



RESEARCHING THE HISTORY OF YOUR SANTA CRUZ HOUSE

June 1, 2021

Joe Michalak

INTRODUCTION

Researching the history of a house has been transformed from what used to be a daunting slog through an endless stream of unindexed public documents, old newspapers, and city directories. With the digitization of public records (census, voting, immigration, birth/death) and newspapers, coupled with the availability of high-speed connectivity, many barriers to access have been diminished or removed entirely. Except for deeds detailing owners and property descriptions, the bulk of relevant data—census, immigration, birth, death, and marriage records can now be located with a few keystrokes without leaving the comfort of your home. Local newspapers, a primary source for data, are now digitized/scanned, and serve as the equivalent of today's social media, capturing the personal triumphs and tragedies of everyday life. While social media can be deleted with a keystroke, the stories buried in historical newspapers are forever archived. Besides cataloging births, deaths, marriages, and the social life of a community, newspapers tracked property transfers, building permits, and the work of architects and builders. Today, much of this data is easily accessible if you know where to look.

The one exception is the historical deeds of trust which identify sellers, buyers, and provide an exact property description. Tracing ownership still requires physically examining indexes and deeds at the Recorder's Office. This guide is an attempt to provide a roadmap for researchers so that they can avoid detours, potholes, and false trails along the way.

WHERE TO BEGIN: BUILDING A CHAIN OF TITLE

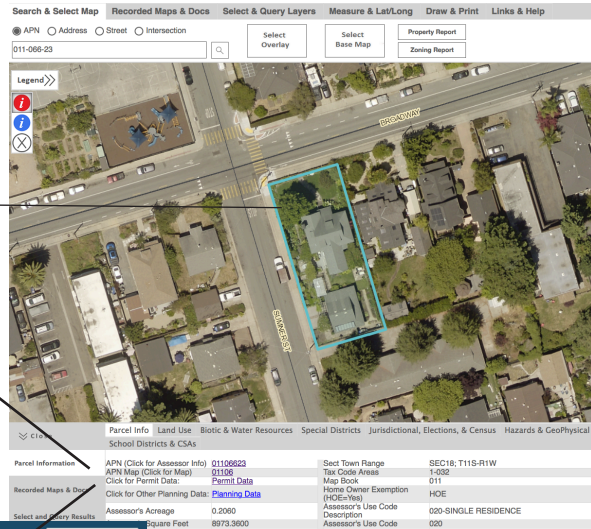
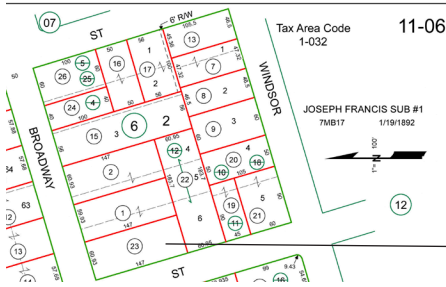
COUNTY GEOGRAPHIC INFORMATION SERVICES (GIS) <http://www.co.santa-cruz.ca.us/default.aspx?tabid=93> This should be the first place to start a search with either an address or an APN number (Assessor's Parcel Number: "00921145").

This site will be a source for:

Links to the Assessor's Office to find basic information about the house: property characteristics, lot and house size, approximate build date, number of rooms, etc.

Property transfer data. This record will give you the most recent deed transfer information that you can use to expand your research.

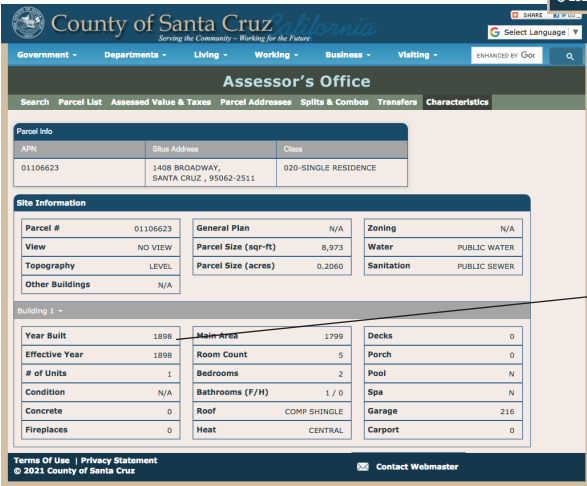
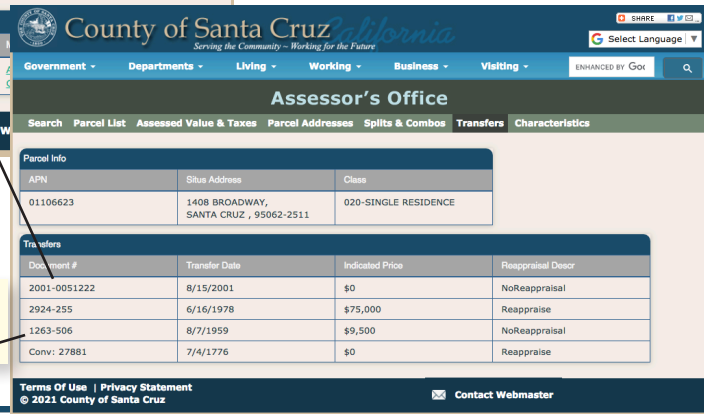
Parcel Map. Link to the Assessor's Office for a map showing the size/measurement of your parcel and neighboring parcels.



Santa Cruz County Assessor Office
<http://sccounty01.co.santa-cruz.ca.us/ASR/>

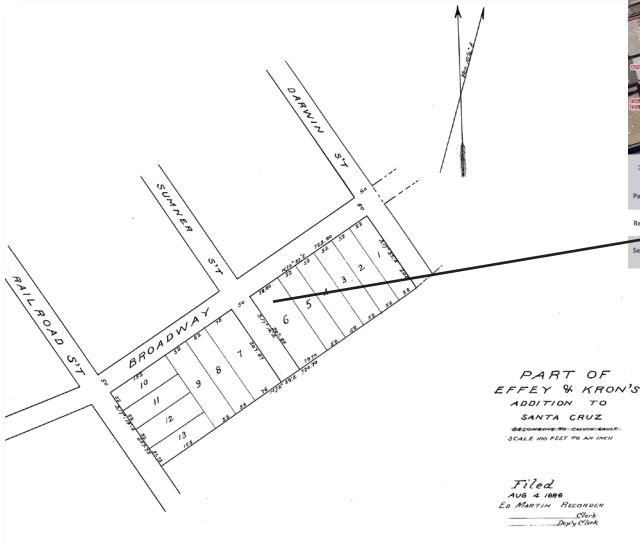


Recent property transfers:
 Note Document Transfer # (book/page) to find deeds in Recorder's bound volumes/microfilm.



Property Characteristics:
 Parcel Size,
 No. of buildings, rooms,
 Year built: this data for historical homes is often inaccurate

Recorded and Non-Recorded Maps. These very useful historic maps can provide ownership clues. They sometimes offer the owner's name, date of transfer, and the trust deed data (book/pg). Maps can also show the historic development of a neighborhood.

