

Cultural Resources Study

CEDAR STREET FAMILY APARTMENTS
ASSESSOR'S PARCEL NUMBERS 005-148-21 AND 005-148-22
AND PORTIONS OF 005-148-17 AND 005-148-18,
532 CENTER STREET, SANTA CRUZ,
SANTA CRUZ COUNTY, CALIFORNIA 95060

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TABLE OF CONTENTS

Abstract	2
Introduction and Project Description	2
Subject Property	3
Environmental Setting.....	3
Archaeology	3
Ethnography.....	4
History.....	6
Prior Cultural Resource Surveys	9
Known Archaeological and Historical Sites	10
Tribal Consultation.....	10
National/State Register Files.....	10
Historic Map and Aerial Photograph Review.....	10
Archaeological and Historical Sensitivity	11
Pedestrian Survey	11
Conclusion and Recommendations.....	11
References	13

FIGURES

- Figure 1: Project Location Map
- Figure 2: Project Aerial Vicinity Map
- Figure 3: Project Aerial Location and Historic Properties Map
- Figure 4: Sanborn Fire Insurance Map 1886
- Figure 5: Sanborn Fire Insurance Map 1892
- Figure 6: Sanborn Fire Insurance Map 1905
- Figure 7: Sanborn Fire Insurance Map 1928
- Figure 8: Sanborn Fire Insurance Map 1928-revised 1950

ATTACHMENTS

- DPR 523 Site Records
- NWIC Record Search

Abstract

The project is being conducted under the National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA) and its implementing regulations found at 36 CFR Part 800 regarding the proposed Cedar Street Family Apartments, identified as Assessor's Parcel Numbers (APNs) 005-148-21 and 005-148-22 and portions of 005-148-17 and 005-148-18 and located at 532 Center Street, Santa Cruz, Santa Cruz County, California. The subject property is depicted on the 7.5' United States Geological Survey (USGS) *Santa Cruz, California* Topographic Quadrangle Map in Section 13 of Township 11 South, Range 2 West, Section 13, MDBM (Figure 1). The proposed 65-unit affordable housing project will be built on 2 full parcels and 2 partial parcels totaling approximately 0.77 acres. The site is currently a parking lot (Figure 2). The project area of potential effect (APE) has been determined to be a one block radius surrounding the project site.

On November 16, 2021, a record search (NWIC File # 21-0714) was conducted by staff at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) in Rohnert Park, California. According to the NWIC database, there have been no cultural resource studies that cover the project area, and the project site contains no recorded archaeological resources. The State Historic Preservation Office (SHPO) Built Environment Resources Directory (BERD) lists two recorded buildings or structures facing the proposed project site and within the APE. One of the buildings is the Calvary Episcopal Church (OTIS #416954), located at 532 Center Street and listed as 7R, meaning that the property was identified in a reconnaissance level survey, but was not formally evaluated for the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR). The second building is a 1930 building (OTIS #478663), located at 516 Center Street and listed as a 1D, meaning it is a contributor to a multi-component historic district listed in the NRHP by the Keeper. The Santa Cruz Downtown Historic District lies approximately 1 block to the east of the project site. Review of historic maps, such as Sanborn Fire Insurance Maps, indicate that the project site once included two to six buildings or structures dating from 1886-1928 (Figure 3). Taking into consideration the age of the former buildings or structures on the subject property, there is a relatively high potential for historic-period subsurface archaeological deposits in the project footprint.

On December 26, 2021, a pedestrian survey was carried out within the project APE. Photographs were taken of the project footprint, the Calvary Episcopal Church, and surrounding buildings and landscape features. The Calvary Episcopal Church was formally recorded on California Department of Parks and Recreation (DPR) forms and evaluated for listing on the NRHP for this federally funded project.

Introduction and Project Description

This cultural resources study was completed by Dana E. Supernowicz, M.A., RPA in accordance with state guidelines (California State Historic Preservation Office). The Principal Investigator meets and/or exceeds the qualifications described in the Secretary of the Interior's Professional Guidelines (Federal Register 48:190:44738-44739) (United States Department of the Interior 1983). Background research was conducted at the Northwest Information Center (NWIC), utilizing the California Historical Resources Information System (CHRIS); the California State Library, Sacramento; and the archives of Historic Resource Associates. The project is being conducted under the National

Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA) regarding the Cedar Street Family Apartments affordable housing project. The project site is located in the community of Santa Cruz near the historic downtown, and is illustrated on the USGS 7.5-minute, *Santa Cruz, California* quadrangle map within Section 11 of Township 11 South, Range 1 West (Figure 1).

The proposed 65-unit affordable housing project will be built on 2 full and 2 partial parcels totaling approximately 0.77 acres. The site is currently a parking lot (Figure 2). The project will consist of 64 affordable rental units and one manager's unit. Sixteen units will be reserved as Permanent Supportive Housing (PSH), targeting homeless residents and eight of the units will operate with PBVs through the HACSC. The project will also offer 5,000 square feet of ground-floor commercial space. Surrounding site uses include Calvary Episcopal Church to the north, multifamily residential and commercial buildings to the south, commercial buildings to the west, and a parking lot to the east. The project APE has been determined to be a one block radius surrounding the project site.

Subject Property

The subject parcel is developed with a paved asphalt level parking lot, at one time developed with several homes as delineated on Sanborn Fire Insurance Maps (Figures 4-8). The project site or parking lot abuts the Calvary Episcopal Church to the north; the Progressive Missionary Baptist Church, several older residences converted to commercial use, and the Girls and Boys Club of Santa Cruz to the west; an apartment building to the south; remodeled commercial buildings, a late nineteenth century residence converted to commercial use, and Jack's Restaurant or Diner to the north; and a large paved asphalt parking lot that abuts commercial buildings of various ages along Pacific Avenue to the east.

Environmental Setting

According to the United States Geological Survey (USGS) 7.5' *Santa Cruz, California* Topographic Quadrangle Map, the project site is located at an elevation of approximately 13' above mean sea level (amsl). The project site is level and lacks any vegetation.

