

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4 \*Resource Name or # (Assigned by recorder): Bay "N Mission Market

P1. Other identifier: Rip Curl Surf Shop

\*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 Location: ☐ Not for Publication ☒ Unrestricted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: 1604 Mission St.

City Santa Cruz Zip 95060

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 585408 mE/ 4091590 mN

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

westerly corner of Mission and Bay Streets.

APN# 002-235-20

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

The historic Bay Mission Market building is sited at the western corner of t Mission and Bay Streets. Constructed in 1929, this building originally measured 40x40 and was designed in a Spanish Revival style of architecture. Presently, this building reflects the Art Moderne style, mostly likely renovated in around 1936 or in the 1950s. The stucco-clad building sits atop a continuous concrete foundation and is topped by a flat roof. The entrance to the building is located at the east corner of the front (or southeast) elevation. A large Art Moderne marquee is the most prominent feature of this building. At its base is a cantilevered awning that wraps the southeast and northeast elevations. In some places, a wide band of ceramic tiles line the base of the building. A concrete block (1950s) addition with a flat roof is located at the rear of the building. The large marquee originally read "Market" but has been recently altered to read "Surf" with the occupant change to the Rip Curl Surf Shop. (Continued on page 4, DPR523L)

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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



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

\*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

1929, city directories, 80 years old.

\*P7. Owner and Address:

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

L. Dill/C. Duval/K. Oosterhouse  
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:

- |  |  |   |  |  |
|--|--|---|--|--|
| <input type="checkbox"/> None                    | <input checked="" type="checkbox"/> Continuation Sheet                     | <input type="checkbox"/> District Record        | <input type="checkbox"/> Rock Art Record   | <input type="checkbox"/> Other (List): |
| <input checked="" type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record  | <input type="checkbox"/> Artifact Record   |  |
| <input type="checkbox"/> Sketch Map              | <input type="checkbox"/> Archaeological Record                             | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record |  |

DPR 523A (1/95)

\* Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP/CRHR Status Code 5S3

Resource Name (Assigned by recorder) Bay "N Mission Market

B1. Historic Name: Bay 'N Mission Market

B2. Common Name: 1604 Mission St. - Rip Curl Surf Shop

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Art Moderne

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

Constructed in 1929; possibly renovated to its current Art Moderne appearance 1936 or in the 1950s; carport and other renovations and addition constructed during the 1950s.

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

Original Location: n/a

\*B8. Related Features:

None.

B9a. Architect: Unknown

b. Builder: E. M. Stone

\*B10. Significance: Theme Commercial Development

Area: Westside

Period of Significance: 1929 - 1950s

Property Type: Commercial

Applicable Criteria: None

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

The market located at 1604 Mission St. was constructed in 1929 by owner H. B. Rice. Originally, the 40x40 building reflected the Spanish Revival style of architecture prominent in during the Interwar period. It was constructed by local contractor, E. M. Stone. According to a 1929 *Santa Cruz Sentinel* article that announced its grand opening, the Bay 'N Mission store was owned by H. B. Rice and was operated by Rice's son, Frederick Rice. It was described as an "up-to-the-minute neighborhood store." H. B. Rice had been a frequent summer visitor to Santa Cruz, moving here permanently from Arizona in 1925, where he had been a merchant for twenty years. In 1935 and 1936, the building was described as "vacant" in Santa Cruz City Directories. This may have been when the building underwent renovation. Initially, it was addressed as 479 Bay St., but when it reopened in 1937, it featured two store bays and was addressed as 500 Mission St. Ralph Hopwood was the owner by 1937, although Harry B. Rice and his son Fred were still operating the grocery store on site.

(Continued on page 4, DPR523L)

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

## \*B12. References:

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.  
Lydon, Sandy, *Chinese Gold*, 1985.  
Polk. R. L., *Santa Cruz City Directory*. 1925-1989.  
Sanborn Fire Insurance Maps, 1928-1950.  
*Santa Cruz Morning Sentinel*, Modern Store at Bay and Mission is Opened Today, 5/17/1929.