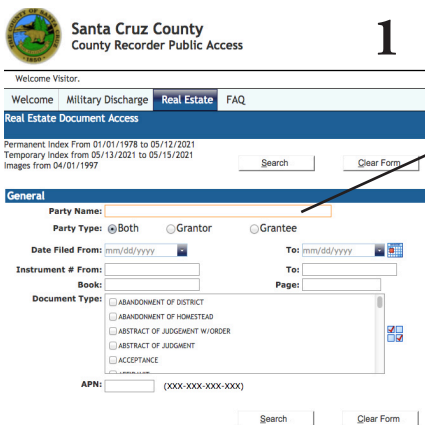


Historic map showing Effey & Kron's addition to Santa Cruz, recorded August 4, 1886. (Broadway between Railroad, now Seabright and Darwin St.)

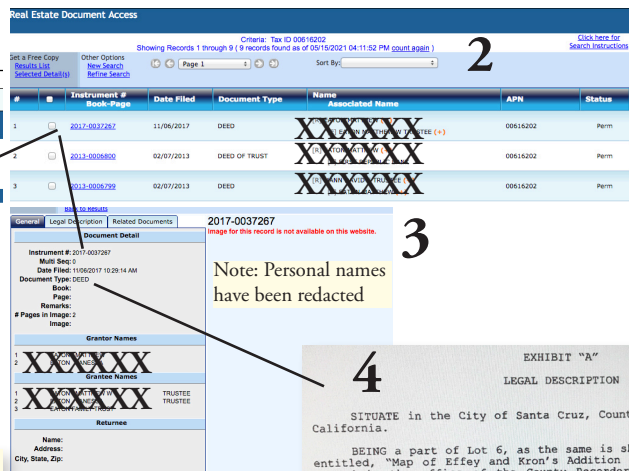
NEXT STEPS: TRACING OWNERSHIP—SANTA CRUZ COUNTY RECORDER'S OFFICE

The next step is crucial to establishing property ownership. The property transfer data (Deed document number and/or book/page) obtained from the Assessor's database will give you the initial information to find previous owners. The Recorder maintains two databases:

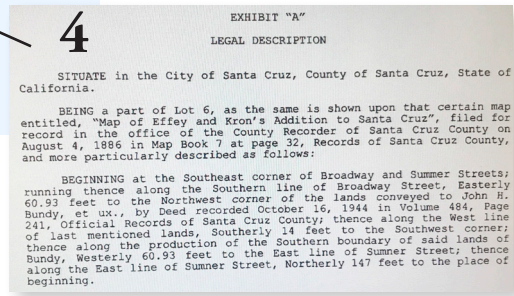
1) Current Deeds: 1978 to date—searchable by APN or Name (Grantor/Grantee) on computer workstations; deeds viewable and printable.



Current deeds searchable by name, APN, book/page and type of instrument. Deeds are viewable/printable at the Recorder's Office, but not online.



Note: Personal names have been redacted



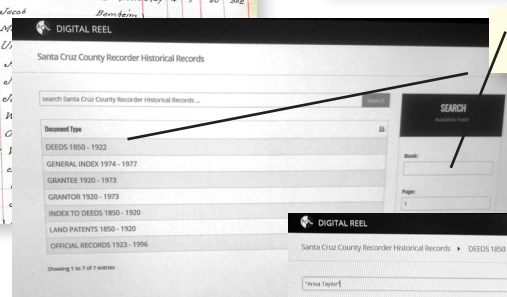
2) **Historic Records: 1850–1977.** These earlier deeds are found by searching the **bound volumes** organized by date and indexed under the names of the Grantor/Grantee. Using the book/page reference, you can search the Recorder’s computer database for copies of deeds of trust. These deeds are stored on microfilm and retrieved using computer workstations. Early deeds are also available in written form in bound volumes. Recorder’s staff can also print copies of historic deeds for a fee.



Bound Index Volumes:
1850-1977

NAMES OF GRANTEES	NAMES OF GRANTORS		DEEDS FILED IN VOLUMES	DATE	VOLUME NUMBER		
	Book	Page			Book	Page	
Fitch	A. H.	Hinds	Apr	7	108	64	110
Franco	Ellen C.	William	May				
	Honey S.	Ann	Mar	30		64	120
Ford	George	Ellen C.	Apr	84		64	194
Franco	Ellen M.	Simon	May	4		60	352
Ford	George	Frank					
	John H.	Dr.					
Franklin	A. H.						
Fitch	William E.						
Frost	Charles J.						
Fox	A. H.						
Faustino	Ormand W.						
Fallin	Antonio						
Faustino	C. D.						
Falson	Manuel						

1 Index page: Names of Grantee/Grantor, Date. Use Book/Page to locate deed in computer index



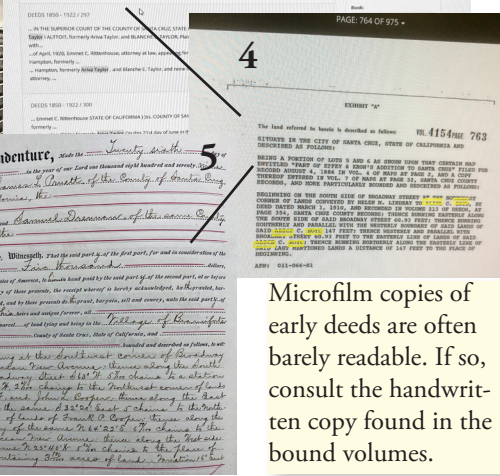
2 Enter Book/Page; select Deed Index

3 Search results link to microfilm copy

Use the bound index volumes to trace ownership. Start with the current Grantor (seller) and find out who they got the property from as Grantee, making certain the property description is correct as you proceed. Keep going Grantor to Grantee until you find the original owner, keeping a record of Grantor/Grantee, book/page reference and transaction dates for future use.



Bound volumes containing early handwritten copies of deeds.



