

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 5 *Resource Name or # (Assigned by recorder): Cedar Medical Clinic

P1. Other identifier: Walters Prescription Pharmacy

*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 Location: ☐ Not for Publication ☒ Unrestricted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: 536 & 540 Soquel Ave.

City Santa Cruz Zip 95062

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 587516 mE/ 4092648 mN

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

southeast side of Soquel Avenue west of Ocean View Avenue.

APN# 010-051-12

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

These two medical buildings, addressed as 536 and 540 Soquel Ave., are located across from Santa Cruz Hospital and were built prior to World War II. The Spanish Eclectic style architectural features of the medical office buildings were designed to correspond with the hospital that the owner had helped establish ten years prior to the construction of this building. The Eclectic Revival or Period Revival styles grew in prominence to become characteristic of both residential and nonresidential construction after World War I. Such styles as Spanish Eclectic, Mission Revival, Mediterranean, and others were popular for more than a decade. The stucco-clad Spanish Eclectic style corner office building at 540 Soquel Ave. steps downhill in form and includes such features as a red tile hipped and gabled roof, tile accents, and recessed entry, while the building at 540 Soquel Ave. includes

(Continued on page 3, 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 southeast, 2009.

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both
1938 - 1941, news articles, 71 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 5

*NRHP/CRHR Status Code 5S3

Resource Name (Assigned by recorder) Cedar Medical Clinic

B1. Historic Name: Sullivan Building

B2. Common Name: 536 and 540 Soquel Ave.

B3. Original Use: Offices

B4. Present Use: Offices

*B5. Architectural Style: Spanish Eclectic

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

Constructed in 1937-1941. 540 Soquel constructed in 1937 (SC BP #1909). 536 Soquel constructed in 1940-1941 and addition in 1943 (SC PB#5147).

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

Original Location: n/a

*B8. Related Features:

None.

B9a. Architect: Unknown

b. Builder: Hamilton & Church

*B10. Significance: Theme Commercial Development

Area: Eastside

Period of Significance: 1938 - 1941

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.)

Dr. Norman Sullivan constructed the two medical buildings located across from Santa Cruz Hospital prior to the start of World War II. The Spanish Eclectic architectural features of the buildings located at the corner of Soquel and Ocean View Aves., were built by the contracting firm of Hamilton & Church and were designed to correspond with the Santa Cruz Hospital that Dr. Sullivan had helped to establish ten years prior. He shared the office building addressed as 540 Soquel Ave. with his new partner, Dr. Allegrini.

The second building on this property, addressed as 536 Soquel Ave. located to the west of the older structure, was built in 1940-1941 and originally housed Walter's Pharmacy. The proprietor of the pharmacy, Walter Bettencourt, later built the nearby Medical Arts Building to the west of his store. The storefront space is now utilized by a design firm.

(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.
Lehmann, Susan. Historic Context Statement for City of Santa Cruz. 2000.
Polk. R. L., Santa Cruz City Directory. 1939-1989.
Sanborn Fire Insurance Maps, 1928-1950.
U.S. Federal Census, 1930.

