

Archaeological Resource Management

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John Swift
Swift Consulting Services, Inc.
500 Chestnut Street, Suite 100
Santa Cruz, CA 95060

December 3, 2020

RE: HISTORIC EVALUATION FOR THE PROPERTY AT 513-519 SOQUEL AVENUE IN
THE CITY OF SANTA CRUZ

Dear Mr. Swift,

As per your request our firm is submitting the enclosed historical evaluation of the structures at 513-519 Soquel Avenue in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

- an evaluation of the structures based on the criteria of the NRHP and CRHR
- an evaluation of the structures using the criteria of the City of Santa Cruz Historic Preservation Ordinance
- State Historic Resources Evaluation forms (DPR 523) for the structures

The structures at 513-519 Soquel Avenue are not currently listed on the City of Santa Cruz Historic Building Survey, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). In addition, they do not appear to be eligible for listing in any of these registers. This evaluation was completed during the COVID-19 related Shelter in Place Order for the County of Santa Cruz. Certain archival sources were unavailable at this time. However, available sources were sufficient to determine that the subject property does not appear to be significant. Thus, it is determined that the structures are not historically significant, and no further recommendations are being made.

Sincerely,



Robert Cartier, Ph.D.
Principal Investigator

RC/dj

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

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Resource Name or # 513-519 Soquel Avenue

P1. Other Identifier: Eye Medical Group

P2. Location: _____ Not for Publication Unrestricted *a. County Santa Cruz
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Santa Cruz, CA Date: 2018 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 513-519 Soquel Avenue City: Santa Cruz Zip: 95062

d. UTM: 10S 5 87 420mE/40 92 663mN

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

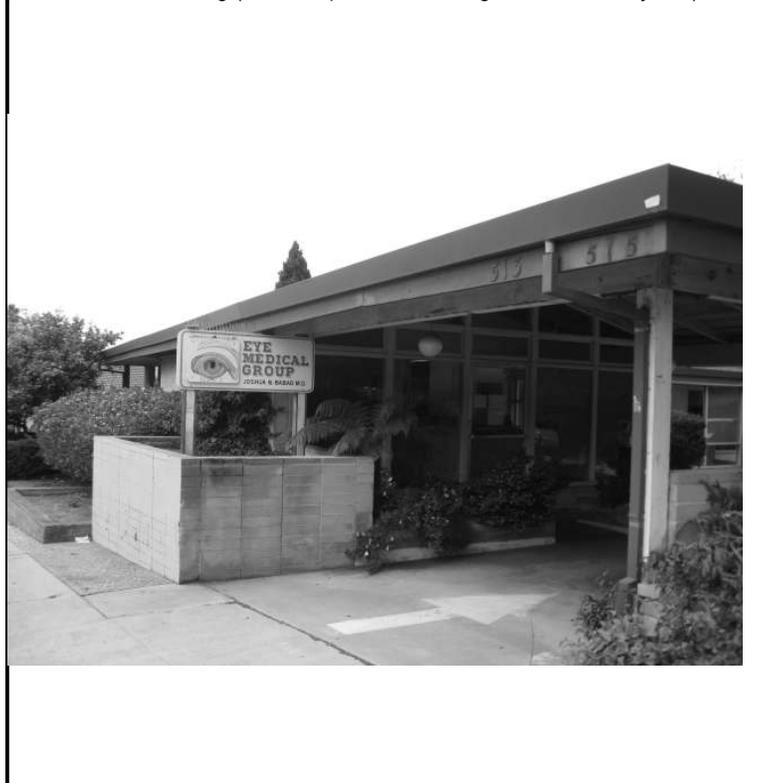
APNs: 010-12-021, 29, 30

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The primary structure on the property is a single story commercial building in fair condition at 513-515 Soquel Avenue. The structure is of stucco and cinderblock construction. The roof is hipped and of shallow pitch, surfaced with composition shingles. The eaves are broad, with cantilevered awnings along the eastern facade. The front entry is covered by a large overhang, and features floor to ceiling ribbon windows and glass doors. Fenestration throughout the remainder of the structure is primarily fixed plate glass windows in a ribbon configuration. The western facade extends down to the lower property adjacent, and is lacking in architectural detailing.

*P3b. Resource Attributes: HP06(commercial),HP02(Res)

*P4. Resources Present: Building Structure Object District Element of District Site Other

P5a. Photo or drawing (Photo required for buildings, structures, objects.)



