



COUNTY OF SANTA CRUZ
SURVEY OF HISTORIC RESOURCES

UPDATE

AND
CONTEXT STATEMENT

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CONTEXT STATEMENT**

SUBMITTED TO:

SANTA CRUZ COUNTY HISTORIC RESOURCES COMMISSION

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Cover: GREEN VALLEY SCHOOL IN EUREKA CANYON

Design and Graphics by John Lehmann

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1.0 OBJECTIVES AND METHODS

1.1 INTRODUCTION

In 1989, the County of Santa Cruz produced a survey of Historic Resources the purpose of which was to establish an information base for the County's Historic Preservation Program. The resulting inventory was adopted by the Board of Supervisors on February 14, 1989. A Historic Preservation Ordinance (Chapter 16.42, Volume 2, of the County Code, Revised May 1991) governs the treatment of all properties listed in the inventory that are rated NR 1-NR5.

In 1993, the County Historical Resources Commission (HRC) determined that the existing inventory needed updating because the Loma Prieta earthquake as well as fire and other events had resulted in the demolition or partial destruction of several historic properties. In addition, no Historic Context had been produced for the County and therefore there were no criteria that could be consistently applied to determine the significance of individual properties listed in the inventory. Additions to the inventory were likewise not possible in the absence of criteria based on a Context.

After receiving a Certified Local Government grant from the California State Historical Resources Commission, the County HRC, with the aid of a Consultant and Planning Department Staff, undertook a project to correct deficiencies in the existing inventory and to provide a base for future expansion of the inventory to include currently unsurveyed historical properties.

1.2 OBJECTIVES

The objectives of the project are defined as the following:

1. To prepare a fully developed context statement for the County focusing on multicultural and ethnic contributions in the fields of industry, agriculture, religion, and architecture.
2. To resurvey and re-evaluate the Santa Cruz County Historic Resources Inventory and to reclassify as needed in regard to contextual format.
3. To develop goals and priorities for preservation planning in the County.
4. To produce a final document that will
 - Enumerate the number of properties within each Context and Property Type in the County as well as within each Planning Area.
 - Provide the basis for evaluating all unsurveyed historical properties within the County through the preparation of fully developed context statements.

1.3 METHODS

Development of Context

The consultant, after conducting preliminary research, presented possible topics for Context Statements at the Santa Cruz County Historical Resources Commission meeting in January 1994. Commissioners offered suggestions for additions and revisions. Rather than developing fully all topics as separate statements, the Consultant and Commissioners decided to group them within much broader statements, treating originally suggested themes as sub-topics.

The Consultant continued researching on the topics selected and reported back to the Commission. Much of the subsequent discussion focused on the multicultural and ethnic elements of the Contexts. Very little information was found in secondary sources dealing with contributions of specific ethnic groups to the overall history and development of the County. Because there was neither time nor budget to conduct extensive research from primary sources or to embark on a program of oral histories, the Consultant made the following suggestion: Rather than treat ethnic contributions as a separate Context or even as sub-topics, any information available about a particular ethnic group would be woven into the over-all topics such as industry, agriculture, education and religion where applicable. In addition, all properties listed in the inventory that were associated with a particular ethnic group would be researched as thoroughly as possible.

Every effort was made to assemble information and to make it an integral part of the appropriate contextual section. In reviewing the properties on the inventory, the Consultant discovered that, with the exception of those associated with religious denominations, none could be directly linked to any specific group. This is due to the fact that most ethnic groups that formed communities did so in the major incorporated cities, Watsonville and Santa Cruz, rather than the small unincorporated areas that make up the County. Those areas that did have some association with a particular ethnic group, (notably the Chinese in the apple packing and drying industries in Aptos and Live Oak and the Italians in Soquel) no longer have this association.

Current neighborhoods in those areas have been subdivided and developed and only traces of their early histories still exist. Another factor in the lack of recognizable ethnic properties in the County is that ethnic groups provided labor for several industries that are no longer active, such as the lime and powder industries, or that have been drastically reduced, such as lumbering. Agriculture also has depended on ethnic workers but they have always been predominately migratory and housing that was provided for them has been eliminated or replaced. Railroad workers were housed in camps, all traces of which are gone, and the Chinatown that was once a part of the City of Santa Cruz as well as Chinese sections of the Powder Works no longer exist.

In spite of the varied ethnic heritage that is part of Santa Cruz County, almost nothing associated with it remains in the built environment, and the written record is slim. Although a very good history of the Chinese in the Monterey Bay region by Sandy Lydon has been published, the histories of the Mexican, Filipino, Japanese, Italian, Portuguese and Slavic people have yet to be written.

Resurvey and Documentation

After designing a plan to resurvey all properties on the current inventory, the Consultant presented the plan to the Commission. It was decided, after some discussion of alternate approaches, to follow the original design of the existing survey which divided the unincorporated County into planning areas. Resurvey was conducted with the aid of the Historic Resource Commissioners each assisting with the planning areas within his or her Supervisorial District. Of the five commissioners, one resigned during the course of the survey and one was unable to assist in the survey because of work and personal considerations.

The areas which would have been assigned to these members were surveyed with the aid of Planning Staff, a volunteer former Commissioner and the remaining three Commissioners. All 337 properties were personally observed by the Consultant accompanied by one of the above. Routes were laid out by the Consultant before each field visit and discussions were held before and after each trip. Individual Commissioners made general tours of their districts on their own time and additional visits to specific properties as needed.

At each regularly scheduled monthly Commission meeting beginning in January 1994, a discussion of the properties visited the previous month was held, the Consultant offered recommendations to re-classify properties and preliminary decisions on classifications of all properties were made (the choices being to upgrade or downgrade the current rating or leave it as is). The National Register Categories 1-6 were used for evaluation, and ratings were based on the newly developed Historic Context as well as the physical integrity of the property.

Because no formal changes can be made to the Inventory unless the process required by in the County's Historic Preservation Ordinance has been followed, recommendations have been documented by an addendum sheet for each property. Formal adoption of recommendations will come after public hearings at the Commission Meetings and Meetings of the County Board of Supervisors. All 337 properties listed in the original survey have been re-evaluated and documented with an addendum sheet.

In addition, the Consultant and Commissioners kept informal notes on particular properties and areas that should receive special consideration when the survey is expanded.

2.0 INTRODUCTION TO HISTORIC CONTEXTS FOR THE COUNTY OF SANTA CRUZ

The following Historic Contexts were developed to reflect the chronological development of the area, thematic developments over time, and the connection of these themes to the Cultural Resources which can still be found within the County. Although the themes could be extended to the primary population centers of Santa Cruz and Watsonville, the scope of the project limits their exploration to the unincorporated areas of the County. These include the communities located within the 18 designated County Planning Areas.

Because there are few surveyed resources associated with the Prehistoric and Hispanic Periods, the following material has been included by way of introduction to the three fully developed Historic Contexts that follow.

2.1 PREHISTORIC PERIOD

Santa Cruz County is located on the Central Coast of California bounded by Monterey Bay and the Pacific Ocean on the west, and the Santa Cruz Mountains on the East. Its 439 square miles contain approximately 40,000 acres of rich bottom land suitable for farming and about 200,000 acres of mountainous terrain most of which was once prime timberland. Beginning with Native Americans and throughout its history, these natural resources made the area attractive to first, settlers and later, developers and visitors, from every part of the country (Verardo 1987).

Anthropologists estimate that when the Spanish came to California in 1769, the native population was somewhere between 133,000 and 310,000. The area between San Francisco Bay and Monterey Bay was occupied by the Costanoan Indian "tribe" which numbered about 10,000. The term Costanoan is a linguistic one used by anthropologists that designates a family of eight languages. It was derived from the Spanish word *Costeños* meaning "coast people." The people did not think of themselves as Costanoan since they were not a single ethnic group nor a political entity. Today, descendants of these native people prefer to be called Ohlone, a word whose origins are uncertain but may have come from the name of a settlement located near San Gregorio Creek in San Mateo County (Sturtevant 1978).

Careful management of the land was an important part of the native culture. The Ohlone people carried out controlled burning of large areas to facilitate the growth of seed bearing annuals, to remove dead leaves that could become a fire hazard and to increase grazing areas for deer, elk and antelope. Game was an important part of the Ohlone diet which also consisted of acorn meal; fruit, which included blackberries, elderberries, strawberries and wild grapes; and fish. With the coming of the Spanish, the self-sufficient practices of California native Americans were brought to an end (Margolin 1978).

2.2 HISPANIC PERIOD

The Hispanic Period in Santa Cruz County began in 1769 when a Spanish expedition led by Captain Gaspar de Portolá, governor of Baja California, was sent to locate Monterey Bay. Although the coast of Alta California had been the subject of previous exploration

as early as 1542, Spanish Colonial efforts for over two hundred years were centered in other parts of the world. Threats of colonization by both Russia and England in the 1760s refocused attention on California and, as a result, Spain designed a plan to occupy and settle the area. A key element of the plan was the establishment of a series of missions that would eventually stretch the entire length of California (Bean 1983).

As a result of Portolá's visit to the area, a site was chosen on the banks of the San Lorenzo River for the twelfth mission, Santa Cruz or Holy Cross. The mission was begun in 1791 and the first annual report listed an Indian population of 89. This population reached its peak in 1796 with 523 neophytes (converted Indians). Disease and poor nutrition eventually took its toll and by the time the Missions were secularized in 1834, few members of the native population was left (Verardo 1987).

The Missions had other purposes besides converting the native population to Catholicism. At the peak of its operation, Mission Santa Cruz ran 8,000 head of cattle which produced hide and tallow. These were traded to foreign merchants for necessary supplies to support the Spanish religious, military and civilian population (Verardo 1987). Agriculture was also important to the Mission community's well being. Using Indian labor, the Mission padres raised wheat, barley, beans, corn and lentils which were both consumed and traded. Primarily for their own use, the missions raised olives, fruit, berries and grapes for wine. The Spanish thus brought the concept of cultivation of crops to California.

In addition to the Santa Cruz Mission, a pueblo, or civilian town, was also founded nearby and called Branciforte, for the Marquis de Branciforte, Viceroy of New Spain. The pueblo, only one of three in California (the other two being San Jose and Los Angeles) never flourished, and the area eventually was incorporated into the City of Santa Cruz.

Mexican independence in 1821 and the secularization of the missions in 1834 brought about a change in land use and ownership in the former Spanish territory. Church lands became available for civilian settlement and, within the borders of present day Santa Cruz County, twenty-five separate land grants were made by the Mexican government. Twenty one of these grants, called ranchos, were finally patented by the U. S. Lands Commission (Rowland 1980, California State Lands Commission, n.d.).

Several Mexican ranchos were given to the various offspring of Joaquin Ysidro Castro, one of the most well known of the early Hispanic pioneers. Joaquin a member of the 1776 Anza party, arrived in Branciforte in 1798 along with his wife, Martina Boutilier and their eight children. One son, José Joaquin Castro, was granted Rancho San Andres in 1833. He married Antonia Amador, produced nine children and took up residence on what is now North Branciforte Avenue in Santa Cruz where they lived until her death in 1827 at the age of forty-three.

Joaquin later married 17 year old Rosaria Briones and built an adobe house on the San Andres Rancho north of the mouth of the Pajaro River. After Joaquin's death in 1838, his widow continued to live in the house and eventually sued two of her husband's sons over distribution of the property. When the land was patented in 1861, it remained in the Castro family, an unusual occurrence in the settling of Mexican land claims.

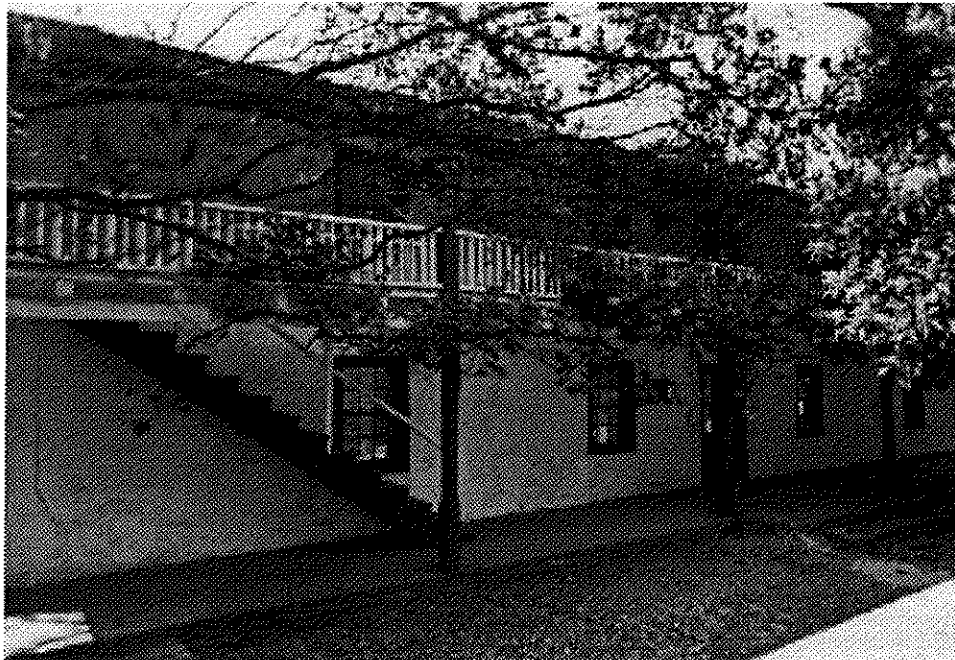
In spite of the fact that original claims to land in California ^{ere} was guaranteed by a treaty between the U. S. and Mexico, securing legal title was a lengthy and expensive process. Therefore, by the time California became a state in 1850, Anglo Americans had bought up much of the rancho lands from their Hispanic owners, often at bargain prices.

2.3 PREHISTORIC AND HISPANIC PERIOD CULTURAL RESOURCES

No extensive survey has been undertaken in to identify major prehistoric sites in Santa Cruz County although some limited project specific studies have been done. There are only four standing structures in the County from the Hispanic Period: the Santa Cruz Mission Adobe, located in the City of Santa Cruz, and restored in 1990; the Branciforte or Craig-Lorenzana Adobe also located in the City; the Bolcoff adobe located in Wilder Ranch State Park and the Castro Adobe, under private ownership, located in the County. The Castro and Bolcoff adobes will be discussed further in association with Context 2.



FIGURES 1 & 2. There are only two remaining adobe structures in the unincorporated County. The Bolcoff adobe (above) located in Wilder Ranch State Park, is awaiting stabilization and restoration. The privately owned Castro adobe (below) was heavily damaged by the earthquake and is also in need of repair.



3.0 CONTEXT 1

ECONOMIC DEVELOPMENT OF SANTA CRUZ COUNTY—1850-1940

3.1 HISTORY

3.1.1 Agriculture

Development of fruit, sugar and other crops — As previously noted, the secularization of Mission property made private land ownership possible for Mexican citizens after 1834. By 1850, when California achieved statehood, many of Santa Cruz County's ranchos were already in the hands of European-Americans. In addition to the land secured in this way, other areas, not included in the land grants, were open to homesteaders. While much of the vast arid acreage of Central and Southern California remained ranch land, the valleys of Santa Cruz County proved ideal for small family farms. This was made possible by abundant rainfall as well as available water from numerous rivers and streams.

Most of the prime agricultural land was found in the fertile Pajaro Valley and as early as 1851, Americans were leasing land there and producing crops. In 1851, J. B. Hill leased 1,000 acres of the Salsipuedes rancho and planted 200 acres of potatoes which produced an enormous yield and sold at handsome prices. As a result, most of the Valley was planted in either potatoes or wheat until a glut of these products forced farmers to try other crops. In 1853, the first apple orchards were planted by settler, Jacob A. Blackburn, who realized the potential of fruit production. Starting a nursery in 1867, he imported various varieties of fruits and berries from the East coast and developed stock best suited to the growing conditions of the Valley (Fehlman 1947).

By 1878 over 20,000 acres were under cultivation with a variety of crops including pears, almonds, olives, oats, corn, hay, grapes and sugar beets. Sugar had become a major industry in the area with the Pajaro Valley producing 5,000 tons of beets a year which were processed at a factory in Soquel (Elliot 1879). The facility, operated by the California Sugar Beet Company, was built in 1874 on the east bank of Soquel Creek and continued to operate until 1880 when it was forced into foreclosure due to a drop in sugar prices. The industry began to thrive again when, in 1888, the largest sugar factory in North America began operation in Watsonville. Built by Claus Spreckels, the plant became a mainstay of the Pajaro Valley economy until he moved operations of the Salinas Valley in 1898 (Verardo 1987).

The financial feasibility of the farming industry was dependent, in many instances, on the availability of inexpensive seasonal farm labor. During the time that the Missions were in operation until the 1860s, much of this labor was provided by Native Americans. As their population dwindled, the need was met by contracting Chinese workers. Beginning in 1866, workers were hired through Chinese labor contractors in San Francisco and were used first for the wheat harvests and later for other crops, most notably sugar beets. In both the Soquel and Watsonville operations, farm owners hired contract Chinese labor who cultivated, weeded, harvested and loaded the beet crops for a percentage of the profits. Chinese also worked in the processing plants. Of the 200 men employed by the California Sugar Beet Company, 145 were Chinese. The Chinese Exclusion Law of 1882 slowed the immigration of new Chinese labor into the country and, as a result other ethnic groups including Italians, Portuguese and Japanese took their places (Lydon 1985).

The demise of the sugar industry in the Pajaro forced farmers to look to other crops, most notably strawberries, raspberries, apricots and especially apples (Verardo 1987). Watsonville, once proudly known as Sugar City soon became known as Apple City, a fact reflected in the baseball team's name change from the Sugar Beets to the Pippins in 1910 (Lydon 1985).

One of the primary reasons for the success of the industry was the development by Slavic immigrants of an efficient system of growing, packing and marketing of the apples. The "Slavonians," as they were known in the Pajaro Valley, had come primarily from Dalmatia on the east coast of the Adriatic and settled in the area in the 1870s. Their system made use of contracts negotiated with packers to buy the apple crop, while still immature, at a set price. The risk in these "apple futures" was great but profits could also be sizable if the prices was high at the fall harvest. The Slavs designed an extensive marketing network as well which made it possible to sell and ship Pajaro Valley apples throughout the United States (Lydon 1985). Through their efforts the industry became a profitable one and Santa Cruz County apples came to enjoy an excellent reputation for quality (Watkins 1925).

The perishable nature of the crop and the instability of prices made it difficult for the small family farm to count on a consistently reliable income from their orchards. One solution came to the Pajaro Valley with the introduction of the revolving drum fruit dehydrator built in 1885. While this first effort proved unprofitable, in 1901 J.F. Unglish developed a more efficient drying method in which the apples were sliced, sulfured, spread on trays and dried in large kilns. Because the method was very labor intensive, Chinese workers were once more utilized as they had been in the sugar industry.

One company, called Quong Sang Lung and operated by King Kee became immediately successful and for the next twenty years the Chinese dominated the apple drying market. They became so identified with the industry that the Unglish type apple dryer became known as the China Dryer. Dryers operated all over the Pajaro Valley including Watsonville, Aptos and Corralitos. The dryer in Aptos leased from Ralph Mattison was located in the field behind the Bay View Hotel. It consisted of a two chimney dryer, a house for operator Lam Pon and a bunkhouse for the dozen Chinese workers who were employed there from September through December.

The industry began to decline about 1920 due to a scarcity of labor and less demand in the market. The Aptos operation run by the Lam family, however, continued to operate into the 1940s. Otto Lam moved his operation, which he called the Santa Cruz Fruit Company to the Branciforte Creek area during World War II and built his last dryer on Mattison Lane in Soquel in 1945. The operation remained in the family until 1982 when it was sold (Lydon 1985).

While apple growing became the most developed agricultural industry prior to World War II, other crops were important to the economy as well. In 1910, the county produced over 5 million pounds of apricots, 2 million pounds of pears and 6 million pounds of plums and prunes (Fehlman 1947). Diverse crops were introduced over time including broccoli, Brussels sprouts, flower bulbs and cut flowers. The artichoke was introduced by Italians and proved perfect for cultivating along the cool foggy North Coast (Verardo 1987).

