

P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

May 15, 2020

Troy Hinds
Hinds & Sons, LLC
1134 Soquel Ave., Ste. B
Santa Cruz, CA 95062

Re: Historic Evaluation for 247 High Street, Santa Cruz, CA
APN. 006-171-02

Dear Mr. Hinds:

This letter states the findings of historic significance, based on our research and conditions assessment of the property located at 247 High Street, in Santa Cruz, California. PAST Consultants, LLC (PAST) attended a site visit to the subject property on April 24, 2020 to photograph and inspect all buildings. Research was conducted in May 2020 to determine the historic significance of the residential building on the subject property.

Summary of Findings

The property contains a single-family residence (circa-1920) constructed in the Craftsman style and a detached garage (circa-1940s). The house has received various alterations including modifications to the front porch and chimney, the addition of metal chimney stacks, selective window replacement, and a rear addition. Given the changes made to what was a modest original design, the house no longer possesses sufficient integrity of design, materials, workmanship and feeling for it to qualify for listing on the National Register of Historic Places or the California Register of Historical Resources. The subject house is not eligible for the Santa Cruz Historic Resources Inventory because it does not meet City preservation criteria and has been altered substantially.

The following historic assessment report describes the subject property, presents a construction chronology of the house on the property, provides a summary history of occupancy and evaluates the property for historic significance according to criteria of the National Register, the California Register and the City of Santa Cruz municipal code.

Project Location

The project is located at 247 High Street, in the City of Santa Cruz (**Figure 1**).

