

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

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\*Resource Name or #: (assigned by recorder) 113 – 115 Knight Street

**P1. Other Identifier:**

\*P2. Location: ☒ Not for Publication ☐ Unrestricted

\*a. County: Santa Cruz

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: N/A

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

c. Address: 113 – 115 Knight St.

City: Santa Cruz

Zip: 95060

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: A.P.N. 006-364-02

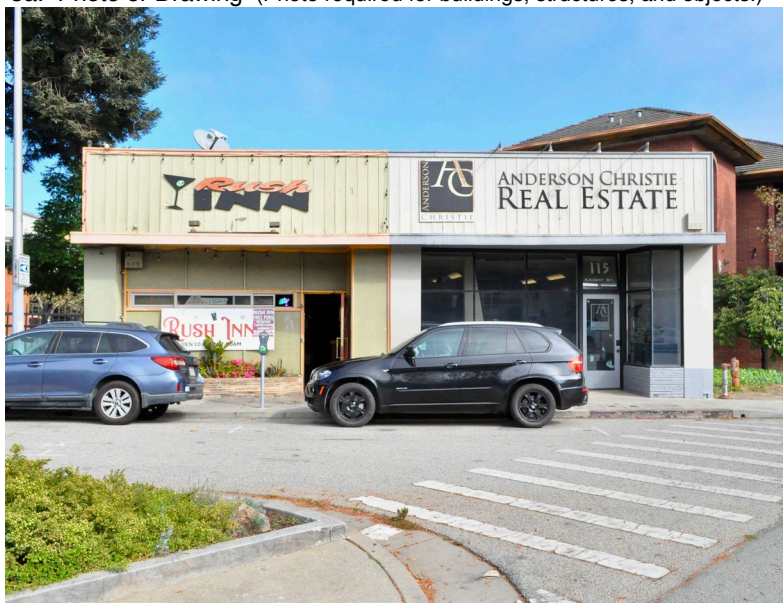
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The site contains an altered two-part commercial block (1952) constructed in the Mid-century Modern style. The building features a false-front finished with vertical boards, a projecting canopy, and paired storefronts, each consisting of a Roman brick base course and aluminum-framed fenestration. The left storefront has been altered considerably with replaced fenestration and replacement of the original entrance. The right storefront retains the original aluminum framing and entrance. Signage has been added to both storefronts. See continuation sheet, page 3 for photographs (Figures 1-5).

\*P3b. Resource Attributes: (List attributes and codes) HP6

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

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



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

\*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both  
1952 (Building Permit)

\*P7. Owner and Address:

Knight Street Santa Cruz, LLC  
115 Knight Street  
Santa Cruz, CA 95060

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

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

\*P9. Date Recorded: 10/25/24

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

\*P11. Report Citation: None

\*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 113-115 Knight Street

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. **Architectural Style:** Mid-century Modern

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)

See continuation sheet, page 4, for the building chronology.

\*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:**

**Original Location:** Same

\*B8. **Related Features:** N/A

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. **Significance: Theme:** Not Significant

**Area:** Santa Cruz

**Period of Significance:** 1952

**Property Type:** Residence

**Applicable Criteria:**

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

See continuation sheets, pages 5 – 13 for the historic significance statement, historic significance evaluation and historic integrity assessment.

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

\*B12. **References:**

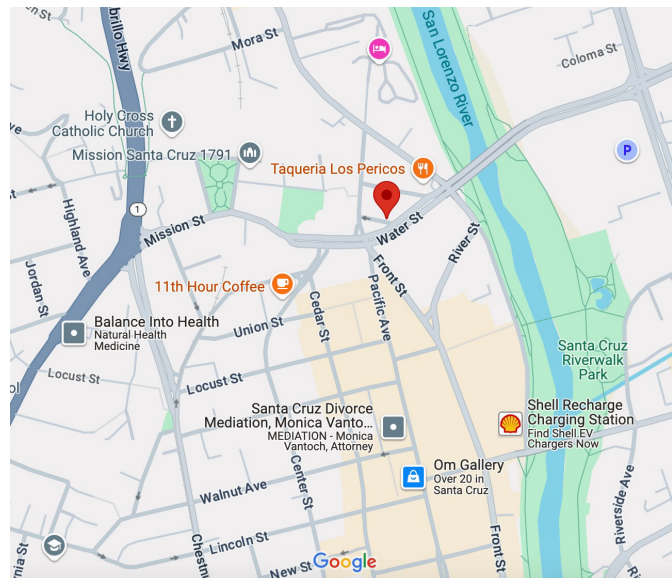
See continuation sheet, page 14

B13. Remarks::

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

\*Date of Evaluation: 10/25/24

(This space reserved for official comments.)



