

P A S T
CONSULTANTS LLC

Seth A. Bergstein
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August 31, 2021

Andy Goldberg
Mission Studios Santa Cruz, LLC
420 Ingalls St., Suite 5
Santa Cruz, CA 95060

Re: Historic Evaluation for 1819 Mission St., Santa Cruz, CA
APN. 004-124-31

Dear Mr. Goldberg:

This letter states the findings of historic significance, based on our research and conditions assessment of the property located at 1819 Mission Street (004-124-31). PAST Consultants, LLC (PAST) attended a site visit to the subject property on August 22, 2024 to photograph and inspect all buildings. Research was conducted in September 2024 to determine the historic significance of the circa-1940 house and garage on the subject property.

Summary of Findings

The subject property contains a circa-1940, altered single-family house and detached garage constructed in the Minimal Traditional style. Research did not reveal any historic associations for the subject property. In addition, the Minimal Traditional-style house has been altered and has lost historic integrity. Given the changes made to what is a very modest and common original design, the house on the subject property does not qualify for listing on the National Register of Historic Places or the California Register of Historical Resources. The subject property is not eligible for the Santa Cruz Historic Resources Inventory because it does not meet City historic preservation criteria and has been altered. The building's history, condition and historic evaluation are presented on the attached DPR523 forms.

The following historic assessment report describes the subject property, presents a construction chronology of the buildings, provides a summary history and evaluates the property for historic significance according to criteria of the National Register, the California Register and the City of Santa Cruz municipal code.

Project Location

The subject property is located at 1819 Mission Street in the Mission Street corridor, northwest of the Circles area of Santa Cruz (**Figure 1**).

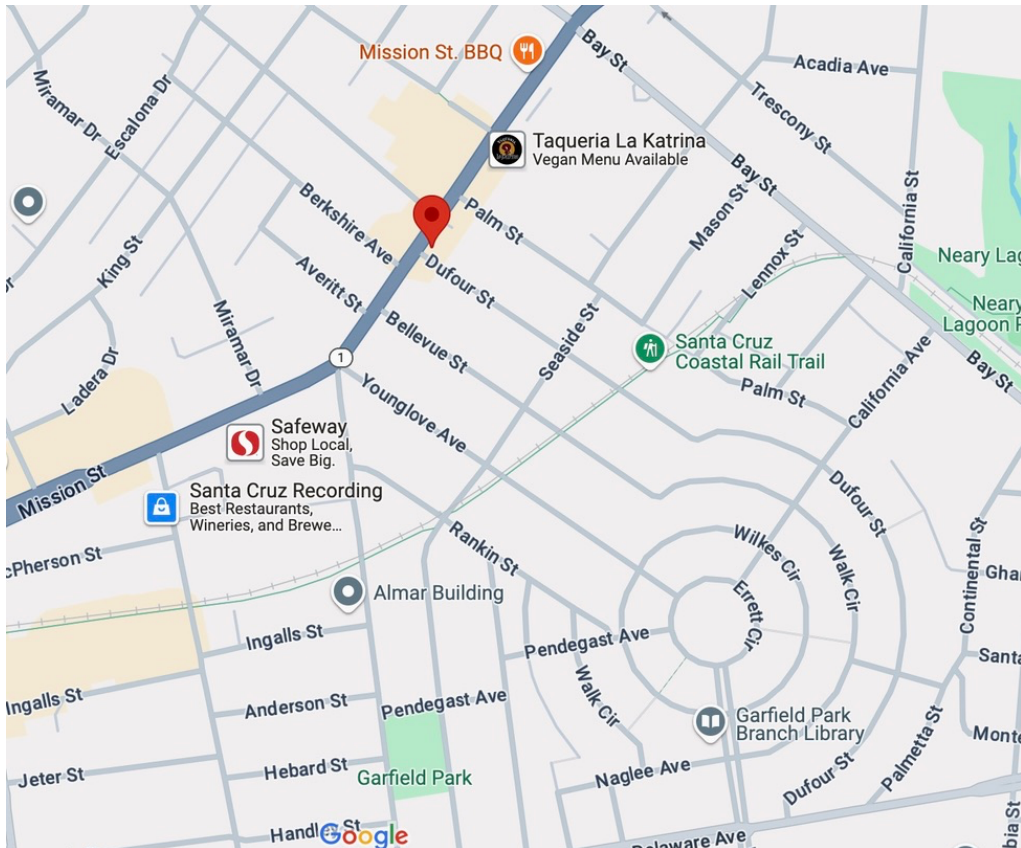


Figure 1. Location map (*Courtesy: Google Maps*).

