

P A S T
CONSULTANTS LLC

Seth A. Bergstein
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seth@pastconsultants.com

January 22, 2024

Andrea Mangini and Chris Arkenberg
211 Heath St.
Santa Cruz, CA 95060

Re: Historic Evaluation for 211-213 Heath Street, Santa Cruz, CA
APN: 003-134-03

Dear Andrea Mangini and Chris Arkenberg:

This letter states the findings of historic significance, based on our research and conditions assessment of the property located at 211-213 Heath Street, in Santa Cruz, California. PAST Consultants, LLC (PAST) attended a site visit to the subject properties on January 8, 2024 to photograph and inspect all buildings. Research was conducted in January 2024 to determine the historic significance of the house and garage on the subject property.

Summary of Findings

211-213 Heath Street contains a highly altered house, circa-1880, constructed in the Queen Anne style, a circa-1962 garage/ADU and several recent potting sheds. The circa-1880 house (211 Heath St.), presently under construction, has been highly altered with additions to all four elevations, including modifications to the original massing, front porch, roofline, ornamentation, cladding and fenestration. Because of these alterations, the house no longer possesses sufficient historic integrity of design, materials, workmanship and feeling for it to qualify for listing on the National Register of Historic Places or the California Register of Historical Resources.

The circa-1962 garage (213 Heath St.) was constructed outside the house's period of significance and has been considerably altered when it was converted to an ADU in 2005. In its present condition, the garage lacks historic integrity and does not contribute to the site.

The subject property does not have any historic associations for a significant event or significant persons to qualify for Federal or State of California historic listing. The subject property is not eligible for the Santa Cruz Historic Resources Inventory because it does not meet City preservation criteria and the subject buildings have lost historic integrity.

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The attached California Department of Recreation (DPR) 523 forms present a comprehensive analysis of the property, provide a summary history and evaluate the property for historic significance according to criteria of the National Register, the California Register and the City of Santa Cruz municipal code.

Project Location

The subject property is located 211 Heath Street in Santa Cruz (**Figure 1**).

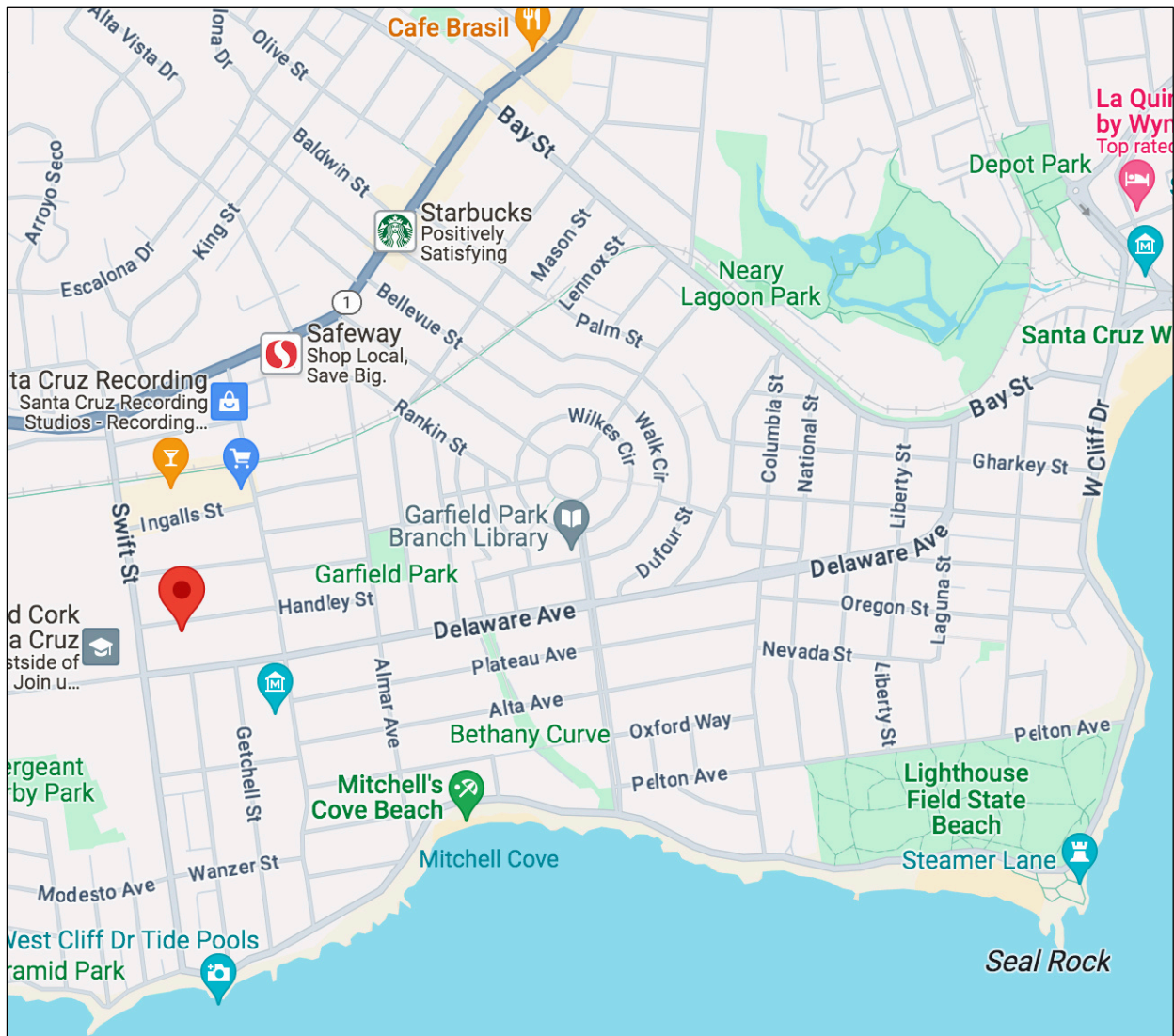


Figure 1. Location map (Courtesy: Google Maps).

Project Team

Client/Applicant

Andrea Mangini and Chris Arkenberg
211 Heath St.
Santa Cruz, CA 95060

Architect

Eric Iversen, Foundry Architecture
8070 Soquel Drive, Suite 130
Aptos, CA 95003

Regulatory Agency

City of Santa Cruz Planning Department
809 Center Street, Rm. 206
Santa Cruz, CA 95060

Historic Preservation Consultant

PAST Consultants, LLC
P.O. Box 721
Pacific Grove, California 93950

Architectural Historian and Report Author: Seth Bergstein meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History and History.

PAST Consultants: Summary of Qualifications

Seth Bergstein, Principal of PAST Consultants, LLC, began his technical career as a civil, structural and geotechnical engineer for a variety of commercial and transportation engineering projects. This experience created an appreciation for historic engineering and architectural structures and led him to architectural study at the University of Oregon and a Master of Arts in Historic Preservation from Cornell University. After Cornell, Seth was an architectural historian, materials conservator and project manager for Architectural Resources Group and managed projects for a diverse range of historic building types, including the Point Reyes Lighthouse, Bernard Maybeck's First Church of Christ, Scientist, Pasadena City Hall, the John Muir House, and a number of historic bridges, including project management for the restoration of the Wawona Covered Bridge in Yosemite National Park.

In 2004, Mr. Bergstein founded PAST Consultants, LLC (PAST), a historic preservation consulting firm specializing in preservation planning, documentation, and conservation of historic and cultural resources. PAST's clients include the State of California, public agencies, architectural and engineering firms, museums, nonprofit organizations, preservation advocates and private property owners. PAST is represented on the California Historical Resources Information System (CHRIS) list of qualified historic consultants sponsored by the California Office of Historic Preservation and is on numerous certified consultant lists for public agencies throughout California.