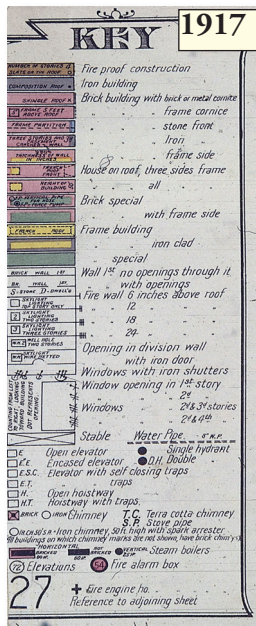
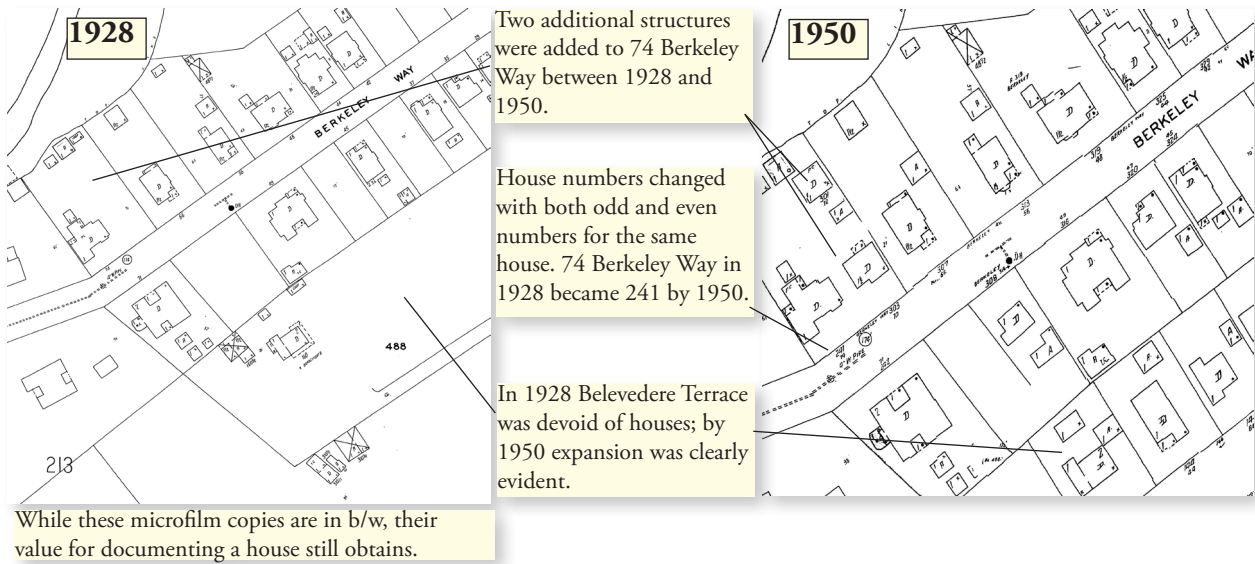
Microfilm copies of early deeds are often barely readable. If so, consult the handwritten copy found in the bound volumes.

Sometimes ownership clues may be gleaned by examining historic Sanborn Fire Insurance maps. For a growing city like Santa Cruz, house numbers were not static, and changed often. Searching local newspapers under earlier house numbers often identifies property owners and property transaction dates. Further clues may be found in city directories. When searched by address, directories may identify residents and often indicate their profession.

SANBORN FIRE INSURANCE MAPS

“Sanborn maps are detailed maps of U.S. cities and towns in the 19th and 20th centuries. Originally published by The Sanborn Map Company (Sanborn), the maps were created to allow fire insurance companies to assess their total liability in urbanized areas of the United States. Sanborn maps are valuable for documenting changes in the built environment of American cities over many decades. Specific changes in an individual site such as when a building was expanded or torn down, can often be dated within a reasonably accurate time frame, depending on how many different map editions for that city are available.” https://en.wikipedia.org/wiki/Sanborn_Maps; <https://www.loc.gov/collections/sanborn-maps/articles-and-essays/sanborn-time-series/>

Sanborn maps show the footprint of a structure, its shape, type of construction, location, boundaries, street names, and house and block numbers. Comparing the 1928 with the 1950 Sanborn map for Berkeley Way illustrates the kinds of development changes that can be discovered.



Maps reflected the growth of neighborhoods and while Berkeley Way was developed in the early 1900s, the earliest map didn't appear until 1928. Comparing street listings in annual city directories helps fill in the gaps by providing a more accurate assessment of neighborhood expansion.

Maps were issued in color and updated as needed. The Key to the 1917 map using color-coded symbols, described in detail the type of building construction, materials used, windows, location of water pipes, hydrant, fire alarm and numerous other elements related to engineering and safety.



What Sanborn maps are available and where?

Maps are available on microfilm, in bound volumes, and online. UC Santa Cruz has Sanborns online; Santa Cruz Public Library has microfilm copies and bound volumes for 1915 and 1928. UC access is temporarily unavailable as they are for revising their online system (completion expected in late Summer 2021). Maps are available for: Aptos (1888, 1892, 1908), Ben Lomond (1908, 1926), Boulder Creek (1892, 1897, 1908, 1921), Capitola (1888, 1892, 1905, 1917, 1927, 1833), Felton (1895, 1908, 1918), Santa Cruz (1877, 1886, 1888, 1892, 1905, 1917, 1928, 1950), Soquel (1892, 1908) and Watsonville (1886, 1888, 1892, 1902, 1908, 1920). Note: This list is incomplete as bound volumes for various years exist at various locations, but their availability is sketchy.

UC Santa Cruz: <https://digitalcollections.library.ucsc.edu/>

Maps (color images). From 1877 for various Santa Cruz County cities. May be downloaded. Quality varies. Also have regional Sanborn maps: San Jose, Santa Clara, etc. Includes 1917 Sanborn (not available at SCPL or San Jose Public Library)

Library of Congress: <https://www.loc.gov/collections/sanborn>

Maps (color images). From 1886–1920. High quality images; coverage of Santa County cities varies.

Santa Cruz Public Library (Microfilm only)

Maps: 1886–1905; 1928, 1950; bound volumes, 1928, 1950.

Museum of Art & History (Archives) Membership required.

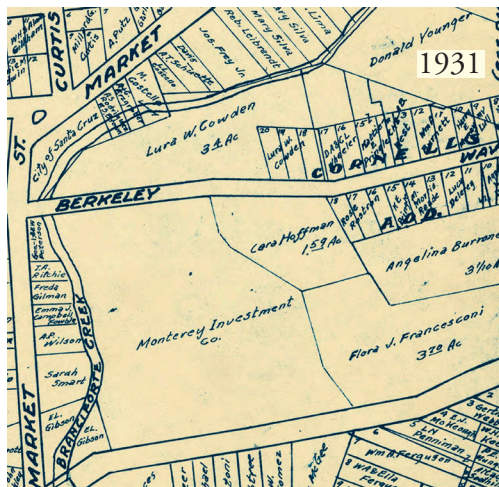
Maps: 1928, 1950, 1957, 1961, 1963 (bound volumes)

San Jose Public Library

Maps: 1886, 1888, 1892, 1905, 1928, 1950 available online from ProQuest. Available to any citizen of California with presentation of ID at the Library (Dr. Martin Luther King Jr. Library, 150 E. San Fernando St., San José, CA 95112) <https://www.sjpl.org/house>

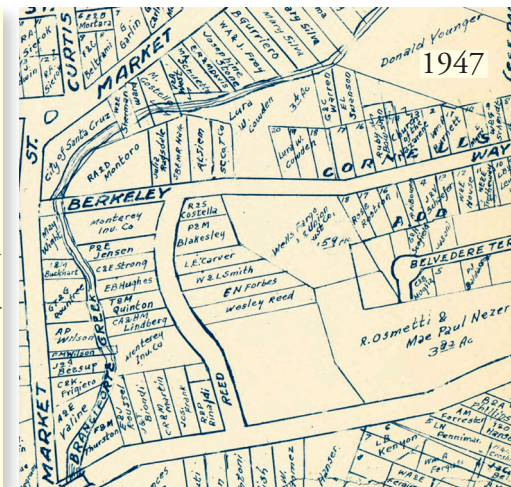
LAND OWNERSHIP MAPS (CADASTRAL)

Standard Map Service (Plat), 1931, 1944, 1947 (Available online at UCSC Digital Collections. <https://digitalcollections.library.ucsc.edu/>) These maps will be available when UCSC completes its overhaul of its digital collections website (Summer 2021). The Standard Map Atlas is a useful for validating property ownership information developed from other sources. Local coverage includes three years: includes names of property owners and large parcels.