Project Team

Client/Applicant

Andy Goldberg
Mission Studios Santa Cruz, LLC
420 Ingalls St., Suite 5
Santa Cruz, CA 95060

Regulatory Agency

City of Santa Cruz Planning Department
809 Center Street, Rm. 206
Santa Cruz, CA 95060

Historic Preservation Consultant

PAST Consultants, LLC
P.O. Box 721
Pacific Grove, California 93950

Architectural Historian and Report Author: Seth Bergstein meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History and History.

PAST Consultants: Qualifications

Seth A. Bergstein, Principal of PAST Consultants, LLC, began his technical career as a civil, structural and geotechnical engineer for a variety of commercial and transportation engineering projects. This experience created an appreciation for historic engineering and architectural structures and led him to architectural study at the University of Oregon, Eugene, and a Master of Arts in Historic Preservation from Cornell University. After Cornell, Seth was a materials conservator and project manager for Architectural Resources Group and managed projects for a diverse range of historic building types, including the Point Reyes Lighthouse, Bernard Maybeck's First Church of Christ, Scientist - Berkeley, Pasadena City Hall, the John Muir House, and a number of historic bridges, including project management for the restoration of the Wawona Covered Bridge in Yosemite National Park.

In 2004, Mr. Bergstein founded PAST Consultants, LLC (PAST), a historic preservation consulting firm specializing in preservation planning, documentation, and conservation for historic and cultural resources. PAST's clients include the State of California, public agencies, architectural and engineering firms, museums, nonprofit organizations, preservation advocates and private property owners. PAST is represented on the California Historical Resources Information System (CHRIS) list of qualified historic consultants sponsored by the California Office of Historic Preservation and is on numerous certified consultants lists for public agencies throughout California.

PAST has prepared numerous successful National Register nominations, written historic context statements for public agencies, photo-documented historic buildings for HABS/HAER projects, prepared historic structure reports and evaluated numerous historic buildings throughout central and northern California for both public and private clients. PAST is often hired to evaluate proposed

changes to historic buildings for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. PAST is presently the on-call historic preservation consultant for the City of Carmel-by-the-Sea and the City of Capitola.

Previous Certified Local Government (CLG) Experience

In 2010 and 2011 PAST was awarded two CLG-funded projects through the California State Office of Historic Preservation (SHPO): the 2010 Historic Context Statement for Agricultural Resources in the North County Planning Area, Monterey County and the 2011 Agricultural Resources Evaluation Handbook, Monterey County, California. The latter project was a collaborative effort with Monterey County, the California State Office of Historic Preservation (SHPO) and the community to develop a methodology for evaluating historic agricultural resources as a model for all regions of California. Both public reports are published on the Monterey County housing and community development website.

In 2022, PAST completed the Certified Local Program (CLG)-funded Carmel Historic Context Statement 20-year Update for the time period of 1966 – 1986. In 2024, PAST was awarded another CLG-funded project to prepare an entirely new historic context statement for the City of Carmel-by-the-Sea. This report will be completed by 2025.

Principal Seth A. Bergstein has nearly 30 years combined experience in civil and structural engineering, materials conservation, architectural history and historic preservation planning. Seth meets the *Secretary of the Interior's Professional Qualifications Standards* in Architectural History and History. Mr. Bergstein has been keynote speaker at preservation conferences, has written articles on historic contexts and the preparation of historic context statements, provided historic preservation training to city planning staff and has led architectural tours. He is a member of the Alliance of Monterey Area Preservationists (AMAP) and is founding board member of the Monterey Area Architectural Resources Archive (MAARA).

