

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code Reviewer Date

Page 1 of 5 *Resource Name or # (Assigned by recorder): Kitchen's Castle

P1. Other identifier: Aloha Medicinals

*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 Location: Not for Publication Unrestricted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: 1211 Fair Ave. City Santa Cruz Zip 95060

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 584891 mE/ 4090867 mN

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

west side of Fair Avenue between McPherson and Ingalls Streets. APN# 003-043-24

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

The former residence located at 1211 Fair Ave. is what is known popularly as Kitchen's Castle, in a style known locally as "Westside Bizarre", a term coined by the *Santa Cruz Sentinel*. Constructed between 1947 and 1952, this building's eclectic design and use of a variety of materials makes it an unique example of Folk Art architecture. The rocket shaped building further emphasizes the structures uniqueness. The building appears to sit on a concrete foundation and has a flat roof concealed by a parapet. The concrete block building is clad primarily in stone, accentuated with brick, stucco and abalone shells. Cylindrical-shaped spires, towers, and chimneys project from the roof. The largest bulbous projection is a former chimney (converted into an office space in the 1950s with the addition of two windows into the walls of the chimney, as well as the inclusion of more windows throughout the building). Many of the buildings windows appear to have been recently replaced.

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*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
 1947-1952, city directories, 57+ years old.

*P7. Owner and Address:

*P8. Recorded By: (Name, affiliation, and address)
 L. Dill/C. Duval/K. Oosterhouse
 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:

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

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

Primary #
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*NRHP/CRHR Status Code 3CS

Resource Name (Assigned by recorder) Kitchen's Castle

B1. Historic Name: Kitchen's Castle

B2. Common Name: 1211 Fair Ave. - Aloha Medicinals

B3. Original Use: Residential

B4. Present Use: Commercial

*B5. Architectural Style: Folk Art

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

Construction began in 1947, finished by 1952. Changes and possible additions, 1950s. (SCBP #4044, SC BP #6715, SC BP#7803, and SC BP #16646).

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

*B8. Related Features:

Several warehouses located on the property (mid 1950s).

B9a. Architect: Raymond Kitchen

b. Builder: Raymond Kitchen

*B10. Significance: Theme Architecture

Area: Westside

Period of Significance: 1947 - 1951

Property Type: Commercial

Applicable Criteria: (1), (3)

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

On January 10, 1947, Raymond S. Kitchen took out a building permit to construct a new home at 46 Fair Ave. (now addressed as 1211 Fair Ave). The building permit described the proposed building as a concrete block dwelling with attached garage, valued at \$10,000. Most of the building was completed by April, 1949.

Raymond Kitchen is best known as one of the Kitchen brothers who lived and worked in Santa Cruz from the 1920s until about 1950. Raymond Sylvester Kitchen was a stonemason; while his older brother, Kenneth Claire, was a brick mason. The brothers, sons of William S. and Sarah Jane Kitchen, were born and raised in Pennsylvania. The first members of the Kitchen family, Kenneth and Grove, who came to Santa Cruz arrived in about 1923. They were soon followed by their sister, Hazel, in 1925 and then brothers Walter and Donald in 1926. Raymond Kitchen's arrival in Santa Cruz was first noted in 1929. Some of the Kitchen brothers may have previously worked as brick masons at Agnews Sanitarium in Santa Clara County. (Continued on page 4. DPR523L)

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

*B12. References:

- Chase, John, Sidewalk Companion to Santa Cruz Architecture, 2005.
- Chase, John., Kitchen Bros. Research Files. Judy Steen Collection
- City of Santa Cruz building permits.
- City of Santa Cruz Standard Map, 1929.
- County of Santa Cruz deeds.

(continued on page 5, DPR523L)

B13. Remarks: None

*B14. Evaluator: Leslie Dill

*Date of Evaluation: May 6, 2009

(This space reserved for official comments.)

