Archaeological Resource Management

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SE-Santa Cruz LLC November 4, 2019

Attn: Madhu Sridhar 1777 Saratoga Ave, Suite 210

San Jose, CA 95129

RE: HISTORIC EVALUATIONS FOR THE PROPERTIES WITHIN THE OCEAN STREET PROJECT IN THE CITY OF SANTA CRUZ

Dear Ms. Sridhar;

As per your request our firm is submitting the enclosed historical evaluations of the structures within the Ocean Street Project in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

- a visual description of the structures including general appearance, condition, and architectural style
- photography of the structures
- documentation of property ownership histories
- an evaluation of the structures using the criteria of the National Register of Historic Places, the California Register, and the City of Santa Cruz Historic Building Survey
- state Historic Resources Evaluation forms (DPR) 523 for the structures
- comment on potential impacts to the Marianne's Ice Cream structure

Each property was documented on its own set of DPR forms and given a cover letter, and these individual evaluations are attached. The evaluated properties are listed below:

Properties Evaluated

1014 Ocean Street	(Vernacular Residence)
1010 Ocean Street	(Victorian Cottage Residence)
1008 Ocean Street	(Victorian Residence)
1004 Ocean Street	(Neoclassical Residence)
928 Ocean Street	(Neoclassical Residence)

920 Ocean Street (Santa Cruz Fireplace and Hot Tub)

130 Hubbard Street (National Folk Residence)
457 May Avenue (John's Electric Motor Service)

451 May Avenue (Late Victorian Residence

431 & 429 May Avenue (Late Victorian Residence and shed residence)

429 May Avenue (Very Small shed residence) 423 May Avenue (Ranch Style Residence)

1020 Ocean Street (Marianne's Ice Cream: evaluation/discussion of impacts)

None of the structures within the proposed project area are currently listed on the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). None of the structures appear eligible for listing in these registers.

In addition, none of the structures within the proposed project area are currently listed on the City of Santa Cruz Historic Building Survey. However, one structure, the residence at 130 Hubbard Street, appears eligible for listing in this register. The home was constructed in 1878 based upon County of Santa Cruz Appraiser's property records, and it appears eligible for inclusion in the City of Santa Cruz Historic Building Survey under Criteria 5, 6, and 7 as a good example of the National Folk style, characteristic of the middle-to-late 19th Century.

Thus the structure at 130 Hubbard Street appears to be historically significant at a local level. From a preservation perspective, the most preferable project alternative would retain the structure as is. In the event that this is not possible, it would be recommended to move the structure to a nearby property within the City of Santa Cruz. In the event that relocation is not feasible, it is recommended that a detailed photographic documentation of the structure be conducted prior to demolition.

None of the other structures within the proposed project area appear to be historically significant, and no further recommendations are being made regarding these structures.

The proposed project consists of a three to four story mixed use structure including a basement. This structure will include 408 units as well as a retail and restaurant area of approximately 5,944 square feet. Although not located within the proposed project area, the Marianne's Ice Cream property at 1020 Ocean Street is located directly adjacent to the proposed project.

The Marianne's Ice Cream structure is a single story commercial building in good condition. Marianne's Ice Cream was founded in 1947 by Lenore and Tom Becker, who named the business after their daughters Mary and Anne. In 1958 the ice cream parlor taken over by Sam and Dorothy Lieberman, who ran the business for over fifty years and greatly expanded the menu of ice cream flavors with many original recipes. Since 2012 the company has been owned by Kelly

Dillon and Charlie Wilcox. The owners of the Marianne's Ice Cream business have never owned the property on which it is located.

Marianne's Ice Cream is not currently listed in the City of Santa Cruz Historic Building Survey. However, this is a locally well-known business which has operated since 1947 and appears eligible for listing on this register. The proposed project as currently designed is set back more than 10 feet at the closest point from the Marianne's structure. The front façade of Marianne's is north facing (towards Hubbard Street), and will not be obstructed by the proposed project. In addition, the proposed project appears to be set back sufficiently from the street to not significantly affect the visibility of the Marianne's Ice Cream and Grog Shop signs along Ocean Street. Thus the proposed project does not appear to significantly impact the historic or architectural significance of this property.

Sincerely,

Robert Cartier, Ph.D. Principal Investigator

RC/dj



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SE-Santa Cruz LLC November 4, 2019

Attn: Madhu Sridhar 1777 Saratoga Ave, Suite 210 San Jose, CA 95129

RE: HISTORIC EVALUATION FOR THE PROPERTY AT 1014 OCEAN STREET IN THE

CITY OF SANTA CRUZ

Dear Ms. Sridhar;

As per your request our firm is submitting the enclosed historical evaluation of the structure at 1014 Ocean Street in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

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

The structure at 1014 Ocean Street is not currently listed on the City of Santa Cruz Historic Building Survey, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). In addition, it does not appear to be eligible for listing in any of these registers.

Thus the structure at 1014 Ocean Street does not appear to be historically significant, and no further recommendations are being made.

Sincerely,

Robert Cartier, Ph.D. Principal Investigator

Primary # State of California - The Resources Agency HRI# DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD **Trinomial NRHP Status Code** Other Listings **Review Code** Reviewer Date Resource Name or # ____1014 Ocean Street_ 1 Page of 13 P1. Other Identifier: P2. Location: Not for Publication Χ___ Unrestricted *a. County Santa Cruz__ and (P2b and P2c or P2d. Attach a Location Map as necessary.) 1/4 of Sec ; *b. USGS 7.5' Quad: Santa Cruz, CA Date: 2012 Т R 1/4 of RM c. Address: 1014 Ocean Street City: Santa Cruz **Zip:** 95060 d. UTM: 10S 5 87 098mE/40 93 169mN e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 008 331 41 *P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.) The structure at 1014 Ocean Street is a two story vernacular home in fair condition. The roof is front gabled on the main wing, with a hipped roof extending over the single story southern wing. Non-original composition shingles surface the entire roof. The eaves are narrow, with enclosed rafters. Exterior walls are surfaced with broad horizontal wooden siding. Fenestration is primarily wooden framed, in a double-hung sash configuration. The front entry features an unadorned doorway accessed by a set of wooden steps. The large front window appears to be nonoriginal. *P3b. Resource Attributes: HP02 (Single Family Res) *P4. Resources Present: x_Building Structure Object District Element of District Site P5a. Photo or drawing (Photo required for buildings, structures, objects.) **P5b. Description of Photo:** (View, date, accession #) View of the front façade of 1014 Ocean Street *P6. Date Constructed/Age and Sources Historic x Prehistoric **Both** Constructed circa 1890. *P7. Owner and Address: SE-Santa Cruz, LLC 1777 Saratoga Ave, Suite 210 San Jose, CA 95129 *P8. Recorded by: Robert Cartier Archaeological Resource Management 496 North 5th Street San Jose, CA 95112 *P9. Date Recorded: 11/4/2019 *P10. Survey Type: Intensive *P11. Report Citation: (Cite Survey Report and other sources, or enter "none.") None Attachments: __None \underline{x} _Location Map __Sketch Map \underline{x} _Continuation Sheet \underline{x} _Building, Structure, and Object Record _Archaeological Record __District Record __Linear Feature Record __Milling Station Record __Rock Art Record __Artifact * Attachments:

DPR 523A (1/95) *Required Information

Record __Photographic Record __Other (List):

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PLILL DING STRUCTURE AND OR LECT RECOL	Primary # HRI #
BUILDING, STRUCTURE, AND OBJECT RECORD	*NRHP Status Code 1014 Ocean Street
*Resource Name or # (A	
B1. Historic Name: 403 Ocean Street	
B2. Common Name: 1014 Ocean Street	
	Present Use: residential (rental)
*B5. Architectural Style: Vernacular	
*B6. Construction History: (Construction date, alterations, and date of	
Based upon visual evaluation and available documentation,	
constructed Circa 1890. Modifications have been made to t windows and doors, and additions to the rear of the residence	
 	Date: Original Location:
*B8. Related Features:	
None. B9a. Architect: unknown b.	Builder: unknown
*B10. Significance: Themearchitecture and shelter	
	private residential Applicable Criteria N/A
The land on which the subject structure now stands consists	
Ocean Street in Santa Cruz, laid out by Dwight Younglove,"	
subject structure appears to have been constructed circa 18	
Map of the City of Santa Cruz. The earliest known occupan property (then 403 Ocean Street) in 1916. In 1918 and 1920	
Swanson is the listed occupant between 1922 and 1929. At	
rental property for several years. On October 25, 1933 Swa	
Page 182). On April 2, 1936 John Swanson granted a small	
expansion of Ocean Street (Book 303 OR, Page 461). From	1934 to 1941 the home was occupied by Manuel
Mendonca.	Chart Daga 4
	n Sheet, Page 4
B11. Additional Resource Attributes: (List attributes and codes)	-
	N/A
B11. Additional Resource Attributes: (List attributes and codes) *B12. References:	N/A (23) \$ 19921 9307 6 (36) 6
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LOCATION MAP	Trinomial

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*Map Name: Santa Cruz, CA *Scale: 7.5 Minute *Date of Map: 2012

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	Santa Cruz	and Rolle	r Coaster	Small-Graft-Harbor
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Cowell Beach	1/ 1/10			Twin Lakes

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Continued from B10:

*Recorded by

John Swanson retained ownership of the property until April 17, 1945, when it was granted to Henry and Edna Frey (Book 498 OR, Page 254). The Frey's owned and occupied the property as joint tenants until Henry's death. On December 31, 1974 the property was sold by Edna Frey to Robert Ross and Edith Anne Rittenhouse (Book 2467 OR, Page 703). The following year, June 17, 1975 it was sold to Kenneth and Agnes Wright (Book 2516 OR, Page 45). Agnes died on May 3, 1976, and her interest in the property passed to Kenneth Wright (Book 2830 OR, Page 393). On July 5, 1978 the property was sold to T.J. and Shirley Scott, Norman and Diane Bei, and Hugo Bruno Tottino (Book 2940, Page 536). The home appears to have been occupied by a number of short term tenants from 1978 to the present. On July 26, 2005 the property was transferred to Bei-Scott Co., LLC (Assessor's Doc#2005-50952). The property was transferred again on October 6, 2017, to SE-Santa Cruz, LLC, who are the current owners (Assessor's Doc#2017-33544).

City of Santa Cruz Historic Preservation Ordinance

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

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

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

Or a district which is:

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

The structure at 1014 Ocean Street is not currently listed in the City of Santa Cruz Historic Building Survey. In addition, it does not appear eligible for listing in this register. The structure is not recognized as a significant example of the built heritage of the city, and thus does not appear eligible for listing under Criterion 1. It is not associated with significant historic events, and thus does not appear eligible for listing under Criterion 2. It is not associated with historically significant persons, thus it does not appear eligible for listing under Criterion 3. It is not known to be the work of an architect or builder of note, and thus does not appear eligible for listing under Criterion 4. It does not possess special aesthetic or architectural merit, and thus does not appear eligible under Criterion 5. Although it is an example of late nineteenth century Vernacular architecture, it is not a notable example of this style and does not appear eligible for inclusion under Criterion 6. In addition, the structure has suffered multiple modifications, and is somewhat lacking in integrity. Thus it does not appear to be eligible for inclusion under Criterion 7. The structure is not a part of an historic district, and thus Criteria 8 and 9 do not apply.

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California Register of Historic Resources Criteria

*Recorded by

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

- 1. Association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
- 2. Association with the lives of persons important to local, California, or national history;

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- 3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
- 4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

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

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

The property at 1014 Ocean Street is not currently listed on the CRHR. In addition the structure does not appear to be eligible for inclusion in this register. The structure is not associated with significant events and thus it does not appear to be eligible for listing under Criterion 1. The structure is not associated with the lives of historically significant people, thus it does not appear to be eligible for inclusion under Criterion 2. The structure is an example of late 19th Century Vernacular architecture, however it is not a notable example, and suffers from significant modifications from its original form. Thus it does not appear to be eligible for listing under Criterion 3. The structure does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under Criterion 4.

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National Register Criteria

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

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

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

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

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

location

5. Workmanship

2. design

6. Feeling

3. setting

7. Association

4. materials

The structure at 1014 Ocean Street is not currently listed on the National Register of Historic Places. In addition the structure does not appear to be eligible for inclusion in this register. The property is not associated with any known significant historical events, thus it does not appear to be eligible under Criterion A. The structure is not associated with historically significant persons, thus it does not appear to be eligible for inclusion in the NRHP under Criterion B. Although an example of Vernacular architecture, it is not a notable example of this style and does not appear to be eligible for inclusion under Criterion C. The structure does not appear likely to yield important historical information, thus it does not appear eligible for inclusion under Criterion D.

In addition, the structure is somewhat lacking in historic integrity, having multiple additions since its original construction.

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Continued from	B12:				
	ce, County of Santa Cruz Appraiser's records for 1014 Oce	ean Street.			
	ce, County of Santa Cruz Record search of assessed value	e and associated tax	es for 1014 Oce	an Street.	
Calloway, S. an 1996	d E. Cromley The Elements of Style: A Practi Present, Revised Edition. Simon			ural Details from 1485 to	o the
Hoover, M. et a 1966	l Historic Spots in California. Star	nford University Pres	s, Stanford Cali	^f ornia.	
McAlester, V. a 1997	nd L. McAlester A Field Guide to American Hous	ses. Alfred A. Knop	f, New York.		
Recorder's Office 2019	ce, County of Santa Cruz Record search of recorded infor	mation for 1014 Oce	an Street.		
US Department 1990	of the Interior The Secretary of the Interior's States	tandards for Rehabil	itation and Guide	elines for Rehabilitating H	Historic
US Department 1982	of the Interior Bulletin 15 – "How to Apply the N	National Register Cri	teria for Evaluati	on."	
Whiffen, M. 1992	American Architecture since 178	80, Revised Edition.	The MIT Press, (Cambridge, MA.	

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Photo 1: View of the front façade of 1014 Ocean Street from the northwest.



Photo 2: Another view of the front façade from the southwest.

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Photo 3: Oblique view of the residence from the northwest.



Photo 4: View along the northern façade of the residence.

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Photo 5: Oblique view of the residence from the southwest.



Photo 6: View along the southern façade showing southern wing.

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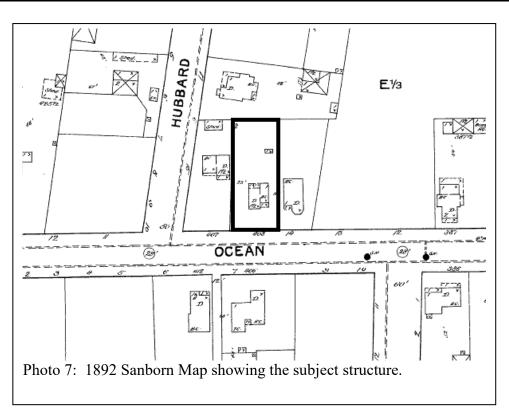
Photo 7: View of the rear portion of the northern façade.

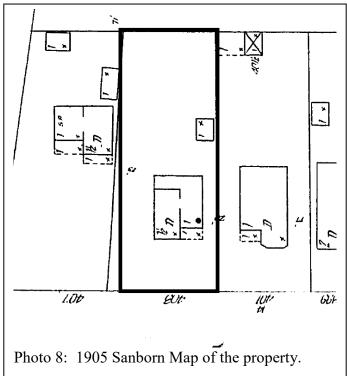


Photo 6: View of the rear façade of the residence.

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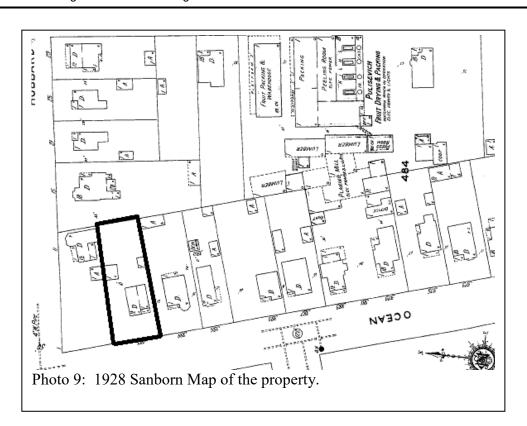


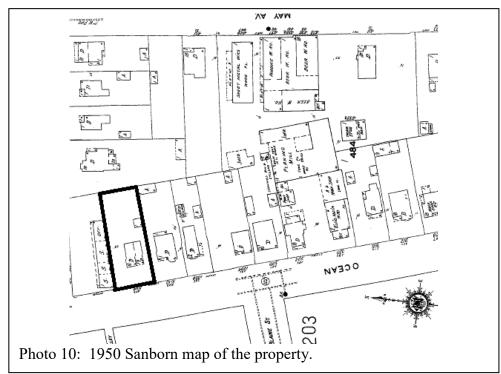


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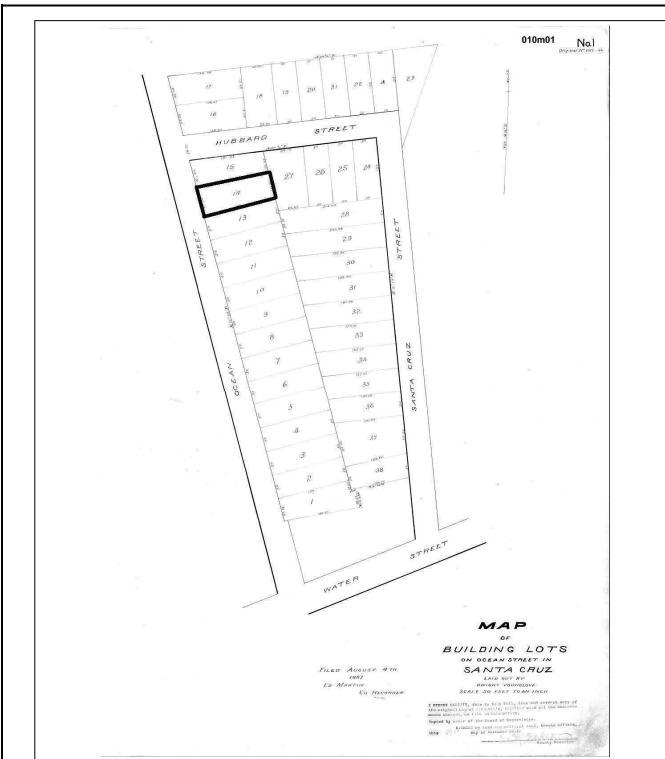


Photo 11: The Subject property as shown on the "Map of the Building Lots on Ocean Street in Santa Cruz, 1887" (Lot #14).

Archaeological Resource Management

Robert R. Cartier, Ph.D.
496 North 5th Street
San Jose, CA 95112
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SE-Santa Cruz LLC November 4, 2019

Attn: Madhu Sridhar 1777 Saratoga Ave, Suite 210 San Jose, CA 95129

RE: HISTORIC EVALUATION FOR THE PROPERTY AT 1010 OCEAN STREET IN THE

CITY OF SANTA CRUZ

Dear Ms. Sridhar;

As per your request our firm is submitting the enclosed historical evaluation of the structure at 1010 Ocean Street in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

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

The structure at 1010 Ocean Street is not currently listed on the City of Santa Cruz Historic Building Survey, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). In addition, it does not appear to be eligible for listing in any of these registers.

Thus the structure at 1010 Ocean Street does not appear to be historically significant, and no further recommendations are being made.

Sincerely,

Robert Cartier, Ph.D. Principal Investigator

State of California - The Resources Agency		rimary #				
DEPARTMENT OF PARKS AND RECREATION	н	RI#				
PRIMARY RECORD		rinomial				
	N Other Listi	RHP Status	Code			_
	Review Co		Reviewe		Date	
Page _1_ of 16			_	1010 Ocea		
P1. Other Identifier:			_		<u> </u>	
P2. Location: Not for Publicatio	n x	Unrestricted	– I *a. C	ounty _	Santa Cruz	
and (P2b and P2c or P2d. Attach a Lo	cation Map as r	necessary.)		, -		
*b. USGS 7.5' Quad: Santa Cruz,CA	Date: 2012	Т ;	R ;	1/4 of	1/4 of Sec ;	ВМ
c. Address: 1010 Ocean Street	.N.I	City:	Santa Cru	Z	Zip: 95060	
 d. UTM: 10S 5 87 098mE/40 93 169m e. Other Locational Data: (e.g., parcel #, direct 		olovation ata	aa annranri	ato)		
APN: 008 331 32	ions to resource,	elevation, etc.,	, аѕ арргорпа	ale)		
*P3a. Description: (Describe resource and its matching The primary structure at 1010 Ocean Streethipped, with an extending front gable over the narrow eaves with enclosed rafters. Exterior consists of wooden framed windows in a described by on the southern side, which wooden bracing. *P3b. Resource Attributes:HP02 (Single Fam.)	t is a single stand the southern be for walls are sububle-hung sati tincludes deco	ory Victorial ay. Surface Irfaced with sh configura	n cottage i ed with co horizontal ation. The	n fair condit mposition sh wooden sid front façade	ion. The roof is pyr ningles, the roof fea ling. Fenestration e features a large	ramidally atures primarily
	,	ject Dist	rict Flen	nent of District	Site Other	
P5a. Photo or drawing (Photo required for buildings,					to: (View, date, acces	
	, ,				of 1010 Ocean Stre	
		*P Cirr Sai pre *P SE 177 Sai *P Ro Arc 496 Sai *P *P	P6. Date Co Historic x ca 1890. (Inta Cruz A esent on the P7. Owner E-Santa Cru T7 Saratog In Jose, CA Desert Cartie Chaeologic ENorth 5 th In Jose, CA P8. Record Desert Cartie Chaeologic Solorith 5 th In Jose, CA P8. Date Re P8. Survey	Prehistoric Constructed Appraiser's rule 1892 San and Address UZ, LLC JA AVE, Suite A 95129 ed by: er al Resource Street	ge and Sources Both 1908 based on Coecords, however it born Map of Santa s: e 210 Management	ounty of is
*P11. Report Citation: (Cite Survey Report and None	other sources, or	enter "none.")	1			
* Attachments:None x_Location MapSk Archaeological RecordDistrict Record RecordPhotographic RecordOther (List):	Linear Feature					

State of California - The Resources Agency Primary #	n Street	BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 16 *NRHP Status Code 1010 Ocean Street *Resource Name or # (Assigned by recorder) B1. Historic Name: 401 Ocean Street B2. Common Name: 1010 Ocean Street B3. Original Use: Residential B4. Present Use: Residential (rental) *B5. Architectural Style: Victorian *B6. Construction History: (Construction date, alterations, and date of alterations) Based upon visual evaluation and available documentation, the primary structure at 1010 Ocean Street was constructed circa 1890. Since its original construction minor modifications have been made to the structure including reroofing and a small rear addition.
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*B13. Remarks: *B14. Evaluator: Robert R. Cartier *Date of Evaluation: 11/4/2019 (This space reserved for official comments.)	the property was y (Book 208 of 1921 the address 29 it was	*B10. Significance: Theme
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B3. Original Use: Residential B4. Present Use: Residential (rental) *B5. Architectural Style: Victorian *B6. Construction History: (Construction date, alterations, and date of alterations) Based upon visual evaluation and available documentation, the primary structure at 1010 Ocean Street was constructed circa 1890. Since its original construction minor modifications have been made to the structure including reroofing and a small rear addition. *B7. Moved? _x No _ Yes _ Unknown Date: _ Original Location: *B8. Related Features:		B3. Original Use: Residential B4. Present Use: Residential (rental) *B5. Architectural Style: Victorian *B6. Construction History: (Construction date, alterations, and date of alterations) Based upon visual evaluation and available documentation, the primary structure at 1010 Ocean Street was constructed circa 1890. Since its original construction minor modifications have been made to the structure including reroofing and a small rear addition.
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B1. Historic Name: 401 Ocean Street B2. Common Name: 1010 Ocean Street B3. Original Use: Residential B4. Present Use: Residential (rental) *B5. Architectural Style: Victorian *B6. Construction History: (Construction date, alterations, and date of alterations) Based upon visual evaluation and available documentation, the primary structure at 1010 Ocean Street was constructed circa 1890. Since its original construction minor modifications have been made to the structure including reroofing and a small rear addition. *B7. Moved? x No Yes Unknown Date: Original Location: *B8. Related Features:		B1. Historic Name: 401 Ocean Street B2. Common Name: 1010 Ocean Street B3. Original Use: Residential B4. Present Use: Residential (rental) *B5. Architectural Style: Victorian *B6. Construction History: (Construction date, alterations, and date of alterations) Based upon visual evaluation and available documentation, the primary structure at 1010 Ocean Street was constructed circa 1890. Since its original construction minor modifications have been made to the structure including reroofing and a small rear addition.
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Page 2 of 16 *NRHP Status Code 1010 Ocean Street *Resource Name or # (Assigned by recorder) B1. Historic Name: 401 Ocean Street B2. Common Name: 1010 Ocean Street B3. Original Use: Residential B4. Present Use: Residential (rental) *B5. Architectural Style: Victorian *B6. Construction History: (Construction date, alterations, and date of alterations) Based upon visual evaluation and available documentation, the primary structure at 1010 Ocean Street was constructed circa 1890. Since its original construction minor modifications have been made to the structure including reroofing and a small rear addition. *B7. Moved? _x No _Yes _Unknown Date: Original Location: *B8. Related Features:	et was	Page 2 of 16 *NRHP Status Code 1010 Ocean Street *Resource Name or # (Assigned by recorder) B1. Historic Name: 401 Ocean Street B2. Common Name: 1010 Ocean Street B3. Original Use: Residential B4. Present Use: Residential (rental) *B5. Architectural Style: Victorian *B6. Construction History: (Construction date, alterations, and date of alterations) Based upon visual evaluation and available documentation, the primary structure at 1010 Ocean Street was constructed circa 1890. Since its original construction minor modifications have been made to the structure including reroofing and a small rear addition.
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Page 3 of 16 Resource Name or # (Assigned by recorder) 1010 Ocean Street
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Continued from B10:

By the late 1920's property ownership had passed to Joseph B. and Mary V. Lane. On November 20, 1929 the property was deeded to Emmet C. Rittenhouse and Bert B. Snyder in payment of a debt (Book 161 OR, Page 397). From this period to the present, the home appears to have been utilized as rental property and was occupied by a number of short term tenants. By April 9, 1936 the property was owned by Ross R. and Roberta A. Rittenhouse, who on that date granted a portion of the property to the State of California for the purpose of the expansion of Ocean Street (Book 304 OR, Page 389). Roberta Rittenhouse died August 20, 1973, and the property was granted to Robert Ross Rittenhouse by her estate on June 14, 1974 (Book 2418 OR, Page 721). On June 17, 1975, Robert Ross Rittenhouse and his wife Edith Anne sold the property to Kenneth and Agnes Wright (Book 2516 OR, Page 44). Agnes died on May 3, 1976, and her interest in the property passed to Kenneth Wright (Book 2830 OR, Page 393). On July 5, 1978 the property was sold to T.J. and Shirley Scott, Norman and Diane Bei, and Hugo Bruno Tottino (Book 2940, Page 536). On July 26, 2005 the property was transferred to Bei-Scott Co., LLC (Assessor's Doc#2005-50952). The property was transferred again on October 6, 2017, to SE-Santa Cruz, LLC, who are the current owners (Assessor's Doc#2017-33544).