Methodology

Site Visits

PAST attended a site visit on August 22, 2024 to photograph and perform a conditions assessment of the buildings on the subject property.

Research Design

Research was conducted during September 2024. PAST performed research in the following repositories to develop this historic assessment report:

- Santa Cruz County Assessor's Office, Santa Cruz, CA;
- City of Santa Cruz Planning and Building Divisions, Santa Cruz, CA;
- California History Room, Santa Cruz Public Library; and
- On-line genealogy portals, including those associated with Ancestry.com and Newspapers.com.

The purpose of the research design was to determine the construction chronologies of the buildings on the subject property, to understand the historical uses of the property, and to determine if any of the previous property owners were significant persons in national, California or Santa Cruz history.

Registration

The property is not listed on the National Register of Historic Places or the California Register of Historical Resources. The property is not included in any of the three volumes of the *Santa Cruz Historic Building Survey*.

Regulatory Framework

The City of Santa Cruz evaluates historic resources according to the guidelines of the California Environmental Quality Act, the California Register Program and the City of Santa Cruz, under Municipal Code Section 24.12.440. The California Environmental Quality Act (CEQA) provides the framework for the evaluation and treatment of historic properties (Section 15064.5). CEQA defines a historical resource as: (1) a resource determined by the State Historical Resources Commission to be eligible for the California Register of Historical Resources (including all properties on the National Register); (2) a resource included in a local register of historical resources, as defined in Public Resources Code (PRC) Section 5020.1(k); (3) a resource identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); or (4) any object, building, structure, site, area, place, record, or manuscript that the City determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the lead agency's determination is supported by substantial evidence in light of the whole record.¹

National Register of Historic Places (National Register)

The National Historic Preservation Act of 1966 authorized the Secretary of the Interior to create the National Register of Historic Places. Districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering and culture are eligible for listing if they meet at least one of four criteria.² Eligible resources are those:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; 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 distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

¹ California Code of Regulations, 14 CCR § 15064.5.

² 16 U.S.C. 470, *et seq.*, as amended, 36 C.F.R. § 60.1(a).

Eligible resources must also retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey the relevant historic significance.³ The seven aspects of integrity are described in a separate section below.

California Register of Historical Resources (California Register)

A resource is eligible for listing in the California Register of Historical Resources if it:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.⁴

Resources eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historic resources and convey the reasons for their significance.

The same seven aspects of integrity are considered when evaluating resources for listing in the National Register and California Register: location, design, setting, materials, workmanship, feeling, and association. Alterations over time or historic changes in use may themselves be significant. However, resources that may not retain enough integrity to meet National Register criteria may still be eligible for listing in the California Register.

Historic Integrity

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation defines **historic integrity** as "the ability of a property to convey its significance." Historic properties either retain their integrity or they do not. To retain integrity, a resource will always retain several and usually most of the seven aspects of integrity:

1. **Location:** the place where the historic property was constructed or the place where the historic event occurred.
2. **Design:** the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting:** the physical environment of a historic property.
4. **Materials:** the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. **Workmanship:** the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. **Feeling:** a property's expression of the aesthetic or historic sense of a particular period of time.
7. **Association:** the direct link between an important historic event or person and a historic property.

³ 36 C.F.R. § 60.4.

⁴ California Public Resources Code § 5024.1(c).

After establishing the property's historic significance, the evaluator assesses integrity using *National Register Bulletin 15*'s four-step approach:

1. Define the **essential physical features** that must be present for a property to represent its significance.
2. Determine whether the **essential physical features are visible** enough to convey their significance.
3. Determine whether the property needs to be **compared with similar properties**. And,
4. Determine, based on the significance and essential physical features, **which aspects of integrity** are particularly vital to the property being nominated and if they are present.