PAST has prepared successful National Register nominations, written historic context statements for public agencies, photo-documented historic buildings for HABS/HAER projects, prepared historic structure reports and evaluated numerous historic buildings throughout central and northern California for both public and private clients. PAST is often hired to evaluate proposed changes to historic buildings for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. PAST is presently the on-call historic preservation consultant for the City of Carmel-by-the-Sea and the City of Capitola.

Principal Seth Bergstein has over 30 years combined experience in civil and structural engineering, materials conservation, architectural history and historic preservation planning. Seth meets the *Secretary of the Interior's Professional Qualifications Standards in Architectural History and History*. Mr. Bergstein has been keynote speaker at preservation conferences, has written articles on historic contexts and the preparation of historic context statements, provided historic preservation training to city planning staff and has led architectural tours. He is a member of the Alliance of Monterey Area Preservationists (AMAP) and is founding board member of the Monterey Area Architectural Resources Archive (MAARA).

Previous Certified Local Government (CLG) Experience

In 2010 and 2011 PAST was awarded two CLG-funded projects through the California State Office of Historic Preservation (SHPO): the 2010 *Historic Context Statement for Agricultural Resources in the North County Planning Area, Monterey County* and the 2011 *Agricultural Resources Evaluation Handbook, Monterey County, California*. The latter project was a collaborative effort with Monterey County, the California State Office of Historic Preservation (SHPO) and the community to develop a methodology for evaluating historic agricultural resources as a model for all regions of California. Both public reports are published on the Monterey County housing and community development website.

In 2022, PAST completed the Certified Local Program (CLG)-funded Carmel Historic Context Update 1966 – 1986. The update included historic developments in Carmel-by-the-Sea for the assigned time period and an evaluative methodology for assessing historic significance and historic integrity for buildings of the Modern Movement: 1935 – 1986.

Methodology

Site Visits

PAST attended an initial site visit to the subject property on January 8, 2024 to photograph and perform a conditions assessment of the building on the subject property.

Research Design

Research was conducted during January 2024. PAST performed research in the following repositories to develop this historic assessment report:

- Santa Cruz County Assessor's Office, Santa Cruz, CA;
- City of Santa Cruz Planning and Building Divisions, Santa Cruz, CA;
- California History Room, Monterey Public Library, Monterey, CA;
- Santa Cruz Public Library; and
- On-line genealogy portals, including those associated with Ancestry.com and Newspapers.com.

The purpose of the research design was to determine the construction chronologies of the buildings on the subject property, to understand the historical uses of the property, and to determine if any of the previous property owners were significant persons in national, California or Santa Cruz history.

Registration

The properties are not listed on the National Register of Historic Places or the California Register of Historical Resources. The properties are not included in any of the three volumes of the *Santa Cruz Historic Building Survey*.

Regulatory Framework

The City of Santa Cruz evaluates historic resources according to the guidelines of the California Environmental Quality Act, the California Register Program and the City of Santa Cruz, under Municipal Code Section 24.12.440. The California Environmental Quality Act (CEQA) provides the framework for the evaluation and treatment of historic properties (Section 15064.5). CEQA defines a historical resource as: (1) a resource determined by the State Historical Resources Commission to be eligible for the California Register of Historical Resources (including all properties on the National Register); (2) a resource included in a local register of historical resources, as defined in Public Resources Code (PRC) Section 5020.1(k); (3) a resource identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); or (4) any object, building, structure, site, area, place, record, or manuscript that the City determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the lead agency's determination is supported by substantial evidence in light of the whole record.¹

National Register of Historic Places (National Register)

The National Historic Preservation Act of 1966 authorized the Secretary of the Interior to create the National Register of Historic Places. Districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering and culture are eligible for listing if they meet at least one of four criteria.² Eligible resources are those:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

¹ California Code of Regulations, 14 CCR § 15064.5.

² 16 U.S.C. 470, *et seq.*, as amended, 36 C.F.R. § 60.1(a).

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

Eligible resources must also retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey the relevant historic significance.³ The seven aspects of integrity are described in a separate section below.

California Register of Historical Resources (California Register)

A resource is eligible for listing in the California Register of Historical Resources if it:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.⁴

Resources eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historic resources and convey the reasons for their significance.

The same seven aspects of integrity are considered when evaluating resources for listing in the National Register and California Register: location, design, setting, materials, workmanship, feeling, and association. Alterations over time or historic changes in use may themselves be significant. However, resources that may not retain enough integrity to meet National Register criteria may still be eligible for listing in the California Register.

Historic Integrity

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation defines **historic integrity** as "the ability of a property to convey its significance." Historic properties either retain their integrity or they do not. To retain integrity, a resource will always retain several and usually most of the seven aspects of integrity:

1. **Location:** the place where the historic property was constructed or the place where the historic event occurred.
2. **Design:** the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting:** the physical environment of a historic property.
4. **Materials:** the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

³ 36 C.F.R. § 60.4.

⁴ California Public Resources Code § 5024.1(c).

5. **Workmanship:** the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. **Feeling:** a property's expression of the aesthetic or historic sense of a particular period of time.
7. **Association:** the direct link between an important historic event or person and a historic property.

After establishing the property's historic significance, the evaluator assesses integrity using *National Register Bulletin 15*'s four-step approach:

1. Define the **essential physical features** that must be present for a property to represent its significance.
2. Determine whether the **essential physical features are visible** enough to convey their significance.
3. Determine whether the property needs to be **compared with similar properties**. And,
4. Determine, based on the significance and essential physical features, **which aspects of integrity** are particularly vital to the property being nominated and if they are present.

National Register Bulletin 15 emphasizes that “ultimately, the question of integrity is answered by whether or not the property retains the **identity** for which it is significant.”⁵

City of Santa Cruz Municipal Code

The designation and treatment of historic properties is codified in the City of Santa Cruz Municipal Code, *Chapter 24.12 – Community Design, Part Five: Historic Preservation (Municipal Code Sections 24.12.400 – 24.12.450)*. Historic resources must meet the criteria of the National Register, California Register, or City of Santa Cruz Historic Preservation criteria. The City of Santa Cruz's Historic Preservation criteria are located in *Chapter 24.12.440 - Santa Cruz Historic Building Survey*, and are the following:

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

⁵ U.S. Department of the Interior, National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, U.S. Department of the Interior, 1997, 44-49 (bold in original).

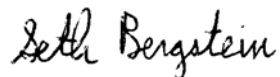
6. Recognized as possessing distinctive stylistic characteristics or workmanship significant for the study of a period, method of construction, or use of native materials; and/or
7. Retains sufficient integrity to accurately convey its significance.⁶

Conclusion

In conclusion, the subject property located at 211-213 Heat Street, Santa Cruz, California does not qualify for listing on the National Register of Historic Places, the California Register of Historical Resources or the Santa Cruz Historic Resources Inventory. The proposed project does not require mitigations for historic resources according to the California Environmental Quality Act (CEQA - Section 15064.5), as the subject properties are not historically significant.

Please contact me if you have any questions about this historic evaluation report.

Sincerely,



Seth A. Bergstein, Principal

cc: City of Santa Cruz Planning Department; Eric Iversen, Architect

Attachments: 211-213 Heath St. DPR523 Forms (12 pages)

⁶ City of Santa Cruz, Municipal Code *Chapter 24.12 – Community Design, Part Five: Historic Preservation.*

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 12

*Resource Name or #: (assigned by recorder) 211 – 213 Heath Street

P1. Other Identifier:

*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: N/A

Date: N/A T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 211 – 213 Heath St.

City: Santa Cruz

Zip: 95060

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: A.P.N. 003-134-03

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

The site contains a highly altered single-family residence (circa-1880) originally constructed in the Queen Anne style and a 1962 garage, converted to an Accessory Dwelling Unit (ADU) in 2005. The original house had an irregular plan with gable-on-wing massing, a shed-roofed front porch with wood stairs and rails, V-groove rustic wood siding and double-hung, wood-sash windows. Presently, the house is under construction with a new foundation, all original siding boards removed, all original front porch elements and ornamentation removed and all windows removed and replaced with metal-clad sash in original and new openings. The site contains a rear garage constructed in 1962 as a simple gable-roofed structure; the garage was converted to an ADU in 2005. The site contains three non-contributing potting sheds of recent construction at the rear of the lot. See continuation sheet, page 3 for photographs (Figures 1-6).