City of Santa Cruz Historic Preservation Ordinance

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

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

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

Or a district which is:

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

The structure at 1010 Ocean Street is not currently listed in the City of Santa Cruz Historic Building Survey. In addition, it does not appear eligible for listing in this register. The structure is not recognized as a significant example of the built heritage of the city, and thus does not appear eligible for listing under Criterion 1. It is not associated with significant historic events, and thus does not appear eligible for listing under Criterion 2. It is not associated with historically significant persons, thus it does not appear eligible for listing under Criterion 3. It is not known to be the work of an architect or builder of note, and thus does not appear eligible for listing under Criterion 4. It does not possess special aesthetic or architectural merit, and thus does not appear eligible under Criterion 5. Although it is an example of Victorian architecture, it is not a notable example of this style and does not appear eligible for inclusion under Criterion 6. Thus it does not appear to be eligible for inclusion under Criterion 7. The structure is not a part of an historic district, and thus Criteria 8 and 9 do not apply.

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California Register of Historic Resources Criteria

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

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

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

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

The property at 1010 Ocean Street is not currently listed on the CRHR. In addition the structure does not appear to be eligible for inclusion in this register. The structure is not associated with significant events and thus it does not appear to be eligible for listing under Criterion 1. The structure is not associated with the lives of historically significant people, thus it does not appear to be eligible for inclusion under Criterion 2. The structure is an example of Victorian domestic architecture, however it is not a notable example. Thus it does not appear to be eligible for listing under Criterion 3. The structure does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under Criterion 4.

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National Register Criteria

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

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

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

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

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

location

5. Workmanship

2. design

6. Feeling

3. setting

7. Association

4. materials

The structure at 1010 Ocean Street is not currently listed on the National Register of Historic Places. In addition the structure does not appear to be eligible for inclusion in this register. The property is not associated with any known significant historical events, thus it does not appear to be eligible under Criterion A. The structure is not associated with historically significant persons, thus it does not appear to be eligible for inclusion in the NRHP under Criterion B. Although an example of Victorian domestic architecture, it is not a notable example of this style and does not appear to be eligible for inclusion under Criterion C. The structure does not appear likely to yield important historical information, thus it does not appear eligible for inclusion under Criterion D.

In addition, the structure is somewhat lacking in historic integrity, having suffered minor changes and additions since its original construction.

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	fice, County of Santa Cruz Appraiser's records for 1010 Ocean Street.
	ice, County of Santa Cruz Record search of assessed value and associated taxes for 1010 Ocean Street.
Calloway, S. ar 1996	nd E. Cromley The Elements of Style: A Practical Encyclopedia of Interior Architectural Details from 1485 to the Present, Revised Edition. Simon & Schuster, New York.
Hoover, M. et a 1966	al Historic Spots in California. Stanford University Press, Stanford California.
McAlester, V. a 1997	and L. McAlester A Field Guide to American Houses. Alfred A. Knopf, New York.
Recorder's Offi 2019	ice, County of Santa Cruz Record search of recorded information for 1010 Ocean Street.
US Departmen 1990	t of the Interior The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
US Departmen 1982	t of the Interior Bulletin 15 – "How to Apply the National Register Criteria for Evaluation."
Whiffen, M. 1992	American Architecture since 1780, Revised Edition. The MIT Press, Cambridge, MA.

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Photo 1: View of the front façade of 1010 Ocean Street



Photo 2: Oblique view of the front façade.

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Photo 3: View of the front entry.



Photo 4: View of the large window bay on the front façade.

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Photo 5: View of the front gable and decorative detailing.



Photo 6: View along the southern façade of the residence.

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Photo 7: View of the northwest corner of the residence.



Photo 8: View along the northern façade.

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Photo 9: View of the rear of the residence, note small rear entry addition.



Photo 10: View of the small secondary unit on the property (post 1950).

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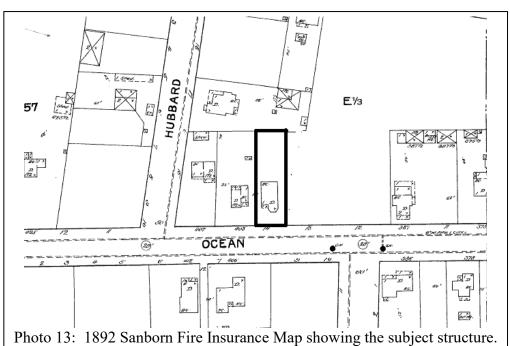
Photo 11: View of the entry to the secondary unit.



Photo 12: View of the detached garage.

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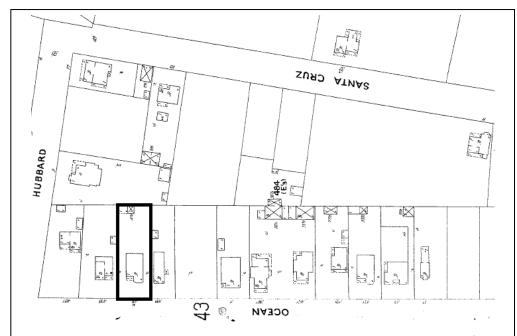


Photo 14: 1905 Sanborn Fire Insurance Map showing the subject structure.

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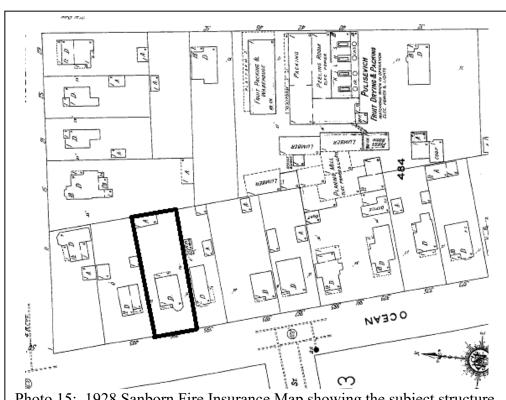
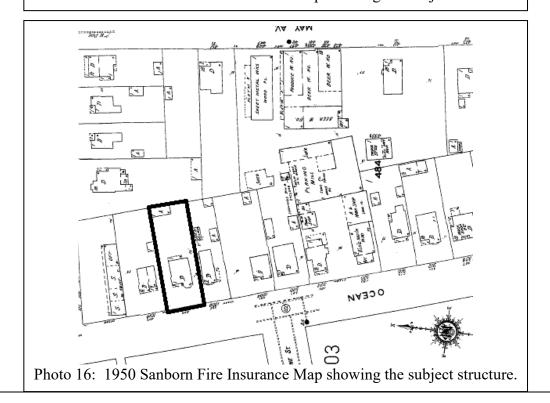


Photo 15: 1928 Sanborn Fire Insurance Map showing the subject structure.



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Photo 17: The Subject property as shown on the "Map of the Building Lots on Ocean Street in Santa Cruz, 1887" (Lot #13).

Archaeological Resource Management

Robert R. Cartier, Ph.D.
496 North 5th Street
San Jose, CA 95112
Telephone (408) 295-1373
Fax (408) 286-2040
email: armcartier@netscape.net

SE-Santa Cruz LLC November 4, 2019

Attn: Madhu Sridhar 1777 Saratoga Ave, Suite 210 San Jose, CA 95129

RE: HISTORIC EVALUATION FOR THE PROPERTY AT 1008 OCEAN STREET IN THE

CITY OF SANTA CRUZ

Dear Ms. Sridhar;

As per your request our firm is submitting the enclosed historical evaluation of the structure at 1008 Ocean Street in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

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

The structure at 1008 Ocean Street is not currently listed on the City of Santa Cruz Historic Building Survey, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). In addition, it does not appear to be eligible for listing in any of these registers.

Thus the structure at 1008 Ocean Street does not appear to be historically significant, and no further recommendations are being made.

Sincerely,

Robert Cartier, Ph.D. Principal Investigator

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c. Address: 1008 Ocean Streetd. UTM: 10S 5 87 098mE/40 93 169mN		City:	Santa Cruz		Zip : 95060	
e. Other Locational Data: (e.g., parcel #, directions to APN: 008 331 31	resource, el	evation, etc.,	as appropriate	e)		
The structure at 1008 Ocean Street is a two storits original form. The roof is front gabled, or more narrow, with enclosed rafters. A shed roof of low surfaced with a variety of materials including how story, stucco on the lower story, stone cladding upper story of the southern addition. The front of (upper and lower floors), near the rear of the sound aluminum framed windows in multiple configuratives. Resource Attributes: HP02 (single family resystem). Resources Present: x_Building Structures.	lerate pitch exer pitch exizontal wo at the base entry is local thern façations.	n, and surfa xtends ove oden siding e of the low ated at the ade. Fenes	nced with co r the souther g (some of v er story, an front of the tration cons	omposition of ern side ado which may ad corrugate southern fa	shingles. Eaves dition. The front be original) on the metal sheeting açade, with two e	are façade is ne upper g on the entries a and
P5a. Photo or drawing (Photo required for buildings, struct					o: (View, date, acces	
1 Ja. 1 Hoto of drawing (1 Hoto required for buildings, struct	ures, objects.				f 1008 Ocean Str	
		*P6	6. Date Cons	structed/Ag	e and Sources	
		Ci San	listoric x rca 1895. (ta Cruz Ap _l	Prehistoric Constructed praiser's re	Both d 1888 based on cords, however r oorn map of Santa	not
		*P7	7. Owner ar	nd Address:	1	
		SE-	Santa Cruz	, LLC		
		177	7 Saratoga	Ave, Suite	210	
	F. 198	T. 788	Jose, CA 9			
	- A	THE RESERVE TO SERVE	3. Recorded ert Cartier	d by:		
A CHANGE TO SERVE TO	FEF .	Arcl	naeological	Resource	Management	
THE REPORT OF THE PARTY OF THE	49. L.:	496	North 5th S	treet		

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

* Attachments: __None x_Location Map __Sketch Map x_Continuation Sheet x_Building, Structure, and Object Record __Archaeological Record __District Record __Linear Feature Record __Milling Station Record __Rock Art Record __Artifact Record __Photographic Record __Other (List):

San Jose, CA 95112

*P9. Date Recorded: 11/4/2019
*P10. Survey Type: Intensive

State of California - The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
BUILDING, STRUCTURE, AND OBJECT RECO	RD
Page <u>2</u> of <u>16</u>	*NRHP Status Code 1008 Ocean Street
*Resource Name or # (A:	
B1. Historic Name: 399 Ocean Street	
B2. Common Name: 1008 Ocean Street	
	Present Use: Residential (Rental)
*B5. Architectural Style: Victorian	Nesidential (Nental)
*B6. Construction History: (Construction date, alterations, and date of	of alterations)
Based upon visual evaluation and available documentation,	
1895. Since its original construction modifications have bee	
resurfacing of parts of the home.	3 , 3,
*B7. Moved? x No Yes Unknown I	Date: Original Location:
*B8. Related Features:	Date: Original Location:
None	
None	
B9a. Architect: unknown b.	Builder: unknown
*B10. Significance: Theme architecture and shelter	Area Santa Cruz, CA
Period of Significance Horticulture Property Type	private residential Applicable Criteria N/A
The land on which the subject structure now stands consists	of Lot #12, as shown on the "Map of Building Lots on
Ocean Street in Santa Cruz, laid out by Dwight Younglove,"	
structure was not present on the 1892 Sanborn Map of the C	
Circa 1895. The structure can be seen on the 1905 Sanborn	
Edwin and Louise Jameson who are listed at the property (the	
1920. Edwin's occupation is listed as farmer. On April 6, 19	
State of California for the purpose of the expansion of Ocean	
Louise was the sole owner of the property. She married Charles as joint tapants (Rock 1073)	
property to herself and Charles as joint tenants (Book 1073 property to himself and Molly L. Washburn, his daughter (Bo	
on April 22, 1959 his interest in the property passed to Molly	
See Continuatio	
B11. Additional Resource Attributes: (List attributes and codes)	
*B12. References:	
See Continuation Sheet, Page 7	
•	8 75 S27 000
B13. Remarks:	HUBBARD 88 89 89 89 89 89 89 89 89 89 89 89 89
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*B14. Evaluator:Robert R. Cartier	SUBJECT PROPERTY (1)
*Date of Evaluation:11/4/2019	ST (3) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4
	BLAINE 32 32 18239
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DPR 523A (1/95) *Required Information

45MB30 8/3/1966

State of California - The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
I OCATION MAP	Trinomial

 Page 3 of 16
 Resource Name or # (Assigned by recorder)
 1008 Ocean Street

 *Map Name:
 Santa Cruz, CA
 *Scale:
 7.5 Minute
 *Date of Map:
 2012

Independent Order of Oddfellows Cem	ROONEY ST
SUBJECT PROP	
m ST PO	ENT BOICON HIM
gro/Heights	Woods: Lagoon
SANIA CRUZ	Seabright Santa Cruz Looff Carousel and Roller Coaster Seabright
Cowell Beach	Beach Twin Lakes

State of California - The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI#	
CONTINUATION SHEET	Trinomial	

Page _	<u>4_</u>	of <u>16</u>	*Resource Name or	# (Assigned	by recorder)	1008 Ocean Street	<u>t</u>
*Recorded	d by	Archaeolog	gical Resource Management	Date	11/4/2019	Continuation	x Update

Continued from B10:

On January 25, 1961 Molly Washburn granted the property to David D. and Helen M. Fleming (Book 1372 OR, Page 239). During this period the Flemings lived in the residence, which was also operating as a Real Estate Office. The property was sold to William R. Corder on June 12, 1964 (Book 1628 OR, Page 465). William (a lawyer) resided at the property. On December 31, 1968 William and Anita Corder granted the property to William J. and Lorraine B. Harry (Book 1929 OR, Page 306). From this time to the present the home has operated as a rental property, with a number of short term tenant. The property was sold again on December 31, 1974 to Ruth Allaire and Ruth Firebaugh (Book 2469, Page 256). On June 8, 1979 the property was sold to T.J. and Shirley Scott, Norman and Diane Bei, and Hugo Bruno Tottino (Book 3074, Page 137). On July 26, 2005 the property was transferred to Bei-Scott Co., LLC (Assessor's Doc#2005-0050952). The property was transferred again on October 6, 2017, to SE-Santa Cruz, LLC, who are the current owners (Assessor's Doc#2017-0033544).

City of Santa Cruz Historic Preservation Ordinance

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

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

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

Or a district which is:

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

The structure at 1008 Ocean Street is not currently listed in the City of Santa Cruz Historic Building Survey. In addition, it does not appear eligible for listing in this register. The structure is not recognized as a significant example of the built heritage of the city, and thus does not appear eligible for listing under Criterion 1. It is not associated with significant historic events, and thus does not appear eligible for listing under Criterion 2. It is not associated with historically significant persons, thus it does not appear eligible for listing under Criterion 3. It is not known to be the work of an architect or builder of note, and thus does not appear eligible for listing under Criterion 4. It does not possess special aesthetic or architectural merit, and thus does not appear eligible under Criterion 5. Although it is an example of Victorian architecture, it is not a notable example of this style and does not appear eligible for inclusion under Criterion 6. In addition, the structure has suffered multiple modifications, and is somewhat lacking in integrity. Thus it does not appear to be eligible for inclusion under Criterion 7. The structure is not a part of an historic district, and thus Criteria 8 and 9 do not apply.

State of California - The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI#	
CONTINUATION SHEET	Trinomial	<u></u>

Page	<u>5</u>	of	<u>16</u>	*Resource Name or #	(Assigned	by recorder)	1008 Ocean Street	
*Record	ded by	Arc	chaeologica	l Resource Management		11/4/2019	Continuation	x Update

California Register of Historic Resources Criteria

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

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

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

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

The property at 1008 Ocean Street is not currently listed on the CRHR. In addition the structure does not appear to be eligible for inclusion in this register. The structure is not associated with significant events and thus it does not appear to be eligible for listing under Criterion 1. The structure is not associated with the lives of historically significant people, thus it does not appear to be eligible for inclusion under Criterion 2. The structure is an example of Victorian architecture, however it is not a notable example, and suffers from significant modifications from its original form. Thus it does not appear to be eligible for listing under Criterion 3. The structure does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under Criterion 4.

State of California - The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI#	
CONTINUATION SHEET	Trinomial	

Page	<u>6</u>	of <u>1</u>	6	*Resource Name or #	(Assigned	by recorder)	1008 Ocean Street	
*Recor	ded by	Archa	aeological Resource		Date	11/4/2019	Continuation	x Update

National Register Criteria

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

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

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

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

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

location

5. Workmanship

2. design

6. Feeling

3. setting

7. Association

4. materials

The structure at 1008 Ocean Street is not currently listed on the National Register of Historic Places. In addition the structure does not appear to be eligible for inclusion in this register. The property is not associated with any known significant historical events, thus it does not appear to be eligible under Criterion A. The structure is not associated with historically significant persons, thus it does not appear to be eligible for inclusion in the NRHP under Criterion B. Although an example of Victorian architecture, it is not a notable example of this style and does not appear to be eligible for inclusion under Criterion C. The structure does not appear likely to yield important historical information, thus it does not appear eligible for inclusion under Criterion D.

In addition, the structure is somewhat lacking in historic integrity, having suffered significant modification since its original construction.

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	Γ OF PARKS AND RECREATION	HRI#					
CONTINU	ATION SHEET	Trinomial			_		
Page <u>7</u> *Recorded by	of <u>16</u> *Resource N Archaeological Resource Management	ame or # (Assigne Date		1008 Ocean Street Continuation	x Update		
Continued fron	1 B12:						
	Appraiser's Office, County of Santa Cruz 2019 Appraiser's records for 1008 Ocean Street.						
	ice, County of Santa Cruz Record search of assessed value and	d associated ta	xes for 1008 Oce	ean Street.			
Calloway, S. at 1996	nd E. Cromley The Elements of Style: A Practical E Present, Revised Edition. Simon & S			tural Details from 148	35 to the		
Hoover, M. et a 1966	al Historic Spots in California. Stanford	d University Pre	ess, Stanford Cali	fornia.			
McAlester, V. a 1997	and L. McAlester A Field Guide to American Houses.	Alfred A. Kno	pf, New York.				
Recorder's Off 2019	ice, County of Santa Cruz Record search of recorded informati	on for 1008 Oc	ean Street.				
US Departmen 1990	t of the Interior The Secretary of the Interior's Stand Buildings	ards for Rehab	ilitation and Guid	elines for Rehabilitat	ing Historic		
US Departmen 1982	t of the Interior Bulletin 15 – "How to Apply the Natio	onal Register C	riteria for Evaluat	ion."			
Whiffen, M. 1992	American Architecture since 1780, F	Revised Edition.	The MIT Press,	Cambridge, MA.			

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DEPARTMENT OF PARKS AND RECREATION	HRI#	
CONTINUATION SHEET	Trinomial	

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 of
 16
 *Resource Name or # (Assigned by recorder)
 1008 Ocean Street

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Photo 1: View of the front façade of 1008 Ocean Street.



Photo 2: View of the upper story on the front façade.

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CONTINUATION SHEET	Trinomial	

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Photo 3: View of the lower story and window bay.



Photo 4: View of the entry area at 1008 Ocean Street.

State of California - The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION HRI# **Trinomial CONTINUATION SHEET**

Page <u>10</u> 1008 Ocean Street <u>16</u> *Resource Name or # (Assigned by recorder)

*Recorded by x Update 11/4/2019 Continuation Archaeological Resource Management



Photo 5: View along the northern façade.



Photo 6: View of the southern façade, note large side addition.

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CONTINUATION SHEET	Trinomial	

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 16
 *Resource Name or # (Assigned by recorder)
 1008 Ocean Street

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Photo 7: View of the side addition from the south.



Photo 8: View of the rear entries on the southern façade.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI #
Trinomial

CONTINUATION SHEET



Photo 9: Another view of the rear entries.



Photo 10: View of the rear portion of the home from the northeast.

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CONTINUATION SHEET	Trinomial	

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 *Resource Name or # (Assigned by recorder)
 1008 Ocean Street

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 Archaeological Resource Management
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Photo 11: View of the upper portion of the rear of the residence.



Photo 12: View of the lower portion of the rear of the residence.

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DEPARTMENT OF PARKS AND RECREATION

Primary # HRI # Trinomial

CONTINUATION SHEET

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 16
 *Resource Name or # (Assigned by recorder)
 1008 Ocean Street

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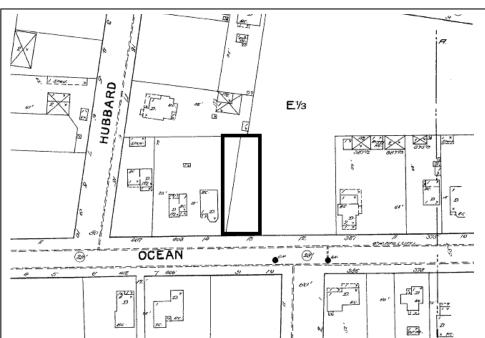


Photo 13: 1892 Sanborn map of the property showing the residence was not present at that time.

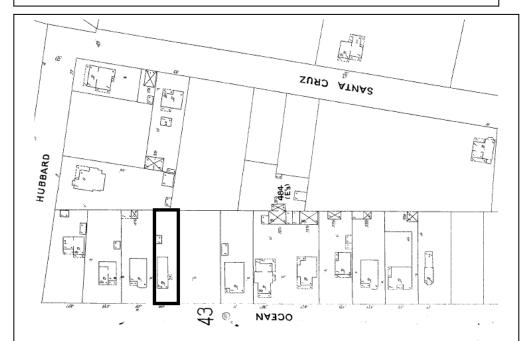


Photo 14: 1905 Sanborn map of the property showing the subject structure.

State of California - The Resources Agency Primary # HRI# DEPARTMENT OF PARKS AND RECREATION **Trinomial CONTINUATION SHEET**

Page 15 of 16 *Resource Name or # (Assigned by recorder) 1008 Ocean Street *Recorded by Continuation x Update Archaeological Resource Management **Date** 11/4/2019

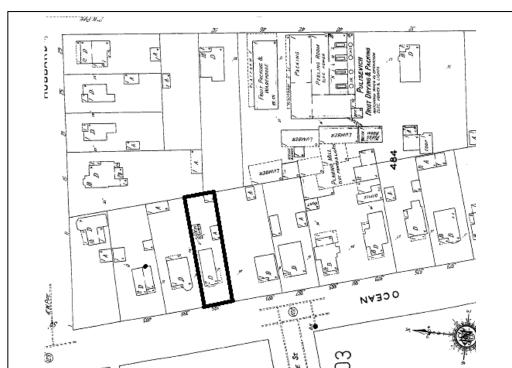
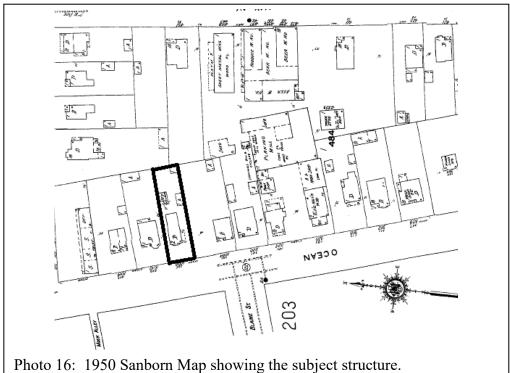


Photo 15: 1905 Sanborn map of the property showing the subject structure, Note partial side addition.



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DEPARTMENT OF PARKS AND RECREATION	HRI#	
CONTINUATION SHEET	Trinomial	

Page16of16*Resource Name or # (Assigned by recorder)1008 Ocean Street*Recorded byArchaeological Resource ManagementDate11/4/2019ContinuationxUpdate

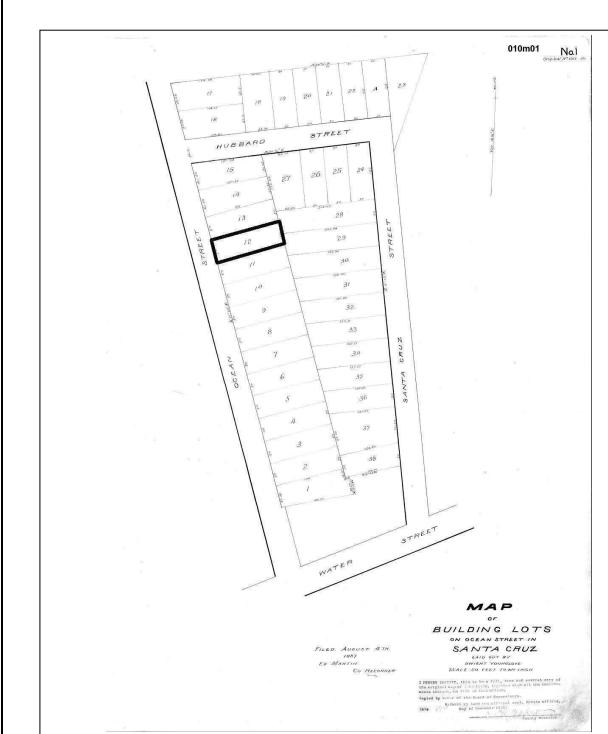


Photo 17: The Subject property as shown on the "Map of the Building Lots on Ocean Street in Santa Cruz, 1887" (Lot #12).

