

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 5 *Resource Name or # (Assigned by recorder): Santa Cruz Hospital

P1. Other identifier: Branciforte Plaza

*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 Location: ☐ Not for Publication ☒ Unrestricted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: 555 Soquel Ave.

City Santa Cruz Zip 95062

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 587440 mE/ 4092634 mN

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

northwest side of Soquel Avenue at Ocean View Avenue.

APN# 010-012-45

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

Constructed as the Santa Cruz Hospital in 1929, the building was originally designed as a hospital in the Italian Renaissance style with Classical details. In 1951, it became the Santa Cruz Hospital of the Adrian Dominican Sisters. It underwent adaptive reuse into an office building in 1976 and reopening as Branciforte Plaza, when it was remodeled to reflect its present-day Spanish Revival appearance. This two-story rectangular building with full basement is clad in stucco and topped with a multi-gabled roof sheathed in Mission tile and pierced by a square tower with hipped roof. Upon observation, its overall massing appears to be intact and contained within the rectangular footprint. Metal-clad windows of various lite/pane configurations provide fenestration to the building, the most prominent configuration being an awning style window with equal size one-over-one lites over a much smaller single lite. Original lampposts and light fixtures adorn the premises. (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, remodeled 1976, news articles, 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 5

*NRHP/CRHR Status Code 3CS

Resource Name (Assigned by recorder) Santa Cruz Hospital

B1. Historic Name: Santa Cruz Hospital, Santa Cruz Hospital of the Adrian Dominican Sisters

B2. Common Name: 555 Soquel Ave.- Branciforte Plaza

B3. Original Use: Hospital

B4. Present Use: Commercial

*B5. Architectural Style: Italian Renaissance/Spanish Revival

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

Constructed in 1929. Remodeled for adaptive reuse in 1976.

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

Original Location: n/a

*B8. Related Features:

None.

B9a. Architect: Alfred I. Coffey (1929)/Gary Garmann (1976) b. Builder: Wilson & McGranahan (1929)

*B10. Significance: Theme Institutions

Area: Eastside

Period of Significance: 1929

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.)

Constructed in 1929 on the site of the original one-room Branciforte School, which occupied the site between 1869 and 1920, the Santa Cruz Hospital was designed by San Francisco architect Alfred I. Coffey. The architect for this building has been incorrectly attributed to William H. Weeks by authors Chase (1979) and Lewis (1985). The *Santa Cruz Evening News* as well as architectural publications reported that Coffey, an expert in hospital and school design, was the architect of the Italian Renaissance style structure. Wilson and McGranahan were the contractors for the \$140,000 project. Tile work was done by E. H. Brock of the Santa Cruz Tile company, and the ornamental ironwork was provided by Liberty Ornamental Iron Works. Directors and sponsors of the 35-bed hospital who conceived of and directed the project were Dr. Morris J. Gates (President), Dr. Harry E. Piper (Vice President), Dr. A. N. Nittler (Secretary-Treasurer), Dr. Norman R. Sullivan, and Dr. John T. Harrington.

(Continued on page 5, DPR523L)

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

*B12. References:

City of Santa Cruz, Standard Map, 1929, 1947.
 Chase, John, *Sidewalk Companion to Santa Cruz Architecture*, 2005.
 Goss, G., Architects Database, personal communication with C. Duval, 12/2002.
 Lewis, Betty. *W. H. Weeks, Architect*, 1985.

(Continued on page 5, DPR523L)

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) Santa Cruz Hospital

* 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 #
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Page 4 of 5 *Resource Name or # (Assigned by recorder) Santa Cruz Hospital

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

(Continued from page 1, DPR523a, P3a Description)

The redesign by architect Gary Garmann modified the building to a Neo-Spanish Eclectic design, a revival style that gained popularity in the 1970s.