*P3b. **Resource Attributes:** (List attributes and codes) HP2, HP4

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)
North Elevation, 2024

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



*P6. **Date Constructed/Age and Sources:**

Historic Prehistoric Both
Circa-1880 (Assessor's Record)

*P7. **Owner and Address:**

Andrea Mangini and Chris Arkenberg
211 Heath Street.
Santa Cruz, CA 95060

*P8. **Recorded by:** (Name, affiliation, and address)

Seth A. Bergstein, Principal
PAST Consultants, LLC
P.O. Box 721
Pacific Grove, CA 93950

*P9. **Date Recorded:** 1/19/24

*P10. **Survey Type:** (Describe)
Owner-requested

*P11. **Report Citation:** 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 Photograph Record Other (List):

DPR 523A (1/95) *Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 211-213 Heath St.

- B1. Historic Name:
- B2. Common Name: None
- B3. Original Use: Residential
- B4. Present Use: Residential

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)
The original, circa-1880 house has undergone numerous additions and alterations. The 1962 garage has undergone numerous alterations. See continuation sheet, page 4, for the building chronology.

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

*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme: Not Significant Area: Santa Cruz
Period of Significance: circa-1880 Property Type: Residence Applicable Criteria:
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See continuation sheets, pages 5 – 11 for the historic significance statement, historic significance evaluation and historic integrity assessment.

B11. Additional Resource Attributes: (List attributes and codes) HP4: Detached Garage

*B12. References:

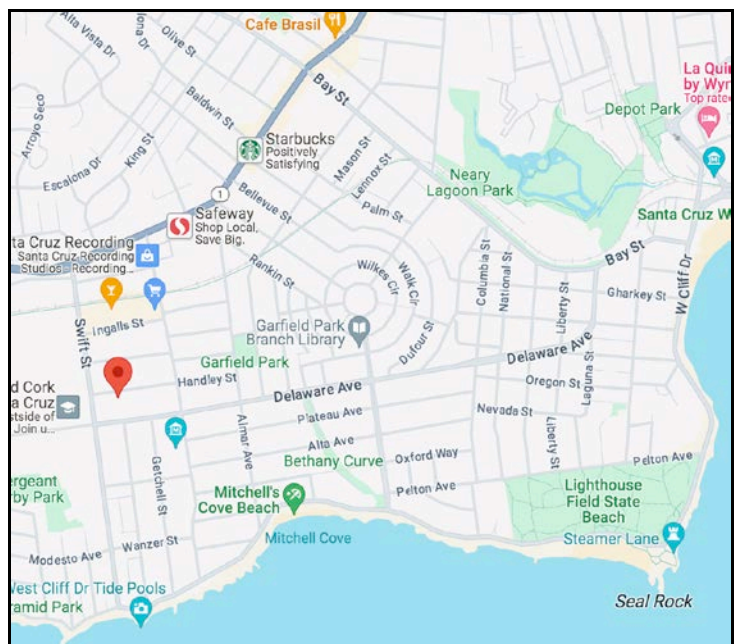
See continuation sheet, page 12

B13. Remarks::

*B14. Evaluator: Seth A. Bergstein, Principal
PAST Consultants, LLC

*Date of Evaluation: 1/19/24

(This space reserved for official comments.)



*Recorded by: PAST Consultants, LLC

*Date: 1/19/24

Continuation

Update

P3a. Description: Photographs



Figures 1 and 2. Left image shows the front (north) and east elevations, with the converted garage/ADU located behind the house (arrow). Right image shows the east elevation's existing condition.



Figures 3 and 4. Left image shows the west side of the rear elevation, showing replaced cladding and fenestration. Right image details the east elevation of the 1962 garage, converted to an ADU in 2005.



Figures 5 and 6. Left image shows the garage/ADU's south elevation. Right image shows the recent potting sheds.

*Recorded by: PAST Consultants, LLC

*Date: 1/19/24

Continuation

Update

P3a. Description:

Building Chronology

Based on the existing Sanborn maps, the Santa Cruz County Assessor records and the permit record obtained from the Santa Cruz Planning and Building departments, the site's building chronology is:

- Estimated date, Circa-1880: Construct house in the Queen Anne style with a gable-on-wing configuration (Assessor's Record).
- Estimated date, before 1928: House appears on the 1928 Sanborn map with a shed-roofed rear addition and rear service porch. Several outbuildings were constructed on the site.
- 1950 Sanborn Map: Property appears unchanged from the 1928 Sanborn map.
- Permit No. A8983, 10/2/1962: Construct 480-sf detached garage. Owner: C. Harrold.
- Estimated date, before 1989: Remove rear service porch, install rear addition; modify fenestration, front porch and cladding. Building appears altered in the 1989 Assessor's photograph (**Figure 7**).
- Permit No. B041309, 6/7/2005: Convert garage to ADU. Create separate address for ADU: 213 Heath Street.
- Permit No. P070397, 4/26/2007: Replace residential sewer.
- Permit No. E22-0638, 7/22/2023 (not finalized): Electrical Permit for solar energy installation.

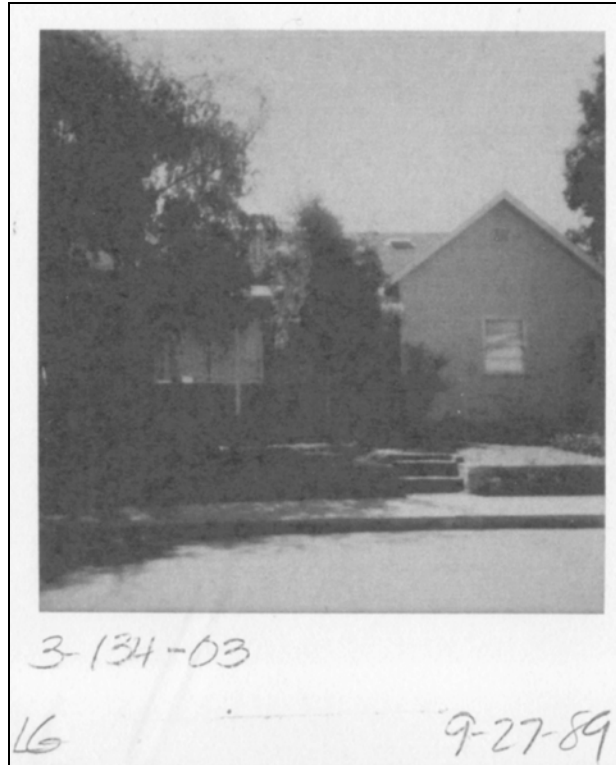


Figure 7. 1989 Santa Cruz County Assessor's image of the subject property. Note that the building was considerably altered by this date, with fenestration modified in the gable end and the front porch altered.

*Recorded by: PAST Consultants, LLC

*Date: 1/19/24

Continuation

Update

B10. Significance: Significance Statement

Summary Property History

The subject property is located in the Lighthouse District, as mapped in the Volume One of the first *Santa Cruz Historic Building Survey*, conducted by Charles Hall Page & Associates in 1976. The area is encompassed by Mission Street (State Highway One) to the north, the Pacific Ocean to the south, Bay Street to the east and Natural Bridges State Park to the west. The area includes the Mission Street commercial corridor and famed West Cliff Drive.