That area of the county was also noted for its dairy farms in the 1870s including the Natural Bridges, Hall, Merrill and Moretta dairies. The most well known operation, however, belonged to Levi K. Baldwin and Delos D. Wilder who in 1871, became partners in the 4,030 acre ranch. The partnership was dissolved in 1885 and Wilder and his family continued to operate it as a dairy until 1937 when they replaced the herd with beef cattle. While still in operation, the dairy was known not only for the quality of its butter but for the introduction of modern innovations, including the use of electricity to run the farm machinery. The Wilder Ranch complex, consisting of eight structures and a number of outbuildings, is in the process of restoration and is now a State Park.

Although areas of the Pajaro Valley including Corralitos still have remnants of the small farms that once thrived there, many of the orchards have disappeared and the land developed. Outside of Watsonville, the large operations consisting of apple packing sheds, as well as the drying facilities have largely disappeared. One exception is the Village Fair in Aptos, once part of a large packing complex which has been adapted for use as a shopping center. Other complexes in Watsonville have integrated old buildings into their modern packing and storage facilities

Development of Wine Industry—Wine was another agricultural industry that had become established by the 1870's. The beginning of wine making in Santa Cruz can be traced to the Franciscan missionaries who planted what is known as "Mission grapes" used to make "Angelica" the strong, sweet wine fortified with brandy that was produced at the Mission stills. In 1863 the Jarvis brothers George and John bought 300 acres in what would become the Vine Hill District, the primary wine growing area in the County. The brothers had two aims: the first was to develop a vineyard and winery for themselves and the second to sell small plots of land already planted with grapes to potential wine growers. They were successful on both counts and by 1868 there were 240,000 grape vines in the county producing 12,700 gallons of wine, nearly all of which had been planted by George and John Jarvis (Holland 1983). By 1878, there were ten vineyards on Vine Hill producing a total of 81,000 gallons of wine. The arrival of immigrants to the area added a new dimension to the burgeoning industry. French, Germans and Italians brought extensive knowledge of traditional wine growing and production.

In 1869, two Italians, Pietro Monteverdi and Antonio Capelli, arrived from Piedmonte in Northern Italy and purchased 60 acres of land just outside of the city of Santa Cruz on what is now the Ocean Street Extension. They planted vegetables on the east bank of the San Lorenzo River and wine grapes on Graham Hill to the west. They were followed by other Italian families who created the neighborhood of lush gardens, vineyards and orchards known as the Italian Gardens. This area was an important part of Santa Cruz's Italian American community until the 1940s (Clarke 1986, Holland 1983).

By the late 1870s the Santa Cruz wine boom was in full swing. In addition to that produced by the Jarvis brothers, wine was also being made by John Burns, a Scot, in the Bonny Doon area. Vineyards could also be found along Zayante Creek and in Watsonville (Sullivan 1982).

Advertisements for the vineyards on Vine Hill boasted of a wide variety of wines including port, sherry, muscatel, white wine, claret and brandy. Unfortunately, the Jarvises were much better at speculation and promotion than making wine. Almost their

entire production was based on the Mission grape which was inferior to the varieties used in the making of fine European wines that were just beginning to find their way into the country. Since the object of the Vine Hill vintners was to get the finished wine bottled and to market as quickly as possible, the end product ranged from barely palatable to totally undrinkable. Serious over-production coupled with a world wide economic depression in the late 1870s resulted in a bust that brought about the foreclosure of many of the county's vineyards. Those who weathered the storm, however, learned a valuable lesson and the next group to try their hands produced wines that became precursors to the premium varieties made in Santa Cruz County today (Holland 1983).

While John Jarvis left the area for other enterprises, George remained and began experimenting with European varieties such as Malvasia, Petite Pinot, Semillon and Savignon Blanc. He was joined on Vine Hill by a Frenchman, Henry Mel and his wife Nellie. Having purchased a plot of the Jarvis land that had been foreclosed, the Mels, whose full surname was Mel de Fontenay, created the Fonteney Vineyard. They planted Semillon, Sauvignon Blanc and Muscadell du Bordelaise, all French varieties that had been imported by Henry's older brother Louis who owned vineyards in Livermore (Sullivan 1982).

Henry Mel joined the California State Viticultural Society and through the organization became a tireless promoter of Santa Cruz County wines. Another boom, similar to the one that had occurred in the 1870s, took place between 1880 and 1887. Newcomers were attracted to the area including a native Scot, Dr. John A. Stewart and a German, Emil Ernst Meyer who followed the pattern of the Jarvises by creating vineyards to sell to prospective grape growers (Holland 1983).

Stewart created the Etta Hill vineyard in Scotts Valley and introduced the French practice of blending varieties of grapes as opposed to producing wine made from only one variety. His business expertise likewise revolutionized the wine industry on Vine Hill. Realizing that small wineries had little hope of riding out the vagaries of business cycles, he organized the growers into a cooperative called the Santa Cruz Mountain Wine Company. Incorporated in 1887, with capital stock of \$50,000, the Company built a facility at a site on Branciforte Creek. The winery, which included a three story building and three tunnels dug into the sandstone, had a capacity of 200,000 gallons (Sullivan 1982).

Emil Meyer, considered another pioneer of the industry, purchased 1,674 acres in the Old Rancho Soquel Augmentation within which he created his 95 acre Mare Vista vineyard. Meyer is best known for being the first Santa Cruz County viticulturist to introduce resistant root stock and therefore avoided the phylloxera infestation that financially ruined many growers at the turn of the century.

Although Vine Hill had become the best known of the Santa Cruz wine growing areas, Bonny Doon, on Ben Lomond Mountain, was developing as well. When John Burns' enterprise had ended with the bust of the 1870s, two men from Utah who had made their fortunes in mining, F.W. Billings and John W. Packard, assumed ownership of the Burns land. They put the operation, called the Ben Lomond Wine Company under the management of Billings' son in law, J. F. Coope. By 1887, the Company not only produced wine from its own 70 acres of Cabernet Sauvignon, Chauche Noir and Grey Riesling, but had contracted to purchase grapes from other growers in the region. Coope

made a success of the venture by a combination of efficient production and marketing skills. His most innovative idea was to press and ferment the grapes in Santa Cruz but to finish, bottle and distribute the wine in San Francisco thus giving him access to a large and sophisticated market (Holland 1983).

In 1889, the industry was thriving—led by the Santa Cruz Mountain Wine Company on Vine Hill; the Meyer operation, Mare Vista on the Summit and the Ben Lomond Wine Company in Bonny Doon. By the early 1900s, however, another decline began due to a number of factors. In 1899, the Mare Vista winery was struck by a disastrous fire that destroyed vineyards, orchards and houses in the Summit area. Although the main winery building was saved when firefighters poured 4,000 gallons of claret on the flames, the operation was crippled. The Santa Cruz Mountain Wine Company and the Ben Lomond Wine Company, which had merged operations 1899 never recovered from the death of J.F. Coope in 1902. His expertise and business acumen had brought financial success to the enterprise but with his death there was no one to replace him. The Prohibition years between 1920 and 1933 virtually destroyed what was left of the wine industry and what little remained was due to the "underground" operations of the Italian families in Santa Cruz County who cared for the few vineyards that survived.

After Repeal, some of these families were instrumental in re-establishing the county as a wine producing area. The Locatelli family, who had taken over the Ben Lomond Wine Company's vineyards prior to World War I, established a winery on Eagle Rock Ranch, northwest of Felton in 1936. John and Philip Bargetto established the Bargetto Winery on Soquel Creek in 1933 where it still stands today (Holland 1983).

By 1936, there were nine wineries in Santa Cruz County, however, lack of a market for premium wines and the sorry state of the remaining vineyards made it difficult for these new wine producers to make their enterprises profitable. Most survived by making inexpensive jug wine and by selling their grapes to wine producers in other areas of the state (Holland 1983).

The development of premium varietal wines was left to several wealthy newcomers with the both capital to invest and the desire to produce quality wine in spite of the fact that profitability was marginal. These included Martin Ray, a stockbroker and realtor, who founded Martin Ray Vineyards and San Francisco attorney Chaffee Hall who started Hallcrest Winery in Felton both in the late 1930s. The Hall home still stands, although the winery, no longer under family ownership, now operates further down the road.

Rather than producing generic mixtures such as California Burgundy, Ray and Hall created Estate Bottled Wines of a specific variety such as Cabernet Sauvignon or Pinot Noir. Their labels included the name of the vineyard where the wine was produced as well as the variety, a practice that was generally not adopted by the California wine industry as a whole until the 1960s.

A wine boom in the 1970s resulted in success for a number of Santa Cruz wineries that had been established in the previous twenty years including the David Bruce vineyard, the McHenry vineyard and Randall Graham's Bonny Doon Vineyard. Although the modern "boutique" wineries have little in common with the large operations that marked the industry's early beginnings, the present day Santa Cruz Mountain Viticulture area

which comprises portions of Santa Cruz, Santa Clara and San Mateo Counties, continues to win recognition and respect in the wine world (Holland 1983, Sullivan 1982).

Unfortunately there are few physical remains of the early wineries in Santa Cruz County. Villa Fortenay, the home of wine pioneer Henri Mel de Fortenay, still stands although the vineyards are long since gone. Jarvis's tunnels along Branciforte Creek still exist but there is no trace of the large facility that housed the Santa Cruz Mountain Wine Company remains. Only a few deteriorated buildings mark the site of the Ernst Meyer's Mare Vista winery. The Bargetto Winery, still operates in Soquel although almost all of the buildings associated with the operation are new or remodeled; and the summer home of the Hall family can still be found in Felton. The "boutique" wineries that operate in the Santa Cruz Mountains today have become noted for their fine wines but are much smaller operations than their predecessors during the industry's boom years.

3.1.2 Industries Other than Agriculture

Lumber—The enormous stands of virgin timber found in what would become Santa Cruz County attracted entrepreneurs to the area as early as 1840 when a French Canadian, Francisco Lajeunesse and two Americans, Isaac Graham and Henry Neale made attempts to acquire Rancho Zayante. Because they were not Mexican citizens, the attempt was unsuccessful until they took on, as a partner, Joseph L. Majors, who was married to a member of the Castro family. Majors was granted the rancho in 1841 and four months later he, and a syndicate that included Graham and three others, built a saw mill that was located on the grounds of today's Mount Hermon. Another mill was built in 1845 on the site that would later become the Powder Works in what is presently Paradise Park.

Other mills followed in rapid succession and, as a result, settlements and finally towns grew up to support the burgeoning industry. Between the late 1860s and 1880s first Zayante, then Felton, Ben Lomond (initially called Pacific Mills) and Boulder Creek were founded. In 1857 there were ten sawmills in the entire county and by 1864 there were twenty eight in the San Lorenzo Valley alone. In 1875 the boom was aided by the construction of a lumber flume from five miles north of Boulder Creek to Felton thus making the town the center of lumber shipping for the valley. When the flume was replaced in 1884 by the South Pacific Coast Railroad line up the valley to Boulder Creek, that town became the new center. The settlement of Pacific Mills, begun in 1877 as a large sawmill, also prospered. When in 1887, the U. S. Post Office objected to the name (according to one account because there were already too many California places with Pacific and Mills in their names) the town chose Ben Lomond which was suggested by John Burns, a Scot, after a mountain in his homeland (Clarke 1986).

Railroad development increased demand and more efficient milling techniques also increased logging activities. In 1886 the mills of Santa Cruz County were producing fifty million board feet (Fehlman 1947). By the late 1890s, however, over logging had stripped many areas bare and a movement to preserve the remaining trees began. This proved to be wise since it gave rise to another booming industry, that of tourism.

The physical remnants of the early mills are gone. What remains, however, are the second growth redwood trees that still stand in the Santa Cruz Mountains and the towns

of the San Lorenzo Valley. These communities owe their existence to the lumber industry and their survival to the tourists who came to see the magnificent trees that were saved.

Lime and cement—The availability of a plentiful wood supply gave rise to another major industry in early Santa Cruz County, that of lime production. In the 1850s two engineers from Massachusetts, A. P. Jordan and Isaac E. Davis began investigating commercial possibilities of developing lime which, they discovered, was of excellent quality and abundant quantity in the County. Lime was an important part of the building industry of the time and was used for making mortar, plaster and whitewash. The process of converting limestone into building lime involved the burning of chunks of limestone in large stone kilns. Both the ancient Egyptians and the Romans used the process and the Spanish brought the technology to California, building kilns at several Missions. A post Gold Rush construction boom in San Francisco created a great demand for the product and Jordan and Davis recognized that all the elements for creating a lime industry existed in Santa Cruz County. Besides the plentiful supply of lime, the accessibility of a large timber supply was essential. Each firing consumed seventy cords of wood and redwood was also needed to make barrels for storing and transporting the finished product.

Davis and Jordan built their first kilns in 1853 at what is now the corner of High and Bay Streets in the City of Santa Cruz. They built a 450 foot wharf at the base of Bay from which the lime was shipped to San Francisco on their own schooner, "Queen of the West." In 1858, two other companies went into operation. One owned by Samuel Adams, operated a mile west of the Davis and Jordan and the other, owned by Andrew Glassell, was located eight miles up the coast from Santa Cruz (Jensen 1976).

As the supply of lime at their original location was exhausted, Davis and Jordan created a quarry on the former Rancho de la Canada del Rincon located on the San Lorenzo River between Santa Cruz and Felton. Part of this property was eventually sold and became the California Powder Works. In 1863, Jordan moved back East and sold his interest in the lime enterprise to Henry Cowell. Cowell, who came to Santa Cruz in 1865, is one of the County's best known pioneers and it is on his former property that the University of California, Santa Cruz is now located, along with a state park that bears his name.

The Davis and Cowell Lime Company became the largest and most profitable of all the operations in the County, shipping about 1,000 barrels a week in 1868. Another company, headed by Thomas Bull and Eben Bennett went into production in the mid-1860s in an area about two miles west of Felton. The company was eventually acquired by a San Francisco lime merchant, Henry Holms (Jensen 1976).

About 8,000 barrels of lime a month total were produced in the County by the end of the 1860s. With the completion of a railroad line between Felton and Santa Cruz in 1875, the operations became even more profitable and companies continued to be created including the I. X. L. Lime Company which was located two miles north-west of Felton. The North County saw increased development as well when the Santa Cruz Lime Company began constructing facilities in 1875 three miles inland from Davenport. The peak of the lime industry was reached in the 1880s when the Santa Cruz Companies: Davis and Cowell, Holms and I.X.L. produced half of California's total supply. By the 1890s, however, a decline began caused by a number of factors. The first was a the lack of cheap fuel. Intense logging by the timber, powder and lime industries had resulted in an almost a

complete destruction of the first growth forests that had covered the Santa Cruz Mountains. Alternative fuels to power the kilns had to be imported and were expensive. In addition, the development of cement, which involved a process that could utilize a cheaper and less pure grade of limestone, had begun to replace lime as the building material of choice. Cowell's operation eventually purchased I.X.L. and continued under the management of Cowell's son Samuel until 1925. In Felton, the Holms Lime Company was able to continue operation for a time using kilns that burned oil but it too shut down in the 1930s (Jensen 1976).

During its years of operation, the lime industry made use of both skilled workers and laborers. Stone cutters shaped the granite and limestone boulders used in making the walls of the kilns and lined the inside with fire brick. Other workers, called "archers" were responsible for stacking the pieces of limestone within the kiln in arches four or five feet high and seven to nine feet long. This required an exacting skill since the firing took three days and if the pyramid of limestone collapsed before the process was complete, the entire load was ruined.

In addition, laborers were needed to cut timber, load and unload kilns and care for the livestock. No record has been found of the ethnic origins of the first workers. In the later Henry Cowell operation, however, Swiss-Italians and Portuguese from the Azores made up the majority of the work force (Rodrigues, Sanchez, Dietz 1992).

Workers were paid ten to fifteen dollars a month and were provided room and board. Most were single men who lived in cabins on the company land and were paid ten to fifteen dollars a month in addition to room and board. A few of the worker's cabins still stand on the campus of the University of California, Santa Cruz. Other remnants of Cowell's lime operation and ranch can also be found on the campus, the most noteworthy being the lime kilns which are the largest extant kilns in the county and possibly in the state (Rodrigues, Sanchez and Dietz 1992).

Santa Cruz Lime Company stopped shipping lime in 1906. It was replaced by a cement plant built by the Santa Cruz Portland Cement Company at Davenport. Expansion of facilities followed and the company soon became the leading manufacturing concern in the county. Production increased from 4,000 barrels per day in 1907 to 10,000 barrels in 1924 and, by the end of World War II, the plant was producing 700,000 barrels per day. With the construction of the cement plant, Davenport, which originally had been a whaling station and a shipping port, became a company town. The plant, now operated by Lone Star Industries, is still in operation and many of the buildings in the town were constructed to meet the needs of the plant employees. These include a Catholic Church, a hospital, and a jail all constructed of concrete provided by the cement company.

Black powder — Black powder, a necessary commodity used for blasting in mining and railroad construction had been provided to California from suppliers on the East Coast and from Europe. The Civil War caused a shortage and it was soon obvious that a facility must be built to supply powder to the state. A site was chosen on the San Lorenzo River about half a mile from the city limits of Santa Cruz and The California Powder Works was incorporated on December 28, 1861 (Reedy 1967). The site offered a number of advantages including abundant timber for construction, and making barrels. It was convenient to a shipping port but intervening hills protected nearby residents from the

frequent explosions that occurred during the process. The original works was comprised of 21 powder mills, 10 shops, 6 magazines and stores and 35 other buildings (Elliot 1879).

Operations began in 1864 and, in the following year, 150,000 twenty-five pound kegs were produced. During its peak years, the powder works employed 150 to 275 men, which included the first Chinese to be employed in manufacturing in the County. The first group of a dozen men arrived in December 1864 and performed a number of tasks including grading roads, building walls and cooking at the company bunkhouses. By the 1870s the number of Chinese workers had increased to thirty five with most employed in the cooperage making barrels. As in the agricultural industry, the Chinese were not directly hired and paid by the powder works but through a Chinese contractor. Because there were more Chinese men living at the powder works than in nearby Santa Cruz, a temple was built that became the site for religious and New Year celebrations. The temple was distinctive in appearance with a balcony decorated in blue and red and atop the building flew a yellow flag decorated with an imperial dragon. The Chinese continued to be employed at the powder works until 1878 when local anti-Chinese sentiment convinced the company to fire all the workers (Lydon 1985).

Beginning in the early 1890s, the powder works began manufacturing a type of smokeless powder made with nitroglycerin which was tested in two large cannons set up on the grounds. The company continued to operate until 1914 when the extensive use of dynamite reduced the demand for black powder. The California Powder Works was absorbed by the DuPont Company in 1906, at which time the decision was made to close the plant and move operations to other company locations (Reedy 1967).

The Paradise Park Masonic Club now occupies the site of the California Powder Mill. Most of the structures associated with the operation no longer exist with the exception of a brick powder magazine that has been converted into a home, a covered bridge and the Assistant Superintendent's house which presently serves as an office for the club.

Tourism — The late 1800s brought a change in the economic base of Santa Cruz County. Intense lumbering had all but denuded the forests of the Santa Cruz Mountains. This, in addition to other economic factors, brought about the decline of not only the lumber industry but also the lime and powder industries which were dependent upon it. A recognition that the remaining trees should be saved, and a realization of their value as a visitor attraction, soon greatly increased an already existing industry, tourism.

Beginning in the 1860s, visitors had come to Santa Cruz to enjoy the beach. In addition to the hotels and facilities within the City, a campground was established by F. A. Hihn in 1869 in Capitola. Camp Capitola was eventually expanded with the construction of a hotel large enough to accommodate 100 guests and facilities that included a bathhouse and private beach (Lydon, Swift 1978). Further development as a tourist area occurred in 1904 when Fred Swanton, a local entrepreneur, built a casino, pleasure pier and tent city resort in Santa Cruz—one that he hoped would become the West Coast equivalent of New York's Coney Island.

While these attractions drew tourists to the seaside area, railroad lines that had been extended into the Santa Cruz Mountains and San Lorenzo Valley to haul lumber out

could now be used to bring visitors in. In 1883, the South Pacific Coast Railroad advertised the route to Felton and Big Trees touting the beautiful scenery as "varied, novel and grand." Tourists were encouraged to travel from the beach to the mountains where they could take advantage of one of several large resorts such as the Ben Lomond or Rowardennan. The latter, which could house 200 guests, offered: "a large dance hall for social entertainment, dancing and concerts, regular orchestra, a new club house with a billiard parlor and bowling alley...croquet and tennis courts, golf links, boating, swimming, riding, driving, hunting and fishing," all for \$14 a week (*Santa Cruz Surf*, June 19, 1908).