Archaeological Resource Management

Robert R. Cartier, Ph.D.
496 North 5th Street
San Jose, CA 95112
Telephone (408) 295-1373
Fax (408) 286-2040
email: armcartier@netscape.net

SE-Santa Cruz LLC November 4, 2019

Attn: Madhu Sridhar 1777 Saratoga Ave, Suite 210

San Jose, CA 95129

RE: HISTORIC EVALUATION FOR THE PROPERTY AT 1004 OCEAN STREET IN THE

CITY OF SANTA CRUZ

Dear Ms. Sridhar;

As per your request our firm is submitting the enclosed historical evaluation of the structure at 1004 Ocean Street in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

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

The structure at 1004 Ocean Street is not currently listed on the City of Santa Cruz Historic Building Survey, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). In addition, it does not appear to be eligible for listing in any of these registers.

Thus the structure at 1004 Ocean Street does not appear to be historically significant, and no further recommendations are being made.

Sincerely,

Robert Cartier, Ph.D. Principal Investigator

Primary # State of California - The Resources Agency HRI# DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD **Trinomial NRHP Status Code** Other Listings **Review Code** Reviewer Date Resource Name or # ____1004 Ocean Street_ 1 Page of P1. Other Identifier: P2. Location: **Not for Publication** Χ___ Unrestricted *a. County Santa Cruz__ and (P2b and P2c or P2d. Attach a Location Map as necessary.) 1/4 of Sec ; *b. USGS 7.5' Quad: Santa Cruz, CA Date: 2012 Т 1/4 of BM c. Address: 1004 Ocean Street City: Santa Cruz **Zip:** 95060 d. UTM: 10S 5 87 098mE/40 93 169mN e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 008 331 30 *P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.) The structure at 1004 Ocean Street is a single story Neoclassical style residence in fair condition. Hipped and of moderate pitch, the roof is surfaced with composition shingles. The eaves are narrow, with enclosed rafters. Exterior walls are surfaced with horizontal wooden siding. Fenestration throughout the home consists primarily of wooden framed windows in a double-hung sash configuration. The most notable feature of the front facade is a centrally placed dormer, characteristic of the Neoclassical style. The recessed entry and porch are located within the roofline, and supported by simple classical columns. *P3b. Resource Attributes:HP02 (Single Family Res) *P4. Resources Present: <u>x</u>Building Structure District Element of District Site Other **P5b. Description of Photo:** (View, date, accession #) P5a. Photo or drawing (Photo required for buildings, structures, objects.) View of the front façade of 1004 Ocean Street *P6. Date Constructed/Age and Sources Historic x Prehistoric **Both** Constructed 1908 based on County of Santa Cruz Appraiser's records. *P7. Owner and Address: SE-Santa Cruz, LLC 1777 Saratoga Ave, Suite 210 San Jose, CA 95129 *P8. Recorded by: Robert Cartier Archaeological Resource Management 496 North 5th Street San Jose, CA 95112 *P9. Date Recorded: 11/4/2019 *P10. Survey Type: Intensive *P11. Report Citation: (Cite Survey Report and other sources, or enter "none.") None None \underline{x} Location Map \underline{x} Sketch Map \underline{x} Continuation Sheet \underline{x} Building, Structure, and Object Record * Attachments:

DPR 523A (1/95) *Required Information

Record __Photographic Record __Other (List):

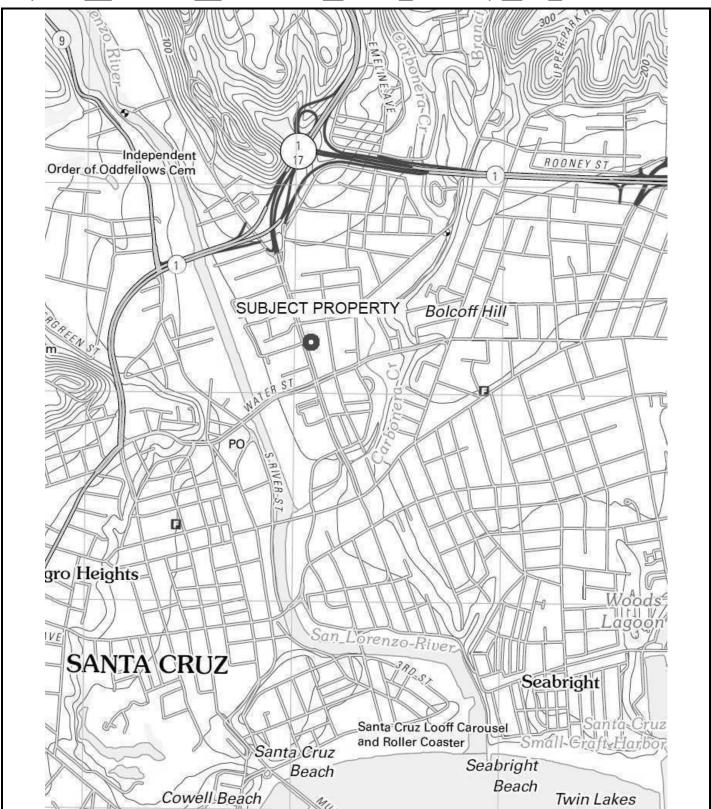
Archaeological Record __District Record __Linear Feature Record __Milling Station Record __Rock Art Record __Artifact

State of California - The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
BUILDING, STRUCTURE, AND OBJECT RECOF	RD
Page <u>2</u> of <u>15</u>	*NRHP Status Code1004 Ocean Street
*Resource Name or # (As	ssigned by recorder)
B1. Historic Name: 393 Ocean Street	
B2. Common Name: 1004 Ocean Street	
B3. Original Use: Residential B4. F	Present Use: Residential (Vacant)
*B5. Architectural Style: Neoclassical	
*B6. Construction History: (Construction date, alterations, and date of	
Based upon visual evaluation and available documentation,	
constructed in 1908. Since that time minor modifications have	
	Date: Original Location:
*B8. Related Features:	
Also present on the property are multiple small informal shed	ds.
	Builder: <u>unknown</u>
*B10. Significance: ThemeArchitecture and shelter	
Period of Significance Horticulture Property Type	e <u>private residential</u> Applicable Criteria <u>N/A</u>
The land on which the subject structure now stands consists	
Ocean Street in Santa Cruz, laid out by Dwight Younglove," structure was constructed in 1908 based upon County of Sa	
on the 1905 Sanborn Map, however it can be seen on the 19	
of the home was Herbert Olmstead, who is listed at the addr	
Directory in 1918 and 1920. After a few short term tenants,	
Langrish. By 1936 the property was owned by Hannah Holn	
property to the State of California for the purpose of the expansion	
1938 to 1948 the home was occupied by Gino Reggiardo. E	
H. and Mabel Wave Wilson. George H. Wilson was the four	
company which has been in business in Santa Cruz for almo	
property to Vivian E. Wasgatt from 1950 to 1969. The struct See Continuation	
B11. Additional Resource Attributes: (List attributes and codes)	
*B12. References:	<u>IV/A</u>
See Continuation Sheet, Page 7	
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*B14. Evaluator: Robert R. Cartier	(3) 1 20 (7) to (8) 10 10 10 10 10 10 10 10 10 10 10 10 10
*Date of Evaluation: 11/4/2019	SUBJECT PROPERTY
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State of California - The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
LOCATION MAP	Trinomial

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 Resource Name or # (Assigned by recorder)
 1004 Ocean Street

 *Map Name:
 Santa Cruz, CA
 *Scale:
 7.5 Minute
 *Date of Map:
 2012



State of	f Califor	nia - T	he Re	sources Agency	Primary #			
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Page	4	of	15	*Resource N	ame or # (Assigned	d by recorder)	1004 Ocean Street	

Date

11/4/2019

Continuation

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Continued from B10:

*Recorded by

On July 14, 1975 the property was sold to T.J. and Shirley Scott, Norman and Diane Bei, and Hugo Bruno Tottino (Book 2521, Page 688). From that time to the present the structure has been occupied by a number of short term tenants. On July 26, 2005 the property was transferred to Bei-Scott Co., LLC (Assessor's Doc#2005-0050952). The property was transferred again on October 6, 2017, to SE-Santa Cruz, LLC, who are the current owners (Assessor's Doc#2017-0033544).

City of Santa Cruz Historic Preservation Ordinance

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

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

Archaeological Resource Management

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

Or a district which is:

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

The structure at 1004 Ocean Street is not currently listed in the City of Santa Cruz Historic Building Survey. In addition, it does not appear eligible for listing in this register. The structure is not recognized as a significant example of the built heritage of the city, and thus does not appear eligible for listing under Criterion 1. It is not associated with significant historic events, and thus does not appear eligible for listing under Criterion 2. It is not associated with historically significant persons, thus it does not appear eligible for listing under Criterion 3. It is not known to be the work of an architect or builder of note, and thus does not appear eligible for listing under Criterion 4. It does not possess special aesthetic or architectural merit, and thus does not appear eligible under Criterion 5. Although it is an example of Neoclassical architecture, it is not a notable example of this style and does not appear eligible for inclusion under Criterion 6. In addition, the structure has suffered some modifications, and is somewhat lacking in integrity. Thus it does not appear to be eligible for inclusion under Criterion 7. The structure is not a part of an historic district, and thus Criteria 8 and 9 do not apply.

State o	f Califo	ornia - Tl	he Res	sources Agency	Primary #			
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California Register of Historic Resources Criteria

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

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

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

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

The property at 1004 Ocean Street is not currently listed on the CRHR. In addition the structure does not appear to be eligible for inclusion in this register. The structure is not associated with significant events and thus it does not appear to be eligible for listing under Criterion 1. The structure is not associated with the lives of historically significant people, thus it does not appear to be eligible for inclusion under Criterion 2. The structure is an example of Neoclassical architecture, however it is not a notable example. Thus it does not appear to be eligible for listing under Criterion 3. The structure does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under Criterion 4.

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Page 6 of 15 *Pageures No	ame or # (Assistant burnsonder) 1004 Ocean Street

Date

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National Register Criteria

*Recorded by

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

- A. that are associated with events that have made a significant contribution to broad patterns of our history;
- B. that are associated with the lives of persons significant in our past;

Archaeological Resource Management

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

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

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

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

1. location

5. Workmanship

2. design

6. Feeling

3. setting

7. Association

4. materials

The structure at 1004 Ocean Street is not currently listed on the National Register of Historic Places. In addition the structure does not appear to be eligible for inclusion in this register. The property is not associated with any known significant historical events, thus it does not appear to be eligible under Criterion A. The structure is not associated with historically significant persons, thus it does not appear to be eligible for inclusion in the NRHP under Criterion B. Although an example of Neoclassical architecture, it is not a notable example of this style and does not appear to be eligible for inclusion under Criterion C. The structure does not appear likely to yield important historical information, thus it does not appear eligible for inclusion under Criterion D.

In addition, the structure is somewhat lacking in historic integrity, having suffered minor modifications since its original construction.

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CONTINU	ATION SHEET	Trinomial			 -
Page <u>7</u>	of 15 *Resource N	lame or # (Assigne	ed by recorder)	1004 Ocean Street	
*Recorded by	Archaeological Resource Managemen			Continuation	x Update
Continued from	B12:				
	ice, County of Santa Cruz Appraiser's records for 1004 Ocean	Street.			
	ce, County of Santa Cruz Record search of assessed value an	d associated ta	xes for 1004 Oce	an Street.	
Calloway, S. ar 1996	nd E. Cromley The Elements of Style: A Practical I Present, Revised Edition. Simon & S			ural Details from 148	5 to the
Gumz, Jondi 2011	Geo. H. Wilson Inc. to celebrate 90 y	/ears. Article in	the Santa Cruz S	Sentinel, June 23, 201	11.
Hoover, M. et a 1966	ıl Historic Spots in California. Stanfor	d University Pre	ess, Stanford Cali	fornia.	
McAlester, V. a 1997	nd L. McAlester A Field Guide to American Houses.	. Alfred A. Kno	pf, New York.		
Recorder's Offi 2019	ce, County of Santa Cruz Record search of recorded informat	ion for 1004 Oc	ean Street.		
US Department 1990	t of the Interior The Secretary of the Interior's Stand Buildings	dards for Rehab	ilitation and Guide	elines for Rehabilitatir	ng Historic
US Department 1982	t of the Interior Bulletin 15 – "How to Apply the Nati	onal Register C	riteria for Evaluat	ion."	
Whiffen, M. 1992	American Architecture since 1780, F	Revised Edition.	The MIT Press,	Cambridge, MA.	

State of California - The Resources Agency	Primary #	
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CONTINUATION SHEET	Trinomial	

Page8of15*Resource Name or # (Assigned by recorder)1004 Ocean Street*Recorded byArchaeological Resource ManagementDate11/4/2019ContinuationxUpdate



Photo 1: View of the front façade of 1004 Ocean Street



Photo 2: View of the centrally placed dormer.

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Photo 3: View of the recessed porch and entry.



Photo 4: Oblique view showing the northwest corner of the structure.

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Photo 5: View along the northern façade.



Photo 6: View of the rear portion of the northern façade.

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Page11of15*Resource Name or # (Assigned by recorder)1004 Ocean Street*Recorded byArchaeological Resource ManagementDate11/4/2019ContinuationxUpdate

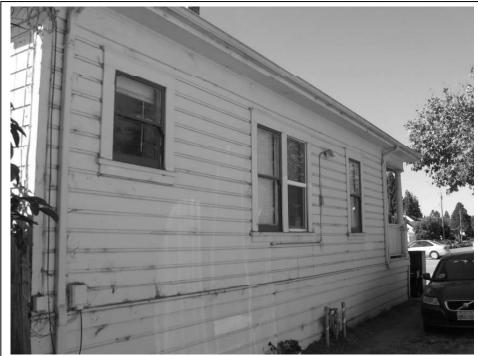


Photo 7: View along the northern façade from the east.



Photo 8: View of the (mostly obscured) southern façade.

State of California - The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION HRI# **Trinomial CONTINUATION SHEET**

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Photo 9: View of the rear of the structure.



Photo 10: View of the rear entry.

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CONTINUATION SHEET Trinomial

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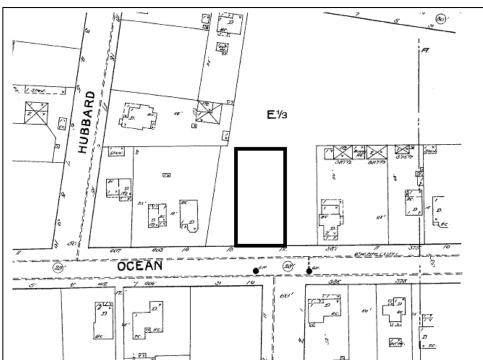


Photo 11: 1892 Sanborn map of the property showing the residence was not present at that time.

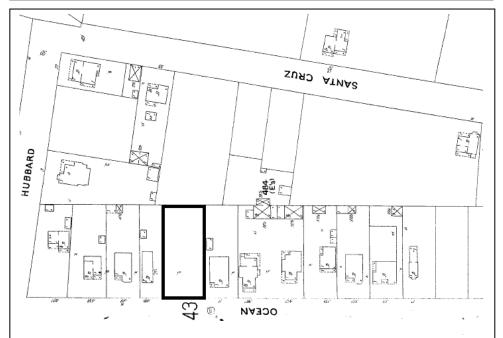


Photo 12: 1905 Sanborn map of the property showing the residence was not present at that time.

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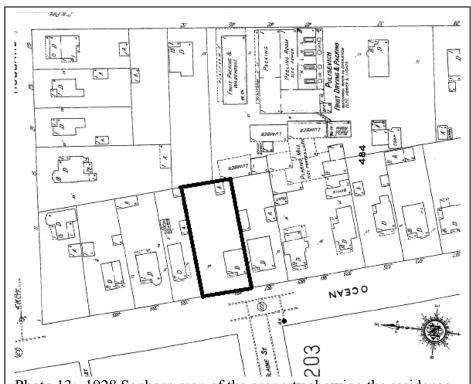
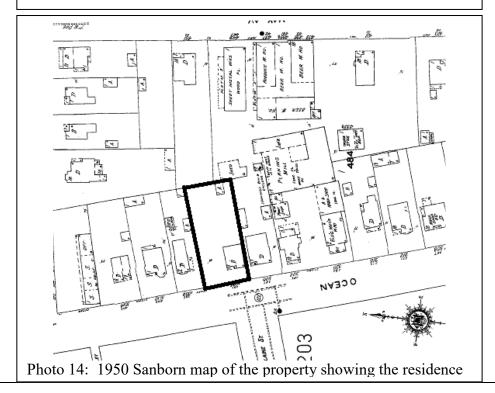


Photo 13: 1928 Sanborn map of the property showing the residence.



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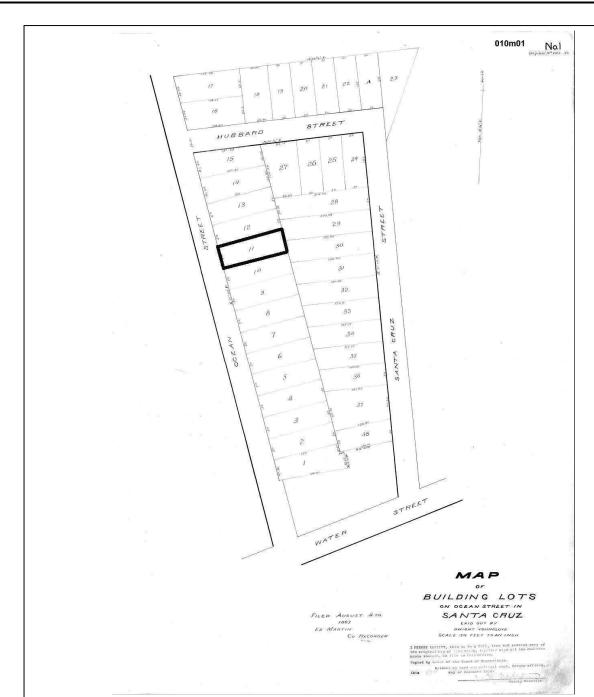


Photo 15: The Subject property as shown on the "Map of the Building Lots on Ocean Street in Santa Cruz, 1887" (Lot #11).

Archaeological Resource Management

Robert R. Cartier, Ph.D.
496 North 5th Street
San Jose, CA 95112
Telephone (408) 295-1373
Fax (408) 286-2040
email: armcartier@netscape.net

SE-Santa Cruz LLC November 4, 2019

Attn: Madhu Sridhar 1777 Saratoga Ave, Suite 210 San Jose, CA 95129

RE: HISTORIC EVALUATION FOR THE PROPERTY AT 928 OCEAN STREET IN THE

CITY OF SANTA CRUZ

Dear Ms. Sridhar;

As per your request our firm is submitting the enclosed historical evaluation of the structure at 928 Ocean Street in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

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

The structure at 928 Ocean Street is not currently listed on the City of Santa Cruz Historic Building Survey, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). In addition, it does not appear to be eligible for listing in any of these registers.

Thus the structure at 928 Ocean Street does not appear to be historically significant, and no further recommendations are being made.

Sincerely,

Robert Cartier, Ph.D. Principal Investigator

Primary # State of California - The Resources Agency HRI# DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD **Trinomial NRHP Status Code** Other Listings **Review Code** Reviewer Date 1 Resource Name or # 928 Ocean Street Page of 16 P1. Other Identifier: P2. Location: **Not for Publication** Unrestricted *a. County Santa Cruz__ Χ___ and (P2b and P2c or P2d. Attach a Location Map as necessary.) 1/4 of Sec ; *b. USGS 7.5' Quad: Santa Cruz, CA Date: 2012 Т 1/4 of BM c. Address: 928 Ocean Street City: Santa Cruz **Zip:** 95060 d. UTM: 10S 5 87 098mE/40 93 169mN e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 008 331 29 *P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.) The structure at 928 Ocean Street is a single story Neoclassical style residence in fair condition. Hipped and of moderate pitch, the roof is surfaced with composition shingles. The eaves are narrow, with boxed and enclosed rafters. Exterior walls are surfaced with horizontal wooden siding. Fenestration throughout the home consists primarily of wooden framed windows in a double-hung sash configuration. The most notable feature of the front facade is a centrally placed, front-gabled dormer, characteristic of the Neoclassical style. The recessed entry and porch are located within the roofline, accessed by a pseudo three-centered arch. *P3b. Resource Attributes:HP02 (Single Family Res) *P4. Resources Present: x_Building Structure Object District Element of District Site P5b. Description of Photo: (View, date, accession #) P5a. Photo or drawing (Photo required for buildings, structures, objects.) View of the front façade of 928 Ocean Street *P6. Date Constructed/Age and Sources Historic x Prehistoric **Both** Circa 1900. Constructed 1908 based on County of Santa Cruz Appraiser's records, however it is present on the 1905 Sanborn Map of Santa Cruz. *P7. Owner and Address: SE-Santa Cruz, LLC 1777 Saratoga Ave, Suite 210 San Jose, CA 95129 *P8. Recorded by: Robert Cartier Archaeological Resource Management 496 North 5th Street San Jose, CA 95112 *P9. Date Recorded: 11/4/2019 *P10. Survey Type: Intensive *P11. Report Citation: (Cite Survey Report and other sources, or enter "none.") None None \underline{x} Location Map \underline{x} Sketch Map \underline{x} Continuation Sheet \underline{x} Building, Structure, and Object Record * Attachments:

DPR 523A (1/95) *Required Information

Record __Photographic Record __Other (List):

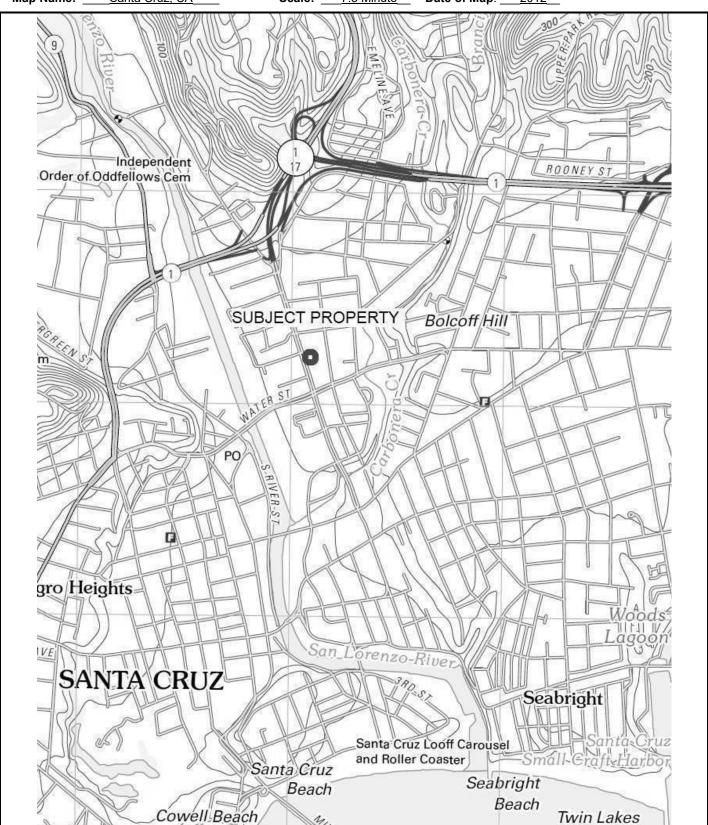
Archaeological Record __District Record __Linear Feature Record __Milling Station Record __Rock Art Record __Artifact

State of California - The Resources Agency	Primary #				
DEPARTMENT OF PARKS AND RECREATION	HRI #				
BUILDING, STRUCTURE, AND OBJECT RECOI	RD				
Page <u>2</u> of <u>16</u>	*NRHP Status Code 928 Ocean Street				
*Resource Name or # (A	ssigned by recorder)				
B1. Historic Name: 387 Ocean Street					
B2. Common Name: 928 Ocean Street					
B3. Original Use: Residential B4. I	Present Use: Residential (rental)				
*B5. Architectural Style: Neoclassical	_				
*B6. Construction History: (Construction date, alterations, and date of	of alterations)				
Based upon visual evaluation and available documentation,	the primary structure at 928 Ocean Street was constructed				
Circa 1900. Since its original construction minor modificatio	ns, such as reroofing, have been made to the structure.				
*B7. Moved? <u>x</u> No <u> </u>	Date: Original Location:				
*B8. Related Features:					
Also present on the property is a small shed/detached garage					
B9a. Architect: unknown b.	Builder: <u>unknown</u>				
*B10. Significance: ThemeArchitecture and shelter	Area Santa Cruz, CA				
Period of Significance Horticulture Property Type	e <u>private residential</u> Applicable Criteria <u>N/A</u>				
The land on which the subject structure now stands consists					
Ocean Street in Santa Cruz, laid out by Dwight Younglove,"					
Santa Cruz Appraiser's records list the home as having bee Sanborn Map of Santa Cruz. Thus based upon visual evalu					
constructed Circa 1900. The earliest known residents of the					
concuración directività con la contractività del					
the property address (then 387 Ocean Street) from 1916 to	By 1921 the property was owned and occupied by Henry M. and Iowa Rees. In 1936 they deeded a portion of the				
the property address (then 387 Ocean Street) from 1916 to By 1921 the property was owned and occupied by Henry M.					
	and Iowa Rees. In 1936 they deeded a portion of the				
By 1921 the property was owned and occupied by Henry M. property to the State of California for the purpose of the exp. Rees died on April 21, 1954, and on March 20, 1964 the pro-	and Iowa Rees. In 1936 they deeded a portion of the ansion of Ocean Street (Book 304 OR, Page 383). Henry perty was granted by his estate to Elsie Marie Foote (Book				
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 *Map Name:
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Ronald O. Foote retained ownership until February 29, 2016, when the property was sold to Maxima and Eritcel Orozco (Assessor's Doc# 2016-6604). On April 16, 2019 the property was sold to SE-Santa Cruz, LLC who are the current owners (Assessor's Doc#2019-9452).

