

Other Listings
 Review Code Reviewer Date

Page 1 of 5 *Resource Name or # (Assigned by recorder): Seabright Cash Store & Post Office

P1. Other identifier: La Posta Italian Restaurant

*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 Location: Not for Publication Unrestricted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: 538 Seabright Ave. City Santa Cruz Zip 95062

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 588336 mE/ 4091823 mN

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

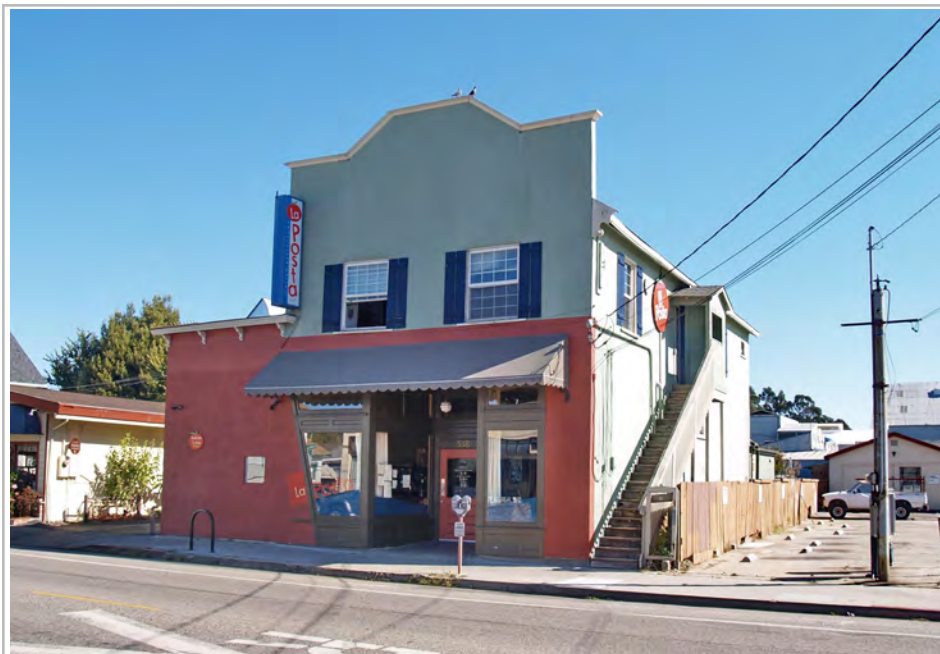
east side of Seabright Avenue between Hall and Watson Streets. APN# 011-163-13

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

The building has undergone adaptive reuse to house the La Posta Italian restaurant, but retains its historic False Front form, and today is a recognizable historic structure within the Seabright commercial strip. Western False Front buildings represent some of the earliest frame structure types in Santa Cruz; while this vernacular building type dates from as early - as the pre-railroad American period and although related National style houses continued to be built as late as the 1880s, this structure was not built until after the-turn-of-the-century in 1906. Although recently altered with stucco and new windows, the two-story building has retained its distinctive square front facade that rises above the simple gabled roof with shallow boxed eaves. Small details provide additional indications of the age of the original building; the end of the eaves are capped by a decorative corbel, and the one-story portion features Italianate cornice corbels.

*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 east, 2009.

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
 1906, news article, 103 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 3CS

Resource Name (Assigned by recorder) Seabright Cash Store & Post Office

- B1. Historic Name: Seabright Cash Store and the Seabright Post Office
 B2. Common Name: 538 Seabright Ave. - La Posta Restaurant
 B3. Original Use: Commercial B4. Present Use: Restaurant

*B5. Architectural Style: False Front

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

Constructed 1906. Renovations/alterations 1948 (SC BP # 10438), in 1966 (SC BP #A12581, and in 2000s.

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

*B8. Related Features:

None.

B9a. Architect: Unknown

b. Builder: Charles F. Blower (1906)

*B10. Significance: Theme Commercial Development

Area: Seabright

Period of Significance: 1906

Property Type: Commercial

Applicable Criteria: None

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

The two-story commercial building at 538 Seabright Avenue was first constructed in 1906 according to a newspaper article, on Block F, Lot 13 of the Woods Tract which was first recorded in 1887. The building was constructed by Celeste P. Balzari as the Seabright Cash Store and Post Office, with a living unit for his family located upstairs. Charles F. Blower was the contractor. An earlier post office was located on Murray and Seabright Avenue and this new building was constructed closer to Santa Cruz's Eastside to serve the growing population of that neighborhood. Celeste Balzari had operated an earlier grocery store adjacent to the old post office located on Murray and Seabright Avenues and was considered an "enterprising and progressive merchant". Balzari immigrated to the United States in 1868 from Switzerland and was of Swiss-Italian descent. Celeste Balzari died in 1924, and his son Charles Balzari then continued to own and operate the grocery store and post office.