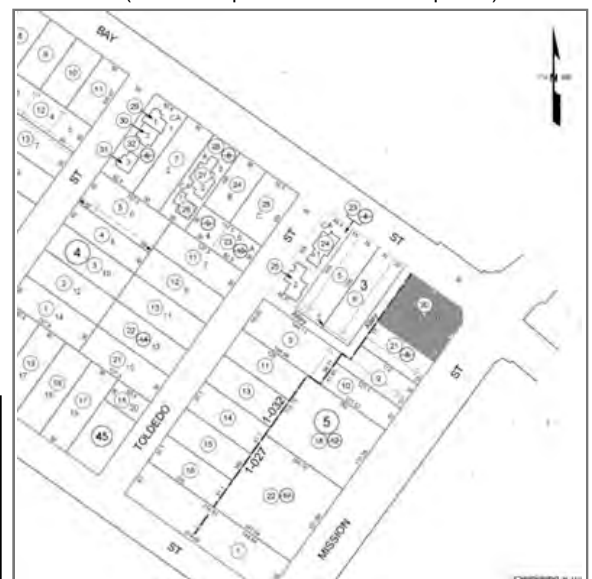
B13. Remarks: None

\*B14. Evaluator: Leslie Dill

\*Date of Evaluation: May 6, 2009

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





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

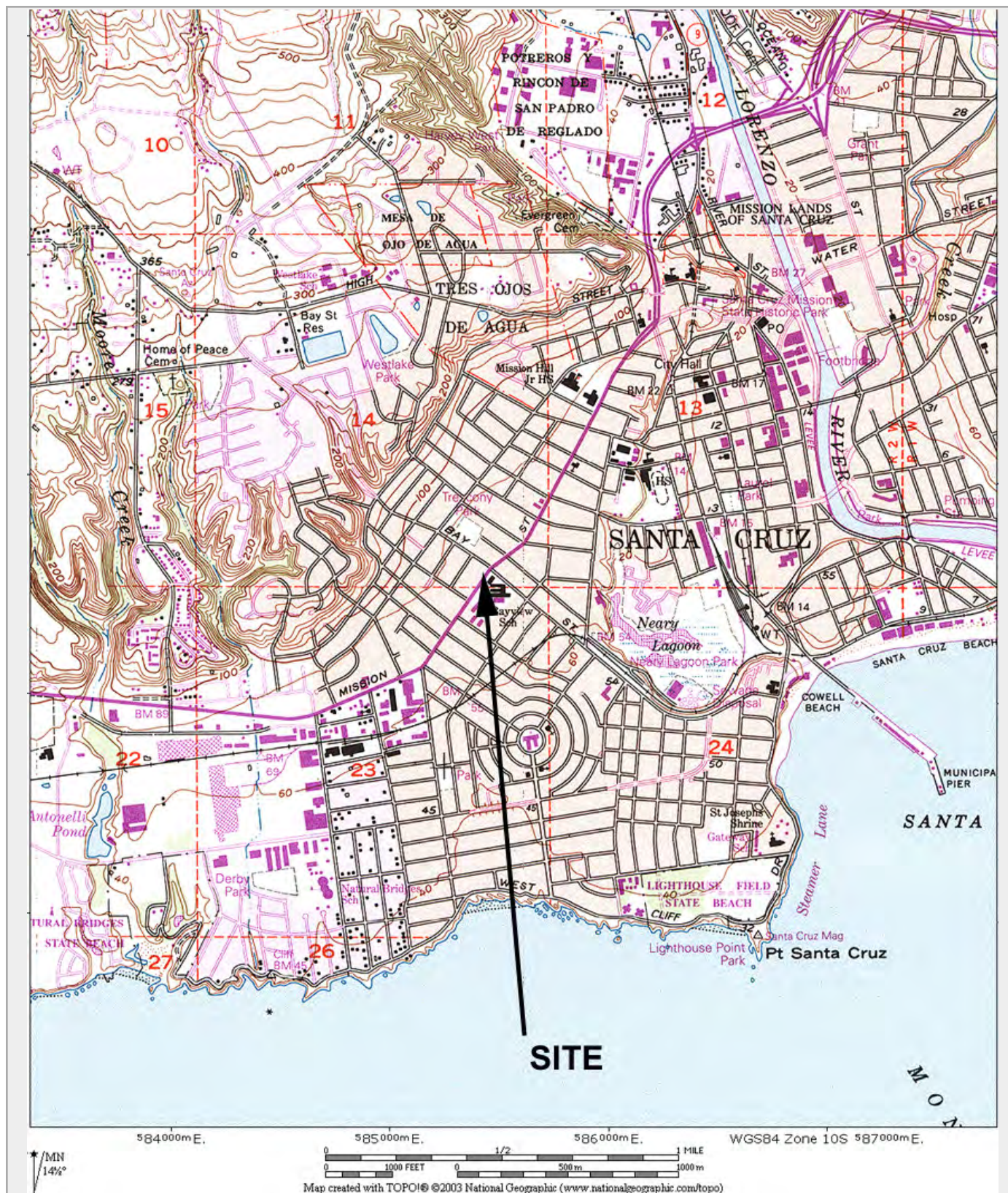
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HRI #  
Trinomial