City of Santa Cruz Historic Preservation Ordinance

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

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

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

Or a district which is:

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

The structure at 928 Ocean Street is not currently listed in the City of Santa Cruz Historic Building Survey. In addition, it does not appear eligible for listing in this register. The structure is not recognized as a significant example of the built heritage of the city, and thus does not appear eligible for listing under Criterion 1. It is not associated with significant historic events, and thus does not appear eligible for listing under Criterion 2. It is not associated with historically significant persons, thus it does not appear eligible for listing under Criterion 3. It is not known to be the work of an architect or builder of note, and thus does not appear eligible for listing under Criterion 4. It does not possess special aesthetic or architectural merit, and thus does not appear eligible under Criterion 5. Although it is an example of Neoclassical architecture, it is not a notable example of this style and does not appear eligible for inclusion under Criterion 6. In addition, the structure has suffered minor modifications, and is somewhat lacking in integrity. Thus it does not appear to be eligible for inclusion under Criterion 7. The structure is not a part of an historic district, and thus Criteria 8 and 9 do not apply.

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California Register of Historic Resources Criteria

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

- 1. Association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
- 2. Association with the lives of persons important to local, California, or national history;

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- 3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
- 4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

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

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

The property at 928 Ocean Street is not currently listed on the CRHR. In addition the structure does not appear to be eligible for inclusion in this register. The structure is not associated with significant events and thus it does not appear to be eligible for listing under Criterion 1. The structure is not associated with the lives of historically significant people, thus it does not appear to be eligible for inclusion under Criterion 2. The structure is an example of Noeclassical architecture, however it is not a notable example. Thus it does not appear to be eligible for listing under Criterion 3. The structure does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under Criterion 4.

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National Register Criteria

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

- A. that are associated with events that have made a significant contribution to broad patterns of our history;
- B. that are associated with the lives of persons significant in our past;

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

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

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

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

1. location

5. Workmanship

2. design

6. Feeling

3. setting

7. Association

4. materials

The structure at 928 Ocean Street is not currently listed on the National Register of Historic Places. In addition the structure does not appear to be eligible for inclusion in this register. The property is not associated with any known significant historical events, thus it does not appear to be eligible under Criterion A. The structure is not associated with historically significant persons, thus it does not appear to be eligible for inclusion in the NRHP under Criterion B. Although an example of Neoclassical architecture, it is not a notable example of this style and does not appear to be eligible for inclusion under Criterion C. The structure does not appear likely to yield important historical information, thus it does not appear eligible for inclusion under Criterion D.

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	Appraiser's Office, County of Santa Cruz 2019 Appraiser's records for 928 Ocean Street.							
	ce, County of Santa Cruz Record search of assessed value an	d associated tax	ces for 928 Ocea	n Street.				
Calloway, S. a 1996	nd E. Cromley The Elements of Style: A Practical I Present, Revised Edition. Simon & S			tural Details from 14	85 to the			
Hoover, M. et a 1966	al Historic Spots in California. Stanfor	d University Pre	ss, Stanford Cali	fornia.				
McAlester, V. a 1997	and L. McAlester A Field Guide to American Houses.	. Alfred A. Knoր	of, New York.					
Recorder's Off 2019	ce, County of Santa Cruz Record search of recorded informat	ion for 928 Ocea	an Street.					
US Departmen 1990	t of the Interior The Secretary of the Interior's Stand Buildings	dards for Rehabi	litation and Guid	elines for Rehabilitat	ing Historic			
US Departmen 1982	t of the Interior Bulletin 15 – "How to Apply the Nati	onal Register Cr	iteria for Evaluat	ion."				
Whiffen, M. 1992	American Architecture since 1780, F	Revised Edition.	The MIT Press,	Cambridge, MA.				

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Photo 1: View of the front façade of 928 Ocean Street



Photo 2: Another view of the front façade.

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Photo 3: Detail of the centrally placed dormer.



Photo 4: View along the southern façade.

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Photo 5: View along the southern façade from the rear.



Photo 6: View along the northern façade from the rear.

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Photo 7: View of the rear façade.



Photo 8: View of large rear informal dormer.

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Photo 9: View of the rear entry.



Photo 10: View of the back yard.

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Photo 11: View of the front façade of the shed/garage.



Photo 12: Oblique view of the shed/garage.

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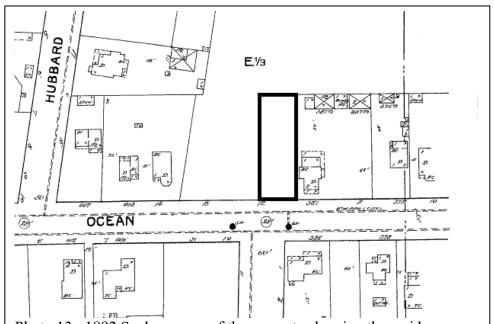


Photo 13: 1892 Sanborn map of the property showing the residence was not present at that time.

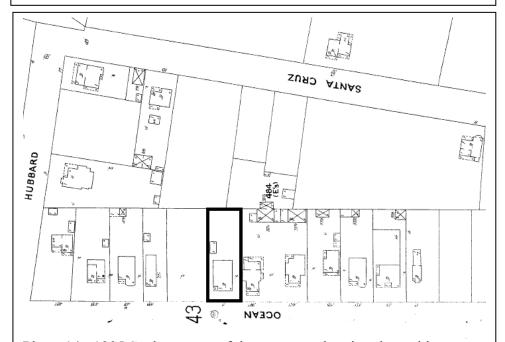
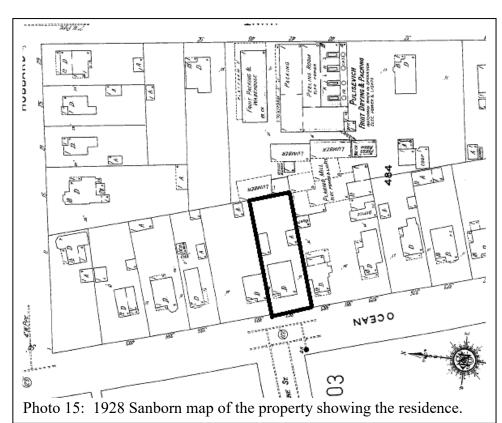
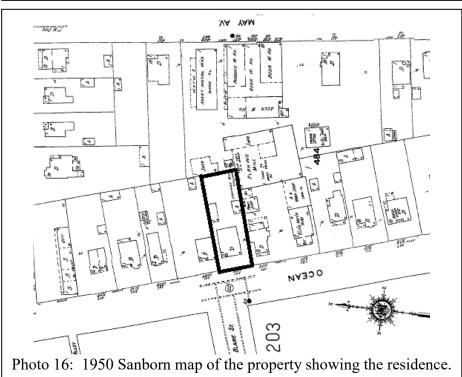


Photo 14: 1905 Sanborn map of the property showing the residence.

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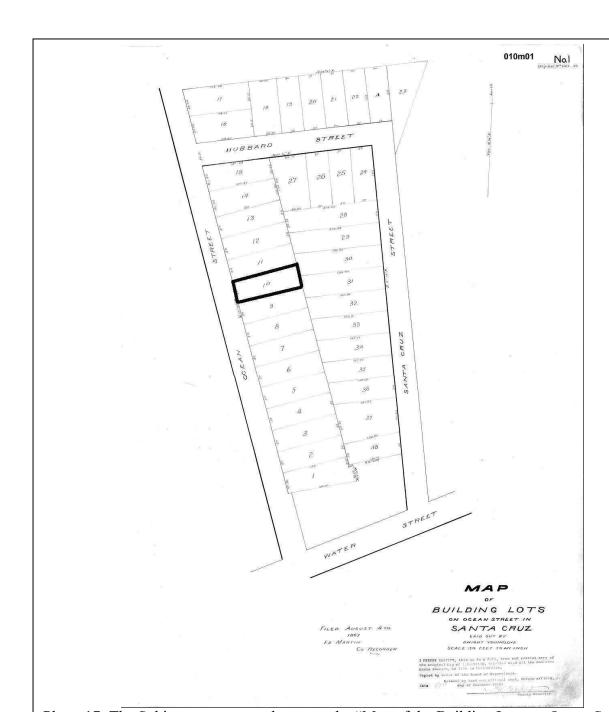


Photo 17: The Subject property as shown on the "Map of the Building Lots on Ocean Street in Santa Cruz, 1887" (Lot #10).

Archaeological Resource Management

Robert R. Cartier, Ph.D.
496 North 5th Street
San Jose, CA 95112
Telephone (408) 295-1373
Fax (408) 286-2040
email: armcartier@netscape.net

SE-Santa Cruz LLC November 4, 2019

Attn: Madhu Sridhar 1777 Saratoga Ave, Suite 210 San Jose, CA 95129

RE: HISTORIC EVALUATION FOR THE PROPERTY AT 920 OCEAN STREET IN THE

CITY OF SANTA CRUZ

Dear Ms. Sridhar;

As per your request our firm is submitting the enclosed historical evaluation of the structure at 920 Ocean Street in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

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

The structure at 920 Ocean Street is not currently listed on the City of Santa Cruz Historic Building Survey, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). In addition, it does not appear to be eligible for listing in any of these registers.

Thus the structure at 920 Ocean Street does not appear to be historically significant, and no further recommendations are being made.

Sincerely,

Robert Cartier, Ph.D. Principal Investigator

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Other Listings Review Code		
Page _1 of 19 Res P1. Other Identifier:	source Name or # 920 Ocean Street	
P2. Location: Not for Publication x Unr	restricted *a. CountySanta Cruz	
and (P2b and P2c or P2d. Attach a Location Map as nece	,	
*b. USGS 7.5' Quad: Santa Cruz,CA Date: 2012	T ; R ; 1/4 of 1/4 of Sec ; BM	
c. Address: 920 Ocean Street	City: Santa Cruz Zip: 95060	
d. UTM : 10S 5 87 098mE/40 93 169mN		
e. Other Locational Data: (e.g., parcel #, directions to resource, elev APN: 008 331 28	vation, etc., as appropriate)	
*P3a. Description: (Describe resource and its major elements. Include	le design, materials, condition, alterations, size, setting, and boundaries	s.)
The primary structure at 920 Ocean Street is a single story of	commercial building in fair condition. The sales office and	
store front portion of the building is constructed in a simple S		
consists of vernacular warehouse space. The roof of the sa extending gable of moderate pitch above the entrance. Con		
façade features a low parapet with unadorned columns flank		
painted red, and fenestration consists of multi-paned vinyl w		
a gabled roof, surfaced with corrugated metal sheeting. The		
siding (on the front wing) and corrugated metal sheeting on	the rear warehouse.	
*P3b. Resource Attributes:HP06 (commercial 1-3 stories)		
*P4. Resources Present: <u>x_Building_Structure_Object</u>		
P5a. Photo or drawing (Photo required for buildings, structures, objects.)	P5b. Description of Photo: (View, date, accession #) View of the front façade of 920 Ocean Street	
	view of the front laçade of 920 Ocean Street	
	*P6. Date Constructed/Age and Sources	
	Historic x Prehistoric Both	
	Constructed 1945 based on County of Santa Cru	JΖ
	Appraiser's records	
	tD7. Common and Addresses	
104	*P7. Owner and Address:	
	SE-Santa Cruz, LLC	
	1777 Saratoga Ave, Suite 210	
	San Jose, CA 95129	
	8 .	
	*P8. Recorded by:	
	Robert Cartier	
	Archaeological Resource Management	
	496 North 5th Street	
	San Jose, CA 95112	
	*P9. Date Recorded: 11/4/2019	
	*P10. Survey Type: Intensive	

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

* Attachments: __None x_Location Map __Sketch Map x_Continuation Sheet x_Building, Structure, and Object Record __Archaeological Record __District Record __Linear Feature Record __Milling Station Record __Rock Art Record __Artifact Record __Photographic Record __Other (List):

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Page <u>2</u> of <u>19</u>	*NRHP Status Code 920 Ocean Street
*Resource Name or # (A	ssigned by recorder)
	
B2. Common Name: Santa Cruz Fireplace & Hot Tub	
	Present Use: Commercial
*B5. Architectural Style: Spanish Colonial Revival, *B6. Construction History: (Construction date, alterations, and date of	
Based upon visual evaluation and available documentation,	the primary structure at 920 Ocean Street was constructed
in 1945. Since its original construction multiple additions ha	ve been made to the building, greatly expanding the size of
the structure.	
*B7. Moved? <u>x</u> No <u> </u>	Date: Original Location:
*B8. Related Features:	
Also present on the property is a small storage shed.	
B9a. Architect: unknown b.	Builder: unknown
*B10. Significance: Theme <u>commercial</u>	Area Santa Cruz, CA
Period of Significance Post-War Property Type	e <u>private commercial</u> Applicable Criteria <u>N/A</u>
The land on which the subject structure now stands consists	
shown on the "Map of Building Lots on Ocean Street in Sant	
the location of two single family residences. The first of thes	r the City of Santa Cruz show that the property was formerly
both are present on the 1905 and 1928 Sanborn Maps. In 1	
of Hamilton and Church, contractors (Santa Cruz City Direct	tory). By 1939 the property was owned by Jeanette Agnes
Hamilton (Book 365 OR, Page 173). Based upon Santa Cru	
was originally constructed in 1945, however the rear portion structures on the property. On December 17, 1948 the prop	
Frank J. Brick and Wendell Van Houten (Book 701 OR, Pag	
on the property in 1949 known as Van Houten & Brick (Sant	
and his interest in the property passed to his wife Frances L	ouise Brick on February 28, 1973 (Book 2287 OR, Page
597).	n Chart Dans 4
	n Sheet, Page 4
B11. Additional Resource Attributes: (List attributes and codes) *B12. References:	<u>N/A</u>
See Continuation Sheet, Page 8	
-	HURBARD WE
B13. Remarks:	
	MOUN ALLE
*B14. Evaluator: Robert R. Cartier	
*Date of Evaluation:11/4/2019	BLAINE S
(This space reserved for official comments.)	SUBJECT PROPERTY
,	
	DIVE LIDEAN ST. BLDG. LOTS SMB4S 8/4/1887 CDFY GIRLD A B A B A B A B A B A B A B B A B B B B
	The same of the sa

State of California - The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
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 Resource Name or # (Assigned by recorder)
 920 Ocean Street

 *Map Name:
 Santa Cruz, CA
 *Scale: 7.5 Minute
 *Date of Map: 2012

map ramo: <u>cana oraz, ora</u>	
Independent Order of Oddfellows Cem	ROONEY ST
SUBJECT	Bolcoff Hill PROPERTY
PO SA PIVER BOST	
gro Heights	
	Woods
San_	Lorenzo-River
SANTA CRUZ	340
	Seabright
	Santa Cruz Looff Carousel Santa Cruz and Roller Coaster Small-Graft Harbor
A Control of the Cont	and Roller Coaster Small-Graft Harbor
Santa Cruz	Seabright
Beach	Beach
Cowell Beach 4	Twin Lakes

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DEPARTMENT OF PARKS AND RECREATION	HRI#	
CONTINUATION SHEET	Trinomial	

Page	<u>4</u> _	of	<u>19</u>	*Resource Name or	# (Assigned	by recorder)	920 Ocean Street			
*Record	ded by	Α	rchaeol	ogical Resource Management	Date	11/4/2019	Continuation	Х	Updat	е

Continued from B10:

Later that year Frances granted her interest in the property to Wendell and Margaret Van Houten (Book 2355 OR, Page 407). On September 17, 1975 the Van Houtens sold the property to Roger D. and Norma R. Gintert and David and Arden Bogaard (Book 2548 OR, Page 237). On March 3, 1986 the Ginterts ceded their interest in the property to the Bogaards (Book 3952 OR, Page 166). The Bogaard family retained ownership of the property until November 7, 2018, when it was sold to SE-Santa Cruz, LLC, who are the current owners (Assessor's Doc#2018-0033494).

City of Santa Cruz Historic Preservation Ordinance

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

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

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

Or a district which is:

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

The structure at 920 Ocean Street is not currently listed in the City of Santa Cruz Historic Building Survey. In addition, it does not appear eligible for listing in this register. The structure is not recognized as a significant example of the built heritage of the city, and thus does not appear eligible for listing under Criterion 1. It is not associated with significant historic events, and thus does not appear eligible for listing under Criterion 2. It is not associated with historically significant persons, thus it does not appear eligible for listing under Criterion 3. It is not known to be the work of an architect or builder of note, and thus does not appear eligible for listing under Criterion 4. It does not possess special aesthetic or architectural merit, and thus does not appear eligible under Criterion 5. Although it is an example of Spanish Colonial Revival architecture, it is not a notable example of this style and does not appear eligible for inclusion under Criterion 6. In addition, the structure has suffered multiple modifications, is somewhat lacking in integrity. Thus it does not appear to be eligible for inclusion under Criterion 7. The structure is not a part of an historic district, and thus Criteria 8 and 9 do not apply.

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Date

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Continuation

California Register of Historic Resources Criteria

*Recorded by

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

- 1. Association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
- 2. Association with the lives of persons important to local, California, or national history;

Archaeological Resource Management

- 3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
- 4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

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

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

The property at 920 Ocean Street is not currently listed on the CRHR. In addition the structure does not appear to be eligible for inclusion in this register. The structure is not associated with significant events and thus it does not appear to be eligible for listing under Criterion 1. The structure is not associated with the lives of historically significant people, thus it does not appear to be eligible for inclusion under Criterion 2. The structure is an example of Spanish Colonial Revival architecture, however it is not a notable example, and suffers from significant modifications from its original form. Thus it does not appear to be eligible for listing under Criterion 3. The structure does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under Criterion 4.

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National Register Criteria

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

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

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

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

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

location

5. Workmanship

2. design

6. Feeling

3. setting

7. Association

4. materials

The structure at 920 Ocean Street is not currently listed on the National Register of Historic Places. In addition the structure does not appear to be eligible for inclusion in this register. The property is not associated with any known significant historical events, thus it does not appear to be eligible under Criterion A. The structure is not associated with historically significant persons, thus it does not appear to be eligible for inclusion in the NRHP under Criterion B. Although an example of Spanish Colonial Revival architecture, it is not a notable example of this style and does not appear to be eligible for inclusion under Criterion C. The structure does not appear likely to yield important historical information, thus it does not appear eligible for inclusion under Criterion D.

In addition, the structure is somewhat lacking in historic integrity, having multiple additions since its original construction.

	5 ,	Primary # HRI #			_
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Page 7		# /Aggiang	d to company	920 Ocean Street	
*Recorded by	Archaeological Resource Management	Date	11/4/2019	Continuation	x Update
Continued from	n B12:				
	fice, County of Santa Cruz Appraiser's records for 920 Ocean Stree	et.			
	ice, County of Santa Cruz Record search of assessed value and a	essociated tax	es for 920 Ocean	Street.	
Calloway, S. ar 1996	nd E. Cromley The Elements of Style: A Practical End Present, Revised Edition. Simon & Sch			ıral Details from 148	35 to the
Hoover, M. et a 1966	al Historic Spots in California. Stanford U	Iniversity Pres	ss, Stanford Califo	ornia.	
McAlester, V. a 1997	and L. McAlester A Field Guide to American Houses. A	Alfred A. Knop	f, New York.		
Recorder's Offi 2019	ice, County of Santa Cruz Record search of recorded information	for 920 Ocea	n Street.		
Santa Cruz Se 1949	ntinel Announcement of Partnership for Van I	Houten & Bric	k, January 25, 19	949.	
1954	Van Houten and Brick Install New Type	Saw. Decem	ıber 12, 1954.		
1956	Harris Bro's Celebrates its 59th Year wit	h a "Brand Ne	w Look", April 24	·, 1956.	
US Departmen 1990	nt of the Interior The Secretary of the Interior's Standard Buildings	ds for Rehabil	itation and Guidel	lines for Rehabilitat	ing Historic
US Departmen 1982	nt of the Interior Bulletin 15 – "How to Apply the Nationa	al Register Cri	teria for Evaluatic	on."	
Whiffen, M. 1992	American Architecture since 1780, Rev	vised Edition.	The MIT Press, C	ambridge, MA.	

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Photo 1: View of the front façade of 920 Ocean Street



Photo 2: View of the store front of the structure.

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Photo 3: Oblique view of the store front.



Photo 4: View of the northern wing from Ocean Street.

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Photo 5: View of the southwest corner, showing transition between the store front and the remainder of the structure.



Photo 6: View along the southern façade.

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Photo 7: View of the northern façade of the sales area.



Photo 8: View of the rear façade.

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Photo 9: View of the southern portion of the rear façade.



Photo 10: View of the northern portion of the rear façade.

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Photo 11: Interior view of the sales office showing rafter trusses.



Photo 12: View of the entry to the warehouse area.

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Photo 13: Interior view of the warehouse.



Photo 14: Southern portion of the warehouse, note skylights.

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Photo 15: Another view of the warehouse area.



Photo 16: View of the warehouse area showing rafter trusses.

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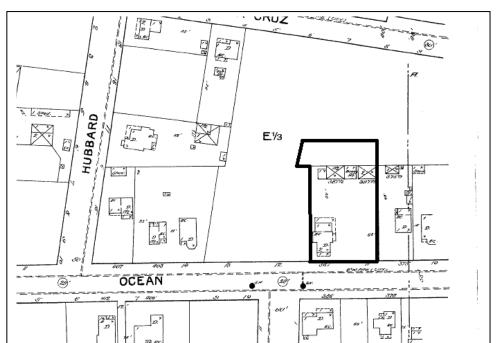


Photo 17: 1892 Sanborn map of the property showing a residence and Various outbuildings on the property at that time.

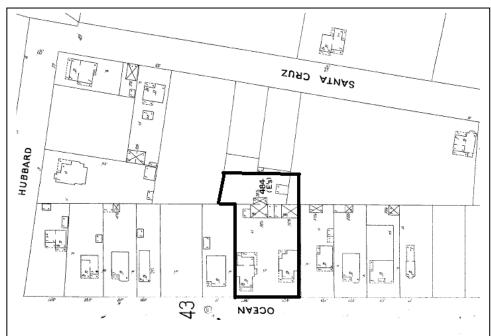


Photo 18: 1905 Sanborn map of the property showing two residences on the property at that time.

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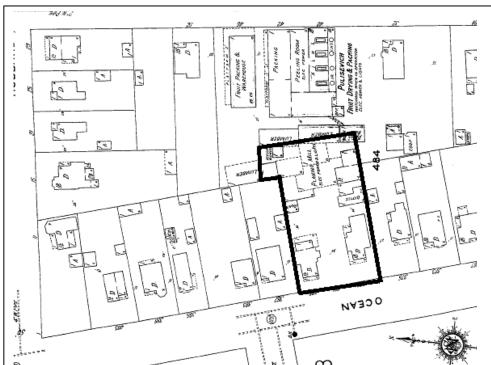


Photo 19: 1928 Sanborn map of the property showing two residences and storage structures on the property at that time.

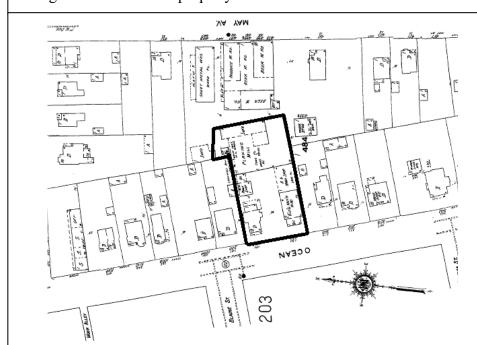


Photo 20: 1950 Sanborn map of the property showing the subject structure.

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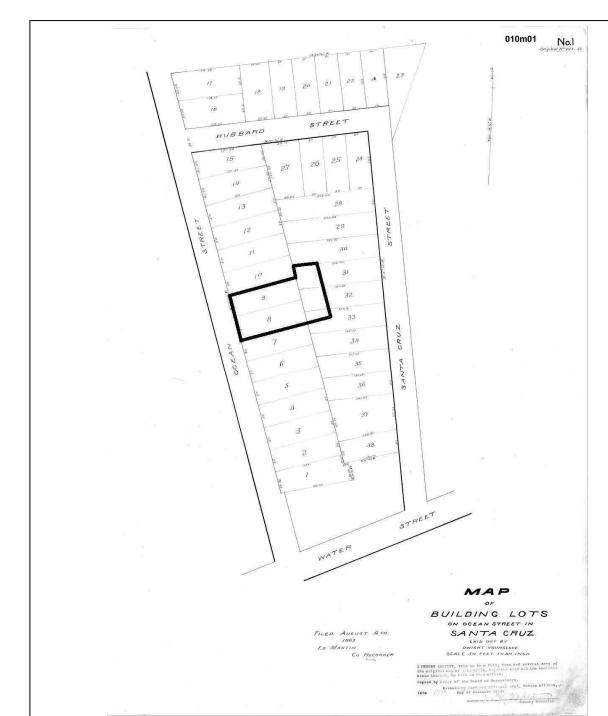


Photo 21: The Subject property as shown on the "Map of the Building Lots on Ocean Street in Santa Cruz, 1887" (Lots #8 & 9 and portions of Lots# 31, 32, & 33).

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Van Houten And Brick Install New Type Saw Said to be the only one of its kind in this area a "Panel-Master" saw has been installel by the local millwork firm of Van Houten & Brick at 920 Ocean street. Recently placed on the market, according to Van Houten and Brick. the saw requires only one operator to cut up to 4x12 foot sheets of plywood, Masonite, and other building boards. Before installation of this saw, two operators were required to cut large sheets of plywood efficiently. The saw is installed in a 10-foot high frame and cuts upward, the saw blade automatically returning to its position after completing the cut. The saw has greatly speeded up service to the firms customers.

