

HISTORICAL RESOURCES ASSESSMENT

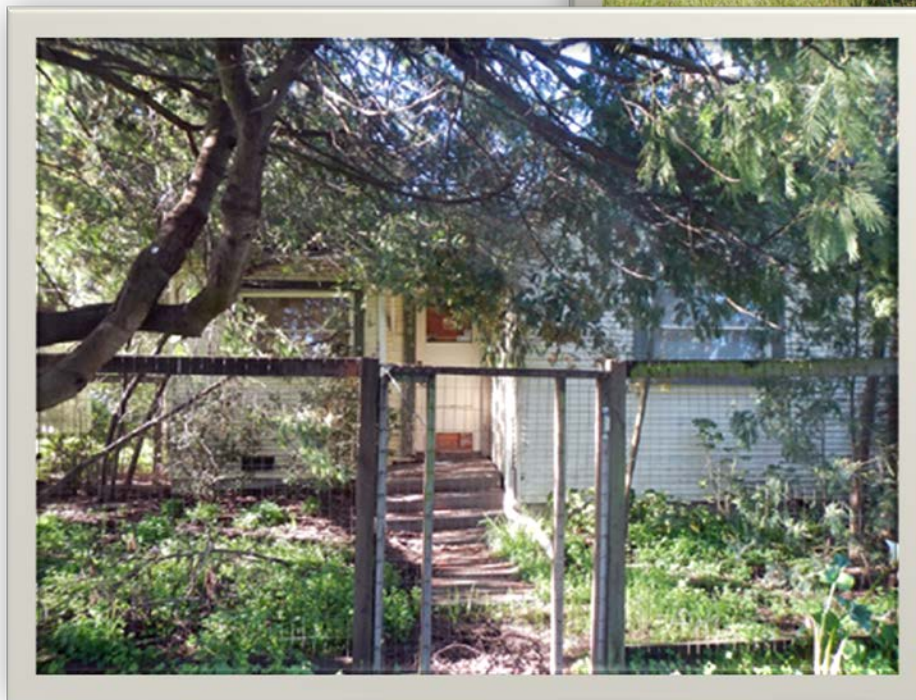
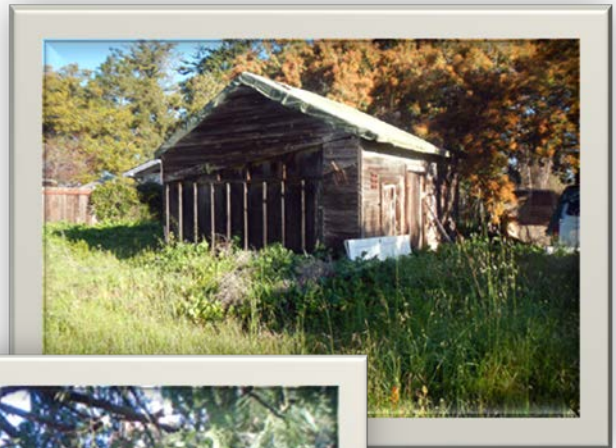
2340 Harper Street

Santa Cruz, CA

PREPARED FOR

HABITAT FOR HUMANITY

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CONTENTS

I. Executive Summary	2
II. Project Description.	4
III. Methods	5
IV. Historical Context.....	7
V. Regulatory Framework for Historic Evaluations	11
VI. The Property.....	14
VII. Property Evaluation & Recommendations	18
VIII. Bibliography	21
Appendix A: Maps	28
Appendix B: Site Photographs.....	32
Appendix C: DPR 523A Primary Record.....	35

I. EXECUTIVE SUMMARY: The purpose of this study is to evaluate a residential property located at 2340 Harper Street, Santa Cruz, California (APN 029-171-05) under the California Environmental Quality Act (CEQA) for potential historical significance. Habitat for Humanity Monterey Bay (Habitat) is proposing to redevelop this residential parcel in order to construct a group of two and three bedroom affordable housing units, with a recreation area, off street parking, community garden, and conservation area. The property is owned by the County of Santa Cruz and title will be transferred to Habitat upon completion of the final site plan.

Federal funding will be pursued through the U.S. Department of Housing and Urban Development, so the Project is subject to federal Section 106 as well as the California Environmental Quality Act (CEQA). Compliance with these state and federal codes requires the identification of potential historical resources as well as identification of any potential negative impacts as a result of any project. As proposed, this project would require demolition of the existing one bedroom house and garage/shed as well as removal of some existing landscape and vegetation. The proposed site plan, elevations and floor plans have now been submitted as a part of the subdivision application.

Preliminary research in local government records and at the North West Information Center determined that the property had never been assessed for historical significance and none of the properties immediately adjacent on Harper Street are listed on any national, state or local register of historical resources. Archival research was conducted at various repositories in the region, including local government records, for maps, building and survey records, and online sources. Site visits were conducted to view and photograph the property, landscape and comparable resources within this neighborhood. Interviews were conducted with two long term residents. A historical context was developed that framed the study within the history of Santa Cruz County and focused on the development of this section of the Live Oak community. A DPR 523 A Primary Record has been prepared.

An assessment of the buildings and structures was completed, with a final determination that the properties are not eligible for listing as historical resources under the National Register or the California Register under Criteria 1-3. Therefore they would not be eligible under the County Historic Preservation Ordinance, though they may be assigned a rating of NR-6 ineligible for designation as an historic resource based on the evaluation criteria and/or due to their deteriorated architectural integrity or condition. Archaeological studies are still underway and should determine if the property is eligible under Criterion 4. Although the new construction includes two story buildings, the setback and screen of trees minimizes the visual intrusion, while the design of the buildings is similar in form to that of the early homes. Recommendations for further documentation of the history of the Live Oak community are also advanced at the conclusion of this report.



Fig. 1. Project Location , 2340 Harper Street,
Santa Cruz County, California

Fig. 2 Project APE, APN 029-171-05



II. PROJECT DESCRIPTION

The Project: The purpose of this study is to evaluate a residential property located at 2340 Harper Street, Santa Cruz County, California (APN 029-171-05) under the California Environmental Quality Act (CEQA) for potential historical significance. Habitat for Humanity Monterey Bay (Habitat) is proposing to redevelop this residential parcel in order to construct a group of two and three bedroom affordable housing units, with a recreation area, off street parking, community garden, and conservation area. Federal funding will be pursued through the U.S. Department of Housing and Urban Development, so the Project is subject to federal Section 106 as well as the California Environmental Quality Act (CEQA). The County of Santa Cruz has established guidelines and criteria under their Historic Preservation Ordinance for evaluation of potential historical resources. Compliance with these local, state and federal codes requires the identification of potential historical resources as well as identification of any potential negative impacts as a result of any project. The project as currently proposed would require demolition of the buildings on the property along with some existing landscaping and vegetation. The site plan, elevations, floor plans and 3-dimensional drawings have been submitted with the subdivision application. Impacts on potential archaeological resources are addressed in a separate study.

