

BIBLIOGRAPHY

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HABS/HAER:
[lcweb2.loc.gov/ammem/hhhtml/habs home.html](http://lcweb2.loc.gov/ammem/hhhtml/habs_home.html)

Santa Cruz Public Library:
santacruzpl.org/history/

Pogonip website:
pogonip.org

APPENDIX
WORK PROGRAM

SURVEY UPDATE WORK PROGRAM

INTRODUCTION

In order to achieve the following goals :

- To update the existing survey of historic buildings for the City of Santa Cruz by combining the existing surveys (Volumes I and II) and completing DPR 523 forms for all structures that still exist. Significance criteria for evaluation will be based on information contained in the fully developed Context Statement.
- To add additional properties to the existing survey based on underrepresented property types. These additional property types will include: retaining walls, stairs, walkways, streets posts (hitching posts and lamp posts).
- To review the current historic districts as designated by the City, to provide clear guidelines for the creation of such districts and to suggest additional areas that could be considered as historic districts within the City, a work plan has been developed to be completed in phases.

BACKGROUND

As a result of the city's Historic Preservation Plan, adopted in 1974, the Historic Preservation Commission and the Historic Preservation Ordinance were established to protect the City's historic and architectural resources. The City commissioned a Historic Building Survey in 1976 to identify and evaluate historic and architecturally significant structures deserving protection. The survey, conducted by the firm of Charles Hall Page and Associates identified 329 properties drawing primarily from John Chase's *Sidewalk Companion to Santa Cruz Architecture*, which was first published in 1975. Volume I of the survey covered architectural development in the City from approximately 1850 to 1930.

In 1989, Volume II of the Historic Building Survey was produced with selections and research provided by John Chase. This volume catalogues a total of 330 additional structures from three categories. These include: significant buildings from 1930 to 1950, important structures not include in the first survey, and significant vernacular buildings from 1850 to 1910 which comprise approximately one half of the structures in Volume II.

In addition, three historic districts were established: the Downtown Neighborhood Historic District which was placed in the National Register in 1989, as well as two locally designated districts in Downtown and Mission Hill. Twenty-six locally designated historical landmarks have also been established. In 1986, a portion of the downtown commercial district was also placed on the National Register. As a consequence of the 1989 Loma Prieta earthquake which resulted in the destruction of twenty-five of historic buildings including ten downtown, the historic district designation was removed from the area.

The effect of the earthquake, along with changes in listing procedures recommended by the State Office of Historic Preservation, has made it necessary to review the existing survey and to prepare an inventory that follows OHP guidelines. This includes the completion of DPR 523 forms using the fully developed Context Statement to determine the significance of the listed properties. The following is a phased work plan to accomplish this task as well as to review the City's current districts and suggest properties and districts for addition to the inventory.

PHASED WORK PLAN

Phase 1A — Completion of DPR 523A (Primary Record) Forms

1. Review Santa Cruz Historic Building Survey (Volumes I and II) and using computerized list to determine those properties that have been eliminated since the last survey as the result of earthquake or other damage. Also identify those that have been added.
2. Conduct windshield survey of all properties currently listed, photograph each property. Note any changes to property from last survey.
3. Using previous surveys prepare DPR 523A (Primary Record) forms. Information on parcel numbers can be obtained from city's computerized list. Descriptions can be taken from original survey and amended using information from the windshield survey.

Phase IB— Completion of DPR 523B (Building, Structure, Object) Forms

1. Conduct research on properties to be included in updated survey and prepare significance statement for BSO forms. The context statement should be used as the basis for significance and the choosing of ratings on BSO forms.
2. Prepare BSO forms for all properties.
3. Compile data base from forms that is compatible with the City's data system using data base that is recognized by OHP.

Phase I C — Review Of City Historic Districts and Current Historic Preservation Policies

1. Review both the National Historic Districts and Historic Districts established by the City.
2. Review policies regarding historic preservation and historic districts included in the General Plan.
3. Suggest procedures and policies that could be incorporated in the general plan regarding currently designated historic districts.
4. Review suggested new historic districts as identified in the general plan and comment on their feasibility.