National Register Bulletin 15 emphasizes that “ultimately, the question of integrity is answered by whether or not the property retains the **identity** for which it is significant.”⁵

City of Santa Cruz Municipal Code

The designation and treatment of historic properties is codified in the City of Santa Cruz Municipal Code, *Chapter 24.12 – Community Design, Part Five: Historic Preservation (Municipal Code Sections 24.12.400 – 24.12.450)*. Historic resources must meet the criteria of the National Register, California Register, or City of Santa Cruz Historic Preservation criteria. The City of Santa Cruz's Historic Preservation criteria are located in *Chapter 24.12.440 - Santa Cruz Historic Building Survey*, and are the following:

The **property** is either a building, site, or object that is:

1. Recognized as a significant example of the cultural, natural, archaeological, or built heritage of the city, state, or nation; and/or
2. Associated with a significant local, state, or national event; and/or
3. Associated with a person or persons who significantly contributed to the development of the city, state, or nation; and/or
4. Associated with an architect, designer, or builder whose work has influenced the development of the city, state, or nation; and/or
5. Recognized as possessing special aesthetic merit or value as a building with quality of architecture and that retains sufficient features showing its architectural significance; and/or
6. Recognized as possessing distinctive stylistic characteristics or workmanship significant for the study of a period, method of construction, or use of native materials; and/or
7. Retains sufficient integrity to accurately convey its significance.⁶

⁵ U.S. Department of the Interior, National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, U.S. Department of the Interior, 1997, 44-49 (bold in original).

⁶ City of Santa Cruz, Municipal Code *Chapter 24.12 – Community Design, Part Five: Historic Preservation*.

Conclusion

In conclusion, the subject property located at 1819 Mission Street, Santa Cruz, California does not qualify for listing on the National Register of Historic Places, the California Register of Historical Resources or the Santa Cruz Historic Resources Inventory. The proposed project does not require mitigations for historic resources according to the California Environmental Quality Act (CEQA - Section 15064.5), as the subject property is not historically significant.

Please consult the attached State of California Department of Parks and Recreation (DPR) 523 Forms for a complete analysis of the subject property.

Please contact me if you have any questions about this historic evaluation report.

Sincerely,

A handwritten signature in black ink that reads "Seth Bergstein". The signature is written in a cursive, slightly slanted style.

Seth A. Bergstein, Principal

cc: City of Santa Cruz Planning Department

Attachment: 1819 Mission Street, Santa Cruz, California: DPR 523 Forms (10 pages)

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 10

*Resource Name or #: (assigned by recorder) 1819 Mission St.

P1. Other Identifier:

*P2. Location: ☒ Not for Publication ☐ Unrestricted

*a. County: Santa Cruz

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

*b. USGS 7.5' Quad: N/A

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

c. Address: 1819 Mission St.

City: Santa Cruz

Zip: 95060

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: A.P.N. 004-124-31

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

The site contains a single-family residence and garage (circa-1940) constructed in the Minimal Traditional style. The house has a rectangular plan, a side gable roof, a west-elevation brick chimney, a shed-roofed front porch on replaced columns, with replaced porch deck and stairs, V-groove Redwood siding and replaced windows and doors. The site contains a detached garage with a gable roof, and V-groove Redwood siding south of the house. See continuation sheet, page 3 for photographs (Figures 1-4).

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

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

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

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



*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both
circa-1940 (Assessor Records)

*P7. Owner and Address:

Mission Studios Santa Cruz, LLC
420 Ingalls St., Suite 5
Santa Cruz, CA 95060

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

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

*P9. Date Recorded: 9/9/24

*P10. Survey Type: (Describe)

Owner-requested

*P11. Report Citation: None

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

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 10

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 1819 Mission Street

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

*B5. **Architectural Style:** Minimal Traditional

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

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

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

Original Location: Same

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

B9a. Architect: Unknown

b. Builder: Unknown

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

Area: Santa Cruz

Period of Significance: circa-1940

Property Type: Residence

Applicable Criteria:

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

See continuation sheets, pages 5 – 9 for the historic significance statement, historic significance evaluation and historic integrity assessment.