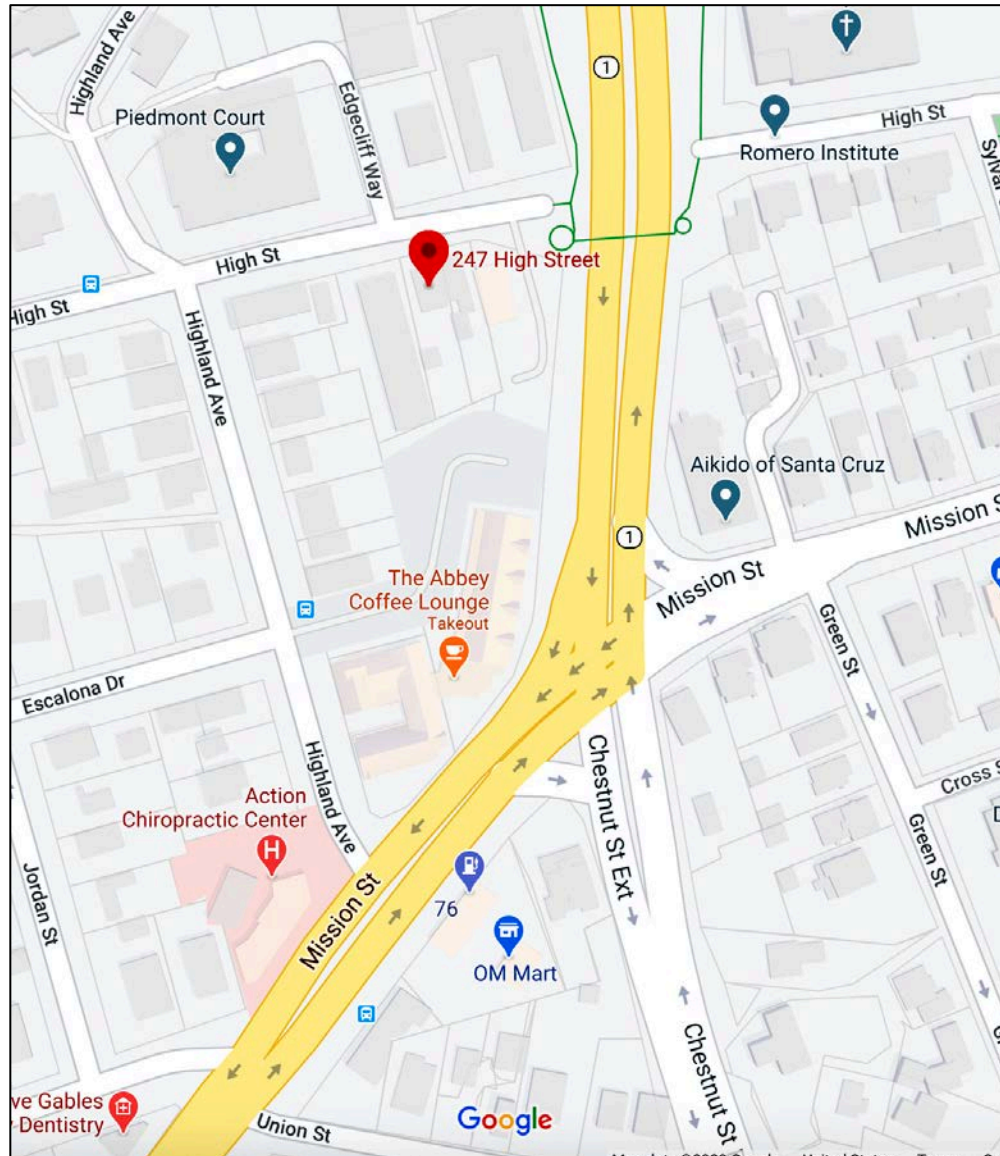


Figure 1. Location map (*Courtesy: Google Maps*).

Project Team

Client/Applicant

Troy Hinds
Hinds & Sons, LLC
1134 Soquel Ave., Ste. B
Santa Cruz, CA 95062

Regulatory Agency

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

Historic Preservation Consultant

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

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

PAST Consultants: Qualifications

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

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

PAST has prepared numerous successful National Register nominations, written historic context statements for public agencies, photo-documented historic buildings for HABS/HAER projects, prepared historic structure reports and evaluated numerous historic buildings throughout central and northern California for both public and private clients. PAST is often hired to evaluate proposed

changes to historic buildings for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. PAST is presently the on-call historic preservation consultant for the City of Carmel-by-the-Sea.

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

Methodology

Site Visits

PAST attended an initial site visit to the subject property on April 24, 2020 to photograph and perform a conditions assessment of the house and garage on the subject property.

Research Design

Research was conducted during April/May 2020. PAST performed research in local and regional repositories to develop this historic assessment report:

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

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

Registration

The property is not listed on the National Register of Historic Places or the California Register of Historical Resources. The property is not included in any of the three volumes of the *Santa Cruz Historic Buildings Survey*. The property is not in a historic district. The area was surveyed in 1989 for Volume II of the *Santa Cruz Historic Building Survey*. While several neighboring properties, such as 246 High Street were added to the Survey, the subject property was not listed in the 1989 additions to the Historic Building Survey.

Regulatory Framework

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

National Register of Historic Places (National Register)

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

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

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

California Register of Historical Resources (California Register)

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

- 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- 2. Is associated with the lives of persons important in our past.

¹ California Code of Regulations, 14 CCR § 15064.5.

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

³ 36 C.F.R. § 60.4.

3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.⁴

The California Code of Regulations notes that integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Resources eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historic resources and convey the reasons for their significance.

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

Historic Integrity

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

1. **Location:** the place where the historic property was constructed or the place where the historic event occurred.
2. **Design:** the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting:** the physical environment of a historic property.
4. **Materials:** the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. **Workmanship:** the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. **Feeling:** a property's expression of the aesthetic or historic sense of a particular period of time.
7. **Association:** the direct link between an important historic event or person and a historic property.

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

1. Define the **essential physical features** that must be present for a property to represent its significance.
2. Determine whether the **essential physical features are visible** enough to convey their significance.

⁴ California Public Resources Code § 5024.1(c).

3. Determine whether the property needs to be **compared with similar properties**. And,
4. Determine, based on the significance and essential physical features, **which aspects of integrity** are particularly vital to the property being nominated and if they are present.

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

City of Santa Cruz Municipal Code

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

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

1. Recognized as a significant example of the cultural, natural, archaeological, or built heritage of the city, state, or nation; and/or
2. Associated with a significant local, state, or national event; and/or
3. Associated with a person or persons who significantly contributed to the development of the city, state, or nation; and/or
4. Associated with an architect, designer, or builder whose work has influenced the development of the city, state, or nation; and/or
5. Recognized as possessing special aesthetic merit or value as a building with quality of architecture and that retains sufficient features showing its architectural significance; and/or
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.