Archaeology

The coastal region stretching from Santa Cruz to San Francisco has been the subject of numerous archaeological surveys and excavations since the early 1900s. The earliest of these investigations reflected an amateur archaeological approach, which included collecting museum specimens for display purposes or for private collections. In general, these studies were extremely limited in scope and provided little understanding of prehistoric culture of the Central Coast. Beginning in the late 1960s, academic research by students at San Francisco State University (and later San Jose State University) expanded the number of recorded archaeological sites along the coasts of San Mateo and Santa Cruz counties.

While much of this research was limited to site recording and limited sampling, a few important studies provided valuable information for the development of a regional chronology and an integrated understanding of prehistoric life (Roop 1976; Hylkema 1991). Hylkema's 1991 thesis was particularly important, as it not only provided the first integrated examination of prehistoric adaptations along the San Mateo-Santa Cruz coast, but it also provided the basis for comparisons of local economies with those of surrounding areas, including the San Francisco Bay, Monterey Bay and inland valleys (Environmental Science Associates 2001). Finally, studies driven by the requirements of the National Historic Preservation Act (NHPA) and California Environmental Quality Act (CEQA) since the 1970s have provided important data towards our understanding of the area's prehistory (Jones and Hildebrandt 1990; Fitzgerald and Ruby 1997; Environmental Science Associates 2001).

Archaeological and ethnographic studies indicate that the North Coast was possibly occupied from as early as the 10,000 years ago. The earliest evidence for occupation of the region comes from a site located in the Santa Cruz Mountains near Scotts Valley. This deeply buried site has been dated to 8000 BC and is the only evidence of what archaeologists refer to as the Paleo Indian period (Cartier 1993), a designation that subsumes all occupations dating earlier than 5000 BC. Progressively rising sea levels documented for this period may have obliterated additional evidence for occupation of the coast during this time. As with the climate, sea levels appear to have stabilized to current conditions by 5000 years ago (Environmental Science Associates 2001).

Evidence of habitation along the coast proper comes later, during the Lower Archaic period (3000-5000 BC), and from a site at Sand Hill Bluff (Jones and Hildebrandt 1990). This locale appears to have been occupied over a span of 5000 years, beginning about 6000 years ago. Habitation of both the coastal and interior regions in and surrounding Sand Hill Bluff is evidenced in numerous sites dating to the Middle Archaic (3000 - 1000 BC) and Upper Archaic (1000 BC - AD 1000). The latest prehistoric occupation appears to have occurred during what is known as the Emergent Period (AD 1000 - 1800), as evidenced at a site located at Davenport Landing (Fitzgerald and Ruby 1997) and at a site about 5 miles inland in the Santa Cruz Mountains (Hylkema 1991; Environmental Science Associates 2001).

Ethnography

Beginning immediately south of the Carquinez Strait, and continuing southward to Big Sur, was a region once occupied by the Costanoan peoples. Aboriginal groups of the San Francisco and Monterey Bay area came to be known collectively as Costanoan, a word derived from the Spanish word *Costaños* meaning 'coast people' (Levy 1977). The term Costanoan refers to a linguistic family consisting of eight languages: Karkin was spoken in a single tribelet on the southern edge of the Carquinez Strait; Chochenyo or East Bay Costanoan was spoken among the tribelets occupying the east shore of San Francisco Bay between Richmond and Mission San Jose, as well as the Livermore Valley; Tamien or Santa Clara Costanoan was spoken around the south end of San Francisco Bay and in the lower Santa Clara Valley; Ramaytush or San Francisco Costanoan was spoken in San Mateo and San Francisco counties; Awaswas or Santa Cruz Costanoan was spoken among the people living along the ocean shore between Davenport and Aptos in Santa Cruz County; Mutsun was spoken among the tribelets of the Pajaro River drainage; Rumsen speakers occupied the lower Carmel, Sur, and lower Salinas rivers; and Chalon or Soledad was spoken on the Salinas River (Ibid).

Most of what we know about native inhabitants of the region has been pieced together from the Spanish exploring expeditions, ethnographic accounts in the 1920s and 1930s, and archaeological research. The Costanoan territory was occupied by approximately 50 separate and politically autonomous tribelets, each one occupying one or more permanent village sites and consisting of 50 to 500 persons. The Costanoans encountered by the Spanish were hunter-gatherers who managed their resources to ensure a sustained livelihood. They lived in sedentary communities in domed structures covered with thatched roofs, and relied for subsistence on nuts and seeds from various trees and plants, local fauna, and fish, particularly salmon, from the rivers and Pacific Ocean. Materials crafted by the Costanoans and used in subsistence activities included baskets, mortars, pestles, nets, net sinkers, anchors, and a variety of chipped stone tools.

Trade with the surrounding Plains Miwok, Sierra Miwok and Yokuts allowed nonindigenous materials and food (i.e. piñon nuts) to be brought into the area as well. In exchange, the Costanoan are thought to have exported bows, salt, and salmon to neighboring groups (Levy 1977). Economic reciprocity, in addition to intermarriage, is thought to have linked settlements together, some of which, by Spanish accounts, indicate stable and prosperous villages with as many as 200 people (Milliken 1993). Overall population density along this part of the coast was, nevertheless, very sparse.

For the first human inhabitants living along the Santa Cruz County coastline, there was a variety of natural resources that were available. Plants bearing edible seeds and/or leafy greens are known to have been used throughout the year, as revealed by plant remains from archaeological sites. In the spring, lupine was harvested for its edible green leaves, while chia provided seeds. During the late spring and summer, a variety of seed-bearing plants were gathered, including tarweed, goosefoot and elderberry. Soaproot was particularly important as it was used for food (edible root), fish poison, soap, and brushes (Fitzgerald and Ruby, 1997). Numerous species of trees and shrubs were also a source of nuts and berries, including baynut, hazelnut, and tan oak, all of which were harvested in the fall (Ibid). Buckeye, California bay laurel and coast live oaks were also considered to have been economically important (Hylkema 1991).

Acorns and grass seeds constituted a significant proportion of the native diet. Ethnographic accounts indicate that the natives sought to increase seed production of coast grasslands through intentional burning. Rediscovered as "prescribed burning" in modern times, this prehistoric practice also served to increase forage and attract large mammals, such as black tailed deer, which were regularly hunted (Jones and Hildebrandt 1990). Other animals in the aboriginal larder came from the coastal scrubland, oak woodlands and forests of the area, habitats for terrestrial mammals, reptiles, fish, and amphibians. Modern and historic use of the region has altered somewhat the ecology of the Central Coast, and reconstruction of prehistoric conditions is, at least partly, by inference. Species known to have been important to native peoples include a wide variety of small to medium mammals, including the jackrabbit, cottontail rabbit, kangaroo rat, ground squirrel, and badger.