B11. Additional Resource Attributes: (List attributes and codes) HP4: Detached Garage

*B12. **References:**

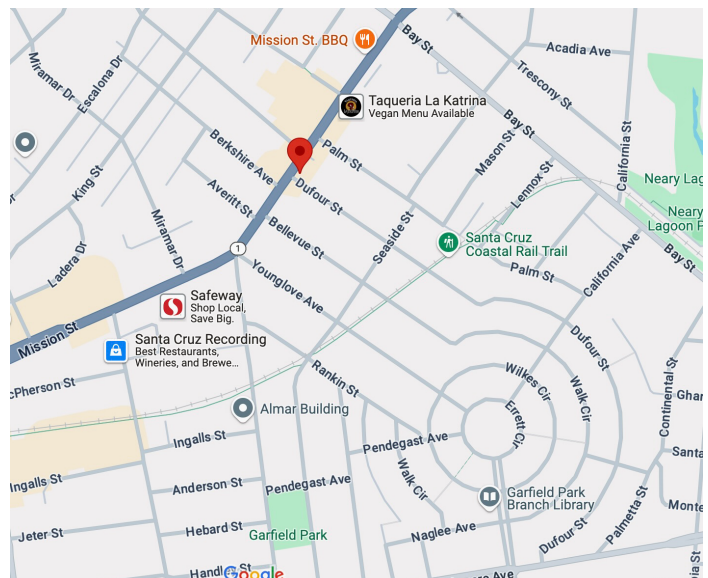
See continuation sheet, page 10

B13. Remarks::

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

*Date of Evaluation: 9/9/24

(This space reserved for official comments.)



P3a. Description: Photographs



Figures 1 and 2. Left image details the front (north) elevation showing the modified front porch. Right image details the west elevation, showing the painted brick chimney and replaced windows.



Figures 3 and 4. Left image views the rear (south) elevation, with replaced windows and replaced rear entry stairs. Right image shows the detached garage behind the house.

CONTINUATION SHEET

*Recorded by: PAST Consultants, LLC

*Date: 9/9/24

☒ Continuation

☐ Update

P3a. Description:

Building Chronology

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

- Estimated Date, Circa-1940: Construct house and garage in the Minimal Traditional style.
- Estimated Date, Circa-1970s: Remove original front porch entry stairs and deck and replace with stone-clad deck and stairs. Cut porch columns and install stone column plinths.
- Estimated Date, Circa-1990s: Replace windows with vinyl-clad sash in nearly all locations. Install greenhouse window on the west elevation. Replace rear entrance stairs with concrete stairs.
- Permit No. R09-1129, 12/9/2009: Reroof the house with asphalt shakes.

B10. Significance: Significance Statement

Summary Property History

The subject property is located in the Mission Street corridor at the northwest of the Garfield Park district, adjacent to the neighborhood now identified as the “The Circles” area. Formerly the site of the 1890 Garfield Park Tabernacle, the site was chosen by the Northern California Convention of the Disciples of Christ as a location for their annual conventions. The group purchased the property and laid out a series of circular streets surrounding the completed church building. Radiating streets in compass directions allowed access to the streets within the circles. In the 1890s and into the Twentieth Century, small cottages were constructed within the odd-shaped circular lots and along the radiating streets. Within the center, Garfield Park was christened, named after President James Garfield, who was assassinated in 1891, and was a preacher in the Disciples of Christ. At the time, the street intersecting the circle from the south was named Garfield Street; this street was renamed Woodrow Avenue (McMahon, Garfield Park Tabernacle, 1997).

By the 1920s, Mission Street developed into the primary automobile gateway into Santa Cruz. Streets to the south were developed primarily with modest homes that were constructed after the Circles area was laid out. The 1928 (updated 1950) Sanborn map shows this arrangement of small homes on the south side of Mission Street in the vicinity of the subject properties (**Figure 5**).