Page 3 of 4      \*Resource Name or # (Assigned by recorder) Bay "N Mission Market

\* Map Name: Santa Cruz, Calif.

\* Scale: n.t.s.

\* Date of Map: 1954 (revised 1994)



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

Primary #  
HRI #  
Trinomial

Page 4 of 4 \*Resource Name or # (Assigned by recorder) Bay "N Mission Market

\* Recorded By L. Dill/C. Duval/K. Oosterhouse \* Date 5/6/2009 ☒ Continuation ☐ Update

*(Continued from page 1, DPR523a, P3a Description)*

This stucco-clad building faces southeast with a corner entrance located at the easterly corner. Sited on a narrow lot, the overall massing of this building is contained within the rectangular floor plan. Located on the west end of the southwest elevation of this building is an addition. Fenestration on the southwest elevation of the original building consists of three small, single-lite windows located beneath the roofline near the south end of the southwest elevation. The southeast elevation displays four large plate glass windows which are followed by double door glass entrance with transom on the east end. Following the doors, fenestration on the northeast elevation consists of two large plate glass windows followed by a smaller plate glass window. The concrete block addition conceals the elevation from the street.

*(Continued from page 2, DPR523b, B10 Significance)*

Hopwood operated the Santa Cruz Typewriting Shop in a portion of the building. Between 1946 and 1950, Flottis Mellis operated the grocery store portion. In 1950, he constructed his own market at what is now 1204 Mission St. Sometime after 1950, Lam Sing acquired the property, then called Bay & Mission Market, and Arthur Lam operated the store. The Lams were prominent members of Santa Cruz's ethnic Chinese community. The Lams made several modifications to the building during the 1950s, including additions and a carport. Arthur Lam operated the market until at least the 1980s. It is currently the site of the Rip Curl Surf Shop.

#### SIGNIFICANCE

The property was not found eligible for the California Register of Historical Resources. The building is not individually significant to the development of the Westside neighborhood and thus would not appear to be eligible under Criterion (1). The early persons associated with the grocery store use are not well known. As such, the property does not appear to be eligible for the California Register under Criterion (2). The specific architect of the building has not yet been identified, but the building is a unique and distinctive implementation of the Art Moderne style in Santa Cruz. However, the building has a reduced level of integrity to its early form, and thus would not appear eligible under Criterion (3).

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 is a significant example of the built environment heritage of the City as a representative of a rare Art Moderne strip commercial building; and
5. The building is 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
7. The building retains sufficient integrity to accurately convey its significance.

#### Integrity

The property maintains most of its apparent historical integrity as per the National Register's seven aspects of integrity. It maintains its original location on Mission Street, an important transportation corridor west of downtown Santa Cruz, and the property is still surrounded by much of its apparent historic setting, including surrounding commercial buildings of similar age, scale and design and parcels with similar setbacks, parking, and streetscape. It retains its twentieth-century commercial scale and feeling and continues, through its form, massing and detailing, to illustrate its associations with patterns of development in the twentieth century. The simple intersecting building volumes, thin cantilevered awning, tile bulkhead, and broad expanses of glass and wall surface, as well as the blade sign, retain their integrity with the Art Moderne design and workmanship.