The first construction along West Cliff Drive was the Elihu Anthony wharf, constructed in 1849 at the end of Bay Street, an inclined wharf that loaded supplies and produce down to ships below. In 1853, the wharf was purchased by the lime-pioneering partnership of A.P. Jordon and Isaac E. Davis for the purposes of shipping lime from their limeworks warehouse on Bay Street, which stretched to the wharf, using their private schooner “Queen of the West.” The partners’ original kilns located nearby at High and Bay streets were soon exhausted and the partners developed a quarry along the San Lorenzo River between Santa Cruz and Felton. In 1863, Jordon sold his interest in the lime partnership to Santa Cruz pioneer Henry Cowell. By 1868, this partnership had created the most profitable company in Santa Cruz at the time (Lehman, Susan, *Fully Developed Context Statement for the City of Santa Cruz*, 2000, 10; Gibson, Ross Eric, “The Santa Cruz Wharf,” Santa Cruz Public Libraries, Local History Collection).

By the 1870s, the railroad arrived in Santa Cruz, when a spur of the Southern Pacific Railroad reached Santa Cruz via Gilroy and Watsonville in 1876. With the city now connected to the greater region, Santa Cruz no longer needed to rely on shipping of commercial goods and raw materials for sale to greater California. In addition, the coming of the railroad opened the city further to tourism. As a result, Santa Cruz’s population grew by fifty percent in the 1870s, the downtown experienced a building boom and significant residential development began in the West Cliff area (Charles Hall Page & Associates, Inc., *Santa Cruz Historic Building Survey – Volume 1*, 1976, 10; Hamman, Rick, “140 Years of Railroading in Santa Cruz County,” 1996: Santa Cruz Public Libraries, Local History Collection).

The most significant development of historic homes in the West Cliff area are located on West Cliff Drive between the former Southern Pacific Railroad depot and the lighthouse. Known as “Millionaires’ Row” or the “Newport of the Pacific,” the grand estates were developed beginning in the 1880s on significant lots that encompassed the land between Lighthouse Avenue and West Cliff Drive, the latter being merely a footpath at this time. A number of these ambitious homes remain on West Cliff Drive, including Rutherglen Terrace at 544 West Cliff Drive (1893), designed by significant Santa Cruz architect Edward L. Van Cleeck; and “Epworth-by-the-Sea,” located at 320 West Cliff Drive (1887) and the former estate of Henry Warren, a Methodist bishop, who named the estate after the birthplace of Methodist-founder John Wesley. These homes are some of the most significant residences in Santa Cruz and are listed on the City inventory of historic places (Chase, John Leighton, *The Sidewalk Companion to Santa Cruz Architecture*, 3rd Addition. Santa Cruz Museum of Art and History, 2005, 4; Gibson, Ross Eric, “West Cliff – Millionaires’ Row.” 1994: Santa Cruz Public Libraries, Local History Collection).

*Recorded by: PAST Consultants, LLC

*Date: 1/19/24

Continuation

Update

B10. Significance: Significance Statement

Summary Property History (continued)

Aside from Millionaires' Row, the western area of the Lighthouse District remained largely undeveloped during the last decades of the Nineteenth Century. The completion of streetcar lines during the first decade of the Twentieth Century would spur greater residential development throughout Santa Cruz. While the Westside streetcar line that extended down Woodrow Avenue created development within the vicinity of the right-of-way, the western areas in the vicinity of the subject property remained relatively undeveloped, as shown by the 1928 Sanborn map. While the subject property appears at this time, surrounding blocks show minimal development (**Figure 8**).

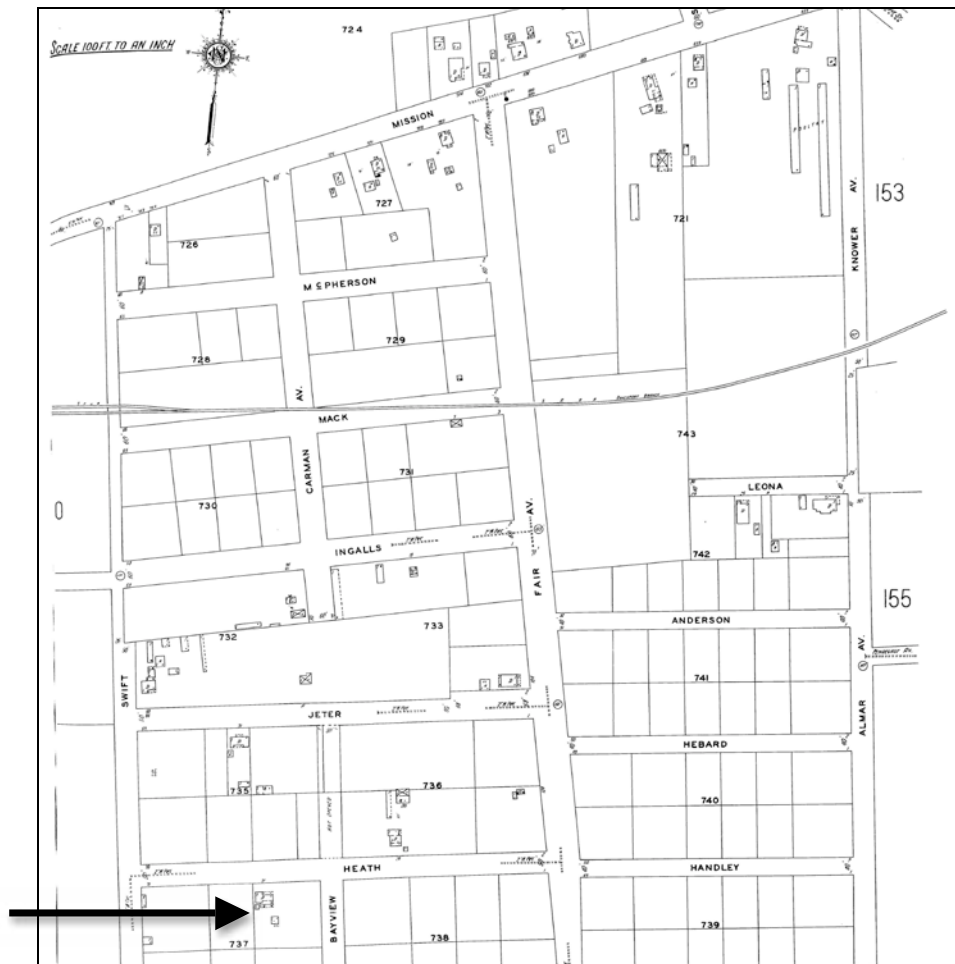


Figure 8. 1928 Sanborn map of the West Side, extending from Mission Street to Heath Street. The subject property is shown with arrow. Surrounding blocks up to Mission Street show sparse development.

*Recorded by: PAST Consultants, LLC

*Date: 1/19/24

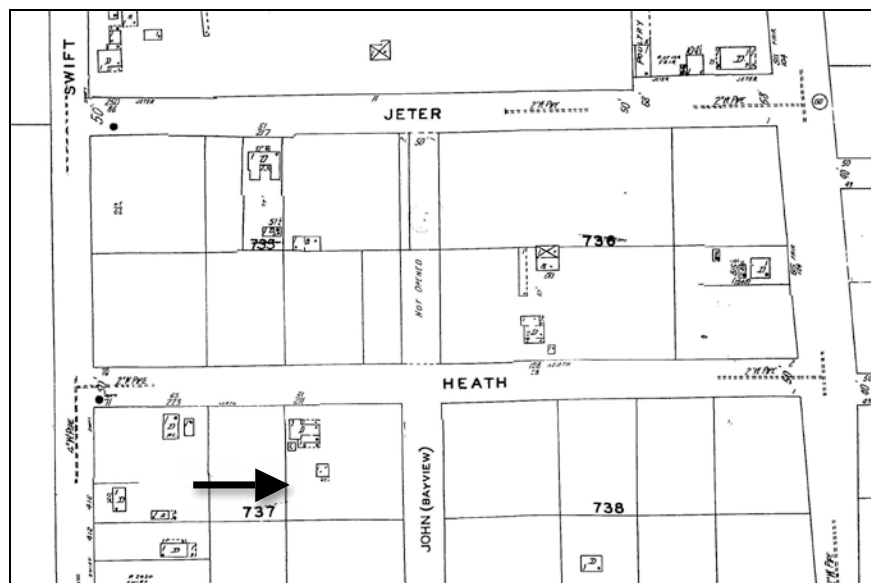
■ Continuation

□ Update

B10. Significance: Significance Statement

Summary Property History (continued)

The 1928 and 1950 Sanborn maps show the area's development in the vicinity of the subject property. The 1950 Sanborn shows no changes to the subject lot between 1928 and 1950 (**Figures 9 and 10**).