(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, Sidewalk Companion to Santa Cruz Architecture, 2005.
 - City of Santa Cruz building permits.
 - City of Santa Cruz Standard Map, 1929, 1947.
 - Lehmann, Susan. Historic Context Statement for City of Santa Cruz. 2000.
- (Continued on page 5, DPR523L Continuation Sheet)

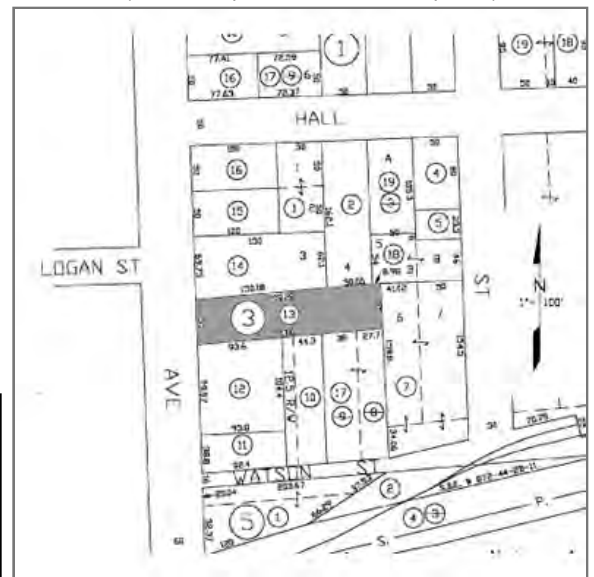
B13. Remarks: None

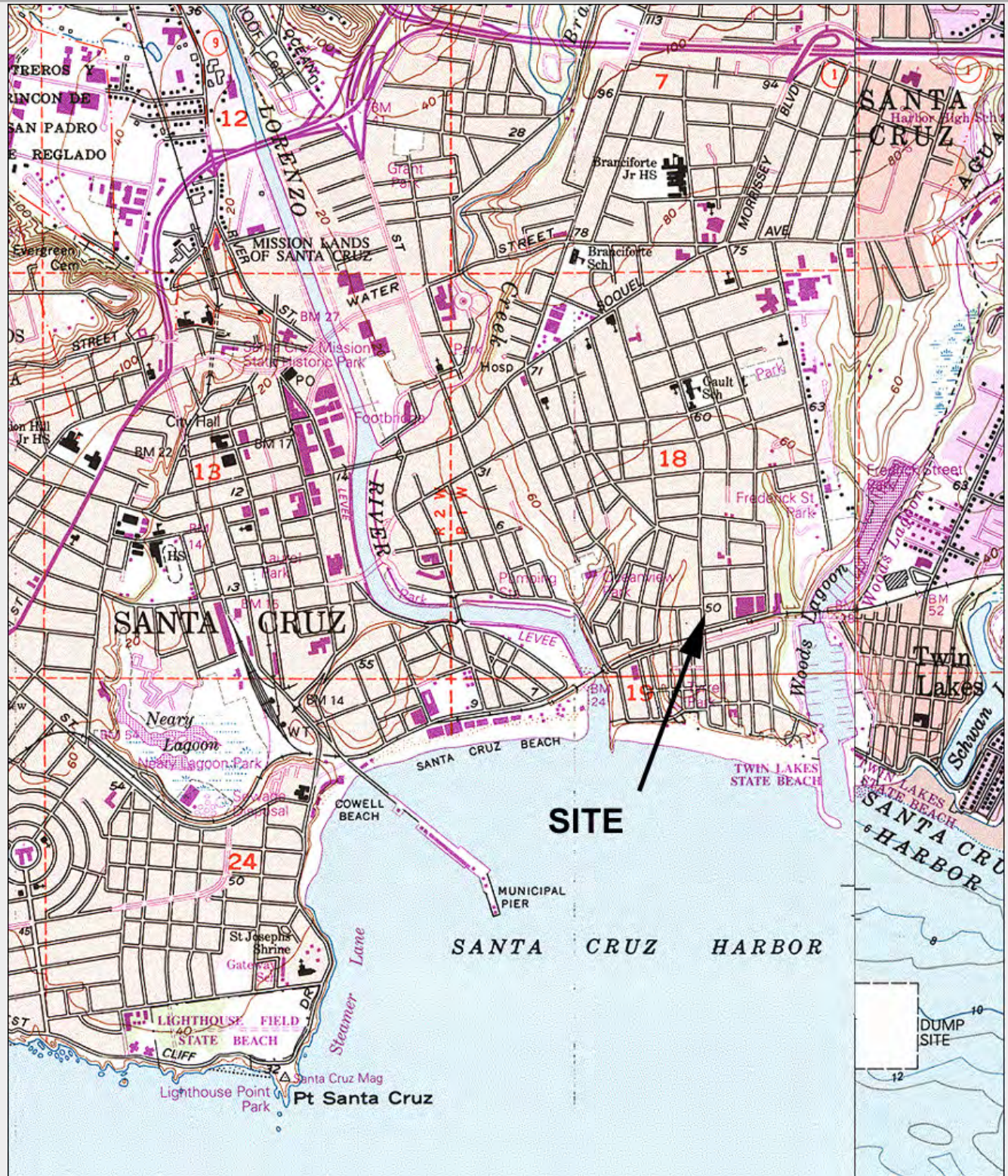
*B14. Evaluator: Leslie Dill

*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)

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

(Continued from page 2, DPR523b, B10)

Although Charles Balzari retained ownership of the building until at least the late 1930s, it was rented out to various grocers such as Borden Grocers in the late 1930s. Around World War II, it appears the building was vacant, according to city directories. By 1948, owner J. T. Osorio installed a new concrete foundation and completed an interior remodel of the building. The building was occupied by the Pacific Telephone Company offices at this time. By the late 1950s, it was a laundry. In 1966, owner Margaret Chiecki repaired and altered the exterior of the building. During the late 1960s the building was occupied by a sewing shop, and then in the 1970s a feminist bookstore, and then a Chinese restaurant in the 1980s. Recently the building has undergone a major exterior and interior remodeling, performed by architect Mark Primack. It currently houses the La Posta Italian restaurant.

SIGNIFICANCE

The property was found eligible for the California Register of Historical Resources. The building is significant to the development of the Seabright neighborhood, and although has undergone recent renovations, continues to adequately represent its earlier form to enable eligibility under Criterion (1). The early persons associated with the grocery store and post office, the Balzaris, are not known for their historical significance, and as such, the property does not appear to be eligible for the California Register under Criterion (2). The building is a vernacular storefront building from the early twentieth century, and would not appear to qualify under Criterion (3) for architecture.

