



# County of Santa Cruz

## Department of Community Development and Infrastructure

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Transportation

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Director  
Capital Projects

**Kim Moore**  
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Administration

January 17, 2024

Ms. Julianne Polanco  
State Historic Preservation Officer  
Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816

Subject Property:      2755 41<sup>st</sup> Ave., Soquel, CA 95073  
USGS Soquel Quad – T11S R1W, Section 9  
APN: 030-131-61

Dear Ms. Polanco;

The purpose of this letter is to complete the SHPO consulting requirements pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations found at 36 CFR Part 800 prior to the above-referenced project receiving HUD CDBG-DR funds to partially fund the construction of 140 – 160-unit affordable housing project to be located at 2755 41<sup>st</sup> Avenue in the community of Soquel, Santa Cruz County, California. The use of federal funds in the project requires that a NEPA environmental review be conducted on the project site, which includes Section 106 consultation with SHPO.

### Conclusion

The County of Santa Cruz has concluded that the proposed project will not cause any significant impact to archaeological or historic resources in the project area and, therefore, has made a finding of “*No Historic Properties Affected*” per CFR 36 Part 800.4 (d)(1) and that no additional studies or mitigations need to be undertaken. The County of Santa Cruz requests your concurrence in this finding.

### Proposed Project

The proposed project will construct the 140-160-unit affordable housing project utilizing both private and federal funds on a 2.582-acre vacant, previously developed site where all prior development has been demolished. The project is an infill project with commercial development on all surrounding parcels.

## **Area of Potential Effect (APE)**

The APE is the project site itself.

## **California Historical Resources Information System (CHRIS)**

A response letter from the Northwest Information Center (NWIC) dated January 5, 2024, found one cultural resources study prepared in 2017 that covered the entire project site. NWIC found no recorded archaeological resources or recorded buildings or structures. NWIC determined that the project site is in an area considered to have a moderate potential for Native American resources and a high potential for historic-period archaeological resources and included the recommendation from the 2017 cultural resource study which stated: "No further action regarding cultural resources at these parcels are recommended for the focused EIR. If the Project Area will be developed in the future, Albion recommends testing (Extended Phase I) in areas of impact. Since most of the property is currently covered by asphalt, it is possible that cultural resources exist in the Project Area.

## **Cultural Resources Survey**

A second Cultural Resources Survey was not prepared at this time as the project site was previously fully developed with both buildings and hardscape. All buildings were demolished and the site cleared prior to the anticipation of using federal funds for development of a project. During prior development of the site the entire site was scraped, leveled using fill as necessary, compacted and building footings and trenching for utilities dug out; therefore, there is no possibility of finding any cultural resources through a field survey. Previous investigation for a CEQA prepared for the project site determined that no archaeological resources have been identified in the project area and that there are no unique paleontological resources or geologic features on or in the vicinity of the project site.

Prior to demolition of the existing structures, an evaluation for potential historical significance was prepared by Archives & Architecture, LLC. In a Historic Report dated 12/16/16 (Attachment C), it was concluded that the structures do not possess historical significance and do not warrant listing in federal, state or local inventories.

## **County-Required Mitigations**

Pursuant to County Code Section 16.40.040, if at any time in the preparation for or process of excavating or otherwise disturbing the ground, any human remains of any age, or any artifact or other evidence of a Native American cultural site which reasonably appears to exceed 100 years of age are discovered, the responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code Chapter 16.40.040.

Additionally, pursuant to Section 16.40.040 of the Santa Cruz County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this project, human remains are discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the sheriff-coroner and the Planning Director. If the coroner determines that the remains are not of recent origin, a full archeological report shall be prepared and representatives of the local Native

California Indian group shall be contacted. Disturbance shall not resume until the significance of the archeological resource is determined and appropriate mitigations to preserve the resource on the site are established.

#### **Native American Heritage Commission (NAHC)**

A consultation request was sent to NAHC on December 11, 2023, with NAHC responding on December 14, 2023, stating that a record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed with positive results and recommended that the Costanoan Ohlone Rumsen-Mutsen Tribe be contacted for more information. An NAHC Native Americans Contact List, dated December 14, 2023, was provided and was used to prepare tribal consultation letters. Consultation letters were emailed to seven (7) Native American contacts, including the Costanoan Ohlone Rumsen-Mutsen Tribe on December 13, 2023. The remainder of the tribal consultation period will be concurrent with this SHPO consultation.

#### **Tribal Consultation Responses**

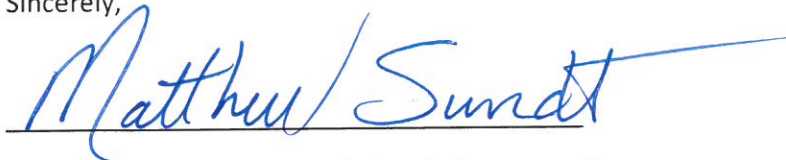
Nichole Rhodes, Executive Administrator of Kanyon Consulting, LLC responded on January 3, 2024, stating that the APE overlaps of is near the management boundary a potentially eligible cultural site and expressed an interest in consulting on the project noting that in some cases such as this they recommend that a Native American Monitor and an archaeologist be present on-site during any/all ground disturbing activities to minimize potential effects on the cultural site and mitigate inadvertent issues.

#### **National Register of Historic Places**

An internet search of the National Register of Historic Places found 47 results for registered historic sites within the County of Santa Cruz, none of which are located within 0.5 miles of the project site.

I hope this information is helpful to you. Please feel free to contact me should you have any questions or comments about this project.

Sincerely,

A handwritten signature in blue ink that reads "Matthew Sundt". The signature is written in a cursive style and is positioned above a horizontal line.

Matthew Sundt, Planner IV / Historic Resources Planner  
County of Santa Cruz

cc: R. L. Hastings & Associates, LLC  
P.O. Box 552  
Placerville, CA 95667

Enclosures:

- USGS Topographic Map with Project Site outlined
- Map of Area of Potential Effects (APE)
- CHRIS response letter, dated January 5, 2024
- NAHC Native American Contac List, dated December 14, 2023
- Tribal Consultation letters
- Kanyon Konsulting, LLC tribal consultation response dated January 3, 2024
- NRHP Internet Search Results



APN
  Address
  Street
  Intersection

Enter an Intersection (ex: Soquel and Main)

Select Overlay

Select Base Map

Property Report  
Zoning Report



Parcel Information	APN (Click for Assessor Info)	<a href="#">03012161</a>	Sect Town Range	SEC9; T11S-R1W
	APN Map (Click for Map)	<a href="#">APN Map</a>	Tax Code Areas	96-103
	Canceled APN Maps	<a href="#">Canceled APN Maps</a>	Map Book	030
Recorded Maps & Docs	Click for Permit Data:	<a href="#">Permit Data</a>	Home Owner Exemption (HOE=Yes)	
	Click for Other Planning Data:	<a href="#">Planning Data</a>	Assessor's Use Code Description	110-VACANT COMMERCIAL LAND
Select and Query Results	Assessor's Acreage	2.5800	Assessor's Use Code	110
	Assessor's Square Feet	112384.8000	Zip Code	95073-2041



January 5, 2024

NWIC File No.: 23-0826

Roy Hastings  
R.L. Hastings & Associates, LLC  
P.O. Box 552  
Placerville, CA 95667

Re: Record search results for the proposed SW Corner of 41<sup>st</sup> Avenue and Soquel Drive, Soquel, Santa Cruz Co.

Dear Mr. Roy Hastings:

Per your request received by our office on the 12<sup>th</sup> of December, 2023, a records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Santa Cruz County. An Area of Potential Effects (APE) map was not provided; in lieu of this, the location map provided depicting the 41<sup>st</sup> Avenue and Soquel Drive project area will be used to conduct this records search. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

Review of this information indicates that there has been one cultural resource study that includes 100% of the 41<sup>st</sup> Avenue and Soquel Drive project area (D'Oro 2017: S-49271). This 41<sup>st</sup> Avenue and Soquel Drive project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed 41<sup>st</sup> Avenue and Soquel Drive project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed 41<sup>st</sup> Avenue and Soquel Drive project area.

At the time of Euroamerican contact, the Native Americans that lived in the area were speakers of the Awaswas language, part of the Costanoan/Ohlone language family (Levy 1978:485). Using Milliken's study of various mission records, the proposed project area is located within or adjacent to the lands of the Uypi tribe, whose territory was near the mouth of the San Lorenzo River, the site of the present city of Santa Cruz. The Uypi people were also called the "Soquel" people in post-1810 Mission records, the name was derived from Captain Soquel (Milliken 1995: 242).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Santa Cruz County have been found in areas marginal to Monterey Bay and inland near intermittent and perennial watercourses. The 41<sup>st</sup> Avenue and Soquel Drive project area is located in Santa Cruz County in the City of Soquel, approximately one quarter of a mile North of Soquel Cove on Monterey Bay. The project is on a

midslope bench between Doyle Gulch and Soquel Creek, and also near the head of a creek in drainage canyon. Current aerial maps indicate combined parcels with a couple of large trees, portion of road way, semi-truck and cars, possible one building or structure in. Given the similarity of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed 41<sup>st</sup> Avenue and Soquel Drive project area.

Review of historical literature and maps indicated historic-period activity within the 41<sup>st</sup> Avenue and Soquel Drive project area. The Rancho Arroyo Del Rodeo map indicated a road from Santa Cruz to San Juan along the northern boundary of the project area. The 1940 Capitola USGS 15-minute map indicates two buildings within the project area. With this in mind, there is a high potential for unrecorded historic-period archaeological resources to be within the proposed 41<sup>st</sup> Avenue and Soquel Drive project area.

The 1954 photo revised 1980 Soquel USGS 7.5-minute topographic quadrangle depicts four buildings or structures within the 41<sup>st</sup> Avenue and Soquel Drive project area. If present, these unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

## **RECOMMENDATIONS:**

1) There is a moderate potential for Native American archaeological resources and a high potential for historic-period archaeological resources to be within the project area. The recommendations from D'Oro's (2017:7) report are:

No further action regarding cultural resources at these parcels are recommended for the focused EIR. If the Project Area will be developed in the future, Albion recommends testing (Extended Phase I) in areas of impact. Since most of the property is currently covered by asphalt, it is possible that cultural resources exist in the Project Area.

Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) No resources were located in either the 41<sup>st</sup> Avenue and Soquel Drive project area or its APE that are included in the OHP BERD. If, in a later process, buildings or structures are identified that meet the minimum age requirement, we recommend that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings or structures:

Project Review and Compliance Unit  
Office of Historic Preservation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816  
(916) 445-7000

3) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

4) We recommend the lead agency contact the local Native American tribes regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916)373-3710.



5) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

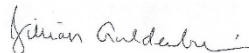
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: [https://ohp.parks.ca.gov/?page\\_id=28351](https://ohp.parks.ca.gov/?page_id=28351)

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,



Jillian Guldenbrein  
Researcher

## LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resource File System, the following literature was reviewed:

Barrows, Henry D., and Luther A. Ingersoll

2005 *Memorial and Biographical History of the Coast Counties of Central California*. Three Rocks Research, Santa Cruz (Digital Reproduction of The Lewis Publishing Company, Chicago: 1893.)

Bowman, Roy H. and David C. Estrada

1980 *Soils Survey of Santa Cruz County, California*. United States Department of Agriculture, Soil Conservation Service, in cooperation with the University of California Agricultural Experiment Station. n.p.

Clark, Donald Thomas

1986 *Santa Cruz County Place Names*. Santa Cruz Historical Society, Santa Cruz.

D'Oro, Stella (Albion Environmental, Inc.)

2017 *Cultural Resources Assessment of Several Parcels at Soquel Drive and 41st Avenue, Soquel, California*. **NWIC Report S-049271**

General Land Office

1858 Survey Plat for Rancho Arroyo Del Rodeo Township 11 South/Range 1 West.

Gudde, Erwin G.

1969 *California Place Names: The Origin and Etymology of Current Geographical Names*. Third Edition. University of California Press, Berkeley and Los Angeles.

Heizer, Robert F., editor

1974 *Local History Studies*, Vol. 18., "The Costanoan Indians." California History Center, DeAnza College, Cupertino, CA.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, revised by William N. Abeloe

1966 *Historic Spots in California*. Third Edition. Stanford University Press, Stanford, CA.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, William N. Abeloe, revised by Douglas E. Kyle

1990 *Historic Spots in California*. Fourth Edition. Stanford University Press, Stanford, CA.

Hope, Andrew

2005 *Caltrans Statewide Historic Bridge Inventory Update*. Caltrans, Division of Environmental Analysis, Sacramento, CA.

Jenkins, Olaf P.

1951 *Bulletin 154*. "Geologic Guidebook of the San Francisco Bay Counties: History, Landscape, Geology, Fossils, Minerals, Industry, and Routes to Travel." State of California Division of Mines, Sacramento.

Kroeber, A.L.

1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976)

Levy, Richard

1978 Costanoan. In *California*, edited by Robert F. Heizer, pp. 485-495. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Lydon, Sandy

1985 *Chinese Gold: The Chinese in the Monterey Bay Region*. Capitola Book Company, Capitola, CA.

Milliken, Randall

1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park.

State of California Department of Parks and Recreation

1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Department of Parks and Recreation and Office of Historic Preservation

1988 *Five Views: An Ethnic Sites Survey for California*. State of California Department of Parks and Recreation and Office of Historic Preservation, Sacramento.

State of California Office of Historic Preservation \*\*

2022 *Built Environment Resources Directory*. Listing by City (through September 23, 2022). State of California Office of Historic Preservation, Sacramento.

Thornton, Mark V.

1993 *An Inventory and Historical Significance Evaluation of CDF Fire Lookout Stations*. CDF Archaeological Reports No. 12.

Williams, James C.

1997 *Energy and the Making of Modern California*. The University of Akron Press, Akron OH.

Woodbridge, Sally B.

1988 *California Architecture: Historic American Buildings Survey*. Chronicle Books, San Francisco, CA.

Works Progress Administration

1984 *The WPA Guide to California*. Reprint by Pantheon Books, New York. (Originally published as *California: A Guide to the Golden State* in 1939 by Books, Inc., distributed by Hastings House Publishers, New York.)

\*\*Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

## NATIVE AMERICAN HERITAGE COMMISSION

December 14, 2023

Roy Hastings  
R.L. Hastings & Associates, LLC

Via Email to: [roy@rlhastings.com](mailto:roy@rlhastings.com)

**Re: SW Corner of 41<sup>st</sup> Ave. and Soquel Dr. Project, Santa Cruz County**

To Whom It May Concern:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information submitted for the above referenced project. The results were positive. Please contact the Costanoan Ohlone Rumsen-Mutsen Tribe on the attached list for information. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. A SLF search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with a project's geographic area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites, such as the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center for the presence of recorded archaeological sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. Please contact all of those listed; if they cannot supply information, they may recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: [Cody.Campagne@nahc.ca.gov](mailto:Cody.Campagne@nahc.ca.gov).