Figures 9 and 10. Images of the 1928 (top) and 1950 (bottom) Sanborn maps showing the subject property with an arrow. By 1950, surrounding lots began to be developed, but the subject property remained unchanged from 1928 – 1950.

*Recorded by: PAST Consultants, LLC

*Date: 1/19/24

Continuation

Update

B10. Significance: Significance Statement

Summary Property History (continued)

Conclusions

As shown on the Sanborn maps, the subject property (circa-1880) was one of the earliest houses in the western area of the Lighthouse District. Constructed originally as a gable-on-wing, Queen Anne-style building with a front and rear porch, the house has been subjected to substantial alterations from its original design. In its present condition, the subject house has undergone alterations to its original massing, roofline, porch design, ornamentation, cladding and fenestration. In its present condition, the house possesses virtually no historic integrity to communicate historic significance. The rear garage/ADU was constructed as a modest garage outside the house's period of significance and has been altered substantially with cladding and fenestration modifications.

Property Occupancy

The property address does not appear in City Directories until 1947. Based on a survey of available city directories (*Polk's Santa Cruz City Directories: 1947 – 1974*), the following lists the property's occupants for the subject property:

- 1947-1960: Delbert W. and Eva Wall. Delbert W. Wall was a gardener. His wife was a homemaker.
- 1960-1963: William M. and Ada N. Bidwell. William M. Bidwell was a laborer for Santa Cruz Fence & Ditching. His wife was a homemaker.
- 1963-1974: Charles and Mildred M. Harrold. Charles Harrold was a painter.

The above-listed occupants worked in modest occupations in Santa Cruz. Research did not reveal any significant contributions by any of the occupants to national, California or Santa Cruz history.

*Recorded by: PAST Consultants, LLC

*Date: 1/19/24

Continuation

Update

B10. Significance:

Evaluation of National Register (NR), California Register (CR) and Santa Cruz Historic Significance

1. NR-A, CR-1: Association with significant events, patterns or trends.

The subject property is not eligible under this Criterion, as no specific event led to its development. The subject property developed during a period of population growth in the 1870s that created a demand for increased housing in the City of Santa Cruz. The subject property developed as a modest home for workers employed in nearby industry and commerce. Housing growth itself would not be considered a significant event under this Criterion, as it can be applied to numerous cities throughout California and the United States. The subject property is not eligible under this Criterion.

2. NR-B, CR-2 : Association with significant persons.

Since the subject property's occupants do not appear in local city directories until 1947, little is known of the earliest inhabitants. Occupants from 1947 to 1974 worked in modest occupations in the City of Santa Cruz. Research did not reveal any significant contributions by these latter occupants to national, California or Santa Cruz history.

While little is known about the property's occupants during the earlier (pre-World War II) period, the nearly wholesale loss of historic integrity precludes any possibility of listing the subject property for any historical associations for a significant event or significant persons.

The subject property is not eligible under this Criterion.

*Recorded by: PAST Consultants, LLC

*Date: 1/19/24

Continuation

Update

B10. Significance:

Evaluation of National Register (NR), California Register (CR) and Santa Cruz Historic Significance (continued)

3. NR-C, CR-3: Association with significant architecture and/or design.

The subject house is a highly altered example of the Queen Anne style. The subject house's original massing, porch configuration, roofline, ornamentation, cladding and fenestration have been completely altered as comparison of the Sanborn maps and the 1989 Assessor's photograph with the house's existing condition reveals. The modifications, primarily from the 1950s to today, have completely altered the original, Queen Anne design on all four building elevations. Constructed in 1962 and outside the house's period of significance, the garage was substantially altered when it was converted to an ADU in 2005. In their present conditions, the house and garage on the subject property are not outstanding examples of architectural design or construction methodology. Both buildings are highly altered. The buildings are not the work of a master architect, nor do they possess high artistic value. The subject property is not eligible under this Criterion.

Historic Integrity Analysis

- 1. Location:** *the place where the historic property was constructed or the place where the historic event occurred.* The house and garage do retain integrity of location.
- 2. Design:** *the combination of elements that create the form, plan, space, structure, and style of a property.* The alterations to the original massing, porch design, cladding, ornamentation and fenestration have removed the integrity of design from the subject house. The garage's cladding and fenestration modifications have removed the integrity of design from this building.
- 3. Setting:** *the physical environment of a historic property.* Building demolitions/replacements have compromised the integrity of setting around the subject property.
- 4. Materials:** *the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.* The numerous massing, roofline, ornamentation, cladding and fenestration modifications have compromised the integrity of materials from the original design of the house and garage.
- 5. Workmanship:** *the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* Integrity of workmanship of both buildings is substantially diminished due to the alterations listed above.
- 6. Feeling:** *a property's expression of the aesthetic or historic sense of a particular period of time.* The alterations to both buildings have removed the integrity of feeling.
- 7. Association:** *the direct link between an important historic event or person and a historic property.* This does not apply, as no historic association has been determined for the subject property.

*Recorded by: PAST Consultants, LLC

*Date: 1/19/24

Continuation

Update

B10. Significance:

Evaluation of National Register (NR), California Register (CR) and Santa Cruz Historic Significance (continued)

City of Santa Cruz Historic Significance

1. Recognized as a significant example of the cultural, natural, archaeological, or built heritage of the city, state, or nation;

The subject property contains a highly altered example of a circa-1880 Queen Anne-style house and a circa-1962 garage/ADU. Due to the wholesale building alterations, the buildings are not significant examples of the built heritage of Santa Cruz.

2. Associated with a significant local, state, or national event;

The subject property is not associated with a significant local, state, or national event.

3. Associated with a person or persons who significantly contributed to the development of the city, state, or nation;

The subject property is not associated with a significant person.

4. Associated with an architect, designer, or builder whose work has influenced the development of the city, state or nation;

The subject property is not associated with a significant architect, designer or builder.

5. Recognized as possessing special aesthetic merit or value as a building with quality of architecture that retains sufficient features showing its architectural significance;

The numerous building alterations have removed any potential for special architectural or aesthetic merit or value from the house and garage/ADU on the subject property.

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

The highly altered house and garage/ADU do not possess distinctive stylistic characteristics, design or workmanship, due to the numerous building alterations.

7. Retains sufficient integrity to accurately convey its significance.

The subject house and garage have been altered and do not possess sufficient historic integrity.

*Recorded by: PAST Consultants, LLC

*Date: 1/19/24

Continuation

Update

B12. References:

- Boland, Beth G. National Register Bulletin 32: *Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*, National Park Service, U.S. Department of the Interior.
- Chase, John Leighton, *The Sidewalk Companion to Santa Cruz Architecture*, 3rd Addition. Santa Cruz Museum of Art and History, 2005.
- City of Santa Cruz, Planning and Building Department Records.
- Gibson, Ross Eric, "The Santa Cruz Wharf." 1994: Santa Cruz Public Libraries, Local History Collection.
- Gibson, Ross Eric, "West Cliff – Millionaires' Row." 1994: Santa Cruz Public Libraries, Local History Collection.
- Hamman, Rick, "140 Years of Railroading in Santa Cruz County." 1996: Santa Cruz Public Libraries, Local History Collection.
- Koch, *Santa Cruz County: Parade of the Past*, Valley Publishers, Fresno, California, 1973.
- Lehman, Susan, *Fully Developed Context Statement for the City of Santa Cruz*, 2000.
- Lydon, Sandy, "Walk the West Side to Find the 'Real' Santa Cruz," *Santa Cruz Sentinel*, 7/1/1990.
- Musitelli, Robin, "Life on the Edge: West Cliff Drive," *Santa Cruz Sentinel*, 7/27/1997.
- National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. United States, Department of the Interior, National Park Service, 1998.
- O'Hare, Sheila and Irene Berry, *Images of America Series, Santa Cruz, California*. Arcadia Publishing, 2002.
- Charles Hall Page & Associates, Inc., *Santa Cruz Historic Building Survey – Volume 1*, 1976.
- Polk's Santa Cruz City Directories: 1920-1974*.
- Santa Cruz County Assessor's Office.