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

Primary #
HRI #
Trinominal

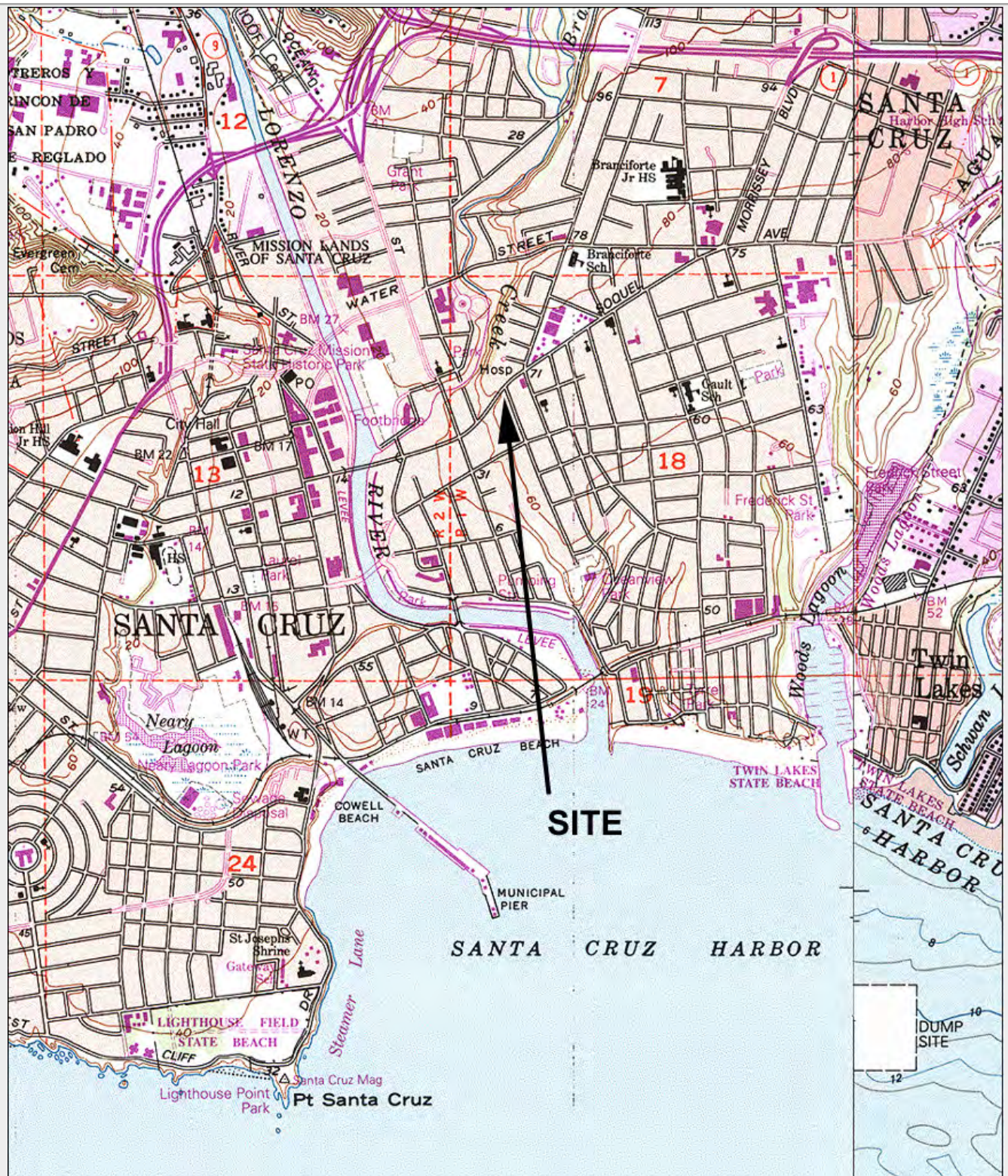
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*Resource Name or # (Assigned by recorder) Cedar Medical Clinic

* 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

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Page 4 of 5 *Resource Name or # (Assigned by recorder) Cedar Medical Clinic

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

* Date 5/6/2009

☒ Continuation ☐ Update

(Continued from page 2, DPR523b, B10)

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 Eastside neighborhoods, and thus would not appear to be eligible under Criterion (1). The property is associated with Dr. Norman Sullivan, who is a well known person within the local medical community, but who is not recorded as important to the development of Santa Cruz. The property would therefore not appear to be eligible under Criterion (2). The building is a very good example of Spanish Eclectic design, but is not distinctive within the larger context of buildings done in this style during the Interwar years, and would not appear to qualify for the California Register 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 buildings are a significant example of the built environment heritage of the City as a representative of a post-World War II era medical buildings; and
5. The buildings are 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 buildings retain sufficient integrity to accurately convey their 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 Soquel Avenue, an important commercial corridor east of downtown Santa Cruz. 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 mid-twentieth century office building scale and feeling and continues, through their form, massing and detailing, to illustrate their associations with patterns of development in the twentieth century. The front façades retains their integrity with Spanish Eclectic design and workmanship, including the horizontal bands of windows and stone, along with the deep eaves and low-pitched roofs.

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☒ Continuation ☐ Update



Elevation of most westerly portion of property on Soquel Avenue.