

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): Ferris-Whitcomb House

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 Location: ☐ Not for Publication ☒ Unrestricted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: 603 Third St.

City Santa Cruz Zip 95060

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 587277 mE/ 4091719 mN

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

southwest corner of Third and Holden Streets.

APN# 005-621-03

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

This Neoclassical cottage is a vernacular residence from the early twentieth century. This building type was an evolution of the Victorian-era Queen Anne style houses, popular at the same time as Craftsman bungalows. Neoclassical houses tend to feature classical details and feature a more refined trim than their Craftsman counterparts. Typical of a Neoclassical design, the raised one-story house has distinctive gabled pediment accents, classical porch columns that sit on paneled pedestals, and turned balusters. A very unusual feature is the angled entry that incorporates one side of the bay window and an angled wall to the side. Original wood siding and trim materials also provide important contributions to the character of the design.

(Continued on page 4, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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



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

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

c1915, news article, about 94 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 3CS

Resource Name (Assigned by recorder) Ferris-Whitcomb House

B1. Historic Name: Ferris-Whitcomb House

B2. Common Name: 603 Third St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Neoclassical

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

Constructed ca. 1915. Several additions/alterations during twentieth century.

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

Original Location: n/a

*B8. Related Features:

Ancillary building (barn) located at the rear of the property dating to the nineteenth century.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture

Area: Beach

Period of Significance: 1915

Property Type: Residential

Applicable Criteria: (1), (3)

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

This house, sitting prominently on Third Street, was constructed around 1915, within the Kaye & Uhden Tract 3 development recorded in 1891, consisting of eighteen lots between Holden Street and Riverside Avenue. The house was first owned by two families, Charles and Lillie Ferris and Robert and Lillian Whitcomb. Both men worked at the Liberty Market on Pacific Ave., and it appears that Whitcomb owned the store. In 1920, they sold the house to Arthur Barson.

Arthur Barson was the son of Alfred and Mary Barson, who founded the Riverside Hotel located on the east bank of the San Lorenzo River in Santa Cruz. The Riverside Hotel (originally known as the Barson Hotel) was popular for its elaborate gardens, orchard and farm adjoining the hotel property. After Alfred's death in 1919, the hotel and grounds were sold, and it was at that time that Arthur Barson purchased the subject property with his wife, Grace. Sources indicates that he bought the house, which overlooks the San Lorenzo River and the hotel property, so he could keep watch on his family's former land. (Continued on page 4, DPR523L)

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

*B12. References:

City of Santa Cruz Standard Map, 1929.
 King and Taylor, Map of the City of Santa Cruz, 1910.
 Lehmann, Susan. Historic Context Statement for City of Santa Cruz. 2000.
 Polk. R. L., Santa Cruz City Directory. 1912-1989.
 Sanborn Fire Insurance Maps, 1886 -1950.
 Santa Cruz Sentinel, Arthur Barson obit, 1/10/1951.
 Santa Cruz Sentinel, Barson Family, 9/10/1951.
 Santa Cruz Evening News, Mary Barson obit, 5//1921.
 U.S. Federal Census 1880 1900-1920

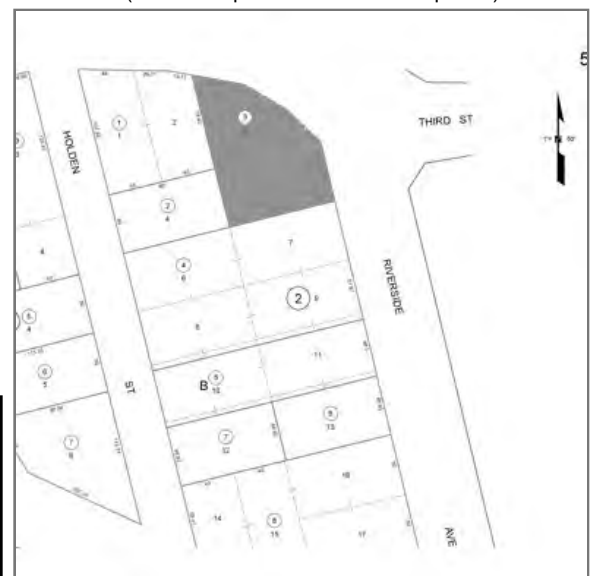
B13. Remarks: None

*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

Page 3 of 5 *Resource Name or # (Assigned by recorder) Ferris-Whitcomb House

* Map Name: Santa Cruz, Calif.