• The **district** is:

1. 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
2. Recognized as an established and geographically definable neighborhood united by culture, architectural styles or physical development.⁶

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

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

Site Description

The site is located at 247 High Street, east of the intersection of Highland Avenue and High Street in north Santa Cruz (see **Figure 1 – Location Map**). The site contains a single-family residence (circa-1920) constructed in the Craftsman style and a detached garage (circa-1940s).

The house has a gable roof with an infilled front dormer and replaced roofing material, an original multi-pane “Chicago Style” front window, a modified front porch on tapered columns, original and replaced one-over-one wood sash windows, a modified brick chimney on the right side elevation and horizontal, Redwood drop siding. (**Figures 2 - 5**)



Figures 2 and 3. Left image shows the front elevation. Right image details the right side elevation with replaced fixed sash and the chimney removed at the roofline, with a metal chimney stack installed.



Figures 4 and 5. Left image details the front elevation, showing infilled dormer and the front porch modified with a newer concrete slab, and poorly applied stucco cladding to the original porch column bases and rails (arrows). Right image details the rear elevation, with awnings and a small rear addition.

The house has received various alterations since its original construction. The front porch was modified with replacement of the porch slab, relocation of the front entry wall beneath the porch, and the addition of a poorly applied stucco cladding to the original column bases and porch rails. The original chimney was removed at the roofline and a metal chimney insert installed. Selective window replacements have been installed on the right side and rear elevations; and the front elevation dormer has been infilled.

A detached garage (circa-1940s) is located at the end of the driveway (**Figure 6**).



Figure 6. View of circa-1940s detached garage.

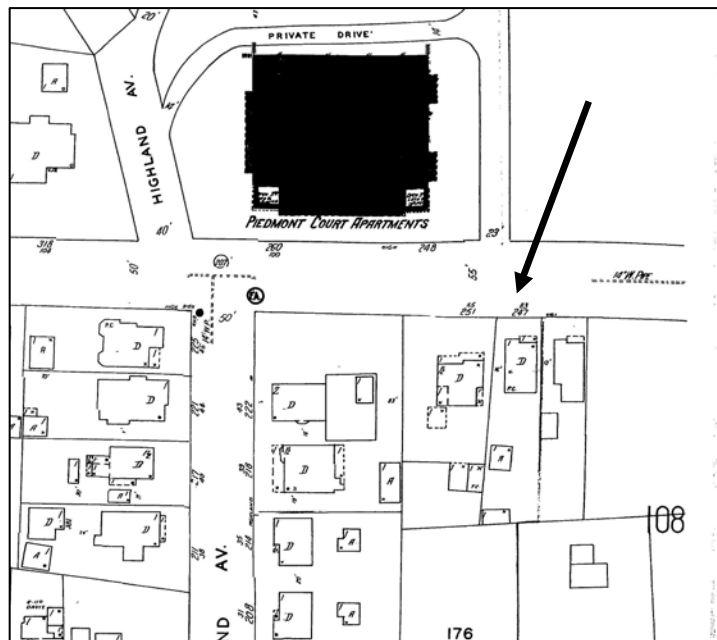
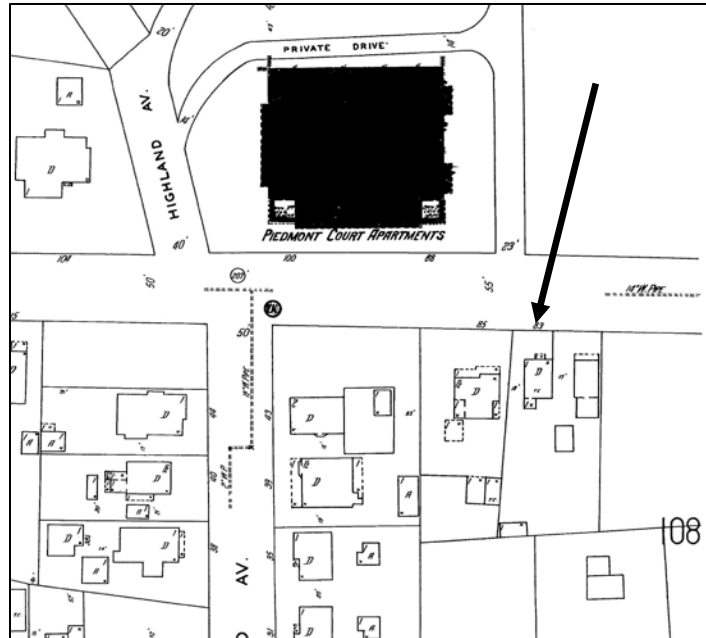
Construction Chronology