Contrast the development of Berkeley Way and surrounding area. Large swatches of land were undeveloped in the 1930s, but by 1947 most of the property adjacent to Branciforte Creek was built up. Both Reed Way and Belvedere Terrace underwent transformation.

The names on the map help confirm grantor/grantee data.



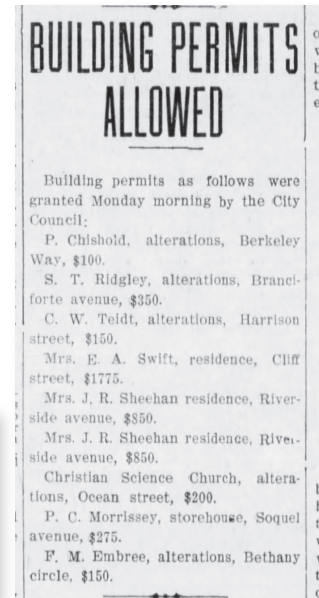
BUILDING PERMITS

The Santa Cruz City Council issued building permits until the mid-1920s, after which permits were issued by the Building Department. The permit history of a house in the City of Santa Cruz can be obtained from the Planning Department (Zoning Desk, 2nd fl.). The County issues permit histories at the Assessor's Office; homeowner ID required. Local newspapers are a valuable source for locating building permit information and deed transactions. Newspapers published this type of data up until the 1950s. Not to be overlooked are the Santa Cruz Genealogical Society's valuable indices covering building permits in the City of Santa Cruz as reported in local newspapers from 1909–1924. Available at the Public Library.

DISCOVERING THE PROPERTY OWNERS

Once you've uncovered some bits of data on property owners, whether it's based on a title search, or information gleaned by searching newspapers and city directories, or examining Sanborn maps to track address changes, there is no one method that works for everyone. If access to the Recorder's Office is problematic, you can piece together bits and pieces of data by searching addresses/names in newspapers to discover property transactions and owners. Once you have a name, you can trace that person through city directories, U.S. Census records, birth, death, and marriage records, and land ownership maps. Here are some of the key sources to guide you on your journey.

Building permits issued to Pedro Chisem and his alter ego, "P. Chishold" of Berkeley Way as reported in the *Santa Cruz Sentinel*, June, September 1910



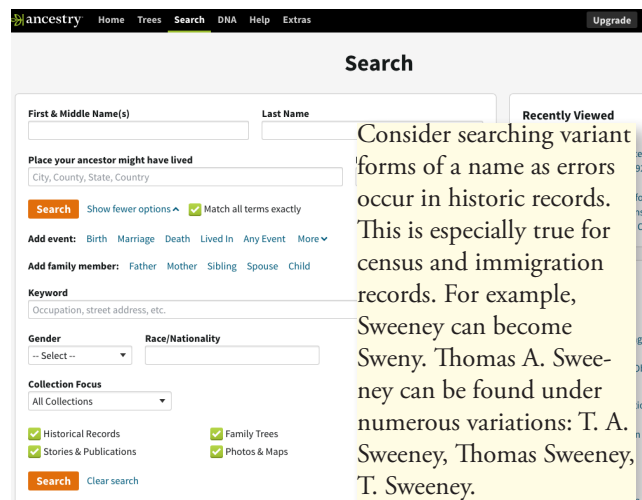
—Among the applications for building permits before the city council on Monday was one from P. B. Chisem for a \$4000 residence on Berkeley Way.

ANCESTRY.COM (Online at Santa Cruz Public Library or personal subscription)

Premier source for wide-range of data including:

Census/Voter records, Birth/Marriage/Death, Immigration, Military service, City Directories (Santa Cruz, 1902–1981, with gaps), and Family Trees.

Public Member Trees can provide a rich trove of data on family members, especially if they are public trees, not private. Look for members who cite a large number of sources as the content has often been validated. Avoid the ones who merely replicate the work of others and offer no new data or repeat errors.



Public Member Tree record from Ancestry.com for Clara Alice Martin, aka, Alice Taylor. Note the chronological personal history, list of family members and list of validated linked sources. Clicking on any of these sources will expand your research further.

1880 U.S. Census record for Alice Taylor, aka, Clara Alice Martin.

Alice Taylor
in the 1880 United States Federal Census

Name: Alice Taylor
Age: 23
Birth Date: Abt 1857
Birthplace: Maine
Home in 1880: New Limerick, Ansonsk, Maine, USA
Dwelling Number: 120
Race: White
Gender: Female
Relation to Head of House: Wife
Marital status: Married
Spouse's Name: Edger C. Taylor
Occupation: Keeping House
Neighbors: View others on page
Household Members:

Name
Edger C. Taylor
Alice Taylor

1880 U.S. Census record for Alice Taylor extracted from original record.

The image shows a screenshot of an Ancestry.com family tree for Clara Alice Martin. The tree includes her birth record (Abt 1857, New Limerick, Ansonsk, Maine, USA), her marriage to Edger C. Taylor (1880, Limerick, Ansonsk, Maine, USA), and their children: Besse Belle Taylor (1881-1928), Edger Chase Taylor (1882-1988), and Alice Loretta (Bessie) Taylor (1883-1984). A link is provided for her brother, Howard W. Martin (1869-). Below the tree is a snippet of the original 1880 U.S. Census record for Alice Taylor, showing her as a 23-year-old female, wife, and housekeeper in household 120 of New Limerick, Ansonsk, Maine.

NEWSPAPERS

Newspapers.com (Available remotely to SCPL card holders) Aggregates over 20,000 newspapers from 1770–2000s. Includes newspaper archive for:

- Santa Cruz Sentinel* (various titles), (1862–2005) with coverage gaps, 1913–1931.
- Santa Cruz Evening News*, (1907–1941) Some gaps in coverage.
- Santa Cruz Surf*, (1883-1907) Rich source of local history and opinions not covered by other papers. (Microfilm copies of all papers and print indexes available at SCPL).

The screenshot shows the Newspapers.com website. It features a search bar, a 'Browse' button, and a 'Papers' button. Below the search bar, there are several newspaper thumbnails with headlines, including 'TERROR' and 'WINS ELECTION'. The interface is clean and modern, with a focus on search and discovery.