In addition to the San Lorenzo Valley, the Summit area was the site of a number of hotels and resorts. The Willows boasted cottages, formal gardens and the largest privately owned indoor swimming pool in the United States. The Summit Hotel had the usual walking trails and gardens as well as a croquet field. The Bohemia, built in the late 1880s, catered to California's literary society and played host to such luminaries as Jack London, George Sterling, Ambrose Bierce and Mark Twain. The Jeffries Hotel, the Edgement, the Woodwardia and the Anchorage all urged the tourist to leave their city cares behind and enjoy the splendor and tranquillity of the outdoors without sacrificing any modern comforts and conveniences (Payne 1978).

Almost nothing remains of the turn of the century resorts that filled the Santa Cruz mountains. Remnants of the Woodwardia can still be seen in the Summit area and one of the buildings of the Ben Lomond Hotel complex is still standing. The fate of the others is exemplified by the history of the Hotel de Redwood. Built in 1859, four miles from the Summit of the Santa Cruz Mountains on the San Jose-Soquel Road, it served as a stage stop and post office until it burned down in 1885. It was rebuilt to cater to the summer trade and burned down in 1903. Rebuilt once again, it was nearly destroyed when the 1906 earthquake knocked off the second story and sent it sliding down the hill. The rebuilt structure was again destroyed by fire and rebuilt for the last time in the 1930s. In 1953, it burned down one final time and was never rebuilt (Payne 1978).

The wood frame structures that comprised most of these hotel and resort complexes were vulnerable to fire and almost all were destroyed and rebuilt at one time in their lives. Many survived only to be toppled by the San Francisco earthquake of 1906. After that, rebuilding on the original scale had become impractical. Large resorts were going out of style as tourists transported by railroad were replaced by those arriving on newly improved roads by car. These tourists were less likely to spend a lengthy vacation in the mountains, preferring day, overnight or week-end trips. To them the tent or cabin camps, which would eventually become the auto camps and motels of the 1920s and 30s, were much more appealing (Payne 1978).

Summer tourist camps had proliferated in the mountains along with the more elegant resorts. In the 1890s a partial list included Camp Oak, Camp Zenda, Camp Ventilation, Camp Conklin, Camp Kirby and Camp Cozy (Clarke 1986). Religious groups such as the Methodists, Lutherans and Salvation Army acquired land and founded their own camps, some of which are still in operation. Perhaps the most well know of these is Mount Hermon, developed by a Christian group consisting primarily of Presbyterians. Meeting in 1905, 250 people organized as the Mount Hermon Association to purchase 400 acres at the juncture of Zayante and Bean Creeks. Individual lots were sold to buyers who built

private cottages around central facilities that included a hotel, an auditorium, hiking trails and bridges. The purpose of the facility was to provide religious conferences and services along with campfire talks, nature hikes and lectures (*Santa Cruz Surf* April 7, 1908).

The concept of private resort developments became a popular one and mountain retreats were created at Huckleberry Island near the town of Brookdale and Paradise Park at the site of the old Powder Works. Huckleberry Island, developed in 1903, was a favorite location for prominent families from Oakland and Berkeley who constructed homes in the popular East Bay Shingle architectural style. Although most have been altered, a few retain their original appearance. Paradise Park was developed in 1924 as a Masonic Club and several of the original cabins can be seen on the grounds which are still operated by the Club. In addition to the vacation subdivisions, individuals also bought lots and built vacation homes. Some were modest cabins, others were more elegant and designed for entertaining guests for country week-ends. Homes such as these, now generally occupied the year round, can be seen along all the main roads and highways of the Santa Cruz Mountains.

The growing use of the automobile changed the type of accommodations offered to travelers. Variations of the tent camps continued to operate and cabins with room to park the family automobile became increasingly sought after. These auto courts eventually gave rise to what we know as the motel. While highway improvements brought a different type of tourist to the mountains, tourism in general eventually dropped off as visitors were lured to more exotic locales such as Lake Tahoe and Yosemite. Those camps that survived the Depression were dealt another blow by gas rationing during World War II. Although the state parks located in the area still continue today to draw campers, none of the larger resorts continues to operate and the Santa Cruz Mountains never recovered its reputation as a tourist mecca that it had enjoyed from the 1870s to the 1920s.

3.1.3 Transportation

Roads — The wealth of natural resources in Santa Cruz County was obvious to the first pioneers in the area. A major problem in developing these resources, however, was in bringing them out of the rugged and often inaccessible terrain to a point where they could be shipped. Another important goal was to provide links between the settlements that serviced the lumber, lime and powder industries and which would become the County's villages and towns. When the railroads finally arrived and took over this function, the early roads became less important for conveying goods and more important for bringing in the tourists who valued the way they meandered through some of the state's most picturesque scenery.

The first road in the county, actually more a crude trail, was created in 1791 to link Mission Santa Cruz with Mission Santa Clara. The route traversed the Santa Cruz Mountains and was the forerunner of present day Highway 17. The governor of California, Diego de Borica, made it clear that the road, improved in 1799, was not to be used for frivolous purposes. Settlers of Branciforte were required to have advance permission to make the journey, since the governor believed they should remain at home tilling the soil rather than loitering around San Jose. The route, he said, was to be used exclusively for bringing supplies in and out of the area (Payne 1978).

During the early 1840s the road, described by some as a "bear trail," was used to transport lumber out of the mountains. Up until that time its use had been informal but sometime in the late 1840s, Zacariah "Buffalo" Jones turned the part of it that ran through his land in the Lexington area into a toll road. Since this was the only route across the mountains at the time, Jones collected tolls from every wagon, stage and rider that passed through. He named the road "Farnham's" for Eliza Woodson Farnham who was the first woman to cross the Santa Cruz Mountains in a buggy.

Other toll roads came into existence in the 1850s and 60s including one built by Charles McKieran, known in local lore as Mountain Charlie. The road wound through his property on the summit and joined the turnpike toll road of the Santa Cruz Gap Joint Stock Company of which he was a shareholder. This road ran on the west side and parallel to the present day Highway 17 and part of it, called Mountain Charlie Road, is still used today. The road was eventually incorporated into the Santa Cruz Gap Turnpike, which was financed by stockholders in both Santa Cruz and Santa Clara counties (Payne 1978).

This link between San Jose and Soquel, built from 1857 to 1862, was known on various maps as the Soquel Turnpike, the Old San Jose Road, and the Soquel and San Jose Road (Clarke 1986). It was the chief route over the mountains into Santa Clara County until Highway 17 was constructed between 1931 and 1943 (Beal 1991). Several stagecoach routes operated on these roads and served as a link between communities until they were replaced by the railroads. One operated along what is now Summit Road and several of the stage stops in the Summit area, including Patchen and Wrights Station in Santa Clara County, and Highland-Skyland in Santa Cruz Counties, became small communities that eventually withered as transportation patterns and tourist habits changed.

While much of early road building activities centered on linking Santa Cruz County with outside communities, roads that served to move goods within the county were important as well. The lumber, lime and powder manufactured in the San Lorenzo Valley had to be moved out of the rugged terrain and into Santa Cruz to be shipped by sea. In the early 1860s, several incomplete and primitive roads were constructed by local land owners but no direct route existed to connect Felton, the primary lumbering center, with Santa Cruz. Businessmen in both the San Lorenzo Valley and Santa Cruz began a campaign in 1866 to construct a road to serve that purpose (*Santa Cruz Sentinel*, Sept. 22, 1866).

After succeeding in raising money by subscription, the County of Santa Cruz contracted with lime kiln owner, Eban Bennett to construct a road at a cost of \$6,000. The road, four miles long, connected two existing roads, one coming north from Santa Cruz and the other south from Felton (Reedy 1967). Completed in May 1868, the road was considered a model of road building, since it was constructed on a continuous hillside grade on an angle of about 45 degrees. It runs along the west bank of the San Lorenzo River and at some places it had to be constructed over 1,500 feet above the water (*Santa Cruz Sentinel* May 24, 1868). Although the road had been paid for through subscription and county funds, money was necessary to maintain it and for this reason it became a toll road. The county hired a contractor to keep the road in good repair in exchange for collecting toll. This arrangement continued until the 1880s when the county assumed responsibility for

maintenance. A toll house was constructed to collect tolls and still exists in its original location, four miles north of Santa Cruz on what is now Highway 9.

In spite of the decline of the timber, lime and powder industries, the area soon became a popular tourist area and the road continued to be used by visitors, first by wagon and stagecoach and later by automobile. Surprisingly, the toll house building survived — becoming first a saloon and then a resort at the entrance to the Big Trees. It is presently in the process of restoration as a restaurant, resort and camp ground.

Railroads — In 1870, no railroads serviced Santa Cruz County. Within the next ten years, however, several lines were built connecting scattered communities, creating new ones and altering transportation and economic development patterns throughout the region. In spite of road building efforts, transportation before the railroads was chancy at best. Roadways were narrow, rutted and subject to flooding, landslides and other natural disasters. Some sections were impassable for months during wet winters and tolls made travel and transporting goods expensive. Businessmen wishing to increase profits and expand operations realized that the only way this would be possible would be through the construction of railway lines that could link up to systems outside the area. The first line to be developed was the Santa Cruz and Felton Railroad, a narrow gauge line incorporated in 1874 and completed in 1875. It ran between the lumber flume in Felton and the wharves of Santa Cruz, eight miles away but did not go beyond the county. The line was operated as an independent entity until the South Pacific Coast Railroad leased the tracks and rolling stock in 1879.

When the Southern Pacific Railroad declined to build a line from its railhead at Pajaro to Santa Cruz, a group of businessmen from Santa Cruz, Soquel and Aptos organized the Santa Cruz Railroad in 1873. The line was subsidized by the county and ran east from Santa Cruz through Soquel and Aptos linking up with the Southern Pacific at Pajaro. Although passengers could go on by changing trains, the line was used primarily for hauling freight.

The most ambitious plan for a railway line was designed by Senator James Fair, a multi-millionaire who envisioned a route from the east side of San Francisco Bay, south to San Jose then on to Los Gatos and through the mountains to Felton. He incorporated the South Pacific Coast Railroad in 1876 and immediately began building the segment from Dunbarton in the East Bay to Los Gatos. The most difficult part of the line, however, was the segment through the Santa Cruz Mountains. Plans called for a 6,000 foot tunnel at the summit as well as a 5,000 foot tunnel between the mountain towns of Laurel and Glenwood and six smaller tunnels along the line (Hamman 1980).

A great majority of the labor needed to construct these railroad lines was provided by Chinese workers. The eight miles of track for the Santa Cruz and Felton Railroad was constructed in just eight months with all but the Mission Hill tunnel in Santa Cruz built by Chinese. That tunnel was constructed by thirty two Cornish miners, employed because the city of Santa Cruz did not want a large crew of Chinese working in the center of the city.

While constructing the Santa Cruz Railroad, the Chinese workers lived in a tent camp a mile east of the city. Paid a dollar a day of which two dollars a week were deducted for food, the workers labored six ten hour days per week (Lydon 1985).

It was the construction of the South Pacific Coast Railroad over the mountains that took the greatest toll on workers' lives. Six hundred men, hired by the Ning Yeung Company of San Francisco, provided the labor for all the grading, track laying and tunneling. The digging of tunnels, especially those at Wrights and Laurel was exceptionally dangerous and an explosion of coal gas in Wrights tunnel claimed the lives of five workers in February 1879. Eight months later, another explosion killed 24 Chinese workers with another 17 badly burned. Seven of those eventually died bringing the death toll to 31. The Chinese became convinced that the north end of Wrights tunnel was cursed and the railroad was forced to bring in a Cornish crew to complete the work on that end while the Chinese worked on the south (Lydon 1985).

All three of the original Santa Cruz lines were narrow gauge and subject to the same hazards that the county roads faced, including landslides and flooding. The destruction of the Santa Cruz Railroad's San Lorenzo River trestle by flooding in 1881 proved financially ruinous for the line and most of its stock was acquired by the Southern Pacific Railroad. The Southern Pacific's first move upon acquiring the company was to lay broad gauge line on the route between Santa Cruz and Watsonville and add a spur line from Aptos into Aptos Canyon. By the late 1880s, Southern Pacific also controlled the South Pacific Coast Railroad which was forced to lease the line due to financial problems (Hamman 1980).

Although use of the railroads for freight decreased as the timber and associated industries declined, passenger travel increased. Freight stops became tourist stops as advertising promotions were launched to lure visitors to the many resorts along the line. The Big Trees were a destination in themselves and day trips were also encouraged on the so called "picnic lines." The popularity of the automobile and the eventual demise of the large resorts contributed to the end of rail service in the 1940s. Until that time, however, the train was a popular way to travel from the San Francisco Bay area or San Jose to Santa Cruz.

Visitors to the Santa Cruz mountains today can get some feel for the trips through the redwoods enjoyed by turn of the century travelers. The Roaring Camp and Big Trees Railroad operates trains for tourists along the old narrow gauge route between Felton and Santa Cruz. Although most of the structures associated with the train station at Felton are gone, the depot and freight stations are still standing and are maintained to retain their historical appearance.

Airports — In the early 1920s, the Santa Cruz Chamber of Commerce began looking for a site to locate a city airport. To that end, they leased a site on farmland between Monterey and Park avenues south of what is now Highway 1. Part of the site, called Camp McQuaide, was subleased to the National Guard and the Coast Artillery which built an airstrip. When local poultry farmers complained that the noise from the facility disturbed their chickens, it was relocated in 1938 to a new site on Monterey Bay between what is now Manressa Beach and Sunset Beach State Parks. Camp McQuaide operated as a sub-post of Fort Ord in Monterey County and, during World War II, it was used as a training

base for units of the Coast Artillery and Signal Corps. The post had a 5,000 man training capacity and was also used to house prisoners of war until the camp was closed in 1947. (Verardo 1987). The property is currently occupied by the Monterey Bay Academy, a Seventh Day Adventist school.

At the original site, which was also known as the Capitola Airport, the Federal Emergency Relief Administration installed two runways in 1933-34 and the facility was named the Santa Cruz Municipal Airport. In 1941, Russell and Esther Rice assumed management of the airport and operated it until 1954 when they moved their facilities to Sky Park Airport in Scotts Valley (Clark 1986).

Another airport site was chosen in 1934 located in the western part of the city which is now an industrial area. Lack of city funds, as well as insufficient federal support and too much fog killed the project and the city eventually purchased Sky Park Airport in Scotts Valley which was annexed to the city of Santa Cruz.

In Watsonville, an airport was constructed on 33 acres purchased by the city in 1939. During World War II the airport served as a Naval Auxiliary Air Station and reopened as a civilian airport in 1946 (Clark 1986).

No survey of any of the facilities associated with aircraft or military operations has ever been undertaken. Therefore, it is not known how many structures associated with these activities still remain.

3.2 *PROPERTY TYPES*

3.2.1 Identification

Within the context of: **The Economic Development of Santa Cruz County — 1850-1940**, the following have been identified:

1. Property types associated with agriculture
 - farm and ranch houses with related buildings
 - buildings related to wineries
2. Property types associated with industry other than agriculture
 - buildings related to the lumber industry
 - lime kilns and related structures
 - powder works
 - tourist camps, hotels, motels, resorts, tourist attractions
 - vacation homes and cabins, clubhouses
3. Property types associated with transportation
 - toll and road houses
 - train stations and associated buildings
 - airports and associated buildings

3.2.2 Description

Because of the number of properties which need to be placed in context (337) and their wide geographical distribution, a general description of property types with some examples will be offered in this section. A graph representing the number of properties in each property type can be found following Section 6.0. A chart for each County Planning Area can be found in the Appendix.

Property types associated with agriculture

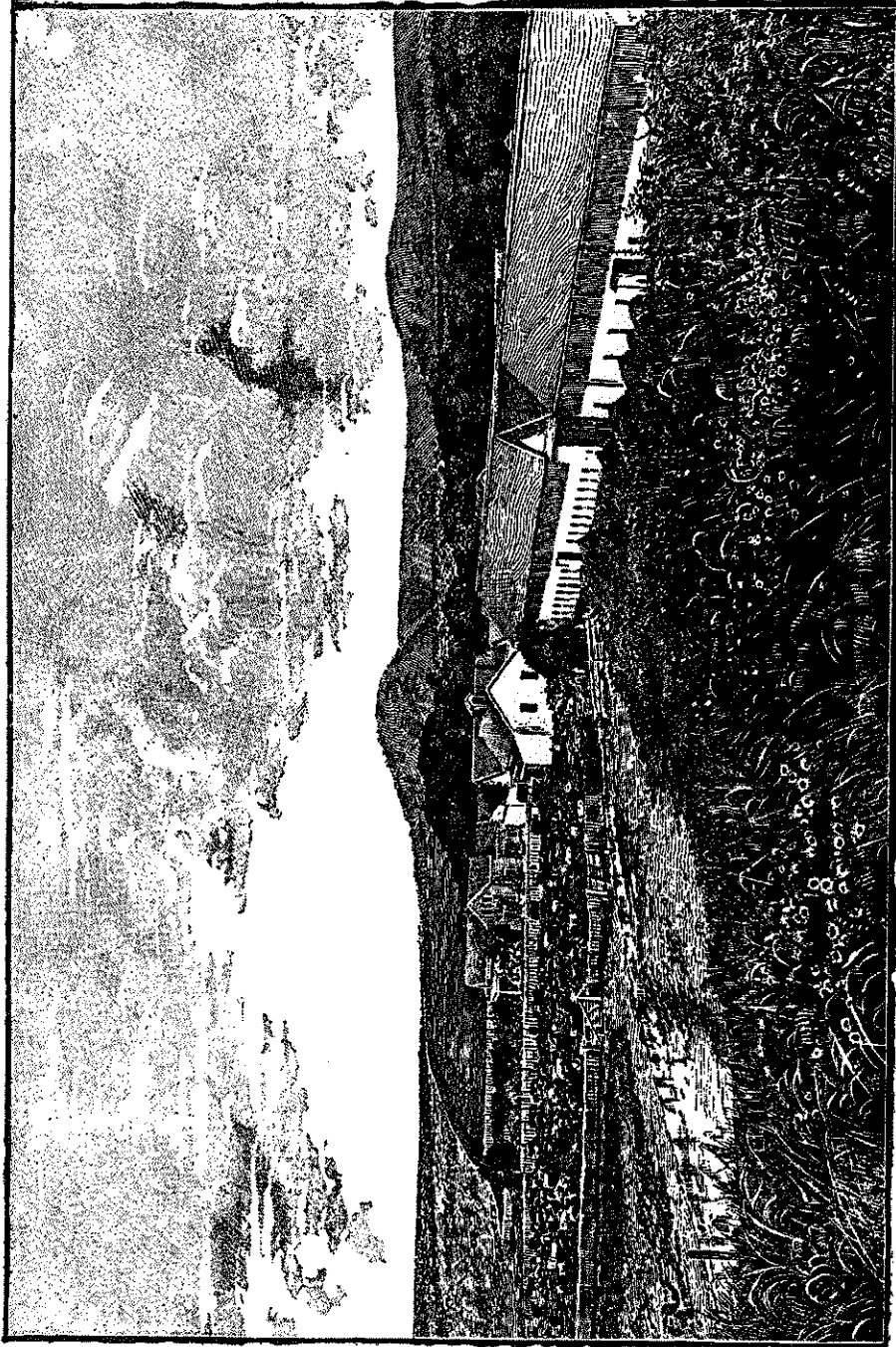
farm and ranch houses with associated buildings — The legacy of the agriculture industry in Santa Cruz County can still be seen in certain areas that retain their original rural appearance in spite of encroaching development. A few excellent examples of family farmsteads can still be found in the Salsipuedes and Pajaro Valley Planning areas. Some include, not only the original family house, but outbuildings as well and are still surrounded by fields.

In the Eureka Canyon area, which includes the town of Corralitos, a few nineteenth century farmhouses can still be found, at least one within the apple orchards for which the area was once famous. In addition, there are three twentieth century houses, built by affluent growers and designed by prominent architects which are relatively unaltered.

