

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 8 *Resource Name or # (Assigned by recorder): Walker's Court - Oakes' Court Motel
 P1. Other identifier: 214 Plymouth

*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 Location: Not for Publication Unrestricted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: 102-113 Grant St. City Santa Cruz Zip 95060

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 586983 mE/ 4093754 mN

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

northeast corner of Grant and Plymouth Streets.

APN# 008-202-15

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

This large property at the corner of Grant and Plymouth Streets includes six distinct buildings from at least two different eras, built sometime between 1934 and 1948. The mostly Spanish Eclectic style complex consists of six one-story buildings and structures; three one-story Spanish Eclectic style residences are placed in a row along Grant Street and two outbuildings area located to the rear. One of these outbuildings is also a Spanish Eclectic design while the other is a vernacular style detached shed structure. Two of the Spanish-Eclectic residences are quite simple; however, the compatible design of the overall grouping creates a more complex appearance than the level of detailing of any individual building. At the northeast corner of the property, atop a rise, is a fourth house, a two-story house built ca. 1860-1870. It is a National style structure associated with the Early American period of Santa Cruz's development. (Continued on page 4, DPR523L)

*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 east, 2009.

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
 ca. 1860s and 1934-1948, city directories, 62+ 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 Other (List):
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

DPR 523A (1/95)

* Required Information

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 5S3

Resource Name (Assigned by recorder) Walker's Court - Oakes' Court Motel

B1. Historic Name: Walker's Court

B2. Common Name: 102 - 113 Grant St.

B3. Original Use: Multi-family residential

B4. Present Use: Multi-family residential

*B5. Architectural Style: National, Spanish Eclectic, vernacular

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

Two-story residence, ca. 1860s. Walker's Court/Oakes' Court Motel constructed 1934-1948.

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

Original Location: n/a

*B8. Related Features:

Multiple outbuildings.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Resort and Recreation

Area: Branciforte

Period of Significance: 1934 - 1947

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.)

The property at the corner of Grant and Plymouth Streets currently addressed as 103-113 Grant St. and referred to as Walker's Court, or Oakes' Court Motel, is comprised of two separate buildings eras and six individual buildings on one parcel. Due to lack of consistent addressing in Santa Cruz City Directories and U. S. Census records, the exact chronology of building development has been difficult to ascertain.

The property consists of a group of Interwar period Spanish Eclectic buildings, and to the rear of these buildings (north) is an 1860s National style residence that was either built on the property in the 1860s or relocated to the parcel by the beginning of the twentieth century. Each of the two building types are discussed separately on the attached continuation sheet.

(Continued on page 5, DPR523L)

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

*B12. References:

- City of Santa Cruz building permits.
- City of Santa Cruz Standard Map, 1929.
- Lehmann, Susan. Historic Context Statement for City of Santa Cruz. 2000.
- King and Taylor, Map of Santa Cruz, 1910.
- Polk. R. L., Santa Cruz City Directory. 1916-1989.
- Punnett Map of City of Santa Cruz, 1905
- Sanborn Fire Insurance Maps, 1928-1950.
- U.S. Census, 1920-1930.