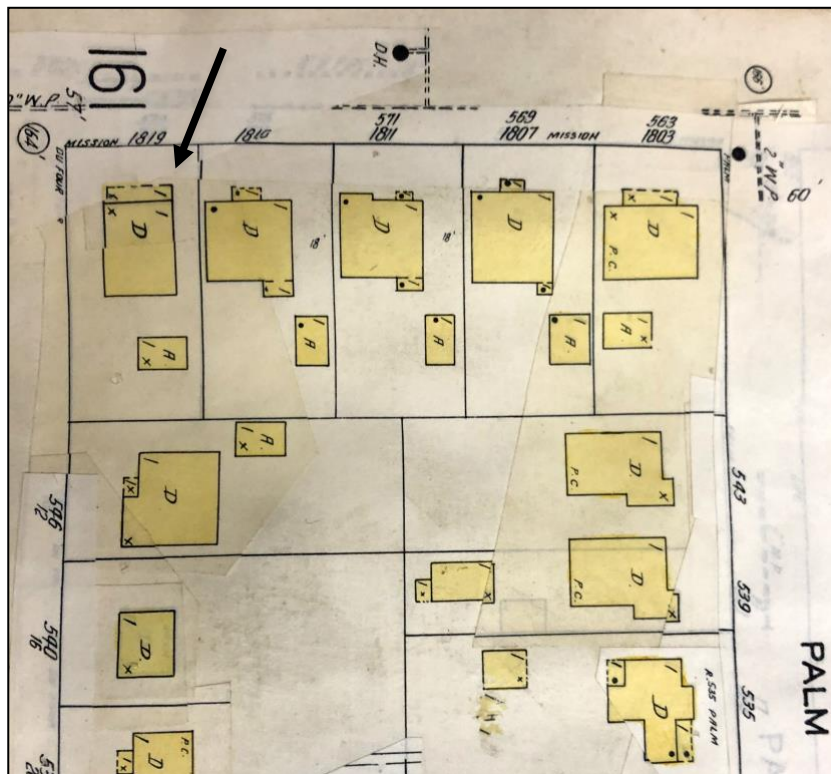


Figure 5. 1928 (updated in 1950) Sanborn map showing the subject property with an arrow.

CONTINUATION SHEET

*Recorded by: PAST Consultants, LLC

*Date: 9/9/24

☒ Continuation

☐ Update

B10. Significance: Significance Statement

Summary Property History (continued)

Property Occupancy

Based on a survey of available city directories (*Polk's Santa Cruz City Directories: 1946 – 1972*), the following lists the property's occupants for 1819 Mission Street:

- 1946-1974: Joseph L. and Mary L. Silva, owners.

Biographical Summary of Joseph L. and Mary L. Silva

A native of the Azores, Joseph L. Silva (1884-1993) came to California in 1906 working for Henry Cowell at Cowell Ranch. Later in his career he was a cement worker for the Johnson Quarry and Leon Cardwell Cement Contractors. He retired in 1963. His wife, Mary L. Silva was a homemaker and resided at the house after her husband's death ("Joseph L. Silva (obituary)," *Santa Cruz Sentinel*, 04/22/1973).

CONTINUATION SHEET

Primary #

HRI#

Trinomial

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*Resource Name or # (Assigned by recorder) 1819 Mission St.

*Recorded by: PAST Consultants, LLC

*Date: 9/9/24

☒ Continuation

☐ Update

B10. Significance:

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

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

The subject property is not eligible under this Criterion, as no specific event led to its creation. The subject property developed during a period of population growth that created a demand for increased housing in the City of Santa Cruz. At this time, Mission Street became one of the major automobile routes into the city. Shops and automobile-related commerce began to mingle with the small residences. The subject property developed as a modest home for workers employed in nearby industry and commerce. Housing growth itself would not be considered a significant event under this Criterion, as it can be applied to numerous cities throughout California and the United States. The subject property is not eligible under this Criterion.

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

Joseph L. and Mary L. Silva owned the subject property for the entire length of the historic analysis period (1940 – 1974). Joseph L. Silva (1884-1993) came to California in 1906 working for Henry Cowell at Cowell Ranch. Later in his career he was a cement worker for the Johnson Quarry and Leon Cardwell Cement Contractors. He retired in 1963. His wife, Mary L. Silva was a homemaker and resided at the house after her husband's death. While the couple occupied the subject residence for their entire careers, research did not reveal any significant contributions to national, California or Santa Cruz history. The subject property is not eligible under this Criterion.