A records search conducted by the client at the City of Santa Cruz planning and building departments revealed no permits to date the exterior alterations. Based on the Assessor's records, available Sanborn Maps and a materials assessment during the site visit, the following is the building chronology:

- Circa-1920: Construct single-family residence and garage (*Assessor's Records*).
- Estimated date, circa-1940s: Construct rear garage (appears on 1950 Sanborn map update).
- No Permit, No Date: Infill front elevation roof dormer.
- No Permit, No Date: Remove chimney at roofline; install metal chimney insert. Install additional metal chimney stacks on the right and left side elevations.
- No Permit, No Date: Modify front porch, install new porch slab and stucco cladding to porch columns and rails.
- Estimated date, circa-1980s: Replace roofing material.

Summary Property History and Occupancy

The property first appears on the 1928 Sanborn map (**Figure 7**) without the detached garage. The detached garage appears on the 1950-updated map (**Figure 8**).



Figures 7 and 8. Cropped images of the 1928 (top) and the 1928 – updated 1950 (bottom) Sanborn map, showing the subject property with an arrow. The detached garage appears on the 1950 map, indicating its construction date between 1928 and 1950.

The subject property was constructed in the J. Meehan subdivision in north Santa Cruz. Several substantial Victorian-style homes were constructed early in the neighborhood, with the primary development occurring in the teens and 1920s. The 1928 Sanborn Map shows most of the neighboring lots built out by 1928 (**Figure 9**). The neighborhood contains several buildings listed on the *Santa Cruz Historic Building Survey*, including 246 High Street, a Queen Anne-style residence listed in 1989.⁷