Offshore vegetal resources such as kelp, seaweed and sea palm are known to have been exploited prehistorically. Native peoples collected these plants on-shore and roasted them for immediate consumption or dried and stored them for future use (Jones and Hildebrandt 1990). Shell refuse from an extensive menu of mussels, barnacles, limpets, chitons, abalone and clams are commonly found in

coastal archaeological sites. Studies have identified more than two hundred resident species of birds in the region but, perhaps more importantly, the cold and nutrient-rich waters immediately offshore lie astride the Pacific migratory waterfowl flyway. Avifaunal remains from archaeological sites on the Santa Cruz coast indicate that waterbirds, such as canvasback duck, common merganser and blue winged teal were part of the prehistoric diet (Dietz et al. 1988). Migratory marine mammals known historically on the Central Coast were probably present prehistorically, and no doubt harbor seals, northern elephant seals, and sea lions were sources of protein and fat. These species were attracted by the same fish exploited by humans: Pacific mackerel, night smelt, white croaker, righteye and lefteye flounder and anchovy (Jones and Hildebrandt 1990).

The Rumsen were reportedly the first of the Costanoan peoples to be encountered by Spanish exploring expeditions in 1602 and between 1769 and 1776 (Levy 1977). Between 1770 and 1797, seven missions were established within Costanoan territory (Ibid). During the mission period, 1770-1835, significant changes occurred for the Costanoan people. The population was recruited into nearby missions and their traditional subsistence economy was replaced by an agricultural one. Analyses of mission baptismal records demonstrate that the last Costanoan tribelets living a traditional existence had disappeared by 1810 (Cook 1943; Levy 1977). The population declined from 10,000 in 1770 to less than 2,000 in 1832, due to the introduction of European diseases and falling birth rates. The mission culture that had absorbed and to some degree supported the Costanoans was short-lived. The secularization or abandonment of the missions by the Mexican government in 1832 caused the Costanoan to relocate to different areas and establish small settlements, fragmenting the survivors and separating them farther away from their cultural heritage. It is believed that the Costanoan languages were probably extinct by 1935 (Levy 1977).

History

The diverse range of natural resources in Santa Cruz County played an important role in settlement patterns during prehistoric, ethnographic, and historic times. In 1774 Father Francisco Palou accompanied an expedition to San Francisco Bay and beyond. Father Palou recommended the banks of the San Lorenzo River for the establishment of a mission. On September 25, 1791, Mission Santa Cruz was completed (Verardo and Verardo 1987:13). During the mid-1790s the Mission expanded and by 1831 mission lands contained over 8,000 head of cattle, creating a large trade in hides and tallow. The mission also included a large number of Native American neophytes, many of whom would remain in the Mission system throughout their adult lives (Verardo and Verardo 1987:14).

In 1832 the Mission system was secularized, and the Indians of the Mission were given Spanish surnames and goods were distributed among them. In the meantime, American interest in California and the Santa Cruz area had grown. During the 1840s settlement increased along the northern California coastline, including exploratory incursions by notable individuals, such as John Charles Fremont in 1846 (Verardo and Verardo 1987:19). Fremont enlisted American volunteers and formed a small battalion, which included Americans living in the Santa Cruz area. Fremont's brief incursion against Mexico, known as the Bear Flag Revolt, ended with the treaty of Guadalupe-Hidalgo in 1848, wherein Alta California became a territory of the United States.

With the discovery of gold at Coloma in January 1848, came a wave of new immigration to California and the Santa Cruz area. Tanneries sprang up along the coast, utilizing tan oak bark, which meant stripping the bark from the trees. Other industries included grist mills, saw mills, and small agriculture. In 1851, the first lime kiln was established in Santa Cruz County (Verardo and Verardo 1987:23). Another important industry that developed in the county was the production of “giant powder.” In December 1861, the California Powder Works were established. The company was the first on the coast to produce nitro-cotton or smokeless powder for cannon. A great deal of the powder during the 1860s was shipped to the Central Pacific Railroad during its construction over the Sierra Nevada Mountains (Verardo and Verardo 1987:25). In 1876 the South Pacific Railroad, a narrow-gauge, ran between Felton and Santa Cruz. In 1879, direct service was extended from Santa Cruz to San Jose, Oakland, and the East Bay. By 1883, a line was extended through the Pajaro Valley (Ibid).

By the turn of the century, much of the natural wealth of Santa Cruz County had been exploited or was in jeopardy, including the vast stands of coastal redwood (*sequoia sempervirens*) that surrounded the community. Fortunately, through the efforts of Andrew P. Hill, a noted San Jose photographer, a tract of land north of Santa Cruz was set aside in 1904 as California’s first state park. Originally known as Redwood State Park, the name of the state park was changed in the 1920s to Big Basin Redwoods State Park. Like other coastal communities in Santa Cruz County, Soquel, Aptos, and Santa Cruz would evolve during the first few decades of the twentieth century into resort communities. Assisted by better transportation systems, visitors from the Bay Area and Santa Clara Valley routinely came to the Santa Cruz coast for leisure and entertainment.

The historic context of the proposed project is tied to development of the Calvary Episcopal Church, which occupies a rectangular-shaped parcel immediately north of the project site. The church was built in 1864 and completed in 1865. The Carpenter Gothic Revival church is flanked to the east by the Parish Hall and to the south by classrooms that reportedly date to the 1950s. In the far east end of the property is a paved parking lot and to the south is a much larger parking lot.