**P3a. Description: Photographs**



**Figures 1 and 2.** Left image shows the front (south) and right side (east) elevations. Right image shows the front and left side (west) elevations.



**Figures 3 and 4.** Left image shows the rear (north) elevation. Right image details the west storefront, showing the fenestration and entrance modifications.



**Figure 5.** Detail of the east storefront.



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\*Resource Name or # (Assigned by recorder) 113-115 Knight St.

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**P3a. Description:**

**Building Chronology**

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

- Permit No. 15146, 1/4/1952: Construct two-part commercial block in the Mid-century Modern style. Santa Cruz Paint Store listed on permit for 115 Knight Street.
- Permit No. 19406, 12/17/1953: Construct rear canopy.
- Permit No. A2264, 5/25/1956: Construct 9x10' storeroom to existing building.
- Permit No. R1116, 8/2/1991: Reroof building.
- Permit No. B10-0356, 11/10/2010: Improve façade and add signs to 115 Knight Street.
- Permit No. R17-0285, 9/14/2017: Reroof storefront at 115 Knight Street.



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## B10. Significance: Significance Statement

### Summary Property History

The subject property is located near the northern boundary of the Central District, as mapped in Volume One of the first *Santa Cruz Historic Building Survey*, conducted by Charles Hall Page & Associates in 1976.

### Summary of Commercial Development on Pacific Avenue

The earliest concentration of downtown commercial buildings was in a one-block area at the north end of the Central District, centered at Front Street (originally Main Street) between Water and Cooper streets. As the City entered a prosperous time in the 1860s and 1870s, the commercial core shifted to Pacific Avenue, roughly between Lincoln and Mission Streets (Chase, *The Sidewalk Companion to Santa Cruz Architecture, 2005, 113.*). By the 1890s, Santa Cruz's population had grown to 5,800 and the commercial core in this location established the downtown as the center of commerce.

In the street's heyday of development, Pacific Avenue boasted a collection of nineteenth-century hotels, restaurants, stores and other commercial buildings. In 1894, E.S. Harrison's *History of Santa Cruz* noted, "The business blocks of the city while making no pretensions to magnificence of proportions or particular beauty of architecture, are substantial, and bespeak an air of prosperity." The April 14, 1894 fire consumed the majority of the block bounded by Pacific Avenue between Front and Cooper streets. The blaze resulted in the development of building standards that limited the number and height of wood buildings, while encouraging construction using masonry and other materials considered fireproof (Lehman, *Historic Context Statement for the City of Santa Cruz, 20*).

By the 1920s, the northern area of Pacific Avenue was a bustling commercial center, with a variety of hotels, stores and commercial buildings, a streetcar line and the growing influence of the automobile (**Figure 6**).



**Figure 6.** Pacific Avenue, looking north from Soquel Avenue, circa 1920 (Courtesy, Santa Cruz Public Library, Photograph Collection, Image LH-0082).

### B10. Significance: Significance Statement

The 1920s saw another significant population increase for the City of Santa Cruz. The completion of Highway 17 from Los Gatos to the city saw a greater influx of seasonal and weekend tourists that stayed in auto camps and motels to visit the many tourist attractions. The boardwalk doubled in size during this time period and included sporting events, movies and other entertainment (Charles Hall Page & Associates, *Santa Cruz Historic Building Survey*, 13). The 1928 Sanborn map of the northern Central District shows nearly all lots built out on Pacific Avenue (Figures 7 and 8).



**Figures 7 and 8.** 1928 Sanborn maps of the northern end of Pacific Avenue. Left shows the west side north from Locust Street; right shows the east side, north from Cooper Street.

## B10. Significance: Significance Statement

### Postwar Development within the Project Vicinity

A 1939 image of the northern end of Pacific Avenue shows the bustling downtown district shortly before World War II. By this time, the automobile was the dominant transportation mode for the city (**Figure 9**).



**Figure 9.** 1939 image looking south from the north end of Pacific Avenue. The clocktower for the IOOF building is shown in the distant middle of the image (O'Hare and Berry, *Santa Cruz California: Images of America*, 82).