Project Environment: The property is located at 2340 Harper Street (APN 029-171-05) in an unincorporated section of Santa Cruz County historically known as the community of Live Oak. The property is owned by the County of Santa Cruz. (Fig. 1) This area historically served as the common lands for the residents of the Spanish Pueblo of Branciforte, located outside of the Pueblo and managed by the Crown. The area is drained by three creeks, Arana, Arroyo Creek and Soquel Creek and was divided into several large land grants by the Mexican government and used primarily as cattle range. The subject property is located within the land grant known as the Rancho Arroyo del Rodeo, much of which was sold during the American period and converted into farm land. In the early 20th century many larger farm holdings were sold and broken into smaller lots for retirement and summer homes, truck farms and poultry ranches. Live Oak is now characterized primarily by a mix of one and two story residences, dating from the late 19th century through recently constructed single family residences and multiple dwellings. The major cross street in this section of Harper is Chanticleer Avenue, once well known for all of the poultry ranches along this street. The streetscape in this block includes some elements of this earlier rural period, including small Craftsman influenced homes and vernacular utility building on deep lots; a long windbreak of Eucalyptus trees; and a one lane road with some portions without curbs or sidewalks. (Fig. 2)

California Environmental Quality Act: The California Environmental Quality Act (CEQA) is intended to evaluate and mitigate the effects a proposed project will have on the environment.

In addition to natural resources, CEQA considers impacts on historic and cultural resources. To determine if a project will have significant impacts on historic resources, CEQA applies a two-part test; the resource must be “historically significant” and the project would cause “substantial adverse change” to the resource (Bass, Bogden, and Rivasplata 2012)(Bass et al 1999). In order to qualify as “historically significant,” a resource must meet one of three qualifications. It can be listed in, or eligible for, the California Register or Historical Resources. It can also be considered historically significant if it is listed in a local register of historic resources, or if it has been identified as important in a cultural resources survey. Finally, it can be considered significant if the Lead Agency responsible for CEQA review determines it to be so.

In order to evaluate a historic resource under CEQA, it is necessary to determine if it is listed, or eligible for listing, in the California Register of Historical Resources. The California Register recognizes properties that meet at least one of the following eligibility criteria:

- It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California, or the United States; or
- It is associated with the lives of persons important to local, California, or national history; or
- It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
- It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one of these criteria, the resource must possess integrity. Resources that possess integrity “retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.” (Brown, n.d.) . Some historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register., though they may still be eligible for listing in the California Register.

III. METHODS

Site Visit: A preliminary site assessment was conducted in March 2018, with a subsequent visit in April 2018, and on May 18, 2018 to conduct interviews with two long term residents of the neighborhood. Photographs were taken of the property, with representative examples of similar buildings and structures, streetscapes and landscapes within the neighborhood from the same periods photographed for comparison. Due to the limited access to this site, additional photographs of the building were taken in May 2018. Habitat also made photographs taken by other consultants available for research purposes.

Preliminary Research and Evaluation: This included the review and analysis of previous published and unpublished histories and historical context studies, prior surveys, and academic research papers on file and in the general collections at regional local repositories in order to develop a preliminary identification of periods of significance and geographical, social, economic and physical development themes relating to the study area. Historic property nominations on file, online copies of historical resources survey information and property records maintained by the City or County of Santa Cruz were obtained where possible. This included any research on the history and prehistory of the property use and ownership on file with Habitat for Humanity.

Historical and Archival Research: Archival research was conducted at local and regional public and private institutions, and online resources, including the California State Library; California State Office of Historic Preservation; University of California Santa Cruz, McHenry Library; the Museum of Art and History; the San Jose State University Library, Martin Luther King Library, California Room, the Santa Cruz Public Libraries, the Online Archive of California; Santa Cruz County, Assessor and the Department of Public Works.

Oral History: An analysis of existing oral histories in various repositories was conducted and no interviews were found that dealt with the subject matter of this study. A brief interview was conducted with two neighbors, both long term residents of adjacent properties whose family had lived in Live Oak for more than 100 years. There was sufficient documentation to corroborate the types of social and business activities conducted in the neighborhood and changes in the physical character over the last 70 years.

Context Development: The Context discusses major trends and events that shaped the physical, economic and cultural development of the Live Oak community, and specifically along Harper Street:

- Statements of contextual themes are based upon the historical themes and periods identified in the City of Santa Cruz Historical Context, City of Capitola Historical Context and used in studies of similar resources in the Live Oak community.
- Maps, photographs, sketches or drawings of the resources identified for the geographical, social, economic and historical development of the study area are provided when available.

IV. HISTORICAL CONTEXT FOR LIVE OAK

Prior to European contact the Project Area was inhabited by the Awaswas peoples, one of several groups recognized today as the Ohlone. Their territory spanned the area between Half Moon Bay to Aptos, including the Santa Cruz region. Spanish explorers referred to them as Costaños or Costanoan. These descriptions refer to the language group spoken by these peoples rather than any form of political system, since the Ohlone typically lived in village groups. The aboriginal landscape was characterized by waterways, sloughs, bays and lagoons, with an abundance of vegetation, fish, fowl and large mammals while grasslands and uplands served as hunting and gathering grounds. The pre-contact history of this area is covered more thoroughly in the archaeological study conducted by Albion Environmental Inc.(Douglas Ross, Ph.D., Albion Environmental, Inc. 2018)

Spanish explorers had ranged the Alta California coast for more than 100 years before colonizers arrived to claim the land and the first European colonists were the Catholic missionaries and Spanish soldiers, many of them from older settlements in Mexico rather than from Europe. The Spanish organized the local native peoples into a triblet system with autonomous villages, though their eventual goal was to bring all of them under the authority of the mission system and to hold aboriginal lands until they had become “civilized.” Mission La Exaltacion de la Santa Cruz was founded in 1791 with a temporary structure near the San Lorenzo River. An adobe church was constructed around 1794, followed by a complex of buildings to support the mission agricultural operations, with housing and workshops for the Indian workers, as well as soldiers’ quarters.

Villa de Branciforte was established in 1797, and was one of eight civilian farming communities founded in California. Under the Spanish system, civilian colonists with skilled trades and farming were recruited and, along with retired soldiers, resided in the pueblos and farmed the common lands nearby. Established as an outpost against other European claimants, many of these communities struggled with their isolation and lack of support by the Spanish government. By 1845, only a few years before the American takeover, Branciforte could claim only 194 residents. (Douglas Ross, Ph.D., Albion Environmental, Inc. 2018; Lehman 2000)

The missionaries had arrived first and, with a growing number of Indian converts, often vied with colonists for the best agricultural lands. This was all to change when Mexican governor Echeandia secularized the missions, in 1826, thereby turning over all mission properties to civil authorities. The net effect was to formally deprive the native population of their lands, and to create a large population of landless people who depended upon seasonal labor for their existence. What had once been mission land was now turned over to individual property owners in the form of land grants. Most of these were devoted to the lucrative trade in hides

and tallow that had developed during the Spanish period when trade with foreign countries was severely limited.

A large part of what we now recognize as Live Oak had once been part of two land grants awarded to brothers Alejandro and Francisco Rodriguez under the Mexican government in 1834, Rancho Arroyo del Rodeo and Rancho Encinalito del Rodeo. The name Live Oak comes from the name of the Rancho Encinalito, referring to the ranch of the “little oaks.”(Clark 1986; Reader 1989)

Land grants to private individuals were made by the Spanish government when Alta California was a colonial territory (1784–1810) or by Mexican after independence (1819–1846) and before California became part of the United States. Spain had allowed no private land ownership so the grantees could not buy, sell or trade the land. They were allowed to use the land without paying a fee as long as they made improvements. Of more than 800 land grants prior to the American period, only thirty were awarded by the Spanish government. After Mexican independence, the Spanish grants were recognized as land ownership grants.