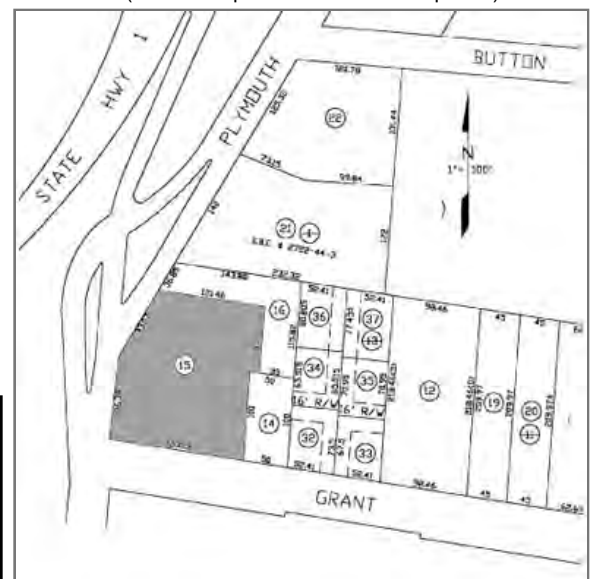
B13. Remarks: None

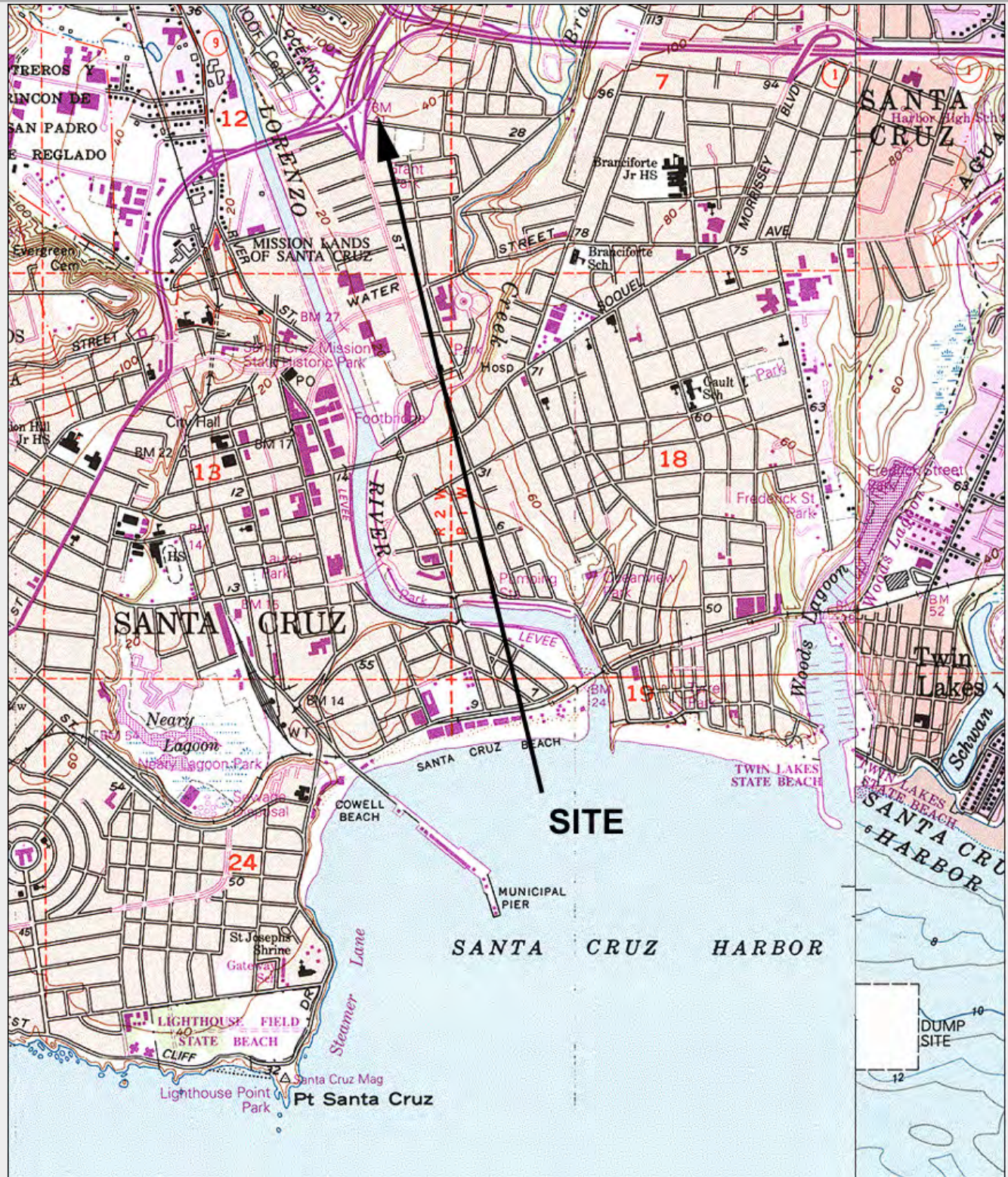
*B14. Evaluator: Leslie Dill

*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)

CONTINUATION SHEET

Page 4 of 8 *Resource Name or # (Assigned by recorder) Walker's Court - Oakes' Court

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

(Continued from page 1, DPR523a, P3a Description)

The one-story Spanish Eclectic corner residence has a flat roof and roughly square footprint. It features heavily textured stucco walls that rise into parapets at the corners and at the center of the two main façades; beveled caps top these pedestal forms. Between the pedestals are long, shallow red-tile shed roofs. At the corner of the residence is a recessed, diagonal entrance that is accessible at grade. The doors and windows of this building appear to have been altered.

The center residence on Grant Street is a duplex with a more decorative design than the corner building. It has an approximately "L"-shaped footprint, with a square main wing and extended northwest corner. This smoothly stuccoed building has a flat roof concealed at the front façade by an arching center parapet wall, symmetrical red-tile roofs, and outer corner parapets. The center of the parapet is accented by cylindrical terra-cotta attic vents in a triangular pattern. The symmetrical doors are topped by cantilevered red-tile porch roofs supported by solid stucco side braces; the doors are accessed by low concrete stoops. One door is original; it features vertical boards accented by a viewing window protected by decorative screening. The other door is a replacement. The windows appear to be in their original configuration; however, the sash has been replaced.

The easternmost duplex has a rectangular footprint and a symmetrical design. The building has a flat roof and consists of two units that flank an open carport. Each unit has a low concrete stoop. Each is protected by a shallow full-width shed roof supported curved solid stucco corbels. The roofing is currently shingle, but may have been tile originally. The stucco finish features an unusual cobblestone texture.

The scale of the one-story Spanish Eclectic outbuilding is rare. The footprint is very small, set on the diagonal, and the design is similar to the corner building. The detached structure has a flat roof with corner parapets topped by caps and heavily textured stucco walls. The one window is boarded up, but the door has horizontal panels that may be original. The shed-like outbuilding has a flat roof and appears to be a conglomeration of materials that has been added and changed over time.

