

P A S T
CONSULTANTS LLC

Seth A. Bergstein
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June 22, 2022

Sabina Holber
128 Walk Circle
Santa Cruz, CA 95060

Re: Historic Evaluation for 128 Walk Circle, Santa Cruz, CA
APN. 004-164-07

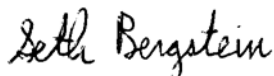
Dear Ms. Holber:

This letter presents the results of our historic evaluation of the property located at 128 Walk Circle, Santa Cruz, CA. PAST Consultants, LLC (PAST) completed the site visit, conditions assessment, historic research and report preparation during July 2022. The attached DPR523 forms provide the formal assessment of the subject property and conclusions of historic significance.

The subject property contains a house designed in the Vernacular style. The relatively modest original design has been substantially altered with connection to a rear-shed outbuilding for living space, a second-story addition to the rear and connected shed outbuilding, fenestration modifications and cladding removal and replacement. In its present condition, the house does not qualify for listing under National Register, California Register or City of Santa Cruz historic criteria. Please see the attached DPR523 forms for a detailed property description, the site's construction chronology and an evaluation of historic significance.

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

Sincerely,



Seth A. Bergstein, Principal

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) 128 Walk Circle

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 Location: ☒ Not for Publication ☐ Unrestricted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: 128 Walk Circle

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. 004-164-07

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

The subject property contains a circa-1920 house constructed in the Vernacular style. The house has rectangular massing with a pyramidal roof, a corner front porch on a square column, beveled clapboard wall cladding and replaced windows in original and new openings. 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, 2022

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



*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both
circa-1920

*P7. Owner and Address:

Sabina Holber
128 Walk Circle
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: 6/22/22

*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

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 128 Walk Circle

B1. Historic Name:

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Vernacular

*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: Residential Architecture

Area: Santa Cruz

Period of Significance: circa-1920

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. The subject building has undergone significant alterations, has lost historic integrity and is not significant.

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

*B12. References:

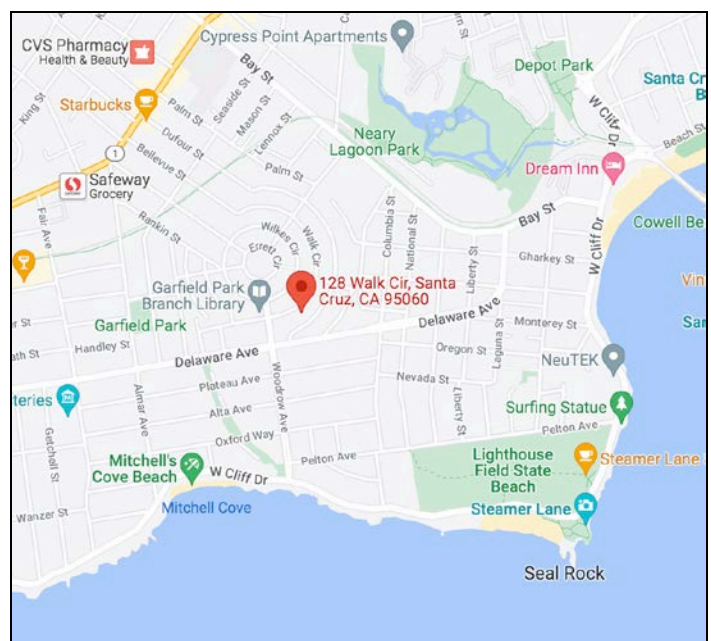
See continuation sheet, page 10

B13. Remarks:

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

*Date of Evaluation: 6/22/22

(This space reserved for official comments.)



*Recorded by: PAST Consultants, LLC

*Date: 6/22/22

■ Continuation

□ Update

P3a. Description: Photographs



Figures 1 and 2. Left image shows the front (north) and right side (east) elevations. Windows, doors and roofing material have been replaced. Right image details the east elevation where the rear outbuilding is connected to the house with a poorly constructed shed roof (arrow).



Figures 3 and 4. Left image details the rear elevation's shed, which has been converted to living space. The original cottage was attached to a rear outbuilding before 1950 and the second story added. Right image details the rear elevation.

CONTINUATION SHEET

Primary #

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*Resource Name or # (Assigned by recorder) 128 Walk Circle

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☒ 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:

- Circa-1920: Construct Vernacular-style house and rear outbuilding.
- Estimated date, circa-1940s. Install second floor addition to rear shed. Connect rear shed to house.
- Estimated date, circa-1950s. Install shed-roofed addition between house and rear shed. Replace windows at various locations.
- Permit No. E13356, 1983. Electrical permit.
- Estimated date, circa-1990s. Replace windows with vinyl-clad sash at various locations.
- Permit No. E14-0075, 2014. Electrical permit.
- Permit No. SC14-0011, 2014: Install washer/dryer connections in attached rear shed.