Photo 22: December 12, 1954 article in the Santa Cruz Sentinel.

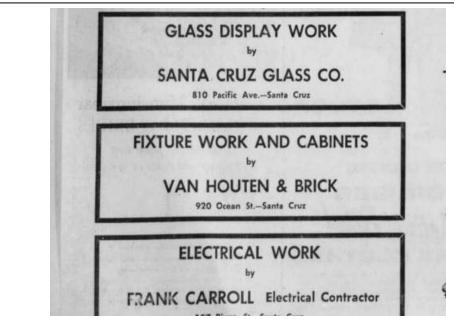


Photo 23: April 24, 1956 advertisement newly renovated Harris Bro's Store in the Santa Cruz Sentinel listing Van Houten & Brick as contractors.

Archaeological Resource Management

Robert R. Cartier, Ph.D.
496 North 5th Street
San Jose, CA 95112
Telephone (408) 295-1373
Fax (408) 286-2040
email: armcartier@netscape.net

SE-Santa Cruz LLC Attn: Madhu Sridhar 1777 Saratoga Ave, Suite 210 San Jose, CA 95129 November 4, 2019

RE: HISTORIC EVALUATION FOR THE PROPERTY AT 130 HUBBARD STREET IN THE CITY OF SANTA CRUZ

Dear Ms. Sridhar;

As per your request our firm is submitting the enclosed historical evaluation of the structure at 130 Hubbard Street in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

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

The structure at 130 Hubbard Street is not currently listed on the City of Santa Cruz Historic Building Survey, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). However, the home was constructed in 1878 based upon County of Santa Cruz Appraiser's property records, and it appears eligible for inclusion in the City of Santa Cruz Historic Building Survey under Criterion 5 and 6 as a good example of the National Folk style, characteristic of the middle-to-late 19th Century.

Thus the structure at 130 Hubbard Street appears to be historically significant at a local level. From a preservation perspective, the most preferable project alternative would retain the structure as is. In the event that this is not possible, it would be recommended to move the structure to a nearby property within the City of Santa Cruz. In the event that relocation is not feasible, it is

recommended that a detailed photographic documentation of the structure be conducted prior to demolition.

Sincerely,

Robert Cartier, Ph.D. Principal Investigator

RC/dj

State of California - The Resources Agency	Primai	ry#						
DEPARTMENT OF PARKS AND RECREATION	HRI#							
PRIMARY RECORD	Trinon							
NRHP Status Code								
	her Listings							
	eview Code _	Revie		Date				
Page <u>1</u> of <u>13</u> P1. Other Identifier:	Reso	urce Name or i	#130 Hubb	bard Street				
P2. Location: Not for Publication	_x_ Unres	stricted *a	County	Santa Cruz				
and (P2b and P2c or P2d. Attach a Location	Map as neces	sary.)						
*b. USGS 7.5' Quad: Santa Cruz,CA Date:	2012	Γ ; R	; 1/4 of	1/4 of Sec ;	BM			
c. Address: 130 Hubbard Streetd. UTM: 10S 5 87 098mE/40 93 169mN	C	Si ty : Santa C	Cruz	Zip: 95060				
e. Other Locational Data: (e.g., parcel #, directions to APN: $008\ 331\ 04$	resource, elevat	ion, etc., as appro	priate)					
*P3a. Description: (Describe resource and its major element of the structure at 130 Hubbard Street is a two storman roof is of moderate pitch, and surfaced with compaddition, with a short hipped roof extension over the eaves are narrow, with enclosed rafters. Extra consists primarily of wooden framed windows in a features a centrally placed gable peak, with three placed entrance on the lower story. The porch stagade, and is supported by simple classical column *P3b. Resource Attributes:HP02 (Single Family Resources Present:	y National Formation of the newer ad terior walls are double-hung windows on tretches acrosms.	olk style reside lles. A lower g dition. A hippo re surfaced wit g sash configu the upper stor ss approximate	nce in fair co labled roof exect roof also exect horizontal variation. The sect was three qua	endition. Side gabled extends over the earline extends over the fron wooden siding. Fend symmetrical front fag rindows flanking the rters the length of th	d, the er rear nt porch. estration cade centrally			
*P4. Resources Present: <u>x_Building</u> Structur			Element of Distric					
P5a. Photo or drawing (Photo required for buildings, structure)	es, objects.)		•	o to: (View, date, access e of 130 Hubbard Str	,			
		*P6. Date	P6. Date Constructed/Age and Sources					
		Historic Construc	x Prehistori		nta Cruz			
		*P7. Own	er and Addres	ss:				
		SE-Santa	Cruz, LLC					
*	Alab	1777 Sara	toga Ave, Su	ite 210				
		San Jose,	CA 95129					
		*P8. Reco	orded by:					
	1/2	Robert Ca	-					
		Archaeolo	nical Resourc	ce Management				
		496 North	•					
		SEE .	CA 95112					
			Recorded: 11	/4/2019				
			recorded. 11					
		F IV. Surv	rey rype. milei	IISIVC				

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

* Attachments: __None x_Location Map __Sketch Map x_Continuation Sheet x_Building, Structure, and Object Record __Archaeological Record __District Record __Linear Feature Record __Milling Station Record __Rock Art Record __Artifact Record __Photographic Record __Other (List):

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BUILDING, STRUCTURE, AND OBJECT RECOF	RD
Page <u>2</u> of <u>13</u>	*NRHP Status Code130 Hubbard Street
*Resource Name or # (As	
B2. Common Name: 130 Hubbard Street	
	Present Use: Residential (Rental)
*B5. Architectural Style: National Folk	Nesidential (Nental)
*B6. Construction History: (Construction date, alterations, and date of Based upon visual evaluation and available documentation,	
constructed in 1878. Since its original construction multiple	
expanding the size of the structure.	additions have been made to the ballating, greatly
	Date: Original Location:
*B8. Related Features:	· · · · · · · · · · · · · · · · · · ·
Also present on the property is the John's Electric Motor Ser	vice building (457 May). This structure is described in a
separate set of DPR forms.	D. 71.
	Builder: unknown
*B10. Significance: Theme Architecture and Shelter	
	e <u>private residential</u> Applicable Criteria N/A
The land on which the subject structure now stands consists Ocean Street in Santa Cruz, laid out by Dwight Younglove,"	
upon County of Santa Cruz Appraiser's documentation, the	
lies outside the boundaries of the 1886 and 1888 Sanborn M	
map. The earliest known owner of the home was Crawford	
Ann Hunt, widow of Stephen Howard Hunt (Book 122 of Dee	
(then 29 Hubbard Street) in 1902. The Hunt family resided in	
Stephen and Mary's son William Bruce Hunt was listed at the	
Newman. Clara Larson (nee Waldo) and her brother and his	s wife, Albert (Bert) and Ethel Waldo, are listed at the
address in 1921.	
See Continuation	n Sheet, Page 4
B11. Additional Resource Attributes: (List attributes and codes)	<u>N/A</u>
*B12. References:	
See Continuation Sheet, Page 8	(5)
	8 95 15337 3237 42 (42)
B13. Remarks:	8 HUBBARD 80 S0
	(40) 15 (366) 8 (41) 15 (42) 15 (42)
	26 25 24 X 30 199 199 199 199 199 199 199 199 199 19
	SUBJECT PROPERTY
	T 13200 12 130 100 100 100 100 100 100 100 100 100
	(30)
*B14. Evaluator:Robert R. Cartier	(a) (b) (c) (d) (d) (d) (d) (d) (d) (d) (d) (d) (d
*Date of Evaluation:11/4/2019	ST (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4
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(This space reserved for official comments.)	1 (35)
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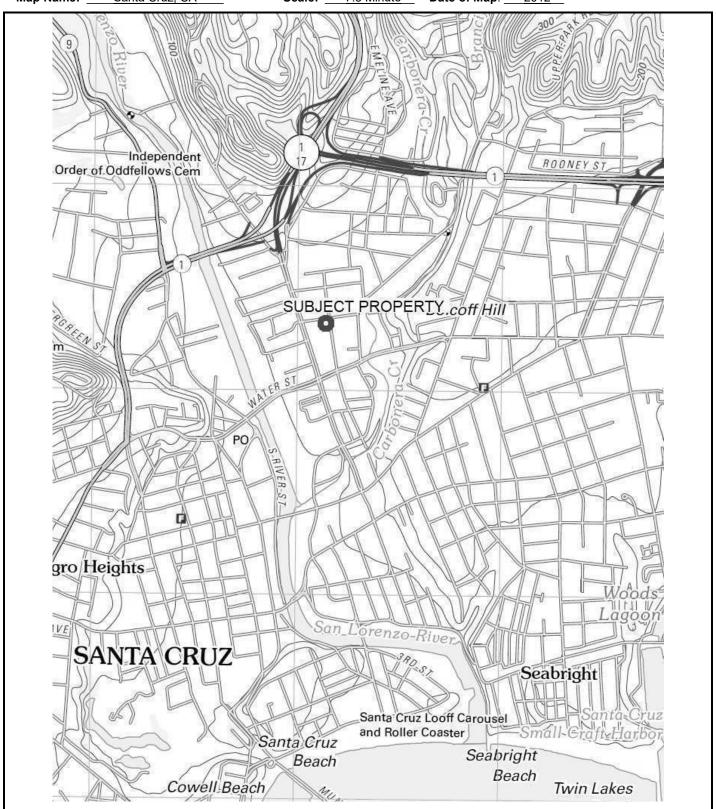
DPR 523A (1/95) *Required Information

34PM31 12/3/1979

State of California - The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
LOCATION MAP	Trinomial

 Page 3 of 13
 Resource Name or # (Assigned by recorder)
 130 Hubbard Street

 *Map Name:
 Santa Cruz, CA
 *Scale:
 7.5 Minute
 *Date of Map:
 2012



DEPAR	RTMEN	IT OF	PAR	ources Agency (S AND RECREATION SHEET	Primary # HRI # Trinomial		
Page	_4_	of	<u>13</u>	*Resource Na	me or # (Assigned by recorder)	130 Hubbard Street	

Date

11/4/2019

Continuation

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Continued from B10:

*Recorded by

Clara Larson was employed as a laundry worker at Cascade Laundry, and Albert Waldo was listed as a blacksmith. By 1924 the property was owned by Joseph L. Thorp. On February 2 of that year he granted the home to H. J. and Mary Schutter (Book 37 OR, Page 87). On February 3, 1933 H. J. Schutter granted the property to Franklin J. Schutter (Book 244 OR, Page 243). Franklin owned the property until March 22, 1944, when it was sold to Squire M. and Mary M. Shively (Book 476 OR, Page 11). The Shivelys' sold the property on October 7, 1947 to Ida and H. L. Reid (Book 596 OR, Page 198). Ida Reid ceded her interest in the property to H. L. and Beatrice Reid on January 28, 1955 (Book 1001 OR, Page 364). On October 17, 1967 the property was sold to Jack and Vivian Johnson and Douglas L. and Patricia Eudey (Book 1850 OR, Page 287). On August 20, 1979 the property was sold to T.J. and Shirley Scott, Norman and Diane Bei, and Hugo Bruno Tottino (Book 3098 OR, Page 235). On July 26, 2005 the property was transferred to Bei-Scott Co., LLC (Assessor's Doc#2005-0050952). The property was transferred again on October 6, 2017, to SE-Santa Cruz, LLC, who are the current owners (Assessor's Doc#2017-0033544).

City of Santa Cruz Historic Preservation Ordinance

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

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

Archaeological Resource Management

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

Or a district which is:

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

The structure at 130 Hubbard Street is not currently listed in the City of Santa Cruz Historic Building Survey. However, it appears to be eligible for listing in this register under Criteria 5, 6 and 7 as described above. The structure is a good example of the National Folk style in the community of Santa Cruz. This style is characteristic of middle-to-late 19th Century American domestic architecture. It is a very early structure in this area of the city, and is built in a style uncommon in the area. Thus it appears eligible for inclusion under Criteria 5 and 6. The structure has multiple additions, however the front façade retains much of its original character and feeling. Thus it appears to be eligible for inclusion under Criterion 7.

The structure is not recognized as a significant example of the built heritage of the city, and thus does not appear eligible for listing under Criterion 1. It is not associated with significant historic events, and thus does not appear eligible for listing under Criterion 2. It is not associated with historically significant persons, thus it does not appear eligible for listing under Criterion 3. It is not known to be the work of an architect or builder of note, and thus does not appear eligible for listing under Criterion 4. The structure is not a part of an historic district, and thus Criteria 8 and 9 do not apply.

State of California - The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI#	
CONTINUATION SHEET	Trinomial	

Page5of13*Resource Name or # (Assigned by recorder)_____130 Hubbard Street*Recorded byArchaeological Resource ManagementDate11/4/2019ContinuationxUpdate

California Register of Historic Resources Criteria

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

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

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

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

The property at 130 Hubbard Street is not currently listed on the CRHR. In addition the structure does not appear to be eligible for inclusion in this register. The structure is not associated with significant events and thus it does not appear to be eligible for listing under Criterion 1. The structure is not associated with the lives of historically significant people, thus it does not appear to be eligible for inclusion under Criterion 2. The structure is an example of National Folk style architecture, however it is not a notable example on a statewide level. Thus it does not appear to be eligible for listing under Criterion 3. The structure does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under Criterion 4.

State of California - The Resources Agency	Primary #	
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Date

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National Register Criteria

*Recorded by

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

- A. that are associated with events that have made a significant contribution to broad patterns of our history;
- B. that are associated with the lives of persons significant in our past;

Archaeological Resource Management

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

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

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

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

1. location

5. Workmanship

2. design

6. Feeling

3. setting

7. Association

4. materials

The structure at 130 Hubbard Street is not currently listed on the National Register of Historic Places. In addition the structure does not appear to be eligible for inclusion in this register. The property is not associated with any known significant historical events, thus it does not appear to be eligible under Criterion A. The structure is not associated with historically significant persons, thus it does not appear to be eligible for inclusion in the NRHP under Criterion B. Although an example of National Folk style architecture, it is not a notable example of this style and does not appear to be eligible for inclusion under Criterion C. The structure does not appear likely to yield important historical information, thus it does not appear eligible for inclusion under Criterion D.

In addition, the structure is somewhat lacking in historic integrity, a key consideration for eligibility for the National Register.

State of Californi	a - The Resources Agency	Primary #		
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CONTINU	ATION SHEET	Trinomial		
Page <u>7</u> *Recorded by	of <u>13</u> *Resource N Archaeological Resource Management	ame or # (Assigned Date	d by recorder) 11/4/2019	130 Hubbard Street Continuation x Update
Continued from	1 B12:			
	ice, County of Santa Cruz Appraiser's records for 130 Hubbard	Street.		
	ce, County of Santa Cruz Record search of assessed value an	d associated tax	es for 130 Hubb	ard Street.
Calloway, S. ar 1996	nd E. Cromley The Elements of Style: A Practical L Present, Revised Edition. Simon & S			tural Details from 1485 to the
Hoover, M. et a 1966	al Historic Spots in California. Stanford	d University Pres	ss, Stanford Cali	fornia.
McAlester, V. a 1997	nnd L. McAlester A Field Guide to American Houses.	Alfred A. Knop	f, New York.	
Recorder's Offi 2019	ce, County of Santa Cruz Record search of recorded informati	on for 130 Hubb	ard Street.	
US Departmen 1990	t of the Interior The Secretary of the Interior's Stand Buildings	lards for Rehabil	itation and Guid	elines for Rehabilitating Historic
US Departmen 1982	t of the Interior Bulletin 15 – "How to Apply the Natio	onal Register Cri	teria for Evaluat	ion."
Whiffen, M. 1992	American Architecture since 1780, F	Revised Edition.	The MIT Press,	Cambridge, MA.

State of California - The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI#	
CONTINUATION SHEET	Trinomial	

Page8of13*Resource Name or # (Assigned by recorder)130 Hubbard Street*Recorded byArchaeological Resource ManagementDate11/4/2019ContinuationxUpdate



Photo 1: View of the front façade of 130 Hubbard Street



Photo 2: View of the front porch and entry.

State of California - The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION	HRI#	
CONTINUATION SHEET	Trinomial	

Page9of13*Resource Name or # (Assigned by recorder)130 Hubbard Street*Recorded byArchaeological Resource ManagementDate11/4/2019ContinuationxUpdate



Photo 3: Oblique view of the residence from the northwest.



Photo 4: Oblique view of the residence from the northeast.

State of California - The Resources Agency

DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary #

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 of
 13
 *Resource Name or # (Assigned by recorder)
 _____130 Hubbard Street

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Photo 5: View of the eastern façade showing both rear additions.



Photo 6: View of the rear façade showing later rear addition.

State of California - The Resources Agency	Primary #
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CONTINUATION SHEET	Trinomial

*Resource Name or # (Assigned by recorder)
Management Date 11/4/2019 Page 11 13 130 Hubbard Street *Recorded by Continuation x Update Archaeological Resource Management

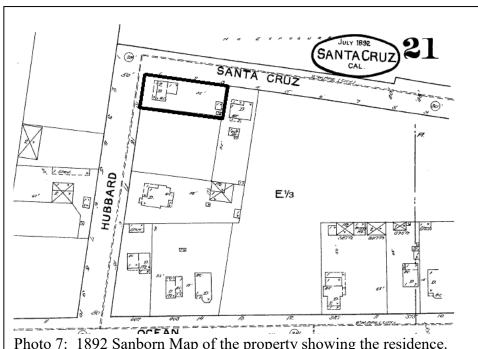


Photo 7: 1892 Sanborn Map of the property showing the residence.

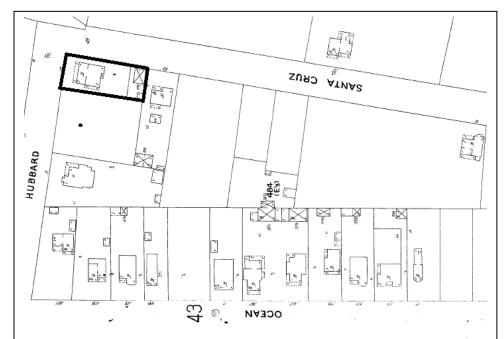


Photo 8: 1905 Sanborn map of the property showing first rear addition Made to the home.

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION Primary # HRI# **Trinomial**

CONTINUATION SHEET

Page <u>12</u> 130 Hubbard Street <u>13</u> *Resource Name or # (Assigned by recorder) *Recorded by x Update 11/4/2019 Continuation Archaeological Resource Management

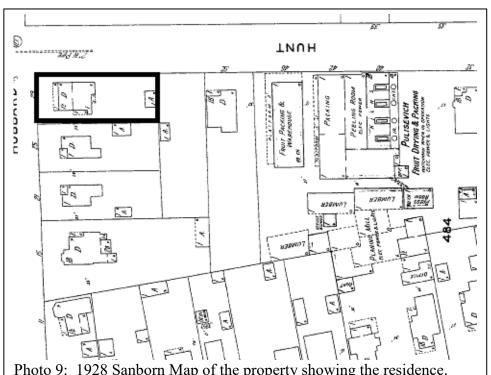
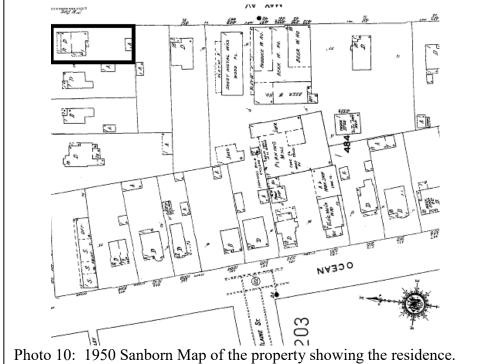


Photo 9: 1928 Sanborn Map of the property showing the residence.



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CONTINUATION SHEET	Trinomial	

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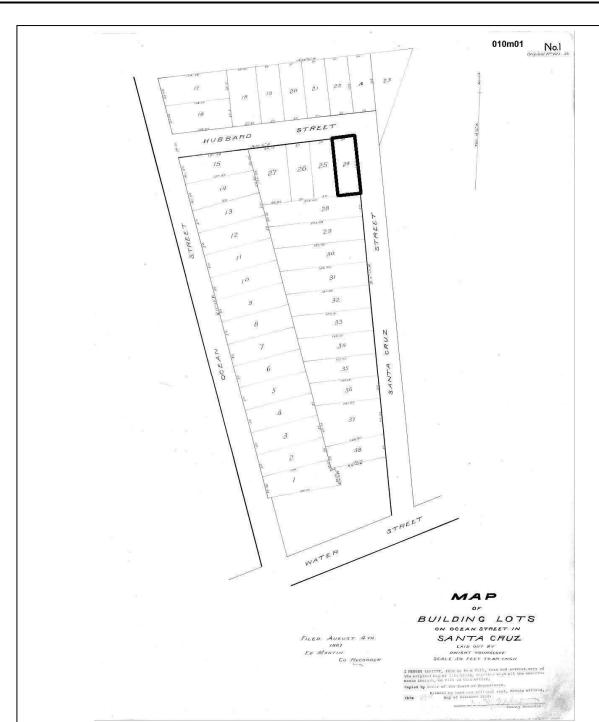


Photo 11: The Subject property as shown on the "Map of the Building Lots on Ocean Street in Santa Cruz, 1887" (Lot #24).

Archaeological Resource Management

Robert R. Cartier, Ph.D.
496 North 5th Street
San Jose, CA 95112
Telephone (408) 295-1373
Fax (408) 286-2040
email: armcartier@netscape.net

SE-Santa Cruz LLC November 4, 2019

Attn: Madhu Sridhar 1777 Saratoga Ave, Suite 210 San Jose, CA 95129

RE: HISTORIC EVALUATION FOR THE PROPERTY AT 457 MAY AVENUE IN THE

CITY OF SANTA CRUZ

Dear Ms. Sridhar;

As per your request our firm is submitting the enclosed historical evaluation of the structure at 457 May Avenue in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

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

The structure at 457 May Avenue is not currently listed on the City of Santa Cruz Historic Building Survey, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). In addition, it does not appear to be eligible for listing in any of these registers.

Thus the structure at 457 May Avenue does not appear to be historically significant, and no further recommendations are being made.

Sincerely,

Robert Cartier, Ph.D. Principal Investigator

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary HRI #	/#		
PRIMARY RECORD	Trinom			
TRIMART REGORD		Status Code		
	Other Listings			
	Review Code _	Reviewer	Date	
Page _1_ of _14 P1. Other Identifier:	Resou	rce Name or #457 N	/lay Avenue	
P2. Location: Not for Publication	_x Unrest	,	Santa Cruz_	
and (P2b and P2c or P2d. Attach a Locat				
*b. USGS 7.5' Quad: Santa Cruz,CA Date			4 of 1/4 of Sec ;	ВМ
c. Address: 457 May Avenue d. UTM: 10S 5 87 098mE/40 93 169mN	Ci	ty: Santa Cruz	Zip: 95060	
e. Other Locational Data: (e.g., parcel #, directions	to resource, elevation	on, etc., as appropriate)		
APN: 008 331 04				
	tory commercial et. The exterior retches the lengt shop windows, vervice" extends for Service 2015). Ing configuration stories)	building in fair condition walls are constructed on the shop entrance, which flank the slightly from the front façade at Fenestration throughous.	n. The roof is flat, surfated in the roof is flat, surfated in the front in the structure is aluminated in the front in th	nced with ont façade he oor. A current num or
P5a. Photo or drawing (Photo required for buildings, stru	ctures, objects.)		f Photo: (View, date, acces ade of 457 May Avenuต	
		*P6. Date Construct	ed/Age and Sources	
		Historic x Prehis	storic Both based on County of Sa	ınta Cruz
	1200	*P7. Owner and Ad	dress:	
		SE-Santa Cruz, LLC	;	
	Total In	1777 Saratoga Ave,	Suite 210	
		San Jose, CA 95129	9	
		*P8. Recorded by:		
	The state of the s	Robert Cartier		
-	1	Archaeological Reso	ource Management	
>		496 North 5th Street		
The second secon		San Jose, CA 9511	2	
		*P9. Date Recorded	: 11/4/2019	
		*P10. Survey Type:	Intensive	

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

* Attachments: __None x_Location Map __Sketch Map x_Continuation Sheet x_Building, Structure, and Object Record __Archaeological Record __District Record __Linear Feature Record __Milling Station Record __Rock Art Record __Artifact Record __Photographic Record __Other (List):

State of California - The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
BUILDING, STRUCTURE, AND OBJECT RECO	RD
Page <u>2</u> of <u>14</u>	*NRHP Status Code 457 May Avenue
*Resource Name or # (A	
B1. Historic Name: 457 May Avenue	
B2. Common Name: John's Electric Motor Service	
	
<u></u>	Present Use: Commercial
*B5. Architectural Style: modern commercial	
*B6. Construction History: (Construction date, alterations, and date of	,
Based upon visual evaluation and available documentation,	
in 1958. Since its original construction only minor modificati	···
*B7. Moved? <u>x</u> No <u> </u>	Date: Original Location:
*B8. Related Features:	
Also present on the property is the residence at 130 Hubbar	d Street. This structure is described in a separate set of
DPR forms.	
B9a. Architect: unknown b.	Builder:unknown
*B10. Significance: Themecommercial	Area Santa Cruz, CA
Period of Significance Post-War Property Type	private commercial Applicable Criteria N/A
The land on which the subject structure now stands consists	of Lot #24, as shown on the "Map of Building Lots on
Ocean Street in Santa Cruz, laid out by Dwight Younglove,"	filed August 4, 1887 (Vol. 5 of Maps, Page 46). Based
upon County of Santa Cruz Appraiser's documentation, the	
1958. At the time of construction, the property was owned by	
From 1959 to 1963 the address is listed as 'Reid & Son Cab	
to Jack and Vivian Johnson and Douglas L. and Patricia Euc	
structure was occupied by Coast Counties Electrical Contract	
Shirley Scott, Norman and Diane Bei, and Hugo Bruno Totti	
See Continuatio	•
B11. Additional Resource Attributes: (List attributes and codes)	<u>N/A</u>
*B12. References:	
See Continuation Sheet, Page 7	(25)
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*B14. Evaluator: Robert R. Cartier	30 D b 8
*Date of Evaluation: 11/4/2019	553 (8) (1)
Date of Evaluation:11/4/2013	
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	Note - Assessor's Parcel & Block 34PM31 103RS30 4/15/03
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State of California - The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI#
LOCATION MAP	Trinomial

 Page 3 of 14
 Resource Name or # (Assigned by recorder)
 457 May Avenue

 *Map Name:
 Santa Cruz, CA
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gro Heights	
	Woods
VE San L'	Lagoon
CANITA CRUIZ	Prenzo-River
- SANTA CRUZ	Seabright
	Santa Cruz Looff Carousel Santa Cruz
Santa Cruz	Santa Cruz Looff Carousel Santa Cruz and Roller Coaster Small-Graft Harbor
Beach	Seabright
Cowell Beach M.	Beach Twin Lakes
	Will Editor

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Page	_4_	of	<u>14</u>	*Resource Name or	# (Assigned	by recorder)	457 May Avenue	
*Recor	ded by	Arcl	haeological	Resource Management	Date	11/4/2019	Continuation	x Update

Continued from B10:

John's Electric Motor Service is first listed at this address in 1980 (having previously operated from 449 May Avenue, beginning in 1976). On July 26, 2005 the property was transferred to Bei-Scott Co., LLC (Assessor's Doc#2005-0050952). The property was transferred again on October 6, 2017, to SE-Santa Cruz, LLC, who are the current owners (Assessor's Doc#2017-0033544).

