

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 4 *Resource Name or # (Assigned by recorder): Hawkins House

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 Location: Not for Publication Unrestricted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: 512 Walnut Ave. City Santa Cruz Zip 95060

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 585941 mE/ 4092234 mN

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

 north side of Walnut Avenue between Mission Street & Grover Lane. APN# 006-431-10

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

This two-story Victorian-era Queen Anne residence is an imposing composition of interlocking details. While having unique details, it also exhibits many of the common traits of the height of the Victorian era in Santa Cruz, including asymmetry of form and ornate detailing. The complex hipped and gabled form, with its projecting two-story bay window, cantilevered second story wing, and recessed entry porch are clearly architect-designed. The house included an open first floor porch according to a 1905 Sanborn Fire Insurance Map. By 1928, this open first floor was enclosed. Extraordinary details include the fluted pilasters at the bay window, turned spindlework at the porch beam, the flared form and trim of the shingled belly band, proportionately unusual Ionic porch columns, cruck braces at the front gable, and elaborate use of bulls' eyes and other Victorian gingerbread woodwork.

*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 north, 2009.

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
ca. 1893, city directories /
visual, about 116 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 #

Page 2 of 4

*NRHP/CRHR Status Code 3S

Resource Name (Assigned by recorder) Hawkins House

B1. Historic Name: None

B2. Common Name: 512 Walnut Ave.

B3. Original Use: Single family residential

B4. Present Use: Residential

*B5. Architectural Style: Queen Anne

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

Constructed ca. 1893 based on visual assessment of the building design (not shown on 1892 Sanborn map). Rear addition adjacent driveway by 1905. Other addition(s) later. Garage constructed in 1964 (SC BP# A10242).

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

Original Location: n/a

*B8. Related Features:

Ancillary building located at rear, date of construction unknown.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture

Area: Central

Period of Significance: c1893

Property Type: Residential

Applicable Criteria: C(3)

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

This house was constructed around 1893. The original owner(s) and architect are not known at this time. The earliest identified occupants are John T. and Laura Hawkins, who relocated to Santa Cruz from Oakland by 1910. The Hawkins operated a boarding house out of the residence. By 1918, Reverend M. L. Lanbourn is listed as the primary occupant in city directories.

By the 1930s, the property was owned by William E. Coats, who operated the El Rio Auto Park at North Pacific Avenue at River Street. Coats was from Mendocino County, and he purchased 14 acres along the San Lorenzo River, where he established El Rio Auto Park. The auto park offered cottages and tents for rent, individual gas kitchens, modern plumbing, playgrounds, boating and swimming. Currently, the El Rio Auto Park is known as the El Rio Mobile Home Park.

(Continued on page 3, DPR523b, B10)

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

*B12. References:

City of Santa Cruz Standard Map, 1929.
City of Santa Cruz building permits.
Lehmann, Susan. Historic Context Statement for City of Santa Cruz. 2000
Polk. R. L., Santa Cruz City Directory. 1892, 1902, 1916-1989.
Sanborn Fire Insurance Maps, 1892 -1950.
U.S. Federal Census, 1900-1930.
<http://elrio.net/floodarticles.html>. Accessed on May 1, 2009