P5b. Description of Photo: (View, date, accession #)
View of the front façade of 513-515 Soquel Avenue

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

513-515 Commercial Building Constructed 1958
519 Residential Unit Constructed 1906 based on
County of Santa Cruz Appraiser's records

*P7. Owner and Address:

Green Living 515 Soquel Avenue, LLC
849 Almar Ave #C300
Santa Cruz, CA 95060
C/O: Mr. Shay Talbott

*P8. Recorded by:

Robert Cartier
Archaeological Resource Management
496 North 5th Street
San Jose, CA 95112

*P9. Date Recorded: 12/3/2020

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite Survey Report and other sources, or enter "none.")

None

* Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record
 Photographic Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 513-519 Soquel Avenue

B1. Historic Name: Trelan Property

B2. Common Name: Eye Medical Group

B3. Original Use: Medical Offices **B4. Present Use:** Medical Offices

***B5. Architectural Style:** modern commercial

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

Based upon visual evaluation and available documentation, the primary structure at 513-515 Soquel Avenue was constructed in 1958 (Building Permit #3291), with a large rear addition in 1961 (Building Permit #7533). No other significant modifications appear to have been made to the structure. The residential unit on the property was constructed Circa 1906 based on County Appraiser's records. Multiple additions have been made to the structure, largely masking its original form.

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

***B8. Related Features:**

Also present on the property is a small residential unit. This structure features a gabled roof of moderate pitch. The eaves are somewhat broad, and open, with exposed rafters. The exterior walls are surfaced with wooden shingles. Fenestration is primarily wooden framed, in a double-hung sash configuration.

B9a. Architect: unknown **b. Builder:** unknown

***B10. Significance: Theme** commercial/Medical **Area** Santa Cruz, CA

Period of Significance Post-War **Property Type** private commercial **Applicable Criteria** N/A

The property at 513-519 Soquel Avenue is located within Lot 46 as shown on the "Map of the Village of Branciforte, September 1864" and was at time owned by Henry Bausch. By 1867 it made up Lots 15 and 16 as shown on the "Map of Lots Laid Out for Henry Bausch by T. W. Wright, 1867" filed October 20, 1871. Based upon Sanborn Fire Insurance Maps of the City of Santa Cruz, in 1905 no structures were present on the property (see Photo #19). The Bausch Tract was resubdivided in 1906, and the subject property made up Lots 1, 2, a portion of Lot 4, and 5 of Block B, as shown on the "Amended Map of the Subdivision of Part of the Bausch Tract" filed April 3, 1906 in Book 13 of Maps, Page 6. Shortly thereafter a large residence (later demolished) was constructed on what is now the front parking lot for Eye Medical Group (see Photo #23). The extant residential unit at the rear of the property appears to have been an ancillary dwelling associated with this residence, and was of roughly contemporaneous construction; Circa 1906 based on Appraiser's Property Records (see 1928 Sanborn Map, Photo #20).