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 early commercial building in the Seabright neighborhood; 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
7. The building retains sufficient integrity to accurately convey its significance.

Integrity

This building maintains minimally adequate historical integrity as per the National Register's seven aspects of integrity. It maintains its original location on Seabright Avenue in the Seabright neighborhood of Santa Cruz. The property remains surrounded by much of its apparent mixed historic setting, including surrounding commercial buildings and residences of similar age and scale, as well as parcels with traditional setbacks, parking, and streetscape. Although the storefront has been altered with new siding and windows, the building retains an early-twentieth century commercial scale and feeling and continues, through its form, massing and remaining detailing, to illustrate associations with patterns of development in Seabright. The stucco siding and replacement window have adversely affected the design integrity and workmanship; however, the historic design is still represented by the distinctive square falsefront façade, simple rear gabled roof, boxed eaves, decorative corbel at the end of the eave, and Italianate style cornice corbels.

CONTINUATION SHEET

Page 5 of 5 *Resource Name or # (Assigned by recorder) Seabright Cash Store & Post Office

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

* Date 5/6/2009

Continuation Update

(Continued from page 2, DPR523b, B12)

Santa Cruz Surf, 12/8/1906.

Santa Cruz Surf, 2/25/1905.

Sanborn Fire Insurance Maps, 1888 -1950.

Polk. R. L., Santa Cruz City Directory. 1892, 1902, 1916-1989.

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

CONTINUATION SHEET

Page 5 of 5 *Resource Name or # (Assigned by recorder) Seabright Cash Store & Post Office

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Historic photo of Seabright Cash Store.