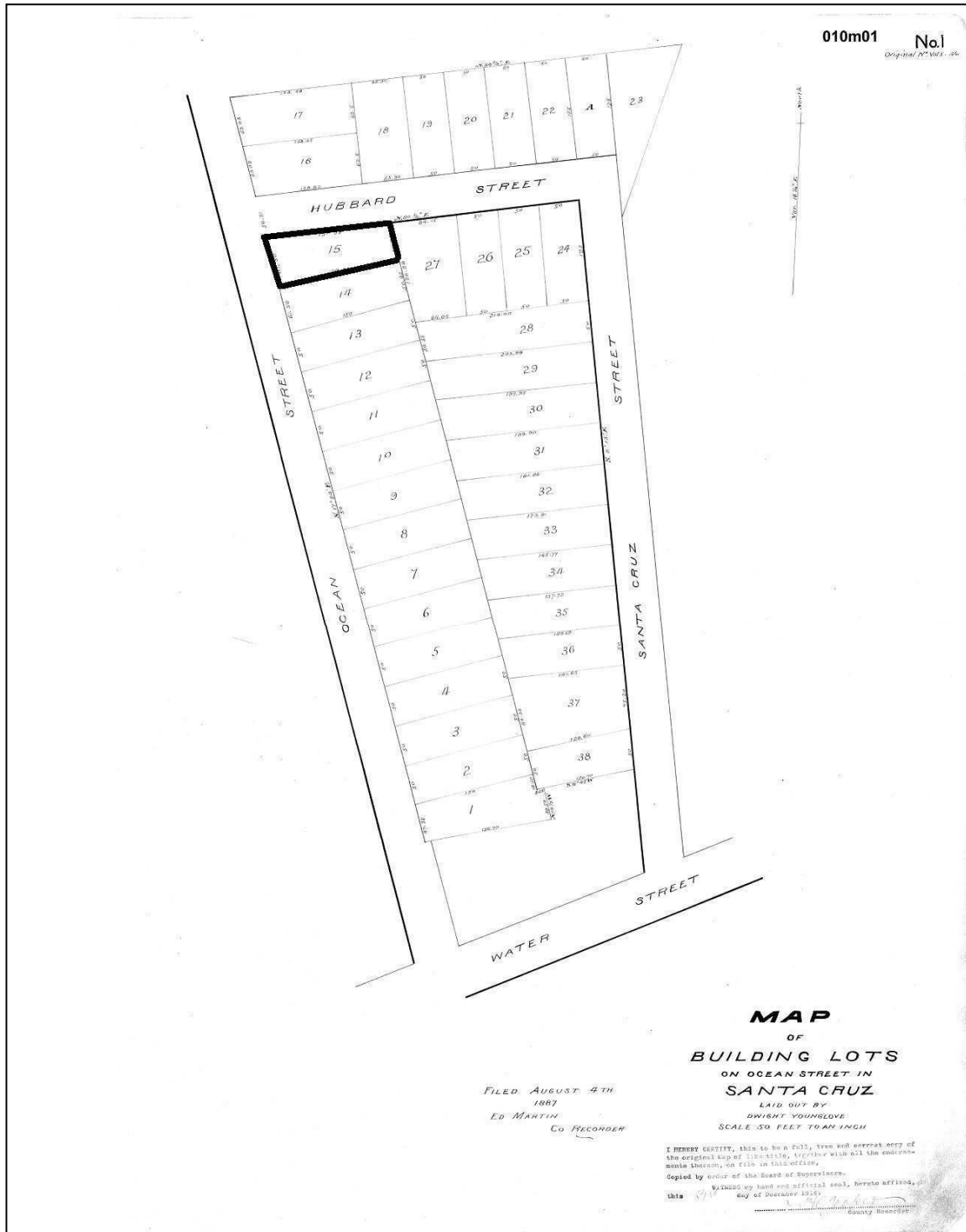


Photo 13: The Subject property as shown on the “Map of the Building Lots on Ocean Street in Santa Cruz, 1887” (Lot #15).