See Continuation Sheet, Page 4

B11. Additional Resource Attributes: (List attributes and codes) N/A

***B12. References:**

See Continuation Sheet, Page 8

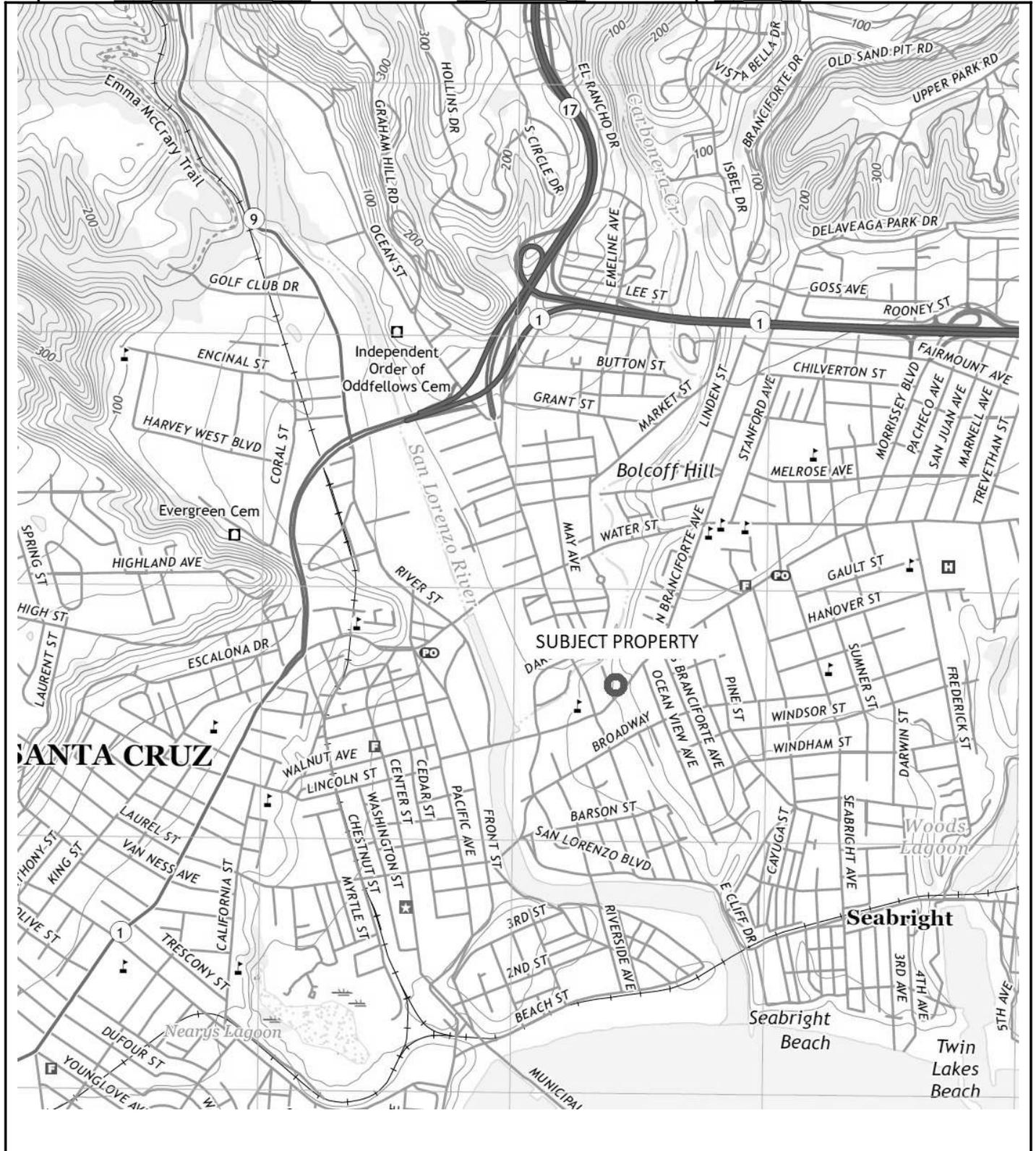
B13. Remarks:

***B14. Evaluator:** Robert R. Cartier

***Date of Evaluation:** 12/3/2020

(This space reserved for official comments.)

LOCATION MAP



CONTINUATION SHEET

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Continued from B10:

By the 1930's the property was owned by Nellie A. Trolan. On June 25, 1940 Nellie Trolan granted the then vacant commercial property (Lot 2) to her son J. Austin Trolan, M.D (Book 739, Page 224). The residence (Lot 1) was granted to her daughter Anna Trolan Glasson and her husband William F. Glasson, who granted it to her brother Willam Howard Trolan, an ophthalmologist, on April 28, 1950 (Book 774, Page 252). On August 28, 1950 J. Austin Trolan granted Lot 2 to William Howard Trolan (Book 790, Page 79). William Howard Trolan was was educated at UC Berkeley and Creighton University in St. Louis, Missouri. He served in the U.S. Army Medical Corps during WWII, attaining the rank of Captain. Trolan opened his first medical practice in Santa Cruz in 1951 (Santa Cruz Sentinel 1976). He married Alice C. Szymanski, a registered nurse, in 1953. The commercial structure was constructed on Lot 2 in 1958 (BP#3291). The Trolans appear to have lived in the residence, with Howard Trolan operating his medical practice in the commercial property next door. On June 10, 1969, Lot 2 was granted by short term trust to Thomas A. Butler (Book 1957, Page 37). The main residence on Lot 1 was damaged in a fire in 1974, and demolished in January of 1975 and the front parking lot installed (see Photo #24). William Howard Trolan died on June 27, 1976. In 1979 Lot 2 reverted to the ownership of the now widowed Alice Trolan (Book 3143, Page 147).