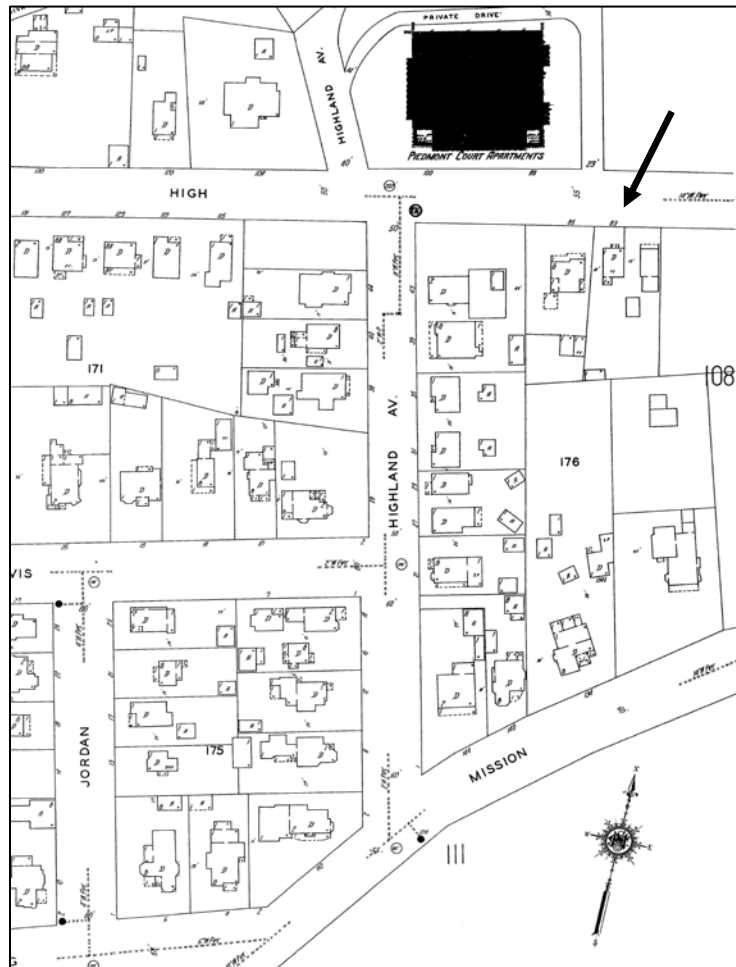


Figure 9. Expanded 1928 Sanborn map, showing surrounding blocks built-out with Queen-Anne, Craftsman or period-revival styled homes. An arrow indicates the subject property.

The *Historic Context Statement for the City of Santa Cruz* classifies the building within the Craftsman style, with construction spanning the dates of 1905 – 1925. The subject residence is a later vernacular variant of the style. The present house maintains several character-defining features of this style, such its low-pitched gable roofs, tapered porch columns and wood-sash windows. However, the front porch - a primary character-defining feature - has been modified.⁸

⁷ *Santa Cruz Historic Building Survey, Volume II* (1989), p. 28. Additional listed properties in 1989 include 234 High St. and 304 High Street.

⁸ Susan Lehmann, *Historic Context Statement for the City of Santa Cruz*, 2000, 38.

Based on a Chain of Title provided by the client, Table 1 lists the property's owners:

Table 1. Property Ownership⁹

Year	Name of Occupants	Occupation
1920-1943	John Patrick Cannon, Stephen Francis Cannon, Mary Agnes Cannon	Resided in San Francisco, did not live in house.
1943-1944	Jacob and Pauline S Lieberman	N/A: Owned house for less than one year.
1944	Ervin B. and Nina Root	N/A: Owned house for less than one year.
1944-1945	Grace B. Burghard (widow)	N/A: Retired.
1945-1946	Joseph W. and Bertha A. Frazier	N/A: Retired.
1946-1993	Emilio and Ida M. Viviani	Laborer

For purposes of establishing historic significance for important persons, the two families that had the most significant ownership time were the Cannon and Viviani families. John Patrick and Stephen Francis Cannon operated Cannon Brothers in San Francisco, resided in San Francisco and owned the Santa Cruz property as a rental income property. When John Patrick Cannon died in 1920, he left the property to his spouse, Mary Agnes Cannon who did not reside in the house. Because they did not reside in the subject house, the subject property cannot be historically significant for the Cannon family's association as significant persons.¹⁰

Emilio and Ida Viviani resided at 247 High Street from 1946 to 1993. Emilio Viviani (1904-1994) was a laborer; Ida Viviani did not work. Research did not reveal any significant contributions by Emilio and Ida Viviani to national, California or Santa Cruz history.¹¹

Historic Assessment of the Subject Property

National Register and California Register Significance

The National (NR) and California (CR) registers have the same four-part criteria (see *Regulatory Framework* section). The criteria break down into Association with an *event* (NR - A; CR - 1); Association with an *important person* (NR - B; CR - 2); Association with *architectural and/or construction method* (NR - C; CR - 3); and *Information potential* (NR - D; CR - 4).

Given the disturbed nature of the site and development of the area, the subject property does not qualify under the fourth criterion, archaeological/informational potential (NR - D; CR - 4). The following evaluates the subject property under the remaining three criteria.

⁹ Chain of Title, First American Title Insurance Company for Troy Hinds, 4/30/20.

¹⁰ Records obtained via Ancestry.com reveal that John Patrick Cannon (1880 – 1920) lived and worked in San Francisco. He is buried at Holy Cross Cemetery in Colma, California (*Polk's San Francisco City Directories: 1910 – 1930 and Find a Grave Index*).

¹¹ *Polk's Santa Cruz City Directories: 1946 - 1993* obtained via Ancestry.com.

Event: National Register- Criterion A/ California Register-Criterion 1.

Associated 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.