The two-story National-style house is vernacular residence dating from the mid-nineteenth century. This very simple building type dates from the beginning of American influences in California, from the 1850s and 1860s, although most extant, local National-style houses were built in the 1870s and 1880s, and many were built as late as the 1890s in the form of Victorian Farmhouses. Typical of a National style design, the main wing of this house has distinctive proportions, primarily visible in the raised eaves of the cross-gabled roof, the narrow roof span and relatively steep roof pitch, as well as channel-rustic siding and raised floor. The footprint includes three main wings: a symmetrical side-gabled wing that faces west across Plymouth Street, a lower, gabled wing that extends to the west from the main wing, and a third gabled wing that projects to the north from the lower portion. The front façade features a symmetrical pair of large 1/1 double-hung windows that flank a central doorway. The remaining walls also feature individually placed windows.

CONTINUATION SHEET

Page 5 of 8 *Resource Name or # (Assigned by recorder) Walker's Court - Oakes' Court

* Recorded By F. Maggi/L. Dill/J. Kusz

* Date 5/6/2009

Continuation Update

(Continued from page 2, DPR523b, B10 Significance)

103-111 Grant St.

The Spanish Eclectic complex of three small one-story residences, one garage, and a small outbuilding was constructed as a motel/auto court in 1934, with additions constructed in 1948. As early as 1928, a gas station was established on the corner of Grant and Plymouth Streets which was known as Rosedale Gas, and was owned by R. N. Taylor. By 1934, then-owner Douglas Harms had built two Spanish Eclectic cottages as part of the auto court, adjacent to the gas station on Grant Street. With the opening of State Highway 17 in 1940, the gas station was bypassed. The gas station was demolished due to lack of use (although it appears a part of the gas station might still exist, consisting of a small outbuilding on the property) and a corner grocery store was constructed on that site. The grocery store was known as Dom Lim for a short time. Harms appears to have lived in the 1860s two-story residence on the property (214 Plymouth St.) while operating the motel/auto court. By 1948, the auto court had a new owner, Herb Walker, who constructed a third building at 111-113 Grant St., consisting of a two-unit building with a small garage between the units. Walker lived in the 1860s era residence as well. By 1962, the complex was called Walker's Court, and by 1969, it was owned by Robert E. Oakes who renamed it Oakes' Court Motel. It operated as Oakes' Court Motel until at least 1981. This area served summer vacationers and provided easy access for travelers exiting off State Highway 17. Many motels are located on this section of Plymouth Street, including the Plymouth Court Motel (100 Plymouth St.) which was constructed around 1940 as well. The property is presently used as a multi-family residential rental property.

214 Plymouth St.

The two-story house that sits at the rear of this property, although modified substantially in the last half a century, appears to be a ca. 1860s National style structure associated with the Early American period of Santa Cruz's development. The early history of this residence has been difficult to determine, however the residence may have been relocated to this site at the beginning of the twentieth century. By 1905, the parcel was owned by a member of the Felker family, most likely Silas & Hannah Felker. By 1924, the house was occupied by Charles Roikjer and his wife, Emily. Roikjer was a painter and the house was addressed as 53 Plymouth Street at that time. By 1934, the house was occupied by Douglas Harms who built the first units of the auto court, and who lived in the older house until the mid 1940s. It was then occupied by Herb Walker when he expanded the auto court in 1948, until the 1960s.

SIGNIFICANCE

The property was not found eligible for the California Register of Historical Resources. The building complex has been an important part of the evolution of Santa Cruz's Beach Hill neighborhood since the 1930s, and has served the tourist industry for about half-of-a-century. This association is important in the City of Santa Cruz, but the reduced integrity of the building complex with its original use would imply that the property would not be eligible for the California Register under Criterion (1). The property is not directly associated with any personages that are regarded as important in the development of Santa Cruz, thus the property would not appear to be eligible under Criterion (2). The building complex is vernacular in design, and while obviously retain their associations with their build-date eras, would not appear to qualify for the California Register under Criterion (3).

(Continued next page)

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

(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 complex is a significant example of the built environment heritage of the City as a representative of an Interwar era auto court; and
7. The building complex retains sufficient integrity to accurately convey its significance.

Integrity

The property maintains much, but not all, of its apparent historical integrity as per the National Register's seven aspects of integrity. The buildings maintain their original location northeast of the downtown area of Santa Cruz. The complex is surrounded by some of its apparent historic setting, including mixed surrounding parcels with a variety of setbacks, parking, and streetscape appearance, and a mixture of buildings some of which would have been present when these buildings were constructed. The complex includes its own internal historic setting, as the collection of buildings are in their original physical layout within the site. The buildings retain their residential scale and feeling and continue, through their form, massing and detailing, to illustrate associations with minor patterns of design and development in the late nineteenth and twentieth centuries. Although some features have been altered, such as the replacement of windows on the corner building, and additions to the older house, the design of the cottages retains its associations with the Spanish Eclectic style and the two-story house retains its integrity with the National style. The buildings continue to convey an authentic sense of time and place.

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Street elevation of most easterly cottages on Grant Street, viewed facing northeast.

CONTINUATION SHEET

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View of small ancillary building & house beyond, viewed facing northeast.