

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): 1010 N. Branciforte Ave.

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 Location: Not for Publication Unrestricted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: 1010 N. Branciforte Ave. City Santa Cruz Zip 95062

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 587860 mE/ 4093518 mN

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

east side of North Branciforte Avenue south of Osgood Avenue. APN# 009-234-41

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

This National style residence appears to be a late 1860s building that was constructed during Santa Cruz's Early American period, although the exact date of construction for this residential building remains undetermined at this time. Channel Rustic siding covers the exterior of the house addressed today at 1010 N. Branciforte Ave. Its side gabled roof has narrow eaves and is covered in wood shingles. A frieze board, approximately six inches in width, is located at each gable end. On the front elevation, the foundation is covered by a brick veneer. The core of the house is rectangular in plan, two stories high and one room deep. Facing North Branciforte Street is a centered front stoop with gable roof supported by square posts. Sheltered beneath the porch is an off-center front door. Seams in the siding suggest that there was originally a central doorway with flanking sidelights, typical of 1860s construction.

(Continued on page 4. DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single 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. late 1860s, visual, about 140 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 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 3CS

Resource Name (Assigned by recorder) 1010 N. Branciforte Ave.

B1. Historic Name: None

B2. Common Name: 1010 N. Branciforte Ave.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: National

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

Ca. late 1860s (may have been constructed as late as early twentieth century).

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

*B8. Related Features:

Detached garage, construction date unknown.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture Area: Branciforte

Period of Significance: late 1860s Property Type: Residential Applicable Criteria: (4)

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

The architectural style of the residence located at 1010 N. Branciforte Ave. appears to have been constructed sometime in the late 1860s. The property where this building is located was owned in the 1860s by Ines (Inez) Robles de Castro. Inez was the daughter of Villa de Branciforte *pobladore* and *alcalde* (mayor), Jose Antonio Robles, and his wife, Gertrudis. Ines was only two when the family arrived in Monterey by ship in 1797. She married Jose Saturnino Castro, the son of Mariano Castro. Ines still owned Lot 29, identified as 14.5 acres on the east side of Branciforte Avenue, when the Map of the Village of Branciforte was surveyed by Alexander McPherson in September 1864. Ines lived on this property until her death in 1867. Her property appears to have been left primarily to her sons, Jose Antonio Castro and Nieve (Nieves) Castro. The house where Ines lived was located at the northwest corner of her property and was an adobe building, perhaps constructed by her parents. Jose Castro sold his interest in that house to his sister, Darius Castro DeWitt, the wife of J. Munro DeWitt, in 1870.

(Continued on page 4, DPR523L)

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

*B12. References:

Chase, John, Sidewalk Companion to Santa Cruz Architecture, 2005.
County of Santa Cruz, Assessor's Records, Deeds, and Maps.
Lehmann, Susan. Historic Context Statement for City of Santa Cruz. 2000.
McPherson, A., Map of the Village of Branciforte, September 1864.
(Continued on page 4, DPR523L)