(Phases IA and B can be completed concurrently depending on funding. It should be noted that the updated survey will not be consistent with OHP standards until both phases are completed.)

Phase II — Adding new properties

Identify 50 new properties which can be added to the current inventory. Emphasis should be given to property types and themes that were underrepresented in the current survey but contained in the Historical context. For example: because the first survey was done with an emphasis on architecture, examples of architectural styles predominate in the survey. Effort should be taken in subsequent surveys to find examples illustrating other themes identified in the context and to identify buildings, structures and objects which have historical significance but which may not be particularly significant architecturally.

Using information previously gathered by the City, identify and evaluate features that are associated with the City's history such as retaining walls, lamp posts, etc. and devise a method to incorporate them into the City's inventory.

Cost Estimate

The cost is estimated to be \$50,000 to \$75,000 for Phase 1a, b, c and \$25,000 for Phase 2.

Qualifications For Consultants:

1. Team of consultants should have extensive previous experience in conducting historic building surveys. Consultants should be familiar with the survey process as explained in the *Instructions for Recording Historical Resources* issued by the State Office of Historic Preservation.
2. A qualified historian as defined by the Secretary of the Interiors Qualifications for Historic Professionals should serve as either project manager or as a primary investigator for the project. The historian will review all forms and provide the significance statement for each BSO form. One team member should have experience with creating or working with data bases recognized by the OHP for surveys. In general, the most effective teams for an extensive survey project consist of one professional expert in the field of architectural history with extensive knowledge in evaluating the style and historical integrity of buildings and structures; a historian familiar with the sources of local history and experience in evaluating buildings, structures and sites to determine their significance within a historic context; and a professional experienced in creating and maintaining a data base that is accessible and usable within the City's current system.

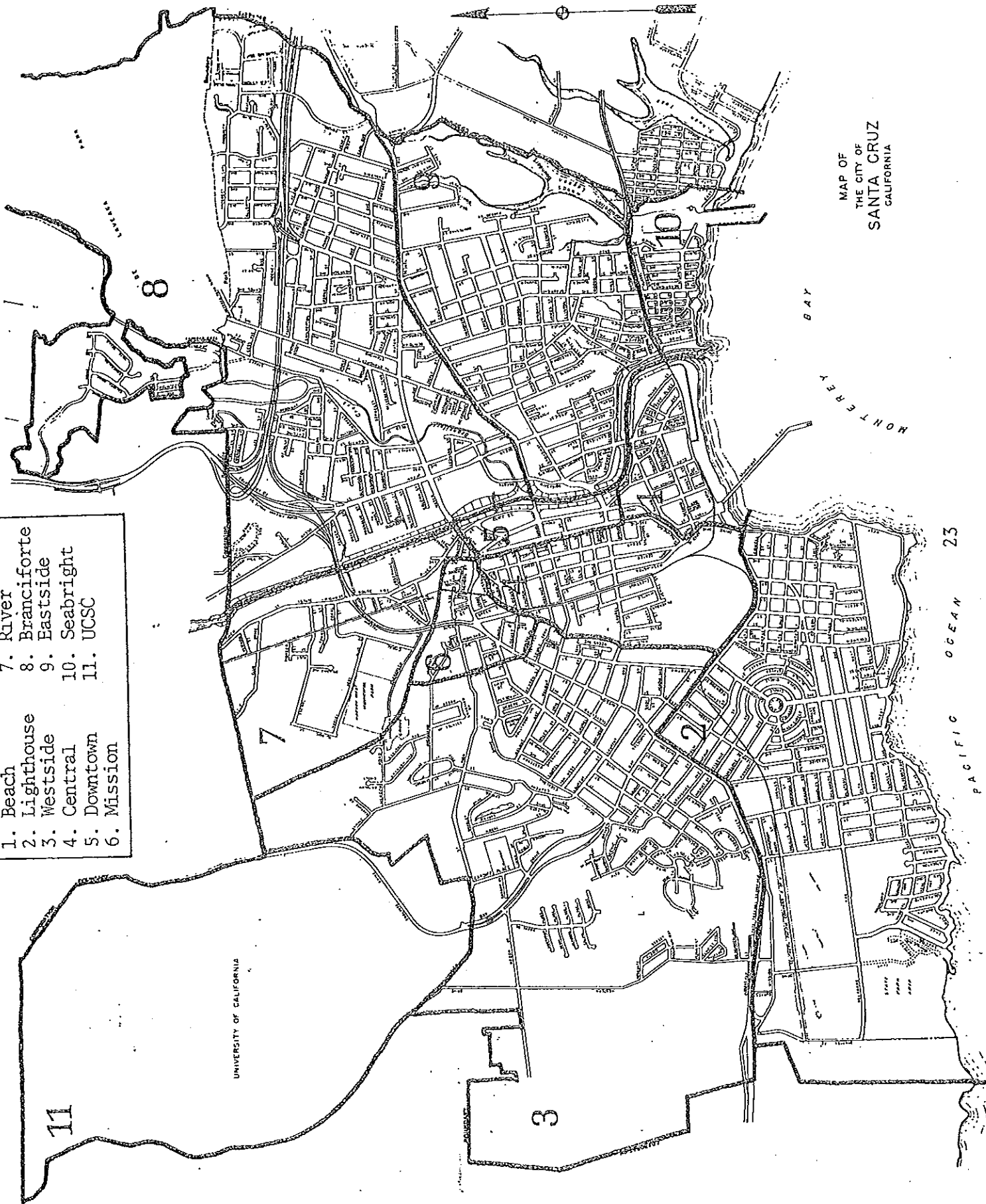
Attachments:

- A. Map showing 11 survey areas from 1976 Historic Building Survey
- B. Sample page from Santa Cruz Historic Building Survey Volume I (1976)
- C. Sample page from Santa Cruz Historic Building Survey Volume II (1989)
- D. Computerized list of properties on Historic Building Survey by Address (Sample)

ATTACHMENTS

ATTACHMENT A
MAP OF SURVEY AREA

1. Beach
2. Lighthouse
3. Westside
4. Central
5. Downtown
6. Mission
7. River
8. Branciforte
9. Eastside
10. Seabright
11. UCSC



ATTACHMENT B
SURVEY VOLUME I

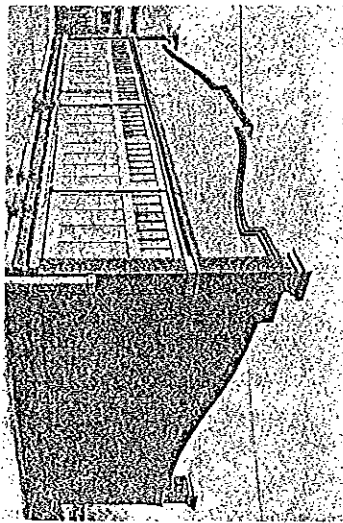
SANTA CRUZ HISTORIC BUILDING SURVEY

prepared for the
CITY OF SANTA CRUZ

by
CHARLES HALL PAGE & ASSOCIATES, INC.
Urban & Environmental Planning & Design/Architecture

San Francisco
1976

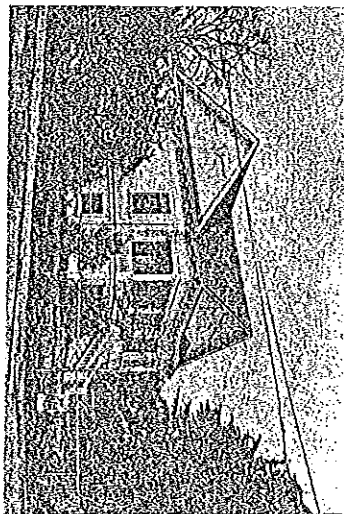
VOL. I



220 River
Mission Revival
Ca. 1920

A Mission Revival garage with light vertical-siding outlined in dark corner piers and molded coping. The contrast of the elegant detailing on a mundane garage is striking.