The subject property developed as an infill lot after the Meehan subdivision was platted in the late 1800s. The residence was constructed as an income property in 1920, in the popular Craftsman style of the time period. Since, no specific event important to Santa Cruz history caused the property's development, the subject property does not qualify under this Criterion.

Important Person: National Register Criterion B/California Register-Criterion 2. Associated with the lives of persons important to local, California or national history.

As described above, the two families that owned the subject property for a substantial amount of time were the Cannon and Viviani families. The Cannon family did not reside in the house, making them ineligible for historic significance under this Criterion.

The Viviani family occupied the house from 1946 to 1993. Emilio Viviani was a local laborer and did not make any significant contributions to national, California or Santa Cruz history. For these reasons, the subject property is not eligible under this Criterion.

Architectural Design: National Register Criterion C/California Register-Criterion 3.

Architectural design/construction method or represents the work of a master or possesses high artistic values.

The subject house's architect is unknown, and the building is likely an architectural plan book design constructed as a spec house for sale to the public. The house is constructed in the Craftsman or "California Bungalow" style and contains character-defining features that typify the Craftsman style. Alterations to the front porch, chimney and roof dormer have compromised the historic integrity of the existing house to the point that it is no longer a distinctive and representative example of the Craftsman style. Because of these alterations, the house does not qualify under this Criterion.

City of Santa Cruz Historic Criteria

1. Recognized as a significant example of the cultural, natural, archaeological, or built heritage of the city, state, or nation; and/or
The subject property contains a modest and altered example of the Craftsman style and is not a significant example of the built heritage of Santa Cruz.
2. Associated with a significant local, state, or national event; and/or
The property is not associated with a significant local, state or national event.
3. Associated with a person or persons who significantly contributed to the development of the city, state, or nation; and/or
The subject property was occupied by renters or owners that worked in modest occupations within the community. None of them contributed significantly to the history or development of the nation, California or the City of Santa Cruz.

4. Associated with an architect, designer, or builder whose work has influenced the development of the city, state, or nation; and/or
The property is not associated with a significant architect or builder in Santa Cruz.
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
The subject house is a modest Craftsman-style design that no longer possesses special architectural or aesthetic merit. In addition, the building has been altered from its original design with modifications to its wall cladding, front porch, chimney and roof dormer, with impacts to historic integrity found on the front (primary) and right side elevations.
6. Recognized as possessing distinctive stylistic characteristics or workmanship significant for the study of a period, method of construction, or use of native materials; and/or
The subject property contains a modest and altered Craftsman-style residence that is not a particularly distinctive example of the style, due to the alterations. Better examples of the style are extant throughout Santa Cruz and California.
7. Retains sufficient integrity to accurately convey its significance.
The building has been altered and has lost substantial historic integrity.

Historic Integrity Analysis

A historic integrity analysis appears below.

- **Location.** The house is in its original location and maintains integrity of location.
- **Design.** The front porch modifications, dormer enclosure and chimney alterations have compromised substantially the integrity of design.
- **Setting.** The house maintains integrity of setting.
- **Materials.** The front porch and dormer alterations, removal of the chimney at the roofline, installation of metal chimney stacks and window modifications have compromised the integrity of materials from the original design.
- **Workmanship.** Integrity of workmanship is diminished due to the alterations listed above.
- **Feeling.** The building alterations have reduced considerably the integrity of feeling as an intact Craftsman-style residence.
- **Association.** Integrity of association does not apply in this case, as the building is not historically significant for association with a specific event or a significant person.

Conclusion

In conclusion, the subject property located at 247 High Street, Santa Cruz, California does not qualify for listing on the National Register of Historic Places, the California Register of Historical Resources or the Santa Cruz Historic Resources Inventory. The proposed project does not require mitigations for historic resources according to the California Environmental Quality Act (CEQA - Section 15064.5), as the subject property is not historically significant.

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

Sincerely,

A handwritten signature in black ink that reads "Seth Bergstein". The signature is written in a cursive, slightly slanted style.

Seth A. Bergstein, Principal

cc: City of Santa Cruz Planning Department; Peter Spellman, Architect