* Scale: n.t.s.

* Date of Map: 1954 (revised 1994)



TN*/MN
14mi

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 5 *Resource Name or # (Assigned by recorder) Ferris-Whitcomb House

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

(Continued from page 1, DPR523a, P3a Description)

The form of this one-story house is characteristic of a post-turn-of-the-century house; it features a raised, roughly rectangular mass with a moderately pitched hipped roof. The centered front porch is partially recessed and it is protected by a gabled pediment that projects from the main roof. An angled bay window projects to the side with a similar pediment. There is an addition at the rear of the house; its hipped roof is lower than the original roof, providing subtle differentiation in massing. Distinguishing original features include: centered front porch pediment with arched ventilation window and shingled siding; turned balustrade with corner pedestals; double classical porch columns and pilasters; hipped roof and raised base; clipped corner creating an angled front bay window; angled side bay window with gabled accent roof; tri-bevel wood drop siding and a sill band that wraps the house.

The property has a high rock-clad retaining wall that wraps the corner site. A detached barn is visible at the rear of the parcel; although quite old, it is not historically associated with the house, but rather was originally associated with an adjacent parcel. The barn has a raised boxed eaves, gabled form, channel-rustic siding, falsefront side wing, sliding doors, and hayloft typical of nineteenth-century agricultural design.

(Continued from page 2, DPR523b, B10 Significance)

Arthur lived in the house until his death in 1951, and it was passed on to his son, Art Barson.

The ancillary building at the rear of the property was not originally associated with the property at 603 Third St., although today it sits on the same parcel. The once-barn may have been associated with the property at 611 Third Street, that was constructed in 1890 for Mrs. Margaret Barfield by LeBaron Olive.

SIGNIFICANCE

The property was found eligible for the California Register of Historical Resources under Criterion (3). The building contributes to the development and significance of the Beach Hill neighborhood and thus would appear to be eligible under Criterion (1). The early persons associated with the building, the Ferris and Whitcomb families, are not significant figures in local history. While Arthur Barson is from a prominent and significant Santa Cruz family, he himself did not contribute to the development of Santa Cruz and thus would not enable eligibility under Criterion (2). The specific architect of the building has not yet been identified, but the design is a distinctive example of the Neoclassical style in Santa Cruz, and therefore it would be eligible under Criterion (3).

When considered for listing within the Historic Building Survey of the City of Santa Cruz, 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 early twentieth century residential architecture, associated with the early development of the Beach Hill neighborhood; and
5. The building possesses special aesthetic merit and value due to its quality of architecture, retaining sufficient features that show its architectural significance; and
6. The building possesses distinctive stylistic characteristics of the Neoclassical style; and
7. The building, although expanded over the years, retains sufficient integrity to accurately convey its significance from its early original construction period.

CONTINUATION SHEET

Page 5 of 5 *Resource Name or # (Assigned by recorder) Ferris-Whitcomb House

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* Date 5/6/2009

☒ Continuation ☐ Update

(Continued from previous page)

Integrity

The property maintains much of its historical integrity as per the National Register's seven aspects of integrity. It maintains its original location on Third Street, in the Beach Hill Neighborhood of Santa Cruz. The house is surrounded by most of its historic residential setting, including adjacent houses of similar age, scale, and design, and neighboring parcels of a similar scale and setback, as well as mature street trees and other landscaping. The immediate setting of the house retains its hillside prominence, residential setbacks and traditional landscaping, including an historic barn associated with a former residence on a neighboring parcel. The house retains its early twentieth century residential scale and feeling and continues, through its form, massing and detailing, to illustrate its associations with distinctive Neoclassical design in Santa Cruz. The exterior of the house retains its historic materials and workmanship, including the recessed angled porch, classical porch columns, turned balustrade, boxed eaves, arched attic window, siding, and trim.