Newspapers.com data is indexed using Optical Character Recognition technology which reads the text from historic newspapers on microfilm. The image quality of historical newspapers varies so searches often produce errors/“false drops.” When searching personal names, search variant forms of a name to insure accurate results.

Other Newspaper sources:

Watsonville Register-Pajaronian, (1864–2012) Available from SCPL link, or

<https://www.cityofwatsonville.org/1411/Watsonville-Historical-Newspaper-Archive>

California Digital Newspaper Collection (CDNC) Online at SCPL or at CDNC.UCR.EDU. California papers from 1846–1922; same coverage as Newspapers.com for local papers. Includes *Daily Alta California*, 1846–1891; *Sacramento Daily Union*, 1851-1899, *San Francisco Call*, etc. Can perform sophisticated Boolean searches (AND, OR, NOT), a function not available on Newspapers.com.

NewsBank, (Available remotely to SCPL card holders)

Santa Cruz Sentinel, 1999–to present (supplements **Newspapers.com** which only indexes

Santa Cruz Sentinel up to 2005)

San Jose Mercury-News and *San Francisco Chronicle* (1985–to present)

Covers thousands of U.S. and world news sources besides newspapers.

New York Times (SCPL online with registration requirements)

CITY DIRECTORIES/PHONE BOOKS

City directories and phone books are useful for placing people at a particular place at a particular time. They may also tell you a person's occupation and where they worked.

Ancestry.com/Heritage Quest

Online coverage of Santa Cruz City Directories from 1902–1981. Some gaps in coverage. Includes directories for many cities across the U.S.

Santa Cruz Public Library

(Genealogy Room, Downtown Library)

Santa Cruz City Directories,

1921–1968 (Print) Early City

& Phone Directories under various titles available on microfilm.

Museum of Art & History (Archives) Membership required

Santa Cruz City Directories, 1921–1968 (Print); Local Phone Books, 1907+ (Print)

U.S. City Directories, 1822-1995

Search Match all terms exactly

First & Middle Name(s) Last Name
Rose Rostron
 Exact... Exact...

Lived In Year Location
Santa Cruz County, California, USA
 Exact to...

Any Event City, County, State, Country

Add family member: Spouse
Spouse First & Middle Name(s) Last Name

Keyword
e.g. pilot or "Flying Tigers" ▾

Browse this collection
To browse this image set, select from the options below.
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Choose...
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U.S. City Directories, 1822-1995 for Rose Rostron
California > Santa Cruz > 1953 > Santa Cruz, California, City Directory, 1953
"Raffaele (Gina) lab Santa Cruz Artichoke and Sprout Growers Assoc h130 Laurent
"Zenith L (wid Eug) h2344 Felt
"Rossiter Bernice A Mrs sten City police dept r120 Kenneth
"Jack A (Bernice A) drftsmn County Assessor h120 Kenneth
"Rostron Etha B (wid Albert E) h1021 Ocean
"Rose (wid Geo H) h242 Berkeley way
"Vivian r242 Berkeley way
Rotary Club meets Hotel Palomar
"Roth Albi h148 Mason
"Alf J (Camilla, Roth Court) h622 7th av
"Court (Alf J Roth) motel 622 7th av
"Court (Alf J Roth) motel 622 7th av

HISTORIC PHOTOS

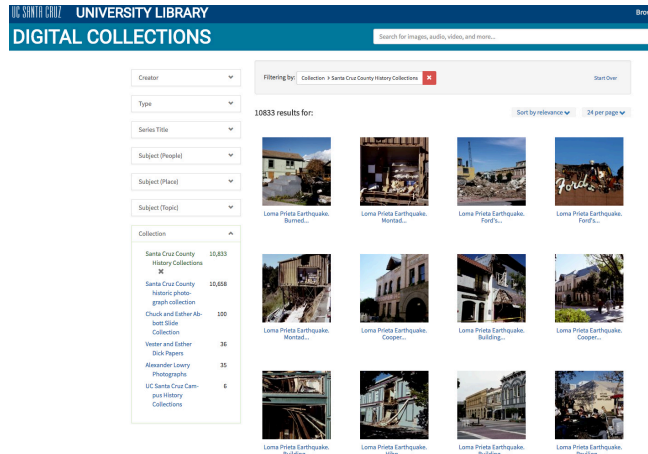
Old photographs convey a clear idea of a structure's former appearance and help establish a building's relationship to its surroundings. In addition to the sources listed here, a prime commercial source for historical photographs is the collection at **Covello & Covello Photography**. The firm was founded by the late photographer Ed Webber in 1938 and provided news photos to the *Santa Cruz Sentinel* from 1938 to 1969. Besides thousands of stock negatives, Covello & Covello has an extensive collection of photographs from mid-nineteenth century through the 1930s.

<https://www.covellocovello.com/> Contacting individuals who post Public Member Trees on Ancestry.com can also be a rich source for personal photos.

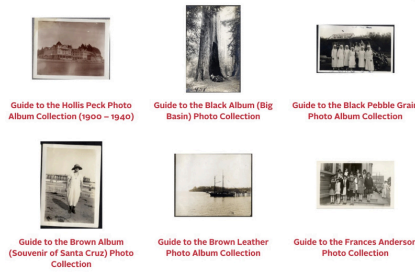
Santa Cruz County Historic Photographic Collection, UCSC Library Digital Collections.

UCSC's collection of photographs spans more than 100 years of Santa Cruz city and county development and activity. Notable subjects include Santa Cruz architecture before and after the Loma Prieta Earthquake (1989). "The collection documents communities and towns, some now gone; businesses and stores; industries: logging, mining, farming, ranching; the natural surroundings: beaches, forests, rivers, creeks, lagoons; cultural events and entertainment:

theater, exhibits, celebrations, parades; institutions: government, churches, schools, libraries; military displays and recreation: team sports, camping, and fishing; and means of transportation: railroads, streetcars, airplanes, automobiles, ships and boats. The bulk of the photographs (almost 11,000) document the city of Santa Cruz, but there are many images of the North and South county as well.”



The MAH Archive



The MAH's expansive archive is open by appointment and offers research material pertaining to all aspects of Santa Cruz County's history.

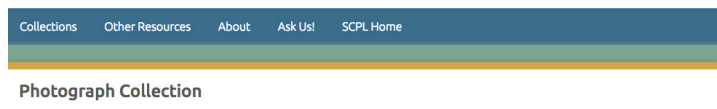
Please contact us at 831.429.1964 x7019 or archives@santacruzmah.org for any research requests.

[Browse the MAH's Archive](#)

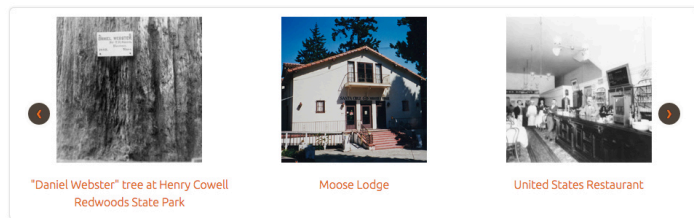
The Santa Cruz Museum of Art & History (MAH) Photo Archive has an extensive collection of historic Santa Cruz County 19th Century and early 20th Century photographs covering a wide-range of topics. <https://archives.santacruzmah.org/guides/photograph-collection/>



Santa Cruz Public Library has a large collection of photographs from the 1860s through the 2000s.