*Recorded by: PAST Consultants, LLC

*Date: 9/9/24

☒ Continuation

☐ Update

B10. Significance:

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

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

The subject house is a modest example of the simplified Minimal Traditional style. In 1934, to stimulate the faltering housing industry during the Depression, the Federal Housing Administration (FHA) released several publications for the development of inexpensive and easily constructible homes. A typical Minimal Traditional house bears a rectangular or gable-on-wing plan, a simple gable or hipped roofline, sparse ornamentation, a small wood porch on square columns, multi-pane, single- or double-hung wood windows and horizontal-lapped or clapboard wood siding.

The subject house reflects this style, but has been subjected to alterations, including fenestration modifications in original and new openings. The original front porch deck and wood stairs have been replaced with a stone-clad deck and stairs. Column bases have been cut, removed and replaced with stone-clad column plinths that match the replaced deck. In its present condition, the building on the subject property is not an outstanding example of architectural design or a construction methodology. The building is not the work of a master architect, nor does it possess high artistic value. The subject property is not eligible under this Criterion.

Historic Integrity Analysis

1. **Location:** *the place where the historic property was constructed or the place where the historic event occurred.* The building maintains integrity of location.
2. **Design:** *the combination of elements that create the form, plan, space, structure, and style of a property.* The porch modifications, window replacements and rear elevation alterations have compromised the integrity of design.
3. **Setting:** *the physical environment of a historic property.* Commercial infill and building replacements have compromised the integrity of setting around the subject property.
4. **Materials:** *the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.* Porch and fenestration modifications have compromised the integrity of materials from their original design.
5. **Workmanship:** *the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* Integrity of workmanship is diminished due to the alterations listed above.
6. **Feeling:** *a property's expression of the aesthetic or historic sense of a particular period of time.* The building alterations have reduced the integrity of feeling as a modest Minimal Traditional-style residence.
7. **Association:** *the direct link between an important historic event or person and a historic property.* This does not apply, as no historic association has been determined for the subject property.

CONTINUATION SHEET

*Recorded by: PAST Consultants, LLC

*Date: 9/9/24

☒ Continuation

☐ Update

B10. Significance:

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

City of Santa Cruz Historic Significance

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

The subject property contains a modest and altered example of the Minimal Traditional style and is not a significant example of the built heritage of Santa Cruz.

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

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

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

The subject property is not associated with a significant person.

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

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

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

The subject house and garage are common Minimal Traditional building types that were constructed in large numbers in Santa Cruz in the 1930s and 1940s. Building alterations have removed any potential for special architectural or aesthetic merit or value to the two modestly constructed buildings on the site.

6. Recognized as possessing distinctive stylistic characteristics or workmanship significant for the study of a period, method of construction, or use of native materials; and/or

The altered house does not possess distinctive stylistic characteristics, design or workmanship.

7. Retains sufficient integrity to accurately convey its significance.

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

CONTINUATION SHEET

*Recorded by: PAST Consultants, LLC

*Date: 9/9/24

☒ Continuation

☐ Update

B12. References:

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

Chase, John Leighton, *The Sidewalk Companion to Santa Cruz Architecture*, 3rd Addition.

City of Santa Cruz, Planning and Building Department Records.

DeFields-Gambrel, *The Circles at 100: The Story of A Church and A Neighborhood*, Santa Cruz Public Libraries, Local History Collection, 11/8/07.

“Joseph L. Silva (obituary),” *Santa Cruz Sentinel*, 04/22/1973.

Lehman, Susan, *Fully Developed Context Statement for the City of Santa Cruz*, 2000.

McMahon, Daniel, *Garfield Park Tabernacle and Garfield Park Christian Church*, Santa Cruz Public Libraries, Local History Collection, 1997.

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

Polk's Santa Cruz City Directories: 1940-1974.

Santa Cruz County Assessor's Office.