Following the Mexican-American War, the Treaty of Guadalupe Hidalgo in 1848 had provided for a system of review and approval to formally honor the land grants. Unfortunately, the Act of Congress that established the Board of Land Commissioners placed the burden of proof on the individuals who sought confirmation of their land claims. Due to the two different systems of land laws, languages, and forms of documentation, the process of patenting a land grant could be costly and time consuming. The average length of time was seventeen years, though a few took almost forty years to resolve. (“Ranchos of California” 2007)

In the case of two Ranchos, Alejandro Rodriguez had failed to register his land grant for the Rancho Encinalito so his family members’ claims were largely denied and the remaining land was sold. The family of Francisco Rodriguez, while they had a legally valid claim to the Rancho Arroyo del Rodeo would still need to go through the formal process to validate their title to the land. In 1854, the Rancho Arroyo del Rodeo was purchased jointly by John Hames and John Daubenbiss. (Bureau of Land Management 1869; Robinson 1979)

John Daubenbiss was born in Bavaria around 1820 and immigrated to the United States and was nineteen when he arrived in New York. He worked his way through the Southern states as a carpenter before he decided to go to California. He joined a group traveling on the Oregon Trail and arrived in 1842 at San Jose. John Hames was born in New York in 1811 but grew up in Michigan where his father, a millwright, built the first mill in Calhoun County, Michigan. Hames had worked with his father for several years before he joined a ship to South America, working as a ship’s carpenter for two years. He had arrived in 1842 in Monterey and worked his way

through Southern California before returning to San Francisco.(*Santa Cruz County, California: Illustrations Descriptive of Its Scenery* . 1879) .(Rowland 1940)

Other newcomers arrived during the Gold Rush and at the end of the war between the United States and Mexico, including adventurers, along with skilled tradesmen and farmers who helped to diversify what had been a cattle industry focused economy. Both Hames and Daubenbiss were skilled carpenters. Hames had constructed the first lumber mill at Niles Station in 1845, then partnered with Daubenbiss to construct a flour Mill for Mariano Vallejo in 1847, and a grist mill for the Castro-Lodge family in 1851. In partnership, they constructed and operated a flour mill in Soquel, where Hames also had his own sawmill. (Barrows and Ingersoll 1893) In 1858, Hames and Daubenbiss joined seven other local businessmen to form the Santa Clara Turnpike Company. This would be the first wagon road between Santa Cruz (Soquel) and San Jose, intended to support the growing economy and stimulate trade. ("Biographical Sketch of F.A. Hihn Compiled by Stanley D. Stevens | University Library" n.d.; *Santa Cruz County, California: Illustrations Descriptive of Its Scenery*. 1879)

While both men raised large families in Soquel and would serve in local public office, Hames lost many of his investments over the course of his lifetime. Always the entrepreneur, he and his wife had left for the mines when news came of the gold strike in the Sierras and his first son was born at Sutter's Mill. As a partner in the Rancho Arroyo del Rodeo, Hames had retained the lands north of Rodeo Creek while Daubenbiss kept those south of the Creek.(Harrison 1892) Hames sold his mill in Soquel, and around 1859 German immigrant Frederick A. Hihn and his partner James Brannan purchased land in the Rancho Arroyo del Rodeo on the west bank of Soquel Creek. This was the beginning of Hihn's project to develop what is now known as the city of Capitola as a tourist destination. (Barrows and Ingersoll 1893; Swift 2004)

It is unclear to whom Hames sold the property that would become a major part of the community of Live Oak, but in 1863 Martin Kinsley purchased farm land in what remained of the Rancho Arroyo del Rodeo. When he filed a patent for his property with the Federal Land Office in San Francisco in 1869, his holdings encompassed 146 acres. They extended from present day 17th Avenue to Rodeo Creek on the south, and the Capitola Road on the East to the Southern Pacific railroad line on the west. (Fig. 3)

Martin and his wife Catherine Kelly were both Irish immigrants. He had arrived on the East coast with his extended family in 1850, age eighteen, and independently left for California around 1858. Catherine, at age fifteen, had arrived in California with her family in 1853. (U.S. Bureau of the Census 1910) Soon after they married in 1859, they had raised cattle on leased lands near the present day Wilder Ranch State Historic Park when a drought wiped out herds all over the region. With a growing family they sought land better suited to farming in Live Oak,

which was fast becoming a center for grain farming. (Bureau of Land Management 1869; *Santa Cruz County, California: Illustrations Descriptive of Its Scenery*, 1879; Reader 1990)

As local historians Phil Reader and Norman Poitevin have pointed out the residents of Live Oak during the settlement period from 1840-1880 were almost evenly divided between largely European born and American born immigrants. The largest group of Americans arrived from the New England area, while residents of the United Kingdom constituted the largest group of Europeans. The Irish and the Germans were the most numerous. Fields of grain had once been observed all the way from the coast to the Pajaro Valley, but fifty years of grain farming had depleted the soils and agriculture was becoming more diverse. The opening of the railroad and the construction of wagon roads aided the development of new markets for many local industries. Poultry farming was introduced in the region by Henry Henney in 1897, when he established the first commercial hatchery, and then helped to establish the Santa Cruz Poultry Association. Bulb farming was also introduced at this time, though it would reach its peak much later. (Melendy 1977; Reader 1990; Poitevin 2017)

Martin Kinsley became actively involved in his community, as founding member of the Santa Cruz Grange and on the Board of the 14th District Agricultural Association. It was no surprise when, with six children, he donated land for the first school in the community of Live Oak. He then went on to serve on the local school board until his death, and two of his daughters were teachers at the school. The Kinsley farm was considered a model operation and Martin Kinsley frequently competed in the annual agricultural fairs, winning prizes regularly for his wheat and oats as well as horses, swine, poultry, and fruits. (Reader 1989; Poitevin 2017; California State Agricultural Society, Sacramento Calif. 1895; Chambers 1952)

When Martin Kinsley died in 1896 some of the Kinsley children had already left the area. Daughter Mary Kinsley had married rancher N.S. Messer and lived in San Benito County, Son Charles lived in Woodland and James in San Francisco. His wife Catherine managed the farm with the assistance of her remaining children. Sons Henry, Martin, and John resided in Santa Cruz, though Martin no longer lived on the farm. Her two youngest daughters, Emma and Anna, schoolteachers in local schools, also remained at the family home.(U.S. Bureau of the Census 1910) In 1914, Catherine divided the family holdings in Live Oak between her surviving children. Daughters Emma and Anna received the largest allotment, seventy-three acres including the family homestead. (E.D. Perry 1918) A two acre lot had been donated for the creation of the first Live Oak School in 1872. (Reader 1990)

Much of the early residential development in Live Oak had been concentrated in the coastal zone, with larger farms of 50 or more acres still to be found north of the railroad line. The first subdivision in Live Oak was Midway Park in 1897, nearby Camp Capitola and Seabright both in