Sincerely,



Cody Campagne  
Cultural Resources Analyst

Attachment



CHAIRPERSON  
**Reginald Pagaling**  
Chumash

VICE-CHAIRPERSON  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
Nomlaki

SECRETARY  
**Sara Dutschke**  
Miwok

PARLIAMENTARIAN  
**Wayne Nelson**  
Luiseño

COMMISSIONER  
**Isaac Bojorquez**  
Ohlone-Costanoan

COMMISSIONER  
**Stanley Rodriguez**  
Kumeyaay

COMMISSIONER  
**Laurena Bolden**  
Serrano

COMMISSIONER  
**Reid Milanovich**  
Cahuilla

COMMISSIONER  
**Vacant**

EXECUTIVE SECRETARY  
**Raymond C.  
Hitchcock**  
Miwok, Nisenan

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
NAHC.ca.gov



**Native American Heritage Commission  
Native American Contact List  
Santa Cruz County  
12/14/2023**

Tribe Name	Fed (F) Non-Fed	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Amah Mutsun Tribal Band	N	Ed Ketchum, Vice-Chairperson		(530) 578-3864		aerieways@aol.com	Costanoan Northern Valley	Merced, Monterey, San Benito, Santa Clara, Santa Cruz	7/20/2023
Amah Mutsun Tribal Band	N	Valentin Lopez, Chairperson	P.O. Box 5272 Galt, CA, 95632	(916) 743-5833		vjltestingcenter@aol.com	Costanoan Northern Valley Yokut	Merced, Monterey, San Benito, Santa Clara, Santa Cruz	7/20/2023
Amah Mutsun Tribal Band of Mission San Juan Bautista	N	Irene Zwielerin, Chairperson	3030 Soda Bay Road Lakeport, CA, 95453	(650) 851-7489	(650) 332-1526	amahmutsuntribal@gmail.com	Costanoan	Alameda, Contra Costa, Monterey, San Benito, San Francisco, San Mateo, Santa Clara, Santa Cruz	
Costanoan Ohlone Rumsen-Mutsen Tribe	N	Patrick Orozco, Chairman	644 Peartree Drive Watsonville, CA, 95076	(831) 728-8471		yanapvoic97@gmail.com	Ohlone	Santa Cruz	
Indian Canyon Mutsun Band of Costanoan	N	Ann Marie Sayers, Chairperson	P.O. Box 28 Hollister, CA, 95024	(831) 637-4238		ams@indiancanyon.org	Costanoan	Alameda, Contra Costa, Monterey, San Benito, San Francisco, San Mateo, Santa Clara, Santa Cruz	
Indian Canyon Mutsun Band of Costanoan	N	Kanyon Sayers-Roods, MLD Contact	1615 Pearson Court San Jose, CA, 95122	(408) 673-0626		kanyon@kanyonconsulting.com	Costanoan	Alameda, Contra Costa, Monterey, San Benito, San Francisco, San Mateo, Santa Clara, Santa Cruz	4/17/2018
Wuksachi Indian Tribe/Eshom Valley Band	N	Kenneth Woodrow, Chairperson	1179 Rock Haven Ct. Salinas, CA, 93906	(831) 443-9702		kwood8934@aol.com	Foothill Yokut Mono	Alameda, Calaveras, Contra Costa, Fresno, Inyo, Kings, Madera, Marin, Mariposa, Merced, Mono, Monterey, San Benito, San	6/19/2023

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

Record: PROJ-2023-006174  
Report Type: List of Tribes  
Counties: All  
NAHC Group: All

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed SW Corner of 41st Ave. and Soquel Dr. Project, Santa Cruz County.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. <i>Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** No change in air traffic patterns would result from project implementation. Therefore, no impact is anticipated.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. <i>Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project consists of the construction and operation of a retail auto dealership and service center. No increase in hazards would occur from project design or from incompatible uses. No impact would occur from project implementation.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. <i>Result in inadequate emergency access?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project's road access meets County standards and has been approved by the local fire agency. No impact is anticipated.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. <i>Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project design would comply with current road requirements to prevent potential hazards to motorists, bicyclists, and/or pedestrians. No impact would occur.

## Q. TRIBAL CULTURAL RESOURCES

1. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| A. <i>Listed or eligible for listing in the California Register of Historical Resources, or in a local register of</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

*historical resources Code section 5020.1(k), or*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| B. <i>A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project proposes to establish a new automobile dealership and service facility in an existing urbanized area. Section 21080.3.1(b) of the California Public Resources Code (AB 52) requires a lead agency formally notify a California Native American tribe that is traditionally and culturally affiliated within the geographic area of the discretionary project when formally requested. As of this writing, no California Native American tribes traditionally and culturally affiliated with the Santa Cruz County region have formally requested a consultation with the County of Santa Cruz (as Lead Agency under CEQA) regarding Tribal Cultural Resources. As a result, no Tribal Cultural Resources are known to occur in or near the project area. Therefore, no impact to the significance of a Tribal Cultural Resource is anticipated from project implementation.

## R. UTILITIES AND SERVICE SYSTEMS

Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. <i>Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project's wastewater flows would not violate any wastewater treatment standards. No significant impacts would occur from project implementation.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. <i>Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project would connect to an existing municipal water supply. The City of Santa Cruz Water Department has determined that adequate supplies are available to serve the project (Attachment E). No impact would occur from project implementation.

## Porcila Wilson

---

**From:** Porcila Wilson  
**Sent:** Thursday, December 21, 2023 8:11 AM  
**To:** Roy Hastings (roy@rlhastings.com); Suzanne Ise  
**Subject:** FW: Native American Consultation Request -County of Santa Cruz

---

**From:** Amah Mutsun Tribal Band <culturalresources\_amtb@amahmutsun.org>  
**Sent:** Wednesday, December 20, 2023 5:09 PM  
**To:** Porcila Wilson <Porcila.Wilson@santacruzcountyca.gov>  
**Cc:** Teresa Valles <tvalles@amahmutsun.org>; Val Lopez <vlopez@amahmutsun.org>  
**Subject:** Re: Native American Consultation Request -County of Santa Cruz

\*\*\*\***CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

Hello Porcila,

Thank you for informing AMTB about this upcoming housing project.

Of that specific property there are not any previously recorded Tribal resources, but are aware that several sites exist in the surrounding area. One thing we would like to learn is if you were able to determine if there have been previous archaeological surveys of that lot in the past?

In the letter it is mentioned that it is an project is an infill area, does that mean that the surface has been modified with imported fill soil? We are interested to learn more about if any subsurface testing, arhcaeological or geotechnical has been done there. Looking at these documents may help us determine how AMTB would like to consult on this project.

thank you,

### Cultural Resources Team

Amah Mutsun Land Trust | Amah Mutsun Tribal Band

E: [culturalresources\\_amtb@amahmutsun.org](mailto:culturalresources_amtb@amahmutsun.org)



On Thu, Dec 14, 2023 at 10:45 AM Val Lopez <[vlopez@amahmutsun.org](mailto:vlopez@amahmutsun.org)> wrote:

----- Forwarded message -----

From: **Porcila Wilson** <[Porcila.Wilson@santacruzcountyca.gov](mailto:Porcila.Wilson@santacruzcountyca.gov)>

Date: Wed, Dec 13, 2023 at 2:10 PM

Subject: Native American Consultation Request -County of Santa Cruz

To: [vlopez@amahmutsun.org](mailto:vlopez@amahmutsun.org) <[vlopez@amahmutsun.org](mailto:vlopez@amahmutsun.org)>

Dear Chairperson,

Attached please find a copy of the Consultation Request from the County of Santa Cruz. A hard copy has been mailed to the address on the letter.

Thank you,



Porcila Wilson

Housing Specialist III

831.454.2217

701 Ocean Street, Room 418

Santa Cruz, CA 95060



**CDI Housing Programs Office:**

(831) 454-2332

[HousingProgramsInfo@santacruzcounty.us](mailto:HousingProgramsInfo@santacruzcounty.us)

*To protect the security of your personal information, please do not send the County email content or attachments that include social security numbers, bank account numbers, birthdates, etc.. Your lender or escrow officer may be able to securely submit your Housing documents via encrypted links, or contact us for alternate delivery options.*

I will be out of the office from 12/22-1/2/24, and 1/4/24-1/10/24.

County offices will be closed for the holidays on Friday, December 22<sup>nd</sup>, Monday, December 25<sup>th</sup>, and Monday, January 1<sup>st</sup>. Please note there may be limited staff working during these weeks.



**From:** KKLLC Admin <[admin@kanyonkonsulting.com](mailto:admin@kanyonkonsulting.com)>  
**Sent:** Wednesday, January 3, 2024 9:58 PM  
**To:** Porcila Wilson <[Porcila.Wilson@santacruzcountyca.gov](mailto:Porcila.Wilson@santacruzcountyca.gov)>  
**Subject:** Native American Tribal Consultation-County of Santa Cruz

**\*\*\*\*CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

miSmin Tuuhis [Good Day]

Kan rakan Kanyon Sayers-Roods. I am writing this on behalf of the Indian Canyon Band of Costanoan Ohlone People as requested, responding to your letter  
As this project's Area of Potential Effect (APE) overlaps or is near the management boundary of a potentially eligible cultural site, I am interested in consulting and voicing our concerns. With some instances like this, usually we recommend that a Native American Monitor and an Archaeologist be present on-site at all times during any/all ground disturbing activities. The presence of a Native monitor and archaeologist will help the project minimize potential effects on the cultural site and mitigate inadvertent issues.

Kanyon Konsulting, LLC has numerous Native Monitors available for projects such as this, if applicable, we recommend a Cultural Sensitivity Training at the beginning of each project. This service is offered to aid those involved in the project to become more familiar with the indigenous history of the peoples of this land that is being worked on.

Kanyon Konsulting is a strong proponent of honoring truth in history, when it comes to impacting Cultural Resources and potential ancestral remains, we need to recognise the history of the territory we are impacting. We have seen that projects like these tend to come into an area to consult/mitigate and move on shortly after - barely acknowledging the Cultural Representatives of the territory they steward and are responsible for. Because of these possibilities, we highly recommend that you receive a specialized consultation provided by our company as the project commences, bringing in considerations about the Indigenous peoples and environment of this territory that you work, have settled upon and benefit from.

As previously stated, our goal is to Honor Truth in History. And as such we want to ensure that there is an effort from the project organizer to take strategic steps in ways that #HonorTruthinHistory. This will make all involved aware of the history of the Indigenous communities whom we acknowledge as the first stewards and land managers of these territories.

Potential Approaches to Indigenous Cultural Awareness/History:

- Signs or messages to the audience or community of the territory being developed. (ex. A commerable plaque, page on the website, mural, display, or an Educational/Cultural Center with information about the history/ecology/resources of the land)
- Commitment to consultation with the Native Peoples of the territory in regards to presenting and messaging about the Indigenous history/community of the land (Land Acknowledgement on website, written material about the space/org/building/business/etc, Cultural display of cultural resources/botanical knowledge or Culture sharing of Traditional Ecological Knowledge - Indigenous Science and Technology)
- Advocation of supporting indigenous lead movements and efforts. (informing one's audience and/or community about local present Indigenous community)

We look forward to working with you.  
Tumsan-ak kannis [Thank You]  
Kanyon Sayers-Roods  
Consultant / Tribal Monitor [ICMBCO]  
Kanyon Konsulting, LLC

- Role of women in Indigenous communities
- Role of elders & intergenerational relationships
- Concept of Identity
- Storytelling & Oral History
- Environmental Sustainability

Kind Regards

Nichole Rhodes  
Executive Administrator Kanyon Konsulting LLC  
Email: [Admin@kanyonkonsulting.com](mailto:Admin@kanyonkonsulting.com)



Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the circumference or area of a circle on the ground

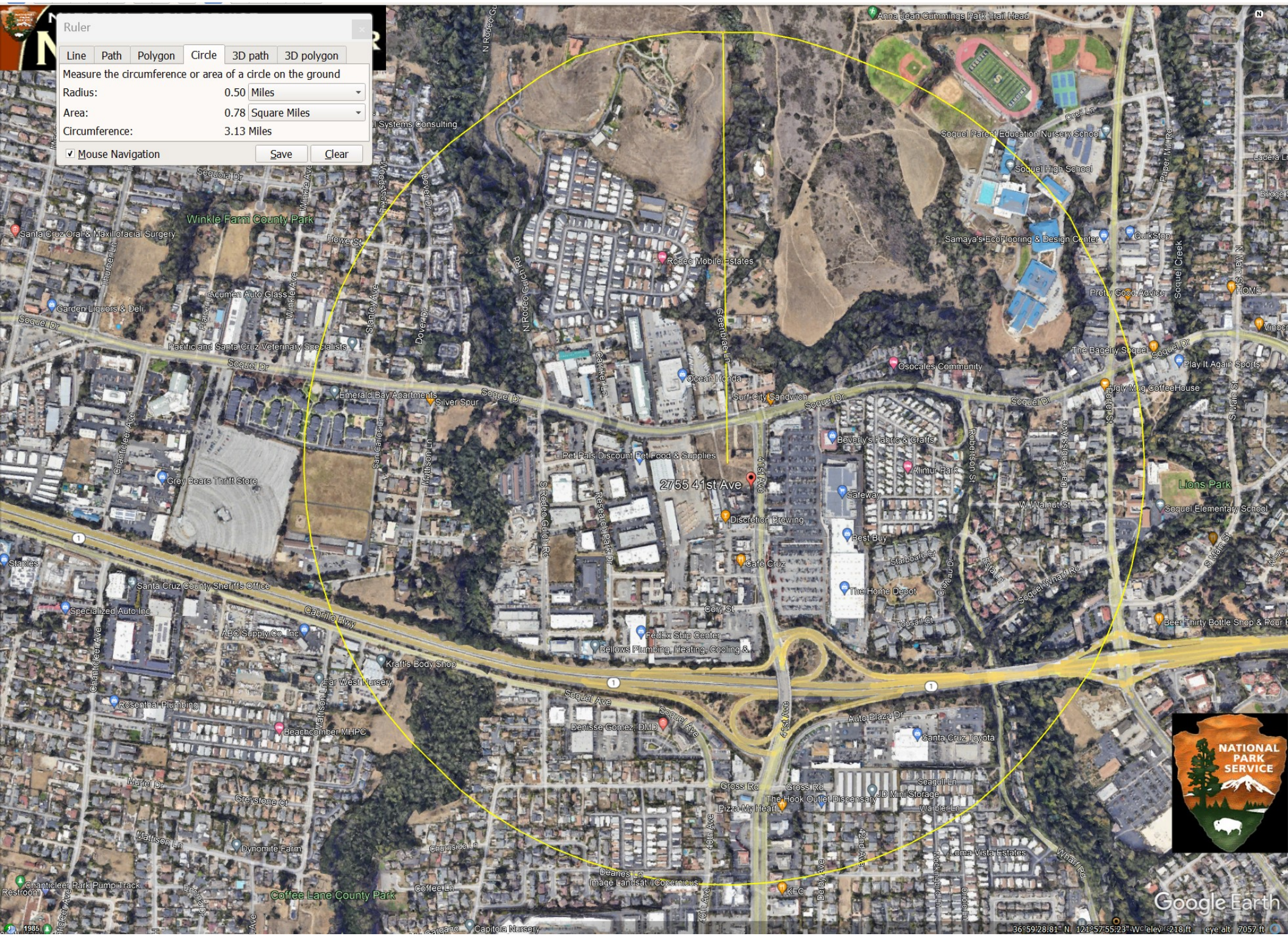
Radius: 0.50 Miles

Area: 0.78 Square Miles

Circumference: 3.13 Miles

Mouse Navigation

Save Clear





# National Register of Historic Places Digitally Provided on NPGallery (https://npgallery.nps.gov)

Your search returned 47 results, Showing page 1 of 3, Items 1 through 21

1 2 3 >
 View: **List** ▼
 Sort: **Name** ▼



NATIONAL REGISTER OF HISTORIC PLACES  
 NATIONAL REGISTER OF HISTORIC PLACES  
 INVENTORY-NOMINATION FORM  
 Form NRHP-100 (Rev. 10-18-90)

**1. Name**

**2. Location**

**3. Classification**

**4. Owner of Property**

**5. Location of Legal Description**

**6. Representation in Existing Surveys**

Bank of Santa Cruz County



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE  
**National Register of Historic Places**  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

UNIVERSITY OF ALABAMA

1974 National Register of Historic Places  
Section 106

Section 106  
Property Name  
State  
County  
City

This property is listed in the National Register of Historic Places. It is eligible for the National Historic Preservation Act and the National Historic Preservation Act. It is eligible for the National Historic Preservation Act and the National Historic Preservation Act.

Statement of Eligibility: (See Application/Action Report, Appendix B of Form)

This information was received with the permission of the National Historic Preservation Act.

