

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): Brazelton 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 Location: Not for Publication Unrestricted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: 349 Washington St. City Santa Cruz Zip 95060

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 586489 mE/ 4091804 mN

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

west side of Washington Street south of Laurel Street. APN# 005-161-01

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

This two-story vernacular house represents a form of nineteenth-century design known as National style. This building type dates from as early as the pre-railroad American era, and was prevalent from the 1850s to the 1870s, although National-style houses continued to be built as late as 1880s, in the form of Victorian Farmhouses like this one. The representative proportions of this Victorian-era residence include: a broad gabled front wing and side-gabled rear wing, low eaves relative to the paired upstairs windows, deeply inset entry porch, symmetrically placed double-hung windows, and angled corners at the first floor, similar to a full-width bay window form. It appears that the house was relocated to the site sometime in the early twentieth century.

(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 west, 2009.

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
1892-1905, city directories, 104 plus 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 5S3

Resource Name (Assigned by recorder) Brazelton House

B1. Historic Name: None

B2. Common Name: 349 Washington St.

B3. Original Use: Single family residential

B4. Present Use: Multi-family residential

*B5. Architectural Style: National style

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

Constructed ca. 1892-1905. Alterations to residence in 1948 (SC BP #9743), and 1952(SC BP #15680).

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

*B8. Related Features:

Ancillary one-story ca. 1950s commercial building.

B9a. Architect: Unknown

b. Builder: Darrow Palmer (alterations 1948-1952)

*B10. Significance: Theme Architecture

Area: Central

Period of Significance: c1892

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 house at 349 Washington St. was moved and/or constructed on Lot 19 and a small part of Lot 20 in the Werner Subdivision, recorded in 1876. It appears that the house was relocated to the site by Joseph Brazelton sometime around the turn-of-the-century. Brazelton was a stair-builder and occupied the residence with his wife, Ella. Ella was the daughter of John Morrow, an early architect and builder in Santa Cruz who designed and/or built many early buildings in Santa Cruz including: the Sedgwick Lynch House (1877), Kittredge House/Sunshine Villa (1867), and several other early residences.

John Morrow was living at this property when he died in 1914. It is possible that Morrow originally built the house for his daughter, Ella, although that could not be verified. Joseph Brazelton died in the early 1930s, and Ella continued to live in the house until the 1940s, at one point operating it as "housekeeping" rooms.
 (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.
- City of Santa Cruz building permits.
- City of Santa Cruz Standard Map, 1929, 1947.
- Polk. R. L., Santa Cruz City Directory, 1892, 1902, 1916-1989.
- Sanborn Fire Insurance Maps, 1888 -1950.
- Santa Cruz (County of) Voters Registrations.
- U.S. Federal Census, 1880, 1900-1930.
- Wright, Thomas. Map of the Blackburn Tract, 1875.

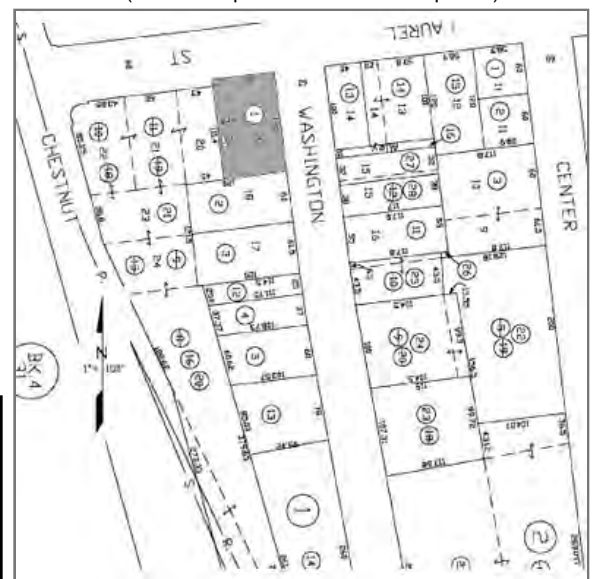
B13. Remarks: None

*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) Brazelton House

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

(Continued from page 1, DPR523a, P3 Description)

The corner of the property presently contains a dry cleaner/laundry service called Ultramat, which has occupied the site since 1987, in a vernacular one-story commercial storefront building that appears to have been constructed sometime in the 1950s.

(Continued from page 2, DPR523b, B10 Significance)

In 1948, the house was owned by Frank Marshall, who converted the single-family house into a duplex and then converted a porch into a bathroom sometime between 1948 and 1952. This work was completed by local contractor Darrow Palmer. Subsequent to the 1940s, the house was converted into a multi-family building. By the late 1950s, the property was owned by Kenneth Hall.

SIGNIFICANCE

The property was not found eligible for the California Register of Historical Resources. The building is not individually significant to the development of the downtown neighborhoods, and thus would not appear to be eligible under Criterion (1). The early persons associated with the building, primarily Joseph Brazelton, although a carpenter/stair-builder, is not known for contributions that are important to the development of the local community. His father-in-law, John Morrow, was an architect who worked in Santa Cruz during the late nineteenth and early twentieth century, and while Morrow is of some significance, his relationship to this property appears to be tertiary, therefore the property would not appear to be eligible for the California Register under Criterion (2). The property does not appear to be eligible for listing under Criterion (3), as the building is vernacular in design and is not a distinctive representative of its time.

When considered for listing within the Historic Building Survey of the City of Santa Cruz, 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 a late nineteenth century residence 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 as a National design; 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 Washington Street in the downtown area of Santa Cruz. The house is surrounded by a mixed residential setting. The area includes some adjacent houses of similar age and design, other single-family houses of a similar scale and size, and neighboring parcels of a similar scale and setback, as well as mature street trees and other landscaping. The property does contain a 1950s commercial building that is presently occupied by a dry cleaner/laundromat. The house retains its residential scale and feeling and continues, through its form, massing and detailing, to illustrate its associations with early vernacular residential design and development in the nineteenth century. The house retains its integrity with its vernacular National style design despite some mid-century alterations and additions. The form, craftsmanship and materials retain their integrity including: the simple gable roof, relatively steep roof pitch, low eaves, inset porch, symmetrical window placement, channel-rustic wood siding, and angled first-floor corners.