Postwar expansion of the city included suburbanization and development of the outer districts to house the coming population boom and the return of servicemen and servicewomen to the region. According to historian Charles Hall Page, "After the war, Santa Cruz's tourist facilities suddenly seemed outmoded, along with those of other resort towns. Tourists had different interests, and new facilities were more easily developed in new and different kinds of places. The City continued to grow but in a more diversified economy than in the recent past. The major influences on the form and character of the City were the growth of government, the freeways, urban redevelopment, and the arrival of the University of California." (*Santa Cruz Historic Building Survey, Volume 1*, 13).

In 1969, the Pacific Garden Mall was completed along Pacific Avenue, between Water and Cathcart streets. Conceived by architects Arthur Hyde and Kermit Darrow and Santa Cruz landscape architect Roy Rydell, Pacific Avenue became a one-way street with the construction of meandering, pedestrian-friendly walkways among various trees and potted plants. Influenced by Frank Lloyd Wright, Roy Rydell incorporated hexagonal shapes and curving paths to remove the feeling of a rigid urban setting, while replacing it with integration of the pedestrian experience with both nature and the city. The Pacific Garden Mall opened in November of 1969. The result was the creation of an open-air environment for street performers, artists and political protests that would characterize Santa Cruz in the 1970s (Wallace Bain, "Pacific Garden Mall is Remembered 40 Years after its Founding and 20 Years since its Demise." *Santa Cruz Sentinel*, 10/3/2009).



### B10. Significance: Significance Statement

The 1989 Loma Prieta Earthquake changed the commercial core of Santa Cruz irrevocably, with the destruction of many buildings downtown along the entire length of Pacific Avenue. The historic commercial core north of Soquel Avenue was substantially damaged; and the area no longer possesses enough of a concentration of historic buildings to form a district. Intended to be fireproof, the post-1894 unreinforced masonry buildings suffered heavily, with only several landmark buildings remaining. The considerable destruction of many historic buildings, the subsequent demolition of unsafe buildings, and the façade improvements of surviving buildings have changed the look of the downtown commercial core. The 1986 National Register-listed Downtown/Pacific Avenue Commercial District was delisted in 1991 as a result of the number of buildings lost in the earthquake (City of Santa Cruz and Archives & Architecture, *Santa Cruz Historic Resources Survey – Volume 3*, 6). Following the earthquake, the clocktower from the fallen IOOF building was placed at the head of Pacific Street, just south of the subject property (**Figure 10**).

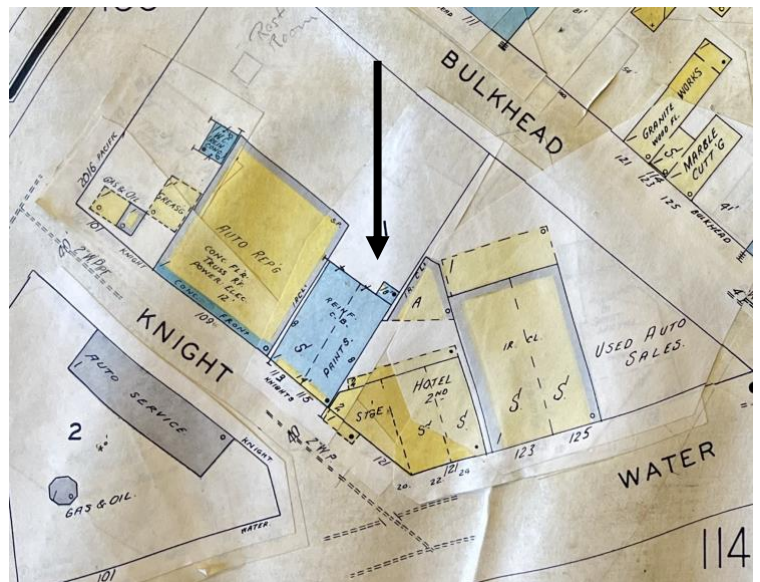
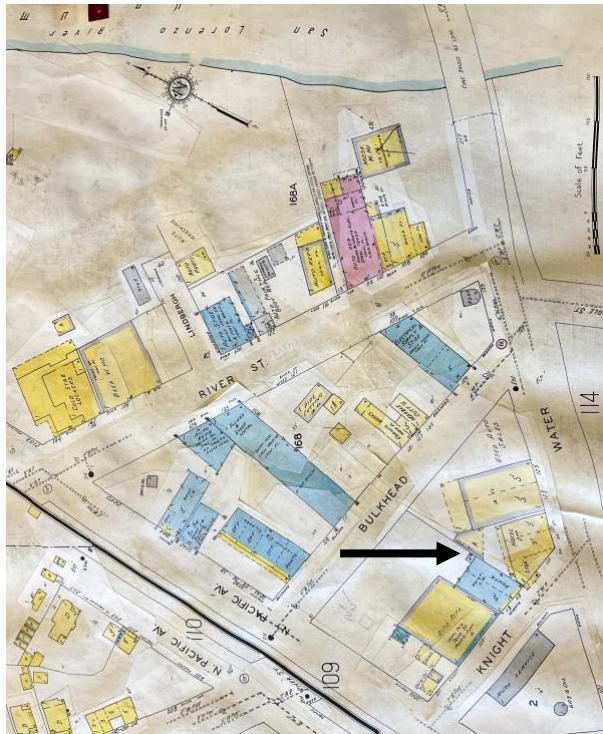