Comments: (See Application/Action Report, Appendix B of Form)

Bayview Hotel



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE  
**National Register of Historic Places**  
Registration Form

Section 106

1. Name of Property  
2. Location  
3. Dates of Significance  
4. Significance  
5. Statement of Work

6. National Park Service Comments

7. National Historic Preservation Act

8. National Historic Preservation Act

9. National Historic Preservation Act

10. National Historic Preservation Act

11. National Historic Preservation Act

12. National Historic Preservation Act

13. National Historic Preservation Act

14. National Historic Preservation Act

15. National Historic Preservation Act

16. National Historic Preservation Act

17. National Historic Preservation Act

18. National Historic Preservation Act

19. National Historic Preservation Act

20. National Historic Preservation Act

21. National Historic Preservation Act

22. National Historic Preservation Act

23. National Historic Preservation Act

24. National Historic Preservation Act

25. National Historic Preservation Act

26. National Historic Preservation Act

27. National Historic Preservation Act

28. National Historic Preservation Act

29. National Historic Preservation Act

30. National Historic Preservation Act

31. National Historic Preservation Act

32. National Historic Preservation Act

33. National Historic Preservation Act

34. National Historic Preservation Act

35. National Historic Preservation Act

36. National Historic Preservation Act

37. National Historic Preservation Act

38. National Historic Preservation Act

39. National Historic Preservation Act

40. National Historic Preservation Act

41. National Historic Preservation Act

42. National Historic Preservation Act

43. National Historic Preservation Act

44. National Historic Preservation Act

45. National Historic Preservation Act

46. National Historic Preservation Act

47. National Historic Preservation Act

48. National Historic Preservation Act

49. National Historic Preservation Act

50. National Historic Preservation Act

Bockius, Godfrey M., House



2006-2007-01

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

NAME: Branciforte Adobe

LOCATION: 1000 N. ...

CLASSIFICATION: ...

OWNER OF PROPERTY: ...

APPROPRIATION IN EXISTING SURVEYS: ...

Branciforte Adobe



Brown, Allan, Site



United States Department of the Interior  
National Register of Historic Places  
Inventory-Nomination Form

**1. Name**  
Carmelita Court

**2. Location**  
City: ...  
County: ...  
State: ...

**3. Classification**  
Type of Property: ...  
Level of Significance: ...

**4. Owner of Property**  
Name: ...  
Address: ...

**5. Location of Legal Description**  
Section: ...  
Township: ...  
Range: ...

**6. Representation in Existing Surveys**  
USGS 7.5 Minute Topographic Map: ...  
USGS 15 Minute Topographic Map: ...

Carmelita Court



DATA SHEET

**1. NAME**  
Castro, Jose Joaquin, Adobe

**2. LOCATION**  
City: ...  
County: ...  
State: ...

**3. CLASSIFICATION**  
Type of Property: ...  
Level of Significance: ...

**4. OWNER OF PROPERTY**  
Name: ...  
Address: ...

**5. LOCATION OF LEGAL DESCRIPTION**  
Section: ...  
Township: ...  
Range: ...

**6. REPRESENTATION IN EXISTING SURVEYS**  
USGS 7.5 Minute Topographic Map: ...  
USGS 15 Minute Topographic Map: ...

Castro, Jose Joaquin, Adobe



United States Department of the Interior  
National Register of Historic Places  
Inventory-Nomination Form

**1. Name**  
[Redacted]

**2. Location**  
City: ...  
County: ...  
State: ...

**3. Classification**  
Type of Property: ...  
Level of Significance: ...

**4. Owner of Property**  
Name: ...  
Address: ...

**5. Location of Legal Description**  
Section: ...  
Township: ...  
Range: ...

**6. Representation in Existing Surveys**  
USGS 7.5 Minute Topographic Map: ...  
USGS 15 Minute Topographic Map: ...



### Cope Row Houses



2010-2011  
 United States Department of the Interior  
 National Park Service  
**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTRIBUTION STATEMENT**

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

1968 Reference Number: 0700000 Date Listed: 04/15/1968  
 County: \_\_\_\_\_ State: \_\_\_\_\_  
 Property Type: \_\_\_\_\_

1. Purpose of this Form  
 This property is listed in the National Register of Historic Places in accordance with the National Historic Preservation Act, as amended, and the National Historic Preservation Act, as amended, authorizing the National Park Service participation outlined in the Administration Regulations.

2. Signature of the Owner  
 Signature: \_\_\_\_\_ Date of Listing: \_\_\_\_\_

3. Signature of the Secretary  
 Signature: \_\_\_\_\_ Date of Listing: \_\_\_\_\_

4. Signature of the Secretary  
 Signature: \_\_\_\_\_ Date of Listing: \_\_\_\_\_

5. Signature of the Secretary  
 Signature: \_\_\_\_\_ Date of Listing: \_\_\_\_\_

6. Signature of the Secretary  
 Signature: \_\_\_\_\_ Date of Listing: \_\_\_\_\_

7. Signature of the Secretary  
 Signature: \_\_\_\_\_ Date of Listing: \_\_\_\_\_

8. Signature of the Secretary  
 Signature: \_\_\_\_\_ Date of Listing: \_\_\_\_\_

9. Signature of the Secretary  
 Signature: \_\_\_\_\_ Date of Listing: \_\_\_\_\_

10. Signature of the Secretary  
 Signature: \_\_\_\_\_ Date of Listing: \_\_\_\_\_

### Cowell Lime Works Historic District



2010-2011  
 United States Department of the Interior  
 National Park Service  
**National Register of Historic Places**  
**Registration Form**

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

1. Name of Property  
 Name: \_\_\_\_\_

2. Location  
 County: \_\_\_\_\_ State: \_\_\_\_\_

3. Classification  
 Building(s): \_\_\_\_\_  
 District: \_\_\_\_\_  
 Site: \_\_\_\_\_  
 Structure: \_\_\_\_\_  
 Object: \_\_\_\_\_

4. Dates of Significance  
 Significant Dates: \_\_\_\_\_  
 Significant Period: \_\_\_\_\_

5. Statement of Significance  
 This property is significant in the field of \_\_\_\_\_ because of its association with \_\_\_\_\_ and its contribution to the \_\_\_\_\_ of the \_\_\_\_\_.

6. Signature of the Secretary  
 Signature: \_\_\_\_\_ Date of Listing: \_\_\_\_\_

7. Signature of the Secretary  
 Signature: \_\_\_\_\_ Date of Listing: \_\_\_\_\_

8. Signature of the Secretary  
 Signature: \_\_\_\_\_ Date of Listing: \_\_\_\_\_

9. Signature of the Secretary  
 Signature: \_\_\_\_\_ Date of Listing: \_\_\_\_\_

10. Signature of the Secretary  
 Signature: \_\_\_\_\_ Date of Listing: \_\_\_\_\_

### Davenport Jail



This is a National Register of Historic Places Inventory-Nomination Form for the Felton Covered Bridge. The form includes sections for:
 

- Section 1: Name** - Name of the Property: Felton Covered Bridge; Location: Felton, Calaveras County, California.
- Section 2: Location** - Address: Felton, California; County: Calaveras; State: California.
- Section 3: Classification** - A table with columns for Architecture, Archeology, Engineering, History, Literature, and Science. The 'Engineering' box is checked.
- Section 4: Owner of Property** - Name: Felton Presbyterian Church; Address: Felton, California.
- Section 5: Representation in Existing Systems** - A table with columns for National Register, State Register, and Local Register. The 'National Register' box is checked.

 A circular seal of the National Park Service is visible on the right side of the form.

Felton Covered Bridge



This is a National Register of Historic Places Inventory-Nomination Form for the Felton Presbyterian Church. The form includes sections for:
 

- Section 1: Name** - Name of the Property: Felton Presbyterian Church; Location: Felton, Calaveras County, California.
- Section 2: Location** - Address: Felton, California; County: Calaveras; State: California.
- Section 3: Classification** - A table with columns for Architecture, Archeology, Engineering, History, Literature, and Science. The 'Architecture' and 'History' boxes are checked.
- Section 4: Owner of Property** - Name: Felton Presbyterian Church; Address: Felton, California.
- Section 5: Representation in Existing Systems** - A table with columns for National Register, State Register, and Local Register. The 'National Register' box is checked.

 A circular seal of the National Park Service is visible on the right side of the form.

Felton Presbyterian Church









PHO 676777

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

1. NAME  
Hotel Metropole

2. LOCATION  
1000 14th Street, NW  
Washington, DC 20004

3. CLASSIFICATION  
Architecture: Hotel, Commercial Building

4. OWNER OF PROPERTY  
Metropole Hotel, LLC

5. LOCATION OF LEGAL DESCRIPTION  
1000 14th Street, NW  
Washington, DC 20004

6. REPRESENTATION IN EXISTING ALBUMS

Hotel Metropole



NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

1. NAME  
Judge Lee House

2. LOCATION  
1000 14th Street, NW  
Washington, DC 20004

3. CLASSIFICATION  
Architecture: Residential

4. OWNER OF PROPERTY  
Judge Lee House, LLC

5. LOCATION OF LEGAL DESCRIPTION  
1000 14th Street, NW  
Washington, DC 20004

6. REPRESENTATION IN EXISTING ALBUMS

Judge Lee House

1 2 3 > View: **List** Sort: **Name**

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(//www.nps.gov/aboutus/notices.htm)

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(//www.doi.gov)  (//www.nps.gov)  
(//www.nps.gov)

# National Register of Historic Places Digital Archive on NPGallery (<https://npgallery.nps.gov>)

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1
2
3
>
 View: **List** ▼
 Sort: **Name** ▼



NATIONAL REGISTER OF HISTORIC PLACES  
 OFFICE OF THE SECRETARY  
 1. Name of Building  
 2. Address  
 3. Location  
 4. Date of Construction  
 5. Architect  
 6. Description  
 7. Significance  
 8. Other Information

Lettunich Building





**NATIONAL REGISTER OF HISTORIC PLACES**  
**INVENTORY - NOMINATION FORM**

**1. NAME**  
 Name: \_\_\_\_\_  
 Alternate Name: \_\_\_\_\_

**2. LOCATION**  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**3. CLASSIFICATION**

Category	Subcategory	Other	Remarks
Historic District	Building	Other	
Historic Building	Other		
Historic Structure	Other		
Historic Object	Other		
Historic Site	Other		
Historic Landmark	Other		
Historic Area	Other		
Historic Street	Other		
Historic Watermark	Other		
Historic Archaeological Site	Other		
Historic Shipwreck	Other		
Historic Ship	Other		
Historic Aircraft	Other		
Historic Vehicle	Other		
Historic Shipwreck	Other		
Historic Ship	Other		
Historic Aircraft	Other		
Historic Vehicle	Other		

**4. OWNER OF PROPERTY**  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**5. LOCATION OF LEGAL DESCRIPTION**  
 Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_  
 County: \_\_\_\_\_ State: \_\_\_\_\_

**6. REPRESENTATION IN EXISTING SURVEYS**  
 Name: \_\_\_\_\_  
 Date: \_\_\_\_\_

Live Oak Ranch



**NATIONAL REGISTER OF HISTORIC PLACES**  
**INVENTORY - NOMINATION FORM**

**1. NAME**  
 Name: \_\_\_\_\_  
 Alternate Name: \_\_\_\_\_

**2. LOCATION**  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**3. CLASSIFICATION**

Category	Subcategory	Other	Remarks
Historic District	Building	Other	
Historic Building	Other		
Historic Structure	Other		
Historic Object	Other		
Historic Site	Other		
Historic Landmark	Other		
Historic Area	Other		
Historic Street	Other		
Historic Watermark	Other		
Historic Archaeological Site	Other		
Historic Shipwreck	Other		
Historic Ship	Other		
Historic Aircraft	Other		
Historic Vehicle	Other		

**4. OWNER OF PROPERTY**  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**5. LOCATION OF LEGAL DESCRIPTION**  
 Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_  
 County: \_\_\_\_\_ State: \_\_\_\_\_

**6. REPRESENTATION IN EXISTING SURVEYS**  
 Name: \_\_\_\_\_  
 Date: \_\_\_\_\_

Loeff Carousel and Roller Coaster on the Santa Cruz Beach Boardwalk

**National Register of Historic Places**

**1. NAME**  
 Name: \_\_\_\_\_  
 Alternate Name: \_\_\_\_\_

**2. LOCATION**  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**3. CLASSIFICATION**

Category	Subcategory	Other	Remarks
Historic District	Building	Other	
Historic Building	Other		
Historic Structure	Other		
Historic Object	Other		
Historic Site	Other		
Historic Landmark	Other		
Historic Area	Other		
Historic Street	Other		
Historic Watermark	Other		
Historic Archaeological Site	Other		
Historic Shipwreck	Other		
Historic Ship	Other		
Historic Aircraft	Other		
Historic Vehicle	Other		

**4. OWNER OF PROPERTY**  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**5. LOCATION OF LEGAL DESCRIPTION**  
 Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_  
 County: \_\_\_\_\_ State: \_\_\_\_\_

**6. REPRESENTATION IN EXISTING SURVEYS**  
 Name: \_\_\_\_\_  
 Date: \_\_\_\_\_

Form 101-10700  
 National Register of Historic Places Registration Form  
 Section 1: Name  
 Section 2: Location  
 Section 3: Classification  
 Section 4: Owner of Property  
 Section 5: Location of Legal Description  
 Section 6: Representation in Existing Surveys

Lower Sky Meadow Residential Area Historic District



Form 101-10700  
 National Register of Historic Places  
 Inventory—Nomination Form  
 Section 1: Name  
 Section 2: Location  
 Section 3: Classification  
 Section 4: Owner of Property  
 Section 5: Location of Legal Description  
 Section 6: Representation in Existing Surveys

Madison House



Form 101-10700  
 National Register of Historic Places  
 Inventory—Nomination Form  
 Section 1: Name  
 Section 2: Location  
 Section 3: Classification  
 Section 4: Owner of Property  
 Section 5: Location of Legal Description  
 Section 6: Representation in Existing Surveys

Mansion House Hotel



DATA SHEET

NATIONAL REGISTER OF HISTORIC PLACES  
EXCELLENCE - NOMINATION FORM

1. NAME  
2. LOCATION  
3. CLASSIFICATION  
4. LOCATION OF PROPERTY  
5. LOCATION OF SIGNIFICANT FEATURES  
6. REPRESENTATION IN EXISTING WORKS

Mission Hill Area Historic District



DATA SHEET

NATIONAL REGISTER OF HISTORIC PLACES  
EXCELLENCE - NOMINATION FORM

1. NAME  
2. LOCATION  
3. CLASSIFICATION  
4. LOCATION OF PROPERTY  
5. LOCATION OF SIGNIFICANT FEATURES  
6. REPRESENTATION IN EXISTING WORKS

Neary-Rodriguez Adobe



Page 34156

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

Place of Birth: United States of America

1. Name  
2. Location  
3. Classification  
4. Owner of Property  
5. Location of Legal Description  
6. Representation in Existing Surveys

Octagon Building



National Register of Historic Places  
Inventory - Nomination Form

1. Name  
2. Location  
3. Classification  
4. Owner of Property  
5. Location of Legal Description  
6. Representation in Existing Surveys

Old Riverview Historic District



PHILLIPSHURST

United States Department of the Interior  
National Register of Historic Places  
Inventory-Nomination Form

**1. Name**  
Phillipshurst

**2. Location**  
State: Maryland  
County: Howard  
City/Town/Village: Beltsville  
Address: 10000 Beltsville Avenue, Beltsville, MD 20814

**3. Classification**  
Type of Property: Building  
Category: Residential

**4. Owner of Property**  
Name: National Park Service  
Address: 10000 Beltsville Avenue, Beltsville, MD 20814

**5. Location of Legal Description**  
Section: 10  
Twp: 36N  
R: 10E

**6. Representation in Existing Surveys**  
None

Phillipshurst-Riverwood



United States Department of the Interior  
National Register of Historic Places  
Registration Form

**1. Name**  
Redman House

**2. Location**  
State: Maryland  
County: Howard  
City/Town/Village: Beltsville  
Address: 10000 Beltsville Avenue, Beltsville, MD 20814

**3. Classification**  
Type of Property: Building  
Category: Residential

**4. Owner of Property**  
Name: National Park Service  
Address: 10000 Beltsville Avenue, Beltsville, MD 20814

**5. Location of Legal Description**  
Section: 10  
Twp: 36N  
R: 10E

**6. Representation in Existing Surveys**  
None

Redman House



United States Department of the Interior  
National Register of Historic Places  
Registration Form

**1. Name**  
Redman House

**2. Location**  
State: Maryland  
County: Howard  
City/Town/Village: Beltsville  
Address: 10000 Beltsville Avenue, Beltsville, MD 20814

**3. Classification**  
Type of Property: Building  
Category: Residential

**4. Owner of Property**  
Name: National Park Service  
Address: 10000 Beltsville Avenue, Beltsville, MD 20814

**5. Location of Legal Description**  
Section: 10  
Twp: 36N  
R: 10E

**6. Representation in Existing Surveys**  
None

### Rispin Mansion



**NATIONAL REGISTER OF HISTORIC PLACES**  
**WORKSHEET FOR FORM 100**

**1. NAME OF PROPERTY**  
 Rispin Mansion, 1000 S. 1st St., Lincoln, Nebraska 68502-1000

**2. LOCATION**  
 County: Lincoln, NE; State: Nebraska; City: Lincoln; NE 1000 S. 1st St. Lincoln, Nebraska 68502-1000

**3. NATIONAL PARK SERVICE CERTIFICATION**  
 This property is eligible for the National Register of Historic Places and meets the criteria for listing on the National Register.