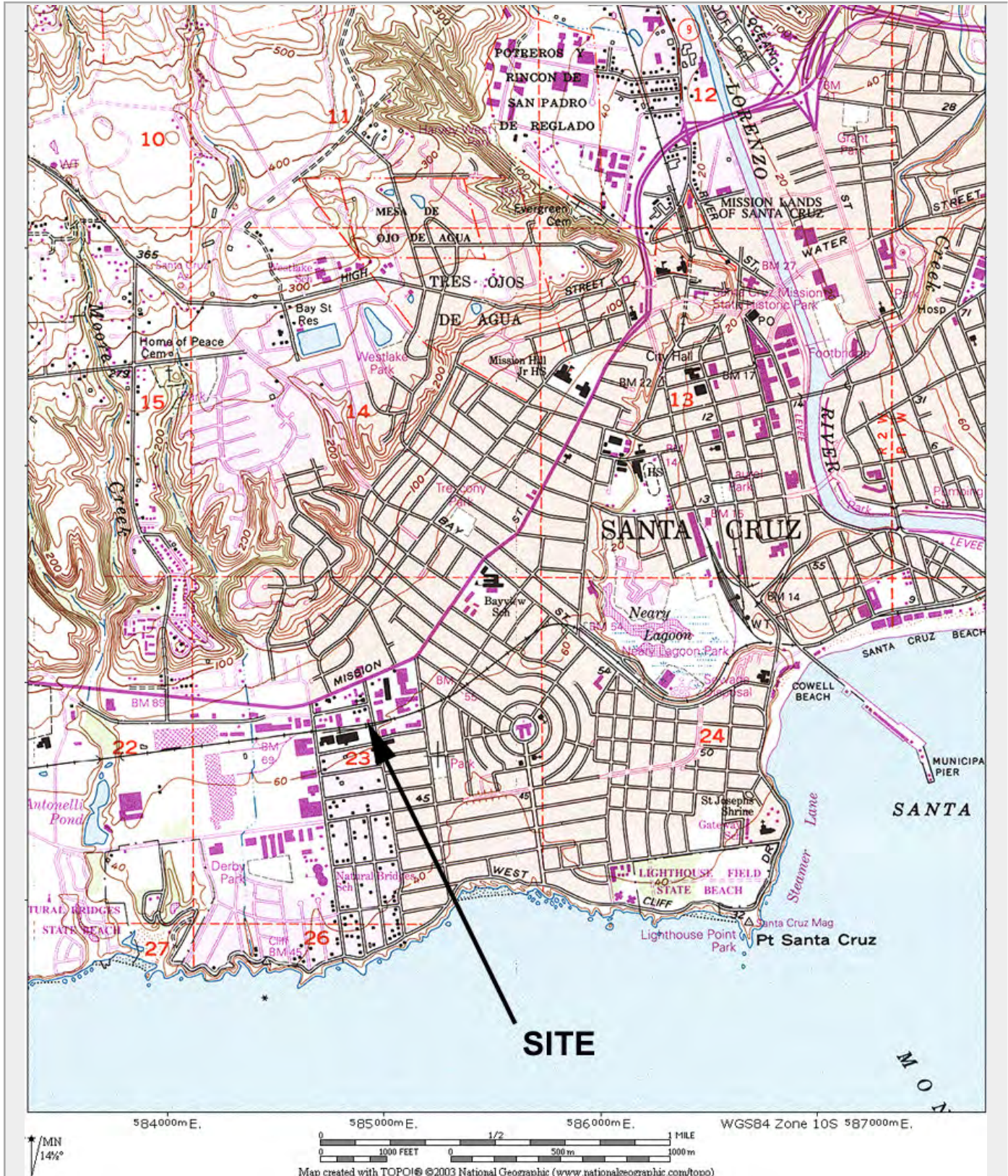
(Sketch Map with north arrow required.)



* Map Name: Santa Cruz, Calif.

* Scale: n.t.s.

* Date of Map: 1954 (revised 1994)



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* Recorded By L. Dill/C. Duval/K. Oosterhouse * Date 5/6/2009 Continuation Update

(Continued from page 2, DPR523b, B10)

Another sister, Sarah Jane, was in Santa Cruz by the early 1930s and subsequently married William Daglish. Only Raymond, Kenneth, and Sarah Jane remained in Santa Cruz after the mid 1930s. It was around this time that Raymond and Kenneth took up residence on Fair Avenue, Raymond's home then addressed as 48 Fair Ave. and Kenneth's at 858 Fair Ave. In January 1940, Raymond married, and in September of that year, he took out a building permit to add to a dwelling located at 46 Fair Ave., probably the same building as #48, located on the southwest corner of McPherson and Fair Avenues. Raymond and his wife, Jane, did not buy the subject property on Fair Avenue until 1943. They purchased Lots 1-18 of Block 4 of the Crennan Addition from M. C. and Teresa M. McPherson (458:99).