On November 28, 1979 Alice C. Trolan granted Lots 1, 2, a portion of 4, and 5 to Robert C. Jones, M.D., Laura K. D. Jones, Joshua N. Babad, M.D., and Marrienne Babad (Book 3143, Page 149). Jones and Babad, both ophthalmologists, operated out of the commercial building. Dr. Babad continues to practice on the property to the present day. On September 27, 2010 the property was granted to Pacific Lifestyles, LLC. (Assessor's Doc# 2010-396880). On February 2, 2014 the LLC was renamed Green Living 515 Soquel Ave LLC and the property was transferred to that name (Assessor's Doc# 2014-6906).

City of Santa Cruz Historic Preservation Ordinance

According to the City of Santa Cruz Historic Preservation Ordinance (Ordinance #2003-14). A property shall be determined eligible for inclusion in the City of Santa Cruz Historic Building Survey based upon the following Criteria:

The property is either a building, site, or object that is:

1. Recognized as a significant example of the cultural, natural, archaeological, or built heritage of the city, state, or nation; and/or
2. Associated with a significant local, state, or national event; and/or
3. Associated with a person or persons who significantly contributed to the development of the city, state, or nation; and/or
4. Associated with an architect, designer, or builder whose work has influenced the development of the city, state, or nation; and/or
5. 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/or
6. Recognized as possessing distinctive stylistic characteristics or workmanship significant for the study of a period, method of construction, or use of native materials; and/or
7. Retains sufficient integrity to accurately convey its significance.

Or a district which is:

8. Recognized as a geographically definable area possessing a significant concentration of buildings that are well designed and other structures, sites, and objects which are united by past events or by a plan or physical development; or is
9. Recognized as an established and geographically definable neighborhood united by culture, architectural styles or physical development.

The structures at 513-519 Soquel Avenue are not currently listed in the City of Santa Cruz Historic Building Survey. In addition, they do not appear eligible for listing in this register. The structures are not recognized as significant examples of the built heritage of the city, and thus do not appear eligible for listing under Criterion 1. They are not associated with significant historic events, and thus do not appear eligible for listing under Criterion 2. They are not associated with historically significant persons, thus they do not appear eligible for listing under Criterion 3. They are not known to be the work of an architect or builder of note, and thus do not appear eligible for listing under Criterion 4. They do not possess special aesthetic or architectural merit, and thus do not appear eligible under Criterion 5. Although 513-515 Soquel Avenue is an example of modern commercial architecture, it is not a notable example of this style and does not appear eligible for inclusion under Criterion 6. In addition, both structure has suffered multiple modifications, and are somewhat lacking in integrity. Thus they do not appear to be eligible for inclusion under Criterion 7. The structures are not a part of an historic district, and thus Criteria 8 and 9 do not apply.

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California Register of Historic Resources Criteria

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings).

The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The property at 513-519 Soquel Avenue is not currently listed on the CRHR. In addition the structures do not appear to be eligible for inclusion in this register. The structures are not associated with significant events and thus they do not appear to be eligible for listing under Criterion 1. The structures are not associated with the lives of historically significant people, thus they do not appear to be eligible for inclusion under Criterion 2. The structure at 513-515 Soquel Avenue is an example of modern commercial architecture, however it is not a notable example of this style. Thus they do not appear to be eligible for listing under Criterion 3. The structures do not appear to have the potential to yield information important to history, and thus do not appear to be potentially eligible for listing under Criterion 4.

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National Register Criteria

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures. The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

- A. that are associated with events that have made a significant contribution to broad patterns of our history;
- B. that are associated with the lives of persons significant in our past;
- C. that embody distinctive characteristics of type, period, or method of construction, or that represent the work of master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D. that have yielded, or are likely to yield, information important in prehistory or history.

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

- 1. location
- 2. design
- 3. setting
- 4. materials
- 5. Workmanship
- 6. Feeling
- 7. Association

The structures at 513-519 Soquel Avenue are not currently listed on the National Register of Historic Places. In addition the structures do not appear to be eligible for inclusion in this register. The property is not associated with any known significant historical events, thus it does not appear to be eligible under Criterion A. The structures are not associated with historically significant persons, thus they do not appear to be eligible for inclusion in the NRHP under Criterion B. Although an 513-515 Soquel Avenue is an example of modern commercial architecture, it is not a notable example of this style and does not appear to be eligible for inclusion under Criterion C. The structures do not appear likely to yield important historical information, thus it do not appear eligible for inclusion under Criterion D.