**4. STATE OR FEDERAL AGENCY CERTIFICATION**  
 As a designated historic site under the National Historic Preservation Act of 1966, and pursuant to a finding of significance, this property is eligible for listing on the National Register of Historic Places and meets the criteria for listing on the National Register.

**5. STATE OR FEDERAL AGENCY CERTIFICATION**  
 This property is eligible for the National Register of Historic Places and meets the criteria for listing on the National Register.

Robinson, Elias H., House

**National Register of Historic Places**

This site has been determined to be eligible for listing on the National Register of Historic Places.

**National Register of Historic Places**

This site has been determined to be eligible for listing on the National Register of Historic Places.

Sand Hill Bluff Site





United States Department of the Interior  
National Register of Historic Places  
Registration Form

APR 1 1985

1. Name of Property  
2. Location  
3. State  
4. County  
5. City or Town  
6. State or Federal Historic Site  
7. National Historic Landmark  
8. National Historic Register  
9. National Historic Register  
10. National Historic Register

*[Handwritten signatures and dates]*

Santa Cruz Downtown Historic District



1. Name of Property  
2. Location  
3. State  
4. County  
5. City or Town  
6. State or Federal Historic Site  
7. National Historic Landmark  
8. National Historic Register  
9. National Historic Register  
10. National Historic Register

*[Faint handwritten text]*

Scott, Hiram D., House



United States Department of the Interior  
National Register of Historic Places  
Inventory-Nomination Form

**1. Name**  
Six Sisters-Lawn Way Historic District

**2. Location**  
City or Town: ... State: ...

**3. Classification**

**4. Owner of Property**

**5. Location of Legal Description**

**6. Representation in Existing Surveys**

Six Sisters-Lawn Way Historic District



United States Department of the Interior  
National Register of Historic Places  
Inventory-Nomination Form

**1. Name**  
Stoesser Block and Annex

**2. Location**  
City or Town: ... State: ...

**3. Classification**

**4. Owner of Property**

**5. Location of Legal Description**

**6. Representation in Existing Surveys**

Stoesser Block and Annex



United States Department of the Interior  
National Register of Historic Places  
Inventory-Nomination Form

**1. Name**  
Stoesser Block and Annex

**2. Location**  
City or Town: ... State: ...

**3. Classification**

**4. Agency**

**5. Location of Legal Description**

**6. Representation in Existing Surveys**

US Post Office--Santa Cruz Main



United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
Inventory-Nomination Form  
Department of the Interior, National Park Service

**1. Name**  
NAME: VALENCIA HALL, POST OFFICE BLDG.  
ADDRESS: 100 SANTA CRUZ ST., SANTA CRUZ, CALIF. 95060

**2. Location**  
COUNTY: SANTA CRUZ COUNTY, CALIF. STATE: CALIF. COUNTY OR PARISH: SANTA CRUZ COUNTY

**3. Classification**  
Type of Property: Building  
Category: Historic Building  
Subcategory: Post Office

**4. Owner of Property**  
NAME: SANTA CRUZ COUNTY  
ADDRESS: 100 SANTA CRUZ ST., SANTA CRUZ, CALIF. 95060

**5. Location of Legal Description**  
ADDRESS: 100 SANTA CRUZ ST., SANTA CRUZ, CALIF. 95060

**6. Representation in Existing Surveys**  
DATE: 1974  
BY: [illegible]

Valencia Hall

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# National Register of Historic Places Digitally Provided on NPGallery (https://npgallery.nps.gov)

Your search returned 47 results, Showing page 3 of 3, Items 43 through 47

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United States Department of the Interior  
 National Park Service  
**National Register of Historic Places**  
 Inventory-Nomination Form  
Form NRHP-100 (Rev. 12-19-96)

**1. Name**

**2. Location**

**3. Classification**

**4. Owner of Property**

**5. Location of Legal Description**

**6. Representation in Existing Surveys**

Venetian Court Apartments



1017-101

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Registration Form**

Form NRHP-1010 (Rev. 12-19-20)

1. Name of Property  
2. Location  
3. Classification  
4. National Historic Landmark  
5. National Historic Trail  
6. National Historic Site  
7. National Historic Watermark  
8. National Historic Shrine  
9. National Historic Structure  
10. National Historic Tree  
11. National Historic Vehicle  
12. National Historic Object  
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100. National Historic Site

Veterans Memorial Building



1017-101

United States Department of the Interior  
National Park Service  
Historic Conservation and Restoration Division

**National Register of Historic Places  
Inventory—Nomination Form**

Form NRHP-1010 (Rev. 12-19-20)

1. Name  
2. Location  
3. Classification  
4. Owner of Property  
5. Location of Legal Description  
6. Representation in Existing Surveys

Watsonville City Plaza

National Register of Historic Places

Form NRHP-1010 (Rev. 12-19-20)

The NRHP is the National Register of Historic Places



Watsonville-Lee Road Site



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APN 
  Address 
  Street 
  Intersection

3906 SOQUEL DR



Parcel Information	Click on Zoning for Description:	C-4	Septic Constraints	PWS Well
	General Plan Designation	C-S	Nitrate Concern Areas	n/a
Recorded Maps & Docs	Sustainable Santa Cruz Focus Area	Upper 41st Avenue	Archeological Resources	No
	200 Feet of CA Zoning or Ag Resource	No	Airport Clear Zones	n/a
Select and Query Results	Adjacent to TP Zoning	No	Agricultural Resources	n/a
	General Plan Futures	n/a	Coastal Zone	No



APN 
  Address 
  Street 
  Intersection

3906 SOQUEL DR

- Layer List Legend
- ▶ CZU Info ⓘ
  - ▼ Land Use ⓘ
    - Discretionary Permits ⓘ
    - Dispensary Exclusion Areas ⓘ
    - Vacation and Hosted Rentals ⓘ
    - Designated Areas Blocks (Vacation and Hosted Rentals) ⓘ
    - Designated Areas (Vacation and Hosted Rentals) ⓘ
    - Archeologic Reports ⓘ
    - Archeologic Resources ⓘ
    - Ag Resource Area ⓘ
    - Parks ⓘ
    - Important Farmlands ⓘ
    - Special Design Review ⓘ
    - Assessors Land Use ⓘ
  - ▶ Land Use Regulatory ⓘ
  - ▶ General Plan ⓘ
  - ▶ Special Districts ⓘ
  - ▶ Jurisdictional, Elections, Census ⓘ
  - ▶ School Districts and CSAs ⓘ
  - ▶ Stormwater and Sanitation ⓘ



Close		Parcel Info	Land Use	Biotic & Water Resources	Special Districts	Jurisdictional, Elections, & Census	Hazards & GeoPhysical
		School Districts & CSAs		OWTS Permitting			
Parcel Information	Click on Zoning for Description:	C-4	Septic Constraints	PWS Well			
Recorded Maps & Docs	General Plan Designation	C-S	Nitrate Concern Areas	n/a			
Select and Query Results	Sustainable Santa Cruz Focus Area	Upper 41st Avenue	Archeological Resources	No			
	200 Feet of CA Zoning or Ag Resources	No	Airport Clear Zones	n/a			

# HISTORIC REPORT

Santa Cruz Nissan Dealership Project  
2755-2851 41st Avenue and 3906 Soquel Avenue  
Soquel, Santa Cruz County, California  
(APNs #030-121-06, -08, -12, -13, -27, -53, and -57)



Prepared for:

BLAM-JADE, LP  
PO Box 1431  
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12.16.2016 (revised 06.26.2017)



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*Cover image: 2016  
(Site overview)*

## Introduction

A Nissan automotive dealership (Santa Cruz Nissan) is being planned on 41st Avenue in the unincorporated community of Soquel, Santa Cruz County. The project includes construction of a new facility after the removal of an existing paint store, houses, and miscellaneous ancillary buildings and structures that currently exist on the project site.

The following report includes a historical background of the property, a summary of the regulatory context for this report, and findings as to potential impacts of the project on historic resources. Attached to the report are DPR523 recording forms that provide technical descriptions of the buildings and sites, statements of integrity, and evaluation of historical significance for the individual properties over fifty years in age.

Archives & Architecture, LLC was contracted to prepare this report by BLAM-JADE, LP to meet the submittal requirements of the County of Santa Cruz Planning Department. The investigation was conducted by Franklin Maggi, Architectural Historian.

## Project Description

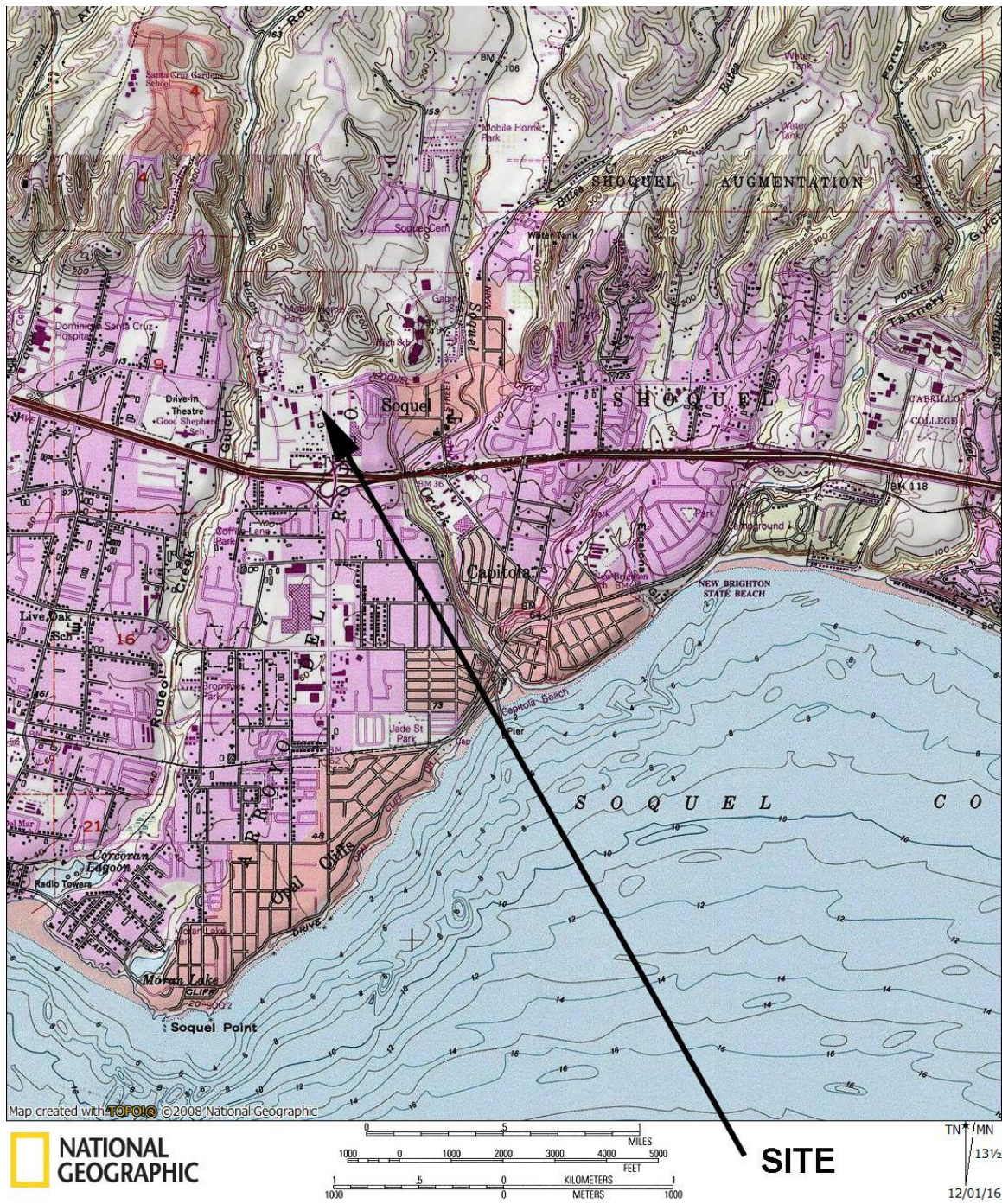
Santa Cruz Nissan is proposing to construct a new auto dealership in on 2.47 acres (seven existing parcels) located near the intersection of Soquel Drive and 41st Avenue in Soquel, Santa Cruz County. The project will involve the demolition of four existing single-family homes, a retail paint store, and a car was, and construction of approximately a 21,000-square foot facility comprised of an auto showroom, parts department, offices, service reception, and a separate six-bay service building. The project will include parking for new cars, service vehicles, parts department, offices, service reception, and a separate six-bay service building, as well as onsite parking for customers, with access from both 41st Avenue and Soquel Drive. At the time of preparation of this report, the entitlement process underway is to rezone the project site. The property is in an unincorporated area and the review is therefore under the jurisdiction of the County of Santa Cruz.

## Purpose and Methodology of this Study

This report is intended to clarify the potential historical significance of the property, and assess the impacts, if any, on any historic resources that might be identified as a part of the investigation. The methodology undertaken to conduct this review and prepare the report included site surveys performed by Franklin Maggi in November 2016 and June 2017, and supplemental archival research that included a review of primary and secondary records at the Santa Cruz Public Library and the Santa Cruz County Recorder's Office. The research included use of online digital maps at the University of California Santa Cruz Map Library Collections, as well as use of census data and R.L. Polk & Co. city and county directories. The *Santa Cruz Sentinel* as well as its predecessor newspapers, the *Santa Cruz News* and *Santa Cruz Evening News*, were queried for information on the early owners and occupants.