MyHeritage.com offers photo services to transfer black and white images into enhanced color photos.



See your heritage in color

Upload black & white or faded color photos and be amazed by the results

HISTORIC BUILDING SURVEYS

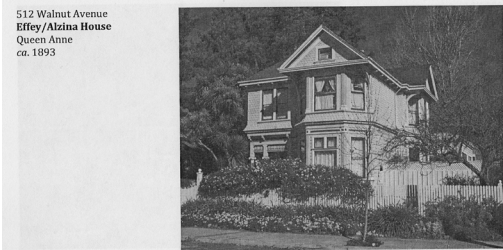
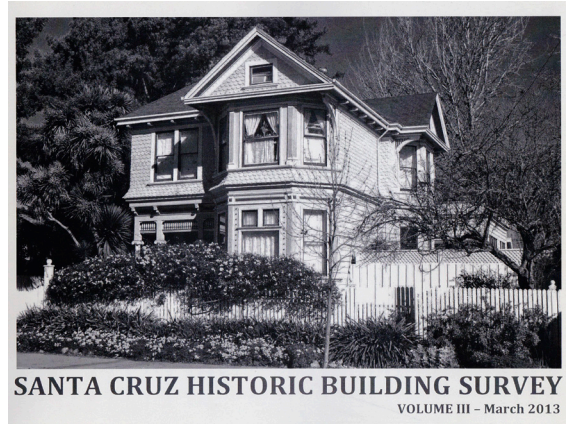
The Santa Cruz Historic Building Surveys provide a comprehensive planning tool for the identification, evaluation, and treatment of historic properties. The Surveys inventory (vI, 1976, vII, 1989, vIII, 2013) over six hundred structures and are available for download at the City's website. Criteria for evaluation is based on standards developed by the National Park Service and the U.S. Secretary of the Interior.

Surveys are based on a comprehensive evaluation of each property based on specific criteria for analyzing the integrity of each structure as well as the historic significance of past occupants and any events important in local, regional, or national history.

Each property is extensively researched to document historic authenticity and integrity (DPR 523).

Example of historic evaluation form for 512 Walnut Avenue, Santa Cruz. The house was designed by architect Edward L. Van Cleeck for Frank Alzina, son of early pioneer Francisco Alzina. Frank was a butcher, married to esteemed local teacher Lora Effey. Until 2006, The home was owned Santa Cruz County's second female supervisor.

Surveys are the first place to look to see if your house is listed as an historic resource. The County of Santa Cruz maintains a list of historic properties and can be obtained by contacting their Planning Department. The City of Capitola maintains a list of historic structures (Planning Department) as well as the City of Scotts Valley, <https://www.scottsvally.org/239/City-Historical-Landmarks>.



512 Walnut Avenue
Effey/Alzina House
Queen Anne
ca. 1893

This ca. 1893 two-story Queen Anne-style residence is an imposing composition of interlocking details. The complex hipped and gabled form, with its projecting two-story bay window, cantilevered second story wing, and recessed entry porch are clearly architect-designed. The house may have been designed by architect, Edward Van Cleeck; although no sources have been located to confirm the architect. The house was constructed for Frank Alzina, son of early settler, Francisco Alzina. Frank worked as a butcher and married Lora Pfund Effey, an esteemed local teacher, in 1887. Alzina first built a barn on the property in 1892 and soon after this residence. In recent times it was owned by Hulda Hoover McLean until 2006. McLean was one of Santa Cruz County's first female supervisors and was the niece of former President Herbert Hoover. The house continues to be owned by the McLean family.

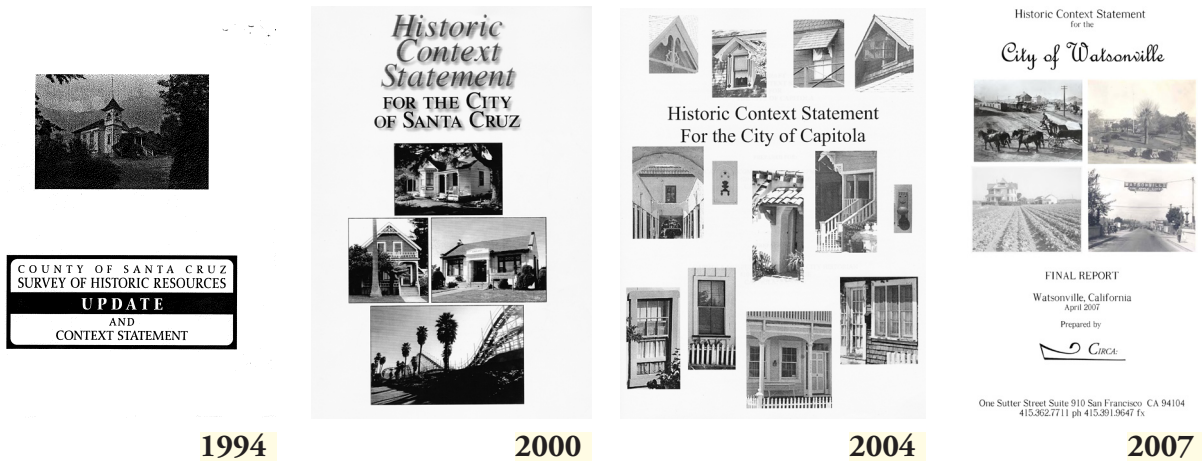
Evaluation findings are summarized in volume III, published in 2013.

by Hulda Hoover McLean

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HISTORIC CONTEXT STATEMENTS

Historic Context Statements provide an overview of the historic development of a city with examples of property types such as districts, buildings, and features, which represent the patterns of growth. Context Statements are critical for understanding, identifying, evaluating, and protecting those resources which give each community its individual character and sense of place. If you want to discover how a city developed its character, these surveys are essential. The County of Santa Cruz and the cities of Santa Cruz, Capitola, and Watsonville context statements are available on their websites or from their Planning Departments.



ARCHITECTURAL STYLES

The architectural development of local communities is examined in Historic Context Statements as an overview, but a detailed analysis of individual properties and their history is not included.

Appendix A
Biographies of Local Architects/Designers/Builders

William Bagnall (b. 1932) William Bagnall was born in Long Beach. He attended Merlo College Business School and Cal Poly, graduating in 1959. He worked for the San Jose architectural firm of Goodwin, Steenberg from 1962 to 1970 and has been in independent practice in Santa Cruz since then.