1884, an indication of the shift from farming to increased residential development in the region. By 1900 some of the family farms had been sold or divided as older farmers retired and moved into town. A few were broken into much smaller lots and sold to a new generation of poultry, berry and bulb farmers, as well as retirees and others who preferred a residence outside of town. (Fig.4) Between 1914 and 1924 some of the Kinsley property was divided and sold. Then, in 1924, the Kinsley's formally entered into an arrangement with the Wilson Brothers to subdivide much of the land. The family farm was again reduced, to forty acres, when the Kinsley sisters sold the land above what was now Harper Street. (Kirk and Shklar 2003; Bowman 1924)

Around 1911 the Corcoran farm, adjacent to the Kinsley property, had become Wilson Brothers Tract #1 and was subdivided into two to four acre lots suitable for the adaptable new agricultural enterprises of poultry ranches, berry and bulb farms. Poultry farming was introduced locally before the turn of the 20th century by Henry Henney, who helped establish the Santa Cruz Poultry Association in 1897. Bulb and berry farming both lent themselves to the mild weather locally and smaller agricultural operations that attracted retirees. The Wilson Brothers Tract created six developments between 1911-1928, often referred to as the "Poultry Tracts," because each lot contained a home, often prefabricated, and a poultry house stocked with hens. In 1924, the remaining land in the Kinsley family farm became Tract #6, the last of these subdivisions. (Fig. 5)

V. REGULATORY FRAMEWORK FOR HISTORIC EVALUATION

National Register of Historic Places

The National Register of Historic Places (National Register) is the official list of properties recognized in American history, architecture, archaeology, engineering and culture and was designed to guide local communities, state governments and federal agencies in their preservation planning efforts. (U.S. Department of the Interior, National Park Service, National Register of Historic Places 1990)

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

In order to be eligible for listing on the National Register, a property must meet the criteria listed above, be associated with an important historic context, and retain historic integrity of those features necessary to convey its significance.

California Register of Historical Resources

The California Register guidelines and criteria are modeled on those in the National Register and recognizes properties that meet at least one of the following eligibility criteria: (State of California, Office of Historic Preservation N.D.)

- It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California, or the United States; or
- It is associated with the lives of persons important to local, California, or national history; or
- It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
- It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.
- In addition to meeting one of these criteria, the resource must possess integrity. Resources that possess integrity “retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance”

Historic Evaluation by the County of Santa Cruz

The Santa Cruz County Code, Chapter 16.42 – Santa Cruz County Historic Preservation Ordinance provides guidelines for assigning ratings of historical significance and criteria for evaluating significance and integrity. (County of Santa Cruz 2008.)

16.42.050 Historic resource designation.

(A) Protected Historic Resources. The Santa Cruz County historic resources inventory shall consist of those structures, objects, properties, sites, and districts as designated by certified resolution of the Board of Supervisors and thereby incorporated by reference and made a part of this chapter, with subsequent amendments as provided for in subsection (E) of this section.

(B) Rating of Significance. For purposes of administering the historic preservation program, general public information, and to aid in the nomination of historic resources to the National Register, designated historic structures, objects, sites and districts shall be assigned a National Register (NR) Rating Code for historic significance based upon guidelines published by the United States Department of the Interior, National Park Service as follows:

- (1) NR-1. A property listed in the National Register of Historic Places.
 - (2) NR-2. A property that has been determined to be eligible for listing on the National Register by the U.S. Department of the Interior.
 - (3) NR-3. A property eligible, in the opinion of the County Historic Resources Commission, to be listed on the National Register of Historic Places.
 - (4) NR-4. Property which may become eligible for listing on the National Register if additional research provides a stronger statement of significance, or if the architectural integrity is restored. These buildings have either high architectural or historic significance, but have a low rating in the other categories.
 - (5) NR-5. A property determined to have local historical significance.
 - (6) NR-6. The County shall maintain a listing of those properties which have been evaluated and determined to be ineligible for designation as an historic resource based on the criteria in subsections (B) and (C) of this section and/or due to their deteriorated architectural integrity or condition. These properties shall be given a rating of significance of NR-6. An NR-6 rated property is part of the historic resource inventory but is not subject to the provisions of this chapter. An NR-6 rated property may be reevaluated periodically.
- (C) Designation Criteria. 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:
- (1) The resource is associated with a person of local, State or national historical significance.
 - (2) The resource is associated with an historic event or thematic activity of local, State or national importance.
 - (3) The resource is representative of a distinct architectural style and/or construction method of a particular historic period or way of life or the resource represents the work of a master builder or architect or possesses high artistic values.
 - (4) The resource has yielded, or may likely yield, information important to history.

VI. THE PROPERTY

The parcel upon which the proposed project would be constructed is located within the original boundary of the former Martin Kinsley Farm. After the death of Mr. Kinsley, at the age of sixty-four in 1896, his wife Catherine ran the farm with the assistance of their adult children. In 1914, as Catherine Kinsley approached the age of seventy-five, the property was divided among the remaining family members who then began to sell off their sections of the farm.(Fig. 6) Census records indicate the growth of smaller poultry operations and increased population density in this section of the Live Oak community between 1910 and 1920, as other farms were divided and sold. The house at 2340 Harper Street was constructed in 1922 , and may be the oldest house on this block and the first lot sold on this street before it became part of the Wilson Brothers subdivision project. The oldest houses on this street from this period were constructed from 1925-1935. (Poitevin 2017; U.S. Bureau of the Census 1910, 1920)

The Kinsley family entered into an agreement with the Wilson Brothers Realty Company to develop Tract No. 6, in 1924, retaining only forty acres of the original 147 acres in agriculture.. Beginning in 1911 local realtors Frank and David Wilson, working with the Santa Cruz Investment Company, took advantage of the sale and division of large tracts of farmland in Live Oak to market smaller holdings to families and retirees. While grain farming remained profitable for a time, poultry ranches, berry farms, and flower bulbs farms and nurseries became stable parts of the economy until the Postwar period. Between 1911 and 1928, the Wilson Brothers offered lots in six tracts suitable for the small farmer. These were long narrow lots of 1 to 3.5 acres for an affordable price of from \$500 to \$650 per acre. Often referred to as the “Poultry Tracts,” many of these properties contained a two bedroom kit house, and a poultry house with a flock of chickens.

The expansion of local railroad lines, and improvement of the regional road system, had been a major factor in the growth and development of the recreation and tourism industry. The railroads promoted the climate and opportunities for a good life in Santa Cruz County in their company publications to a broader audience. (Hamman 1996) Census records from 1920-1940 indicate that a large number of residents in these new tracts were involved in poultry production or related services such as farm supply, or farm labor, noting an influx of newcomers from the Midwest. Some of those listed in the census records as “farmerettes” were married women supplementing their spouse’s income or single women seeking an independent occupation. There was also a new wave of immigrants, including many Japanese, who became involved in the flower bulb and berry growing enterprises. The Depression, and an outbreak of poultry disease in 1931 had thinned out the least successful poultry operations. However, census records in 1940 documented five households in this block of Harper Street that list the

occupation of the head of household as “Poultry Farmer.” (U.S. Bureau of the Census 1910, 1920, 1930, 1940)

In a 1929 County map, William A. Helm is listed as the property owner, noting this as a double lot that included both 2340 Harper Street (Lot 28) and 2314 Harper Street (Lot 29). A review of the 1929 and the 1931 County maps indicate several other parcels in Tract #6 that included two or more lots. Like most of the properties in these developments, this parcel was probably sold as a small family farm. While the original purchaser has not yet been identified, it appears that the parcels may have been sold several times within the first ten years. Two years later, in 1931, K. Nilson and S. Hoiland are listed as property owners. (“1929 Santa Cruz County Page 27: UCSC Map Library Collections” n.d; “1931 Santa Cruz County Page 27: UCSC Map Library Collections” 2018)

Even though Live Oak had established a separate identity, during the postwar period it was rapidly becoming a suburb of Santa Cruz due to the pressure to provide for affordable housing near the larger population center. No longer were residents primarily involved in agriculture but often retirees, renters, and commuters who enjoyed the more rural atmosphere of the area. In 1943, the property was acquired by Gilbert and Jacqueline Reboul who remained until 1959. Gilbert was a French immigrant who had worked in restaurants in San Francisco before arriving in Santa Cruz, while Jacqueline had grown up in Louisiana. Neighbors recall that the couple were good cooks and had an extensive garden and fruit trees. This was a kitchen garden, rather than a commercial venture, the products of which were canned and customarily exchanged with neighbors.