### Location Map



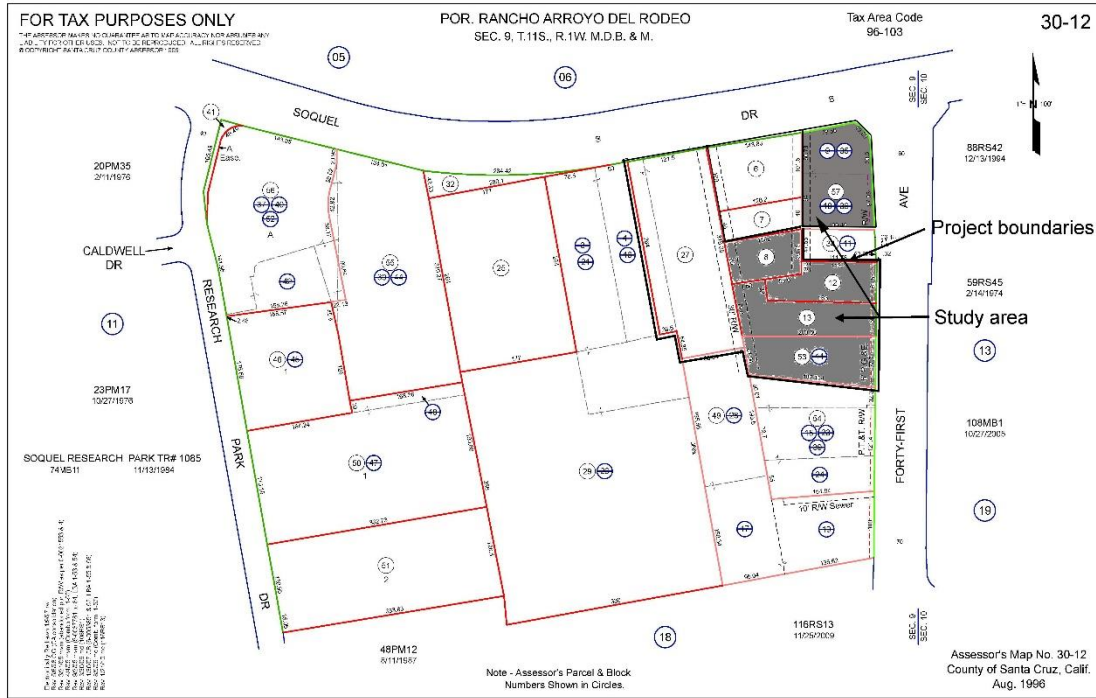
USGS map of the Soquel/Capitola area along the California Coast, 1994 revision.





Project site boundary diagram, from Kimley-Horn

## Assessor's Map



## Summary of Findings

The property being reviewed for the Santa Cruz Nissan dealership project contains four residential buildings and a retail building that are over 50 years in age. These five buildings are described and evaluated for historical significance in the attached DPR523 recording forms.

The report provides an additional narrative of the site history and context to better understand the physical development of the individual properties. It also provides an explanation of the regulatory context for this evaluation.

Early development of the property was undertaken by Lloyd Garrison Satterlee beginning in the mid-1920s. He planned to build a residential subdivision, but created a small auto tourist camp instead. The individual cottages and restaurant of this camp are now gone, and the remaining structures are a result of Satterlee's subdivision of the property along 41st Street. The site today is no longer representative of this early history in an understandable way.

No personages of historical importance were found to be associated with the site, and the extant buildings are not architecturally distinctive. The site and its buildings do not appear to meet the criteria for designation as historic resources by the County of Santa Cruz, or listing on the California Register of Historical Resources. Demolition would not result in a significant effect on the environmental under the California Environmental Quality Act.

## Background and Historic Context

The project area of the proposed Santa Cruz Nissan dealership was initially part of the *Rancho Arroyo del Rodeo*, granted on July 28, 1834 by Alta California's Mexican government under then Governor Figueroa to Francisco Rodriguez, a local resident and poet. The rancho consisted of a quarter of a league of land along the coast between Soquel Creek and the Arroyo del Rodeo (Rodeo Creek). During California's Mexican period, Rodriguez, as well as neighboring Castro families, were known to roundup their cattle and stage rodeos in the natural amphitheater around the Arroyo del Rodeo at about where Highway One crosses the creek today. By the late 1840s, a mill had been constructed along Soquel Creek above where the town of Soquel now exists, operated by John Hames and John Daubenbiss.

After the discovery of gold in 1848, the population of California exploded as immigrants arrived from throughout the world. Following Statehood, in 1853 the United States government created the California Land Claims Commission to ascertain validity of the Mexican land titles by determining legal ownership and establishing fixed boundaries for Mexican-claimed real property. Hames and Daubenbiss had by then acquired the rancho and were the claimants for its 1473 acres, which was patented by the U.S. Land Commission on May 3, 1882. Hames had arrived in San Jose around 1844, and Daubenbiss, originally immigrating from Bavaria, had arrived in California the year before with the Hastings Party via the Oregon Territory. He served with Fremont's battalion during the hostilities with Mexico.

During the late nineteenth century, the Santa Cruz and Watsonville Road (now known as Soquel Drive) became the primary transportation route between the urbanizing centers of Santa Cruz and Watsonville. The area south of the road remained mostly in agriculture, with the first urban development occurring in a tract first called Fairview, located to the northwest of the Soquel Wharf and the mouth of the Soquel Creek.

During the nineteenth century, agricultural production in the area consisted of wheat, oats, and barley. This area, which became known as Live Oak centered around what is now 17th Avenue, began a transition to poultry farming around the beginning of the twentieth century. The Santa Cruz area was considered ideal for poultry ranching due to its moderate climate. The Santa Cruz Poultry Association was established in 1895, and the first private egg exchange was attempted in 1912. Later in the twentieth century the Santa Cruz area was considered the second largest poultry production center in California, following Petaluma.

John Daubenbiss owned much of the land bordering Santa Cruz and Watsonville Road just west of Soquel, and established the road that would become 41st Avenue. By the late 1880s, he had begun to parcel some of the land just south of the road, and most of this land was sold by his estate after he died in 1896.



## Historical Development of the Study Area

The earliest identified owner of the subject site after the death of John Daubenbiss appears to be William G. Kropf, a barber who lived and worked in Soquel. Kropf is listed as a barber in the 1900, 1910, and 1920 censuses, but by 1920 his wife Francis H. is listed as a poultry farmer, while William continued his business in Soquel – known popularly as “Billy the Barber.”

William died in 1923, and it appears that Francis, then 67 years old, decided to sell the property shortly after. The Kropfs lived on Porter Street in Soquel, and no record was found of them living at the subject site.

By 1925, Lloyd G. Satterlee, a builder in Dearborn, Michigan, had visited California several times with his wife Carrie as they looked for a healthier location for their retirement years. That year they bought a lot on East Cliff Drive, and began building a home. Before completed however, they sold the house, and in May 1926 bought four and a half acres at the southwest corner of the Santa Cruz and Watsonville Highway and 41st Avenue (the Kropf property). The process of the actual conveyance is not clear however, as Satterlee’s deed shows him buying the property from Santa Cruz County Title (OR Volume 64, Page 471, May 13, 1926). The legal description only provides some metes and bounds and reference to the Estate of John Daubenbiss. The property extended south from Santa Cruz and Watsonville Road to the present Redwood Shops driveway on 41st Avenue, and to the west along the rear of the long deep building that currently houses Tepui Tents, Discretion Brewing, and others.

A news account in September 1926 notes that Satterlee had built two houses and a service station at the site. The first house had been sold before he completed it, and the second house was to become his and Carrie’s residence. The September article in the *Santa Cruz News* reported that he was planning a larger development on the site called Rose Lawn Terrace Court that would include thirty more homes (of which thirteen would be duplexes), a store, and a cafeteria as well as the gas service station. The project was to be built with a partner, J. A. Brown, who appears to have owned a local bulb growing business and dairy. The residences would be a mix of rentals and saleable units. The complex was intended to have a clubhouse. During this period, Brown appears to have also operated an Ice Cream store in Santa Cruz.

Satterlee had been an experienced building contractor in Dearborn, Michigan, and it was reported in the Santa Cruz newspaper that he had created a large residential subdivision near the Ford Motor Plant prior to arriving in California.

The historic record is unclear as to what happened to the Rose Lawn Terrace Court project. The newspaper had indicated that by the end of 1926, Satterlee had built two houses, and a third house may have already existed on the site associated with the prior Kropf ownership. In researching this property, there were several recorded transactions found involving the Satterlees during the next five years. These deeds involved multiple

financing arrangements and indicate that he was struggling with the construction funding related to his project.

In 1929, Satterlee sold the west portion of the property to W. E. Bassett, retaining a deed of trust, which was paid off in December 1931. Little is known of Bassett, but by 1931 a row of small structures is shown on the Bassett property in the aerial on the next page.

The 1930 census however shows a different arrangement of owners. The corner house is rented by James and Harriet McCann, tourist camp merchants. Satterlee is identified as the proprietor of the tourist camp, living with Carrie in the second house from the corner, and Charles and Marie Christensen own and live in the third house. They are also listed proprietors of a tourist camp. Local directories during this period list a number of tourist camps in Santa Cruz County, and it was likely that the Satterlee property was the camp called Pleasant View.

When the automobile made its appearance in the United States at the turn of the twentieth century, drivers had their choice of three million miles of mostly dirt roads on which to drive. This transportation system had served horse-drawn vehicles used largely for short-distance travel. By 1910, trains routinely transported almost a billion passengers a year, and lodging for the long-distance traveler centered around hotels near railroad depots or city downtown districts.

Early automobile owners tended to be adventuresome, and around 1910 some of these affluent individualists began taking their cars out for long tramps across America as they were called. This new class of traveler eschewed the downtown hotels and camped with their automobiles by the side of the road. Rugged driving conditions seemed to go along with the roughing it in the open, which was romanticized in newspapers and magazines which attracted new gypsy tourists to the road.

Registered automobiles in the United States grew from 500,000 in 1910 to eight million in 1920, and an estimated 20,000 were making cross-country trips in 1920. What was innocently called gypsying in 1910 was viewed as squatting by 1920, as more tourists made roadside litter and property damage a problem for farmers. "No Trespassing" signs became common along roadsides. Autocampers found it more difficult to find sites with clean water, exposing them to typhoid and other diseases.

Around 1920, free campgrounds promoted by local chambers of commerce began to appear that preserved order, protected local property, and safeguarded the health and safety of the auto tourists, while local businesses targeted the campers with services. The free auto camps were short-lived however as automobile use increased nation-wide, and tourists demanded better amenities. By the mid-1920s, privately operated auto or tourist camps began to be established, often including gasoline service station, convenience stores for provisions, and restaurants, as well as common kitchen and bath facilities.

Most of the new privately-operated camps were strategically located along highways near populated areas. As the novelty of camping was declining, the late-1920s saw the creation of cottage or cabin camps. These new camps continued to be built into the early

years of Depression, as hard times brought many more tourists to auto camps. Automobile vacation travel continued to be popular during the Depression, and while profits were not good, auto camp owners could continue to make a living. Hotels, on the other hand, fared very poorly during this period.

As can be shown on the 1931 aerial below, the intersection of Santa Cruz and Watsonville Road and 41st Avenue contained a cluster of small cottages. It could not be determined to what degree Satterlee was involved with multiple properties at this location. During this period, there are at least a dozen such tourist camps listed in local directories, although this local west of Soquel is not specifically identified.

The 1931 aerial (Santa Cruz County Flight C1437) shows two of the structures that currently exist on the subject property; 2821 41st Avenue, and 3906 Soquel Drive. The structure at 3906 Soquel Drive appears smaller than what exists on the site today.



*This 1931 aerial shows the intersection of Soquel Drive and 41st Avenue. The large building adjacent Soquel Drive appears to be the restaurant and is where a car wash exists today.*

In February of 1932, Satterlee sold the property at 2755 41st Avenue to Adam A. & Delilah G. Stidham (OR Volume 222, Page 172, Feb. 9, 1932). That property now contains a circa 1932 house that was likely built by Adam Stidham, a Santa Cruz carpenter.



A large house (no longer extant) is also shown on the aerial where the parking lot for King's Paint and Paper store is now located. A larger building along Santa Cruz and Watsonville Highway (not now on the subject site – the site now contains a car wash) is likely the restaurant Satterlee built that was later addressed as 3906 Soquel Drive – the address now used for the landlocked parcel at the center of the site. That restaurant was initially called the Miller Kwick Grill. The July 7, 1928, the *Santa Cruz News* mentioned that the new restaurant was attracting many visitors, many who were staying in the nearby cottages. The restaurant building was owned but leased by the Satterlees.

The Satterlees appear to have sold off the cottages to W. E. Bassett that Lloyd had built on the west side of his property, although in the 1930 census Satterlee is still shown as proprietor. Then in 1935, the Satterlees sold the restaurant property to Allen and Hazel Thole after a court case with the operators. In later years, the restaurant went by the name of Garbini's Inn, which remained in operation until at least the mid-1960s.

After selling the restaurant, the land-locked parcel went through several failed transfers until apparently sold to Olive May and Albert Maxwell in 1936. That same year the south end of the property adjacent the Redwood Shops driveway was sold to Eli and Emma Ashwood. Eli was a retired carpenter and farmer who was living in San Luis Obispo with his wife Emma.

It is not known when the portion of the site at the corner of Soquel Drive and 41st Avenue was parceled and sold off. At least two houses had existed on that corner that were replaced by the existing commercial building in 1946. The third house from the corner, now vacant and addressed as 2831 41st Avenue, was the last property owned by the Satterlee family. It was sold in 1949 by the executor of Carrie Satterlee's estate, Ivan Satterlee, Lloyd and Carrie's son.

The 1931 aerial on the previous page shows a scattering of small cottage-sized structures around all three sides of the intersection. The long deep structures to the north and west are poultry-related buildings - typical of the greater Live Oak area during this period. Whether these square and rectangular buildings constitute the Satterlee's tourist camp or Pleasant View is not known.

By the time of the 1940 federal census, Lloyd and Carrie Satterlee were living in the second house from the corner (2831 41st Avenue) and are no longer listed as camp proprietors. The Maxwells were living adjacent to them, possibly in the land-locked parcel to their rear, but more likely at the house to the south at 2815 41st Avenue.

The house at the corner of the intersection facing 41st Avenue was by then occupied by Stanley and Ruby Evans, who are identified in the census as owning a store, gas station, and tourist camp. Adjacent to Stanley and Ruby along Watsonville Highway are Edgar and Ellen Evans, who are also listed as owners of a store, gas station, and tourist camp. The Evans family had been on the site since at least 1935 according to the 1940 census.

## Policy and Regulatory Context

### County of Santa Cruz Ordinance

The County of Santa Cruz, in adopting Chapter 16.42 of the County Code, finds that the protection, enhancement, perpetuation and use of structures, districts, lands, and neighborhoods of historic, architectural, and engineering significance, located within the County of Santa Cruz, are of cultural and aesthetic benefit to the community, and that respecting the heritage of the County enhances the economic, cultural, and aesthetic standing of the County.

Under the ordinance, a “historic resource” is meant to be any structure, object, site, property, or district which has a special historical, archaeological, cultural or aesthetic interest or value as part of the development, heritage, or cultural characteristics of the County, State, or Nation, and which either has been listed in the County General Plan, or has been listed in the Historic Resources Inventory adopted pursuant to Section 16.42.080 of this Chapter and has a rating of significance of NR-1, NR-2, NR-3, NR-4, or NR-5.

The criteria for designation as a historic resource are similar to those for the California Register of Historical Resources. Under the ordinance designation criteria, structures, objects, sites and districts are designated as historic resources if, and only if, they meet one or more of the following criteria and have retained their architectural integrity and historic value:

1. The resource is associated with a person of local, State or national historical significance.
2. The resource is associated with an historic event or thematic activity of local, State or national importance.
3. The resource is representative of a distinct architectural style and/or construction method of a particular historic period or way of life, or the resource represents the work of a master builder or architect or possesses high artistic values.
4. The resource has yielded, or may likely yield, information important to history.

Chapter 16.42 establishes the County’s historic resources inventory, and requires that an historic review consistent with the provisions of the Chapter be conducted prior to carrying out of activities or final County approval of projects which affect historic resources.

Under section 16.42.030 F of Definitions, a “historic documentation report” is a report providing documentation of the historic significance and physical appearance of an historic resource and is prepared in accordance with the guidelines established by the Historic Resources Commission. The report may take the form of a narrative with attached photographs and includes California Department of Parks and Recreation Historic Inventory Form. The current version of this form series is DPR523.