Occupying the former hospital building at 555 Soquel Ave., three main bays define the façade of Branciforte Plaza, which fronts to the southeast. Both the south and east ends (bays one and three) display open balconies with iron balustrades on the first and second stories. Evenly-spaced doors and windows fenestrate the first and second floors. On the south and east end of the second floor is a window surrounded by large tile, and the window itself is topped by a semi-circular space filled with Mexican tile. The center bay displays a recessed arched entrance on the main level and a loggia, flanked by two balconets, denotes the second story. Engraved in the stone arch entrance are the words "SANTA CRUZ" flanked by two, small bas-relief sculptures. Beneath the arch is an elaborate cast iron door. The building sits atop a partially exposed full basement, which from the rear gives the building the appearance of a three-story building. On the south end of the façade, an enclosed glass room provides extra seating for a restaurant.

Located behind the building, on the north end of the property facing southeast, is a smaller rectangular building constructed in 1957. Filled with multiple businesses, this concrete block building with Mission tile roof once served as an accessory building to the original building when it was known as Sisters Hospital. Nine-over-six is the most prominent lite/pane configuration for windows on this building, which are either hopper or awning style.

The grounds surrounding the property were designed about 1977, by well-known local Santa Cruz landscape architect Roy Rydell. Spanning the front of the property, running parallel to Soquel Avenue is a stone retaining wall that contributes to the significance of the property.

Perched upon a hill, facing Soquel Avenue, this Spanish Revival Style building is located on a large lot with rich vegetation. The area is a mix of commercial and residential properties. Due to the 1976 renovations and adaptive reuse of the building a few of the structure's original design elements and materials have been altered or concealed with the attachment of exterior staircases and balconies, however, the original building remains largely intact.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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(Continued from page 2, DPR523b, B10 Significance)

In 1951, the hospital was purchased by the religious order Adrian Dominican Sisters who had been operating out of the old Hanley Hospital on West Cliff Drive since 1941. The hospital became known as Sisters Hospital during their tenure. In 1957, an accessory building was constructed as part of the hospital at a cost of \$42,000. In 1967, the current Dominican Hospital located on Soquel Avenue, east of Paul Sweet Road, was constructed. Hospital services were moved out of the 555 Soquel Ave. location during this time.

In 1976, owners Robert and Edie Rittenhouse began remodeling the old hospital building for use as businesses and shops and in 1976, it became known as Branciforte Plaza. The adaptive reuse of the building was designed by local architect Gary Garmann, and the grounds were designed by well-known local landscape architect Roy Rydell. Rittenhouse's Insurance Center was one of the businesses located in the building, as well as restaurants and shops.

SIGNIFICANCE

Branciforte Plaza was constructed in 1929 as the Santa Cruz Hospital and remodeled in 1976 as a commercial building. Although the adaptive reuse project altered various exterior features, many of these modifications appear to be reversible. Due to the reversible nature of these modifications, the building is considered eligible under Criterion (1) and Criterion 3. The early persons associated with the property are not known for their contributions to the development of Santa Cruz beyond this property, thus it would not appear to qualify under Criterion (2).

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 Interwar period hospital constructed to serve Santa Cruz's growing population.

Integrity

This building complex maintains some, but not all, of its apparent historical integrity as per the National Register's seven aspects of integrity. The former hospital maintains its original location on Soquel Avenue, an important commercial corridor east of downtown Santa Cruz. The complex includes its own internal historic setting, as the building maintains its own apparent original physical layout within the site. The setting is not completely original, as it was relandscaped in association with the remodeling project in the 1970s. Although altered for commercial and office use, the building retains its prominent institutional scale and feeling and continues, through its form and massing, to illustrate associations with patterns of development along Soquel Avenue in the early twentieth century. The alterations have affected the original design, materials, and workmanship, but the building continues to convey a sense of its time and place.

(Continued from page 2, DPR523b, B12 References)

Santa Cruz News, Ground Is Broken for Santa Cruz' New \$125,000 Hospital, 4/24/1929.

Santa Cruz News, Edifice Nearing Completion on East Side to Have Features, Equipment of High Order; Ready In November, 9/26/1929.