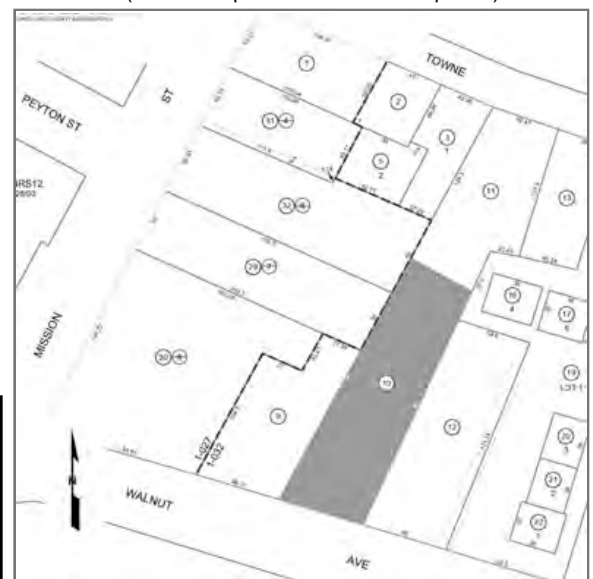
B13. Remarks: None

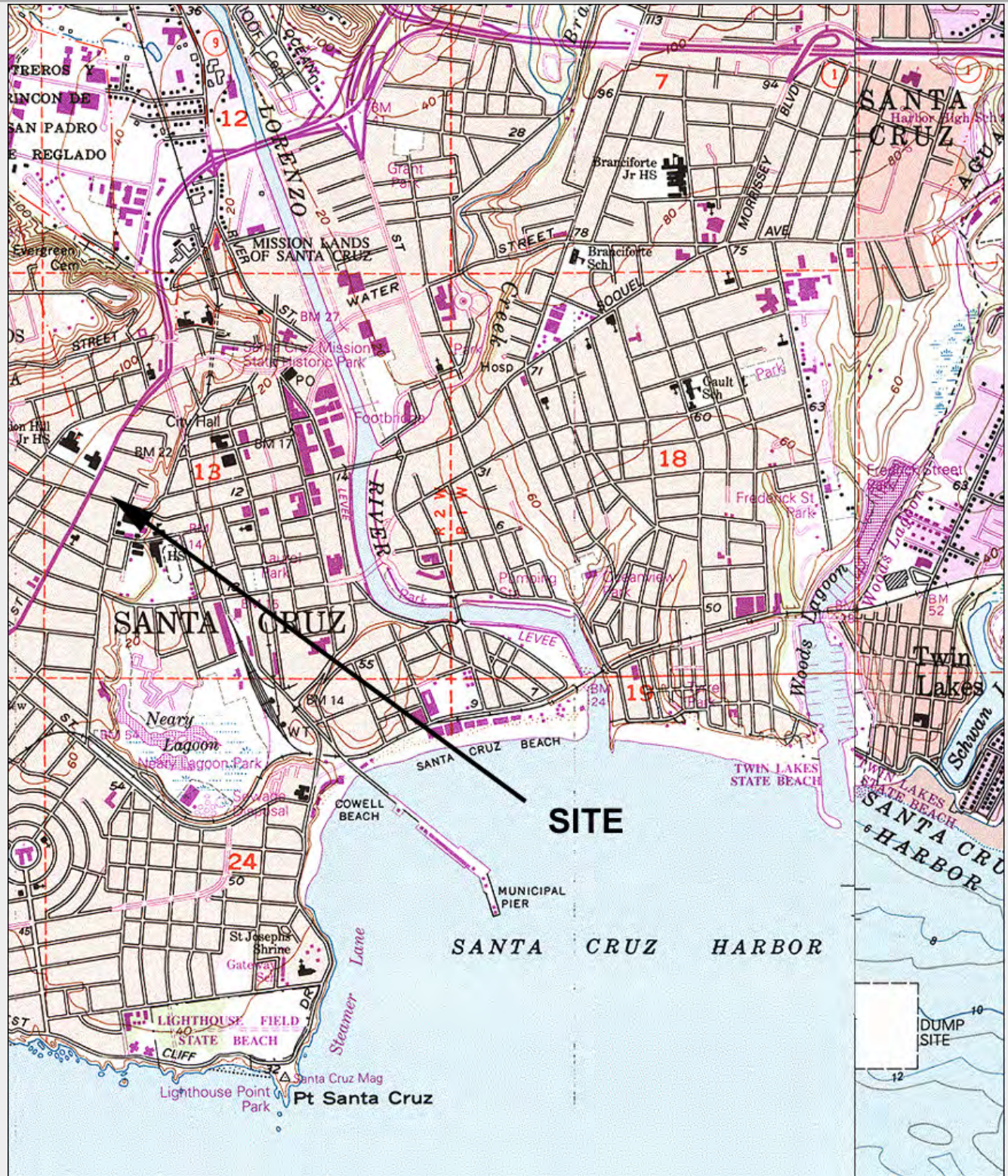
*B14. Evaluator: Leslie Dill

*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 4 *Resource Name or # (Assigned by recorder) Hawkins House

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

(Continued from page 2, DPR523b, B10)

In 1935, Stella McIntyre was the owner-of-record. She worked as a secretary for a local attorney, C. B. Younger, and lived on the property until the late 1960s. From 1987 until 2006, the house was the residence of Hulda Hoover McLean, who was Santa Cruz County's first female Supervisor. McLean is also the niece of former U. S. President Herbert Hoover, and had family ties to historic Waddell Creek Ranch, a large ranch holding of the Hoover/McLean family and now Rancho del Oso Nature and History Center, located within Santa Cruz's Big Basin Redwood State Park.

SIGNIFICANCE

The property was found eligible for the California Register of Historical Resources under Criterion (3). The building is not individually significant to the development of the upper Downtown neighborhoods, and thus would not appear to be eligible under Criterion (1). The earliest persons associated with the building are not known and subsequent owners beginning with the Hawkins family are not known for significant contributions to the community. Hulda Hoover McLean is significant, being the first female County Supervisor, but her association with the property is contemporary, and her overall contributions to the local community did not occur in historic times. The property is not presently eligible for the California Register under Criterion (2). The specific architect of the building has also not yet been identified. The building however is architect designed, and appears to be eligible for listing under Criterion (3), as the building is a distinctive representative of its time as a late nineteenth century Queen Anne design.

When considered for listing within the Historic Building Survey of the City of Santa Cruz, the property meets the following criteria:

1. The property is a significant example of the built environment heritage of the City as a representative of late nineteenth century residential architecture associated with the early development of the community; and
5. The building possesses special aesthetic merit and value due to its quality of architecture, retaining sufficient features that show its architectural significance; and
6. The building possesses distinctive stylistic characteristics of the Queen Anne style; 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 on Walnut Street in the downtown area of Santa Cruz. The property is still surrounded by most of its apparent historic setting, including surrounding houses of similar age, scale and design and parcels with similar setbacks, parking, and streetscape. The house retains its residential scale and feeling and continues, through its form, massing and detailing, to illustrate its associations with minor patterns of residential design and development in the last decade of the nineteenth century. The house retains its integrity with its Victorian-era Queen Anne design, including: its asymmetrical raised form, hipped main roof, turned spindlework at the porch beam, the flared form and trim of the shingled belly band, proportionately unusual Ionic porch columns, cruck braces at the front gable, and elaborate use of bulls' eyes and other Victorian gingerbread woodwork. Additions have occurred to the rear of the building in the twentieth century, but do not impair the visual integrity of the building from the public right-of-way.