In 1959 the property was purchased by Eugene and Hedwig Alber. The Albers were both German immigrants, arriving in New York in 1923, and had relocated to California in 1940. Eugene worked locally as a carpenter and when he died, in 1962, Hedwig retained their property. It then appears to have become a short term rental, or remained vacant, from 1963-64. Frank Rimicci was a tenant from 1965-67 and retirees Haig and Evelyn Cunningham from 1970-71. (Poitevin 2017) (R.L. Polk & Company 1960, 1963, 1965, 1967, 1971)

In 1980, Mrs. Alber decided to divide the parcel into two lots and had the property surveyed. Several of the large lots along Chanticleer Avenue and on Harper Street had already been subdivided for new detached homes, apartments, and even mobile home parks. County surveyors discovered an error in the original survey conducted in 1924, and the property was surveyed again. (Stanley R. Smith 1980, 1981) County records indicate that 2340 Harper Street may have been sold after it was reappraised in 1993. In 2011, it was acquired by the current owner, the County of Santa Cruz, Redevelopment Agency, and has remained a rental property since that time. (Santa Cruz County Assessor; Kirk and Shklar 2003)

Existing Buildings

The two buildings that may be impacted by this project are the house and garage/shed located at 2340 Harper Street, Santa Cruz, CA. The property now consists of a one-bedroom single story house with detached garage on a large lot with overgrown vegetation and numerous trees. Both buildings are slightly set back from the paved single lane road on the back sloping lot. The lot is bounded on both sides by residential properties and on the rear by a deep wooded slough. Presently, the landscaping is overgrown and the exterior of the house is weather-beaten with peeling paint and deteriorating windows and doors. The house was constructed in 1922, according to County records, and has been primarily a rental for more than twenty years. The garage/shed is extremely deteriorated. Siding is missing on the west and south walls and the OSB roof, encased in a tarp, is sagging and exposed. Aerial maps, and the remnants of a building foundation behind the house would indicate the presence of at least one other ancillary structure in the past. County Assessor records note that an attached storage shed was demolished in 2000. (Santa Cruz County Assessor; Douglas Ross, Ph.D., Albion Environmental, Inc. 2018)

A. House and Garage/Shed

The small house is a vernacular bungalow form and is composed of intersecting gables configured in an L, with a small shed roof section in the rear. The Craftsman elements include a low pitched gable roof, cottage windows and extended eaves with exposed rafters. The house has a newer perimeter concrete foundation, original shiplap siding and newer composition shingles. The façade features a shed roofed canopy braced over a paneled entry door with light, possibly original, and a concrete stoop and steps at the intersection of the L. A shed roofed canopy with braces is centered over the replacement corner plywood door at the rear of the house, with a concrete stoop and steps. Windows throughout are double hung, wood sash, with a group of three, including two-2 over 2 windows, on the west wall. Recent post and wire fencing encloses a small yard in the front.

The vernacular detached garage/shed is a front facing gable with single wall construction, shiplap siding, and set on grade with a dirt floor. The street façade features a set of wide wooden board double doors on metal hinges. A single board door is centered between two boarded up square windows on the east side of the garage. The windows and side door are of rougher construction and may have been fabricated on site. The garage/shed was probably constructed around the same time as the house, since the siding is similar and it exhibits some Craftsman elements in the extended eaves and exposed rafters.

While these buildings are more modest in construction than those nearby, the design and features of the house and the garage are consistent with others on both Harper Street and

adjacent Chanticleer Street of the same period. At the turn of the last century, the one story bungalow was the most popular small house form in America. As the historic context for the City of Santa Cruz explains, bungalows are one of the most frequent forms to be found in the City, usually with Craftsman or Prairie Style design elements. (Lehman 2000) Their simple design, often using local materials, made it the ideal affordable house for the new homeowner, the retiree, a frequent design for a summer homes, a practical farm house, and for worker housing in company towns. (Wright 1993) The setting and cultural landscape retain their appearance as elements of a rural streetscape of the period, the deep lot with a large open grassy field behind the main house, large trees lining the street, a dirt and gravel driveway, and a one lane road.

Evaluating Historical Resources

The California Environmental Quality Act (CEQA) is intended to evaluate and mitigate the effects a proposed project will have on the environment. In addition to natural resources, CEQA considers impacts on historic and cultural resources. In order to determine if a project will have significant impacts on historic resources, CEQA applies a two-part test; the resource must be “historically significant” and the project would cause “substantial adverse change” to the resource such as “demolition, destruction, relocation, or alteration that impair the significance of the historic resource.” (Bass, Bogden, and Rivasplata 2012)

For the purposes of this project, a significant impact would result if the project were to have an effect on any property listed, or potentially eligible for listing, on the California Register of Historical Resources, as a California Historical Landmark, or at the local level. Such an impact could result through the demolition of or substantial adverse change to, a property individually listed or individually eligible; or to a property that has been documented as a contributor to an historic district; or through other adverse effects such that the integrity of the district or eligibility of the resources is diminished.

Integrity is the ability of a historic resource to convey the reasons for its significance. The Department of the Interior, National Park Service (NPS) is the umbrella agency for federal and state cultural resource management in the United States. NPS standards and guidelines are universally accepted as the appropriate tools for evaluating resource significance and for treatment of historic properties.

NPS has defined seven qualities of integrity that should be considered when evaluating impacts to cultural resources (U.S. Department of the Interior, National Park Service, National Register of Historic Places 1990). The seven qualities are:

Location – part of the significance of a historic property is tied up in the location where it was built, this is usually destroyed by moving buildings

Design – the combination of elements that creates the form, plan, space, structure, and style of a building

Setting – the physical environment or context of a historic property, the “character” of the place, not just where a property is situated

Materials – the physical elements that were used to create the historic building, the choice and combination of materials reveals the preferences of the creators

Workmanship- the physical evidence of the artisan’s labor to build the structure, workmanship speaks to the technology used to create the building

Feeling – a property’s expression of the aesthetic or historic sense of a particular period of time, feeling results from presence of physical features that, taken together, convey the property’s historic character

Association – association is the direct link between an important historic event or person and a historic property \

VII. PROPERTY EVALUATION & RECOMMENDATIONS

This property is not eligible for listing in the California Register under Criteria 1 through 3, either as an individual historical resource or as a contributor to a potential historic district. At this time, the archaeological resources studies have not been completed so eligibility under Criterion 4 is still undetermined.