Continued from B12:

Appraiser's Office, County of Santa Cruz

2020 Appraiser's records for 513-519 Soquel Avenue.

Assessor's Office, County of Santa Cruz

2020 Record search of assessed value and associated taxes for 513-519 Soquel Avenue.

Calloway, S. and E. Cromley

1996 *The Elements of Style: A Practical Encyclopedia of Interior Architectural Details from 1485 to the Present, Revised Edition.* Simon & Schuster, New York.

Hoover, M. et al

1966 *Historic Spots in California.* Stanford University Press, Stanford California.

McAlester, V. and L. McAlester

1997 *A Field Guide to American Houses.* Alfred A. Knopf, New York.

Recorder's Office, County of Santa Cruz

2020 Record search of recorded information for 513-519 Soquel Avenue.

Santa Cruz Sentinel

1976 Obituary for Doctor Howard Trolan, June 28, 1976.

2015 Obituary for Alice C. Trolan, July 29, 2015.

US Department of the Interior

1990 *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*

US Department of the Interior

1982 Bulletin 15 – "How to Apply the National Register Criteria for Evaluation."

Whiffen, M.

1992 *American Architecture since 1780, Revised Edition.* The MIT Press, Cambridge, MA.



Photo 1: Oblique view of the commercial property entrance.



Photo 2: View of the commercial property from the south.



Photo 3: View of the covered entrance area.



Photo 4: View of the full length windows and entry door.



Photo 5: View towards Soquel Avenue from the parking lot.



Photo 6: Oblique view of the covered entrance from parking lot.

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*Recorded by Archaeological Resource Management Date 12/3/2020 Continuation Update



Photo 7: View of the covered walkway along the eastern facade.



Photo 8: View along the eastern side of the 1961 addition.



Photo 9: View of the rear facade.



Photo 10: View of the western facade.

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Photo 11: Interior view of the waiting room area.



Photo 12: View of reception and files.



Photo 13: Interior view of the rear medical offices area.



Photo 14: View along rear hallway.

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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Photo 15: View of the residential unit from the north.



Photo 16: View of the residential unit from the west.

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Primary # _____
HRI # _____
Trinomial _____

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Photo 17: Oblique view from the southwest.



Photo 18: View of the rear addition to the residential unit.

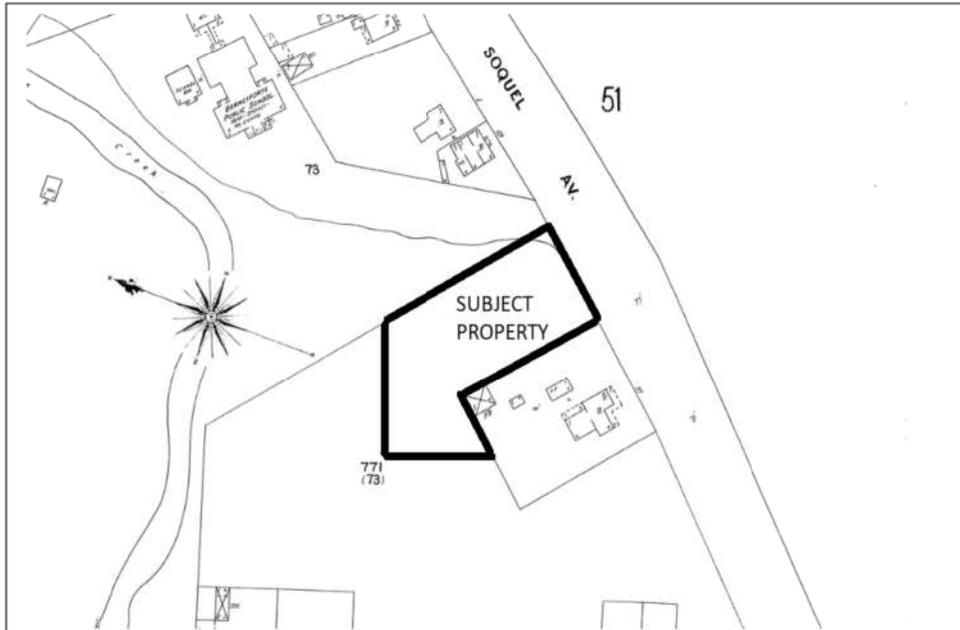


Photo 19: 1905 Sanborn Map showing no structures on the property.