City of Santa Cruz Historic Preservation Ordinance

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

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

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

Or a district which is:

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

The structure at 457 May Avenue is not currently listed in the City of Santa Cruz Historic Building Survey. In addition, it does not appear eligible for listing in this register. The structure is not recognized as a significant example of the built heritage of the city, and thus does not appear eligible for listing under Criterion 1. It is not associated with significant historic events, and thus does not appear eligible for listing under Criterion 2. It is not associated with historically significant persons, thus it does not appear eligible for listing under Criterion 3. It is not known to be the work of an architect or builder of note, and thus does not appear eligible for listing under Criterion 4. It does not possess special aesthetic or architectural merit, and thus does not appear eligible under Criterion 5. Although it is an example of modern commercial architecture, it is not a notable example of this style and does not appear eligible for inclusion under Criterion 6. The structure has suffered some modifications, and is somewhat lacking in integrity. Thus it does not appear to be eligible for inclusion under Criterion 7. The structure is not a part of an historic district, and thus Criteria 8 and 9 do not apply.

State of California - The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI #		
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Page 5 of 1/1 *Percure	Name or # (Assigned by recorder)	457 May Δνερμε	

Date

11/4/2019

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Continuation

California Register of Historic Resources Criteria

*Recorded by

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

- 1. Association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
- 2. Association with the lives of persons important to local, California, or national history;

Archaeological Resource Management

- 3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
- 4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

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

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

The property at 457 May Avenue is not currently listed on the CRHR. In addition the structure does not appear to be eligible for inclusion in this register. The structure is not associated with significant events and thus it does not appear to be eligible for listing under Criterion 1. The structure is not associated with the lives of historically significant people, thus it does not appear to be eligible for inclusion under Criterion 2. The structure is an example of modern commercial architecture, however it is not a notable example, and suffers from significant modifications from its original form. Thus it does not appear to be eligible for listing under Criterion 3. The structure does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under Criterion 4.

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National Register Criteria

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

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

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

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

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

location

5. Workmanship

2. design

6. Feeling

3. setting

7. Association

4. materials

The structure at 457 May Avenue is not currently listed on the National Register of Historic Places. In addition the structure does not appear to be eligible for inclusion in this register. The property is not associated with any known significant historical events, thus it does not appear to be eligible under Criterion A. The structure is not associated with historically significant persons, thus it does not appear to be eligible for inclusion in the NRHP under Criterion B. Although an example of modern commercial architecture, it is not a notable example of this style and does not appear to be eligible for inclusion under Criterion C. The structure does not appear likely to yield important historical information, thus it does not appear eligible for inclusion under Criterion D.

In addition, the structure is somewhat lacking in historic integrity, having multiple additions since its original construction.

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	fice, County of Santa Cruz Appraiser's records for 457 May Avenue.	
	fice, County of Santa Cruz Record search of assessed value and associated taxes for 457 May Avenue.	
Calloway, S. ar 1996	and E. Cromley The Elements of Style: A Practical Encyclopedia of Interior Architectural Details from 1485 to the Present, Revised Edition. Simon & Schuster, New York.	
Hoover, M. et a 1966	al Historic Spots in California. Stanford University Press, Stanford California.	
John's Electric 2015	Motor Service The Signs they are a' Changin. Blog post, July 31, 2015. https://johnselectricmotorservice.com/blog/	
McAlester, V. a 1997	and L. McAlester A Field Guide to American Houses. Alfred A. Knopf, New York.	
Recorder's Office 2019	fice, County of Santa Cruz Record search of recorded information for 457 May Avenue.	
US Department 1990	nt of the Interior The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings	
US Department 1982	nt of the Interior Bulletin 15 – "How to Apply the National Register Criteria for Evaluation."	
Whiffen, M. 1992	American Architecture since 1780, Revised Edition. The MIT Press, Cambridge, MA.	

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Photo 1: View of the front façade of 457 May Avenue



Photo 2: View of the customer entry and shop windows.

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Photo 3: View of the garage bay and southern portion of the façade.



Photo 4: View of the northern façade of the structure.

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Photo 5: Oblique view of the southeast corner of the structure.



Photo 6: View of the southern façade.

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Photo 7: View along the front façade showing awning and sign.

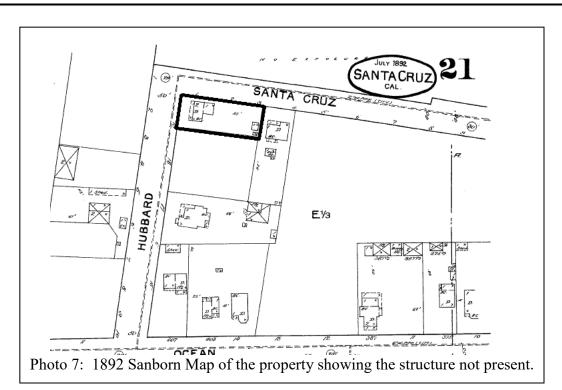


Photo 8: Detail of the cantilevered awning and sign.

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 130 Hubbard Street

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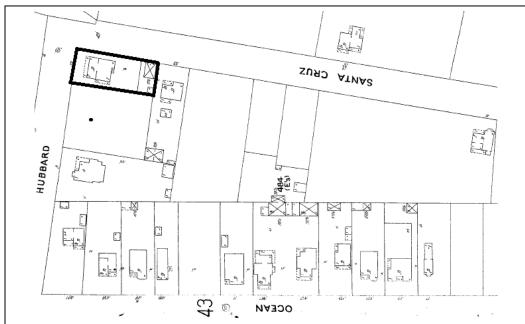
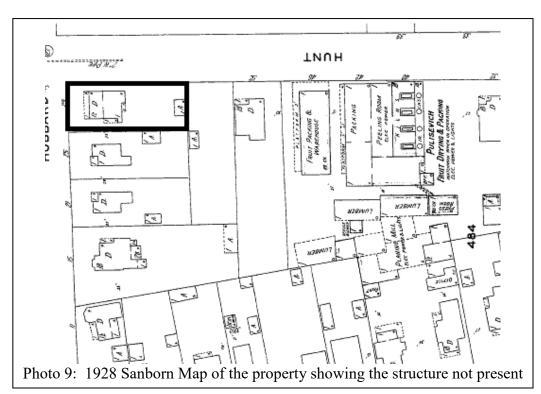
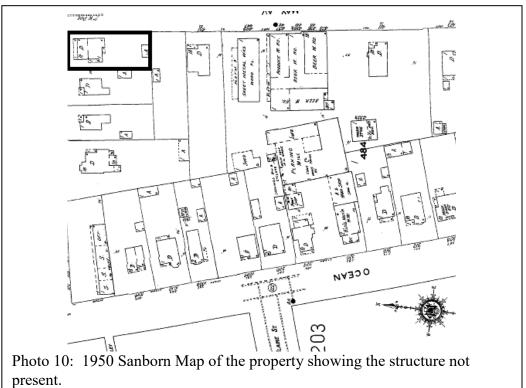


Photo 8: 1905 Sanborn map of the property showing the structure not present.

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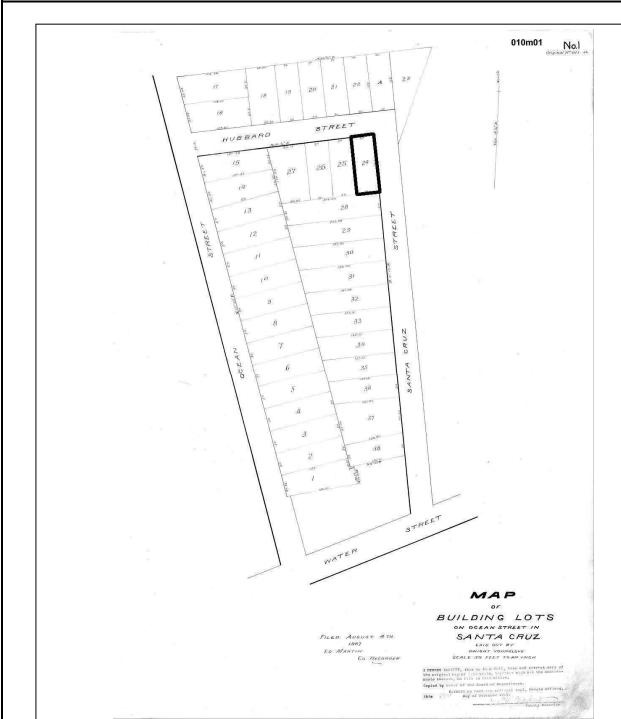


Photo 11: The Subject property as shown on the "Map of the Building Lots on Ocean Street in Santa Cruz, 1887" (Lot #24).

Archaeological Resource Management

Robert R. Cartier, Ph.D.
496 North 5th Street
San Jose, CA 95112
Telephone (408) 295-1373
Fax (408) 286-2040
email: armcartier@netscape.net

SE-Santa Cruz LLC November 4, 2019

Attn: Madhu Sridhar 1777 Saratoga Ave, Suite 210 San Jose, CA 95129

RE: HISTORIC EVALUATION FOR THE PROPERTY AT 451 MAY AVENUE IN THE

CITY OF SANTA CRUZ

Dear Ms. Sridhar;

As per your request our firm is submitting the enclosed historical evaluation of the structure at 451 May Avenue in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

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

The structure at 451 May Avenue is not currently listed on the City of Santa Cruz Historic Building Survey, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). In addition, it does not appear to be eligible for listing in any of these registers.

Thus the structure at 451 May Avenue does not appear to be historically significant, and no further recommendations are being made.

Sincerely,

Robert Cartier, Ph.D. Principal Investigator

State of California - The Resources Agency	Primary #				
DEPARTMENT OF PARKS AND RECREATION	HRI#				
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Otho	NRHP Sta	tus Code			
	er Listings view Code	Review	or	Date Date	_
Page _1_ of _14			451 May Av		
P1. Other Identifier:	Resourc	e Name of #	451 May Av	ende	
	x Unrestri		County	Santa Cruz	
and (P2b and P2c or P2d. Attach a Location M				Garita Gruz	
•	2012 T	, , ; R ;	1/4 of	1/4 of Sec ;	ВМ
c. Address: 451 May Avenued. UTM: 10S 5 87 098mE/40 93 169mN	City:	Santa Cru	JZ	Zip : 95060	
e. Other Locational Data: (e.g., parcel #, directions to res APN: 008 331 06	source, elevation,	etc., as appropr	riate)		
*P3a. Description: (Describe resource and its major eleme The primary structure at 451 May Avenue is a one moderate pitch and cross-gabled, surfaced with configuration walls are surfaced with horizontal wooden Fenestration throughout the residence is primarily of façade features an extending, gabled wing on the supported by narrow wooden posts elaborated with provides access to the porch and entry. *P3b. Resource Attributes:HP02 (Single Family Res) *P4. Resources Present: x Building Structure	story Victorian mposition shin siding. The ho wooden frame southern side, n decorative wo	style resider gles. The ea ome is raised d, in a double with a porch boden bracke	nce in fair con aves are narro I, with a full ba e-hung sash c covered by a	dition. The roof is one of the coordinate of the	of afters. front ed roof
P5a. Photo or drawing (Photo required for buildings, structures				SiteOther Citew, date, accessi	
		*P6. Date C Historic x Circa 1906. Santa Cruz present on ti Santa Cruz. *P7. Owner SE-Santa Ci 1777 Sarato San Jose, C *P8. Record Robert Carti Archaeologid 496 North 5t San Jose, C *P9. Date Ri	onstructed/Ag Prehistoric Constructed 1 Appraiser's rehe 1892 or 19 and Address: ruz, LLC ga Ave, Suite A 95129 ded by: er cal Resource	210 Management 2019	t
*P11. Report Citation: (Cite Survey Report and other sou None	rces, or enter "noi	ne.")			
* Attachments:None x_Location MapSketch Ma Archaeological RecordDistrict RecordLinear For RecordPhotographic RecordOther (List):	p <u>x</u> _Continuation eature Record __	on Sheet <u>x</u> _Bu _Milling Statio	uilding, Structur on RecordR	re, and Object Record ock Art RecordAr	d tifact

State of California - The Resources Agency	Primary #
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BUILDING, STRUCTURE, AND OBJECT RECO	RD
Page <u>2</u> of <u>14</u>	*NRHP Status Code 451 May Avenue
*Resource Name or # (A	ssigned by recorder)
B1. Historic Name: 52 Hunt Street	
B2. Common Name: 451 May Avenue	
	Present Use: Residential (rental)
*B5. Architectural Style: <u>Victorian</u>	
*B6. Construction History: (Construction date, alterations, and date of	
Based upon visual evaluation and available documentation, Circa 1906. Since its original construction multiple modifica	
additions and reroofing.	tions have been made to the structure including real
•	
	Date: Original Location:
*B8. Related Features: Also present on the property is a small secondary unit located.	ad behind the recidence. This structure appears to have
been constructed post-1950 based upon Sanborn Fire Insur	
·	Builder: unknown
*B10. Significance: Themearchitecture and shelter	
	e <u>private residential</u> Applicable Criteria <u>N/A</u>
The land on which the subject structure now stands consists	
Ocean Street in Santa Cruz, laid out by Dwight Younglove,"	
	1891 the property was granted to Marcellino Leoni (Book 74
Deeds, Page 452). Sanborn Fire Insurance Maps for the C	aty of Santa Cruz snow that the nome was not present in I 1950 Sanborn Maps. The residence appears to have been
	e home was Joseph Mello, who is listed at the address (then
52 Hunt Street) in 1918. The next occupants were William A	
employed as a carpenter. From 1924 to 1927 the property v	
	rt term tenants throughout the 1930s. By 1941 the property
	n March 28, 1941, and his interest in the property passed to
Mary Medina on June 13, 1941 (Book 420 OR, Page 287).	n Sheet, Page 4
B11. Additional Resource Attributes: (List attributes and codes)	• •
*B12. References:	
See Continuation Sheet, Page 8	
• •	8 8 1921 327 6 60 6
B13. Remarks:	HUBBARD 59 59 59 60 60 1 60 60 60 60 60 60 60 60 60 60 60 60 60
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*D44 Fundamental D4 4D 0 5	30
*B14. Evaluator: Robert R. Cartier	SUBJECT PROPERTY (a)
*Date of Evaluation:11/4/2019	
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DPR 523A (1/95)
*Required Information

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 Resource Name or # (Assigned by recorder)
 451 May Avenue

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 Santa Cruz, CA
 *Scale:
 7.5 Minute
 *Date of Map:
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gro Heights	
A) HELIC	Woods Lagoon
San	Lorenzo-River
SANTA CRUZ	Seabright
	Santa Cruz Looff Carousel Santa Cruz and Roller Coaster Small-Graft Harbor
Sànta Cruz Beach	Seabright
Cowell Beach 4	Beach Twin Lakes

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On January 2, 1945 Mary granted the property to Penniman Title Co, Inc. (Book 491 OR, Page 376), who then sold it to J. B. and Bessie M. Clark on January 8, 1945 (Book 491 OR, Page 377). The following year, on July 19, 1946 Bessie ceded her interest in the property to J. B. Clark (Book 591 OR, Page 444). On August 30, 1946 J. B. granted the property to Robert Clark (Book 591 OR, Page 479). Two months late Robert and his wife Helen Clark granted the property to Kazimir and Ruth Witwicki on October 28, 1946 (Book 545 OR, Page 133). Kazimir died on March 15, 1948, and his interest in the property passed to Ruth Witwicki on March 3, 1953 (Book 9044 OR, Page 70). Ruth is listed at this address from 1948 to 1972. After Ruth's death on November 10, 1975 the property passed by Decree of Distribution to Frank Gildea, Robert Gildea, Melanie Ruth Gildea-Hopper, Kimberly Ann Gildea, Jennifer Dawn Violette, Rhonda Brooks Pilz, James Brooks, Lena Brooks, and John Brooks (Book 3377 OR, Page 252). The home was vacant from 1973 to 1977. From 1978 to the present the home appears to have been rented to a number of short term tenants. On February 24, 1993 the property was sold to Bei-Scott Co. (Book 5209 OR, Page 118). On July 26, 2005 the property was transferred to Bei-Scott Co., LLC (Assessor's Doc#2005-0050952). The property was transferred again on October 6, 2017, to SE-Santa Cruz, LLC, who are the current owners (Assessor's Doc#2017-0033544).

City of Santa Cruz Historic Preservation Ordinance

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

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

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

Or a district which is:

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

The structure at 451 May Avenue is not currently listed in the City of Santa Cruz Historic Building Survey. In addition, it does not appear eligible for listing in this register. The structure is not recognized as a significant example of the built heritage of the city, and thus does not appear eligible for listing under Criterion 1. It is not associated with significant historic events, and thus does not appear eligible for listing under Criterion 2. It is not associated with historically significant persons, thus it does not appear eligible for listing under Criterion 3. It is not known to be the work of an architect or builder of note, and thus does not appear eligible for listing under Criterion 4. It does not possess special aesthetic or architectural merit, and thus does not appear eligible under Criterion 5. Although it is an example of Victorian architecture, it is not a notable example of this style and does not appear eligible for inclusion under Criterion 6. In addition, the structure has suffered modifications, and is somewhat lacking in integrity. Thus it does not appear to be eligible for inclusion under Criterion 7. The structure is not a part of an historic district, and thus Criteria 8 and 9 do not apply.

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California Register of Historic Resources Criteria

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

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

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

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

The property at 451 May Avenue is not currently listed on the CRHR. In addition the structure does not appear to be eligible for inclusion in this register. The structure is not associated with significant events and thus it does not appear to be eligible for listing under Criterion 1. The structure is not associated with the lives of historically significant people, thus it does not appear to be eligible for inclusion under Criterion 2. The structure is an example of the Victorian style, however it is not a notable example. Thus it does not appear to be eligible for listing under Criterion 3. The structure does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under Criterion 4.

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National Register Criteria

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

- A. that are associated with events that have made a significant contribution to broad patterns of our history;
- B. that are associated with the lives of persons significant in our past;

Archaeological Resource Management

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

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

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

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

1. location

5. Workmanship

2. design

6. Feeling

3. setting

7. Association

4. materials

The structure at 451 May Avenue is not currently listed on the National Register of Historic Places. In addition the structure does not appear to be eligible for inclusion in this register. The property is not associated with any known significant historical events, thus it does not appear to be eligible under Criterion A. The structure is not associated with historically significant persons, thus it does not appear to be eligible for inclusion in the NRHP under Criterion B. Although an example of Victorian architecture, it is not a notable example of this style and does not appear to be eligible for inclusion under Criterion C. The structure does not appear likely to yield important historical information, thus it does not appear eligible for inclusion under Criterion D.

In addition, the structure is somewhat lacking in historic integrity, having multiple additions since its original construction.

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McAlester, V. a 1997	and L. McAlester A Field Guide to American Houses.	. Alfred A. Knop	f, New York.		
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Whiffen, M. 1992	American Architecture since 1780, F	Revised Edition.	The MIT Press,	Cambridge, MA.	

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Photo 1: View of the front façade of 451 May Avenue



Photo 2: Another view of the front façade.

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Photo 3: View of the front porch and entry.



Photo 4: View of the front gabled (southern) wing.

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 451 May Avenue

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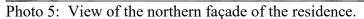




Photo 6: View of the southern façade.

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Photo 7: Oblique view from the southwest, note secondary unit.



Photo 8: View of the secondary unit and rear façade of the main residence..

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 451 May Avenue

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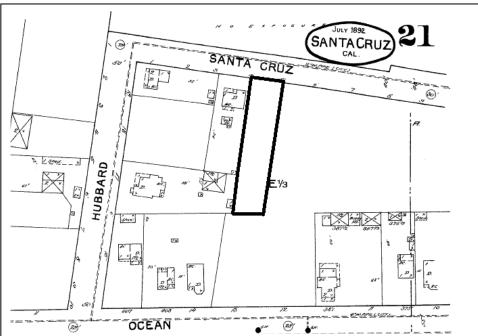


Photo 9: 1892 Sanborn Fire Insurance Map of the property showing the structure was not present at that time.

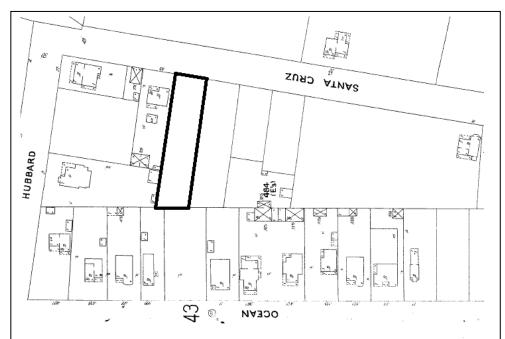


Photo 10: 1905 Sanborn Fire Insurance Map of the property showing the structure was not present at that time.

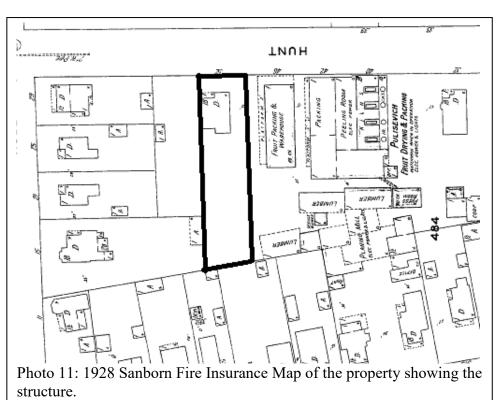
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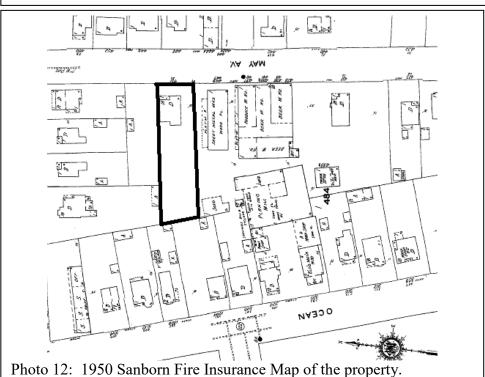
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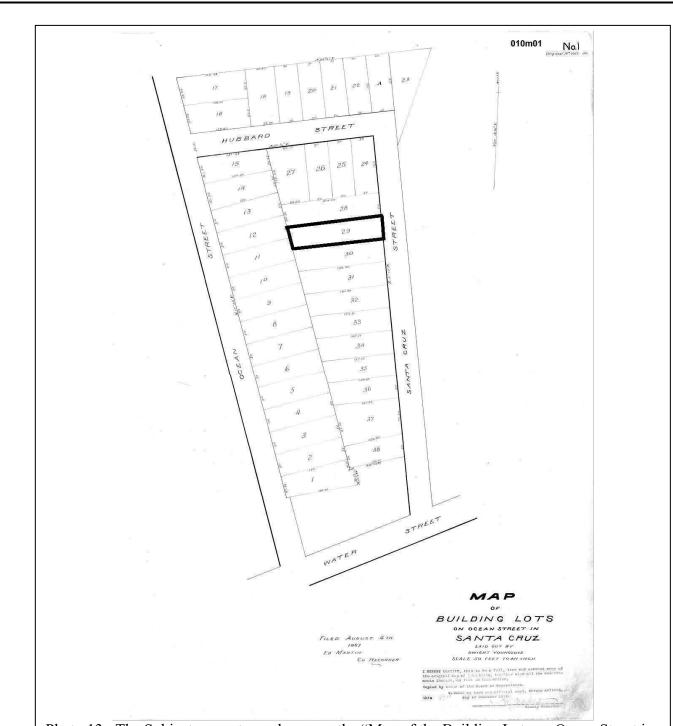


Photo 13: The Subject property as shown on the "Map of the Building Lots on Ocean Street in Santa Cruz, 1887" (Lot #29).