## California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) requires regulatory compliance in regards to projects involving historic resources throughout the state. Under CEQA, public agencies must consider the effects of their actions on historic resources—a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment (Public Resources Code, Section 21084.1).

The CEQA Guidelines define a significant resource as any resource listed in or determined to be eligible for listing in the California Register of Historical Resources (California Register) (see Public Resources Code, Section 21084.1 and CEQA Guidelines Section 15064.5 (a) and (b)).

The California Register of Historical Resources was created to identify resources deemed worthy of preservation and was modeled closely after the National Register of Historic Places. The criteria are nearly identical to those of the National Register, which includes resources of local, state, and regional and/or national levels of significance.

Under California Code of Regulation Section 4852(b) and Public Resources Code Section 5024.1, an historical resource generally must be greater than 50 years old and must be significant at the local, state, or national level under one or more of the following four criteria:

1. It is 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.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or important creative individual, or possesses high artistic values.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Properties of local significance that have been designated under a local preservation ordinance (local landmarks register or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be historical resources for the purposes of CEQA unless a preponderance of evidence indicates otherwise (Public Resources Code, Section 5024.1g; California Code of Regulations, Title 14, Section 4850).

A historic evaluation, as presented in this report and the attached recording forms, is used by public agencies to determine the potential for historical significance of a building, structure, object, district and/or site under CEQA. The agency then considers the impact of the project on this significance when applicable.

## Integrity

California Code of Regulations Section 4852(c) addresses the issue of “integrity” which is necessary for eligibility for the California Register. Integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.” Section 4852(c) provides that historical resources eligible for listing in the California Register must meet one of the criteria for significance defined by 4852(b)(1 through 4), and retain enough of their historic character of appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

## Bibliography

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California Joint Highway District No. 9, 1928-H California Coastline Flight 131-119 SC-29.

Clark, Donald Thomas. *Santa Cruz County Place Names*, 1986.

Harrison, E.S. *History of Santa Cruz County*, 1892.

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*Santa Cruz Sentinel, News, and Evening News*; cited references, and:

Miller’s Kwick Grill Attracts Many Visitors, July 7, 1928.

Miller’s Kwick Grill, April 14, 1930.

Carrie Satterlee obituary, Feb. 27, 1941.

Lloyd Satterlee obituary, Feb. 1, 1949.

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United States Census Bureau; Population census of Santa Cruz County, 1900-1940.

United States Geological Survey; Soquel and Santa Cruz quadrangles, 1914, 1929, 1940, 1954, 1968.

## Qualifications

The principal author of this report was Franklin Maggi, Architectural Historian, who consults in the field of historic architecture and urban development. Mr. Maggi has a professional degree in architecture with an area of concentration in architectural history from the University of California, Berkeley.

Franklin Maggi meets the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities within the field of Architectural History in compliance with state and federal environmental laws.

## Attachments

DPR523 forms



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 \_\_\_\_\_

Page 1 of 6

\*Resource Name or #: (Assigned by recorder) 3906 Soquel Drive

P1. Other Identifier: None

\*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 Soquel Date 1994 T.11S.; R.1W.; Mount Diablo B.M.

c. Address 3906 Soquel Drive, City Soquel Zip 95073

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 592052mE/ 4093897mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 030-121-08,  
south side of Soquel Drive west of 41st Avenue.

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

This house, which appears to be an assemblage of two separate buildings, is presently used for residential purposes and is land-locked with access via an easement from Soquel Drive. The west portion of the building appears to have been built in the mid-1920s, and the easterly portion attached later and is likely of earlier vintage. The actual sequence of assemblage is unknown.

The small west portion of the house has a flat to low-slope roof. The west and north facades rise above the roofline as false fronts, and had originally faced a small assemblage of tourist cabins to the west.

(Continued on page 2, DPR523L)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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



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

View facing east, December 2016.

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both

Circa 1915 and later, historic aerial photograph.

\*P7. Owner and Address:

Calcagno et al  
PO Box 62  
Soquel CA 95073

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

Franklin Maggi  
Archives & Architecture LLC  
PO Box 1332  
San Jose CA 95109-1332

\*P9. Date Recorded: Dec. 16, 2016

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture LLC: Historic Report, Santa Cruz Nissan Dealership Project, 2016.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling State Record  Rock Art Record  Artifact Record  Photograph Record  Other (List)  
DPR 523A

\* Required information



Page 2 of 6

\*Resource Name or # (Assigned by recorder) 3906 Soquel Drive

\*Recorded by Franklin Maggi

\*Date 12/16/2016

Continuation  Update

*(Continued from previous page, DPR523A, P3a)*

These two false-front walls are of simple wood construction, covered with clapboard drop siding, and trimmed with flat boards at the corners, windows, and doors. It sits near to the ground, and the parapets are minimal, covered with overlap from the built-up roofing.

The fenestration is mostly modern replacement aluminum sliders, except for small multi-lite fixed sash along the south elevation which appear to be salvaged. A short wing is stubbed on the south elevation where this structure abuts a larger dwelling.

The exterior door that faces west is flush with the wall, and protected by a makeshift cantilevered fixed awning composed of wood framing and composition shingle roofing. It appears that this was retrofitted into the wall, as the flashing above was hacked into the siding. The door itself is a two-panel type with dual glazing.

Attached on the east side of the previously discussed structure and rising above it is an L-shaped vernacular house of twentieth century construction. Likely built around 1915 but possibly earlier, it has a front wing facing 41st Avenue that is gable faced, has a mirrored gable to the rear, and a main body extending north parallel with 41st Avenue with a side gable roof. The roof eaves have open rafter tails, indicating its twentieth century origins.

The structure does not appear on a 1931 aerial, and was likely moved onto the site and attached later. The siding is similar to that of the rear structure, and the fenestration is a mix of aluminum sliders and old multi-pane sash.

The roof is covered with temporary building paper, which continues onto the flat roof of the west portion of the building.

The east elevation has an entry door, but this wall appears to have once contained a wide opening for automobiles or carriages that has since been infilled with matching siding. The inner part of the L of the building has been enclosed with walls and large slider windows. This enclosure has a low-sloped roof over closely spaced rafters that are exposed above the outside wall.

The site is in a deteriorated condition and has some scattered residential landscaping. A wide rigidly attached car canopy has been attached to the building on the south side. The site is fenced, and has no access to 41st Avenue. A gate provides access on the west side of the property from an easement to Soquel Drive.

\*Resource Name or # (Assigned by recorder) 3906 Soquel Drive

B1. Historic Name: None known / possible Pleasant View Tourist Camp common area support building

B2. Common Name: None

B3. Original use: Unknown/ tourist camp B4. Present Use: Single family residential

\*B5. Architectural Style: Vernacular / no style

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

Small rectangular wing on west side of structure built by 1931. L-shaped house on east side likely moved onto the site sometime later, of 1915 vintage.

\*B7. Moved?  No  Yes  Unknown Date: after 1931 Original Location: Unknown

\*B8. Related Features:

None

B9a Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Residential architecture / tourism Area Soquel  
Period of Significance 1930 Property Type Residential Applicable Criteria None

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

The property at 3906 Soquel Drive in the unincorporated community of Soquel in the County of Santa Cruz and is a land-locked parcel with access to Soquel Drive just west of 41st Avenue via an easement through multiple adjacent properties. The parcel was created sometime in the mid-1930s by Lloyd Satterlee out of a larger 4.5 acres property he had acquired in 1926, and sold to Olive May, a waitress at the restaurant associated with the tourist camp that the Satterlees had established, and her husband Albert H. Maxwell, first in 1936, but then resold around a year and a half later to Albert Jr. and Elzeen Underwood.

The young Underwoods lived in rural Monterey County, and do not appear to have lived on the property or operated the tourist camp. They likely were short-term owners.

In 1926, Lloyd G. and Carrie Satterlee had established a tourist camp within the northwesterly portions of their property, and it appears that the small westerly portion of the house that exists today at 3906 Soquel Drive was initially a service building associated with the camp. The camp continued to operate into the 1940s by a different proprietor, and it appears that the subject property remained associated with the camp or its restaurant on Soquel Drive into the 1960s.

(Continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) None

\*B12. References:

R. L. Polk & Company; Santa Cruz city and county directories 1922-1988.

Santa Cruz County Recorder; official records, deeds, and maps (see citations).

United States Census Bureau; Population census of Santa Cruz County, 1900-1940.

B13. Remarks: Proposed demolition

\*B14. Evaluator: Franklin Maggi

\*Date of Evaluation: December 16, 2016

(This space reserved for official comments.)



DPR 523B

Page 4 of 6 \*Resource Name or # (Assigned by recorder) 3906 Soquel Drive

\*Recorded by Franklin Maggi \*Date 12/16/2016  Continuation  Update

*(Continued from previous page, DPR523b, B10)*

During the 1950s and 1960s, the restaurant was operated by Guilio Garbini, and by that time a member of the Garbini family appears to have lived in the subject building. By that time, it had likely expanded with the addition to the west, but remained inaccessible from 41st Avenue.

The merging of the two structures included modifications to the fenestration and expansion of the building to the west. In the late 1960s, the subject property became home to a series of renters, as it continues into the present.

#### Integrity

The house at 3609 Soquel Drive retains little integrity to its original design and character per the National Register's seven aspects of historical integrity. It maintains its original location on what was a tourist camp on Soquel Drive in unincorporated Santa Cruz County. The camp buildings are no longer extant except for this small structure, and the surrounding sites are now a mix of uses. The original structure was expanded to the west sometime at mid-century, and the structure moved onto the site is vernacular and not well defined as a stand-alone house or any other type of building type. Most of the fenestration was replaced at mid-century, and a large garage door on the west side was also closed in. The construction of the structure is representative of 1920s or 1920s workmanship, but is compromised and the workmanship is unremarkable in general. The building does not represent its original form or its original scale and feeling associated with either the original tourist camp use or the house that was moved onto the site.

#### EVALUATION

The immediate area around this property is a mix of residential properties from the first half of the twentieth century and later commercial buildings. The neighborhood is now characterized by mostly contemporary commercial development that has evolved along both the Soquel Drive and 41st Avenue corridors. A visual assessment of the area does not indicate an identifiable district of historic properties in the vicinity, and the early tourist camp uses in the area are no longer evident.

The building appears to have initially been associated with Lloyd and Carrie Satterliee. Although the Satterlees developed some properties in the immediate area as well as what is believed to be the Pleasant View tourist camp, the historic record does not reveal a level of importance that would make their association with the property historically significant. Later occupants of the building appear to have always been renters, and nothing was learned of significance of this chain of occupants.

The house itself is vernacular building composed of two different structures. It is not architecturally distinctive within the larger context of vernacular buildings of the period. The building has a low degree of integrity to its original design, it does not significantly represent the any style or method of construction of interest.

Because the house is not a distinctive example of its style and type, is not associated with important personages in a primary way, nor is the site of important events or representative of patterns important to the history of the County of Santa Cruz, the property does not appear eligible for the National Register of Historic Places under any of the applicable Criteria (A), (B), or (C) or the California Register of Historical Resources under (1), (2), or (3).

When considering the property under the County of Santa Cruz Ordinance No. 4922 (Chapter 16.42 of the County Code relating to historic preservation), a historic resource is defined as *Any structure, object, site, property, or district which has a special historical, archaeological, cultural or aesthetic interest or value as part of the development, heritage, or cultural characteristics of the County, State, or Nation, and which either has been listed in the County General Plan, or has been listed in the Historic Resources Inventory adopted pursuant to Section 16.42.080 of this Chapter and has a rating of significance of NR-1, NR-2, NR-3, NR-4, or NR-5.* In considering and evaluating 3906 Soquel Drive under the Santa Cruz County Code, the property does not appear to qualify for listing on the Inventory of Historic Resources under the applicable criteria as required under Section 16.42.080(c).

Page 5 of 6 \*Resource Name or # (Assigned by recorder) 3906 Soquel Drive

\*Recorded by Franklin Maggi \*Date 12/16/2016  Continuation  Update



At driveway entry, viewed facing northeast.



From west side of building, viewed facing southeast.



Page 6 of 6 \*Resource Name or # (Assigned by recorder) 3906 Soquel Drive

\*Recorded by Franklin Maggi \*Date 12/16/2016  Continuation  Update



East side of house, viewed facing southwest.



Property driveway easement and west property line, viewed facing south.

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 \_\_\_\_\_

Page 1 of 6

\*Resource Name or #: (Assigned by recorder) 2755 41st Avenue

P1. Other Identifier: None

\*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 Soquel Date 1994 T.11S.; R.1W.; Mount Diablo B.M.

c. Address 2755 41st Avenue City Soquel Zip 95073

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 592090mE/ 4093854mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 030-121-53,

west side of 41st Avenue south of Soquel Drive.

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

Located just north of the street exit from Cruz Car Wash and raised slightly above, this one-story Minimal Traditional house was built in the early 1930s as a larger 4.5-acre parcel was being subdivided. The property is deep, extending to a private drive that has access to Soquel Avenue, and that angles into the rear of this property leading to some ancillary storage buildings behind the house and attached garage. The current parcel size is 0.39 acre, which appears to have been split off in recent times from the parcel to the south.

The house has a moderately steep pitched roof with stepped cross gables and a front protruding wing topped by a front facing gable. To the right of the front wing is a driveway that leads to an attached garage that has been converted to living use.

(Continued on page 2, DPR523L)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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



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

View facing west, December 2016.

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both

Circa 1932, deeds, historic aerial photograph.

\*P7. Owner and Address:

Calcagno et al  
PO Box 62  
Soquel CA 95073

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

Franklin Maggi  
Archives & Architecture LLC  
PO Box 1332  
San Jose CA 95109-1332

\*P9. Date Recorded: Dec. 16, 2016

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture LLC: Historic Report, Santa Cruz Nissan Dealership Project, 2016.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling State Record  Rock Art Record  Artifact Record  Photograph Record  Other (List)  
DPR 523A \* Required information

\*Recorded by Franklin Maggi

\*Date 12/16/2016

Continuation  Update

*(Continued from previous page, DPR523A, P3a)*

The rake eaves of the roof are nearly flush with the walls below, and are trimmed with narrow wood trim covered with metal edge flashing. The lower eaves have metal ogee gutters fixed against the walls. The tight roof profile gives the building an English Cottage appearance, although the design is minimal and typical of late versions of this revival style that had been popular during the 1920s. The current roofing consists of composition shingles.

The walls are stucco-clad and have a hand troweled texture. The stucco molding around the windows and doors appears mostly original.

The front entry is set within the front protruding wing, but recessed to align with the front wall that is set back to the left. The recess creates an entry alcove that is finished with stucco without trim, giving the impression that the alcove is carved into the front mass.

Adjacent to the entry to the left is a stucco-clad chimney that is integrated into the massing. The front wall terminates into a thin shed roof set below the line of the main roof above. The front chimney wall is set back from the base, rising in a curve.

Fenestration consists of wood windows that include a fixed focal window in the front wing that appears to be a replacement, a large fixed ten-lite focal window on the left front, a side focal window with top lites, flanked by single- or double-hung sash, and other double-hung windows with upper multi-lite sash or both upper and lower multi-lite sash. The upper sash in the hung windows have dog-ears. The garage door has what appears to be a replacement aluminum sliding door.

The house has a rear extension at its northwest corner, with an additional storage building and other portable buildings set further back into the site. Fencing encloses the rear of the site from the south, but the assessor's map of the property shows this fence mis-aligned with the side property line, with the car wash exit driveway crossing the front corner of the property.

The site is landscaped with residential compatible plantings at the front, although the area directly in front of the house along 41st Avenue has been concreted-in for parking. The building appears to be in very good condition, although the rear buildings and open rear yard appears heavily used and lacks any distinguishing elements consistent with the residential use.