Criterion 1: The property is only generally associated with the agricultural development of the Live Oak community. While the property was used for subsistence agriculture, there does not appear to have been a working farm of any type on this particular site. There were no activities conducted on this site that directly contributed to any significant events or trends demonstrated to be important to State or local history

Criterion 2: The property is not associated with any individuals or events significant to the history of the community. Like most of the land in this section of the community, the property was previously owned by the Kinsley family but it appears to have been used strictly as an agricultural field. Even though this lot is within the Wilson Brothers Tract #6, the buildings were constructed prior to the development of the tract and the establishment of the poultry farm lots.

Criterion 3: The house is a modest vernacular form with Craftsman elements, of which there are many better examples within the community of Live Oak. The garage/shed is a simple vernacular structure typical of similar utility buildings during this period. Neither

building is distinguished by methods of construction or materials that demonstrate unique craftsmanship or engineering.

Criterion 4: It is still undetermined if the property may yield important information about prehistory or history through archaeological investigations.

Based on this determination, this property does not meet the County of Santa Cruz Historic Designation Criteria (1 through 3) either as an individual historical resource or as a contributor to a historic district.

Recommendations

After reviewing the site plan, landscape plan, elevations and 3-dimensional renderings of the proposed development by Habitat it is our opinion that the proposed development would be compatible with the historic resources, landscape and setting of the Harper Street neighborhood. Though many of the new homes will be two-story they are of a style and form compatible with the older homes in this block. The plan provides for a street setback, retains many of the old trees and includes new plantings on the street facade, with a garden and open space in the landscape plan. This should minimize the visual intrusion on the streetscape. There are no properties of historical significance at 2340 Harper Street so the project proposed by Habitat should have no impact on historical resources on that site.

In order to conduct this study, it has been necessary to study the cultural landscape and setting as well as adjacent properties in order to determine the essential character and sense of place. Harper Street, and adjacent Chanticleer Street, contain several buildings constructed during the period when the property shifted from large scale farming to small farm units, and has been noted in local history tours even though no property on this street has been designated as a historical resource.(Poitevin 2017). Aerial maps of Live Oak clearly indicate that this is one of the few remaining areas of lower density older properties, with elements of the cultural landscape, including uncultivated open space, remnant orchards and gardens, windbreak trees and the characteristic single lane rural road that establish a unique sense of place.

While it may not be feasible to designate these areas as historic district, it may be possible to designate a special planning district or establish a cultural overlay. This would ensure that future development is compatible with the rural character, landscape and setting, of this area. Previous studies of this area have generally focused on the architecture and representative property types associated with specific periods of development up to the mid-20th century. (CIRCA Historic Property Development 2002; Kirk and Shklar 2003) Most historic resources are determined to be significant because of their ability to relate to a specific historic context,

buildings and landscapes must demonstrate visual and physical elements that correlate with identified historic themes.

As we have learned, wars, natural disasters and changing community needs will all have an impact over time and it is not possible to preserve every resource that is considered historically significant. However it is possible to do a better job in documenting the past with a broader and more inclusive representation of American history. The studies of historic architecture in Live Oak could be supplemented and partially mitigate for potential loss of historic properties by including photographic or oral history documentation, for example:

- Develop an oral history project to document the history of the community of Live Oak, and in particular to record and interpret its role in the 20th Century. A review of the census records for this area indicated that there were always a large number of immigrant families. Phil Reader's *Outline for a Live Oak history* identifies a number of different immigrant groups, in particular the large number of Japanese American families. (Reader 1989) There are still a number of long term residents in the area, and some residing in these neighborhoods, who may still be of an age where oral history documentation could be obtained.
- An archival retrieval program, similar to the Shades of California project conducted by the California State Library, could collect materials from personal collections, families and individuals who have resided in Live Oak. Such a collection could be deposited in the Santa Cruz Public Library or the UCSC McHenry Library, and contributed to the Online Archive of California. (<https://oac.cdlib.org>) These would become resources for historians, local students and families, and serve as a comprehensive reference and guide to cultural landscapes and for the rehabilitation and restoration of historic properties.

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Appendix A: Maps

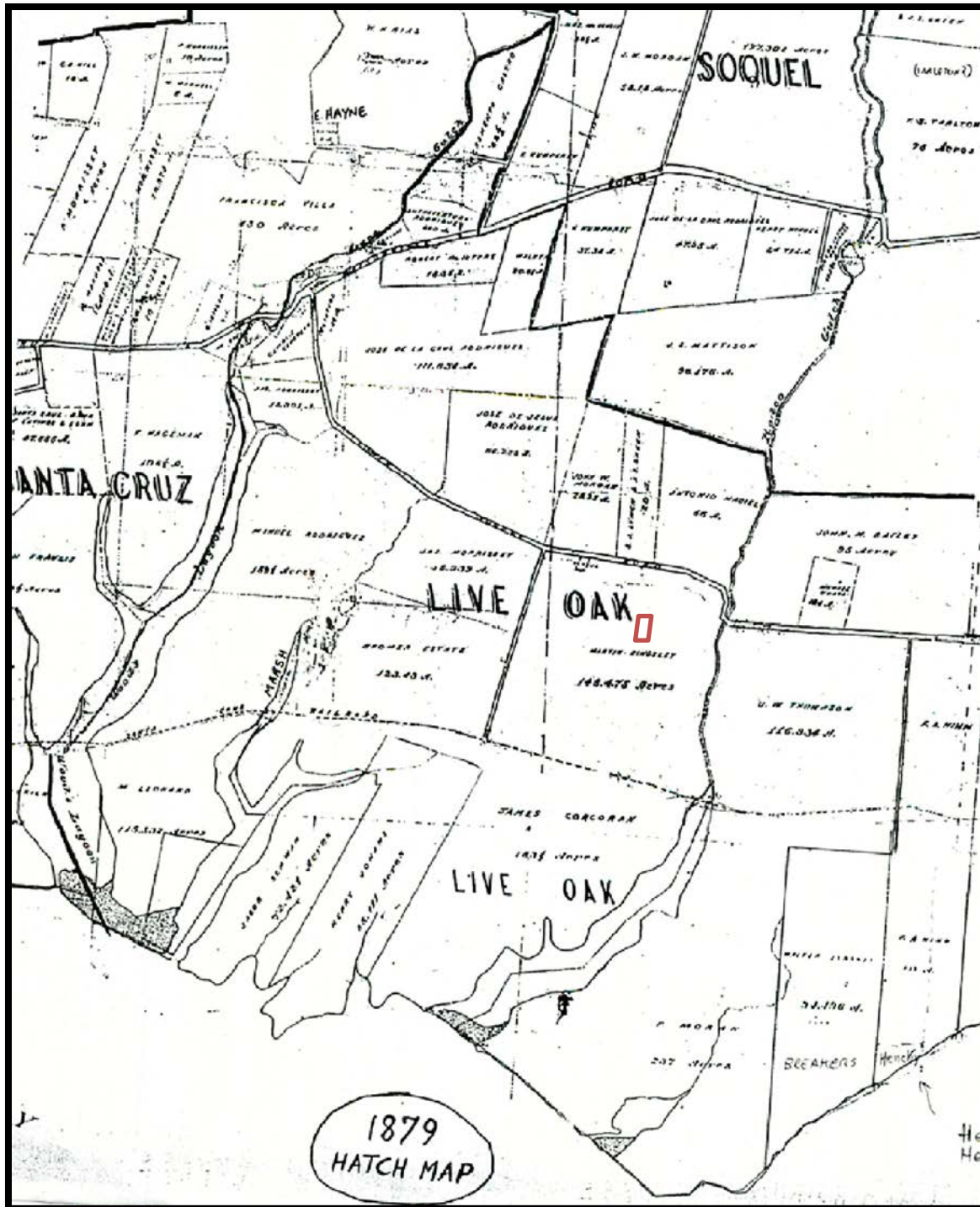


Fig. 3 Official Map of Santa Cruz County, Publisher A.J. Hatch, San Francisco, California