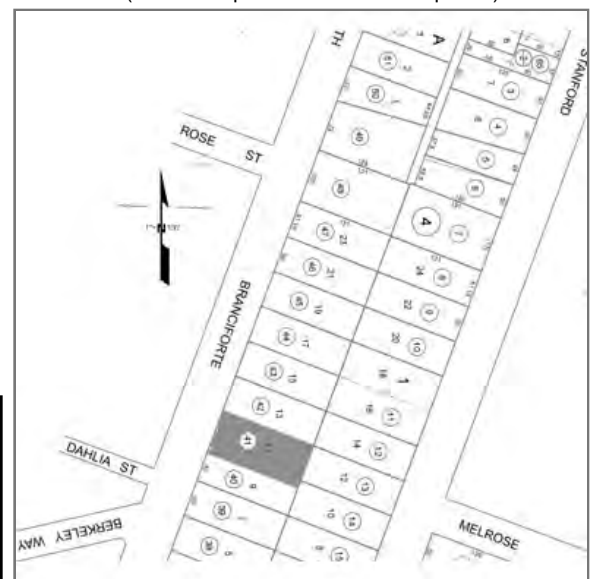
B13. Remarks: None

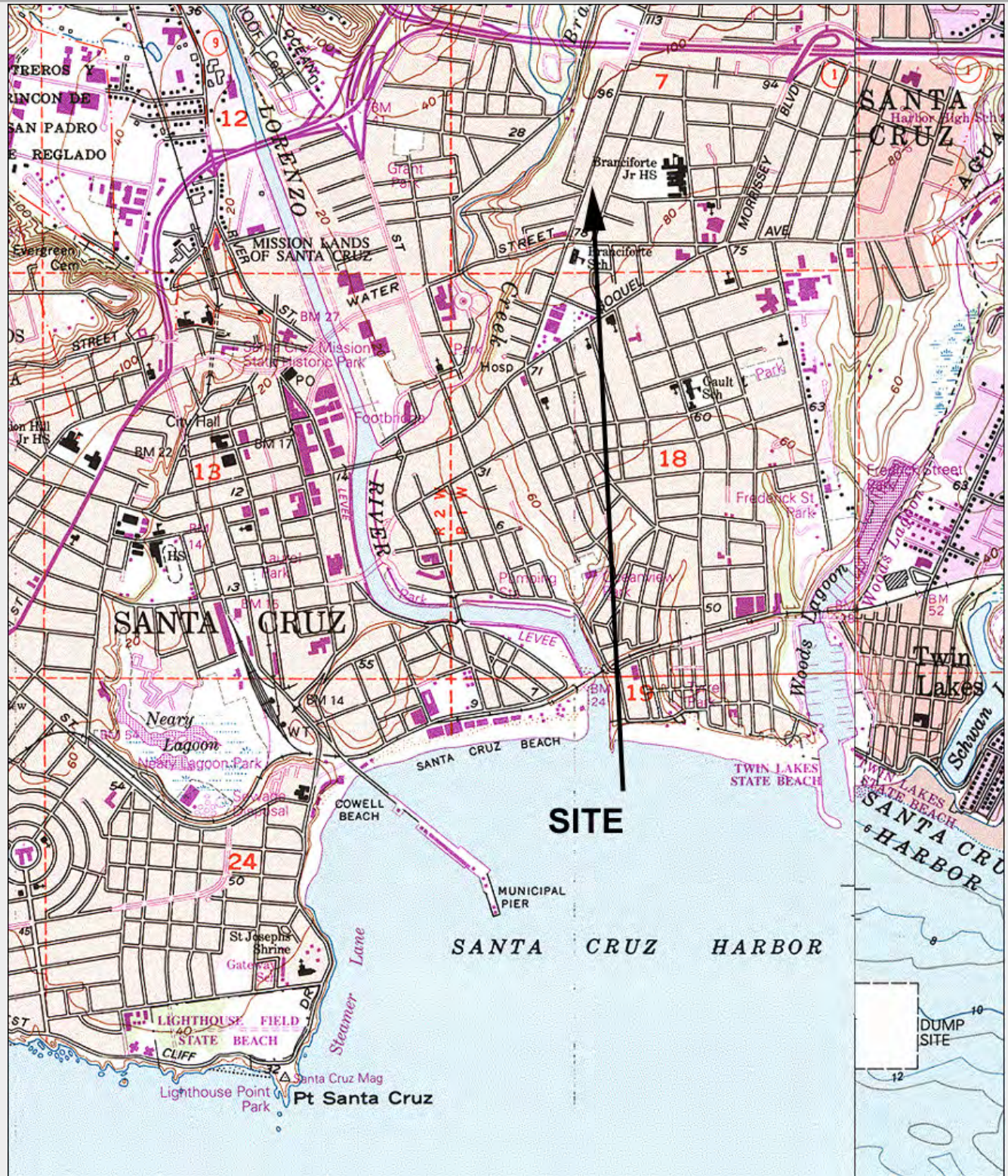
*B14. Evaluator: Leslie Dill

*Date of Evaluation: May 6, 2009

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





TN * MN
14 1/2°

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

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

(Continued from page 1, DPR523a, P3a Description)

Four twelve-lite windows illuminate the first story while four evenly spaced six-lite windows fenestrate the second story. It is possible that these six-lite windows are pivot windows. The north and the south elevations are void of any fenestration. Access to the rear of the property was unavailable at the time of this evaluation; however, Sanborn maps note that there is an "L" on the north end of the east (back) elevation. A small, rectangular, detached garage lies just southwest of the main house.

The historic record has been lost and it cannot be documented if the house was built on this site or relocated to this property during the later part of the nineteenth century. It remains a very rare example of early Santa Cruz, and further investigation of the underlying building fabric of this house may reveal more of its history.