Wilder Ranch State Park, located on the North Coast, is perhaps the best example of the 19th and early 20th century farming operation. Built as a dairy farm, the family homes, barns, stables and one original adobe building can be found in the farm complex. Some previously restored buildings sustained damage in the Loma Prieta earthquake and these are being repaired as funding permits.

Almost no original standing structures associated with the apple packing and drying industries can be found within the county planning areas although a few in Watsonville have been incorporated into newer cold storage facilities. The China dryers have unfortunately disappeared leaving no trace of the widespread Chinese contribution to the industry.

buildings related to wineries — There are very few remnants of the early wine industry to be found in the County. The ravages of time, economic factors and Prohibition generally destroyed the once flourishing enterprises of the 1800s. Although there has been a resurgence since the 1970s, the "boutique" wineries operate with new facilities in more recently planted vineyards. Still, careful scrutiny has revealed some vestiges of the early industry. The summer house of Chaffee Hall, a pioneer of Santa Cruz wines is located in Felton. Vineyards and a winery still bearing the Hallcrest name can be found nearby. The home of Henry Mel de Fontenay, a grower and promoter of the Vine Hill District still stands although it is now at the end of a private road and inaccessible to public view. Until recently, a few weathered remains of the Ernest Meyer winery and home could be found in the Summit area but they have been replaced by new construction as a result of the earthquake. In addition, the post-Repeal winery founded by the Bargetto family in 1933, currently operates in Soquel.



From: Santa Cruz County by E. S. Harrison.

FIGURE 3. *D.D. Wilder's Dairy in 1890.*



FIGURES 4 & 5. *Many of the structures that were part of the Wilder Dairy are still intact including the Melvin Wilder House (above) and the Horse Barn (below). They are located in what is now Wilder Ranch State Park.*



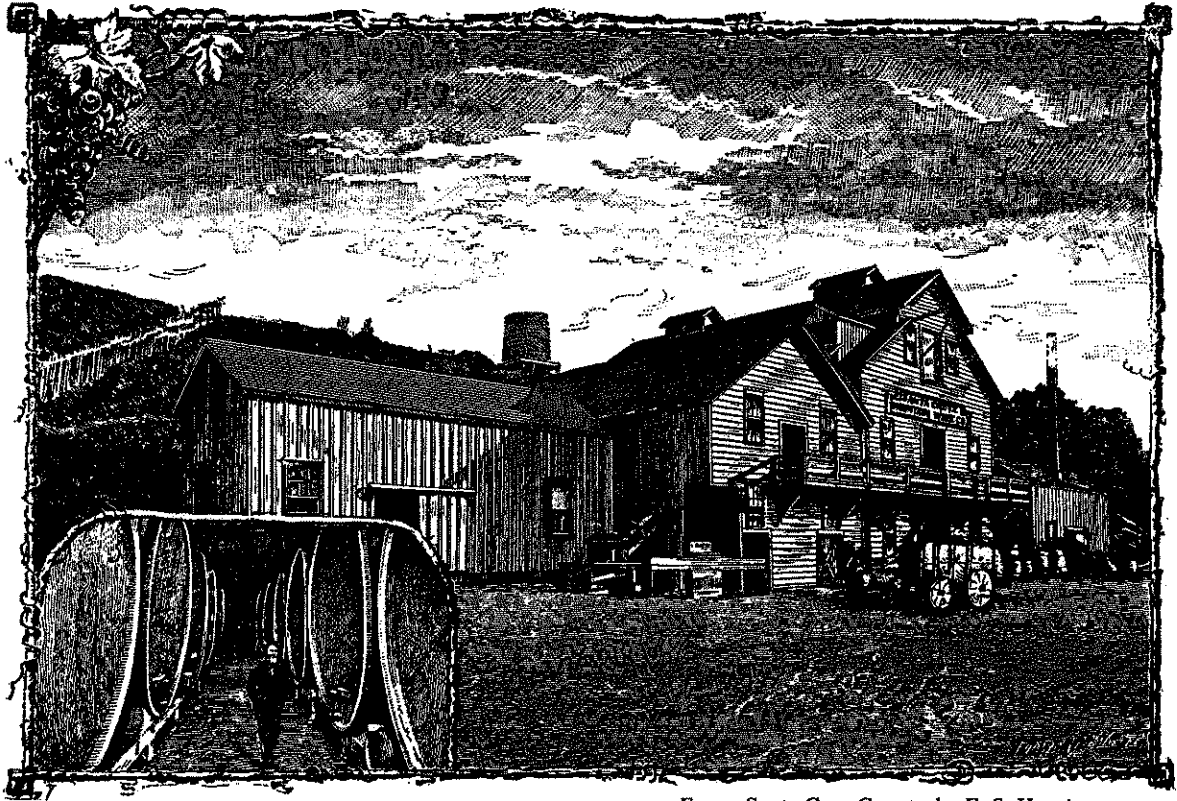


FIGURE 6. *Santa Cruz Mountain Winery (in 1890)*

From: Santa Cruz County by E. S. Harrison.

Property types associated with industry other than agriculture

buildings related to the lumber industry — With the exception of Big Creek Lumber, having operations centered in Swanton, no large lumbering enterprises remain in the Santa Cruz area. No remnants of the early operations of the company have been identified although it has been in the same family since the 1920s. The effects of the lumber industry on the built environment in Santa Cruz county can best be seen in the small towns of the Santa Cruz Mountains, such as Felton and Boulder Creek, that came into existence to service the industry. Some buildings within these towns, including the Rex Hotel (also known as the Boulder Club and Basham House) in Boulder Creek, have direct ties to lumbering. This hotel served the single men, usually immigrants from Ireland and Italy, who provided the labor force for the nearby mills. Several homes of lumber pioneers as well as livery stables, barns, and mercantile establishments that have been adapted to modern retail uses, can be found in these communities.

lime kilns and related structures — The best preserved example of structures associated with the lime industry are located on the campus of the University of California, Santa Cruz. Many original structures associated with Henry Cowell's lime operation as well as his ranch have been adapted by the university for modern use. Perhaps the best intact example of a lime kiln in the state can be found on the entrance road to the campus. A study of these buildings, structures and objects has recently been completed along with recommendations for their continued preservation and maintenance (Rodrigues, Sanchez, Dietz 1992). Additional sites with remnants of lime kilns have been documented in the original survey including the Holms Lime Kilns in the Bonny Doon area, the Rincon lime kilns in Henry Cowell State Park and the Fall Creek Lime Kilns located in Fall Creek State Park in the Felton area. The Holms Lime Kilns, located on private property, are deteriorating and in danger of collapse. The owners are currently preparing a plan to stabilize the site. The remains of the Fall Creek Lime Kilns are still mainly intact and appear, at this point, to be stable. Additional remnants on Gray Whale Ranch are known to exist but have never been surveyed or documented.

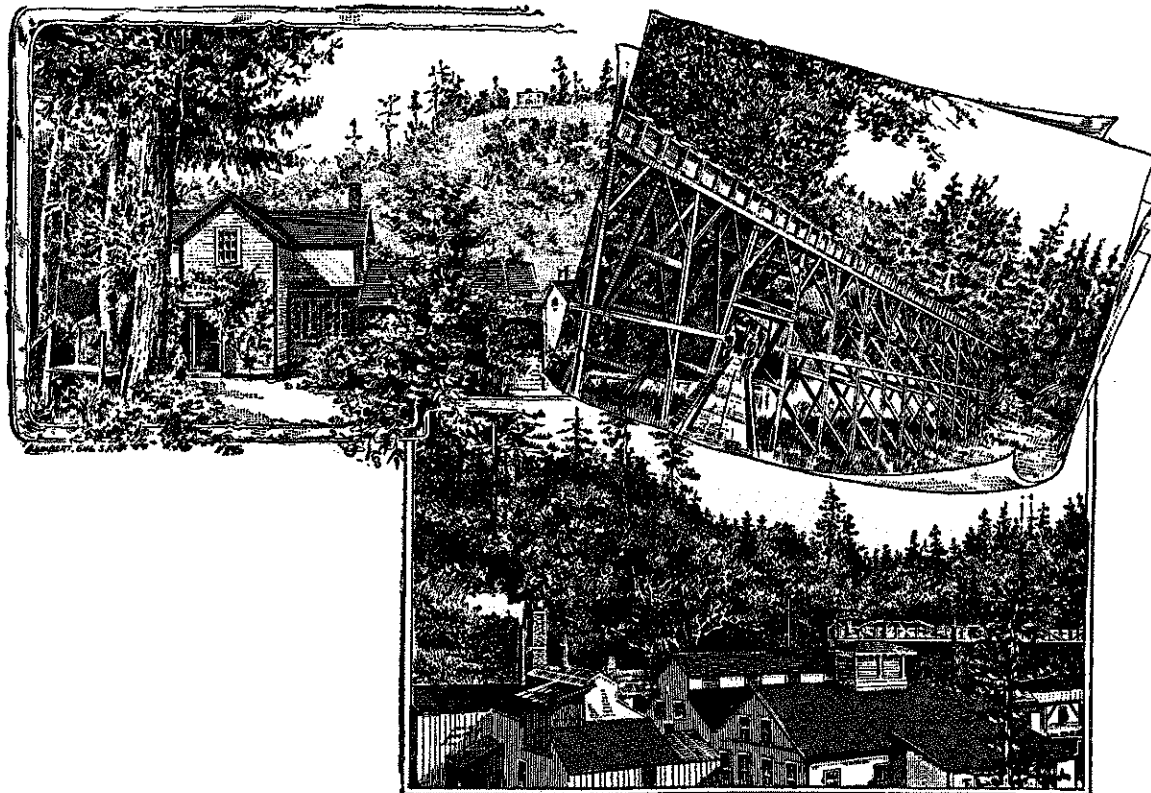
powder works and related structures — Only a few structures directly associated with the manufacture of powder at the California Powder Works are still standing in Paradise Park, the Masonic camp. These include the house used by the Assistant Superintendent and a powder magazine that has been converted into a residence. A covered bridge and roadways, as well as other remnants of this industry, are important to the history of the County. Paradise Park itself, which has never been completely surveyed, is an excellent example of the private recreation facilities that developed within the Santa Cruz mountains in the early to mid 20th century.

tourist camps, motels, and resorts related to the tourist industry — A drive down any major road or highway through the mountains will reveal examples of various types of camps, some of which are still operating. Although most have undergone some modernization over the years, original permanent buildings, generally used for administration, can be found at Camp Redwood Glen, operated by the Salvation Army, Beulah Park once owned by the Church of the Nazarene and Mount Hermon.

Paradise Park and Huckleberry Island offer examples of a different kind of resort with vacation houses and more extensive recreation facilities. Unfortunately, no examples of the



FIGURE 7. There are remains of a number of lime kilns in the County including these in Fall Creek State Park.



From: Santa Cruz County by E. S. Harrison

FIGURE 8. *The few remaining structures from the California Powder Works can be found in the Masonic resort area called Paradise Park.*

large resort hotels that flourished during the 1880s still exist. Time and the occurrence of natural disasters have erased them from the modern landscape. More modest facilities providing for tourists with cars are exemplified by Redwood Village in Aptos, the buildings of the present Shepherd's Fold in Carbonera and the Toll House Resort on Highway 9 near Felton. Unfortunately, neither Redwood Village or Shepherd's Fold are currently listed on the inventory. The Toll House, however, is listed and has recently been designated a California State Point of Historical Interest.

The last is emblematic of the changes that occurred in the Santa Cruz Mountains from the 1860s through the 1940s. The original building was a toll house to collect fees from travelers and crews hauling lumber, powder and lime along the road from Felton to Santa Cruz. As the industry declined and the county did away with the tolls, the original building was converted into a saloon in the 1880s that served tourists traveling by stagecoach and carriage to nearby resorts. When these facilities went into decline, the building underwent another conversion and became the office for a tourist camp for auto traffic. Now in the process of restoration, the owner hopes to return the building to this purpose.

vacation homes and cottages—In addition to the camps and facilities catering to tourists, summer visitors often built private vacation homes for their families and guests. Many of these seasonal homes have become permanent residences but excellent examples with no major alterations can be found in all sizes and architectural styles from modest cabins to more elegant accommodations. The Judge Logan house and the Grover family cabin in Brookdale as well as the Hall family complex in Felton and the homes of Huckleberry Island illustrate the range of types that still exist.

Property types associated with transportation

roads and associated structures — The major transportation routes that have served Santa Cruz County since its early days as a Spanish outpost still operate in much the same way. Roads over the mountains including the old Soquel- San Jose Road were made obsolete in 1940 by the construction of Highway 17 which followed nearly the same route over the summit that was used by the Mission fathers. Formerly essential roads within the mountains, such as Summit and Mountain Charley Roads, presently serve to link remote homes to the main highway. Highway 9, once a toll road between Felton and Santa Cruz, still winds its narrow and torturous route through the redwoods connecting the small communities of the San Lorenzo Valley to each other and with the city of Santa Cruz. As previously mentioned, the Toll House is one of the most important structure within the contexts associated with the economic development of the Santa Cruz Mountains. It serves as an excellent example of the type of adaptation necessary for survival as the economy moved from lumbering to tourism. The road itself, surrounded by redwood forest is also an important historical resource since it follows the same route and is little changed since it was built in the 1860s. There is no provision for the listing of roads on the current inventory but could be considered in future surveys.

Other associated property types include two historic covered bridges, one in Felton, which is listed on the National Register, and the other in Paradise Park, which is potentially eligible. Both have been restored and continue to be maintained.

train stations and associated structures — The railroads that replaced roads as the primary way of moving goods and people throughout the county no longer serve that purpose with the exception of the Felton-Big Trees which operates as a tourist attraction. No remnants of the camps or the Chinese who labored in them to build the railroads can still be seen. A tunnel built as part of the South Pacific Coast Railroad line can be found in the Summit area near Laurel. It was constructed in 1909 to replace the tunnel built for the original narrow gauge line. In operation until the last train passed through in 1940, the tunnel is now used by the Summit Mutual Water Company to gather water from springs that run through. The depot for the Roaring Camp and Big Trees Railroad serves tourists who ride the historic route of the Santa Cruz and Felton Railroad that was constructed in 1875. It and the freight station are the only remaining structures associated with the line and their historic appearance are maintained by the current owners.

airports and associated buildings—No buildings related to this element of the context have yet been surveyed or recorded.

3.2.3 Significance

Aside from the usual threat that modern development poses to cultural resources, the County of Santa Cruz has historically weathered a number of natural disasters including floods, landslides and two major earthquakes. These, including the recent Loma Prieta earthquake, have decimated the resources in every context and property type. For this reason, the remaining structures are significant, not necessarily because they are the best examples of the county's heritage but sadly, because they are, in many instances, the only ones left. There are few, if any, great architectural monuments located within the borders of the county. There are however, excellent examples of a number of architectural styles; buildings related to almost all of the major industries that operated throughout the county's history; and an integrity of setting, especially in the Santa Cruz Mountains, that serves to set off the still-operating tourist camps, retreats and recreation facilities.

The small towns located within the county no longer serve as centers of commerce since the lumber mills, lime kilns and powder works to which they owed their existence have long since ceased operations. The bustling mountain towns of Laurel, Highland, Skyland, and Glenwood are gone with hardly a trace. Those that remain, however—Felton, Brookdale, Boulder Creek and Ben Lomond— still retain much of their distinct and rugged charm. The Pajaro Valley, in spite of modern development, is still green with irrigated fields of strawberries, vegetables and flowers. Aptos and Soquel, no longer manufacturing and shipping hubs as they were during the county's boom years, have maintained pockets of what is left of a proud heritage.

Not a great many of the surviving resources may qualify for listing under scrupulously applied standards of the National Register of Historic Places. A number of them, however, are significant on the local level primarily because they are all that is left and must stand to illustrate the varied aspects of Santa Cruz County's colorful past. On the other hand, there also are a number of individual resources, as well as potential districts, that do meet National Register Criteria and should be considered for listing.

4.0 CONTEXT 2

RESIDENTIAL, COMMERCIAL AND INSTITUTIONAL ARCHITECTURE IN SANTA CRUZ COUNTY—1840-1940

4.1 INTRODUCTION

The 1976 survey of historical buildings in the City of Santa Cruz contains an apt statement concerning architectural styles: "In a city like Santa Cruz which is somewhat removed from major centers of architecture, styles are more likely to blend together in composites and 'imperfect' combinations as interpreted by builders who do not have a firsthand background in the source of the style" (Page 1976). This statement is especially true when applied to the architecture of the county where expediency, availability of materials and cost took precedence over textbook expressions of architectural style. With the exception of a relatively few architect designed buildings — structures generally reflected first of all their intended use and then the skill and imagination of the individual builder. Before the turn of the century, the preponderance of residences in the county were associated with farming and ranching operations and most developed and changed with family needs. With the popularity of the area as a resort, architectural styles of the vacation homes varied depending on the financial resources of the individual owners. Everything from rustic cabins to fashionable country houses made their appearance among the redwoods of the Santa Cruz Mountains.

The commercial areas in the small towns and villages of the County likewise reflect their utilitarian roots, first as centers of the lumber, lime and agricultural industries and later as suppliers to tourists and summer residents. Little remains of the institutional architecture, as original town halls and other administrative centers have been replaced by modern structures or have fallen to natural disasters such as floods, fires and earthquakes. Perhaps the best examples still remaining are the churches and schools erected with great pride and cared for through time by community members with a concern and appreciation for their history.

The following is a chronological discussion of the most prevalent architectural styles seen in the structures that still remain in Santa Cruz County. Architectural terms are applied loosely since most buildings reflect individual interpretations rather than strict expressions of a formal style. Time periods are likewise elastic since some styles came late to the area and persisted longer than in more affluent or fashionable parts of the state.

Brief synopses of descriptions of architectural styles have been taken from a standard text on the subject: Virginia and Lee McAlester's, *A Field Guide to American Houses*. Information about these styles as adapted in Santa Cruz comes from *The Santa Cruz Historic Building Survey* prepared for the City of Santa Cruz by Charles Hall Page and Associates, Inc. The reader is directed to these sources for detailed information on each style including drawings, photographs and a glossary of terms. Additional historical references are as noted.

4.2 ARCHITECTURAL STYLES

Spanish Mission and Spanish Colonial Style (1791-1846)

History — California missions reflect an architectural style that has its origins in Spain which, in turn, drew on the grand scale construction of the Romans. In Spanish colonial outposts such as Mexico and Peru, this style was often combined with the indigenous architecture and adapted to the climate, geography and natural resources of the area. Due to the lack of indigenous architecture in California, however, a different form developed that is referred to by some architectural historians as the Franciscan style. Although many Franciscans had contact with either Spanish or Mexican styles and construction techniques, the ability to adapt these styles to California was limited by both a lack of natural resources, such as wood, and a local labor force skilled in construction crafts (Baer 1958).

What resulted was a simpler, more scaled down version of Spanish and Spanish colonial styles with buildings constructed from locally available material, primarily adobe. The Mission outbuildings also reflected this simple style and examples of utilitarian adobe structures could usually be found at various locations on the Mission property, far removed from the Mission complex itself. After secularization, this type of vernacular architecture was adapted by Hispanic ranchers because of its practicality, appropriateness to the climate and use of readily available materials.

The first European-Americans to the area adopted the style since they generally acquired property by marrying into one of the Mexican families who owned land grants. After 1850, as these grants were sold off to new settlers, the architecture brought from the East Coast and Mid-West quickly replaced the Spanish style (Kirker 1991).

Characteristics — The Spanish Mission and Spanish colonial styles as seen in the Santa Cruz area is characterized by a long, low profile and rectangular plan with shallow pitched gable roofs, generally of tile, or later, wood shingles and thick white washed adobe walls. Ornamentation is minimal with few window openings and multiple external doors. Porches, when used, are long and narrow and open onto an internal courtyard. The function of the porches is to provide sheltered passageways between rooms since there were usually no internal hallways.

