

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 8 *Resource Name or # (Assigned by recorder): Pacific View Court

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Cruz County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad Santa Cruz Date Revised 1994 T .11 S. ; R .2 W. ; Mount Diablo B.M.

c. Address: 75-81 Front St.

City Santa Cruz Zip 95060

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 586816 mE/ 4091416 mN

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

southwest side of Front Street between Second and Third Streets. APN# 005-611-09, 10

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

This residential complex is comprised of six residential structures and outbuildings that were constructed over an extended period of time beginning around 1885. The site is prominently located above Pacific Avenue, near the beach on a sloping site at the west end of Beach Hill. The property is a portion of what was once a larger unified complex of cottages to the north. The adjacent property is still extant but appears now to be operated separately. Between the five residences and the outbuilding on the subject site, is an "L"-shaped parking area and driveway accessed from Front Street. A historic retaining wall is associated with the property at the rear. It borders Pacific Avenue, and a narrow stairway connects the sidewalk below to the property above. The stairway is constrained by rock walls on both sides.

(Continued on page 4, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP5. Hotel/motel

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



P5b. Description of Photo:
(View, date, accession #)
View facing east, 2009.

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

1885-1886, news articles, 123+ years old.

*P7. Owner and Address:

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

F. Maggi/L. Dill/J. Kusz

Archives & Architecture, LLC
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 5/6/09

*P10. Survey Type: (Describe)

Intensive

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

Santa Cruz Historic Building Survey - Vol. III, Department of Planning and Community Development, City of Santa Cruz, 2012.

*Attachments:

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

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 8

*NRHP/CRHR Status Code 3CS

Resource Name (Assigned by recorder) Pacific View Court

B1. Historic Name: Hillcrest Apartments / Firenze Hotel

B2. Common Name: 75-81 Front St. - Pacific View Court

B3. Original Use: Multi-family residential

B4. Present Use: Multi-family residential

*B5. Architectural Style: Vernacular

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

Constructed 1885 - 1892.

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

Original Location: n/a

*B8. Related Features:

Multiple buildings.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Resort and Recreation

Area: Beach

Period of Significance: 1885 - 1950s

Property Type: Residential

Applicable Criteria: (1)

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

This residential complex is comprised of houses and cottages from a variety of eras, the earliest of which date back to about 1885. Located near the corner of Front and Third Streets, a vintage painted neon sign announces the "Pacific View Court Apts - Rooms" out front. The two-story main structure, constructed about 1885, was first owned by Harriet Blackburn, the widow of Judge William Blackburn. The couple had been large landowners in early Santa Cruz, and following his death in 1867, she became a prolific developer of small tracts catering to the nineteenth century vacation industry in Santa Cruz. A smaller adjacent two-story structure was constructed by 1892. The property continued to be owned by Blackburn until at least 1900.

During the early part of the twentieth century, the property changed hands a number of times and by the 1920s, the property was being operated as rental units called the Hillcrest Apartments. Around this time, four small cottages had been added to the complex.

(Continued on page 4, DPR523L)

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

*B12. References:

(See page 5, DPR523L)

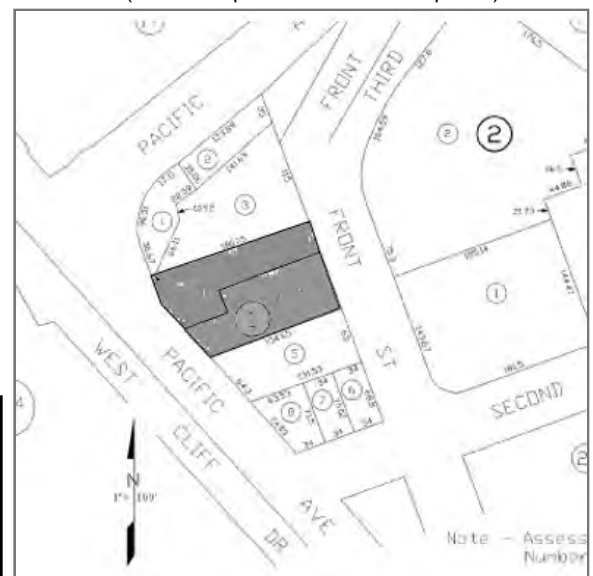
(Sketch Map with north arrow required.)

B13. Remarks: None

*B14. Evaluator: Leslie Dill

*Date of Evaluation: May 6, 2009

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinominal

Page 3 of 8 *Resource Name or # (Assigned by recorder) Pacific View Court

* Map Name: Santa Cruz, Calif.

* Scale: n.t.s.

* Date of Map: 1954 (revised 1994)



TN* / MN
14 1/2°

Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 4 of 8 *Resource Name or # (Assigned by recorder) Pacific View Court

* Recorded By F. Maggi/L. Dill/J. Kusz * Date 5/6/2009 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a Description)

The most prominent building on the property is a two-and-one-half-story mid-1880s house near the southeast corner of the parcel. This house has distinctive balloon-frame proportions, eave returns and a hipped gable roof; its off-center front porch may have been altered in the early twentieth century. A lower two-story rear wing has a shed roof; it features a full-width sun porch at the upper level. The windows appear to have 1/1 replacement sash in the original openings and trim although at least one window was an original 2/2 wood unit. Typical of the end of the nineteenth century, the windows are evenly spaced individually around the house. The house is clad in channel-rustic wood siding.