The following history of the church was recounted by Eliza Boston in 1900, annotated in the Parish Register 1903 and transcribed by Carol Walker, parish archivist, in September 2014:

The first service of the Protestant Episcopal Church was held in Santa Cruz, on Sunday May 11th 1862 by Rev. Dr. Ver Mehr. The second service was held on Sunday May 10th 1863 by Rev. C.B. Wyatt, Rector of Trinity Church, San Francisco. The Rev. C.F. Loop, a Missionary appointed by the Board of Missions Domestic, New York City, arrived in Santa Cruz and began regular services in the Court house, July 5th 1863. On Easter Monday [March 28th] 1864 Calvary Parish was formally organized and the Rev. C.F. Loop was elected Rector. On St. Peter’s Day June 29th 1864 the corner stone of the Church Edifice was laid by the Rector assisted by the Rev. D.D. Chapin, of San José, and the Rev. Mr. Easton of San Mateo. The first service was held in the new Church Edifice [unfinished] on January 8th 1865. On Sunday October 27th 1867 the debt of \$675 having been paid, the Church was solemnly consecrated to the worship and Service of Almighty God, by the Rt. Rev. W^m. I. Kip D.D. Bishop of California, assisted by the Rector and the Rev. A.L. Brewer of San Mateo. On September 4th 1868

the Rector Rev. C.F. Loop sent his resignation to the Vestry of Calvary Church, which was accepted and also notified the Standing Committee, the Bishop being absent from the Diocese. During its first 100 years, Calvary Church continued to grow and reach out, not only to the city of Santa Cruz, but also to Episcopalians in the surrounding area. The clergy and laity of Calvary were largely responsible for creating and sustaining missionary work in the surrounding areas of Santa Cruz County, especially in helping to establish the present Episcopal churches at Ben Lomond, Aptos and Scotts Valley. In 2015, Calvary Church celebrated the 150th Anniversary of the first service held at the church with the play *Lincoln's Eulogy* written by parishioner Dana Bagshaw. This play told the story of how Calvary was involved in the Santa Cruz community in response to the death of President Abraham Lincoln. While parishioners prepared for the first service at Calvary Church to be held Easter Sunday, April 16, 1865, the news arrived that President Lincoln had been assassinated. The floral decorations were removed, and emblems of mourning were hung in the chancel. On April 19, the then-rector Rev. Loop held a special service in honor of the slain president. Accounts in the church records say he was a personal friend of Abraham Lincoln, and his address to the congregation was so eloquent that the City Fathers of Santa Cruz asked him to repeat it publicly the following week. Calvary's involvement in the community began here, at its inception (Calvary Episcopal Church Website 2021).

The above history provided by Eliza Boston in 1900, wife of Joseph Boston, who reportedly donated the land for the church, appears to be consistent with period newspaper accounts as described below. The earliest known photograph of the church appears to have been taken in 1866-1867. Historic newspapers indicate that Eliza Boston's husband, Joseph Boston, an avocational architect, designed the church, based upon a love for Anglican churches found in England.

According to an article that appeared in the *Santa Cruz Weekly Sentinel* on June 23, 1866, the site for the church, rectory, and school was donated by Mrs. Joseph Boston and the "church edifice" was erected. In the following year, according to the *Santa Cruz Weekly Sentinel* in November 1867:

Calvary Church, Santa Cruz, which was consecrated by Bishop Kipp, on the 27th of October, is a beautiful and substantial edifice of wood, built upon a firm foundation of brick. The style is Gothic of the early English period. The plan is for nave, chancel, tower, porch and vestry-room. The tower is to be built hereafter on the north side. The interior dimensions of the nave are 64 feet by 25, with open timbered roof; the height from the floor to the apex is 37 feet. A wainscot, four feet high, surmounted by a heavy moulding runs round both nave and chancel. The sections of the roof divide the nave into four bays of sixteen feet each. The sides between the posts are plastered and painted a delicate tint of ochre; each bay having a window nine feet in length. The chancel, separated from the nave by a lofty gothic arch, is apsidal in form, 21 x 20 feet in depth; the walls are pierced by six lancet windows filled with rich colored glass, containing the principal Christian emblems. The west gable has a beautiful clustered window of three lights, headed by a trefoil three feet in diameter, soon to be filled with glass of exquisite design and workmanship, from the establishment of Henry Sharp, New York who has furnished the windows for the whole church. The altar is placed

against the east wall under the central light, which contains the emblem of the Great Sacrifice – the cross of cavalry and the crown of thorns. At the right is the Bishop's chair, ornamented by elaborate carvings of black walnut. The chancel rail is upon the chard of the apse, outside of which are the stalls and lectern. A very beautiful Baptismal Font of Nova Scotia stone, made by Fishure & Bird, N.Y., stands outside the chancel arch, at the north side. The floor of the chancel is covered with Brussels carpet of ecclesiastical pattern. On entering the west door, the effect of the interior of this building is not only very pleasing but imposing. We feel that it is a fitting place to offer the sacrifice of prayer and praise, and worthy of being consecrated to the service of God. The whole cost of the building, including the windows, was about seven thousand dollars. By a recent effort on the part of the Rector, Rev. C.F. Loop, and his parishioners, the remaining debt of six hundred and seventy-five (\$675) dollars, was paid. The lot upon which the church is built, containing over an acre, was the gift of Mrs. Joseph Boston (*Santa Cruz Weekly Sentinel*, November 16, 1867).

During the 1870s, prior to his death, Joseph Boston, his wife, and family were living on Mission Street in Santa Cruz (*Santa Cruz Weekly Sentinel*, October 24, 1874). Based upon a newspaper article published on July 1, 1893 in the *Santa Cruz Surf* newspaper for Parish Day, the cornerstone for the church was laid on June 29, 1864, and the first rector was Rev. C.F. Loop.

In 1914, the church celebrated its Golden Jubilee with a Souvenir edition of the church history published in the parish paper known as the Ivy Leaf. From the late-nineteenth century through the first half of the twentieth century, the importance of the church to citizens of Santa Cruz is well documented in local newspapers.

Prior Cultural Resource Surveys

On November 16, 2021, a record search (NWIC File # 21-0714) was conducted by staff at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) in Rohnert Park, California. According to the NWIC database, there have been no cultural resource studies that encompass the project area, and the project site contains no recorded archaeological resources. The State Historic Preservation Office (SHPO) Built Environment Resources Directory (BERD) lists two recorded buildings or structures facing the proposed project site and within the APE. One of the buildings is the Calvary Episcopal Church (OTIS #416954), located at 532 Center Street and listed as 7R, meaning that the property was identified in a reconnaissance level survey, but was not formally evaluated for the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR). The second building is a 1930 building (OTIS #478663), located at 516 Center Street and listed as a 1D, meaning it is a contributor to a multi-component historic district listed in the NRHP by the Keeper. The Santa Cruz Downtown Historic District lies approximately 1 block to the east of the project site. Review of historic maps, such as Sanborn Fire Insurance Maps, indicate that the project site once included two to six buildings or structures dating from 1886-1928 (Figure 3). Taking into consideration the age of the former buildings or structures on the subject property, there is a relatively high potential for historic-period subsurface archaeological deposits in the project footprint.

