

Other Listings
Review Code

Reviewer

Date

Page 1 of 4 *Resource Name or # (Assigned by recorder): Walsh House

P1. Other identifier: Sea View Apartments, Boca del Cielo Inn

*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 Location: Not for Publication Unrestricted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: 118 First St. City Santa Cruz Zip 95060

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 587147 mE/ 4091423 mN

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

north side of First Street between Main and Cliff Streets. APN# 005-212-07

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

One of Santa Cruz's grander Stick style Victorians, this house has many unique original features. Local houses of this style represent a transition period from the more upright and blocky Italianate designs of the 1880s, to the more highly decorated and asymmetrical Queen Anne designs of the 1890s. The classic Stick style details of this prominent residence include: the raised two-story form, the hipped main roof and accent gables, the low eaves relative to the upstairs windows, the one-story front bay window, the inset porch location, patterned shingles at the upper story, and horizontal wood siding at the main walls. Unique features include the jigsaw sunburst pattern that fills the king-tuss at the front gable end, the heavy, carved corbels at the outer corners of the eaves, and the wide belly band with a series of recessed panels. The house has been altered over time by additions, including a detached two-car garage at street level and a small outbuilding to the side of the main house.

*P3b. Resource Attributes: (List attributes and codes) HP5. Hotel/motel

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



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

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
ca. 1894, recorded deed, 115 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:

- 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 #
 HRI #

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*NRHP/CRHR Status Code 3S

Resource Name (Assigned by recorder) Walsh House

B1. Historic Name: Walsh House, Sea View Apartments

B2. Common Name: 118 First St.-Boca del Cielo Inn

B3. Original Use: Single family residential B4. Present Use: Bed & Breakfast

*B5. Architectural Style: Stick

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

Constructed ca. 1894. Renovations in 1981, 1983. (SC BP# B-1736, SC BP # B 1794).

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

*B8. Related Features:

Detached two-car garage and ancillary outbuilding.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Resort and Recreation Area: Beach

Period of Significance: 1894 - 1958 Property Type: Residential Applicable Criteria: (1), (3)

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

Raised above the street on a sloping parcel overlooking the Coconut Grove, this imposing building remains as an early reminder of the initial development in the Boardwalk area, when in 1893 Captain C. F. Miller and John Leibbrandt combined forces to construct a new bathhouse with an indoor sea-water pool called the Neptune Baths. John M. Walsh, a hotel proprietor, bought this residence from Frederick Hihn in 1895, shortly after it was completed. The Walsh family resided in the building, utilizing it as a single-family dwelling for a few decades before it was converted into apartments sometime in the Interwar period. By the 1920s, the property was owned by William R. Linscott, who worked as a dentist and lived in the house with his wife, Grace and their daughter, Phyllis. By the 1930s, the property was owned by Kath B. Farber and then by Allen Abijah, who operated the building as the Sea View Apartments, catering to the Boardwalk's tourist industry as the Sea View Apartments. One of Santa Cruz's grander Stick style Victorians, this building now serves as a bed and breakfast called the Boca del Cielo Inn since 2006. (Continued on page 4, DPR523L)

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

*B12. References:

(Sketch Map with north arrow required.)

- Bowman, Lloyd, Map showing portions of Block 21 of City of Santa Cruz and adjacent lands. 1911.
 - Chase, John, Sidewalk Companion to Santa Cruz Architecture, 2005.
 - City of Santa Cruz building permits.
 - City of Santa Cruz Standard Map, 1929.
 - Lehmann, Susan. Historic Context Statement for City of Santa Cruz. 2000.
- (Continued on page 5, DPR523L)

