

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): Youngman Building

P1. Other identifier: Unique Homes & Land

\*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 Location:     Not for Publication     Unrestricted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:    541                      Seabright Ave.                      City    Santa Cruz                      Zip    95062

d. UTM:(give more than one for large and/or linear resources)                      Zone    10S ;                      588294 mE/                      4091806 mN

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

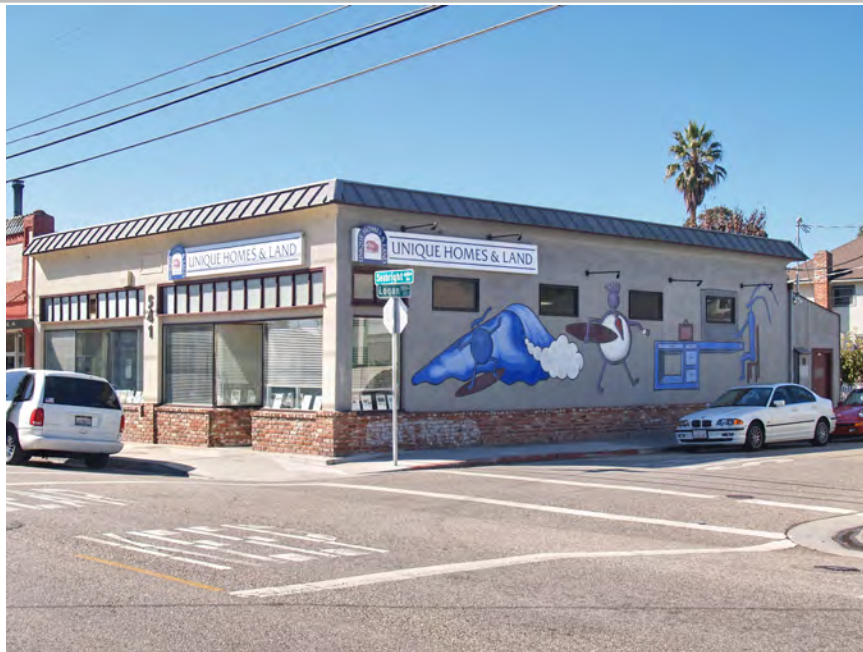
                                 southwest corner of Seabright Avenue and Logan Street.                      APN#    010-212-06

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

Currently occupied by a real estate office, the Spanish Eclectic style commercial building at 541 Seabright Avenue has undergone some modernization but retains its basic late 1920s form. After World War I, the Eclectic Revival or Period Revival styles grew in prominence to become characteristic of both residential and non-residential construction. Such styles as Spanish Eclectic, Mission Revival, Mediterranean, and others became popular in construction for more than a decade. The low corner office building retains such period features as: a float roof with a shallow hipped parapet band which was likely originally red tile, the proportions of the walls with their stucco finish, and the large storefronts with recessed openings and full-width multi-lite transoms. The brick wainscoting and standing-seam roofing are recent materials and reflect attempts to modernize the building in recent years.

\*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 southwest, 2009.

\*P6. Date Constructed/Age and Source:  
 Historic     Prehistoric     Both  
 1928, city directories, 81 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 |  |

DPR 523A (1/95)

\* Required Information

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 5S3

Resource Name (Assigned by recorder) Youngman Building

B1. Historic Name: Sanitary Market & Grocery/Youngman Building

B2. Common Name: 541 Seabright Ave.

B3. Original Use: Retail Commercial

B4. Present Use: Offices

\*B5. Architectural Style: Spanish Eclectic

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

Constructed 1928-1929.

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

Original Location: n/a

\*B8. Related Features:

None.

B9a. Architect: Unknown

b. Builder: F. L. Youngman

\*B10. Significance: Theme Commercial Development

Area: Seabright

Period of Significance: 1928 - 1929

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 commercial building was first constructed in 1928-1929 as the Sanitary Market & Grocery by owner and builder F. L. Youngman who named the building after himself, the Youngman Building. Youngman also built the Youngman Apartments in the Seabright area. The store was operated by Anthony H. Day along with partner, William A. Patterson. The building was later occupied by the Seabright Pharmacy, then a beauty shop, and in the 1950s and 1960s housed a hardware store. It is currently being used as real estate office. The building has recently undergone exterior alterations including a roof replacement (from clay tile to metal) and the original dark tile at the bottom of the façade has been replaced by a brick veneer.

(Continued on page 4, DPR523L)

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

\*B12. References:

- Lehmann, Susan. Historic Context Statement for City of Santa Cruz. 2000.
- Sanborn Fire Insurance Maps, 1917 -1950.
- City of Santa Cruz Standard Map, 1929.
- Santa Cruz building permits.
- Santa Cruz city directories, 1916-1989.
- Santa Cruz (County of) Voters Registrations.
- Santa Cruz Evening News, New Market Aply Managed, 5/3/1929.
- U.S. Census, 1880, 1900-1930.

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)

Page 4 of 5 \*Resource Name or # (Assigned by recorder) Youngman Building

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

*(Continued from page 2, DPR523b, B10)*

SIGNIFICANCE

The property was not found eligible for the California Register of Historical Resources. The building is significant to the development of the Seabright neighborhood but due to recent renovations, does not adequately represent its earlier form to enable eligibility under Criterion (1). The early persons associated with its original use as a grocery store 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 of a vernacular Spanish Eclectic design from the Interwar period and would not appear to qualify under Criterion (3) for architecture for the California Register.

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 Seabright; and
7. The building retains sufficient integrity to accurately convey its period of significance.

Integrity

The property maintains much of its apparent historical integrity as per the National Register's seven aspects of integrity. It maintains its original location on Seabright Avenue, a commercial corridor in Santa Cruz's Eastside neighborhood within the historic Seabright community. The property remains surrounded by much of its apparent historic setting, including surrounding commercial buildings of similar age, scale and design and parcels with similar size and streetscape. Although the storefront has undergone recent alterations, and the original tile mansard roof has been replaced with metal, the building retains an early twentieth century commercial scale and feeling and continues, through its form, massing and detailing, to illustrate associations with patterns of development along Seabright Avenue in the twentieth century. The front façade retains its integrity as a Spanish Eclectic design through its form and workmanship.

# CONTINUATION SHEET

Page 5 of 5 \*Resource Name or # (Assigned by recorder) Youngman Building

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



Historic photo of Youngman Bldg. and Sanitary Market.