Known Archaeological and Historical Sites

According to NWIC records, there were no prehistoric archaeological or historical archaeological sites identified in the project footprint.

Tribal Consultation

On December 30, 2021, the Native American Heritage Commission (NAHC) responded to a record search request by R.L. Hastings & Associates, LLC. The NAHC submitted the following contacts: Valentin Lopez, Chairperson, Amah Mutsun Tribal Band; Irene Zwierlein, Chairperson, Amah Mutsun Tribal Band of Mission San Juan Bautista; Patrick Orozoo, Chairman, Costanoan Ohlone Rumsen-Mutsun Tribe; Kanyon Savers-Roods, Indian Canyon Mutsun Band of Costanoan; Ann Marie Savers, Chairperson, Indian Canyon Mutsun Band of Costanoan; Monica Areilano, Vice Chairwoman, Muwekma Ohlone Indian Tribe of SF Bay Area; De Dee Manzanares Ybarra, Chairperson, Ohlone/Costanoan; and Kenneth Woodrow, Chairperson, Wuksache Indian Tribe/Eshom Valley Band.

National/State Register Files

There were no built environment properties identified within the project footprint. The nearest National or State Registered historic property is a 1930 building (OTIS #478663), located at 516 Center Street and listed as a 1D, meaning it is a contributor to a multi-component historic district listed in the NRHP by the Keeper. The Santa Cruz Downtown Historic District lies approximately 1 block to the east of the project site.

Historic Map and Aerial Photograph Review

A review of historic topographic quadrangle maps from 1954-2021, aerial photographs from 1950-2021, and Sanborn Fire Insurance Map from 1886-1950, indicate the evolution of the project site and the Calvary Episcopal Church. In 1886, the project site was developed with an “L” shaped church at the corner of Center and Lincoln Streets with two single-family residences to the east bordering Cedar Street, which at the time was no more than an alley. By 1892, little had changed, with the exception of the front double-gable entryway leading into the church having been built and a privy placed south of the church, where the school or classrooms were later constructed. Between 1892 and 1928, the Parish Hall was built east of the church in a similar configuration as it is today, with the exception of an addition to the north. In addition, between 1892 and 1928, classrooms were constructed to the south of the church and Parish Hall, along with a residence southwest of the classrooms fronting Center Street and a shed or garage in the rear of the parcel fronting Cedar Street. In 1950, the revised Sanborn Fire Insurance Map depicts the property much the same as it was in 1928. During the 1950s, aerial photographs illustrate the expansion of the church with a cross-gable wing projecting west from the south wing of the church, expansion of the school or classrooms to the south, and, as previously noted, enlargement to the north of the Parish Hall. The residence to the southwest on the parcel was demolished, as was the shed or garage in the rear of the parcel, both of which appear to lie along the northern edge of the current parking lot.

Archaeological and Historical Sensitivity

The precontact sensitivity of the project has been determined to be low, taking into account past disturbances to the project footprint, such as grading, compaction, and former soils displacement. Historical archaeological features, however, are likely to be present in the project footprint associated with former residential houses dating to the late-nineteenth century.

Pedestrian Survey

A pedestrian survey of the project area was completed by Dana E. Supernowicz, M.A., RPA on December 26, 2021. The surface reconnaissance focused on assessing and photographing the general surface conditions found within the project area. The proposed impact area's archaeological potential was evaluated based on several factors, including proximity to recorded sites, creeks, rivers, and wetlands; the presence of early historic development; as well as disturbances, such as grading, fill slopes, and cutting. Ground surfaces within the entire project site are covered with asphalt paving.

Conclusion and Recommendations

Following a pedestrian survey of the project footprint, walking 1-5 meter transects, no prehistoric archaeological or historical archaeological sites were identified within the project footprint. The probability of discovering subsurface archaeological sites is low. No additional cultural resource study is recommended for the proposed project.

The property was assessed using the National Register of Historic Places (NRHP) Criteria for Evaluation, described as the quality of significance in American history, architecture, archaeology, and culture found in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, material, workmanship, feeling, and association, and meets one of the following criteria:

Criterion A: Are associated with events that have made a significant contribution to the broad patterns of our history; or

Criterion B: Are associated with the lives of persons significant in our past; or

Criterion C: 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.

National Register criteria considerations (36 CFR §60.4) Consideration A: A religious property according to National Register guidelines, "requires additional justification (for nomination) because of the necessity to avoid any appearance of judgement by government about the merit of any religion or belief." However, religious properties may qualify if they are integral parts of districts that do meet the criteria or if they fall within the following category - "a religious property deriving primary significance from architectural or artistic distinction or historical importance."

The Calvary Episcopal Church remained an important part of the secular and social history of Santa Cruz through the 1930s. Thus, the period of significance for the property extends from its completion in 1865 to 1940, because improvement made during this period contribute to the history of the church. Therefore, despite the addition of the double-gable entrance in the front of the church after 1886 and prior to 1892, thus eliminating the main entrance along Lincoln Street to a side entrance, and the cross-gable addition on the south end of the church after 1950, the church retains adequate integrity to convey its historic significance. This is apparent in the post-1950 addition, due to the care taken to construct the addition using materials and a design sympathetic to the original church, without entirely duplicating historic fabric on the original, giving a false sense of history. The Parish Hall and the School or Classrooms, however, appear to have undergone the most dramatic alterations since they were constructed and consequently the integrity of both buildings has been compromised.