Romantic Styles (Greek Revival, Gothic Revival, Italianate, Octagon)

History — East Coast, prior to 1840, tended to be dominated by a single European based architectural style that persisted for a long period of time. Beginning in the 1840s, however, house styles were influenced by the first popular pattern book, Andrew Jackson Downing's, *Cottage Residences*, published in 1842. Downing advocated the adaptations of several architectural styles in addition to the predominate Greek Revival including medieval, which led to Gothic Revival and Italian Renaissance which produced Italianate. Other, more exotic fashions based on Egyptian, Oriental and Swiss Chalet shapes were less popular but occasionally seen. California pioneers arriving after 1840 brought their knowledge of these architectural ideas with them and adapted them to the homes they built. How close they were to the original depended largely on the financial means of the owner and the skills of the builder. In some remote areas of California, especially in the

arid South, adobe construction continued longer than it did in the Santa Cruz area where there was a plentiful supply of timber and mills to process the lumber. This, along with the readily available pattern books, made early settlements within the County resemble towns of the East coast and mid-West.

Characteristics

Greek Revival (1850s-1860s)—This was one of the most popular styles in the Eastern United States in the mid 19th century. Elements of the style persisted longer in Santa Cruz and were often blended with aspects of the Italianate. Greek Revival is characterized by a low pitched gabled or hipped roof with a cornice line of main roof and porch roofs emphasized with a wide band of trim. Most examples of this style have porches supported by prominent square or rounded columns and a front door surrounded by narrow sidelights (long narrow windows) and transom lights (windows) above.

Gothic Revival (1850s-1860s) —This equally popular style of the period features a steeply pitched roof generally with steep cross gables decorated with lacy vergeboards. Windows commonly extend into the gables and have a pointed arch (Gothic) shape. A one story porch is usually present supported by flattened Gothic arches. Although the style originated in the early 19th century as a popular design for churches, institutions and large houses, it later become popular for small houses and cottages.

Italianate (1860-1910)—Identifying features of this style include two or three stories, a low pitched hipped roof with widely overhanging eaves under which are decorative brackets. Windows are generally tall and narrow with elaborate arched or curved crowns. Other details sometimes include a raised front porch and detailed entrance portico.

Octagon (1850-1920)—This rare style is rarely seen outside New York, Massachusetts and the Midwest where only a few hundred survive. This eight sided structure is generally two stories with a range of stylistic details including wide overhanging eaves, octagonal cupolas and porches. In the County, there is a house in this style located in Ben Lomond.

Victorian Styles (Second Empire, Eastlake-Stick, Queen Anne, Shingle Style)

History — Although the reign of Queen Victoria took place from 1837 to 1900, the architectural styles that are included within the catch all term "Victorian" enjoyed their greatest popularity in this country from about 1860 through the early 1900s.

During this period, a dramatic change took place in building design and construction. Rapid industrialization and the growth of the railroad made possible the wide-spread adoption of techniques that included balloon frame construction, mass-produced building components such as door, windows, roofing, siding and the elaborate decorative elements that became characteristic of the period.

While the style was based primarily on Medieval forms such as multi-textured walls, asymmetrical facades and steeply pitched roofs, the fanciful and exuberant detailing was a new innovation. Unlike the preceding styles such as Greek, Gothic and Italianate which are easy to differentiate, the styles of the Victorian period tended to overlap and elements

of different styles were often used in the same building. By the time the styles reached the more isolated communities of California, "pure" expressions of style were rare and hybrids of every shape, size and style were common.

Although the City of Santa Cruz has an impressive display of houses representing most of the Victorian styles, those in the County tend to be more modest and less likely to exhibit characteristics of a particular style. With the exception of a relatively few wealthy farmers and businessmen, owners in rural areas tended to build simple farmhouses adding Victorian detailing and decoration which depended on availability and what they could afford.

Characteristics

Second Empire (1880s) — This style features a mansard roof which makes the upper story a part of the roof. Other features include molded cornices, and decorative brackets beneath the eaves.

Eastlake (1880s) — This style, which is primarily a style of ornament was developed by an English designer of farm houses, Charles Eastlake. It is generally characterized by an irregular plan outlined with gabled roofs with flaring eaves and square bays. The ornamental details include spindles, curved brackets, carving and grooved moldings which are often applied with great profusion. This style is common to Santa Cruz and is generally seen in combination with the Stick Style.

Eastlake-Stick (1880s) — The style features a gabled roof, generally steeply pitched with cross gables and decorative trusses at the apex, overhanging eaves with exposed rafter ends and wooden wall cladding. The style takes its name from the patterns of horizontal, vertical or diagonal boards (stickwork) that interrupt the wooden wall cladding. Pure Stick Style is rarely found in Santa Cruz but is seen in combination with Eastlake.

Queen Anne (1885-1900) — This originally English style which arrived in California after 1885, features a steeply pitched roof with irregular shape generally with a dominant front-facing gable. Patterned shingles, cutaway bay windows and other devices are used to avoid a smooth-walled appearance. The asymmetrical facade often has a partial or full-wide porch, one story high and extended along one or both side walls. Santa Cruz renditions of the style are often blended with elements of Colonial Revival, Shingle and Craftsman.

Shingle Style (1885-1900) — This style generally has an asymmetrical facade with irregular, steeply pitched roof line that features intersecting cross gables and multi-level eaves and extensive porches. Its most prominent feature is the wall cladding and roofing consisting of continuous wood shingles. The shingled walls continue without interruption with no corner boards.

Eclectic (Colonial Revival, Mission Revival, Bungalow, Craftsman, Spanish Colonial Revival, Neo-Classical Revival, Period Revival, Moderne, Modern — California Ranch , Vernacular and Contemporary Folk)

History — The Eclectic movement in the United States began at the end of the 19th century. While the Victorian era featured stylistic mixtures, the Eclectic movement stressed relatively pure interpretations drawn from Classical, Medieval, Renaissance styles. The trend, which began when European trained architects produced period houses for their wealthy clients, was further encouraged by the Chicago Columbian Exposition of 1893 which stressed correct historical interpretations of European styles. Architectural modernism, that in the United States produced the Craftsman and Prairie styles, began at the turn of the century and almost supplanted period styles. After World War I, however, European styles again enjoyed a resurgence and, in the 1920s, even modest houses and cottages featured styles built to resemble old world landmarks. The movement was aided by the wide availability of pattern books and Sears, Roebuck "Houses by Mail" that featured models such as the Lenox: "a half timbered English cottage, the Chateau: "a French type home," and a two story "Dutch colonial," with brick chimney and wood shingles (Stevenson 1986).

California produced its own version of the period revival with the Mission style that developed at the turn of the century. As previously noted, the Missions were designed in a simplified Spanish Colonial style brought to California by the early friars. The style and building methods were generally abandoned when Anglo Americans poured into the state after the gold rush bringing with them styles popular in the East and Mid-West.

Beginning in the 1880s, there was increasing public interest in restoring the Missions. Real estate promoters and speculators soon seized on this romantic image of California's past and the period from the turn of the century through the 1920s saw an explosion of buildings in the Mission Style including schools, libraries, railroad stations, commercial structures and houses. Aside from the white stucco walls and red tile roofs these structures bore only a passing resemblance to the early missions. The style with all its variations, however, became linked to a way of life considered uniquely Californian.

Architect Bertram Goodhue, in 1915, created a number of elaborately decorated Churrigueresque buildings based on the Spanish Colonial style for the San Diego Panama-California Exposition. California architects were quick to adapt design elements from this style, which went beyond the simpler Mission interpretations, and included a broad range of Hispanic-Moorish features. The boom in "Spanish style" buildings continued all over the state until World War II. (Weitze 1984).

In the City of Santa Cruz, there are a number of pre-war neighborhoods designed in this style. Within the County, however, Mission and Spanish Colonial Revival are seen mainly in commercial and institutional buildings, especially schools, hotels and motor courts.

The Santa Cruz area has made a unique contribution to the history of modern California architecture with the development of the California ranch house. In 1926, architect William Wurster was invited by the Gregory family to a site in the Santa Cruz mountains where Warren Gregory had planned a home. Mr. Gregory's death had interrupted the

original plans for construction of a house designed by architect Henry Howard. The family, apparently not pleased with the plans, sought the advice of Wurster, a University of California, Berkeley trained architect with a singular vision of the direction that California architecture should take. He was devoted to the idea that residential buildings should both reflect the character of local geography, climate and social framework of the region in which it is built and the needs of the people who live there. In his words, "Architecture is not a goal. Architecture is for life and pleasure and work and for people. The picture frame and not the picture" (Woodbridge, Gebhard 1988).

With the Gregory house he was able to put his philosophy to work and design a home that he said, after visiting the site, should be a place of peace and rest that is "simple and direct, free from any distorted or overstudied look." Drawing on the traditional California ranch house that had been built on early California ranchos, he adapted its long, low profile, open porches and accessibility to the outdoors, and redefined the style for modern use. The house, which is still owned by the Gregory family, remains unmodified and is looked upon by architectural historians as the prototype of the California ranch house, a style that would take root and spread during the post World War II building boom (Mc Alester 1988).

Wurster further refined the style when he was asked, in 1931, to design a number of houses for a development planned by internationally known golfer, Marion Hollins. Miss Hollins, who had purchased acreage just outside the city of Santa Cruz, envisioned a place, centered around a golf course, that exemplified the ideal of gracious but informal California living integrating the indoors with the outside and taking full advantage of the mild weather and wide range of outdoor activities. Wurster was teamed with landscape architect Thomas Church to create her vision and together they created Pasatiempo, an development devoted to the enjoyment of the California lifestyle (Chase 1979).

The houses designed by Wurster featured the characteristic low profile of the early California Hispanic ranch houses with whitewashed walls, shingle roofs and direct access to the garden which became an "outdoor room." Thomas Church, who believed in adapting traditional landscaped gardens to the local terrain, here developed and refined the concept that the garden was an extension and therefore an integral part of the house. He made extensive use of meandering paths that joined cultivated and "wild" areas and provided vistas that combined formal gardens with a view of natural areas beyond. The uniquely California concept pioneered by Wurster and Church at Pasatiempo was considered revolutionary for the times and brought national recognition and numerous AIA awards (Chase 1979 and Tishler 1989).

Marion Hollins house and gardens, as well as Thomas Church's studio and home are still unaltered in the community of Pasatiempo. Several other examples of their work can be found in the area although new development has filled in the spaces between the original houses.

The popularization of the ideas developed by Wurster and Church was accomplished by a part time resident of Santa Cruz County — Laurence Lane, the publisher of *Sunset Magazine*. Lane, who purchased the magazine in 1928, revamped its format and promised a publication that would be "vitalized by a constant stream of new ideas in the art of living. It is keyed to the principal interests of life in the West—indoors and out."

Lane, his wife Ruth and two sons began their own adventure in Western living when they purchased Quail Hollow Ranch in the Felton, Ben Lomond area of the Santa Cruz mountains. The Ranch, purchased by the Lanes in 1938, had been a family farm since 1866. Gradually, they transformed it into an example of the principles espoused by the magazine. The kitchen was remodeled to integrate the room into the rest of the house by eliminating the walls that separated it, replacing them with a low partition. When an addition was planned, the new wing took the form of a long, one story ranch house rather than some variation on the original two story farm house. Featuring a covered porch and direct access to the outdoors, the modifications served to illustrate the tenets of "Western Living" (Lehmann 1992).

Over the years, *Sunset Magazine* featured the work of a number of California architects and builders including William Wurster, Gardner Dailey, Cliff May and landscaping by Thomas Church. In 1946, *Sunset* produced a book entitled, *Western Ranch Houses* that featured a complete exploration of the concepts that these and other architects had been developing since the 1920s. Placing the style within its historical context, the book emphasized the importance of the *corredor* or open porch, the garden as an outside room and the modern use of large expanses of glass to take advantage of the view. The purpose of these ideas was to erase the line between indoors and out and to consider the house and its surroundings as one integrated living space.

In the 1920s and 30s, the concept was primarily limited to architect designed houses. Through the Lane's enthusiastic promotion in the pages of *Sunset Magazine*, however, variations of the style eventually appeared in thousands of post World War II housing tracts throughout the state and was subsequently exported back to the Mid-West and East Coast.

Characteristics

Colonial revival (1895-1910) — A revival of the Georgian style of architecture developed in the American colonial period, the style features symmetrical facades, generally with hipped or gambrel roofs, eaves treated like classical cornices with pedimented gables. The front door is accentuated, normally with a decorative crown (supported by pilasters or extended forward and supported by slender columns to form an entry porch.) Doors commonly have overhead fanlights or sidelights and the facade normally show symmetrically balanced window with double hung sashes and shutters.

Mission Revival(1900-1925) — The style is characterized by white walls, arches, red tile roofs, widely overhanging eaves, usually open. Porch roofs are generally supported by large, square piers, arched above. In general, the style mimics the early California missions. Some structures, especially commercial and institutional buildings have bell towers while residential structures are more modest in scale and detailing.

Bungalow(1905-1925) — This term generally refers to the small informal house developed in California in the early part of the 20th century that eventually spread across the country. Characteristics include a low pitched roof, generally with a broad gabled porch in front of a similarly gabled house. Bungalow is generally used to denote the form while details are derived from other styles such as Craftsman or Prairie.

Craftsman(1910s) — The features of this style include low pitched gabled roof, wide, unenclosed eave overhang, roof rafters usually exposed, decorative beams or braces commonly added under the gables. Porches have a roof supported by tapered square column which frequently extend to ground level. The most common wall cladding is wood clapboard or wood shingles. Characteristic window mullions are geometric in design with smaller panes at the top.

Neoclassical Revival (1910-1925) — In this style the facade is dominated by a full height porch with roof supported by classical columns which are typically Ionic or Corinthian. The facade also shows symmetrically balanced window and center door. The principal areas of elaboration in Neoclassical houses are porch support columns, cornices, doorways and windows.

Period Revival (1920s) — During the 1920s a broad range of historical styles were revived in domestic architecture taking the form of Regency Revival, Tudor Revival, Pueblo Revival and Colonial Revival among others. In Santa Cruz these styles were usually executed by builders who knew nothing of their sources. The result are generally inaccurate but highly imaginative interpretations of the earlier styles.

Spanish Colonial Revival (1920s) — Sometimes called Spanish Eclectic, this style is a more elaborate version of Mission Revival. There are generally fewer arches with concentrations of ornaments around doors and windows, iron and wood balconies and window grills. Wall surfaces are usually stucco and the facade asymmetrical.

Moderne (1925-1950) — This style is characterized by a smooth wall surface, usually of stucco, a flat roof with small ledge (coping) at the roof line, the emphasis is on the horizontal. Industrial sash windows are featured and details may include pipe railings, round windows like portholes on a ship, incised zig-zag designs, angular pediments and parapets and decorative relief patterns.

Modern (California Ranch) (1935-1975) — This style originated in California in the 1930s. It gained popularity during the 1940s to become the dominant style throughout the country during the decades of the 1950s and '60s. The ranch house emphasizes its sprawling horizontal design by maximizing facade width which is further increased by built in garages that are an integral part of the structure. Based loosely on early Spanish Colonial precedents, the style is modified by influence borrowed from Craftsman and Prairie modernism of the early 20th century. Asymmetrical one story shapes with low pitched roofs dominate. Both wooden and brick wall cladding are used sometimes in combination. There is usually a moderate or wide eave overhang. Decorative iron or wooden porch supports and decorative shutters are the most common detailing. Ribbon windows are frequent as are large picture windows in living areas. Partially enclosed courtyards or patios, borrowed from Spanish houses are a common feature. The private outdoor living areas at the rear of the house are a direct contrast to the large front and side porches of late 19th and 20th century styles.

Vernacular, Contemporary Folk (dates revealed by type of materials and craftsmanship used) — This term is used to refer to structures typical of a geographic area but not representative of any formal architectural style, designed by builders and lacking sufficient ornamental detail to characterize it as belonging to a recognized style.

Contemporary folk often reflects a need for basic economical shelter without concern for fashionable stylist design or detailing. In Santa Cruz County there are examples of both these types of buildings as well as fanciful interpretations of castles, Scottish octagon buildings and windmills that cannot be classified as to style. In addition there are structures in Davenport, home of a large cement plant, whose institutional buildings such as the jail, hospital and church were dictated by the construction material used (concrete) rather than adherence to any architectural style.

4.3 PROPERTY TYPES

4.3.1 Identification

Within the context of: **Residential, Commercial and Institutional Architecture of Santa Cruz County—1840-1940**, the following have been identified:

1. Houses
 - year round houses and farm houses
 - vacation homes and cabins
2. Commercial structures
 - stores
 - hotels, motels and resorts
3. Institutional structures
 - schools
 - fraternal halls, community buildings

4.3.2 Description

Because of the number of properties that needed to be placed in context (337) and their wide geographical distribution, a general description of property types as related to their architectural styles will be offered in this section. A graph representing the number of properties in each property type can be found following Section 6.0. A chart for each County Planning Area can be found in the Appendix.

Houses

year round houses and farm houses—Unlike the City of Santa Cruz which has neighborhoods with predominate architectural styles, housing patterns in the County are much more diverse and widespread.

Only two of the original adobe buildings associated with the Spanish Colonial period can still be found within the County. The Bolcoff adobe, located in the Bonny Doon planning area in Wilder Ranch State Park, is not in good repair and is awaiting restoration by State Parks. The Castro Adobe, a National Register Property, was heavily damaged by the Loma Prieta earthquake and is in need of repair. Funding for restoration has been sought by the private owner but thus far has been unsuccessful.

As previously mentioned, there are few outstanding examples of formal architectural styles that can be found within the County. There are however, good examples of popular adaptations of styles in the homes found in various communities. The San Lorenzo Valley towns of Felton, Boulder Creek and Ben Lomond have a number of houses built in the Greek Revival, Italianate and Eastlake Stick styles. Modest in size, most have retained their architectural integrity and are found in areas where integrity of setting has also been maintained.

The community of Soquel has examples of Gothic Revival and Carpenter Gothic styles built in the late 1860s that have also retained their architectural integrity. Because the community is more urbanized than those of the San Lorenzo Valley, however, there is less integrity of setting. The restored Daubenbiss House, designed by architect Thomas Beck and built in 1867 is a good example of the Italianate style and the building's location on a knoll overlooking the town make it a distinctive architectural landmark.

Another good example of the Italianate house can be found in Live Oak, a community adjacent to the City of Santa Cruz. The Mattison house, built in the 1860s, exhibits many of the characteristics of the style, is well maintained and has kept its integrity of setting. Live Oak also has a number of Queen Ann cottages and craftsman bungalows that are good examples of small residences constructed in their era. Because Live Oak is adjacent to the beach, there are many varieties of vacation beach cottages which are now permanent residences. Early examples have been, for the most part, heavily modified and neighborhoods are a hodge-podge of styles representing every historical period.

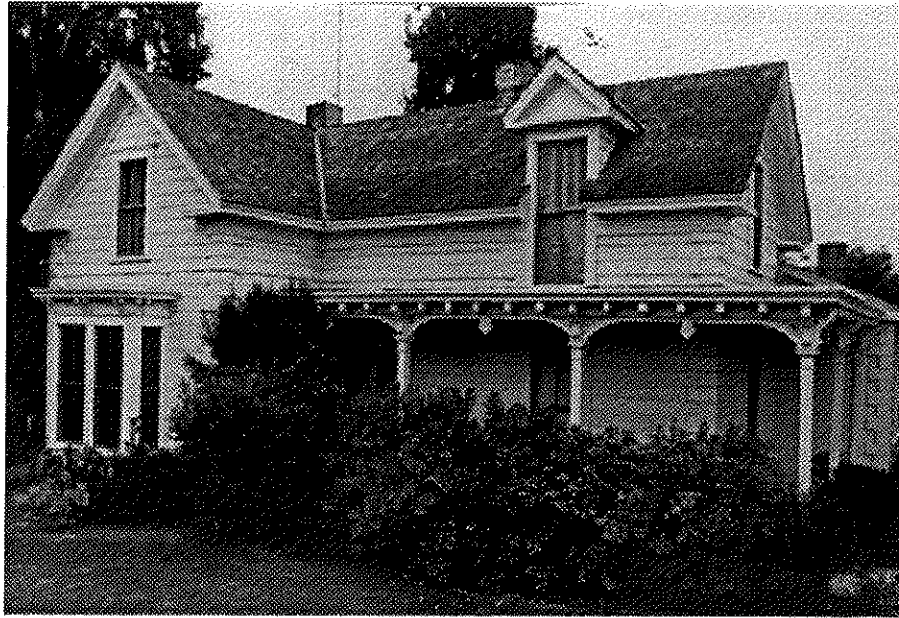
The more rural areas of Pajaro Valley, Salsipuedes, and San Andreas have an impressive array of farmhouses, both large and small in a variety of architectural styles. One example, the Silliman farm in Salsipuedes, is especially significant because of its rural setting and the scrupulous maintenance of the buildings, one of which dates from the 1850s, and others from the early 1900s. Carefully maintained grounds around the houses give way to rolling fields—presenting a window in time to the area's agricultural past. Other farms have not fared as well. The Redman House, located in the San Andreas Planning Area and designed by architect William Weeks was once a beautiful example of type of very large Victorian farm houses built by growers able to afford the best. The house sits abandoned and decaying still surrounded by fields but now adjacent to a freeway and industrial development.