It was after World War II that the eccentric nature of the Kitchen Brothers began to manifest itself in the construction of their homes. Kenneth is said to have been the more eccentric of the two. In 1946, Kenneth took out a building permit to construct Unit #1 of his "Yogi Temple," valued at \$2,000. The brick and concrete structure, still located at 519 Fair Ave., has small turrets, which are studded with abalone shells. It is said that the temple was intended to be a Folk Art interpretation of a Hindu Temple, but the true inspiration for the design remains unknown.

In 1947, Raymond began construction of the subject building on Lot 7 of Block 4 of the Crennan Addition. He faced the concrete block building primarily of stone. He was apparently very skilled in the construction of stone fireplaces; the cylinder-shaped fireplace constructed for his building was at the time, the largest in Santa Cruz. A large rock-faced pond was constructed in front of the building as a part of a water system that ran beneath the building, which also included a well. Raymond did most of the construction on his building at night, said by some to avoid notice by building inspectors, but since the building had a building permit, it is more likely that that was when he had the time to work on the home. Raymond was well known locally for his stonework, an extant example of which is the rock wall constructed for the Civic Auditorium parking lot. Raymond and Jane lived on Fair Avenue until June, 1949 when the property was sold to Clarella Geiger and they left the area.

Kitchen didn't finish the building because in 1952, then-owner of the property, Walter J. Irby, took out a building permit valued at \$6,000 to complete the building at 1211 Fair Ave. Irby, a carpenter, lived on the site until at least 1953. In the mid 1950s, Dr. B. B. Stoller bought the property. Stoller owned Stoller Research Company, a manufacturer of fertilizer. Raymond visited Stoller some years later and gave him background on his stone building, saying it was inspired by a postcard he had received from India. Stoller converted the large fireplace of Kitchen's building into an office for his business, inserting two windows into the walls. He also removed some of the more ornate portions of the building to make it function better. Stoller was also responsible for adding several of the warehouses now located on the property. Dr. Stoller owned the subject property until 1992.

SIGNIFICANCE

The property was found eligible for the California Register of Historical Resources under Criterion (1) and (3). The building is not individually significant to the development of the Westside neighborhoods, and thus would not appear to be eligible under Criterion (1). The Kitchen brothers, although eccentric/memorable, are not significant personages in the history of Santa Cruz, therefore the property would not appear to be eligible under Criterion (2). Kitchen's Castle appears eligible for listing in the California Register of Historic Resources as a distinctive example of Folk Art vernacular design and for its unique use of materials under Criterion (3). *(Continued next page)*

CONTINUATION SHEET

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(Continued from previous page)

When considered for listing within the Historic Building Survey of the City of Santa Cruz however, 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 mid-twentieth century Folk design; and
5. The building possesses special aesthetic merit and value due to its quality of its Folk Art architecture, retaining sufficient features that show its architectural significance; and
6. The building possesses distinctive stylistic characteristics of the Folk Art architecture; and
7. The building retains sufficient integrity to accurately convey its significance.

Integrity

The property maintains most of its apparent historical integrity as per the National Register's seven aspects of integrity. The building maintains its original location on Fair Avenue, in the Westside area of Santa Cruz. Its current setting is likely similar to its original setting, but this mixed neighborhood does not provide a significant context for the historic design. The complex retains a mid twentieth century scale and feeling based on the low form, flat roofs, geometric massing, and modernist detailing, but the buildings are unusual in their folk-vernacular materials, curved forms, and craftsmanship. These elements illustrate the significant associations with the Kitchen Brothers, artisans known for their unusual workmanship and use of local materials like stone and shell.

(Continued from page 2, DPR523b, B12 References)

Lehmann, Susan. Historic Context Statement for City of Santa Cruz. 2000.

Lydon, Sandy., Westside oddity demystified, Temple-like structures were built by eccentric Santa

Cruz brothers, undated Santa Cruz Sentinel clipping on file at the Museum of Art and History Archives.

Polk. R. L., Santa Cruz City Directory. 1940-1989.

Sanborn Fire Insurance Maps, 1950.

Santa Cruz Sentinel, Natives Add to the layers of Historical Tales, 9/9/1990.

Santa Cruz Sentinel, Brothers Added 'Westside Bizarre' to Architectural Dictionary, 10/21/2002.

Swift, Carolyn., Kitchen Brothers Research Files. Capitola Historical Museum