Fig. 4 Official map of the County of Santa Cruz. Punnett Brothers, San Francisco, California 1906

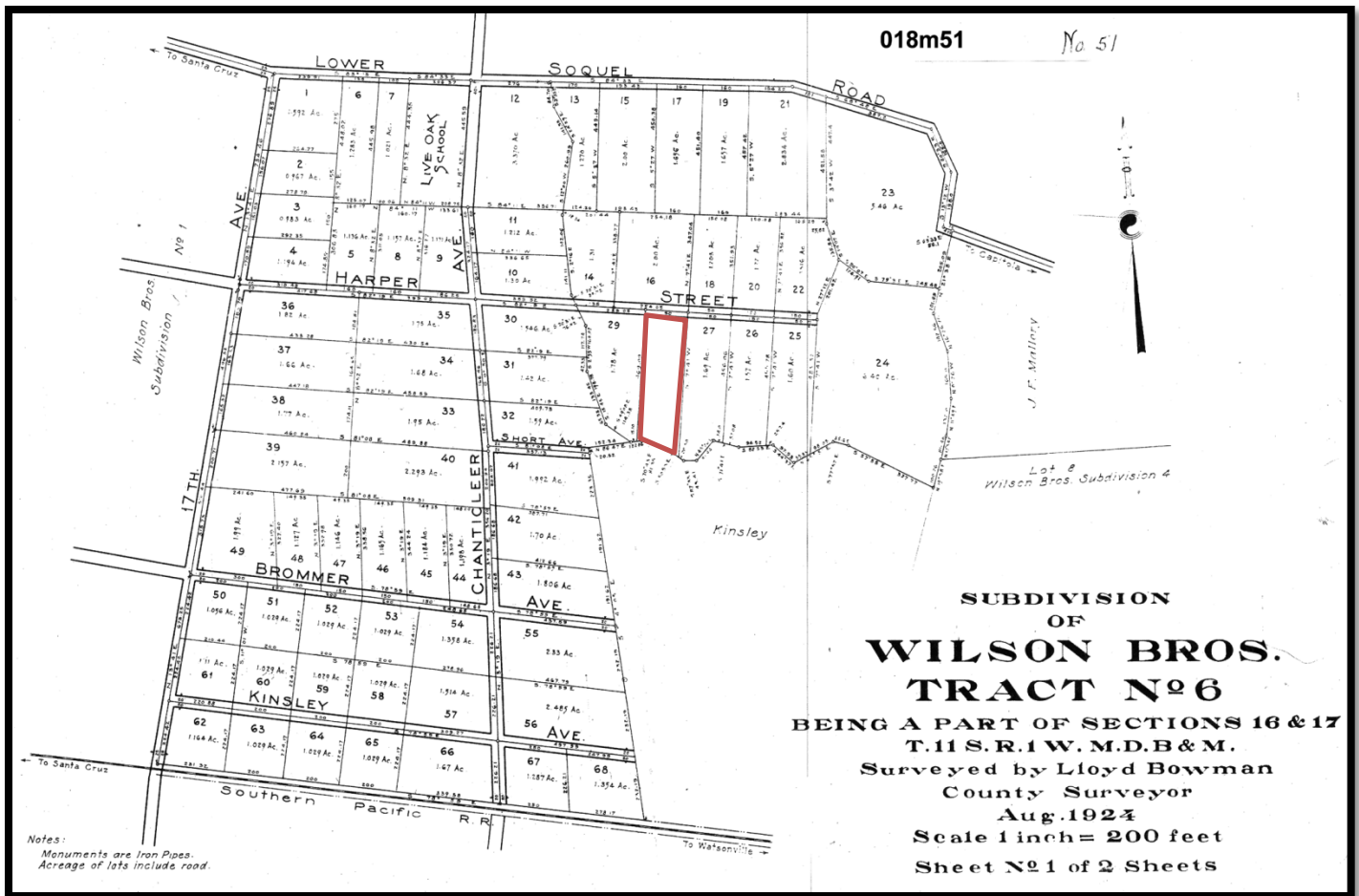


Fig. 5 Subdivision of Wilson Bros. tract no. 6, being a part of sections 16 & 17, T.11 S.R.1W, M.D.B & M, 1924

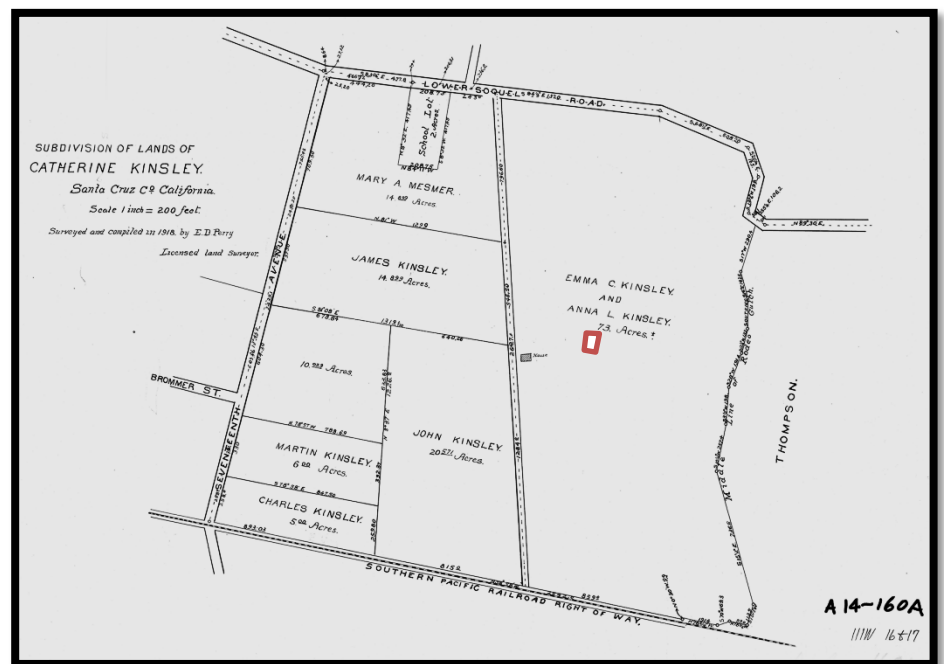


Fig. 6 Subdivision of Lands of Catherine Kinsley, Santa Cruz Co., California 1914.