Dennis Britton (b. 1942) Dennis Britton is one of the most accomplished Santa Cruz designers to have emerged from the Wood-Butcher movement. He was born in Santa Cruz and graduated from San Jose State University as an art major in 1966. Britton, who was already building in his last years at school, was dissatisfied with how sterile construction in the area had become. The buildings constructed in the Wood-Butcher style exhibited a low of craftsmanship and elaborate detailing of materials, while tending to ignore more basic architectural qualities of structure, space, function, and the overall unity of the building. "They tended to look good for the same reason a pretentious quilt looks good", Britton has said. Britton later work moved closer to the Craftsman-revivalist spirit of Thacher & Thompson and Clark-Shelton. Additional information in 2nd edition, 1979.

William Henry Burrows (1838-1908) William Henry Burrows was born in Montreal. From 1868-78 he was in Gilroy, where he designed, contracted, and supervised construction of structures, including water tanks. However, no architectural survey of Gilroy has identified any of his designs. Burrows's 1887 Columbia County Courthouse is the oldest continuing operating courthouse in the state of Washington. He died in Dayton, Columbia T. contributed by Stanley D. Stevens.

Walter Graves Byrne (1891-1949) Walter Graves By son of George Griffin Byrne and Helen Graves. I later, the Byrne family, formerly of Jackson, Mich. Walter Byrne attended the University of California aesthetic was prevalent there, graduating in the did drafting work for Julia Morgan and John preference for simplicity, a preference which also as design elements, is evident in the building in, to him the Walter Charles Byrne house, 1912, and

Appendix B
Supplementary List of Buildings

Following is a list of buildings not included in the body of the book because of insufficient documentation, lack of a known location, or divergence from the selection criteria of the book. They were all either designed by Santa Cruz firms or firms active in Santa Cruz or were located in Santa Cruz County.

Solon Blodgett Abbott (1832-1911)
1890 Main Lakes Baptist Church Building, Seventh Avenue and Second Street (now Bonnie Street), demolished.

Clay N. Burrell (1881-1958)
1914 415 S. Dunlap, one-story residence.

William Henry Burrows (1838-1908)
1877 City Hotel, County Hospital addition, Nathaniel Mansson house, Walnut Avenue.
1877-78 Mumford's Young's Candy Store, Ice Cream Saloon & Candy Manufactory, Pacific Avenue.
1887 Columbia County Courthouse, Dayton, Washington.

Date unknown: First Baptist Church and parsonage, Dayton, Washington.

Walter Graves Byrne (1891-1949)
1927 City Hotel, County Hospital addition, small brick house competition sponsored by the California Common Brick Manufacturers Association.

Russell B. Coleman
1931 E. Manning house, two-story, eight-room stucco.

Allen C. Collins (1858-1950)
1928 First Church of Christ Scientist, Ocean Street and Dakota Avenue.

1927 C. D. Sheerin house, Walnut Avenue Extension.

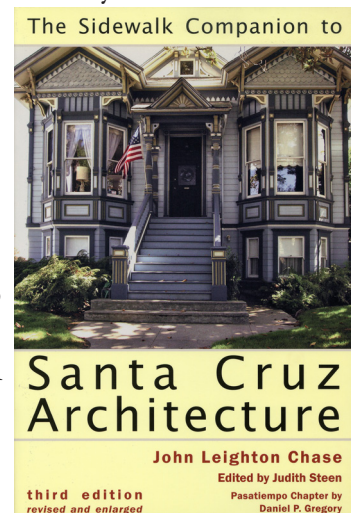
Collins & Byrne (Allen C. Collins & Walter Graves Byrne)
1921 Two- and three-bedroom apartments for E. C. Lerock, Watsonville.

Mario Corbett (1901-1977)
1932 Dudley Sales house, one-story, brick & stucco.

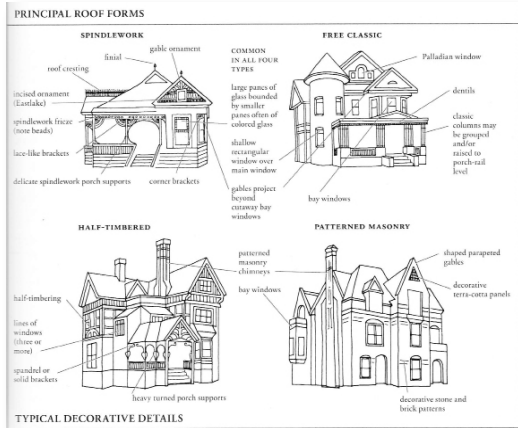
Daniel A. Dankroeger & Saunders
1887 First and Albin Paris's Swanton, plans for stable, Pacific Avenue, demolished; E. Warren house, Dankroeger office, Elm Street; Gottlob Zeigler house, Pine Street; R. H. Hill house, Bonafides-Santa Cruz Mountain Winery Building, Market Street, demolished.

1888 C. N. Mann, houses at Wine Hill and Men's Vineyard; Sequel School, demolished; Mary Makeman house, Ocean Street, one hundred feet south of Squaw Avenue; John K. Chase house, Walnut Avenue, between Center Street and Pacific Avenue, demolished; William Ken house, Old San Jose Road; J. F. Holloway house, Squaw Avenue; A. Diaz Pena house, 227 Walnut Avenue, demolished.

For the City of Santa Cruz, John Chase's, *Sidewalk Companion to Santa Cruz Architecture* offers a broad survey of neighborhoods, and the individual properties of historic significance. The earlier editions (1975, 1979) formed the basis of the City of Santa Cruz, Historic Building Surveys (1976, 1989). The 3rd ed., published in 2005 also includes biographies of local architects/designers/builders. A supplementary list of buildings designed/built by local firms is included.



At 848 pages, Virginia McAlester's 2013 monumental *Field Guide to American Houses* is the premier source for detailed descriptions of styles and their origin. Well-illustrated with hundreds of drawings and photos.



A Field Guide to American Houses

The best-selling classic by Virginia and Lee McAlester now revised and expanded to include homes built after 1940 and a new section on how to "read" a neighborhood

The Definitive Guide to Identifying and Understanding America's Domestic Architecture



Virginia Savage McAlester

The interpretation of an architectural style may vary depending on the knowledge of the architect/builder, availability of materials, and regional differences. The interpretation of the Queen Anne style may vary considerably covering a wide-range differing of structures. While some have candle-snuffer corner turrets and wrap-around porches, others are a blended mixture of Colonial Revival, Shingle, or Craftsman style. Often there is an abundance of brackets, decorative trusses, and an entry door with a single pane at the top.

Appendix C

Architectural Styles in Santa Cruz

The Ohlone Indians, who populated the San Francisco Peninsula and the coast south to Carmel, built three types of structures. Circular houses and pits covered with brush and about three feet in diameter, were inhabited by the women and children. For the men there was the conical combination of house and kiva. During ceremonial trips, small circular bark structures were erected for temporary shelter.