Directly behind this house is a two-story gabled residence. On the façade facing Front Street, it has been altered with T1-11 plywood siding and new windows; the structure includes a garage at the lower level. At the rear, it features lap siding and 1/1 window openings with apparent replacement sash. At the north end is a non-historic deck that serves the upper level.

Behind this residence, at the brow of the hill overlooking lower Pacific Avenue, is a small residence with an approximately square footprint. This one-story cottage has a cross-gabled roof with a low pitch. The walls are clad in lap siding, and the cottage has 1/1 window openings with replacement sash. This house is at the top of a stone stairway from the street below.

At the northeast corner of the property, facing Front Street, is a one-story side-gabled cottage with a square footprint and a centered projecting porch. The porch roof is a shed extension of the main roof slope. The cottage is clad in lap siding, and the window sash have been replaced in what appears to be the original openings.

Immediately behind this cottage is another small residence with an approximately square footprint. This cottage has a front-gabled roof with a low slope; the roof extends to the south over a full-width shed porch. The house is clad in lap siding and also has had replacement sash inserted into the original openings.

At the northwest rear corner of the property, behind a parking area and overlooking Pacific Avenue, is the sixth building on the site. A detached shed outbuilding, it features a flat roof, wide board siding, and boarded-up openings.

(Continued from page 2, DPR523b, B10)

In the early 1930s, it was owned briefly by Mattie Dye and by 1935, it was purchased by Morandi Oseo who apparently renamed it the Firenze Hotel. A later owner at mid-century constructed additional garages for the tenants.

SIGNIFICANCE

The property was found eligible for the California Register of Historical Resources under Criterion (1). The building complex has been an important part of the evolution of Beach Hill since the 1880s, and its tourist industry for over a century. This direct association with important patterns of development in the City of Santa Cruz indicates that the property would be eligible under Criterion (1). The property is not directly associated with any personages that have been recorded as important in the history of Santa Cruz County, therefore the property would therefore not appear to be eligible under Criterion (2). The building complex is vernacular in design, and would not appear to qualify for the California Register under Criteria (3) for architecture. *(Continued on next page)*

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 5 of 8 *Resource Name or # (Assigned by recorder) Pacific View Court

* Recorded By F. Maggi/L. Dill/J. Kusz

* Date 5/6/2009

☒ Continuation ☐ Update

(Continued from previous page)

When considered for listing within the Historic Building Survey of the City of Santa Cruz however, the property meets the following criteria:

1. The building complex is a significant example of the built environment heritage of the City as a representative of an 1880s building; and
7. The building complex retains sufficient integrity to accurately convey its significance.

Integrity

The property maintains most, but not all, of its apparent historical integrity as per the National Register's seven aspects of integrity. It maintains its original location in the Beach Hill neighborhood of Santa Cruz, an area identified by the City as retaining a large percentage of historic resources. The complex is surrounded by much of its apparent historic setting, including mixed surrounding parcels with a variety of setbacks, parking, and streetscape appearance, and a mixture of buildings many of which would have been present when this building was constructed. The property immediately to the north was once directly associated with this complex. The complex includes its own internal historic setting, as the buildings maintain their own apparent original physical layout within the site; in addition, the site includes rock walls that are historic. The buildings retain their residential scale and feeling and continue, through their form, massing and detailing, to illustrate associations with minor patterns of design and development in the late nineteenth and early twentieth centuries. Although the window sashes appear to have been replaced, affecting the materials, the design of the main house retains its integrity with the National style, including its raised proportions, channel-rustic siding, eave returns, and window trim. The other residences on the property retain their lap siding, gabled forms, and trim, and continue to convey a sense of time and place.

(Continued from page 2, DPR523b, B12 References)

Baldwin, Arnold. Map of the City of Santa Cruz. 1923.

City of Santa Cruz building permits.

City of Santa Cruz Standard Map, 1929, 1947.

Lehmann, Susan. Historic Context Statement for City of Santa Cruz. 2000.

King and Taylor, map showing area around Pacific Ave and 2nd Street, c1910.

Partial map of official map B of City of Santa Cruz, c1870.

Polk. R. L., Santa Cruz City Directory. 1892, 1902, 1916-1989.

Sanborn Fire Insurance Maps, 1888 -1950.

Santa Cruz (County of) Voters Registrations.

U. S. Federal Census, 1880, 1900-1930.

Wright, Thomas. Map of the Blackburn Tract in the City of Santa Cruz. 1875.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 6 of 8 *Resource Name or # (Assigned by recorder) Pacific View Court

* Recorded By F. Maggi/L. Dill/J. Kusz

* Date 5/6/2009

☒ Continuation ☐ Update



Street elevation from Front Street, viewed facing west.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 8 of 8 *Resource Name or # (Assigned by recorder) Pacific View Court

* Recorded By F. Maggi/L. Dill/J. Kusz

* Date 5/6/2009

☒ Continuation ☐ Update



Detail view of cottage from Front Street, viewed facing west.

CONTINUATION SHEET

Page 8 of 8 *Resource Name or # (Assigned by recorder) Pacific View Court

* Recorded By F. Maggi/L. Dill/J. Kusz

* Date 5/6/2009

☒ Continuation ☐ Update



Aerial view of building complex.