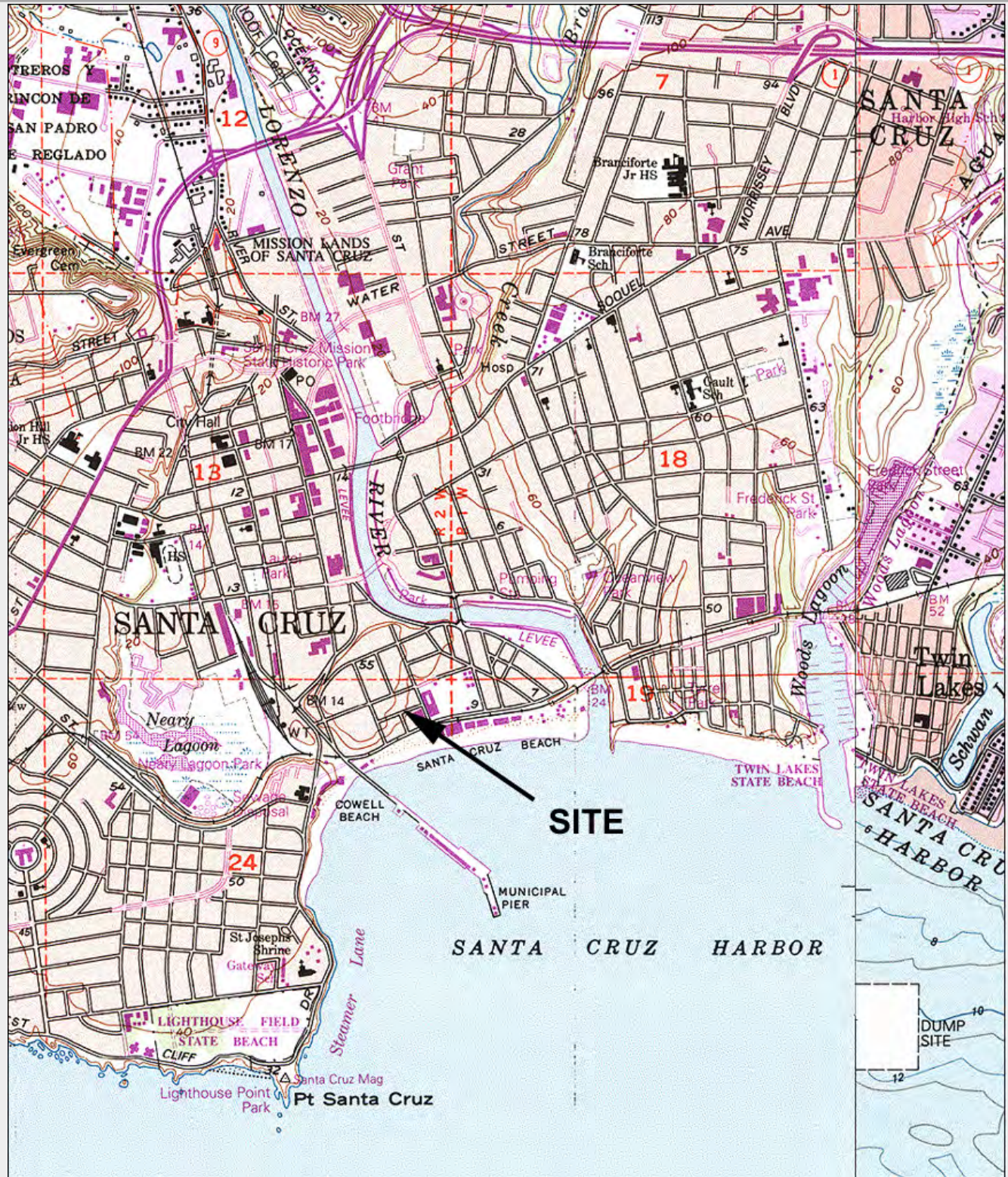


B13. Remarks: None

*B14. Evaluator: Leslie Dill

*Date of Evaluation: May 6, 2009

(This space reserved for official comments.)



TN * MN
14 1/2°

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

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

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

(Continued from page 2, DPR523b, B10)

SIGNIFICANCE

The property was found eligible for the California Register of Historical Resources under Criterion (1) and (3). The building has been a prominent building in the Beachfront area, built during an expansion period of the Boardwalk sometime in the early 1890s, and serving as short-term housing for the tourist industry for about a century. This direct association with important patterns of development in the Beach Hill neighborhood indicates that the property would be eligible under Criterion (1). The property is associated with Frederick Hihn, who appears to have built the house around 1895, and then sold it to John Walsh soon after. Hihn lends significance to the building, as he is a key personage in the history of Santa Cruz County, but the house was probably built speculatively by him, and John Walsh, although involved with the local hotel industry, is not know to have greatly contributed to the development of the local community. The property would therefore not appear to be eligible under Criterion (2). The building is however, a distinctive Victorian-era Stick design, although the specific architect of the building has not yet been identified. It would therefore appear to qualify for the California Register under Criterion (3).

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 an 1890s building; and
5. The building is 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. The building is recognized as possessing distinctive stylistic characteristics or workmanship significant for the study of the Victorian era; 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. It maintains its original location in the Beach Hill neighborhood of Santa Cruz, an area identified by the City as retaining a large percentage of historic resources. The property is still surrounded by much, but not all, of its apparent historic setting, including surrounding houses of similar age, scale and design and parcels with similar setbacks, parking, and streetscape. Although its immediate setting has been altered by separate building additions to the property, the main house retains adequate residential scale and historic feeling and continues, through its form, massing and detailing, to illustrate its associations with its Victorian era Stick style, including : hipped-and-gabled roof forms, its raised massing and low eaves, its inset porch location, its wood siding, decorative trim, and wood windows.

(Continued from page 2, DPR523b, B12 References)

Partial map of official map B of City of Santa Cruz, c1870.

Polk. R. L., Santa Cruz City Directory. 1916-1989.

Sanborn Fire Insurance Maps, 1892-1950

Santa Cruz County Recorder's Office, Deeds.

U. S. Census, 1880, 1900-1930.