B10. Significance: Significance Statement

Summary Property History

The subject property was constructed in the “circles” area, with the unusual circular street pattern developed in 1889 when land was donated for construction of the Christian Tabernacle Church within the center circle. The church has since been demolished. The surrounding circular street pattern remains and contains lots of unusual sizes and configurations. According to historian John Leighton Chase, the development resulted in “many odd and substandard-size lots, as well as a poor circulation pattern.” Houses tended to be small and of the vernacular nature. Driving the area today reveals many modest homes constructed in various vernacular and revival styles, most of which have been highly altered (Chase, John Leighton, *The Sidewalk Companion to Santa Cruz Architecture*, 3rd Addition, 246). The 1928-1957 Sanborn map shows the neighborhood in the vicinity of the subject property (**Figure 5**).



Figure 5. View of the 1957 update to the 1928 Sanborn map, showing the subject property’s location.

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B10. Significance: Significance Statement

Summary Property History (continued)

Property Occupancy

Based on the Santa Cruz County Assessor records and local city directories, the following lists the property's occupants:

- 1926-1928: William F. and Julia White, laborer.
- 1928-1929: Vacant.
- 1929-1945: Lawrence and Anna Zolezzi, mill worker (later, fisherman in 1935).
- 1945-1950: Joseph and Anna M. Frank, factory worker.
- 1950-1952: Mrs. Olive R. Black, retired.
- 1952-1955: Stanford O. and Avis McGuire, refuse collector, Sanitation Department.
- 1955-1972: Mrs. Ellen M. Gray, packer, Bird's Eye Division Foods Corporation.

Occupancy Summary

Occupancy of the subject property changed often, as various residents were of modest economic means, worked in the local community and rented the house on the subject property. Two ownership periods are represented: Lawrence and Anna Zolezzi from 1928 – 1945; and Ellen M. Gray from 1955-1972. Research did not reveal any significant contributions by any of the subject house's occupants to national, California or Monterey history.

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☒ 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 was a vernacular building constructed after the Circles-area street pattern was platted and the area developed with simplified vernacular and period-revival cottages constructed on the irregular lots. Typically, properties were expanded and altered as families grew. After World War II, empty lots along the streets within the Circles area became infilled with various postwar building styles. The association of residential expansion during periods of population growth would not be considered an appropriate event as this event could be used for numerous properties constructed during the City's growth in the 1920s. For these reasons, the subject property is not eligible for association with a significant event under this Criterion.

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

National Register Bulletin 32: *Guidelines for Evaluating and Documenting Properties Associated with Significant Persons* provides additional recommendations for establishing historic association with significant persons. The document states:

"Associations with an individual should have occurred during the period of time when the person was engaged in the activities for which (s)he is considered significant. Birthplaces, childhood homes, schools attended as children, retirement homes that are not associated with an individual's significant contributions, graves, and cemeteries generally are not considered eligible for the National Register on the basis of associations with that person." (Page 16)

Occupants of the subject property changed continuously, with residents working in modest occupations in the surrounding community. The longest ownership durations were under two owner/occupancy periods: Lawrence and Anna Zolezzi from 1929-1945 and Ellen M. Gray from 1955-1972. Lawrence Zolezzi worked in modest occupations, first as a mill worker and later as a fisherman in the 1930s. Ellen M. Gray worked as a produce packer for the Bird's Eye Division Foods Corporation in Santa Cruz. Research did not reveal any significant local, regional or national contributions by either of these occupants to Santa Cruz, California or United States history.

Also, the narrow occupancy time periods of the remaining individual occupants and the changing nature of occupancy precludes any association of the subject property with a significant person, according to National- and California-register historic criteria, because it cannot be established that these individuals did their most significant work (if any) in the relatively narrow time frame in which he or she occupied the residence.

The subject property is not eligible under this Criterion.

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☒ 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 has been altered with poorly constructed additions that connected the house to the rear shed outbuilding; combination of the rear shed with the original, circa-1920 house, and a second story addition placed onto the rear shed. The fenestration pattern and roof cladding have been altered as well. Due to the numerous modifications, the subject property is no longer a representative example of the Vernacular style in Santa Cruz. The property does not represent an outstanding example of a type, period or method of construction, nor does it have 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 house has been modified, with poorly constructed additions/connections to a rear outbuilding, removing considerable integrity from the original design.

3. **Setting:** *the physical environment of a historic property.* The subject building maintains integrity of setting in the Circles area; however, many neighboring houses have been altered or replaced.

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.*

The house's alterations generally used similar materials, but of various time periods and technologies, compromising the integrity of materials.

5. **Workmanship:** *the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* The integrity of workmanship is diminished due to the numerous and poorly constructed building alterations.

6. **Feeling:** *a property's expression of the aesthetic or historic sense of a particular period of time.* The house does not have integrity of feeling as an intact Vernacular-style building due to the alterations.

7. **Association:** *the direct link between an important historic event or person and a historic property.* The house does not have integrity of association as an intact Vernacular-style building due to the alterations.

*Recorded by: PAST Consultants, LLC

*Date: 6/22/22

☒ 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 house is a highly altered example of the Vernacular style and is not a significant example of the City of Santa Cruz's built heritage.

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 significant persons.

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 additions and alterations have removed any potential for special architectural or aesthetic merit or value.

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 substantially 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.

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☐ 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.
Lehman, Susan, *Fully Developed Context Statement for the City of Santa Cruz*, 2000.
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: 1920-1972.
Santa Cruz County Assessor's Office.
United States Census Records, accessed via *Ancestry.com*.