The community of Corralitos in the Eureka Canyon Planning area, still has a few turn of the century vernacular farm houses surrounded by apple orchards such as the Driscoll house. This large Colonial Revival farm house designed by architect William Weeks remains in its original setting.

Wilder Ranch, in the Bonny Doon Planning Area features a number homes and structures associated with the dairy farm that operated there. These include the Bolcoff adobe, constructed in 1835, the Moses Meder farmhouse originally built in the 1850s with Carpenter Gothic details, the Melvin Wilder house, built in the Eastlake style in 1896-7, and numerous barns and outbuildings constructed through the 19th and early 20th centuries. Now operated as a State Park, Wilder Ranch is an important historical resource that is potentially eligible for the National Register of Historic Places.



FIGURE 9. The Silliman Ranch, in the Salsipuedes Planning Area, is one of the best examples in the County of the family ranch complex. The site has two houses, one built in 1850 and the other in 1904 (above). The historical integrity of both the structures and the setting has been maintained.

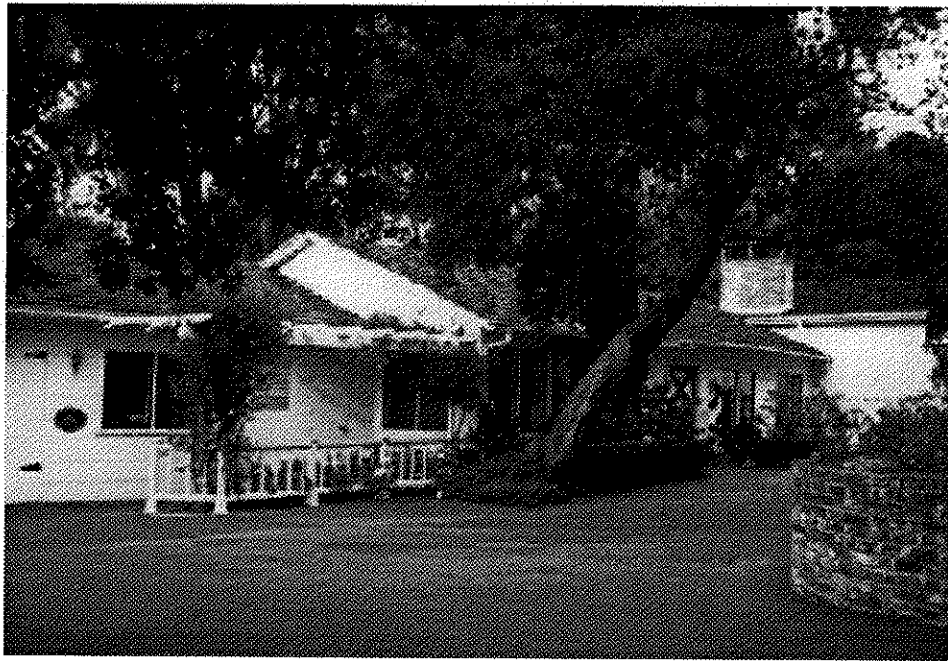


FIGURES 10 & 11. *Creative variations on every type of architectural style can be seen in the numerous farm and ranch houses scattered throughout the rural areas of the County. Above is Thomas Leland House built in 1865 and below, the Mangel Ranch house built in 1880.*





FIGURES 12 & 13. *In the early 1930s, California architect William Wurster pioneered the modern architectural style known as California Ranch House — several examples of which are located in Pasatiempo. These include the Gallwey House (above) and the home of landscape architect Thomas Church (below).*



As noted in the historical section, the California Ranch House style saw its early beginnings in Santa Cruz County. The Gregory Farm House still exists unaltered in the Santa Cruz mountains and there are a number of unaltered William Wurster designed houses some with Thomas Church gardens, in the community of Pasatiempo.

vacation and resort homes — Santa Cruz County is no longer the bustling resort area it was from the turn of the century through the 1940s. Most of the vacation cabins and resort homes have been converted into year round residences but enough of them retain their original appearances so that a drive through the Santa Cruz Mountains still gives a feel for the variety of architectural styles that were used in the buildings over the years. Boulder Creek, Felton and Ben Lomond have a number of Victorian style cottages, a number of which are located on Highway 9. Other styles including log cabins, Craftsman Bungalows and Shingle style family complexes that can also be seen along Highway 9 and on most of the main roads throughout the San Lorenzo Valley. Examples beach houses, most of which have been modified to accommodate year round living, can be found in Live Oak.

One of the best examples of the planned resort community popular in the Santa Cruz Mountains in the 1920s is Paradise Park, site of the old powder factory near Felton. A wide array of resort cabins in a variety of styles are still in evidence and the property has been maintained to give a "camp" feeling although many of the homes are now occupied the year round. Huckleberry Island in the Brookdale area has the same concept though on a smaller scale with some excellent examples of the Craftsman bungalows favored by the original residents.

Commercial structures

stores and other business structures — Like most commercial areas, the business sections of Santa Cruz County communities have undergone substantial changes over the years. Economic booms brought on new construction and renovation that consisted of replacing the old fashioned with the sleek and the new. Of the communities in the San Lorenzo Valley, downtown Boulder Creek most retains the feel of a 19th century Western town. In spite of the modernization of some structures, the buildings along Highway 9 are for the most part grouped in classic one part commercial blocks. This form, common in small towns across America in the mid-19th century, consists of one story buildings built in the shape of a simple box with decorated facade. Used for the most part as retail stores, the structures have narrow street frontages with windows and an entry surmounted by a cornice or parapet. In the sizable wall area that exists between the window and the cornice there was ample room for signage and advertisements. This false front arrangement was designed to make the building look larger and more substantial than it was (Longstreth, 1987). Part of the 13000 block of Highway 9 in Boulder Creek displays this characteristic form although there are some two story buildings interspersed among the less substantial one stories.

The commercial area of downtown Soquel has buildings with more modern architecture including good examples of Spanish Colonial Revival, seen in the Soquel Financial Center on Soquel Drive that was built in 1928 and Streamline Moderne seen in Soquel's on the corner of Porter Drive and Soquel Drive.

None of the other communities have as well defined a business area as Soquel and Boulder Creek. Commercial buildings in the other areas, generally groups of small stores and offices, are scattered throughout the community rather than located in a recognized "downtown."

hotels, motels, resorts, summer camps — Of the large hotels built within the communities of the County, only the Bay View Hotel in Aptos, constructed in the Italianate style in 1871, still exists. It was recently listed on the National Register of Historic Places. None of the great resort hotels built at the turn of the century in the Santa Cruz Mountains still stands. An occasional cabin or outbuilding connected to these resorts can still be found which give a small clue as to the style of architecture, such as the cottage and club house from the old Ben Lomond Hotel. Mount Hermon with its Craftsman public buildings and its surrounding rustic cabins exemplifies the less elegant and more natural style of the church camps which stood in contrast to nearby elaborate resorts.

The motels and motor courts built in the 1920s and 30s display more fanciful and imaginative interpretations of style. The former roadhouse and motel now called Shepherd's Fold in the Carbonera Planning Area is a combination of Mission Revival and Spanish Colonial Revival style with an octagonal tower at one end and an ornate domed bell tower at the other. With its white stucco walls and red tile roof, it is characteristic of the motor courts of the era outfitted to look like ersatz missions.

Redwood Village in Aptos, built about the same time, displays a different style of motor court. An assortment of small units, all built of redwood, display a number of variations on the rustic cabin some with wood siding others of unpeeled logs having chimneys of stone or clinker brick. The entire complex is nestled among redwoods and, in spite of its proximity to the freeway has thus far retained its integrity.

Institutional Structures

schools — The same architectural creativity of spirit exists in the remaining school houses of the county. While a number have suffered from unsympathetic remodeling in converting them to other uses, others have been lovingly maintained and restored. The Pleasant Valley School in Aptos Hills, an excellent example of Greek Revival adapted to a school house is presently unoccupied but appears to be in good condition and has not been altered. The Green Valley School in Eureka Canyon was designed by architect William Weeks in Queen Anne Style. With its steeple bell tower, wood pillars and ornate decorative touches it is the best example of the style used in an institutional building that can be found in the county. Although presently used as a residence, it has remained essentially unaltered and appears to be in excellent condition. The Alba School in Ben Lomond and presently used as a library and community building is what immediately comes to mind when the "little red schoolhouse" is mentioned. Although the simple one room structure with its open bell tower has been added to and some alterations made, it retains the look and spirit present when it was constructed in 1895. Similar in design but somewhat larger is the Burrell School in the Summit Area. Now used as a private residence, the extensive damage the structure suffered in the Loma Prieta earthquake has been repaired and it has retained its original appearance and setting.

In the County, the most notable use of Spanish Colonial Revival style in an institutional building is the Soquel School designed by William Weeks and constructed in 1921. An excellent example of the type of school design used by Weeks in small or rural communities, it features a long horizontal rectangular facade with two low wings extending from the two story entry. The facade has a triple arched arcade and twin octagonal towers with set-in windows.

churches, fraternal halls, community buildings — With a few exceptions, no municipal buildings such as court houses, libraries, town halls, fire or police stations have survived the 50 years necessary to make them historic buildings. Besides schools, public buildings are primarily limited to churches, fraternal halls and a few community buildings. All these reflect the architectural styles popular when they were built but most are interpretations utilizing available materials and the building skills of local community members.

Almost every community in the County has at least one church that has retained its architectural integrity through the years. As the result of earthquakes and other disasters, some have suffered extensive damage but in their restoration, great care was taken to maintain the appearance of the original.

One of the earliest churches built in the County and still in existence is the Congregational Church in Soquel constructed in 1870. This simple, dignified vernacular building has a single story rectangular plan with a tall steeple and Italianate design elements. Designed and built by a local carpenter whose expertise was in repairing ships, the church is a good example of the type of structure produced by small communities utilizing local talent and labor.

Scattered throughout the San Lorenzo Valley there are also a number of small, locally built churches. Wee Kirk Presbyterian Church in Ben Lomond was built in 1891 with Colonial Revival style elements and features a two story steeple tower and shiplap siding. An example of shingle style can be found in St. Andrew's Episcopal Church also in Ben Lomond designed by architect John Morrow and constructed in 1899. It is similar in style to the Episcopal Church (Now Christian Scientist) located on Highway 9 in Boulder Creek which was built in 1885. In the Summit area, the Skyland Community Congregational Church, heavily damaged by the earthquake, has been recently restored. Built in 1888, it has Gothic Revival elements and a freestanding bell tower. It was also designed and built with local labor.

In the agricultural areas of the County, the largely Hispanic communities have notable Catholic churches built somewhat later than the remaining Protestant ones. Our Lady Help of Christians in the Pajaro Valley is a large two and a half story structure built in the Italian Renaissance Revival Style. Constructed in 1928, the Mediterranean styling includes stucco walls, a tile roof and a four and a half story campanile at the rear of the building.

St. Vincent de Paul Catholic Church in Davenport is a unique interpretation of European design adapted to local materials and needs. Built in 1915 with cement from the local cement plant, it is reported to be modeled after a church in Switzerland. It was designed by L. Moretti with labor supplied by local residents. The facade is a powerful mixture of

strong components including a large square surmounted by a bell shaped pediment and topped with a heavy bell tower. The square is composed of two large half columns with bases but no capitals supported by a heavy undecorated cornice. The building's combination of sweeping, massive elements demonstrates an excellent melding of style with material.

Unlike the more ornate churches, early community buildings such as Valencia Hall in the Aptos Hills area were built in a simple vernacular style. The hall, constructed about 1870 is made entirely of redwood including redwood stumps used for the foundation. Forester Hall in Davenport and the larger I.O.O.F. Lodge Hall in Boulder Creek, built in the early 1900s are also of very simple wood construction, built for utility rather than style. Later fraternal buildings, such as the Odd Fellows Hall in Soquel and the Moose Club Lodge in the Carbonera Area were both built in the 1920s, and adopted the popular Spanish Colonial Revival style.

4.3.3 Significance

There are few examples in Santa Cruz County of masterful renderings of pure architectural style. Buildings, whether residential, commercial or public tend to be small in scale and understated in decorative accents as is fitting for the small communities that developed in a primarily rural setting. When architectural styles went beyond the simple vernacular, however, they tended to be imaginative adaptations of the grander examples they copied. The wide array of styles from Victorian cottage to miniature castle, from Hispanic adobe to modern California ranch show a sense of adventure and individuality that characterizes the settlers of the area. Their diverse personalities are definitely reflected in what they built. In spite of the fact that time, the elements and natural disasters have taken their toll on the built environment there are still examples of virtually every style from every time period tucked away on back roads in all corners of the County. Each area has its own collection of architectural "treasures" from the tiny cement jail in Davenport to the Queen Anne school house in Eureka Canyon. All are significant not for the purity of their architectural style but for how their builders made the style their own.

5.0 CONTEXT 3

INSTITUTIONS IN SANTA CRUZ COUNTY — 1840-1940

5.1 INTRODUCTION

As a result of natural disasters and modernization, few of Santa Cruz's historic institutional buildings have survived. Numerous municipal buildings such as court houses, city halls, schools and libraries were remodeled or replaced to conform to changing community needs. Others have fallen prey to fire, floods and earthquakes. Fortunately a few examples of community buildings, including schools, churches and meeting halls have survived intact, generally through the efforts of community members aware of their historical worth.

Some structures, especially early school buildings, have been put to other uses and their rehabilitation as homes and libraries have been accomplished with varying degrees of success. While a few have been carefully restored to their original form others, have had their identities obliterated to conform to new uses.

Historically the remaining structures are important not only because they served normal functions, but also because they represent the common practice of using buildings for a variety of purposes. The remoteness of many of the small communities in the county made a central meeting place for community activities a necessity since traveling to the city of Santa Cruz was difficult and time consuming. Therefore communities depended on their ingenuity to provide for local needs. Houses doubled as churches, churches as schools and grange halls as town meeting places for activities as diverse as voting and hosting the Saturday dance.

As transportation improved and the young looked outside the communities for diversions, many of the local institutions assumed lesser importance. Some of the structures that housed them, however, remain. Whether serving their original functions or adapted to other uses, they provide a window into a different time and lifestyle.

5.2 HISTORY

5.2.1 Schools

The first educational institution in the County was Santa Cruz Mission where Indian neophytes were taught the Catholic religion and children of Spanish settlers learned to read, write and keep accounts. By 1847, a small contingent of English speaking families had come to Santa Cruz and although Spanish was still the official language, they wanted their children to learn reading and writing in English. One such settler, Mary Amney Case, who arrived with her husband and child in 1847, held classes in her home in 1848 and 1849, thus becoming the first English school of record in Santa Cruz County (Koch 1978). Following California statehood in 1850, more families with school age children came to the area and local churches were pressed into service as school buildings. Methodist churches in the city of Santa Cruz and Watsonville served this purpose until 1857 with teachers being paid by collecting funds from the parents of students. With an ever increasing number of children, residents of the county soon campaigned for a public

The case was finally settled in the court in Salinas with the judge ruling that since the boycott had effectively closed the separate but equal school, no school existed for black children and therefore they must be admitted to the white school. The ruling marked a victory for the black community in a fight for equality that had begun twenty years before (Koch 1978). Until recently, Watsonville's black school building still stood as part of a converted residence. It was heavily damaged in the earthquake, however, and was demolished.

By the late 1880s, Santa Cruz County had over 50 schools with nearly 100 teachers. Because of the remoteness of so many areas of the county, many of the schools were housed in one and two room school houses. The wide distribution of these small structures made it possible for children to attend near their homes and be available for the many family chores they were expected to perform (Verardo 1987).

As transportation improved, school districts consolidated and one by one the small, buildings outlived their usefulness and were replaced by larger, centrally located facilities. Fortunately some were adapted to other uses and can still be found along the county roads and on the back streets of several communities in the county.

5.2.2 Churches

The first church in the county was Mission Santa Cruz established in 1791. The church was used until 1857 when part of it collapsed during an earthquake. A replacement was dedicated in 1858, which served the needs of the Catholic Community until 1889 when a new church was built. Constructed of brick at a cost of \$35,000, the new church was designed by San Francisco architect Thomas J. Welch and served about 1,500 parishioners (Harrison 1890, Page 1976). The church, considered a city landmark, was heavily damaged in the Loma Prieta earthquake and repairs were only recently completed.

Other Catholic churches were constructed in the Pajaro Valley in 1854 and in 1864 St. Patrick's Catholic Church was built in Watsonville proper. By 1890, this church had 1,200 members (Harrison 1890). Our Lady Help of Christians Church, whose present building was constructed in 1928, is on the site of an older church established in 1860. The church, popularly known as Valley Church, has recently undergone extensive repair as the result of earthquake damage.

In the 1850s and 1860s five Protestant church groups were organized in Santa Cruz County. A Methodist church was the first, organized by Elihu Anthony in 1848. The group actually built a church, a 20 by 30 foot wooden structure in 1850. Two other Methodist congregations were organized in Watsonville in the 1850s. Taking opposite sides on the Civil War issue, the Methodist North Church was antislavery while the Methodist South Church supported the Confederate position.

The first Congregational church was begun in the city of Santa Cruz in 1852. Others followed, including the church in Soquel which was built in 1870 (Verardo 1987). It was also the Congregational Church that took on the mission of converting the area's Chinese population to Christianity. The Chinese Sunday School begun in 1869, was the oldest recorded Christian institution dedicated to that purpose in the Monterey Bay Region. The Sunday school, conducted in English, was taught by a woman. Emphasis was on learning

the reading, writing and speaking of English and the original twelve students were reported to be industrious and "eager to learn" (Lydon 1985).

In 1881 a full-fledged Chinese mission was organized in Santa Cruz. Adult members of the mission were expected to attend classes, which featured English lessons and Bible study, every week day evening until 9 o'clock. The ability of the congregation to recruit members was aided by the fact that a Chinese minister, Wong Ock, was assigned to the mission from its founding until 1883. Located in the City's Chinatown, the mission held yearly recitals to showcase the progress of its students and to collect funds to defray expenses. The mission remained an active part of the community into the 20th century until the declining Chinese population in Santa Cruz resulted in its eventual closing (Lydon 1985).

Other denominations followed the Congregationalists to the County including the Baptists in 1858, the Episcopalians in 1862 and the Unity Church in 1866. By 1890 there were over 20 Protestant churches representing the Presbyterian, Christian, Adventist and Universalist denominations as well as those previously mentioned. At the turn of the century, Protestants in the County numbered about 2,500. Religions other than Christian were represented by the Spiritualists and the Theosophical Society as well as the Watsonville Buddhist Temple, founded in 1906 with over 200 members.

In some remote communities, the local church building had more than one function. The Skyland Community Congregational Church in the Summit area, was built in 1888 on donated land with volunteer labor using materials given by a nearby lumber company. Since its construction, the church has served as community hall, polling place and the most visible area landmark. Funds for building maintenance have been raised every year since 1945 by a community sponsored Harvest Festival. Considering the attachment that the residents have for the church, it is not surprising that, in spite of considerable damage suffered in the Loma Prieta earthquake, the building has since been restored to its original condition.

Besides the normal facilities provided by churches, religious groups made an additional contribution to the County by establishing a number of religious retreats and camps, some of which still operate at various locations in the Santa Cruz mountains. Wishing to provide an alternative to the secular resorts, churches from different areas of the state joined together to purchase land and create camps devoted to recreation that combined outdoor activities with religious teaching. Members were offered land to purchase on which they could build a vacation home. Group activities were conducted in clubhouses, churches and auditoriums belonging to the denomination and located in a common area.

The most successful of these was Mount Hermon which is still in operation today. Founded in 1905 by a group of 250 Presbyterians, the camp provided a hotel, hiking trails and activities such as campfire talks, nature hikes and lectures. Since its founding the camp has grown and added new buildings to its original meeting hall and auditorium.