In applying NRHP Criterion A, the church represents one of the oldest secular institutions in Santa Cruz, and its significance to the community since its construction in the 1860s is well documented. Therefore, the church appears to be eligible for the NRHP under Criterion A, being the oldest surviving such structure in Santa Cruz. Under Criterion B, no documentation has been found to suggest the church is associated with a person or persons of significance in history of Santa Cruz, despite the fact the church may have been designed by Joseph Boston, whose wife donated the land on which the church is located today. The construction of the church appears to have been a community effort with donations from various individuals living in Santa Cruz during the 1860s. Under NRHP Criteria C, the church building is the oldest surviving structure of its type in Santa Cruz, retains adequate integrity to convey its historic appearance, and is an important example of Carpenter Gothic architecture. Similarly, the church appears to be eligible under National Register Criterion Consideration A, deriving primary significance from “architectural or artistic distinction or historical importance.” The parish hall and school or classrooms do not appear to be eligible for the NRHP under any of the criteria, due to numerous additions and alterations post-1940.

In regards to potential effects, because the historic church is setback to the north from the proposed project and screened in part by a non-contributing part of the church, namely the school or classrooms, the project will not diminish the characteristics that make the church potentially eligible for the NRHP, such as its architecture and function serving the greater Santa Cruz area.

In the event that a concentration of artifacts or culturally modified soil deposits (including trash pits older than 50 years) should be encountered at any time during ground disturbing activities, all work must stop until a qualified archaeologist views the finds and makes a preliminary evaluation. If warranted, further archaeological work in the discovery area should be performed. Although unlikely, if human remains are encountered, all work must stop in the immediate vicinity of the discovery until the County Coroner and a qualified archaeologist evaluate the remains.

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FIGURES

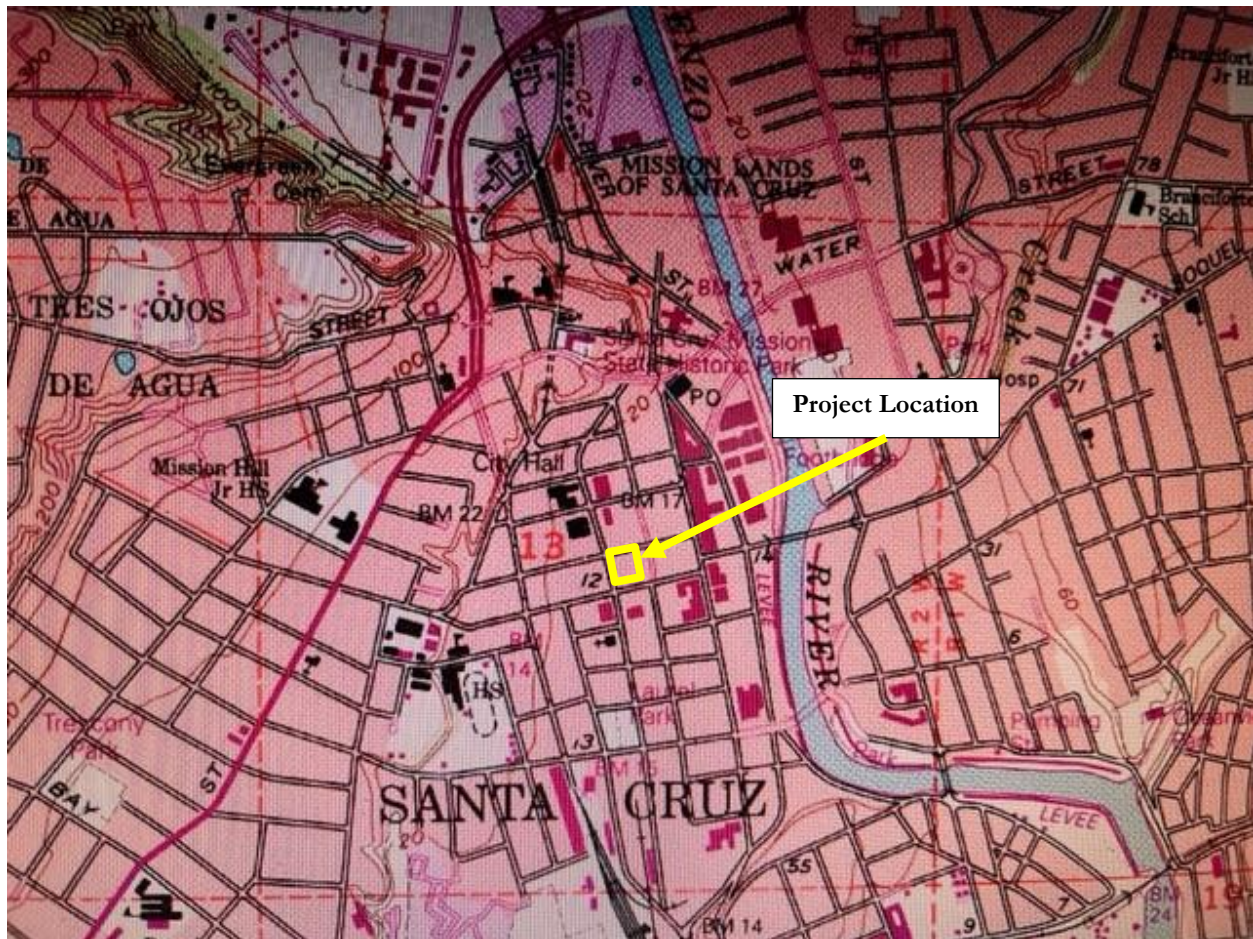


Figure 1: Project Location Map
(USGS 7.5' *Santa Cruz, CA* Topographic Map 1954).