Archaeological Resource Management

Robert R. Cartier, Ph.D.
496 North 5th Street
San Jose, CA 95112
Telephone (408) 295-1373
Fax (408) 286-2040
email: armcartier@netscape.net

SE-Santa Cruz LLC

November 4, 2019

Attn: Madhu Sridhar 1777 Saratoga Ave, Suite 210

San Jose, CA 95129

RE: HISTORIC EVALUATION FOR THE PROPERTY AT 431 MAY AVENUE IN THE

CITY OF SANTA CRUZ

Dear Ms. Sridhar;

As per your request our firm is submitting the enclosed historical evaluation of the structure at 431 May Avenue in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

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

The structure at 431 May Avenue is not currently listed on the City of Santa Cruz Historic Building Survey, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). In addition, it does not appear to be eligible for listing in any of these registers.

Thus the structure at 431 May Avenue does not appear to be historically significant, and no further recommendations are being made.

Sincerely,

Robert Cartier, Ph.D. Principal Investigator

State of California - The Resources Agency	Primary #			
DEPARTMENT OF PARKS AND RECREATION	HRI#			
PRIMARY RECORD	Trinomial			
	NRHP Sta	tus Code _		_
	Other Listings			
	Review Code	Reviewer	Date	
Page 1 of 15 P1. Other Identifier:	Resourc	e Name or #43 	31 May Avenue	
P2. Location: Not for Publication and (P2b and P2c or P2d. Attach a Location)	x Unrestriction Map as necessary		ty Santa Cruz	
*b. USGS 7.5' Quad: Santa Cruz,CA Date		, R ;	1/4 of 1/4 of Sec ;	ВМ
c. Address: 431 May Avenued. UTM: 10S 5 87 098mE/40 93 169mN	City:	Santa Cruz	Zip: 95060	
e. Other Locational Data: (e.g., parcel #, directions APN: 008 331 35	s to resource, elevation,	etc., as appropriate)		
The primary structure at 431 May Avenue is of moderate pitch and hipped, surfaced with comparaters. Exterior walls are surfaced with horizon Fenestration throughout the residence is primare. The front façade features an extending, gabled the hipped roof is situated on the northern side classical column. A stairway with wooden rails the rear façade, also accessed by a wooden some result of the result of th	position shingles. ontal wooden siding arily vinyl framed ard wing on the south e of the front façades provides access tairway.	The eaves are na The home is rai Ind non-original, in Indern side. A porch This porch roof	rrow, with boxed and enclosed, with a full basement be a double-hung sash config covered by an extending perfections in the supported by a single be	osed pelow. guration. portion of road
*P4. Resources Present: <u>x_Building</u> Strue	ctureObject	DistrictElement	of DistrictSiteOther	
P5a. Photo or drawing (Photo required for buildings, stru			n of Photo: (View, date, access façade of 431 May Avenue	
\		*P6. Date Constr	ucted/Age and Sources	
		Historic x Pr Circa 1906. Cons Santa Cruz Appra	rehistoric Both structed 1900 based on Co aiser's records, however no 905 Sanborn Map for Santa	ot
		*P7. Owner and	Address:	
		SE-Santa Cruz, L	LC	
		1777 Saratoga A	ve, Suite 210	
		San Jose, CA 95	129	
		*D0 D		

*P8. Recorded by:

Robert Cartier

Archaeological Resource Management

496 North 5th Street San Jose, CA 95112

*P9. Date Recorded: 11/4/2019 *P10. Survey Type: Intensive

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

* Attachments: __None x_Location Map __Sketch Map x_Continuation Sheet x_Building, Structure, and Object Record __Archaeological Record __District Record __Linear Feature Record __Milling Station Record __Rock Art Record __Artifact Record __Photographic Record __Other (List):

State of California - The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
BUILDING, STRUCTURE, AND OBJECT RECOF	RD
Page <u>2</u> of <u>15</u>	*NRHP Status Code 431 May Avenue
· —	
*Resource Name or # (As	
B1. Historic Name: 32 Hunt Street	
B2. Common Name: 431 May Avenue	
	Present Use: Residential (rental)
*B5. Architectural Style: Victorian	
*B6. Construction History: (Construction date, alterations, and date of	
Based upon visual evaluation and available documentation,	
Circa 1906. Since its original construction multiple modificat	ions have been made to the structure including rear
additions and reroofing.	
*B7. Moved? <u>x</u> No <u> </u>	Date: Original Location:
*B8. Related Features:	
Also present on the property is very small secondary resider	
Avenue. This structure was built after 1950 based upon Sar	
Cruz City Directory in 1976, listed as "Roommates Exchange	
occupied by short term rental tenants since that time. Havin	
predates the "Tiny-House Movement," an architectural and s	
(generally under 400 square foot) homes, which emerged in	
many characteristics of that movement. The structure featur	
rafters, and an outward sloping front façade. The exterior was white with blue trim.	alis are surfaced with norizontal wooden siding, painted
	Builder: unknown
*B10. Significance: Theme architecture and shelter	
Period of Significance Horticulture Property Type	
The land on which the subject structure now stands consists	
Lots on Ocean Street in Santa Cruz, laid out by Dwight Your	
The residence is not visible on the 1905 Sanborn Map of Sa	
(Circa 1906). This residence can be seen on the 1928, and	
See Continuation	•
B11. Additional Resource Attributes: (List attributes and codes)	<u>N/A</u>
*B12. References:	
See Continuation Sheet, Page 8	(25)
	8 5337 5337 63 6
B13. Remarks:	HUBBARD SO
	(a) 15 (b) (c) (d) (d) (d) (d) (d) (d) (d) (d) (d) (d
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*B14. Evaluator: Robert R. Cartier	30 7 6 20 7
*Date of Evaluation: 11/4/2019	
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(This space reserved for official comments.)	[35]
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	(B) 6 8)
	SUBJECT PROPERTY (B)
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State of California - The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
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 Resource Name or # (Assigned by recorder)
 431 May Avenue

 *Map Name:
 Santa Cruz, CA
 *Scale:
 7.5 Minute
 *Date of Map:
 2012

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Independent Order of Oddfellows Cem	ROONEYST
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SUBJECT PI	ROPERTY Bolcoff Hill
WATER ST	
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S.A.WER.S.T.	
Haista Haista	
gro Heights	Woods
IVE San	Lagoon Lorenzo-River
SANTA CRUZ	Seabright
A MAT WAR	Santa Cruz Looff Carousel Santa Cruz and Roller Coaster Small-Graft Harbor
Santa Cruz Beach	Seabright
Cowell Beach	Beach Twin Lakes

				sources Agency KS AND RECREATION	Primary # HRI #			
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Page	4	of	15	*Resource N	lame or # (Assigned	by recorder) _	431 May Avenue	

Date

11/4/2019

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Continuation

Continued from B10:

*Recorded by

The earliest known residents of the home were Nicolas C. and Katherine Pulisevich, and their sons Peter N. and W. V. Pulisevich, who are shown at this address (then 32 Hunt Street) in the City of Santa Cruz directory by 1916. The family ran N. C. Pulisevich and Sons, a fruit packing and shipping operation, which was located immediately north of the subject parcel, and can be seen on the 1928 and 1950 Sanborn maps. After Nicolas' death in 1947, the property passed to Peter N. Pulisevich. From 1950 to 1957 the residence was occupied by Willbanks Electrical Motor Service. From 1958 to 1963 it was listed under Moody J. Willbanks. The Pulisevich family retained ownership of the property until March 12, 1968, when it was sold to T.J. and Shirley Scott, Norman and Diane Bei, and Hugo Bruno Tottino (Book 1869 OR, Page 547). Since that time the home has been operated as a rental property, with a number of short term tenants. On July 26, 2005 the property was transferred to Bei-Scott Co., LLC (Assessor's Doc#2005-0050952). The property was transferred again on October 6, 2017, to SE-Santa Cruz, LLC, who are the current owners (Assessor's Doc#2017-0033544).

City of Santa Cruz Historic Preservation Ordinance

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

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

Archaeological Resource Management

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

Or a district which is:

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

The structure at 431 May Avenue is not currently listed in the City of Santa Cruz Historic Building Survey. In addition, it does not appear eligible for listing in this register. The structure is not recognized as a significant example of the built heritage of the city, and thus does not appear eligible for listing under Criterion 1. It is not associated with significant historic events, and thus does not appear eligible for listing under Criterion 2. It is not associated with historically significant persons, thus it does not appear eligible for listing under Criterion 3. It is not known to be the work of an architect or builder of note, and thus does not appear eligible for listing under Criterion 4. It does not possess special aesthetic or architectural merit, and thus does not appear eligible under Criterion 5. Although it is an example of Victorian architecture, it is not a notable example of this style and does not appear eligible for inclusion under Criterion 6. In addition, the structure has suffered modifications, and is somewhat lacking in integrity. Thus it does not appear to be eligible for inclusion under Criterion 7. The structure is not a part of an historic district, and thus Criteria 8 and 9 do not apply.

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Page	<u>5</u>	of	<u>15</u>	*Resource Nar	ne or # (Assigned	by recorder)	431 May Avenue	

*Recorded by Archaeological Resource Management Date 11/4/2019 Continuation x Update

California Register of Historic Resources Criteria

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

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

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

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

The property at 431 May Avenue is not currently listed on the CRHR. In addition the structure does not appear to be eligible for inclusion in this register. The structure is not associated with significant events and thus it does not appear to be eligible for listing under Criterion 1. The structure is not associated with the lives of historically significant people, thus it does not appear to be eligible for inclusion under Criterion 2. The structure is an example of Victorian architecture, however it is not a notable example, and suffers from modifications from its original form. Thus it does not appear to be eligible for listing under Criterion 3. The structure does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under Criterion 4.

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National Register Criteria

*Recorded by

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

- A. that are associated with events that have made a significant contribution to broad patterns of our history;
- B. that are associated with the lives of persons significant in our past;

Archaeological Resource Management

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

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

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

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

1. location

5. Workmanship

2. design

6. Feeling

3. setting

7. Association

4. materials

The structure at 431 May Avenue is not currently listed on the National Register of Historic Places. In addition the structure does not appear to be eligible for inclusion in this register. The property is not associated with any known significant historical events, thus it does not appear to be eligible under Criterion A. The structure is not associated with historically significant persons, thus it does not appear to be eligible for inclusion in the NRHP under Criterion B. Although an example of Victorian architecture, it is not a notable example of this style and does not appear to be eligible for inclusion under Criterion C. The structure does not appear likely to yield important historical information, thus it does not appear eligible for inclusion under Criterion D.

In addition, the structure is somewhat lacking in historic integrity, having multiple additions since its original construction.

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DEPARTMENT OF PARKS AND RECREATION HRI#	
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Continued from B12:	
Appraiser's Office, County of Santa Cruz 2019 Appraiser's records for 431 May Avenue.	
Assessor's Office, County of Santa Cruz 2019 Record search of assessed value and associated taxe	es for 431 May Avenue.
Calloway, S. and E. Cromley 1996 The Elements of Style: A Practical Encyclopedia of Ir Present, Revised Edition. Simon & Schuster, New Yo	
Hoover, M. et al 1966 Historic Spots in California. Stanford University Press	ss, Stanford California.
McAlester, V. and L. McAlester 1997 A Field Guide to American Houses. Alfred A. Knopf	of, New York.
Recorder's Office, County of Santa Cruz 2019 Record search of recorded information for 431 May A	Avenue.
Sparks, K. 2016 Tiny Houses. Encyclopedia Britannica Book of the Ye Houses-2067720	ear. https://www.britannica.com/topic/Tiny-
US Department of the Interior 1990 The Secretary of the Interior's Standards for Rehabilit Buildings	litation and Guidelines for Rehabilitating Historic
US Department of the Interior 1982 Bulletin 15 – "How to Apply the National Register Crit	iteria for Evaluation."
Whiffen, M. 1992 American Architecture since 1780, Revised Edition. T	The MIT Press, Cambridge, MA.

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Photo 1: View of the front façade of 431 May Avenue



Photo 2: Another view of the front façade.

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Photo 3: View of the front gabled (southern) wing.



Photo 4: View of the entry and porch.

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Photo 5: View of the northern façade of the residence.



Photo 6: View of the southern façade of the residence.

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Photo 7: View of the rear façade and rear entry.



Photo 8: View of 429 May Avenue.

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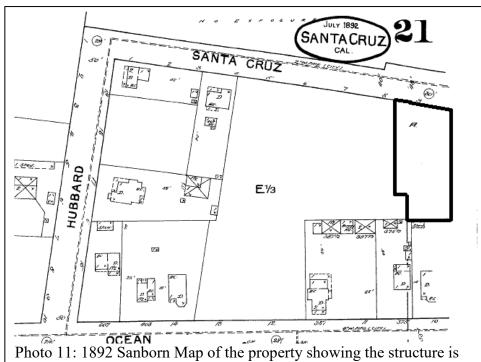
Photo 9: Oblique view of 429 May Avenue.



Photo 10: View of 429 May Avenue from the south.

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not present at that time.

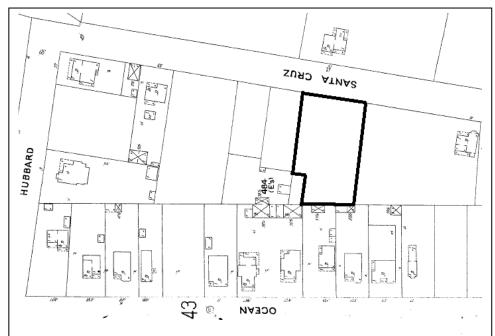


Photo 12: 1905 Sanborn map of the property showing the structure is not present at that time.

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DEPARTMENT OF PARKS AND RECREATION

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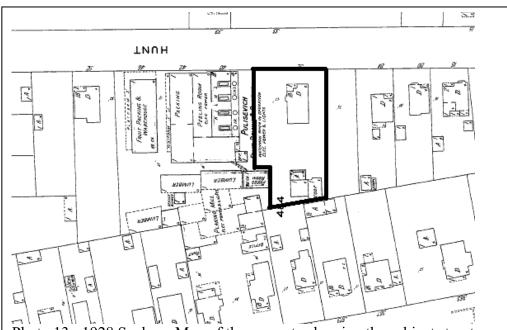
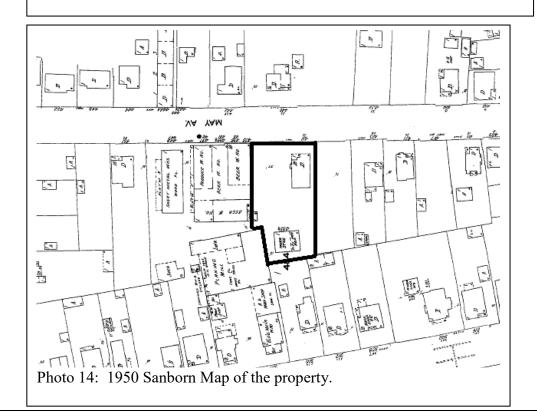


Photo 13: 1928 Sanborn Map of the property showing the subject structure. Note the Pulisevich Fruit Packing facility to the left of the subject property.



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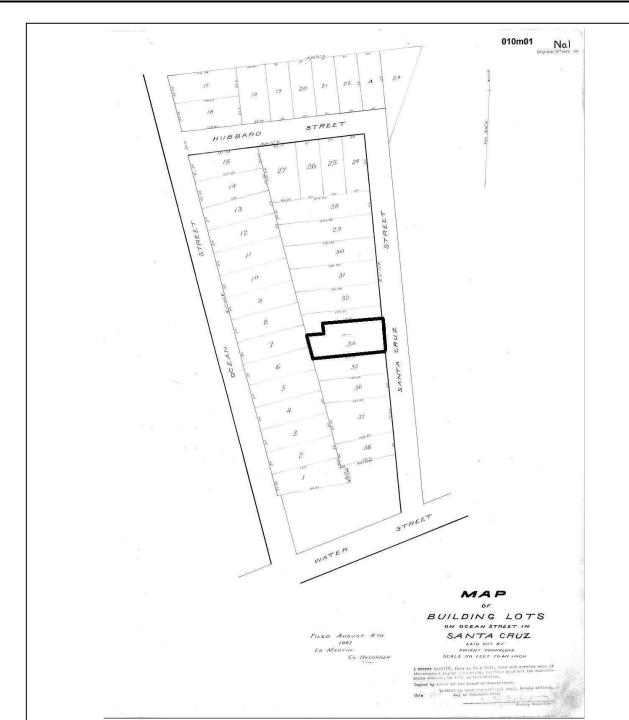


Photo 13: The Subject property as shown on the "Map of the Building Lots on Ocean Street in Santa Cruz, 1887" (Lot #34).

Archaeological Resource Management

Robert R. Cartier, Ph.D.
496 North 5th Street
San Jose, CA 95112
Telephone (408) 295-1373
Fax (408) 286-2040
email: armcartier@netscape.net

SE-Santa Cruz LLC Attn: Madhu Sridhar November 4, 2019

Attn: Madnu Sridnar 1777 Saratoga Ave. Sv

1777 Saratoga Ave, Suite 210

San Jose, CA 95129

RE: HISTORIC EVALUATION FOR THE PROPERTY AT 423 MAY AVENUE IN THE

CITY OF SANTA CRUZ

Dear Ms. Sridhar;

As per your request our firm is submitting the enclosed historical evaluation of the structure at 423 May Avenue in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

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

The structure at 423 May Avenue is not currently listed on the City of Santa Cruz Historic Building Survey, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). In addition, it does not appear to be eligible for listing in any of these registers.

Thus the structure at 423 May Avenue does not appear to be historically significant, and no further recommendations are being made.

Sincerely,

Robert Cartier, Ph.D. Principal Investigator

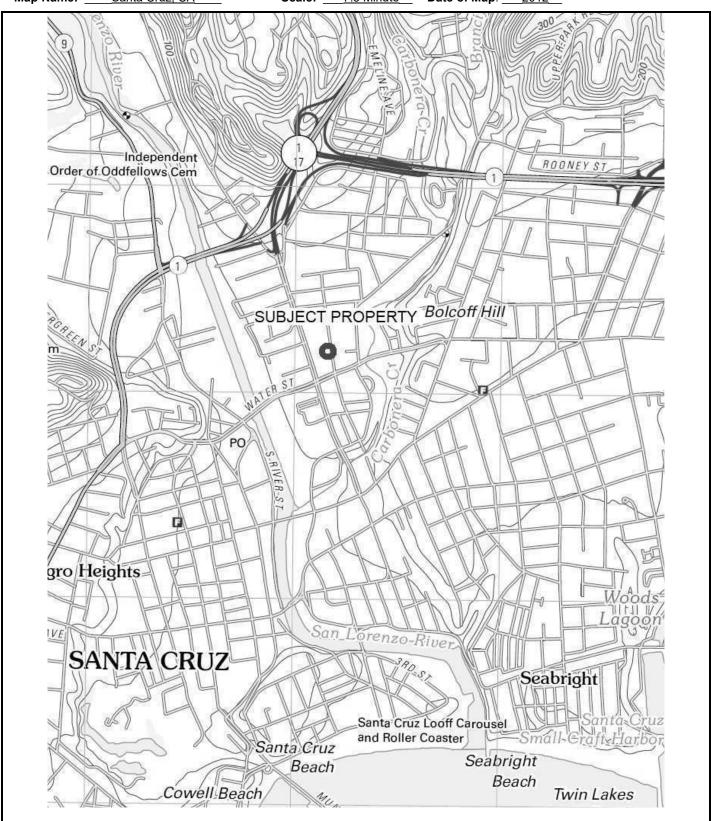
Primary # State of California - The Resources Agency HRI# DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD **Trinomial NRHP Status Code** Other Listings **Review Code** Reviewer Date Resource Name or # ____423 May Avenue 1 Page of <u>13</u> P1. Other Identifier: P2. Location: **Not for Publication** _X___ Unrestricted *a. County Santa Cruz__ and (P2b and P2c or P2d. Attach a Location Map as necessary.) 1/4 of Sec ; *b. USGS 7.5' Quad: Santa Cruz,CA Date: 2012 Т R 1/4 of BM c. Address: 423 May Avenue City: Santa Cruz **Zip:** 95060 10S 5 87 098mE/40 93 169mN d. UTM: e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 008 331 13 *P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.) The primary structure at 423 May Avenue is a single story Ranch style residence in fair condition. Surfaced with gravel and tar paper, the roof is hipped and of shallow pitch. It has broad extending eaves and open, exposed rafters. A small front gabled wing extends on the northern side of the front façade, this wing appears to have been a garage later converted to living space. The exterior walls are surfaced with stucco, painted light gray with green trim. Fenestration primarily consists of aluminum framed windows in a sliding configuration. *P3b. Resource Attributes: HP02 (Single Family Res) *P4. Resources Present: <u>x</u>Building Structure District Element of District Object Site Other P5b. Description of Photo: (View, date, accession #) P5a. Photo or drawing (Photo required for buildings, structures, objects.) View of the front façade of 423 May Avenue *P6. Date Constructed/Age and Sources Prehistoric Historic x **Both** Constructed 1957 based on County of Santa Cruz Appraiser's records *P7. Owner and Address: SE-Santa Cruz, LLC 1777 Saratoga Ave, Suite 210 San Jose, CA 95129 *P8. Recorded by: Robert Cartier Archaeological Resource Management 496 North 5th Street San Jose, CA 95112 *P9. Date Recorded: 11/4/2019 *P10. Survey Type: Intensive *P11. Report Citation: (Cite Survey Report and other sources, or enter "none.") None * Attachments: None \underline{x} Location Map \underline{x} Sketch Map \underline{x} Continuation Sheet \underline{x} Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record __Photographic Record __Other (List):

State of California - The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
BUILDING, STRUCTURE, AND OBJECT RECOF	RD
Page <u>2</u> of <u>13</u>	*NRHP Status Code 423 May Avenue
*Resource Name or # (As	ssigned by recorder)
B1. Historic Name: 423 May Avenue	
B2. Common Name: 423 May Avenue	
	Present Use: Residential (rental)
*B5. Architectural Style: ranch	
*B6. Construction History: (Construction date, alterations, and date o	f alterations)
Based upon visual evaluation and available documentation,	
in 1957. Since its original construction minor modifications h	have been made to the structure such as reroofing.
*B7. Moved? x No Yes Unknown D	Date: Original Location:
*B8. Related Features:	
None.	
	Builder: unknown
*B10. Significance: Theme architecture and shelter	
	private residential Applicable Criteria N/A
The land on which the subject structure now stands consists	
Building Lots on Ocean Street in Santa Cruz, laid out by Dwi	
46). Sanborn Fire Insurance Maps for the City of Santa Cruz	
earlier single family residence. The earliest occupant of the	
from 1959 to 1964. During the late 1960's the home was occ 1969 the property was owned by T.J. and Shirley Scott and I	
a 1/3 interest in the property to Hugo Bruno Tottino (Book 19	
occupied by Shirley Carr. Since that time it has been occupi	
the property was transferred to Bei-Scott Co., LLC (Assesso	
again on October 6, 2017, to SE-Santa Cruz, LLC, who are t	
See Continuation	n Sheet, Page 4
B11. Additional Resource Attributes: (List attributes and codes)	<u>N/A</u>
*B12. References:	
See Continuation Sheet, Page 7	(25)
	8 19321 9337 6 (42)
B13. Remarks:	HUBBARD 80 80 80 80 80 80 80 80 80 80 80 80 80
	15 366 Q Q Q Q Q Q Q Q Q Q Q Q Q Q Q Q Q Q
	10 15 16 10 10 10 10 10 10 10 10 10 10 10 10 10
	25 26 25 28 X 6 30 10 10 10 10 10 10 10 10 10 10 10 10 10
	MION ALLEY 26 25 24 30 400 400 400 400 400 400 400 400 400
	MIDON ALLEY 30 10 26 25 26 27 27 28 29 29 29 29 29 29 29
*B14. Evaluator: Robert R. Cartier	MIDN ALLEY 10 10 10 10 10 10 10 1
*B14. Evaluator: Robert R. Cartier *Date of Evaluation: 11/4/2019	MIDN ALLEY 30 14 26 27 28 30 18 30 18 30 18 30 30 30 30 30 30 30 30 30 3
	MIDN ALLEY 30 14 26 27 28 30 18 30 18 30 18 30 30 30 30 30 30 30 30 30 3
	MIDN ALLEY (3) (4) (5) (6) (7) (7) (8) (8) (9) (9) (9) (9) (9) (9
*Date of Evaluation: 11/4/2019	MIDN ALLEY 10
*Date of Evaluation: 11/4/2019	MIDIN ALLEY (3) (4) (5) (6) (7) (7) (8) (8) (9) (9) (9) (9) (9) (9
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State of California - The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
I OCATION MAP	Trinomial

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 Resource Name or # (Assigned by recorder)
 423 May Avenue

 *Map Name:
 Santa Cruz, CA
 *Scale:
 7.5 Minute
 *Date of Map:
 2012



State o	f Califor	nia - T	he Re	sources Agency	Primary #	
DEPA	RTMEN	IT OF	PAR	KS AND RECREATION	HRI#	
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Page	4	of	13	*Resource Na	ame or # (Assigned by	v recorder) 423 May Avenue

Date

11/4/2019

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Continuation

Continued from B10:

*Recorded by

City of Santa Cruz Historic Preservation Ordinance

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

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

Archaeological Resource Management

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

Or a district which is:

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

The structure at 423 May Avenue is not currently listed in the City of Santa Cruz Historic Building Survey. In addition, it does not appear eligible for listing in this register. The structure is not recognized as a significant example of the built heritage of the city, and thus does not appear eligible for listing under Criterion 1. It is not associated with significant historic events, and thus does not appear eligible for listing under Criterion 2. It is not associated with historically significant persons, thus it does not appear eligible for listing under Criterion 3. It is not known to be the work of an architect or builder of note, and thus does not appear eligible for listing under Criterion 4. It does not possess special aesthetic or architectural merit, and thus does not appear eligible under Criterion 5. Although it is an example of Ranch style architecture, it is not a notable example of this style and does not appear eligible for inclusion under Criterion 6. In addition, the structure has suffered some modifications, and is somewhat lacking in integrity. Thus it does not appear to be eligible for inclusion under Criterion 7. The structure is not a part of an historic district, and thus Criteria 8 and 9 do not apply.