In addition to Mount Hermon, other religious groups built camps and retreats, most on a smaller scale. The Baptists established a tent camp at Twin Lakes Park in the Pajaro Valley. In 1891, Santa Maria del Mar was created by the Catholic Ladies' Aid Society so that " Catholic women of restricted means might go for periods of rest and recuperation."

(Verardo 1987). Development of these camps continued into the 1920s with the Salvation Army building the Summer Home Farm in 1900 and the Nazarene Church creating Beulah Park in 1921. All the camps were immensely popular and drew church members from throughout the Monterey and San Francisco Bay areas as well as the Santa Clara Valley. A few still operate successfully while others, such as Beulah Park lay virtually abandoned.

5.2.3 Fraternal and community organizations

Although the churches and schools were the primary social institutions in the county, fraternal organizations and clubs played a definite part in community life. A promotional brochure published in 1890 lists over seventy five chapters of organizations, benevolent societies and clubs throughout the county. They included the Odd Fellows, which were the most numerous having four lodges with 670 members; two Masonic Lodges with a membership of 235; the Workmen and the Knights of Honor each with over 150 members. Other groups represented included the Women's Relief Corps, the American Legion of Honor, the Catholic Benevolent Society, the Y.M and Y.W.C.A and the Women's Christian Temperance Union (Harrison 1890).

Minority groups within the community, who were not welcome in the primarily white social clubs, formed their own groups often based on organizations in their native countries. The Chinese, for example, formed a number of societies. Some were based on districts of origin, others on politics and still others on recreational activities such as gambling. Representatives of these organizations were included in a larger group called the Chinese Benevolent Association whose purpose was to mediate disputes between various societies and to chose a representative from their particular area to an even larger group. Called the Chinese Consolidated Benevolent Association and based in San Francisco, the organization represented the Chinese population of California to the United States government (Lydon 1985).

The Grange was especially important in rural farming communities such as those in the Pajaro and Correlitos Valleys. When the Grange, or Patrons of Husbandry, was originally founded in 1867 its function was political activism on the part of agricultural interests. Eventually, however, it became more of a social organization for farmers and their families and Grange Halls were a fixture in farm towns all over the country. The Corralitos Grange established in 1932, built its hall with the help of the entire community. It soon became the center of the town's social life with activities such as Saturday night dances, barbecues and youth activities. The hall was even used for local school assemblies since the school house had no facilities for that purpose (Pybrum 1982).

Not all community halls were associated with an organization. Some towns had a hall available to the entire local population for a variety of purposes. Valencia Hall, built in 1870, was the community center for Valencia, the company town established as part of the Hihn lumber mill. The mill workers who were able to purchase land from the company and settle permanently in the area, turned to agriculture when the mill closed. Valencia Hall was then owned by the Valencia Farm Center, a group of local farmers who continued to use the hall as a community meeting place.

Highland Hall in the Summit area of the Santa Cruz Mountains was built originally as a school in 1882. When a new school was constructed in 1914, the building was sold to the Farm Bureau and became the community meeting place for local residents.

Until social patterns changed after World War II with the increase of television viewing for entertainment and the declining interest in locally sponsored social activities, the community hall played an important part in village life. Fraternal organizations have also declined in popularity and the remaining halls that formerly hosted weekly activities are now used primarily for weddings and other special events.

5.3 PROPERTY TYPES

5.3.1 Identification

Within the context of : **Institutions in Santa Cruz County—1850-1940**, the following have been identified:

1. school buildings
2. church buildings
3. fraternal, community halls and miscellaneous community buildings

5.3.2 Description

School buildings

Santa Cruz County is fortunate to have a number of school houses and buildings that date from the 1880s and represent every type, from the one room school house to a two story, architect designed grade school. The 1989 Historic Resources survey lists twenty three schools over fifty years old. Currently, twenty two of those are still standing (Laurel School having been demolished after the 1989 earthquake) with two more in such deteriorated condition that it is doubtful they will survive much longer. Fifteen of the remaining structures have been so altered that their integrity is gone and barely suggest their original purpose. Seven of the schools are in good to excellent condition, however and, in spite of earthquake damage and the normal effects of time, they have survived with their architectural integrity intact.

The seven schools display a variety of sizes and styles which reflect that needs sensibilities and financial means of the communities in which they are found. The simple one room school house is represented by the Alba school, built in 1895 and used until 1941. Located in a pristine mountain setting, surrounded by redwood trees and carefully maintained, it is now used as a library and community center in Ben Lomond.

The considerably larger Green Valley School, constructed in 1898 in the Eureka Canyon area is currently used as a private residence. Although some of the original exterior materials have been replaced by more modern materials, the architectural integrity remains intact and the William Weeks designed building is testimony to the affluence of the community that erected it for its children.



FIGURES 14 & 15. *The County is fortunate to have several carefully preserved historic school buildings. The Burrell School (above) and the Green Valley School (below) have been converted to private residences but maintain their historical integrity.*



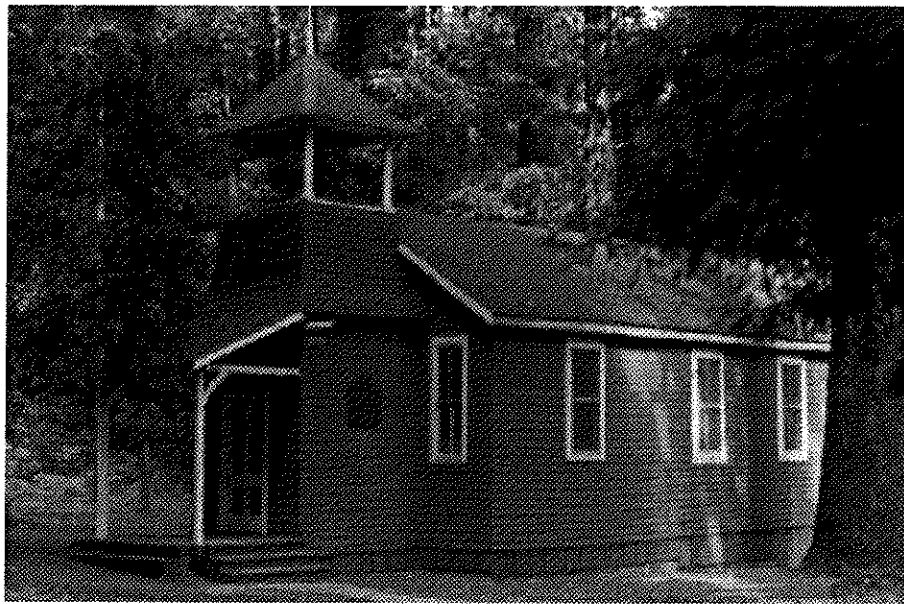


FIGURE 16. *Alba School, a former one room school in Ben Lomond, is now used as a library and community center.*

Roache School built in 1903 and also designed by William Weeks, is more modest in design and was built to replace the original school built in 1866. Although it is now located behind a modern church and has therefore lost its integrity of setting, enough of the architectural integrity remains to give a good idea of its original appearance. The Amnesti School, built in 1913 in the Pajaro Valley is likewise shielded from view by a modern building but it remains a good example of the simple, modest community school house.

The Summit area has two schools built in the 1880s and 1890s. Highland School is a simple undecorated structure, built in 1882 by the local residents. When a new school was constructed in 1914, the building was sold to the Farm Bureau and was used as a community hall. Highland Hall is now a private residence but its integrity remains intact although some damage from the earthquake has gone unrepaired.

The Burrell School, also located in the Summit Area, was built in 1890 to replace the original 1881 school which burned down in a fire. Heavily damaged in the Loma Prieta earthquake, it has been repaired and is used as a private residence. In spite of some additions built during its service as a school house, both its architectural integrity and integrity of setting remain intact. It is perhaps the best example of a small community designed and built school in the Santa Cruz mountains.

In contrast, the William Weeks designed Soquel School, constructed in 1921 exemplifies the larger schools that were built later when districts consolidated and improved transportation made centralization possible. Replacing the locally built school houses, substantial buildings such as this one provided modern conveniences and services not possible in the smaller schools.

Churches

There are presently 12 churches in the county that are older than 50 years. Most are small buildings, barely larger than chapels, that were built to meet the needs of their limited local congregations. In 1890, there were twenty Protestant and three Catholic churches in the County (Harrison 1890). Of these, only three are still standing in relatively unaltered condition: the Congregational Church (1870) in Soquel, the Skyland Church (1888) in Summit, and the Christian Science Church — formerly Episcopal (1885) in Boulder Creek.

Constructed somewhat later, but also small and generally locally designed and built are: Wee Kirk Presbyterian (1891) and St. Andrew's Episcopal (1899) in Ben Lomond; the Felton Presbyterian (1893)—now the Faye Belardi Memorial Library in Felton; and the Boulder Creek Methodist Church (1908) in Boulder Creek.

The two Catholic Churches have the distinction of being the largest (Our Lady Help of Christians in the Pajaro Valley built in 1928) and the most unusual (St. Vincent de Paul in Davenport built in 1915). As previously mentioned, St. Vincent de Paul with its unique architectural design, was constructed of concrete from the local cement plant. These churches served and continue to serve, a much larger congregation than the Protestant churches of various denominations that were scattered throughout the area. They are

located in areas that had immigrant populations—primarily Hispanic in the Pajaro Valley and Italian-Swiss in Davenport.

Fraternal, Community Halls and Miscellaneous Public Buildings

Most of the halls that housed fraternal organizations and lodges are no longer in existence. The few that remain were built after the turn of the century and were more substantial than many of the early wood frame buildings. These include the International Order of Odd Fellows (I.O.O.F) Lodge Hall in Boulder Creek built in 1900. One of the more substantial buildings in the town, it provided a community meeting place and sponsored activities such as dances, banquets and card parties. The I.O.O.F. Hall in Soquel, constructed in 1925, is also a substantial building. Three stories high, it now has retail space at street level. Built in the same Spanish Colonial Revival style popular in the 1920s, the Moose Lodge in the Carbonera area was constructed in 1928 and is still used for lodge activities. The Women's Christian Temperance Union Free Reading Room, in Boulder Creek, (now used as commercial space) is the only building identified in the county associated with a women's community group. It served for from 1893 until 1948 as a library and a location to disseminate information on the WCTU.

The Administration Building and Forest Hall in Mount Hermon have always been used as primary meeting places for property owners and those who came for camping and Christian retreats. They are still used for that purpose and retain both architectural integrity and integrity of setting. The Beulah Park Auditorium, on the other hand, once a part of a thriving religious retreat sponsored by the Church of the Nazarene, is in deteriorating condition. The condition of the Forester's Hall in Davenport, built in 1910 is likewise in deteriorating condition. Now under private ownership, it does not appear the owner has any plans to repair or restore the structure.

Valencia Hall, the oldest of the community halls in the County is on the National Register of Historic Places. As the result of earthquake damage and erosion, the building is in danger of sliding into the river. The structure is presently owned by Santa Cruz County Parks and Recreation which is awaiting funding to stabilize and restore the building.

There are a few community buildings that are scattered throughout the county that do not fit into any of the above categories but are still a part of the life of their respective communities. The Porter Memorial Public Library was constructed in 1913 and has served as the community's library continually since that time. In Boulder Creek, the 1890 building that once housed the Fire Hall, has been modified and is used now for commercial space.

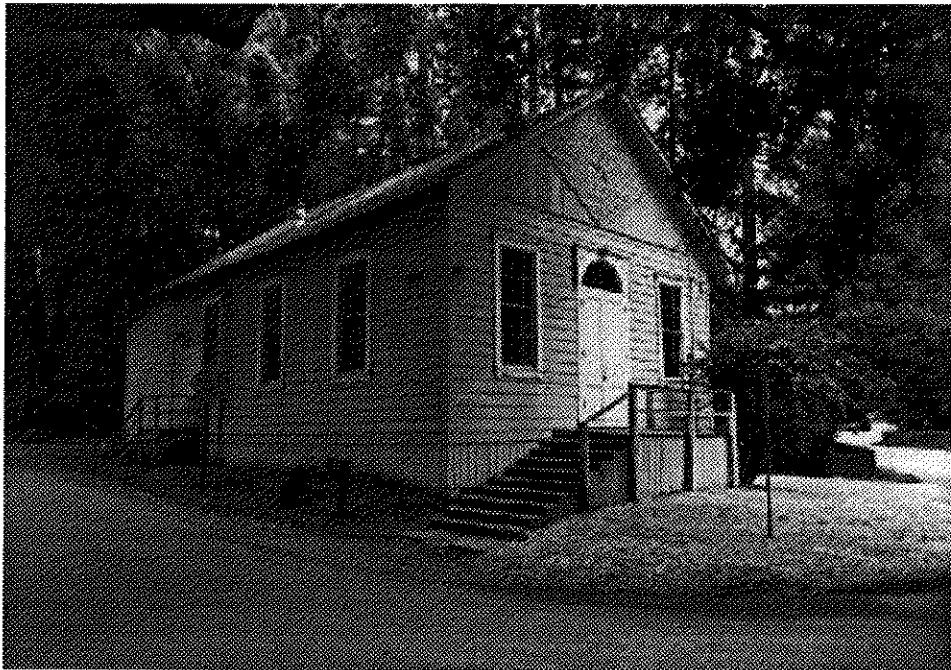
The Davenport Jail and the Crocker Hospital in Davenport, built in 1914 and 1912 respectively, were once part of the community life of the town. The jail now belongs to the Santa Cruz County Historical Trust and is maintained by the organization. The hospital is the property of the Lone Star Cement Company and although unused, is protected by a fence and appears in good condition. These two buildings, along with St. Vincent's Church, are the last remnants of the company town that were built from material produced at the cement plant.



FIGURE 17. Our Lady Help of Christians Catholic Church in the Pajaro Valley is one of the largest of the County's historic churches.



FIGURES 18 & 19. The Davenport Jail in North Coast and Valencia Hall in Aptos Hills are two of the few remaining community buildings in the County. The jail is owned by the Santa Cruz County Historical Trust and Valencia Hall awaits renovation by the County Parks Department.



5.3.3 Significance

Community buildings are especially significant in the history of Santa Cruz County because the remoteness of the settlements and villages that grew up in the mountains and rural areas made their construction and maintenance a necessity. These buildings, often constructed by community members with material donated by local businesses, were generally used for more than one purpose. School houses might house church services on Sunday and town meetings during the week. Likewise churches, in some areas, were also the first schools with church pews serving as school benches and altars replaced with blackboards when classes were in session.

Because some of the more remote communities in the mountain areas were often cut off and isolated by severe weather, residents were forced to be self reliant. Having a community center as a central rallying place in bad times and for celebrations in good became essential and their care and maintenance was the responsibility of everyone. The Skyline Church is a good example of how a community can rally around its center, even after a devastating disaster, to rebuild and restore.

The education of children was always an important element of community life and, again, remoteness and inaccessibility made a large number of school houses, rather than a few centralized facilities, a necessity. The fact that many of these small, sometimes only one room, schoolhouses were used into the 1940s shows how necessary they were.

As population centers have diminished throughout the remote areas of the county and larger centers in other areas have grown and modernized, the need for these community meeting places has diminished. The few that are left are for the most part, looked upon with affection by local residents and, as a result, continue to survive.

6.0 RESULTS

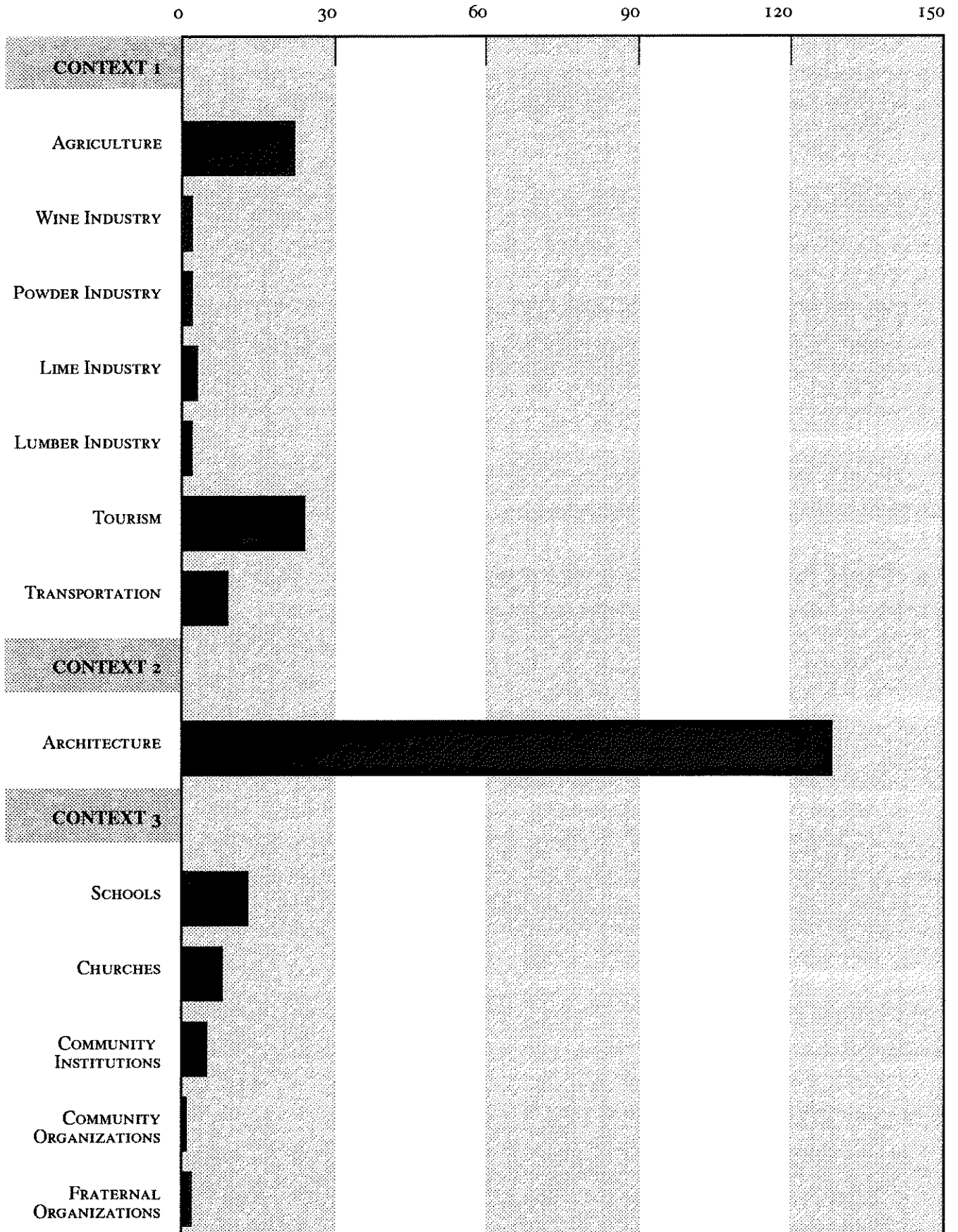
As a result of the project, the following tasks have been accomplished:

1. A fully developed historic context for the County of Santa Cruz has been prepared.
2. All 337 properties in the current inventory have been re-surveyed and preliminarily rated using National Register categories 1-6 according to property integrity as well as significance within the fully developed historic context.
3. Addendum sheets have been prepared for each property to document recommended changes of rating (if applicable) based on integrity and historical and architectural significance as defined within the Historic Contexts. These sheets also include current photographs, when significant physical changes have been made. All properties have been assigned one or more Historic Contexts.