**Figure 10.** 2002 image looking southwest toward the north end of Pacific Avenue. The relocated clocktower from, the IOOF building is shown in the middle left of the image (O'Hare and Berry, *Santa Cruz California: Images of America*, 86).

## B10. Significance: Significance Statement

### Development of the Subject Property

The subject property was developed as a modest addition to the commercial buildings immediately north of the convergence of Front Street and Pacific Avenue. The surrounding blocks contained various commercial and automobile-related buildings (**Figures 11 and 12**).



**Figures 11 and 12.** 1957 Sanborn map showing the subject property. Left shows the project vicinity. Right image shows a detail of the subject property (Santa Cruz Public Library).

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\*Date: 10/25/24

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## **B10. Significance: Significance Statement**

### **Occupants of the Subject Property**

**113 Knight Street:** The lefthand storefront was not occupied until 1953, when it was leased to Guy McIntyre, who opened a tavern known as McIntyres Club. Guy and Rose McIntyre resided at 1208 King Street, in Santa Cruz. The tavern changed ownership in 1964, when city directories indicate that it became Bei's Tavern, owned by Ellsworth J. Bei. The lefthand storefront remained Bei's Tavern until 1974. Ellsworth J. and Joanne N. Bei resided at 1815 Portola Drive (225 Younglove Ave. by 1961) in Santa Cruz (*Polk's Santa Cruz City Directories: 1952 - 1974*).

**115 Knight Street:** The righthand storefront was the site of the Santa Cruz Paint Store, owned by Charles R. Harris and his son, Charles, Junior, from 1952 – 1974. City directories list the family as living in Los Gatos, California (*Polk's Santa Cruz City Directories: 1952 - 1974*).

### **Biographies of Building Occupants**

#### **113 Knight Street:**

Guy McIntyre's (1905-1962) obituary notes his ownership of McIntyre's Club. Educated in Santa Cruz, he worked for the Santa Cruz Soda Works for 25 years before opening the tavern at the subject property. No other associations or accomplishments are listed for him ("Guy McIntyre Dies in Hospital," *Santa Cruz Sentinel*, 4/18/1962). Ellsworth J. Bei operated Bei's tavern at the same location, taking over in 1962. He relocated to Palm Springs by 2000 ("Suzanne Bei (daughter – obituary)," *Santa Cruz Sentinel*, 7/17/2001). Research did not reveal any significant contributions by the McIntyre or the Bei family to national, California or Santa Cruz history.

#### **115 Knight Street:**

Charles R. Harris (1923-1997) was born in Sacramento and served in the U.S. Army Air Corps during World War II. Upon his return, he opened up the Santa Cruz Paint Store at the subject location. Following his retirement, he left the store to his son, Charles R. Harris, Jr. His obituary notes his passion for automobile collecting, but doesn't list any significant contributions to national, California or Santa Cruz history ("Charles R. Harris – obituary," *Santa Cruz Sentinel*, 7/7/1997).



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**B10. Significance:**

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

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

The subject property is not eligible under this Criterion, as no specific event led to its development. The subject property developed during a period of population growth and subsequent commercial development north of the downtown commercial district after World War II. The subject property developed as a modest commercial block containing two shops to provide additional commercial space. Postwar commercial growth itself would not be considered a significant event under this Criterion, as it can be applied to numerous cities throughout California and the United States. The subject property is not eligible under this Criterion.

