

Page 1 of 5 *Resource Name or # (Assigned by recorder): Bowman House

P1. Other identifier: None

*P2. Location: Not for Publication Unrestricted

*a. County Santa Cruz County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad Santa Cruz Date Revised 1994 T .11 S. ; R .2 W. ; Mount Diablo B.M.

c. Address: 423 Broadway City Santa Cruz Zip 95060

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 587384 mE/ 4092326 mN

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

 northwest corner of Broadway and Ocean Street. APN# 005-302-11

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

This two-story Gothic-Revival style house has a long, gabled main form with steep cross gables centered on the sides. The proportions of the main eaves are representative of balloon-framed houses of the 1870s and 1880s and the 2/2 double-hung windows are also indicative of that era. Edward Bowman, proprietor of Santa Cruz Carriage Works, built this house about 1884. He also reportedly planted the two tall fan palms that frame the corner of the property. The house is accentuated by a steep central gable over a rare 90-degree angled bay window over what was originally the entry. Although the building has been modified over time, it retains its early channel rustic siding under the applied shingle cladding. Carved stone foundation walls is still at the base of the siding. The house was converted into apartments about 1928 and expanded to the west.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo:
(View, date, accession #)
View facing west, 2009.

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
ca. 1884, news article, 125 years old.

*P7. Owner and Address:

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

F. Maggi/L. Dill/J. Kusz
Archives & Architecture, LLC
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 5/6/09

*P10. Survey Type: (Describe)

Intensive

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

Santa Cruz Historic Building Survey - Vol. III, Department of Planning and Community Development, City of Santa Cruz, 2012.

*Attachments:

- | | | | | |
|--|--|---|--|--|
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input checked="" type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI #

Page 2 of 5

*NRHP/CRHR Status Code 5S3

Resource Name (Assigned by recorder) Bowman House

- B1. Historic Name: Bowman House
- B2. Common Name: 423 Broadway
- B3. Original Use: Single family residential
- B4. Present Use: Multi-family residential
- *B5. Architectural Style: Gothic Revival
- *B6. Construction History: (Construction date, alterations, and date of alterations)
 Constructed ca. 1884.

*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a

*B8. Related Features:
 None.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture Area: Eastside
 Period of Significance: 1884 Property Type: Residential Applicable Criteria: None
 (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

Although this building has been documented as a ca. 1884 residence, it may have been constructed earlier than 1884 based on its pre-Victorian massing and architectural details. An early map indicates that the land was originally owned by Frank Cooper, who may in fact have built the residence, however, city directories indicate that Edward Bowman lived in this house by 1884-1885, the current estimated construction date. Frank Cooper was one of the Cooper Brothers (along with William, Thomas and John) who came to Santa Cruz in the late 1840s from Pennsylvania and worked as merchants. They were active community members, eventually donating the land for the County Courthouse, and Cooper Street is also named after the family. Frank worked at the Bank of Savings & Loans in Santa Cruz and was active in Santa Cruz community. Edward Bowman came to California in 1852 with his brother Gustave, who opened a hardware store on Pacific Avenue in 1870. Edward Bowman operated a carriage shop, the Santa Cruz Carriage Works on Front Street. He later entered into a partnership in the carriage business with Carl Jensen, operating out of the Hoffman Building downtown. (Continued on page 4, DPR523L)

B11. Additional Resource Attributes: (list attributes and codes) None

- *B12. References:
- Baldwin, Arnold. Map of the City of Santa Cruz. 1923.
 - Chase, John. Card files in Judy Steen Collection.
 - City of Santa Cruz building permits.
 - City of Santa Cruz Standard Map, 1929.
 - Lehmann, Susan. Historic Context Statement for City of Santa Cruz. 2000