**Figure 2: Project Aerial Vicinity Map
(Google Earth 2021).**



**Figure 3: Project Aerial Location and Historic Properties Map
(Google Earth 2021).**

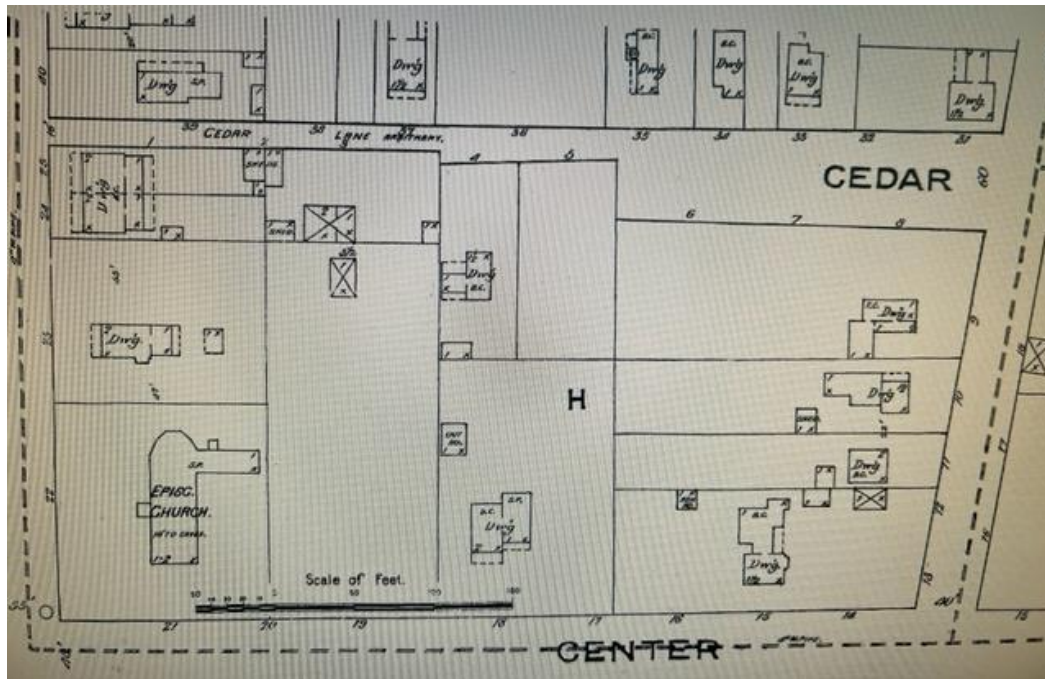


Figure 4: Sanborn Fire Insurance Map.
(Santa Cruz, CA 1886)

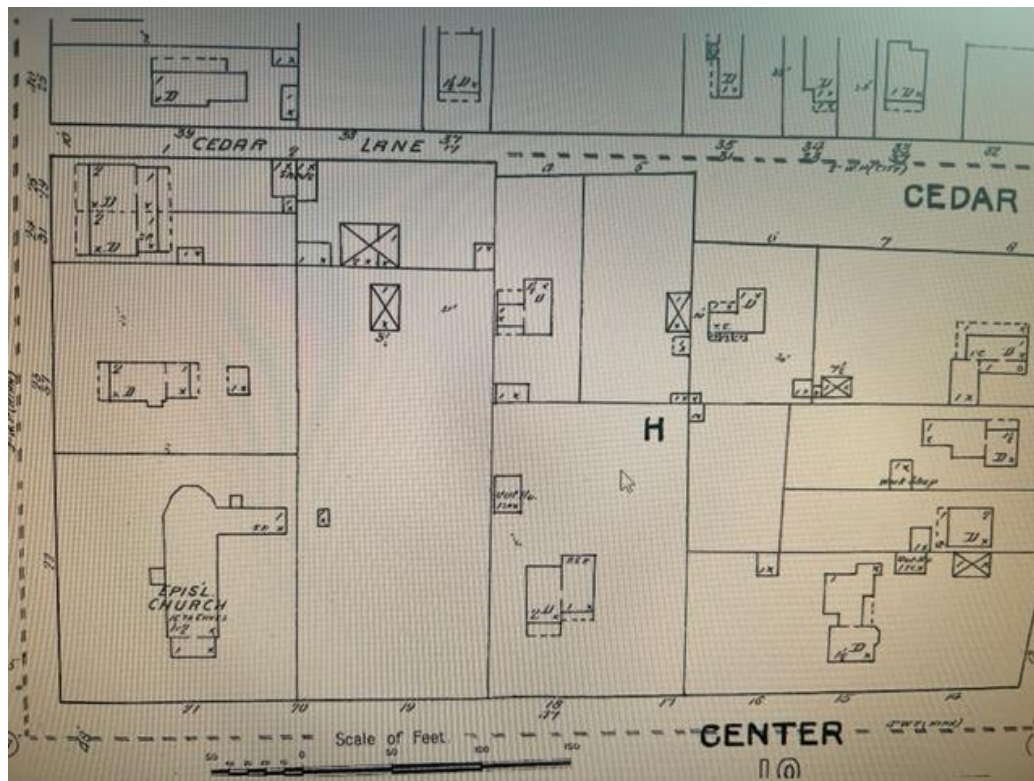


Figure 5: Sanborn Fire Insurance Map
(Santa Cruz, CA 1892).

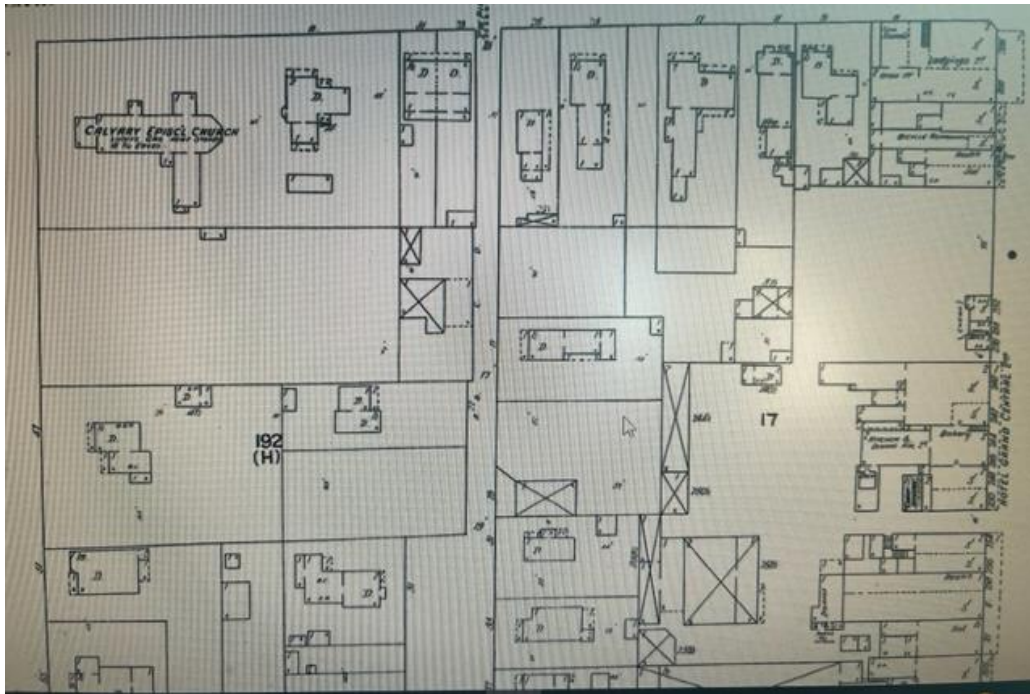


Figure 6: Sanborn Fire Insurance Map
(Santa Cruz, CA 1905).