Photo 20: 1928 Sanborn Map showing residence and extant unit.

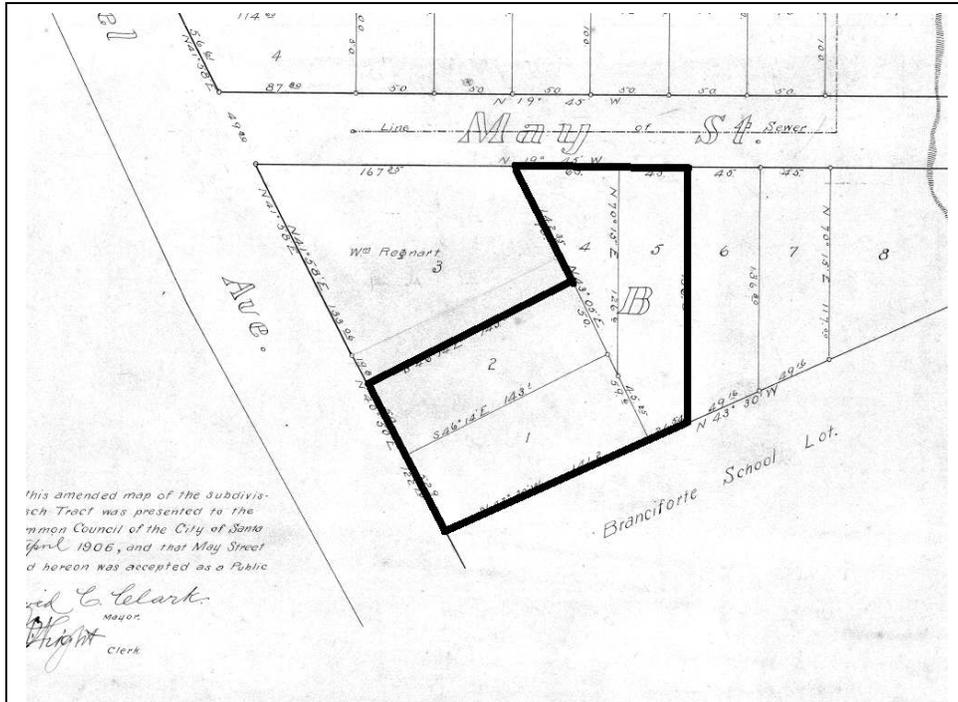


Photo 21: Detail from Block B of the Bausch Tract, 1906.

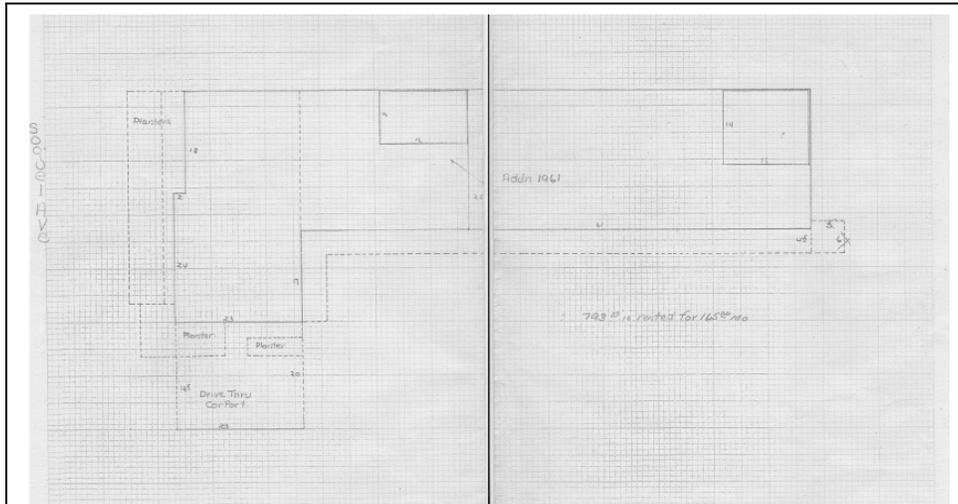


Photo 22: Commercial Property Plans from Appraiser's records.

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Photo 23: Front residence prior to demolition, February 11, 1974



Photo 24: Parking lot showing extant residential unit, January 1975.