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 12

*Resource Name or #: (assigned by recorder) 211 – 213 Heath Street

P1. Other Identifier:

*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: N/A

Date: N/A T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 211 – 213 Heath St.

City: Santa Cruz

Zip: 95060

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: A.P.N. 003-134-03

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

The site contains a highly altered single-family residence (circa-1880) originally constructed in the Queen Anne style and a 1962 garage, converted to an Accessory Dwelling Unit (ADU) in 2005. The original house had an irregular plan with gable-on-wing massing, a shed-roofed front porch with wood stairs and rails, V-groove rustic wood siding and double-hung, wood-sash windows. Presently, the house is under construction with a new foundation, all original siding boards removed, all original front porch elements and ornamentation removed and all windows removed and replaced with metal-clad sash in original and new openings. The site contains a rear garage constructed in 1962 as a simple gable-roofed structure; the garage was converted to an ADU in 2005. The site contains three non-contributing potting sheds of recent construction at the rear of the lot. See continuation sheet, page 3 for photographs (Figures 1-6).

*P3b. **Resource Attributes:** (List attributes and codes) HP2, HP4

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)
North Elevation, 2024

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



*P6. **Date Constructed/Age and Sources:**

Historic Prehistoric Both
Circa-1880 (Assessor's Record)

*P7. **Owner and Address:**

Andrea Mangini and Chris Arkenberg
211 Heath Street.
Santa Cruz, CA 95060

*P8. **Recorded by:** (Name, affiliation, and address)

Seth A. Bergstein, Principal
PAST Consultants, LLC
P.O. Box 721
Pacific Grove, CA 93950

*P9. **Date Recorded:** 1/19/24

*P10. **Survey Type:** (Describe)
Owner-requested

*P11. **Report Citation:** 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 Photograph Record Other (List):

DPR 523A (1/95) *Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 211-213 Heath St.

- B1. Historic Name:
- B2. Common Name: None
- B3. Original Use: Residential
- B4. Present Use: Residential

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)
The original, circa-1880 house has undergone numerous additions and alterations. The 1962 garage has undergone numerous alterations. See continuation sheet, page 4, for the building chronology.

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

*B8. Related Features: N/A

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Not Significant

Area: Santa Cruz

Period of Significance: circa-1880

Property Type: Residence

Applicable Criteria:

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

See continuation sheets, pages 5 – 11 for the historic significance statement, historic significance evaluation and historic integrity assessment.

B11. Additional Resource Attributes: (List attributes and codes) HP4: Detached Garage

*B12. References:

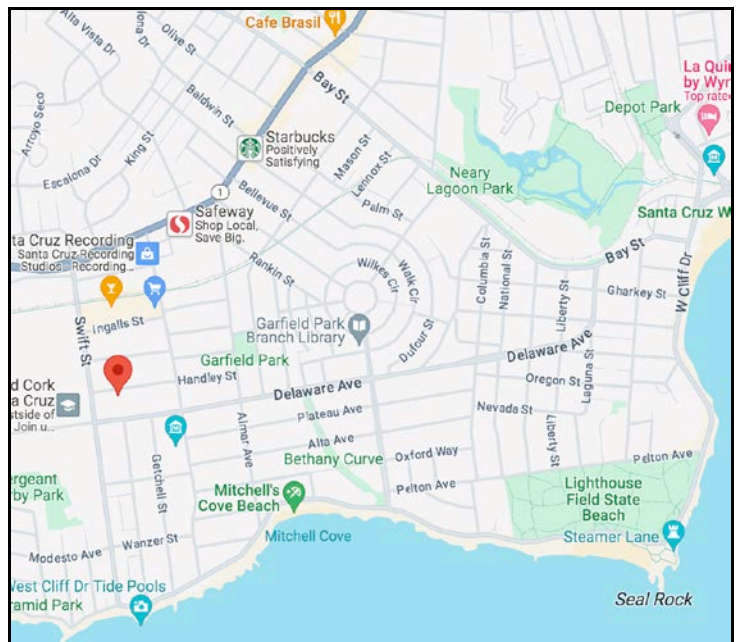
See continuation sheet, page 12

B13. Remarks::

*B14. Evaluator: Seth A. Bergstein, Principal
PAST Consultants, LLC

*Date of Evaluation: 1/19/24

(This space reserved for official comments.)



*Recorded by: PAST Consultants, LLC

*Date: 1/19/24

Continuation

Update

P3a. Description: Photographs



Figures 1 and 2. Left image shows the front (north) and east elevations, with the converted garage/ADU located behind the house (arrow). Right image shows the east elevation's existing condition.



Figures 3 and 4. Left image shows the west side of the rear elevation, showing replaced cladding and fenestration. Right image details the east elevation of the 1962 garage, converted to an ADU in 2005.



Figures 5 and 6. Left image shows the garage/ADU's south elevation. Right image shows the recent potting sheds.

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*Date: 1/19/24

Continuation

Update

P3a. Description:

Building Chronology

Based on the existing Sanborn maps, the Santa Cruz County Assessor records and the permit record obtained from the Santa Cruz Planning and Building departments, the site's building chronology is:

- Estimated date, Circa-1880: Construct house in the Queen Anne style with a gable-on-wing configuration (Assessor's Record).
- Estimated date, before 1928: House appears on the 1928 Sanborn map with a shed-roofed rear addition and rear service porch. Several outbuildings were constructed on the site.
- 1950 Sanborn Map: Property appears unchanged from the 1928 Sanborn map.
- Permit No. A8983, 10/2/1962: Construct 480-sf detached garage. Owner: C. Harrold.
- Estimated date, before 1989: Remove rear service porch, install rear addition; modify fenestration, front porch and cladding. Building appears altered in the 1989 Assessor's photograph (**Figure 7**).
- Permit No. B041309, 6/7/2005: Convert garage to ADU. Create separate address for ADU: 213 Heath Street.
- Permit No. P070397, 4/26/2007: Replace residential sewer.
- Permit No. E22-0638, 7/22/2023 (not finalized): Electrical Permit for solar energy installation.



Figure 7. 1989 Santa Cruz County Assessor's image of the subject property. Note that the building was considerably altered by this date, with fenestration modified in the gable end and the front porch altered.

*Recorded by: PAST Consultants, LLC

*Date: 1/19/24

Continuation

Update

B10. Significance: Significance Statement

Summary Property History

The subject property is located in the Lighthouse District, as mapped in the Volume One of the first *Santa Cruz Historic Building Survey*, conducted by Charles Hall Page & Associates in 1976. The area is encompassed by Mission Street (State Highway One) to the north, the Pacific Ocean to the south, Bay Street to the east and Natural Bridges State Park to the west. The area includes the Mission Street commercial corridor and famed West Cliff Drive.

The first construction along West Cliff Drive was the Elihu Anthony wharf, constructed in 1849 at the end of Bay Street, an inclined wharf that loaded supplies and produce down to ships below. In 1853, the wharf was purchased by the lime-pioneering partnership of A.P. Jordon and Isaac E. Davis for the purposes of shipping lime from their limeworks warehouse on Bay Street, which stretched to the wharf, using their private schooner “Queen of the West.” The partners’ original kilns located nearby at High and Bay streets were soon exhausted and the partners developed a quarry along the San Lorenzo River between Santa Cruz and Felton. In 1863, Jordon sold his interest in the lime partnership to Santa Cruz pioneer Henry Cowell. By 1868, this partnership had created the most profitable company in Santa Cruz at the time (Lehman, Susan, *Fully Developed Context Statement for the City of Santa Cruz*, 2000, 10; Gibson, Ross Eric, “The Santa Cruz Wharf,” Santa Cruz Public Libraries, Local History Collection).