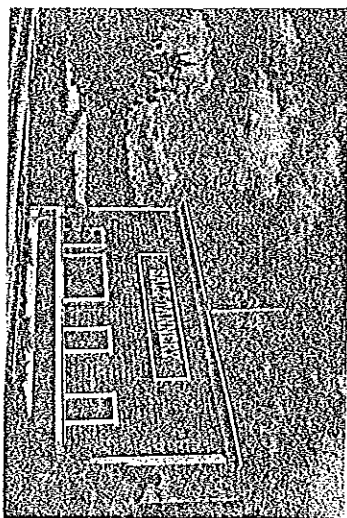
Good



801 River
Colonial Revival
Ca. 1905

This large and interestingly detailed house seems out of place in its predominantly industrial neighborhood but is all the more important for the variety and different kind of quality it brings to the area. Its most interesting features are the stars in the gables with wooden arms reaching out from elaborate plaster relief centers.

Good



1040 River
Salz Tannery
Industrial Vernacular
1862 and after

The oldest complex of industrial buildings in the city and a rare survivor of an early industry in its original form. The existing group of well maintained, handsome vernacular sheds includes the residence of an early owner, Jacob Kron. The earliest buildings have been added on to as needed but in the best vernacular tradition; functional alterations remain aesthetically harmonious. 1111 River across the street appears to have once been a part of the complex.

Excellent

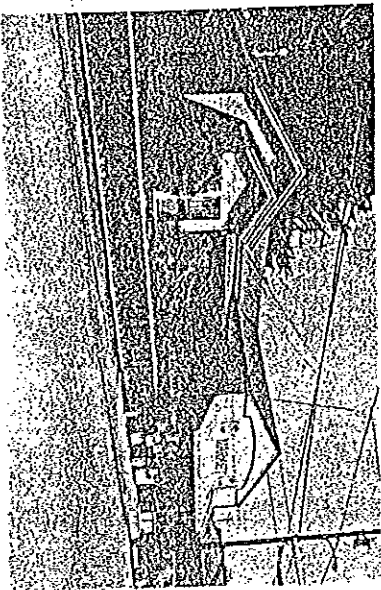
ATTACHMENT C
SURVEY VOLUME II

SANTA CRUZ HISTORIC BUILDING SURVEY — VOL II

Department of Planning and Community Development
CITY OF SANTA CRUZ

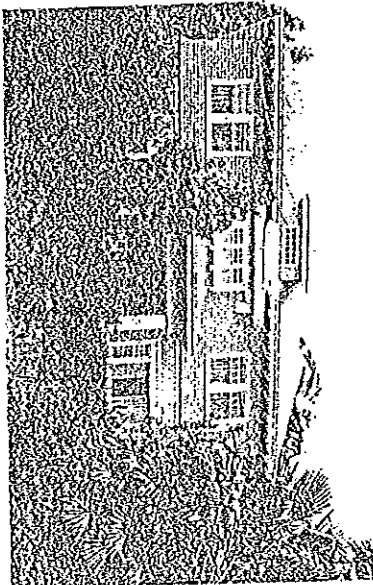
Selections and research by John Chase
Architectural writing by Daryl Allen
Designed and produced by Jeanne Gordon

May, 1989



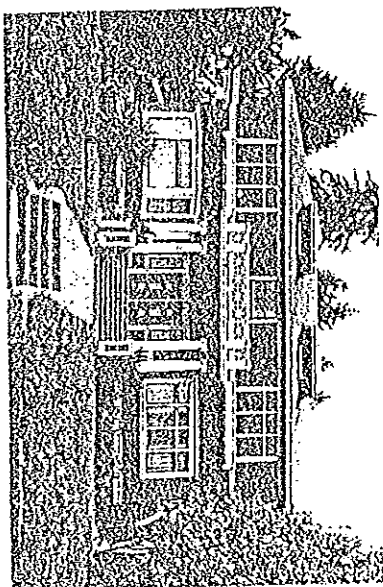
304 Emeline Avenue
Vernacular
1890

A "Mom and Pop" market with living quarters attached, fast becoming an endangered species of dwelling.