State of California - The Resources Agency	Primary #		
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Page 5 of 13 *Resource M	Jame or # (Assigned by recorder)	423 May Avenue	

Date

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California Register of Historic Resources Criteria

*Recorded by

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

- 1. Association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
- 2. Association with the lives of persons important to local, California, or national history;

Archaeological Resource Management

- 3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
- 4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

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

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

The property at 423 May Avenue is not currently listed on the CRHR. In addition the structure does not appear to be eligible for inclusion in this register. The structure is not associated with significant events and thus it does not appear to be eligible for listing under Criterion 1. The structure is not associated with the lives of historically significant people, thus it does not appear to be eligible for inclusion under Criterion 2. The structure is an example of Ranch style architecture, however it is not a notable example, and suffers from significant modifications from its original form. Thus it does not appear to be eligible for listing under Criterion 3. The structure does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under Criterion 4.

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*Recor	ded by	Arc	haeological	Resource Management	Date	11/4/2019	Continuation	x Update

National Register Criteria

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

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

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

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

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

location

5. Workmanship

2. design

6. Feeling

3. setting

7. Association

4. materials

The structure at 423 May Avenue is not currently listed on the National Register of Historic Places. In addition the structure does not appear to be eligible for inclusion in this register. The property is not associated with any known significant historical events, thus it does not appear to be eligible under Criterion A. The structure is not associated with historically significant persons, thus it does not appear to be eligible for inclusion in the NRHP under Criterion B. Although an example of Ranch style architecture, it is not a notable example of this style and does not appear to be eligible for inclusion under Criterion C. The structure does not appear likely to yield important historical information, thus it does not appear eligible for inclusion under Criterion D.

In addition, the structure is somewhat lacking in historic integrity, having multiple additions since its original construction.

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	T OF PARKS AND RECREATION HRI# ATION SHEET Trinor		
	ATION SHEET		<u> </u>
· 5 · <u>-</u>	of 13 *Resource Name or #		423 May Avenue
*Recorded by	Archaeological Resource Management	Date 11/4/2019	Continuation x Update
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	fice, County of Santa Cruz Appraiser's records for 423 May Avenue.		
	fice, County of Santa Cruz Record search of assessed value and associa	ted taxes for 423 May A	venue.
Calloway, S. ar 1996	nd E. Cromley The Elements of Style: A Practical Encyclope Present, Revised Edition. Simon & Schuster,		ural Details from 1485 to the
Hoover, M. et a 1966	al Historic Spots in California. Stanford Univers	ity Press, Stanford Calif	ornia.
McAlester, V. a 1997	and L. McAlester A Field Guide to American Houses. Alfred A	A. Knopf, New York.	
Recorder's Offi 2019	fice, County of Santa Cruz Record search of recorded information for 42	3 May Avenue.	
US Departmen 1990	nt of the Interior The Secretary of the Interior's Standards for Buildings	Rehabilitation and Guide	elines for Rehabilitating Historic
US Departmen	nt of the Interior Bulletin 15 – "How to Apply the National Regi	ster Criteria for Evaluatio	on."
Whiffen, M. 1992	American Architecture since 1780, Revised E	dition. The MIT Press, C	Cambridge, MA.

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 423 May Avenue

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Photo 1: View of the front façade of 423 May Avenue



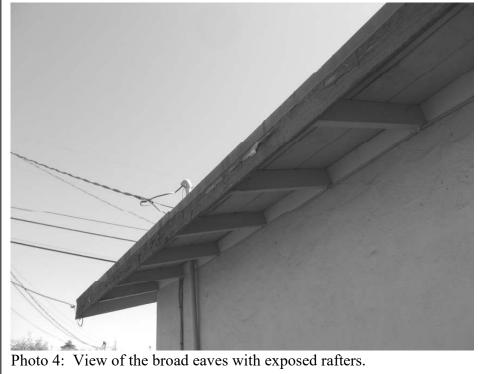
Photo 2: View of the extending front gabled wing (converted garage).

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CONTINUATION SHEET	Trinomial	

Page <u>9</u> *Recorded by *Resource Name or # (Assigned by recorder)
Management Date 11/4/2019 <u>13</u> 423 May Avenue Archaeological Resource Management Continuation x Update



Photo 3: Oblique view of the residence from the northeast.



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CONTINUATION SHEET	Trinomial	

Page10of13*Resource Name or # (Assigned by recorder)423 May Avenue*Recorded byArchaeological Resource ManagementDate11/4/2019ContinuationxUpdate



Photo 5: View of the northern façade of the residence.

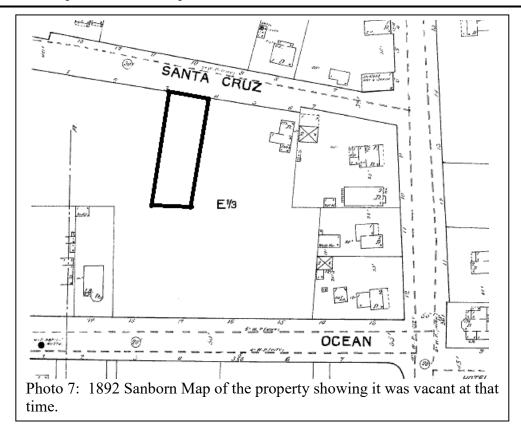


Photo 6: View of the rear façade of the residence.

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CONTINUATION SHEET	Trinomial	

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 of
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 *Resource Name or # (Assigned by recorder)
 423 May Avenue

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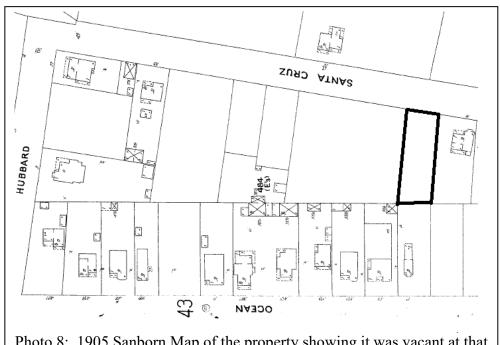


Photo 8: 1905 Sanborn Map of the property showing it was vacant at that time.

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 *Resource Name or # (Assigned by recorder)
 423 May Avenue

 *Recorded by
 Archaeological Resource Management
 Date
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 Continuation
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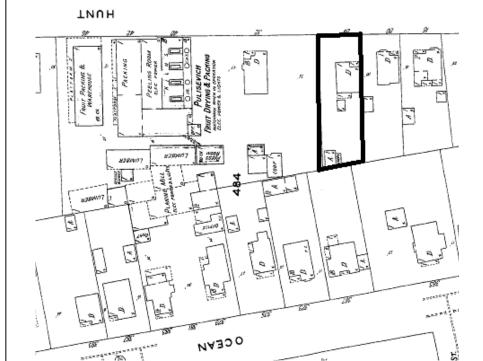


Photo 9: 1928 Sanborn Map of the property showing an earlier residence on the property.

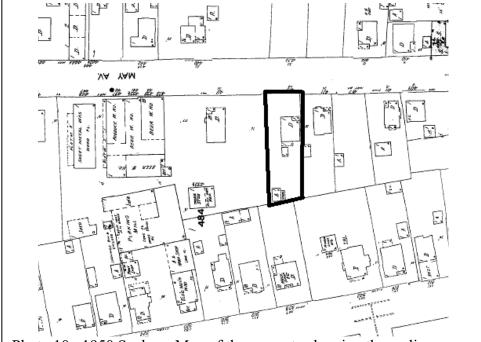


Photo 10: 1950 Sanborn Map of the property showing the earlier residence on the property.

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DEPARTMENT OF PARKS AND RECREATION	HRI #	
CONTINUATION SHEET	Trinomial	

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 of
 13
 *Resource Name or # (Assigned by recorder)
 423 May Avenue

 *Recorded by
 Archaeological Resource Management
 Date
 11/4/2019
 Continuation
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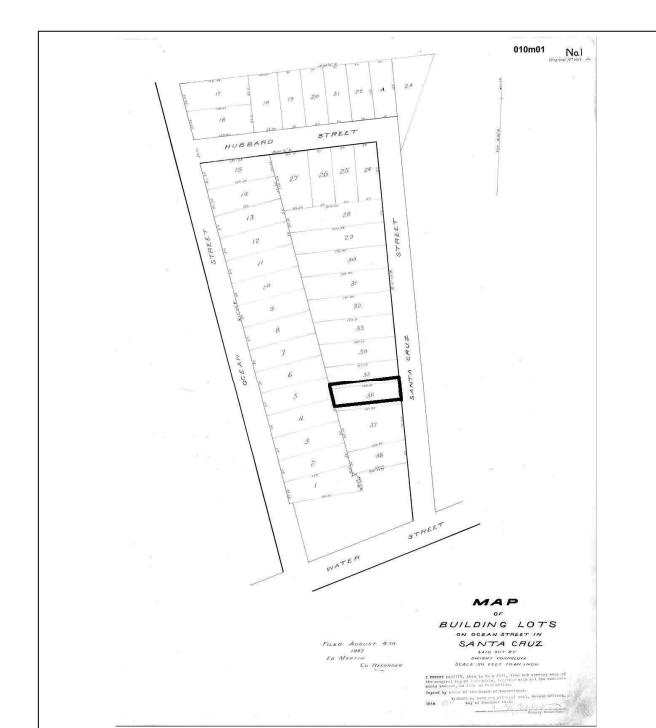


Photo 13: The Subject property as shown on the "Map of the Building Lots on Ocean Street in Santa Cruz, 1887" (Lot #34).

Archaeological Resource Management

Robert R. Cartier, Ph.D.
496 North 5th Street
San Jose, CA 95112
Telephone (408) 295-1373
Fax (408) 286-2040
email: armcartier@netscape.net

SE-Santa Cruz LLC November 4, 2019

Attn: Madhu Sridhar 1777 Saratoga Ave, Suite 210 San Jose, CA 95129

RE: HISTORIC EVALUATION FOR THE PROPERTY AT 1020 OCEAN STREET (MARIANNE'S ICE CREAM) IN THE CITY OF SANTA CRUZ

Dear Ms. Sridhar;

As per your request our firm is submitting the enclosed historical evaluation and discussion of possible impacts of the proposed project on the structure at 1020 Ocean Street (Marianne's Ice Cream) in the City of Santa Cruz. Based upon the requirements of the City of Santa Cruz, a methodology was designed which included the following services:

- an evaluation of the structure based on the criteria of the NRHP and CRHR
- an evaluation of the structure using the criteria of the City of Santa Cruz Historic Preservation Ordinance
- State Historic Resources Evaluation forms (DPR 523) for the structure
- Discussion of potential impacts of the proposed project on the structure

The structure at 1020 Ocean Street is not currently listed on the City of Santa Cruz Historic Building Survey, the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). However, the structure appears eligible for inclusion in the City of Santa Cruz Historic Building Survey under Criteria 1, 3, and 7. It is a well-known local landmark, is associated with Sam Lieberman who ran the business for over fifty years, and retains much of its original character and feeling.

Thus the structure at 1020 Ocean Street appears to be historically significant at a local level. The proposed project as currently designed does not appear to significantly impact the historic or architectural significance of this property.

Sincerely,

Robert Cartier, Ph.D. Principal Investigator

RC/dj

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State of California - The Resou		Primary HRI #	#			
DEPARTMENT OF PARKS AN PRIMARY RECORD						
PRIMART RECORD		Trinomia	aı tatus Code			
	(Other Listings	ialus Coue			•
		Review Code	Reviewer_	Da	ate	_
Page _1_ of _14		Resou	rce Name or #N	Marianne's Ice	Cream	
P1. Other Identifier:	1020 Ocean Stree	et, The Grog Shop				
P2. Location:	Not for Publication	_x_ Unrest	ricted *a. Cou	ntySar	nta Cruz	
,	or P2d. Attach a Locatio					
c. Address: 1020 Oce	Santa Cruz,CA Date: ean Street 98mE/40 93 169mN	2012 T Cit	; R ; y : Santa Cruz	1/4 of	1/4 of Sec ; Zip: 95060	ВМ
e. Other Locational Data APN: 008 331 40	: (e.g., parcel #, directions t	o resource, elevation	n, etc., as appropriate)			
*P3a. Description: (Description: The Marianne's Ice Crea shaped in form, and cove Street. The exterior walls with a lower area of brick structure features a promule Cream by Marianne' of cinderblock constructions standing sign for this bus Liquors." *P3b. Resource Attribute	m structure is a single ered by a shed roof with sof Marianne's are sure. Fenestration consist ainent sign which extens." The Grog Shop poon. It features a ribbon iness is located at the	story commercian a broad cantile faced with vertices of large, fixed day from the roof trion of the build of large plate growner of Ocean	al building in good evered overhang a cal wooden siding plate glass window at the western ending is of more receases windows sepa	condition. The bove the faça in a board and was with wooded of the building arted by congarated by c	ne structure is I ade along Hubb d batten config en casements. ing. This sign r on (post 1950), crete pilasters.	 pard uration, The reads and is A free
*P4. Resources Present:	x_BuildingStruct	ureObject	DistrictElemen	t of District _	_SiteOther	
P5a. Photo or drawing (Photo	required for buildings, struct	tures, objects.)	P5b. Description View of Mariann Ocean Street ar	ie's Ice Crean	n from the corn	
			*P6. Date Cons	tructed/Age ar	nd Sources	
		CE (UEI)M	Historic x I Constructed c	Prehistoric irca 1947.	Both	
	Jine IC	CREAMS -	*P7. Owner and			
			Marianne's Ice Cream			
			1020 Ocean Street			
The second second			Santa Cruz, CA	95060		
			*P8. Recorded	by:		
			Robert Cartier			
			Archaeological I		nagement	
		496 North 5 th St				
		San Jose, CA 9		0		
	*P9. Date Recoi		y			
			*P10. Survey Ty	/pe: intensive		
*P11. Report Citation: (C	ite Survey Report and other	sources, or enter "n	J one.")			
* Attachments:None <u>x</u> Archaeological Record _	Location MapSketch _District RecordLinea					d

State of California - The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
BUILDING, STRUCTURE, AND OBJECT RECO	RD
Page <u>2</u> of <u>14</u>	*NRHP Status Code Marianne's Ice Cream
*Resource Name or # (A	ssigned by recorder)
B1. Historic Name: Marianne's Ice Cream	,
B2. Common Name: Marianne's Ice Cream	
	Present Use: Commercial
*B5. Architectural Style: Vernacular commercial	
*B6. Construction History: (Construction date, alterations, and date of	of alterations)
Based upon visual evaluation and available documentation,	
constructed Circa 1947. The structure can be seen on the 1	
the Grog Shop wing of the structure was added. Aside from	this addition it appears that only minor changes have been
made to the structure since its construction.	
*B7. Moved? <u>x</u> No <u></u> Yes <u></u> Unknown I	Date: Original Location:
*B8. Related Features:	
None.	
B9a. Architect: unknown b.	Builder: unknown
*B10. Significance: Themecommerce	Area Santa Cruz, CA
	private commercial Applicable Criteria N/A
The land on which the subject structure now stands consists	
Ocean Street in Santa Cruz, laid out by Dwight Younglove,"	
upon Sanborn maps, a residence was located on this proper	
newer residence appears to have replaced this structure by	
data, the subject structure was originally constructed in 1949. Map of the City of Santa Cruz. The business and the proper	
briefly described below.	Try have separate ownership histories, each or which are
See Continuatio	n Sheet. Page 4
B11. Additional Resource Attributes: (List attributes and codes)	<u> </u>
*B12. References:	
See Continuation Sheet, Page 7	
, 3	(25) B 1992L 9327 E (10) C
B13. Remarks:	HUBBARD SO
	34 34 37 36 25 24 X 39 A 199 199 199 3
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	(3) 6 (3) 35 (2) 165,095 (C)
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	Note - Assessor's Parcel & Block 34PM31 103RS30 4/15/03

State of California - The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
LOCATION MAP	Trinomial

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 Resource Name or # (Assigned by recorder)
 Marianne's Ice Cream

 *Map Name:
 Santa Cruz, CA
 *Scale:
 7.5 Minute
 *Date of Map:
 2012

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Independent 7	ROONEYST
Order of Oddfellows Cem	
SUBJECT PRO	PERTY Bolcoff Hill
PO S A WE R S 7	
gro Heights	
SANTA CRUZ	Woods Lagoon Lagoon Seabright
Santa Cruz	Santa Cruz Looff Carousel Santa Cruz and Roller Coaster Seabright
Beach	
Cowell Beach Mu	Beach Twin Lakes

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Continued from B10:

According to the company website, Marianne's Ice Cream was founded in 1947 by Lenore and Tom Becker, who named the business after their daughters Mary and Anne. The first listing in City of Santa Cruz directories found for the business at this location (then 104 Hubbard Street) was in 1953. In 1958 the ice cream parlor was taken over by Sam and Dorothy Lieberman, who ran the business for over fifty years and greatly expanded the menu of ice cream flavors with many original recipes. In 2012 the business was sold to the current owners, Kelly Dillon and Charlie Wilcox. Marianne's operates out of the Ocean Street location as well as two satellite locations in Aptos and Capitola. Its ice cream is manufactured in a facility located near the corner of Swift Street and Delaware Avenue.

By 1946 (prior to construction of the subject structure) the property was owned by G. A. and Leona E. Bertolucci (Book 694 OR, Page 42). The Bertolucci's retained ownership of the land until February 4, 1959, when they sold it to Robert A. Kinzie. Jr. (Book 1230 OR, Page 290). The Kinzie family retains ownership of the property today, having transferred the property to Kinzie Ocean Properties, LLC on November 2, 2015 (Assessor's Doc#2015-44186). Thus the owners of Marianne's Ice Cream have never owned the property on which it is situated.

City of Santa Cruz Historic Preservation Ordinance

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

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

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

Or a district which is:

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

The structure at Marianne's Ice Cream is not currently listed in the City of Santa Cruz Historic Building Survey. However, it appears to be eligible for listing in this register under Criteria 1, 3, and 7 as described above. The structure is a well-known landmark within the City of Santa Cruz, and is closely associated with Sam Lieberman, who operated the business for over fifty years. Thus it appears eligible for inclusion under Criteria 1 and 3. Although the Grog Shop portion of the structure was an early addition, the façade retains much of its original character and feeling. Thus it appears to be eligible for inclusion under Criterion 7.

The structure is not associated with significant historic events, and thus does not appear eligible for listing under Criterion 2. It is not known to be the work of an architect or builder of note, and thus does not appear eligible for listing under Criterion 4. It does not possess special aesthetic merit of value in terms of architecture, and thus does not appear eligible for listing under Criterion 5. It is not recognized as possessing distinctive stylistic characteristics and thus does not appear eligible for listing under Criterion 6. The structure is not a part of an historic district, and thus Criteria 8 and 9 do not apply.

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California Register of Historic Resources Criteria

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

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

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

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

The property at Marianne's Ice Cream is not currently listed on the CRHR. In addition the structure does not appear to be eligible for inclusion in this register. The structure is not associated with significant events and thus it does not appear to be eligible for listing under Criterion 1. Although the structure is associated with Sam Lieberman, a figure of some local significance, this does not appear sufficient to be eligible for inclusion under Criterion 2. The structure is an example of late mid-20th Century vernacular commercial architecture, however it is not a notable example. Thus it does not appear to be eligible for listing under Criterion 3. The structure does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under Criterion 4.

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National Register Criteria

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

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

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

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

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

1. location

5. Workmanship

2. design

6. Feeling

3. setting

7. Association

4. materials

The structure at Marianne's Ice Cream is not currently listed on the National Register of Historic Places. In addition the structure does not appear to be eligible for inclusion in this register. The property is not associated with any known significant historical events, thus it does not appear to be eligible under Criterion A. Although the structure is associated with Sam Lieberman, a figure of some local significance, this does not appear sufficient to be eligible for inclusion in the NRHP under Criterion B. Although an example of vernacular commercial architecture, it is not a notable example of this style and does not appear to be eligible for inclusion under Criterion C. The structure does not appear likely to yield important historical information, thus it does not appear eligible for inclusion under Criterion D.

In addition, the structure is somewhat lacking in historic integrity, having been added to since its original construction.

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Appraiser's Office, County of Santa Cruz

2019 Appraiser's records for 1020 Ocean Street.

Assessor's Office, County of Santa Cruz

2019 Record search of assessed value and associated taxes for 1020 Ocean Street

Calloway, S. and E. Cromley

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

Hoover, M. et al

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

Lamers, C.

2015 Couple Living Ice Cream Dream after Taking Over Popular Shop. Article in SF Gate 8/7/2015 https://www.sfgate.com/travel/article/Couple-living-ice-cream-dream-after-taking-over-6431342.php

Marianne's Ice Cream

2019 About us. https://mariannesicecream.com/about/

McAlester, V. and L. McAlester

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

Recorder's Office. County of Santa Cruz

2019 Record search of recorded information for 1020 Ocean Street.

US Department of the Interior

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

US Department of the Interior

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

Whiffen, M.

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

York, J. A.

2019 Marianne's of Santa Cruz to relocate ice cream manufacturing plant. Article in The Santa Cruz Sentinel, 1/15/2019. https://www.santacruzsentinel.com/2019/01/15/mariannes-of-santa-cruz-to-relocate-ice-cream-manufacturing-plant/

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Photo 1: View of Marrianne's from the Corner of Ocean and Hubbard.



Photo 2: A closer view showing the main entrance.

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Photo 3: View of the western façade from Ocean Street.



Photo 4: View along the original portion of the structure.

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Photo 5: View of the western façade from Ocean Street.

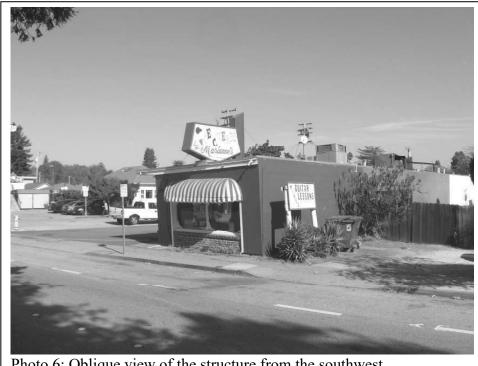


Photo 6: Oblique view of the structure from the southwest.

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Photo 7: View of the front portion of the southern façade.

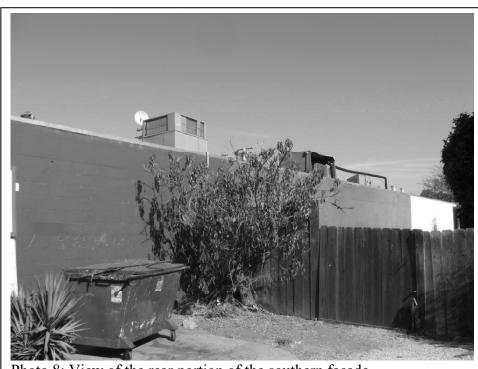


Photo 8: View of the rear portion of the southern façade.

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Photo 9: View of The Grog Shop addition.



Photo 10: View of the front entrance to The Grog Shop.

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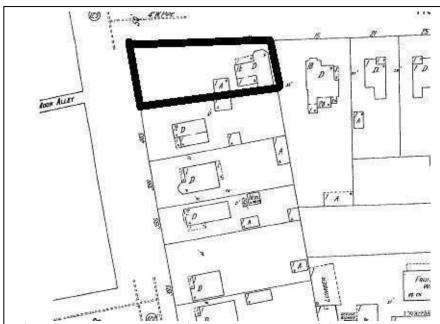


Photo 11: 1928 Sanborn Fire Insurance Map of the property showing a residence on the property at that time.

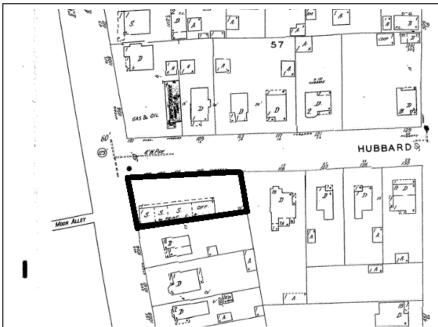


Photo 12: 1950 Sanborn Fire Insurance Map of the property showing the Subject structure. Note Grog Shop wing is not yet present.

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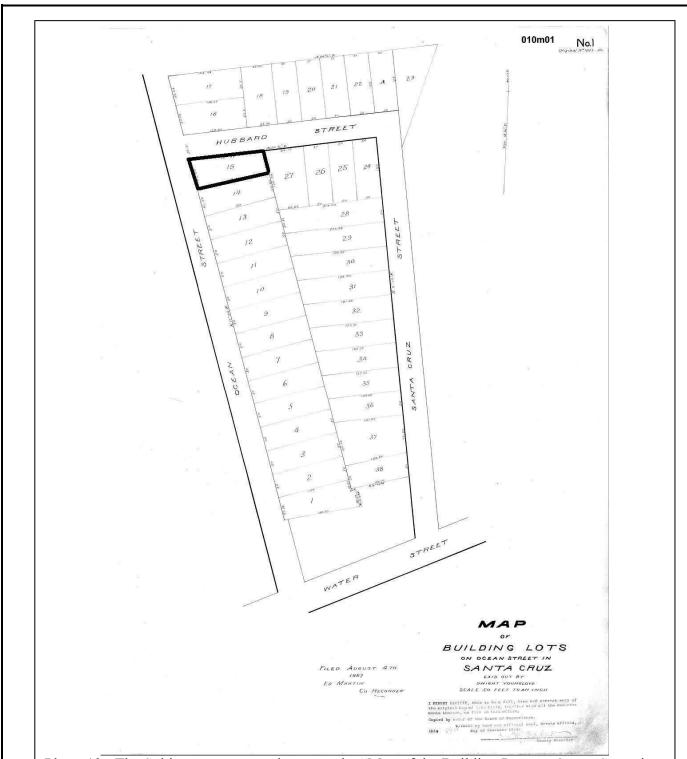


Photo 13: The Subject property as shown on the "Map of the Building Lots on Ocean Street in Santa Cruz, 1887" (Lot #15).