When the Spanish and Mexicans arrived, they found a population as hard they could the late baroque architecture familiar to them in Mexico, which had in turn been imported from Spain. The limitations of the adobe building material and the unwilling Indian labor reduced the buildings constructed to very simple adobe structures with thick walls and a roof of thick mud. The buildings were built on a raised platform. Plastering the wide eaves protected the adobe from being washed away by the rains. Floors were almost always of stamped earth, and glass was not used for windows until the 1840s (Ames and Hodgkiss 2008).

The earliest frame buildings in Santa Cruz were simple cupboards of saltillo of one story or two and a half built at the Francisco Abasco house. In a short time, building resources and carpentry improved to the point where John B. Perry could build the comfortable board-and-batten house at 14 East Corona Drive.

The Sidewalk Companion

Gothic Revival

Gothic Revival

Tudor arches

Revival domes

romantic, and

combination.

Italianate

In the 1860s,

to be used into

and sixteenth

centuries, are

plaster or of

including the

Architectural

styles in Santa

Cruz, *The Sidewalk*

Companion to Santa Cruz

Architecture, 3rd., 2005.

Richardsonian

Romanesque Revival

The Richardson

Romanesque Revival

came into vogue for

business and public

buildings in the 1850s,

it is distinguished by

unornamented primary

shapes. The hipped and

gabled roof often

overhangs low to the ground; the

riding window through or

above and often

rested rather than

paneled. The

building materials

include granite, sandstone,

and brick. The

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Romanesque Revival

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the turn of the century. The earliest Italianate houses are square with hip roofs and few details. Later, and more commonly, they are either flat fronted or have angle bays and low roofs with a cornice at the eaves or parapet that obscures the roof. Characteristic details are a bracketed cornice, turned balustrades, tall, narrow windows with flat or rounded tops and prominent lintels, a raised front porch and elaborately detailed entrance portico, quoins, and sometimes a rusticated facade. Most surviving commercial Italianate is brick with wooden or metal trim, usually flat fronted with pediments and cresting over the parapet.

Stick and Eastlake: (1880s-1890s) The Victorian-era Stick style is frequently used in combination with Eastlake. The Eastlake ornamentation is characterized by bold use of geometric shapes, three-dimensional patterns, curved brackets, rows of lathe-turned spindles, incised carving, grooved moldings, circular perforations, sunburst-motif panels, bent roofing, and stained glass. Additionally, there is an overlay of plain or molded Stick work that resembles half-timbering and suggests the balloon frame construction of the time, with high, steep roof lines, and extending window frames beyond the windows, and extensive verandas. Curved brackets are usually replaced by diagonal brackets.

Queen Anne: (1885-1900) Originally an English style formulated by Richard Norman Shaw in the 1860s, and bearing little relation to the architecture of the time of Queen Anne, it went through many transformations before it arrived in California after 1885. Less formal than earlier Victorian styles, it sought to be picturesque with an asymmetrical plan, complex roof line, corner towers, and gables. It frequently displays a variety of textures and colors in bands of different siding materials including brick, clapboard, and shingles. The buildings also have bay windows of various shapes, porches, and balconies, and a variety of predominantly classical ornamental details. In Santa Cruz, many aspects of the Queen Anne house blended into Colonial Revival, Shingle, and Craftsman styles by the end of the nineteenth century.

Shingle: (1885-1906) Similar to the Queen Anne, particularly as it appeared in the Eastern United States, the Shingle style is known for simplicity of detail together with a greater interest in massing of forms. The walls and hipped and gabled roofs are shingled and include frequently curving wall surfaces. Banded windows contributed to a general horizontal emphasis. In Santa Cruz, the Shingle style is often found mixed with other styles.

135

The City of Santa Cruz, *Historic Building Survey, vIII* (2013).

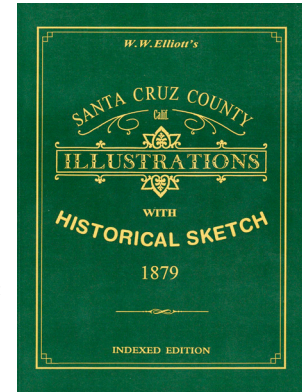
Elaborate Queen Anne cottage, 1408 Broadway, Santa Cruz.



Architectural Styles in Santa Cruz, *The Sidewalk Companion to Santa Cruz Architecture*, 3rd., 2005.

BIOGRAPHICAL SOURCES

“The subject of your research, of course, will determine which, if any, biographical or historical reference sources will be useful for information on owners and occupants. Of the biographical and historical books concerning Santa Cruz County, Elliott’s, *Santa Cruz County, California*, authored by Rev. S. H. Willey, Dr. C. L. Anderson, Edward Martin, and others, published in 1879, is the earliest and perhaps the most important architectural source. Its many engravings provide an extensive record of the town’s appearance at the time.” John Chase, *The Sidewalk Companion to Santa Cruz Architecture, 3rd. ed.* Santa Cruz: Museum of Art & History, 2005.

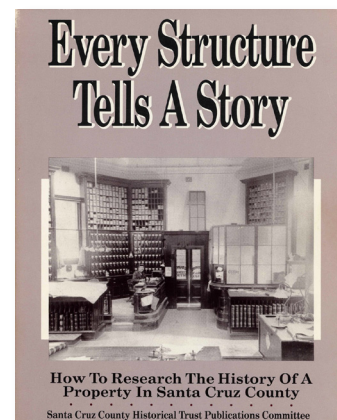


The Museum of Art & History, 1997 reprint

Leon Rowland, wrote a local history column, “Circuit Rider” for the *Santa Cruz Evening News* in the 1940s. This column and other research formed the basis for *Santa Cruz: The Early Years*, (Paper Vision Press, 1980). Rowland provides a vivid, detailed account of the early settlers and the times they lived in, profiling some of the most significant historical figures, their accomplishments and deeds. Also included is an exhaustive account of *Los Fundadores*, the founding families of Santa Cruz. Rowland maintained a vast card file on local historical figures and events. The repository is now available online at UCSC: <https://library.ucsc.edu/speccoll/rowland-collection-about-the-rowlands>. Another newspaper reporter, Ernest Otto, wrote “Old Santa Cruz,” a column for the *Santa Cruz Sentinel* from the 1930s until the early 1950s. While not a historian, his work detailed people and events as he experienced them first hand. Preston Sawyer, *Sentinel* proofreader and photographer, wrote a column, “Santa Cruz Yesterdays,” from 1948–1959. Each week he contributed an old photo and wrote a historical account of events surrounding the photo.

A LAST DETAIL

In 1990, The Santa Cruz County Historical Trust, published, *Every Structure Tells A Story*. While technology has advanced, making public sources more accessible, the research tools discussed are still valid today. It is well worth the time to consult *Every Structure* for its broad description of city directories, land ownership maps, local newspapers, and bibliographies. Although out-of-print, it is available for download at: <https://santacruzmah-craftcms.s3-us-west-1.amazonaws.com/uploads/EveryStructureTellsAStory.pdf>



Joe Michalak, Please send comments and corrections to: joemich1@gmail.com. This document will be revised frequently.
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