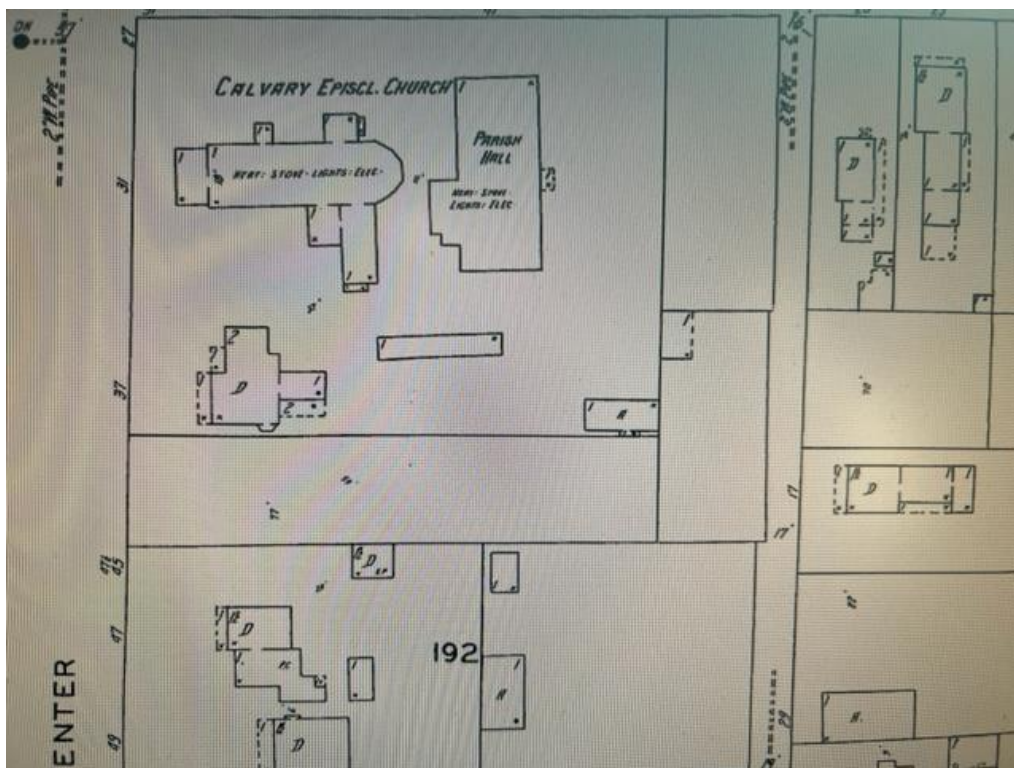


Figure 7: Sanborn Fire Insurance Map
(Santa Cruz, CA 1928).

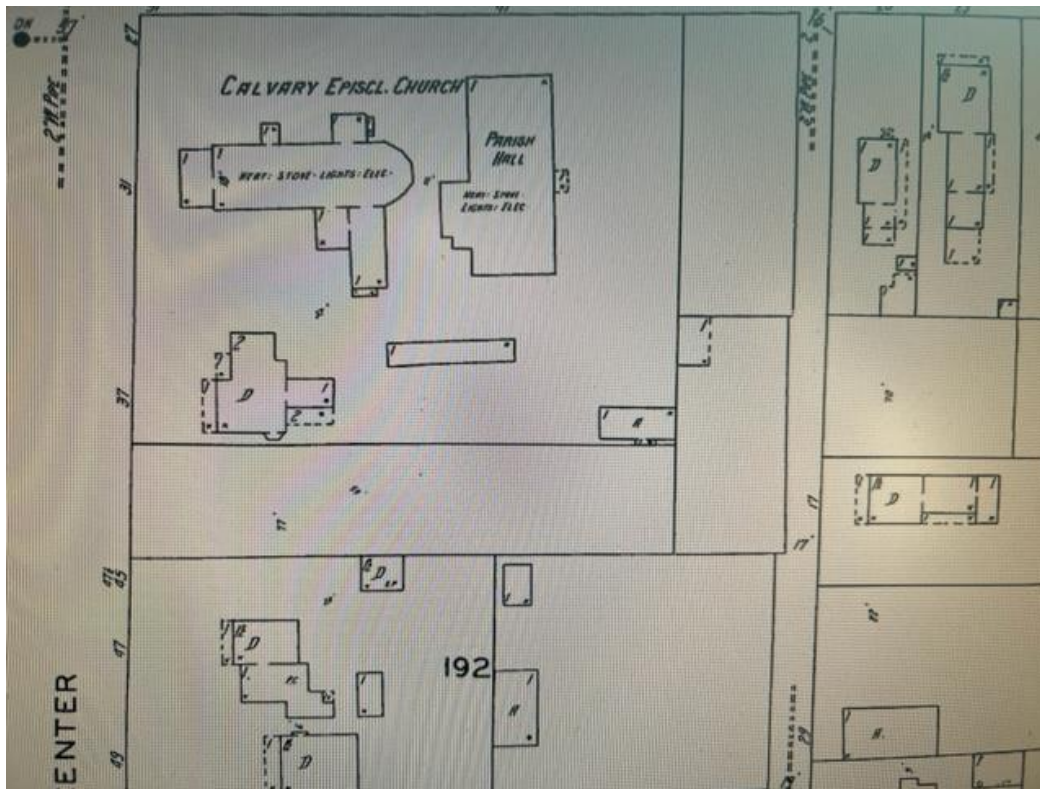


Figure 8: Sanborn Fire Insurance Map
(Santa Cruz, CA 1928-revised 1950).