By the 1870s, the railroad arrived in Santa Cruz, when a spur of the Southern Pacific Railroad reached Santa Cruz via Gilroy and Watsonville in 1876. With the city now connected to the greater region, Santa Cruz no longer needed to rely on shipping of commercial goods and raw materials for sale to greater California. In addition, the coming of the railroad opened the city further to tourism. As a result, Santa Cruz’s population grew by fifty percent in the 1870s, the downtown experienced a building boom and significant residential development began in the West Cliff area (Charles Hall Page & Associates, Inc., *Santa Cruz Historic Building Survey – Volume 1*, 1976, 10; Hamman, Rick, “140 Years of Railroading in Santa Cruz County,” 1996: Santa Cruz Public Libraries, Local History Collection).

The most significant development of historic homes in the West Cliff area are located on West Cliff Drive between the former Southern Pacific Railroad depot and the lighthouse. Known as “Millionaires’ Row” or the “Newport of the Pacific,” the grand estates were developed beginning in the 1880s on significant lots that encompassed the land between Lighthouse Avenue and West Cliff Drive, the latter being merely a footpath at this time. A number of these ambitious homes remain on West Cliff Drive, including Rutherglen Terrace at 544 West Cliff Drive (1893), designed by significant Santa Cruz architect Edward L. Van Cleeck; and “Epworth-by-the-Sea,” located at 320 West Cliff Drive (1887) and the former estate of Henry Warren, a Methodist bishop, who named the estate after the birthplace of Methodist-founder John Wesley. These homes are some of the most significant residences in Santa Cruz and are listed on the City inventory of historic places (Chase, John Leighton, *The Sidewalk Companion to Santa Cruz Architecture*, 3rd Addition. Santa Cruz Museum of Art and History, 2005, 4; Gibson, Ross Eric, “West Cliff – Millionaires’ Row.” 1994: Santa Cruz Public Libraries, Local History Collection).

*Recorded by: PAST Consultants, LLC

*Date: 1/19/24

Continuation

Update

B10. Significance: Significance Statement

Summary Property History (continued)

Aside from Millionaires' Row, the western area of the Lighthouse District remained largely undeveloped during the last decades of the Nineteenth Century. The completion of streetcar lines during the first decade of the Twentieth Century would spur greater residential development throughout Santa Cruz. While the Westside streetcar line that extended down Woodrow Avenue created development within the vicinity of the right-of-way, the western areas in the vicinity of the subject property remained relatively undeveloped, as shown by the 1928 Sanborn map. While the subject property appears at this time, surrounding blocks show minimal development (**Figure 8**).

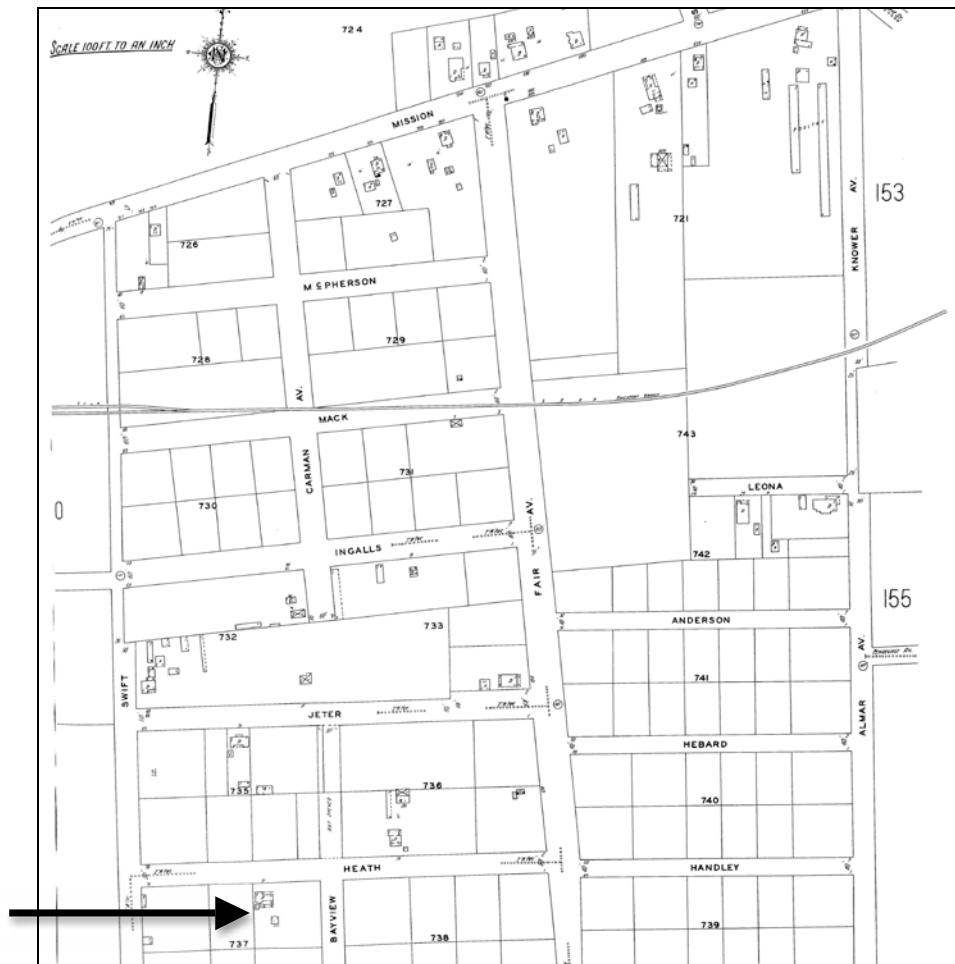


Figure 8. 1928 Sanborn map of the West Side, extending from Mission Street to Heath Street. The subject property is shown with arrow. Surrounding blocks up to Mission Street show sparse development.

*Recorded by: PAST Consultants, LLC

*Date: 1/19/24

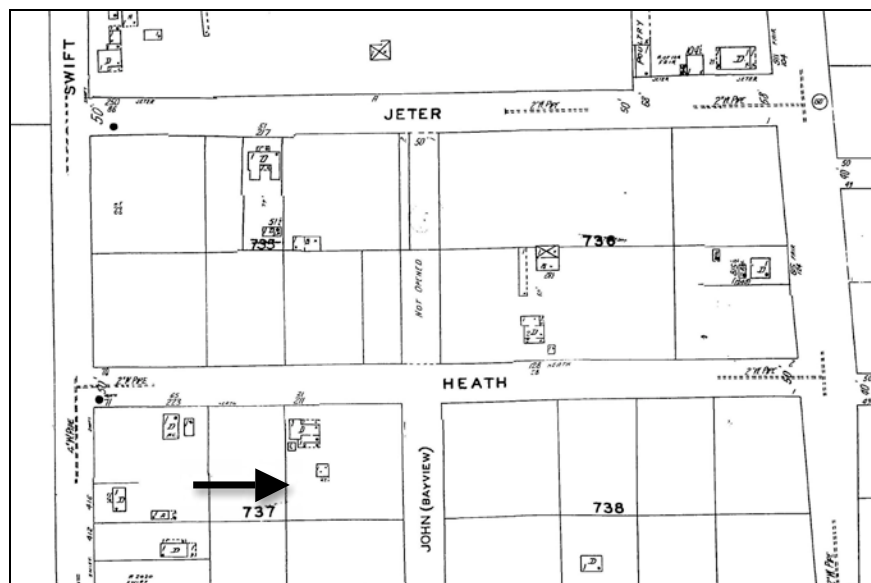
■ Continuation

□ Update

B10. Significance: Significance Statement

Summary Property History (continued)

The 1928 and 1950 Sanborn maps show the area's development in the vicinity of the subject property. The 1950 Sanborn shows no changes to the subject lot between 1928 and 1950 (**Figures 9 and 10**).