Appendix B: Site Photographs



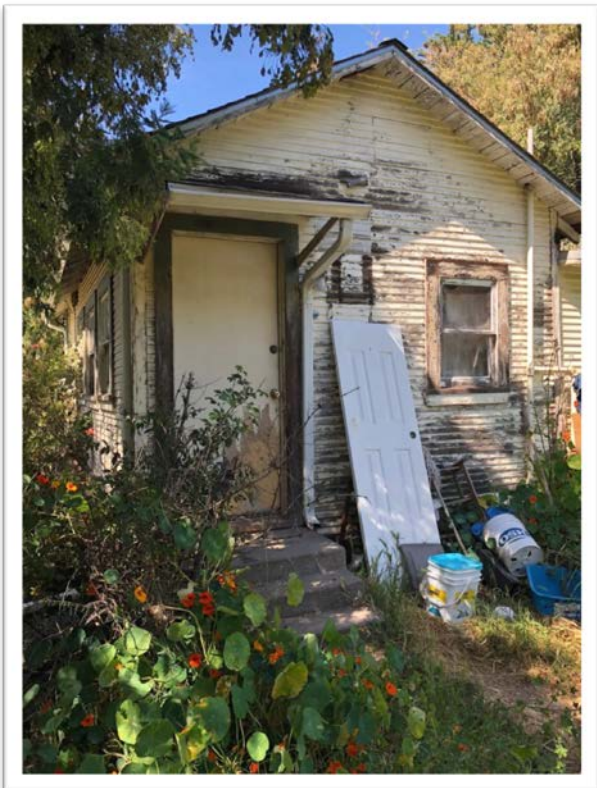
Front Entry Door & Canopy



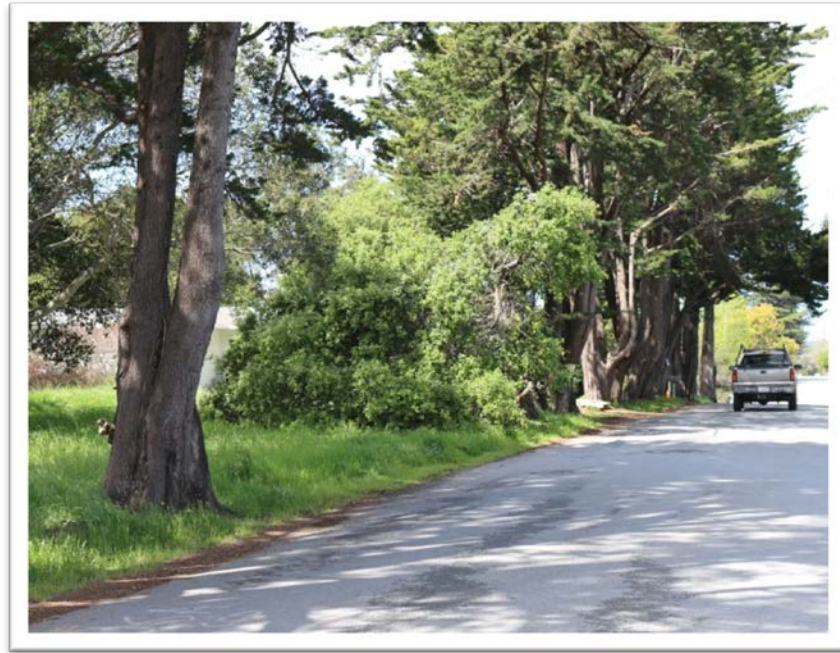
S. Wall



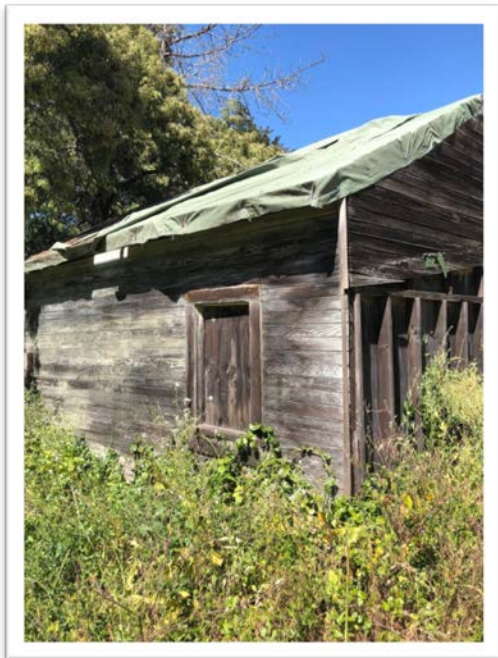
E. Wall Windows



Rear Entry Door Canopy, Stoop, S. Wall



2340 Harper Street,
Street view to Chanticleer Avenue



Garage/Shed, Façade & N. Wall
Courtesy of Albion Associates.

Garage/Shed, E. Elevation & S. Wall

Appendix C: Site Record

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 2340 Harper Street

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☐ Unrestricted

*a. County: Santa Cruz and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Soquel Date: 1954, revised 1994 Sections 16 & 17 T 11S. R 1W., M.D.B &M.

c. Address: 2340 Harper Street

City: Santa Cruz

Zip: 95062

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) : APN 029-171-05 :

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

The property consists of a one-bedroom single story house with detached garage/shed set on a back sloping lot in the old community of Live Oak. Located within the Wilson Brothers Tract No. 6 (1924), though the house was constructed in 1922. Bounded on the rear by a deep wooded slough, with a dirt driveway on the west, and a windbreak of trees along the road in front.

The bungalow form house is composed of intersecting gables configured in an L, with a small shed roof section in the rear. Craftsman elements include a low pitched gable roof, cottage windows and extended eaves with exposed rafters. The house has a newer perimeter concrete foundation, original shiplap siding and newer composition shingle roof. The façade features a shed roofed canopy braced over a paneled entry door with light, concrete stoop and steps at the intersection of the L. A shed roofed canopy with braces is centered over the corner plywood door at the rear of the house, with a concrete stoop and steps. Windows throughout are double hung, wood sash, with a group of three, including two-2 over 2 windows, on the west wall. Newer post and wire fencing encloses a small yard in the front.

The vernacular detached garage/shed is a front facing gable with single wall construction, shiplap siding, and set on grade with a dirt floor. The street façade features a set of wide wooden board double doors on hinges. A single board door is centered between two boarded up square windows on the east side of the garage. The windows and side door may have been constructed on site while the structure itself may have been constructed prior to the house.

The design and features of the house and the garage are similar to others on both Harper Street and adjacent Chanticleer Street of the same period. The landscaping is overgrown and the exterior of the house is weather-beaten with peeling paint and deteriorating windows and doors. The garage/shed is extremely deteriorated, with siding missing on the west and south walls. The OSB roof, encased in a tarp, is sagging and exposed. An attached storage shed was demolished in 2000.



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

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

P5b. Description of Photo: (View, date, accession #) V to North, Oct. 17, 2017

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric

☐ Both 1922 County Assessor

*P7. Owner and Address:

County of Santa Cruz, 701 Ocean Street, Rm 510,
Santa Cruz, CA 95060-4000

*P8. Recorded by: (Name, affiliation, and address) Suzanne Guerra, Guerra and
McBane, P.O. Box 367, Bayside, CA. 95524

*P9. Date Recorded: May 17, 2018

*P10. Survey Type: (Describe)

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Guerra &
McBane, Cultural Resources Assessment of 2340
Harper Street, Santa Cruz, CA, 2018

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