(Continued from page 2, DPR523b, B10 Significance)

Darius sold (or lost) all the property except for the portion where the adobe house stood, to F. E. Bailey, a well-known local physician and land developer, who bought the property at auction. Complicated deed transactions abound related to this property in the early 1870s. In the 1871 Tax Roll, however, Bailey was assessed for 12 acres of Lot 29 with \$300 worth of improvements. It is unknown whether the subject residence now located at 1010 N. Branciforte Ave. is that house. If this is the case, it could have been constructed by Nieve Castro who was a carpenter. Although it seems unlikely that a house of this size would have been valued at only \$300. Nieve Castro was still selling interests in this property until 1883, but these transactions may reflect efforts by subsequent property owners to ensure a clear title to the property. Bailey had the property subdivided into smaller lots, and the subdivision was named Bailey's Eastern Addition; however, this subdivision was eventually abandoned.

In 1887, after years of complex land transactions, the entire 14.5-acre parcel was sold by John Hammond to W. D. Storey and Lawrence J. Dake. Hammond, a resident of San Francisco, had bought the property at auction in 1884. The sale was subject to the honoring of the lease of the property by A. J. Young. This may have been Joseph Young, a local Branciforte farmer, or a member of his family. As the Youngs lived nearby in the Branciforte area, it does not confirm that the building now located on the property was on the site at that point in time. By 1902, the USGS map shows two structures in this vicinity, one of which may be the building under study. In 1906, Storey and Dake, both local Santa Cruz residents, re-subdivided Lot 29 into what became known as the Broadview Subdivision. This subdivision created the lots that are now the basis for the development of Lot 29. The house at 1010 N. Branciforte is located on Lot 11 and a portion of Lot 9 of the Broadview Subdivision.

In November 1906, the property was purchased by Thomas P. and Jeannette K. Harris. The Harrises then sold the property to Swedish immigrant Nels P. and Hilma C. Anderson sometime before 1910. The Andersons are the first confirmed residents of this house, then addressed as 203 Branciforte Ave., which they owned for the next decade, except for about a year in 1914-1915, when they briefly sold the house to Henry O. Pugh, before resuming ownership in 1916. Nels Anderson died in 1917, but Helma remained living at this address until she sold the house in October 1919 to Emma L. Campbell. Emma Campbell lived in the house with her elderly parents, Robert H. and Elizabeth Campbell. Robert Campbell had come to California in 1853, first associated with mining interests in Nevada City. He stayed involved in mining throughout his life, including interests in the Comstock load in Nevada, Caribou B. C., Nome, Alaska, and Siberia. He was also elected to the California legislature in the 1880s and 1890s.

(Continued on next page)

CONTINUATION SHEET

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Subsequent owners of the house include Edmund Stott, who owned the house beginning around 1930, David S. and Rene Thompson who owned it during the late 1940s and early 1950s, and Willard C. and Vanessa S. Miller who owned it between the late 1960s and the mid 1990s.

SIGNIFICANCE

The house located at 1010 N. Branciforte has been very difficult to date utilizing the archival records currently available. There is a possibility that the house could date to the mid nineteenth century or it may be of early twentieth century construction. Another possibility is that it could have been constructed in the nineteenth century and later moved to this site. The research has not been definitive regarding this property; therefore, it would need further research to determine significance of the property with regard to eligibility to the California Register of Historic Resources, or as a locally identified resource. It would appear to qualify under California Register Criterion (4) for archaeology.

Integrity

Without a clear history, it can only be assumed from the appearance of the building that the property maintains some of its apparent historical integrity as per the National Register's seven aspects of integrity. The original location and setting are unknown. If the house is as old as it appears, the property is no longer surrounded by a historic setting, as the nearby houses are much more recent in age and density. Altered by brick veneer wainscoting and likely window sash replacements, the house nevertheless retains its residential scale and feeling and continues, through its form, massing and detailing, to illustrate its associations with early vernacular residential design. The house retains its integrity with its National style design, including: the balloon-frame proportions of the walls, small second-story windows, proportions and individual placement of the first-floor windows, channel-rustic siding, narrow gable in a moderately steep pitch. Because of the alterations, it is difficult to evaluate the original materials and workmanship for historical integrity from a sidewalk-type survey.

(Continued from page 2, DPR523b, B12 References)

Polk. R. L., *Santa Cruz City Directory. 1892, 1902, 1911, 1916-1989.* Rowland, L., *Santa Cruz—the Early Years*, 1980.

Sanborn Fire Insurance Maps—1928, 1950.

Santa Cruz News, R. H. Campbells Celebrate Three Score Years of Wedded Life; Reunion at N. Branciforte Avenue Home, 4/30/1923.

U. S. Federal Census 1860-1930.