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #  
HRI #

Page 3 of 6

\*NRHP Status Code 6z

\*Resource Name or # (Assigned by recorder) 2755 41st Avenue

B1. Historic Name: Stidham Spec House

B2. Common Name: None

B3. Original use: Single family residential B4. Present Use: Single family residential + secondary use

\*B5. Architectural Style: Minimal Traditional

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

Constructed around 1932 or later. Additions to rear at date unknown.

\*B7. Moved?  No  Yes  Unknown Date: N/a Original Location: N/a

\*B8. Related Features:

None

B9a Architect: Unknown b. Builder: Unknown (prob. Adam Stidham)

\*B10. Significance: Theme Residential architecture Area Soquel

Period of Significance 1930 Property Type Residential Applicable Criteria None

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

The property at 2755 41st Street was initially created by deed in early 1932 when Lloyd and Carrie Satterlee sold the parcel to Arthur and Delilah Stidham. Both born in Kentucky, they were living in Santa Cruz at the time, and it is likely the house was a speculative venture, as Adam was a carpenter by trade. It does not appear that they ever lived on the property. The parcel was created by Lloyd Satterlee out of a larger 4.5 acres property he had acquired in 1926.

The Stidhams may have continued to own the property for a while, as by the time of the 1940 census it was occupied by renters Orville and Margaret Warner. Orville was at the time working for the W.P.A. on flood control, and they had moved to the Soquel area from Yorba Linda just a few years earlier.

In 1926, Lloyd G. and Carrie Satterlee had established a tourist camp within the northwesterly portions of their property, and it appears that the internal private driveway to the cottages entered from Soquel Drive and had planned to turn to 41st Avenue just south of where the house at 2755 was built. The camp continued to operate into the 1940s by a different proprietor, and it appears that the subject property at some point included the driveway as a part of the rear yard.

(Continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) None

\*B12. References:

R. L. Polk & Company; Santa Cruz city and county directories 1922-1988.

Santa Cruz County Recorder; official records, deeds, and maps (see citations).

United States Census Bureau; Population census of Santa Cruz County, 1900-1940.

B13. Remarks: Proposed demolition

\*B14. Evaluator: Franklin Maggi

\*Date of Evaluation: December 16, 2016

(This space reserved for official comments.)



Page 4 of 6 \*Resource Name or # (Assigned by recorder) 2755 41st Avenue

\*Recorded by Franklin Maggi \*Date 12/16/2016  Continuation  Update

*(Continued from previous page, DPR523b, B10)*

By 1950, the property had been acquired by Bartolomeo Calleri and his wife Louise. The Calleri family had been farmers in Hollister, and apparently retired to this house, as by 1950 Barolomeo was seventy years old. He died in 1969. By the time that Louise died in 1978, she had moved to Aptos. Property ownership and occupants after 1975 was not investigated as a part of this recording.

#### Integrity

The house at 2755 41st Avenue retains substantial integrity to its original design and character per the National Register's seven aspects of historical integrity. It maintains its original location to the southeast of a tourist camp that was on Soquel Drive in unincorporated Santa Cruz County. The camp buildings are no longer extant, but houses built by the proprietor of the camp still exist along 41<sup>st</sup> Avenue. The original structure has been expanded to the rear, and the attached garage has been converted. The addition and conversion have not disrupted the residential architecture of the original house from the street, and it maintains its original building type. The fenestration is mostly original. The construction of the structure is representative of 1930 residential building and workmanship, and the original design has not been compromised. The building represents its original form and its scale and feeling.

#### EVALUATION

The immediate area around this property is a mix of residential properties from the first half of the twentieth century and later commercial buildings. The neighborhood is now characterized by mostly contemporary commercial development that has evolved along both the Soquel Drive and 41st Avenue corridors. A visual assessment of the area does not indicate an identifiable district of historic properties in the vicinity, and the early tourist camp uses in the area are no longer evident.

The house appears to have initially been associated with Adam and Delilah Stidham. The Stidhams were investigated for important contributions that would make their association with the property historically significant, but no information of note was found. Later occupants of the building were also considered, but nothing was learned of significance of this chain of owners/occupants.

The house itself is Minimal Traditional building with some aspects of English Cottage revival architecture. It is not architecturally distinctive within the larger context of Minimal Tradition buildings of the period. The building has a high degree of integrity to its original design, and does continue to represent the style of which it was built.

Because the house is not a distinctive example of its style and type, is not associated with important personages in a primary way, nor is the site of important events or representative of patterns important to the history of the County of Santa Cruz, the property does not appear eligible for the National Register of Historic Places under any of the applicable Criteria (A), (B), or (C) or the California Register of Historical Resources under (1), (2), or (3).

When considering the property under the County of Santa Cruz Ordinance No. 4922 (Chapter 16.42 of the County Code relating to historic preservation), a historic resource is defined as *Any structure, object, site, property, or district which has a special historical, archaeological, cultural or aesthetic interest or value as part of the development, heritage, or cultural characteristics of the County, State, or Nation, and which either has been listed in the County General Plan, or has been listed in the Historic Resources Inventory adopted pursuant to Section 16.42.080 of this Chapter and has a rating of significance of NR-1, NR-2, NR-3, NR-4, or NR-5.* In considering and evaluating 2755 41st Avenue under the Santa Cruz County Code, the property does not appear to qualify for listing on the Inventory of Historic Resources under the applicable criteria as required under Section 16.42.080(c).



Viewed facing north at sidewalk.



Side elevation at car wash, viewed facing northwest.



Page 6 of 6 \*Resource Name or # (Assigned by recorder) 2755 41st Avenue

\*Recorded by Franklin Maggi \*Date 12/16/2016  Continuation  Update



Front façade viewed facing southwest with car wash in distance.



Rear entry to property from private driveway from Soquel Drive.

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 \_\_\_\_\_

Page 1 of 6

\*Resource Name or #: (Assigned by recorder) 2815 41st Avenue

P1. Other Identifier: None

\*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 Soquel Date 1994 T.11S.; R.1W.; Mount Diablo B.M.

c. Address 2815 41st Avenue City Soquel Zip 95073

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 5920092mE/ 4093867mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 030-121-13,  
west side of 41<sup>st</sup> Avenue south of Soquel Drive.

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

The small house at 2815 41st Avenue in unincorporated Soquel is situated within a grouping of four remaining houses along this thoroughfare, and is the most recently built, constructed around 1948. Modern in form and detail, it is one-story in height. The building form is a simple rectangle; it has a related detached garage closely aligned at the northwest corner behind the building. The site has additional portable buildings scattered at the rear, accessed by a private driveway that leads to Soquel Drive.

The parcel angles northward at the rear adjacent the private drive; the site configuration appearing to be the left-over portions of a property created by deed to the north. The rear of the lot is unfenced, as is the narrow driveway that parallels the northerly property line. (Continued on page 2, DPR523L)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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



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

View facing northwest,  
December 2016.

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both

Circa 1948, historic aerial  
photograph, assessor.

\*P7. Owner and Address:

Calcagno et al  
PO Box 62  
Soquel CA 95073

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

Franklin Maggi  
Archives & Architecture LLC  
PO Box 1332  
San Jose CA 95109-1332

\*P9. Date Recorded: Dec. 16, 2016

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture LLC: Historic Report, Santa Cruz Nissan Dealership Project, 2016.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling State Record  Rock Art Record  Artifact Record  Photograph Record  Other (List)  
DPR 523A

\* Required information



\*Recorded by Franklin Maggi

\*Date 12/16/2016  Continuation  Update

*(Continued from previous page, DPR523A, P3a)*

The house has a low-slope built-up roof with a single ridge running front to back. The eaves are moderate, and edged with flat-board rakes at the front and rear gables, and ogee metal gutters along the sides. Positioned low to the ground, the building likely has a concrete slab base, not uncommon for post-World War II houses. The stud walls are clad in stucco which is devoid of detail. The original stucco molding is now hidden by modern window inserts.

The single character-defining feature of the building is a front wall extension at the southeast corner of the building. This wing wall has a sloped top set below the roofline, and an arched opening that leads to the side yard. The arches are mimicked in the front covered stoop, where a stucco-clad three-side framework frames the small concrete-based porch. This alcove has a low-sloped roof that follows the angles of the main roof above.

Fenestration consists of vinyl-clad slider windows retrofit into the existing openings. The front door is of modern origin, and has upper fan-lites.

The site has some minimal residential landscaping adjacent the front façade, but is otherwise devoid of plantings. The driveway is of concrete, but the side drive and parking area in the front setback are graveled. The rear of the site is used for storage and parking of construction equipment.

The front of the site with the house appears in good condition, but the site is mostly unimproved with the rear dominated by portable storage containers and small structures.

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #  
HRI #

Page 3 of 6

\*NRHP Status Code 6z

\*Resource Name or # (Assigned by recorder) 2815 41st Avenue

B1. Historic Name: Lawrence and Ann Smith House

B2. Common Name: None

B3. Original use: Single family residential B4. Present Use: Single family residential / storage

\*B5. Architectural Style: Modern

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

Constructed circa 1948. Renovated date unknown.

\*B7. Moved?  No  Yes  Unknown Date: N/a Original Location: N/a

\*B8. Related Features:

None

B9a Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Residential architecture Area Soquel

Period of Significance 1930 Property Type Residential Applicable Criteria None

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

The property at 2815 41st Avenue in the unincorporated community of Soquel in the County of Santa Cruz is a remainder parcel created out of multiple property transfers that occurred in the 1920s and 1930s by Lloyd and Carrie Satterlee. It had remained vacant as the properties surrounding it developed out of a larger 4.5 acres property that the Satterlees acquired in 1926. They had developed a tourist camp that was accessed from the then Santa Cruz and Watsonville Road (now Soquel Drive).

In 1926, Lloyd G. and Carrie Satterlee established a tourist camp within the northwesterly portions of their property and had likely built the house to the north of the subject property. The property to the south of the subject site was created in 1932 and sold, with a house built on that property around that time. The camp continued to operate into the 1940s by a different proprietor, and it is likely that the subject property remained associated with the camp as open space until after the war.

(Continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) None

\*B12. References:

R. L. Polk & Company; Santa Cruz city and county directories 1922-1988.

Santa Cruz County Recorder; official records, deeds, and maps (see citations).

United States Census Bureau; Population census of Santa Cruz County, 1900-1940.

B13. Remarks: Proposed demolition

\*B14. Evaluator: Franklin Maggi

\*Date of Evaluation: December 16, 2016

(This space reserved for official comments.)



Page 4 of 6 \*Resource Name or # (Assigned by recorder) 2815 41st Avenue

\*Recorded by Franklin Maggi \*Date 12/16/2016  Continuation  Update

(Continued from previous page, DPR523b, B10)

The first identified owners of the house were Lawrence A. and Ann Smith. Lawrence was an electrical contractor. By 1958, the house was owned and occupied by Ann Brookshire, a nurse's aide at Sisters Hospital, who was the occupant for only a few years. It is possible that Ann Smith and Ann Brooksire are the same person, but that was not determined as a part of this investigation. Around 1964 Brookshire moved to Seacliff, and beginning in the mid-1960s the house became a rental, the residence of Clarence Stroup, and then Marie Boyd by the 1970s.

#### Integrity

The house at 2815 41st Avenue retains substantial integrity to its original design and character per the National Register's seven aspects of historical integrity. It maintains its original location along 41st Avenue among other houses built during the two previous decades in unincorporated Santa Cruz County. The original structure and garage are basically intact and the only changes have been to the windows and front door. The removal of the original windows has not disrupted the residential architecture of the house from the street, and it maintains its original building type. The construction of the structure is vernacular for the post-World War II period, and the workmanship is unremarkable, but the design has not been comprised. The building represents its original form and its scale and feeling.

#### EVALUATION

The immediate area around this property is a mix of residential properties from the first half of the twentieth century and later commercial buildings. The neighborhood is now characterized by mostly contemporary commercial development that has evolved along both the Soquel Drive and 41st Avenue corridors. A visual assessment of the area does not indicate an identifiable district of historic properties in the vicinity, and the early tourist camp uses in the area are no longer evident.

The house was initially associated with Lawrence and Ann Smith. Investigation into the Smiths and later owners does not reveal a level of importance that would make their association with the property historically significant. Later occupants of the building appear to have always been renters, and nothing was learned of significance of this chain of occupants.

The house itself is a vernacular building. It is not architecturally distinctive within the larger context of vernacular buildings of the period. The building has a fair degree of integrity to its original design, but it does not significantly represent any style or method of construction of interest.

Because the house is not a distinctive example of its style and type, is not associated with important personages in a primary way, nor is the site of important events or representative of patterns important to the history of the County of Santa Cruz, the property does not appear eligible for the National Register of Historic Places under any of the applicable Criteria (A), (B), or (C) or the California Register of Historical Resources under (1), (2), or (3).

When considering the property under the County of Santa Cruz Ordinance No. 4922 (Chapter 16.42 of the County Code relating to historic preservation), a historic resource is defined as *Any structure, object, site, property, or district which has a special historical, archaeological, cultural or aesthetic interest or value as part of the development, heritage, or cultural characteristics of the County, State, or Nation, and which either has been listed in the County General Plan, or has been listed in the Historic Resources Inventory adopted pursuant to Section 16.42.080 of this Chapter and has a rating of significance of NR-1, NR-2, NR-3, NR-4, or NR-5.* In considering and evaluating 2815 41st Avenue under the Santa Cruz County Code, the property does not appear to qualify for listing on the Inventory of Historic Resources under the applicable criteria as required under Section 16.42.080(c).



Front facade, viewed facing southwest.



Front facade, viewed facing northwest.



Page 6 of 6 \*Resource Name or # (Assigned by recorder) 2815 41st Avenue

\*Recorded by Franklin Maggi \*Date 12/16/2016  Continuation  Update



Front of building in context, viewed facing southwest.



Rear of property at private driveway with access to Soquel Drive, viewed facing northeast.



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 \_\_\_\_\_

Page 1 of 6

\*Resource Name or #: (Assigned by recorder) 2821 41st Avenue

P1. Other Identifier: None

\*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 Soquel Date 1994 T.11S.; R.1W.; Mount Diablo B.M.

c. Address 2821 41st Avenue City Soquel Zip 95073

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 592095mE/ 4093891mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 030-121-12,  
west side of 41st Avenue south of Soquel Drive.

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

The small house along 41st Avenue was likely built around 1926 at a time that it was apparently the only residential building on a large 4.5-acre parcel at the intersection of 41st Avenue and the then Santa Cruz and Watsonville Road. A simple rectangular structure with a roof ridge running front to rear, it is vernacular in design and modest in detail.

The building has large front and rear gables and a steeply pitched roof covered in composition shingles. The eaves are shallow, and the rake trim are flat boards edged with metal flashing. The side eaves are also shallow, edged by metal ogee gutters (presently damaged along the south elevation), and missing completely from the north elevation.

(Continued on page 2, DPR523L)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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



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

View facing northwest,  
December 2016.

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both

Circa 1926, news article and census.

\*P7. Owner and Address:

Calcagno et al  
PO Box 62  
Soquel CA 95073

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

Franklin Maggi  
Archives & Architecture LLC  
PO Box 1332  
San Jose CA 95109-1332

\*P9. Date Recorded: Dec. 16, 2016

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture LLC: Historic Report, Santa Cruz Nissan Dealership Project, 2016.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling State Record  Rock Art Record  Artifact Record  Photograph Record  Other (List)  
DPR 523A **\* Required information**

\*Recorded by Franklin Maggi

\*Date 12/16/2016  Continuation  Update

*(Continued from previous page, DPR523A, P3a)*

The house and its related detached garage sit on a large lot, with a wide driveway area along the south side of the house that leads to the two-car garage. To the side of the garage at the rear of the house is another detached accessory structure. The site contains other ancillary building further to the rear where the site opens to a private driveway with access off Soquel Drive.