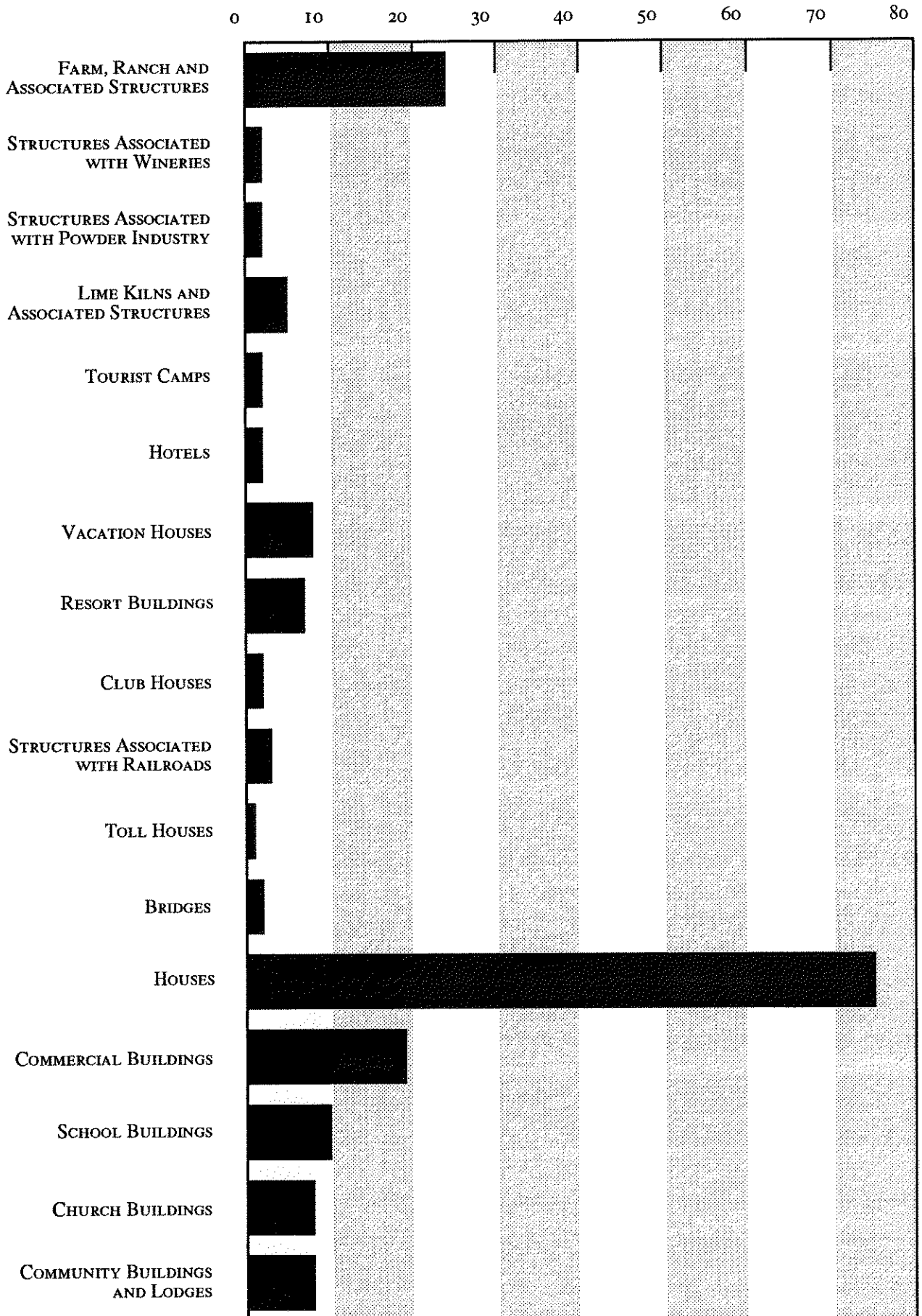
Properties destroyed by the Loma Prieta earthquake, by fire or other means have been identified and those not already removed have been recommended for removal from the inventory. Changes or corrections to the original DPR 523 forms have been documented on the Addendum Forms.

4. Using the information gathered in the development of the historical contexts and in the resurvey process, goals and priorities for the identification, evaluation, registration and treatment of historic properties within the County of Santa Cruz have been discussed and decided upon. These goals and priorities can be found in the following sections.
5. Information has been compiled in the form of charts and graphs which enumerate the properties according to context and property type within each Planning Area and the County as a whole.
6. In addition to the information gathered, compiled and developed as part of the objectives, the Consultant and the Commissioners discovered during the course of the resurvey process that:
 - there are approximately 10,000 properties in the County over 45 years old that have not been evaluated for historic integrity and significance within the County's Historic Contexts.
 - there is a great deal of misunderstanding of the Historic Preservation Ordinance on the part of the public. One result of this lack of information has been the opposition of certain property owners to having their properties listed.

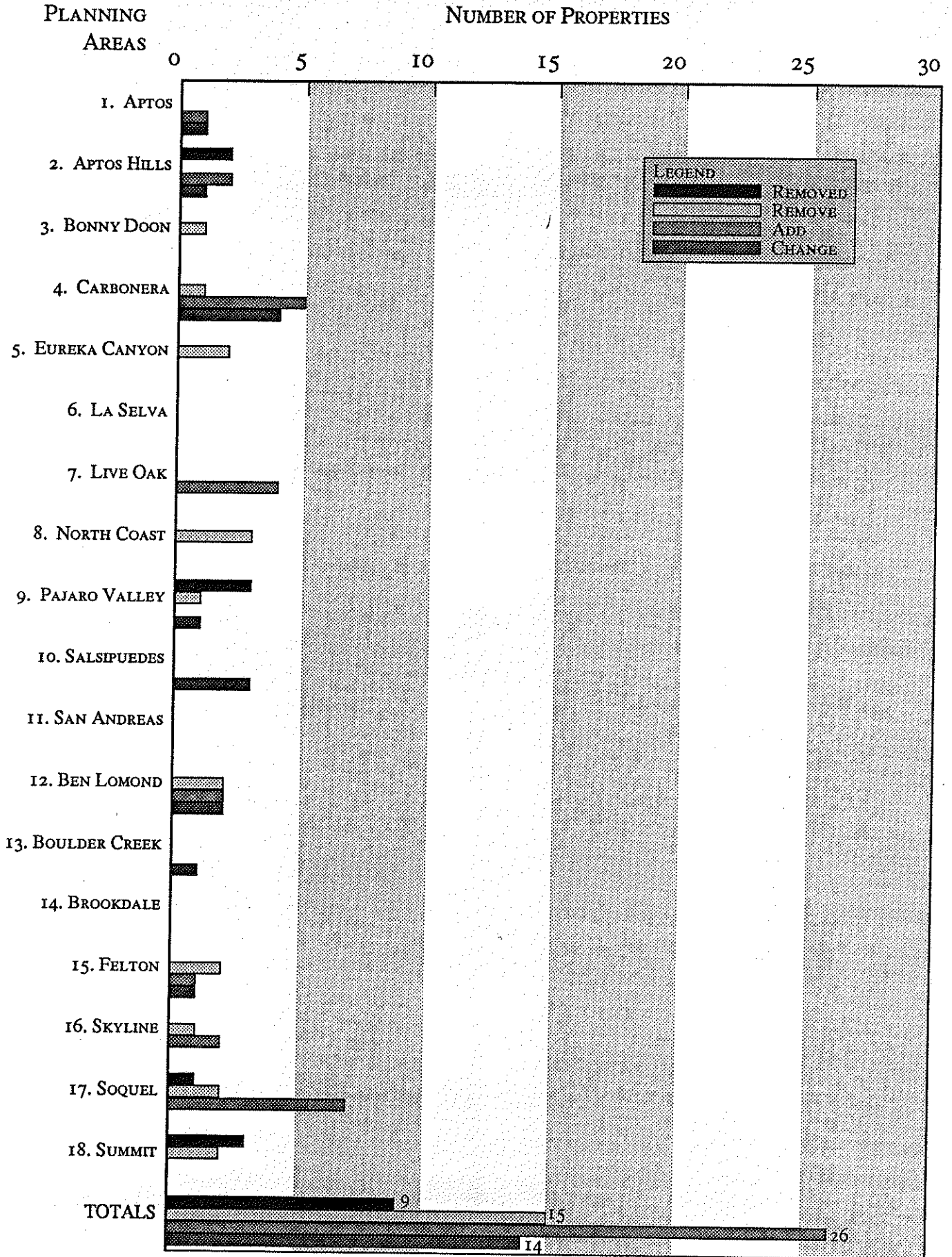
NUMBER OF PROPERTIES IN EACH CONTEXT



NUMBER OF BUILDINGS IN EACH PROPERTY TYPE



RECOMMENDED CHANGES TO INVENTORY



7.0 GOALS AND PRIORITIES FOR IDENTIFICATION, EVALUATION, REGISTRATION AND TREATMENT OF HISTORIC PROPERTIES

As the result of the re-survey of properties listed on the Santa Cruz County Survey of Historic Resources and the preparation of a fully developed context statement for the County, the following goals and priorities have been established by the Historic Resources Commission:

1. Re-classification of those properties initially surveyed that should have different National Register designations based on the Historic Context or a change in the integrity of the property. Reclassification of properties will be reviewed and final recommendations made by the Historic Resources Commission at a public meeting or meetings designated for that purpose.
2. Creation of a clear definition of National Register evaluation Category 6 as applied to the inventory. Review of all properties with N.R. designation of 6 to determine if they should be reclassified or dropped from the inventory. Category 6 currently offers no protection under the Santa Cruz County Preservation Program.
3. Recommendation of Inventory Amendments to the Board of Supervisors as provided for in Section 16.42.080 of Volume 2 of the County Code. Actions of both bodies to be taken following public hearing with public notice provided pursuant to Section 18.10.223.
4. Recommendation to the Santa Cruz County Board of Supervisors to establish a fund to:
 - conduct a public awareness program explaining the Historic Preservation Ordinance; its role in the preservation of resources and the obligations and advantages of listing in order to encourage the preservation and maintenance of historic properties.
 - survey those properties older than fifty years that were not listed in the initial survey. This would be accomplished by using basic a computer list generated by the County that includes all properties older than fifty years with particular properties or neighborhoods informally identified by the Commissioners in the resurvey process receiving special attention.

8.0 REGISTRATION REQUIREMENTS

8.1 NATIONAL REGISTER OF HISTORIC PLACES REQUIREMENTS

For a property to qualify for the National Register it must meet one of the National Register Criteria for Evaluation by:

- Being associated with an important historic context and
- Retaining historic integrity of those features necessary to convey significance. (National Register Bulletin 15).

8.1.1 Criteria for Evaluation

The Criteria for Evaluation as found in the *Code of Federal Regulations*, Title 36, Part 60 are as follows:

The quality of significance in American history, architecture, archeology, engineering and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

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

8.2 REQUIREMENTS FOR LOCAL LISTING

Chapter 16.42, Volume 2 of the Santa Cruz County Code, implements the General Plan historic resources policies to designate, preserve, protect, enhance and perpetuate those historic structures, districts and sites which contribute to the cultural benefit of Santa Cruz County. To this end, a listing of significant historic resources was established and adopted by the Board of Supervisors which includes historic structures, objects, sites and districts which contribute to the historic, cultural and architectural heritage of Santa Cruz County.

8.2.1 Criteria for Designation

Criteria for designation of a historic resource and listing on the County inventory are as follows:

Structures, objects, sites and districts shall be 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:

- The resource is associated with a person of local, state or national historical significance.
- The resource is associated with an historic event or thematic activity of local, state or national importance.
- 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 value.
- The resource has yielded, or may likely yield information important to history or prehistory.

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APPENDIX

The following Appendix contains charts representing each planning area and listing

- The number of properties in each context
- The number of properties in each property type
- The number of properties in the existing survey that have been removed; recommended for removal, addition (by upgrading from NR 6), or change of rating.

PLANNING AREA IAPTOS

Number of Properties in Each Context

Context 1

Agriculture 2
Tourism 3
Transportation 1

Context 2

Architecture 16

Number of Properties in Each Property Type

Farm/Ranch Houses 1
Structures related to agriculture 1
Hotels 1
Tourist Camps 1*
Tourist Attractions 1
Houses 10
Commercial Buildings 4

**Recommended for addition*

Number of Properties in Survey

Removed 0
*Remove 0
*Add 1
 #1-25 (NR 6 to NR 5)
*Change 1
 #1-7 (NR 4 to NR1)

**Recommended changes*

PLANNING AREA 2APTOS HILLS

Number of Properties in Each Context

Context 2

Architecture2, 1*

Context 3

Schools.....1, 1*

Community Organizations.....1

Number of Properties in Each Property Type

Farmhouses1

Houses1

School buildings1, 1*

Commercial buildings1

Community Buildings1

**Recommended for addition*

Number of Properties in Survey

Removed.....1
#2-2

*Remove.....0

*Add1
#2-8 (NR 6 to NR 5)
#2-9 (NR6 TO NR5)

*Change rating1
#2-5 (NR 5 to NR4)

**Recommended changes*

PLANNING AREA 3 BONNY DOON

Number of Properties in Each Context

Context 1

Agriculture2
Lime Kiln Industry1
Tourism.....1

Context 2

Architecture2

Context 3

Schools2

Number of Properties in Each Property Type

Farm houses with Related Structures2
Lime Kilns1
Commercial Buildings1
School Buildings2

Number of Properties in Survey

Removed.....0
*Remove.....1
#3-7
*Add0
*Change rating0

**Recommended changes*

PLANNING AREA 6 LA SELVA

No structures cited in original survey.

PLANNING AREA 7.....LIVE OAK

Number of Properties in Each Context

Context 1:

Agriculture 1

Context 2:

Architecture 10 , 4*

Context 3 :

Schools 1

Number of Properties in Each Property Type

Farm houses 1

Houses 7, 3*

Vacation Houses 1*

School buildings 1

Commercial buildings 1

**Recommended for addition*

Number of Properties in Survey

Removed.....0

*Remove 0

*Add 4

#7-12 (NR 6 to NR 5)

#7-13 (NR 6 to NR 5)

#7-27 (NR 6 to NR5)

#7-32 (NR 6 to NR 5)

*Change rating 0

**Recommended changes*

PLANNING AREA 8NORTH COAST

Number of Properties in Each Context

Context 1

Agriculture2
Tourism.....1

Context 2

Architecture2

Context 3

Churches1
Fraternal organizations1
Community institutions2

Number of Properties in Each Property Type

Farm houses1
Farm buildings1
Commercial buildings2
Commercial sites1
Church buildings1
Community buildings2
Lodge buildings1

Number of Properties in Survey

Removed.....0

*Remove.....3

#8-11
#8-13
#8-17

*Add0

*Change rating0

**Recommended changes*

PLANNING AREA 9PAJARO VALLEY

Number of Properties in Each Context

Context 1

Agriculture 1, 2°

Context 2

Architecture 5, 2°

Context 3

Schools 3

Number of Properties in Each Property type

Farm houses 1, 2°

Houses 5, 2°

School buildings 3

Church buildings 1

°Recommended for removal or removed

Number of Properties in Survey

Removed..... 2

#9-14

#9-15

*Remove..... 2

#9-3

#9-20

*Add 0

*Change rating 1

#9-9 (NR3 to NR5)

**Recommended changes*

PLANNING AREA 10SALSIPUEDES

Number of Properties in Each Context

Context 1

Agriculture3

Context 2

Architecture4

Number of Properties in Each Property Type

Farm houses3

Houses1

Number of Properties in Survey

Removed.....0

*Remove.....0

*Add0

*Change rating3

#10-2 (NR 5 to NR 4)

#10-3 (NR 5 to NR 4)

#10-4 (NR 5 to NR 4)

**Recommended changes*

PLANNING AREA IISAN ANDREAS

Number of Properties in Each Context

Context 1

Agriculture2

Context 2

Architecture2

Context 3

Schools1

Number of Properties in Each Property Type

Farm houses2

School buildings1

Number of Properties in Survey

Removed0

*Remove0

*Add0

*Change rating0

**Recommended changes*

PLANNING AREA 12 BEN LOMOND

Number of Properties in Each Context

Context 1

Agriculture	1
Tourism.....	1,1*

Context 2

Architecture	10, 2*
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Context 3

Schools	1
Churches	2
Community institutions	3

Number of Properties in Each Property Type

Farm/Ranch houses	2
Clubhouses	1
Houses	5, 2,* 1°
Commercial buildings	3
School buildings	1
Churches	2
Community buildings	2

**Recommended for addition*

°Recommended for removal

Number of Properties in Survey

Removed.....	0
*Remove.....	2
#12-16	
#12-24	
*Add	2
#12-30 (NR 6 to NR 5)	
#12-32 (NR 6 to NR 5)	
*Change rating	2
#12-1 (NR 5 to NR 4)	
#12-5 (NR 5 to NR 4)	

**Recommended changes*

PLANNING AREA 13.....BOULDER CREEK

Number of Properties in Each Context

Context 1

Lumber 1
Transportation 1

Context 2

Architecture 10, 1

Context 3

Churches 2
Community organizations 2
Fraternal organizations 1

Number of Properties in Each Property Type

Houses 10, 1*
Commercial buildings 2
Church buildings 2
Community buildings 2
Lodge buildings 1

**Recommended for addition*

Number of Properties in Survey

Removed 0
*Remove 0
*Add 1
#13-18 (NR 6 to NR 5)
*Change rating 0

**Recommended changes*

PLANNING AREA 14 BROOKDALE

Number of Properties in Each Context

Context 1

Tourism 6

Context 2

Architecture 6

Number of Properties in Each Property Type

Vacation Houses 6

Number of Properties in Survey

Removed 0

*Remove 0

*Add 0

*Change rating 0

**Recommended changes*

PLANNING AREA 15 FELTON

Number of Properties in Each Context

Context 1

Agriculture	1, 1*
Wine Industry	1
Lime Industry	2
Lumber Industry	1
Tourism.....	10, 1*
Transportation.....	5

Context 2

Architecture	18
--------------------	----

Context 3 :

Churches	1
----------------	---

Number of Properties in Each Property Type:

Farm houses	1
Lime Kilns	2
Hotels.....	1, 1 ^o
Vacation houses.....	2
Resort buildings.....	7, 1*
Railroad Stations	2
Toll House	1
Bridges.....	1
Houses	6
Commercial buildings	2
Churches	1
Community buildings	1 ^o

*Recommended for addition

^oRecommended for removal or removed

Number of Properties in Survey

Removed.....	1
#15-12	
*Remove.....	1
#15-9	
*Add	1
#15-29 (NR 6 to NR 5)	
*Change rating	1
#15-6 (NR 5 to NR 4)	

*Recommended changes

Number of Properties in Each Context

Context 1

Agriculture	1 ^o
Tourism.....	1*
Transportation.....	1

Context 2

Architecture	1*
--------------------	----

Number of Properties in Each Property Type

Farm houses	1 ^o
Tourist attractions	1*
Railroad stations	1

*Recommended for addition

^oRecommended for removal

Number of Properties in Survey

Removed.....0

*Remove.....1

#16-1

*Add2

#16-3 (NR 6 to NR 5)

#16-4 (NR 6 to NR 5)

*Change rating0

*Recommended changes

PLANNING AREA 17 SOQUEL

Number of Properties in Each Context

Context 1	
Agriculture	3
Wine Industry	1*
Context 2	
Architecture	21, 1*
Context 3	
Schools.....	1
Churches	1
Fraternal organizations	1*

Number of Properties in Each Property Type

Farm houses	3
Wineries	1*
Resort Buildings	1*
Houses	14, 2 ^o , 1*
Commercial buildings	2
School buildings	1
Church buildings	1
Community buildings	1
Lodge buildings	1*

*Recommended for addition

^oRecommended for removal

Number of Properties in Survey

Removed.....	1
#17-43	
*Remove.....	2
#17-33	
#17-34	
*Add	7
#17-25 (NR 6 to NR 5)	
#17-26 (NR 6 to NR 5)	
#17-27 (NR 6 to NR 5)	
#17-28 (NR 6 to NR 5)	
#17-35 (NR 6 to NR 5)	
#17-36 (NR 6 to NR 5)	
#17-39 (NR 6 to NR 5)	
*Change rating	0

*Recommended changes

Number of Properties in Each Context

Context 1

Agriculture	1
Wine Industry	1 ^o
Transportation	1

Context 2

Architecture	3, 3 ^o
--------------------	-------------------

Context 3

Schools	2, 1 ^o
Churches	1
Community Institutions	1

Number of Properties in Each Property Type

Farm houses	1
Railroad Tunnel	1
Buildings Associated with Wineries	1 ^o
Houses	1, 2 ^o
School buildings	2, 1 ^o
Church Buildings	1
Community Halls	1

^oRecommended for removal or removed

Number of Properties in Survey

Removed.....	3
#18-5	
#18-6	
#18-9	
*Remove.....	1
#18-4	
*Add	0
*Change rating	0

**Recommended changes*