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

The subject property's occupants operated commercial businesses during the historic analysis period of 1952 – 1974. While their businesses appear to have been successful during this time period, none of the building's shop's owners contributed to national, California or Santa Cruz history.

The subject property is not eligible under this Criterion.

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**B10. Significance:**

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

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

The subject building is an altered two-part commercial block constructed in a modest Postwar, Mid-century Modern style. While the righthand store (115 Knight St.) maintains most of the ornamentation from its original storefront, 113 Knight Street has had subsequent storefront replacements (fenestration and cladding) as the tavern changed ownership. In its present condition, the subject building does not maintain sufficient historic integrity. The building on the subject property is not an outstanding example of architectural design or construction methodology. The building is not the work of a master architect, nor does it possess high artistic value. The subject property is not eligible under this Criterion.

**Historic Integrity Analysis**

1. **Location:** *the place where the historic property was constructed or the place where the historic event occurred.* The subject building maintains integrity of location.

2. **Design:** *the combination of elements that create the form, plan, space, structure, and style of a property.* The alterations to the storefront at 113 Knight Street have substantially modified the fenestration pattern, entrance and ornamentation of the original building, causing a considerable loss of integrity of design.

3. **Setting:** *the physical environment of a historic property.* Building demolitions/replacements have compromised the integrity of setting around the subject property.

4. **Materials:** *the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.* The storefront, cladding and fenestration modifications to 113 Knight St. have compromised the integrity of materials from the original design of the building.

5. **Workmanship:** *the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* Integrity of workmanship is substantially diminished due to the alterations listed above.

6. **Feeling:** *a property's expression of the aesthetic or historic sense of a particular period of time.* While the alterations to 113 Knight Street have removed substantial historic integrity, the building maintains sufficient integrity of feeling as a two-part commercial block.

7. **Association:** *the direct link between an important historic event or person and a historic property.* This does not apply, as no historic association has been determined for the subject property.

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**B10. Significance:**

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

**City of Santa Cruz Historic Significance**

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

The subject property contains a highly altered example of a 1952 two-part commercial block and is not a significant example of the built heritage of Santa Cruz.

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

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

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

The subject property is not associated with a significant person.

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

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

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

The numerous building alterations have removed any potential for special architectural or aesthetic merit from subject property, as the building alterations have removed many original features from the storefront at 113 Knight Street.

*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*

In its present condition, the subject commercial building does not possess distinctive stylistic characteristics, design or workmanship, due to the numerous building alterations.

*7. Retains sufficient integrity to accurately convey its significance.*

The subject building has been altered and does not possess sufficient historic integrity.



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\*Resource Name or # (Assigned by recorder) 131-115 Knight St.

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**B12. References:**

Boland, Beth G. National Register Bulletin 32: *Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*, National Park Service, U.S. Department of the Interior.

“Charles R. Harris – obituary,” *Santa Cruz Sentinel*, 7/7/1997.

Chase, John Leighton, *The Sidewalk Companion to Santa Cruz Architecture*, 3<sup>rd</sup> Addition. Santa Cruz Museum of Art and History, 2005.

City of Santa Cruz, Planning and Building Department Records.

City of Santa Cruz and Archives & Architecture, *Santa Cruz Historic Resources Survey – Volume 3*, 2013.

Gibson, Ross Eric, “The Santa Cruz Wharf.” 1994: Santa Cruz Public Libraries, Local History Collection.

“Guy McIntyre Dies in Hospital,” *Santa Cruz Sentinel*, 4/18/1962.

*National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. United States, Department of the Interior, National Park Service, 1998.

O’Hare, Sheila and Irene Berry, *Images of America Series, Santa Cruz, California*. Arcadia Publishing, 2002.

Charles Hall Page & Associates, Inc., *Santa Cruz Historic Building Survey – Volume 1*, 1976.

“Pacific Garden Mall is Remembered 40 Years after its Founding and 20 Years since its Demise.” *Santa Cruz Sentinel*, 10/3/2009.

*Polk’s Santa Cruz City Directories: 1952-1974*.

Santa Cruz County Assessor’s Office.

“Suzanne Bei (obituary),” *Santa Cruz Sentinel*, 7/17/2001.