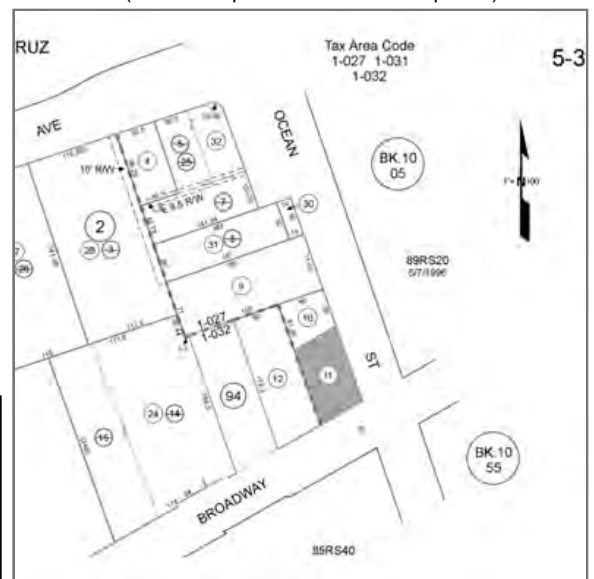
(B12 References, continued on page 4)

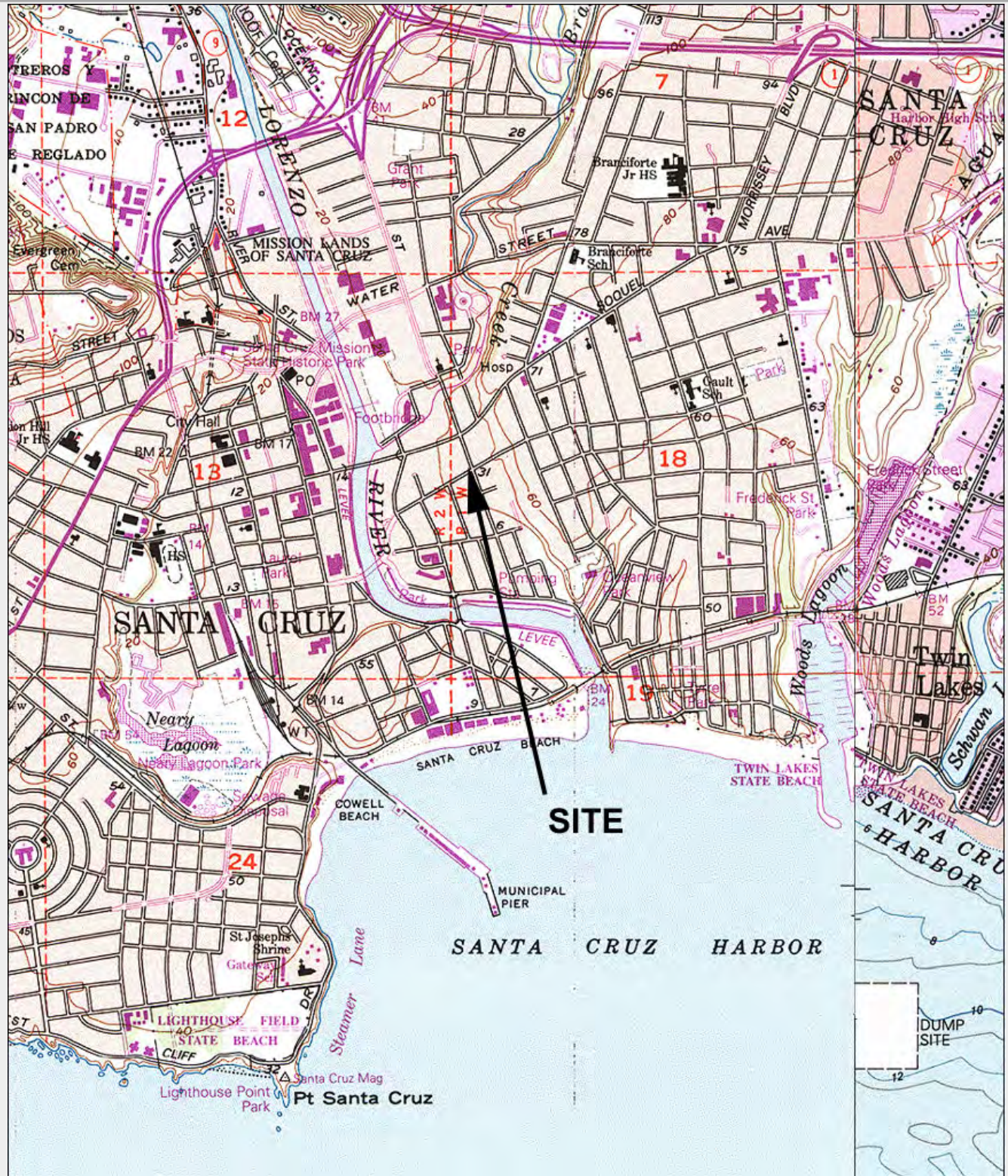
B13. Remarks: None

*B14. Evaluator: Leslie Dill
 *Date of Evaluation: May 6, 2009

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





TN* / MN
14 1/2°

Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

Page 4 of 5 *Resource Name or # (Assigned by recorder) Bowman House

* Recorded By F. Maggi/L. Dill/J. Kusz * Date 5/6/2009 Continuation Update

(Continued from page 2, DPR523b, B10)

Edward died in 1914 but his widow, Sarah, continued to live in the house until her death in 1930. By this time, the house no longer functioned as a single family home and was divided into five apartments, and an addition was made to the south side of the building and the front porch was altered. The house was later owned by Nancy Brabender, who lived in one of the apartments in the building. It continues to be used today as multi-family housing.

SIGNIFICANCE

The property was not found eligible for the California Register of Historical Resources. The building was constructed early within the development of Santa Cruz's lower Ocean neighborhoods, but it does not individually represent the development patterns in the area, and thus would not appear to be eligible under Criterion (1). The early persons known to be associated with the building was Edward Bowman, and although Edward was an early carriage-maker, neither are known for contributions that are important to the overall development of the local community. The property would not appear to be eligible for the California Register under Criterion (2). The specific architect of the building has not yet been identified, thus the property was not found eligible for listing under Criterion (3). Although the building is a unique and late Gothic Revival design, changes to the original building, including expansions to the rear, limit the ability of the building to convey its origins. Thus it is not a distinctive representative of its time in it's current configuration as a late-nineteenth century Gothic Revival house design.