The house is raised and set on a concrete foundation. The building cladding is beveled tear-drop wood siding. Similar siding can be found on the detached garage. The siding rises unsegmented into the gables, and lacks any other detailing other than small flat board corner trim and wider boards at the window frames.

The front entry is offset to the right on the façade, and a raised porch covers the right half of the front building front. It has a gabled portico angled to match the roof above, and tapered wood framed corner posts. The front gable has matching beveled siding, and the rafter tails are exposed, like the house itself. The porch has a contemporary balustrade consisting of pre-fabricated fencing units and a wood deck.

The rear of the building has an attached open porch, roughly built with wood timbers.

The fenestration is mostly modern replacement double-hung units or sliders set within large flat board trim. The front door is a modern replacement.

The structure appears on a 1931 aerial; the garage was constructed by that time.

The site is mostly unimproved, and contains multiple temporary structures at the rear near the private driveway. The house itself is only in fair condition, and lacks any residential-type landscaping. The site is not fenced except for a small front yard board fence that partially encloses the setback. It presently is in a collapsing state.

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #  
HRI #

Page 3 of 6

\*NRHP Status Code 6z

\*Resource Name or # (Assigned by recorder) 2821 41st Avenue

B1. Historic Name: Charles P. and Marie Christensen House

B2. Common Name: None

B3. Original use: Single family residential B4. Present Use: Single family residential

\*B5. Architectural Style: Vernacular / no style

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Constructed circa 1926.

\*B7. Moved?  No  Yes  Unknown Date: N/a Original Location: N/a

\*B8. Related Features:

None

B9a Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Residential architecture Area Soquel  
Period of Significance 1930 Property Type Residential Applicable Criteria None

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

The house at 2821 41st Avenue appears to be the first residence constructed along this portion of 41st Avenue when built around 1926 after the larger 4.5-acre parcel was purchased by Lloyd and Carrie Satterlee. It was reported in the newspaper at that time that Satterlee, a builder, had sold a house that he had just built for himself and his wife on this property, and he subsequently constructed a second house, which appears to be the vacant building to the north now addressed as 2831 41st Avenue. Although the deed was not located as a part of the current investigation, by the time of the 1930 census, this property appears occupied by Charles P. and Marie Christensen. The Christensens are noted in that census as proprietors of a tourist camp, as were the Satterlees.

In 1926, Lloyd G. and Carrie Satterlee had established a tourist camp within the northwesterly portions of their property. The camp continued to operate into the 1940s by a different proprietor, and it appears that the subject property remained associated with the camp in a tertiary way, as by 1940 it was occupied by the restaurant's cook.

(Continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) None

\*B12. References:

R. L. Polk & Company; Santa Cruz city and county directories 1922-1988.

Santa Cruz County Recorder; official records, deeds, and maps.

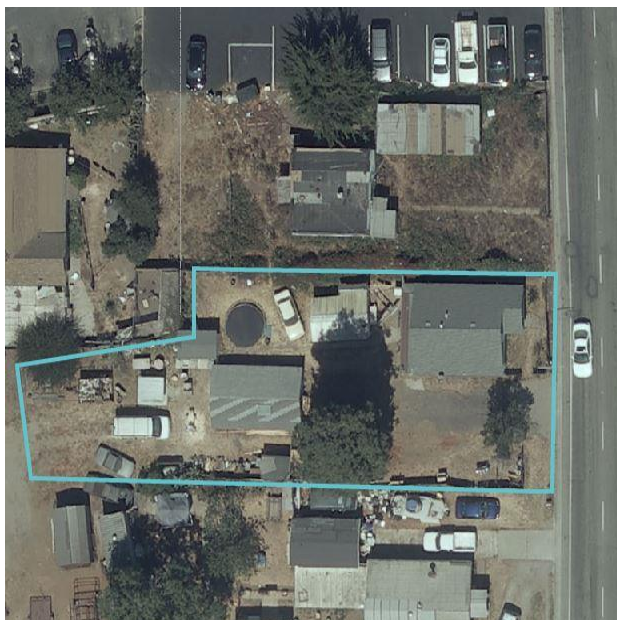
United States Census Bureau; Population census of Santa Cruz County, 1900-1940.

B13. Remarks: Proposed demolition

\*B14. Evaluator: Franklin Maggi

\*Date of Evaluation: December 16, 2016

(This space reserved for official comments.)



Page 4 of 6 \*Resource Name or # (Assigned by recorder) 2821 41st Avenue

\*Recorded by Franklin Maggi \*Date 12/16/2016  Continuation  Update

*(Continued from previous page, DPR523b, B10)*

No information could be found about the Christensens. By the time of the 1940 census, the building was rented by Albert and Alice Maxwell. They had previously been involved in property transactions with the land-locked parcel to the northwest of this house, and Alice was a cook at the restaurant along Soquel Drive.

By 1950, the property had been acquired by Edward Otto and Florence Krause. He had been a house painter, and by 1950 was eighty years old, having immigrated from Germany. He died in 1959, and Florence continued to live at this property until her death in 1973.

#### Integrity

The house at 2821 41st Avenue retains substantial integrity to its original design and character per the National Register's seven aspects of historical integrity. It maintains its original location along 41st Avenue among other houses in unincorporated Santa Cruz County built during the two following decades. The original structure and garage are basically intact and the only changes have been to the windows and front door. The removal of the original windows has not disrupted the residential architecture of the original house from the street, and it maintains its original building type. The construction of the structure is vernacular for the 1920s period, and the workmanship is unremarkable, but the original design has not been comprised. The building represents its original form, and its scale and feeling.

#### EVALUATION

The immediate area around this property is a mix of residential properties from the first half of the twentieth century and later commercial buildings. The neighborhood is now characterized by mostly contemporary commercial development that has evolved along both the Soquel Drive and 41st Avenue corridors. A visual assessment of the area does not indicate an identifiable district of historic properties in the vicinity, and the early tourist camp uses in the area are no longer evident.

The house appears to have initially been associated with Charles and Marie Christensen. The historic record does not reveal any information about these personages that would bring a level of importance to this property. Later occupants of the building are also not historically significant.

The house itself is a vernacular design. It is not architecturally distinctive within the larger context of vernacular buildings of the period. The building has a good level of integrity to its original design, but it does not significantly represent any style or method of construction of interest.

Because the house is not a distinctive example of its style and type, is not associated with important personages in a primary way, nor is the site of important events or representative of patterns important to the history of the County of Santa Cruz, the property does not appear eligible for the National Register of Historic Places under any of the applicable Criteria (A), (B), or (C) or the California Register of Historical Resources under (1), (2), or (3).

When considering the property under the County of Santa Cruz Ordinance No. 4922 (Chapter 16.42 of the County Code relating to historic preservation), a historic resource is defined as *Any structure, object, site, property, or district which has a special historical, archaeological, cultural or aesthetic interest or value as part of the development, heritage, or cultural characteristics of the County, State, or Nation, and which either has been listed in the County General Plan, or has been listed in the Historic Resources Inventory adopted pursuant to Section 16.42.080 of this Chapter and has a rating of significance of NR-1, NR-2, NR-3, NR-4, or NR-5.* In considering and evaluating 2821 41st Avenue under the Santa Cruz County Code, the property does not appear to qualify for listing on the Inventory of Historic Resources under the applicable criteria as required under Section 16.42.080(c).





At driveway entry, viewed facing northeast.



From west side of building, viewed facing southeast.



Page 6 of 6 \*Resource Name or # (Assigned by recorder) 2821 41st Avenue

\*Recorded by Franklin Maggi \*Date 12/16/2016  Continuation  Update



East side of garage, viewed facing southwest.



Property driveway easement and west property line, viewed facing south.

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) 2851 41st Avenue

P1. Other Identifier: 3950 Soquel Dr.

\*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 Soquel Date 1994 T.11S.; R.1W.; Mount Diablo B.M.

c. Address 2851 41st Avenue City Soquel Zip 95073

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 592072mE/ 4093963mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 030-121-57,  
southwest corner of 41st Avenue and Soquel Drive.

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

Located at the southwest corner of Soquel Drive and 41st Avenue, this one-story vernacular Modern-styled stand-alone commercial building was built in 1946 and expanded over time, replacing a house that had been located on this property for around 15 years. The property is generally square in shape, with driveway access from both street frontages. The current parcel size is 0.37 acre, which is a combination of two prior small parcels. The earlier house was on the most westerly parcel where a garage had remained until destroyed by fire in recent times.

The building has a flat to low-slope built-up roof in three or more sections associated with the original building and two major additions.

(Continued on page 2, DPR523L)

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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



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

View facing southwest, June 2017.

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both

Circa 1946, assessor, city directories.

\*P7. Owner and Address:

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

Franklin Maggi  
Archives & Architecture LLC  
PO Box 1332  
San Jose CA 95109-1332

\*P9. Date Recorded: June 22, 2017

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture LLC: Historic Report, Santa Cruz Nissan Dealership Project, 2016.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling State Record  Rock Art Record  Artifact Record  Photograph Record  Other (List)  
DPR 523A \* Required information

Page 2 of 6

\*Resource Name or # (Assigned by recorder) 2851 41st Avenue

\*Recorded by Franklin Maggi

\*Date 6/22/2017

Continuation  Update

*(Continued from previous page, DPR523A, P3a)*

The original building is rectangular with two sections. The plain facades wrap three sides of this original structure with parapets that rise above the front and side elevations. The side parapets are stepped, dropping to a rear eave that drains the roof. A large wood band trim has been added to the top of the wall along the main façade and edged with metal flashing.

The walls appear to be masonry or concrete and have a light plaster surface texture with evidence of reworking of the original fenestration and other openings. Joinery of the storefronts to the walls is rough and they appear to be retrofit.

The front entry is set within the front storefront without recess or protection.

A wing wall extends the front façade westward and partially encloses a building extension in that direction. An early addition on this west elevation is clad with plywood and is covered with roll roofing.

To the rear of the original building and west extension is a series of rear additions clad with plywood. These are stepped back to the southwest. At the southeast corner, an open metal cover protects the rear entry to the store.

The site is mostly paved with some minor landscaping along the 41st Avenue frontage. The front setback has some minimal plantings and walkways edged with salvaged railroad ties.

The building does not appear to be in good condition, with the additions appearing to have been constructed haphazardly and without thought to the original building design.



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #  
HRI #

Page 3 of 6

\*NRHP Status Code 6z

\*Resource Name or # (Assigned by recorder) 2851 41st Avenue

B1. Historic Name: Johnny's Freeway Market / Country Boy Market / Coast Lighting

B2. Common Name: King's Paint and Paper

B3. Original use: Retail commercial B4. Present Use: Retail commercial

\*B5. Architectural Style: Modern

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

Constructed 1946. Additions to rear at date unknown. 1,886 square feet demolished around 2010 as well as 725 square feet of garage/storage area including permit for a 499 square foot addition for workshop and restroom.

\*B7. Moved?  No  Yes  Unknown Date: N/a Original Location: N/a

\*B8. Related Features:

None

B9a Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Commerce Area Soquel

Period of Significance 1946 Property Type Commercial Applicable Criteria None

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

The property at 2851 41st Avenue was initially created in the 1920s or 1930s out of a larger 4.5 acres parcel acquired by Lloyd and Carrie Satterlee that they had acquired in 1926. For around 15 or so years the parcel contained a residence. The house was replaced in 1946 with the one-story commercial building that exists on the property today.

Prior to 1946, the related parcels created out of the 4.5 acres contained a tourist camp within the northwesterly portions of the property. A number of these permanent buildings housed operators and employees of the camp. The camp continued to operate into the 1940s. The subject property was repurposed after World War II to serve the growing commercial strip along Soquel Drive.

The first identified tenant from local R.H. Polk directories was Johnny's Freeway Market in 1963. Early directories do not provide information as to the use on this property. It was during the early 1960s that Highway 1 was upgraded to a freeway south of Santa Cruz, and the market likely was renamed in concert with the introduction of the freeway onramps at the new highway onramps. Johnny's was a grocery market owned by John and Jennie Smoljan. They operated the store until 1967.

(Continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) None

\*B12. References:

R. L. Polk & Company; Santa Cruz city and county directories 1922-1988.

Santa Cruz County Recorder; official records, deeds, and maps (see citations).

B13. Remarks: Proposed demolition

\*B14. Evaluator: Franklin Maggi

\*Date of Evaluation: June 22, 2017

(This space reserved for official comments.)





Page 4 of 6 \*Resource Name or # (Assigned by recorder) 2851 41st Avenue

\*Recorded by Franklin Maggi \*Date 6/22/2017  Continuation  Update

*(Continued from previous page, DPR523b, B10)*

By 1971 the store name had changed to Country Boy Market, and the address was changed to 3950 Soquel Dr. In 1973 the name was changed again to Grower's Market, and the address was changed the next year back to 2851 41st St. The use of the building as a grocery store ended in the mid-1970s when Coast Lighting and Hardware moved into the building. Coast was a general building supply company, a use that remained until around 2010. During the 35 years that the site contained the hardware store, additions expanded the footprint to the rear.

The most recent re-use as a paint store included a reconfiguration of the building to bring the expanded building into compliance with the permitted building footprint. That use was active at the time of this site survey.

#### Integrity

The building at 2851 41st Avenue has a reduced level of integrity to its original vernacular design and character per the National Register's seven aspects of historical integrity. It maintains its original location at the corner of 41st Avenue and Soquel Drive in unincorporated Santa Cruz County. The original structure has been expanded to the rear. The additions have not disrupted the modern character of the building at the primary street facades, and the building maintains its original type as a retail commercial facility. The fenestration appears to not be original. The construction of the structure is representative of a 1940s vernacular commercial building and typical workmanship of the period, and the original design has not been compromised significantly. The building generally appears to represent its original form, scale and feeling.

#### EVALUATION

The immediate area around this property is a mix of residential properties from the first half of the twentieth century and later commercial buildings. The neighborhood is now characterized by mostly contemporary commercial development that has evolved along both the Soquel Drive and 41st Avenue corridors. A visual assessment of the area does not indicate an identifiable district of historic properties in the vicinity, and the early tourist camp uses in the area are no longer evident.

The commercial building appears to have initially been used as a neighborhood grocery store. It remained in this use until the 1970s, when adapted for use as a hardware store, which it remained until the late 2000s. No personages were identified with the early years of these uses that would make their association with the property historically significant.

The building itself is a vernacular Modern design and lacks any identifiable characteristics of mid-century buildings that reflective a sensitive response to changing design techniques of the era. It is not architecturally distinctive within the larger context of Modern buildings of the post-war period. The building has a reduced level of integrity to its original design.

Because the building is not a distinctive example of its style and type, is not associated with important personages in a primary way, nor is the site of important events or representative of patterns important to the history of the County of Santa Cruz, the property does not appear eligible for the National Register of Historic Places under any of the applicable Criteria (A), (B), or (C) or the California Register of Historical Resources under (1), (2), or (3).

When considering the property under the County of Santa Cruz Ordinance No. 4922 (Chapter 16.42 of the County Code relating to historic preservation), a historic resource is defined as *Any structure, object, site, property, or district which has a special historical, archaeological, cultural or aesthetic interest or value as part of the development, heritage, or cultural characteristics of the County, State, or Nation, and which either has been listed in the County General Plan, or has been listed in the Historic Resources Inventory adopted pursuant to Section 16.42.080 of this Chapter and has a rating of significance of NR-1, NR-2, NR-3, NR-4, or NR-5.* In considering and evaluating 2851 41st Avenue under the Santa Cruz County Code, the property does not appear to qualify for listing on the Inventory of Historic Resources under the applicable criteria as required under Section 16.42.080(c).



View of front façade facing southeast.



Side elevation, viewed facing southeast.

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\*Recorded by Franklin Maggi \*Date 6/22/2017  Continuation  Update



41<sup>st</sup> Avenue facade viewed facing southwest.



Rear entry and additions from 41st Avenue, viewed facing northeast.