316 Escalona Drive
Colonial Revival
1908, William H. Weeks

This was originally the Duncan McPherson home, founder of the *Santa Cruz Sentinel*. It was moved to this location in 1955. Weeks was a noted architect who worked throughout California and masterfully produced designs of many different styles.



322 Escalona Drive
Colonial Revival
1910

An almost symmetrical facade creates an air of formality in this residence. The flat porch roof is supported by columns and is topped with a balustrade.

ATTACHMENT D
SAMPLE LIST

EXHIBIT "B"

LIST OF PROPERTIES ON THE HISTORICAL BUILDING SURVEY - BY ADDRESS

Street Address	APN	Vol./Page #	Name/Style	Comments
314 Keystone Avenue	009-241-10	2/31	Stick-Eastlake	
323 Keystone Avenue	009-183-08	2/31	Vernacular	
327 Keystone Avenue	009-183-07	1/120	Eastlake	
104 King Street	006-163-07	1/102	Stick-Eastlake	
110 King Street	006-163-08	1/102	Victorian English Cottage	
204 King Street	006-162-05	1/103	Van Cleek House	
305 King Street	006-221-04	1/48	Mission Revival	
320 King Street	006-153-12	1/48	Prairie Bungalow	
408 King Street	006-152-15	1/48	Mission Revival	
442 King Street	006-152-21	1/49	Balich House	
925 King Street	006-191-16	2/31	Period Revival	
1014 King Street	006-123-18	2/32	Queen Anne	
1104 King Street	006-113-04	1/49	Stick-Eastlake	
1110 King Street	006-113-05	1/49	Eastlake	Listed in both Volumes
		2/32	Queen Anne	Listed in both Volumes
1120 King Street	006-113-07	1/50	Byrne House	CLM
1132 King Street	006-113-10	2/32	Spanish Eclectic	
1138 King Street	006-113-11	2/33	Queen Anne-Colonial Revival	
1503 King Street	002-231-05	1/50	Period Revival	
216 Laurel Street	005-145-05	1/76	Spalsbury House	
305 Laurel Street	005-173-12	2/33	Colonial Revival	
309 Laurel Street	005-173-03	2/33	Colonial Revival	
311 Laurel Street	005-173-37	2/34	Colonial Revival	
319 Laurel Street	005-173-01	1/76	The Four Palms Apartments	CLM
510 Laurel Street	005-137-16	2/34	Vernacular	
807 Laurel Street	004-031-16	1/75	Hale House	
1134 Laurel Street	005-113-15	1/56	Craftsman Bungalow	
1226 Laurel Street	006-203-16	1/57	Collins-Byrne Bungalow	
143 Laurent Street	004-042-35	2/34	Vernacular	
325 Laurent Street	006-181-12	2/35	Vernacular	
333 Laurent Street	006-181-10	2/35	Vernacular	
344 Laurent Street	006-193-34	2/35	Queen Anne	
408 Laurent Street	006-193-37	2/36	Queen Anne	
1116 Laurent Street	006-063-03	1/57	Dr. P.T. Phillips House	
523 Lighthouse Avenue	004-242-05	1/40	Vernacular	
208 Lincoln Street	005-074-26	1/74	Zasu Pitts House	
317 Lincoln Street	005-131-03	2/36	Lincoln Court	
326 Lincoln Street	005-073-25	2/36	Vernacular	
330 Lincoln Street	005-073-26	1/79	Italianate	
402 Lincoln Street	005-073-27	2/37	Colonial Revival	
406 Lincoln Street	005-073-23	2/37	Vernacular	
410 Lincoln Street	005-073-30	1/79	Vernacular	
412 Lincoln Street	005-073-31	1/80	Cope Row Houses	CLM & NRHP
413 Lincoln Street	005-135-10	2/37	M.S. Patterson Home	
419 Lincoln Street	005-135-09	2/38	Queen Anne-Colonial Revival	
504 Lincoln Street	005-102-08	2/38	Queen Anne	
506 Lincoln Street	005-102-09	2/38	Colonial Revival	
510 Lincoln Street	005-102-10	2/39	Colonial Revival	

Legend: CLM - City Landmark; NRHP - National Register of Historical Places