When considered for listing within the Historic Building Survey of the City of Santa Cruz, the property meets the following criteria:

1. The building is a significant example of the built environment heritage of the City as a representative of late-nineteenth century residence associated with the early development of the community; and
5. The building possesses special aesthetic merit and value due to its quality of architecture, retaining sufficient features that show its architectural significance; and
7. The building retains sufficient integrity to accurately convey its significance.

Integrity

The property maintains much of its apparent historical integrity as per the National Register's seven aspects of integrity. It maintains its original location on the corner of Broadway and Ocean Street in Santa Cruz to the east of the San Lorenzo River. The immediate neighborhood has changed a great deal over time, and the wider setting now includes mid-century residences, retail buildings, motels, and other twentieth century development, affecting the surrounding historic setting of the subject property. The subject house retains its nineteenth century residential scale and feeling and continues, through its form, massing and detailing, to illustrate its associations with early development in Santa Cruz. The house retains its integrity with the Gothic Revival style and the two-story form, symmetrical balloon-framed proportions and Gothic Revival detailing are rare in Santa Cruz.

(Continued from page 2, DPR523b, B12 References)

Map of Cooper's Addition to Santa Cruz. 1880.
McKenney & Co. Coast County Directory. 1884-5.
Polk. R. L., Santa Cruz City Directory. 1892, 1902, 1916-1989
Sanborn Fire Insurance Maps, 1886-1950.
Santa Cruz (County of) Voters Registrations.

CONTINUATION SHEET

Page of 5 *Resource Name or # (Assigned by recorder) Bowman House

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Side elevation from Broadway, viewed facing north.