Figures 9 and 10. Images of the 1928 (top) and 1950 (bottom) Sanborn maps showing the subject property with an arrow. By 1950, surrounding lots began to be developed, but the subject property remained unchanged from 1928 – 1950.

*Recorded by: PAST Consultants, LLC

*Date: 1/19/24

Continuation

Update

B10. Significance: Significance Statement

Summary Property History (continued)

Conclusions

As shown on the Sanborn maps, the subject property (circa-1880) was one of the earliest houses in the western area of the Lighthouse District. Constructed originally as a gable-on-wing, Queen Anne-style building with a front and rear porch, the house has been subjected to substantial alterations from its original design. In its present condition, the subject house has undergone alterations to its original massing, roofline, porch design, ornamentation, cladding and fenestration. In its present condition, the house possesses virtually no historic integrity to communicate historic significance. The rear garage/ADU was constructed as a modest garage outside the house's period of significance and has been altered substantially with cladding and fenestration modifications.

Property Occupancy

The property address does not appear in City Directories until 1947. Based on a survey of available city directories (*Polk's Santa Cruz City Directories: 1947 – 1974*), the following lists the property's occupants for the subject property:

- 1947-1960: Delbert W. and Eva Wall. Delbert W. Wall was a gardener. His wife was a homemaker.
- 1960-1963: William M. and Ada N. Bidwell. William M. Bidwell was a laborer for Santa Cruz Fence & Ditching. His wife was a homemaker.
- 1963-1974: Charles and Mildred M. Harrold. Charles Harrold was a painter.

The above-listed occupants worked in modest occupations in Santa Cruz. Research did not reveal any significant contributions by any of the occupants to national, California or Santa Cruz history.

*Recorded by: PAST Consultants, LLC

*Date: 1/19/24

Continuation

Update

B10. Significance:

Evaluation of National Register (NR), California Register (CR) and Santa Cruz Historic Significance

1. NR-A, CR-1: Association with significant events, patterns or trends.

The subject property is not eligible under this Criterion, as no specific event led to its development. The subject property developed during a period of population growth in the 1870s that created a demand for increased housing in the City of Santa Cruz. The subject property developed as a modest home for workers employed in nearby industry and commerce. Housing growth itself would not be considered a significant event under this Criterion, as it can be applied to numerous cities throughout California and the United States. The subject property is not eligible under this Criterion.

2. NR-B, CR-2 : Association with significant persons.

Since the subject property's occupants do not appear in local city directories until 1947, little is known of the earliest inhabitants. Occupants from 1947 to 1974 worked in modest occupations in the City of Santa Cruz. Research did not reveal any significant contributions by these latter occupants to national, California or Santa Cruz history.

While little is known about the property's occupants during the earlier (pre-World War II) period, the nearly wholesale loss of historic integrity precludes any possibility of listing the subject property for any historical associations for a significant event or significant persons.

The subject property is not eligible under this Criterion.

*Recorded by: PAST Consultants, LLC

*Date: 1/19/24

Continuation

Update

B10. Significance:

Evaluation of National Register (NR), California Register (CR) and Santa Cruz Historic Significance (continued)

3. NR-C, CR-3: Association with significant architecture and/or design.

The subject house is a highly altered example of the Queen Anne style. The subject house's original massing, porch configuration, roofline, ornamentation, cladding and fenestration have been completely altered as comparison of the Sanborn maps and the 1989 Assessor's photograph with the house's existing condition reveals. The modifications, primarily from the 1950s to today, have completely altered the original, Queen Anne design on all four building elevations. Constructed in 1962 and outside the house's period of significance, the garage was substantially altered when it was converted to an ADU in 2005. In their present conditions, the house and garage on the subject property are not outstanding examples of architectural design or construction methodology. Both buildings are highly altered. The buildings are not the work of a master architect, nor do they possess high artistic value. The subject property is not eligible under this Criterion.

Historic Integrity Analysis

- 1. Location:** *the place where the historic property was constructed or the place where the historic event occurred.* The house and garage do retain integrity of location.
- 2. Design:** *the combination of elements that create the form, plan, space, structure, and style of a property.* The alterations to the original massing, porch design, cladding, ornamentation and fenestration have removed the integrity of design from the subject house. The garage's cladding and fenestration modifications have removed the integrity of design from this building.
- 3. Setting:** *the physical environment of a historic property.* Building demolitions/replacements have compromised the integrity of setting around the subject property.
- 4. Materials:** *the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.* The numerous massing, roofline, ornamentation, cladding and fenestration modifications have compromised the integrity of materials from the original design of the house and garage.
- 5. Workmanship:** *the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* Integrity of workmanship of both buildings is substantially diminished due to the alterations listed above.
- 6. Feeling:** *a property's expression of the aesthetic or historic sense of a particular period of time.* The alterations to both buildings have removed the integrity of feeling.
- 7. Association:** *the direct link between an important historic event or person and a historic property.* This does not apply, as no historic association has been determined for the subject property.

*Recorded by: PAST Consultants, LLC

*Date: 1/19/24

Continuation

Update

B10. Significance:

Evaluation of National Register (NR), California Register (CR) and Santa Cruz Historic Significance (continued)

City of Santa Cruz Historic Significance

1. Recognized as a significant example of the cultural, natural, archaeological, or built heritage of the city, state, or nation;

The subject property contains a highly altered example of a circa-1880 Queen Anne-style house and a circa-1962 garage/ADU. Due to the wholesale building alterations, the buildings are not significant examples of the built heritage of Santa Cruz.

2. Associated with a significant local, state, or national event;

The subject property is not associated with a significant local, state, or national event.

3. Associated with a person or persons who significantly contributed to the development of the city, state, or nation;

The subject property is not associated with a significant person.

4. Associated with an architect, designer, or builder whose work has influenced the development of the city, state or nation;

The subject property is not associated with a significant architect, designer or builder.

5. Recognized as possessing special aesthetic merit or value as a building with quality of architecture that retains sufficient features showing its architectural significance;

The numerous building alterations have removed any potential for special architectural or aesthetic merit or value from the house and garage/ADU on the subject property.

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

The highly altered house and garage/ADU do not possess distinctive stylistic characteristics, design or workmanship, due to the numerous building alterations.

7. Retains sufficient integrity to accurately convey its significance.

The subject house and garage have been altered and do not possess sufficient historic integrity.

*Recorded by: PAST Consultants, LLC

*Date: 1/19/24

Continuation

Update

B12. References:

- Boland, Beth G. National Register Bulletin 32: *Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*, National Park Service, U.S. Department of the Interior.
- Chase, John Leighton, *The Sidewalk Companion to Santa Cruz Architecture*, 3rd Addition. Santa Cruz Museum of Art and History, 2005.
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- Hamman, Rick, "140 Years of Railroading in Santa Cruz County." 1996: Santa Cruz Public Libraries, Local History Collection.
- Koch, *Santa Cruz County: Parade of the Past*, Valley Publishers, Fresno, California, 1973.
- Lehman, Susan, *Fully Developed Context Statement for the City of Santa Cruz*, 2000.
- Lydon, Sandy, "Walk the West Side to Find the 'Real' Santa Cruz," *Santa Cruz Sentinel*, 7/1/1990.
- Musitelli, Robin, "Life on the Edge: West Cliff Drive," *Santa Cruz Sentinel*, 7/27/1997.
- National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. United States, Department of the Interior, National Park Service, 1998.
- O'Hare, Sheila and Irene Berry, *Images of America Series, Santa Cruz, California*. Arcadia Publishing, 2002.
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