



# HOW TO RESEARCH THE HISTORY OF YOUR SANTA CRUZ HOUSE

*Where to Begin  
&  
What You Need to Know*

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## HOW TO RESEARCH THE HISTORY OF YOUR SANTA CRUZ HOUSE

### INTRODUCTION

Researching the history of a house has been transformed from what used to be a daunting slog through an endless stream of unindexed public documents, old newspapers, and city directories. With the digitization of public records (census, voting, immigration, birth/death) and newspapers, coupled with the availability of high-speed connectivity, many barriers to access have been diminished or removed entirely. Except for deeds detailing owners and property descriptions, the bulk of relevant data—census, immigration, birth, death, and marriage records can now be located with a few keystrokes without leaving the comfort of your home. Local newspapers, a primary source for data, are now digitized/scanned, and serve as the equivalent of today’s social media, capturing the personal triumphs and tragedies of everyday life. While social media can be deleted with a keystroke, the stories buried in historical newspapers are forever archived. Besides cataloging births, deaths, marriages, and the social life of a community, newspapers tracked property transfers, building permits, and the work of architects and builders. Today, much of this data is easily accessible if you know where to look.

The one exception is the historical deeds of trust that identify sellers (Grantor), buyers (Grantee), and provide an exact property description. Tracing ownership still requires physically examining indexes and deeds at the Recorder’s Office. This guide is an attempt to provide a roadmap for researchers so that they can avoid detours, potholes, and false trails along the way.

### WHERE TO BEGIN: BUILDING A CHAIN OF TITLE—THE PAPER TRAIL

COUNTY GEOGRAPHIC INFORMATION SERVICES (GIS) <http://www.co.santa-cruz.ca.us/default.aspx?tabid=93> This should be the first place to start a search with either an address or an APN number (Assessor’s Parcel Number: “00921145”).

This site will be a source for:

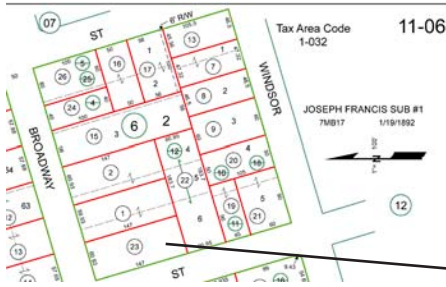
**Links to the Assessor’s Office** to find basic information about the house: property characteristics, lot and house size, approximate build date, number of rooms, etc.

**Property transfer data.** This record will give you the most recent deed transfer information that you can use to expand your research.

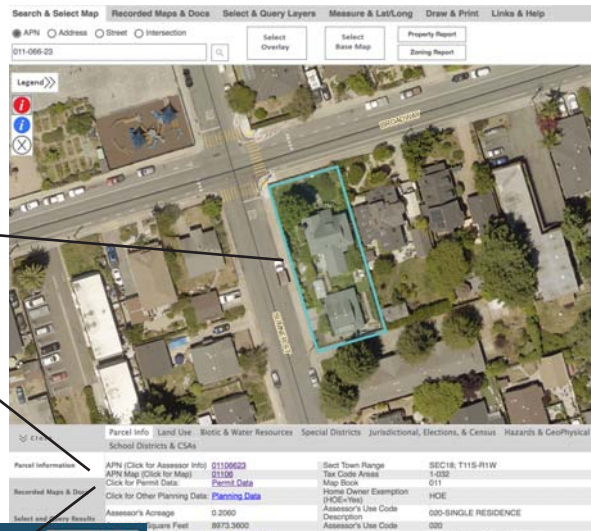




**Parcel Map.** Link to the Assessor's Office for a map showing the size/measurement of your parcel and neighboring parcels.



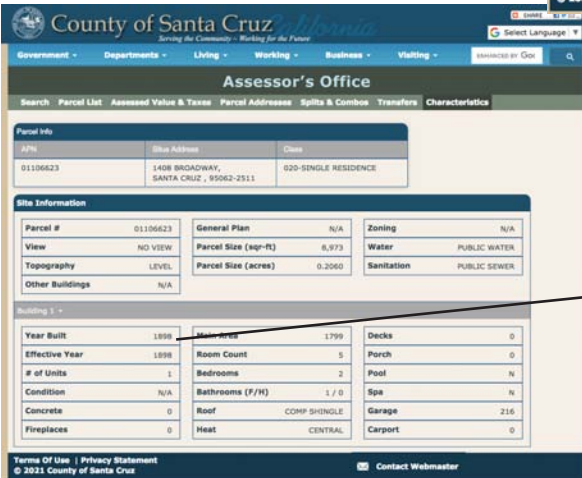
LINK TO ASSESSOR'S DATA



**Santa Cruz County Assessor Office**  
<http://sccounty01.co.santa-cruz.ca.us/ASR/>

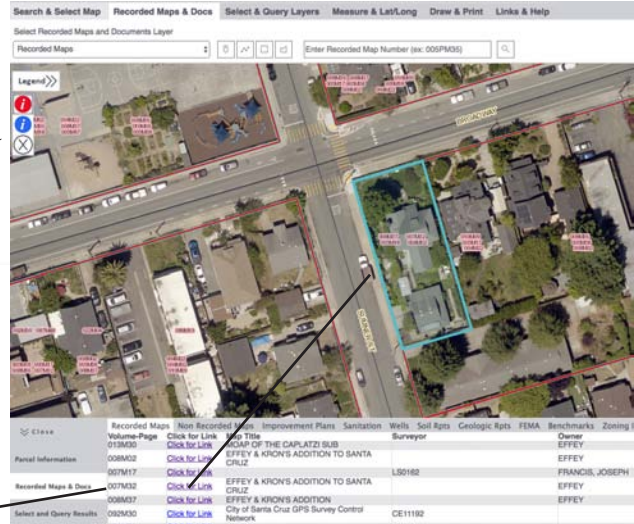
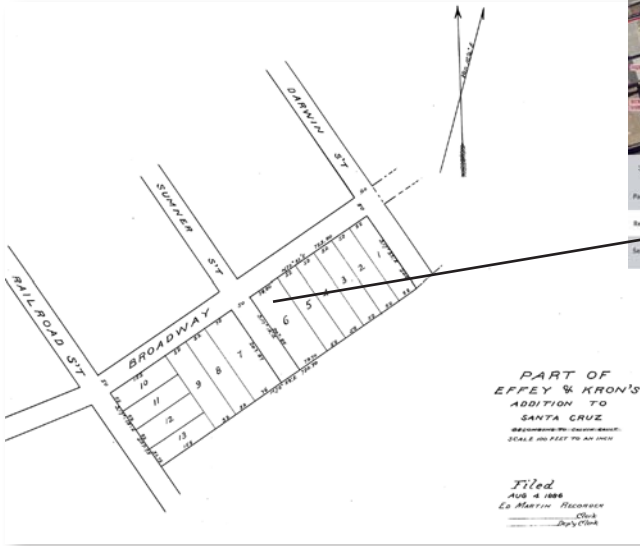


**Recent property transfers:**  
 Note Document Transfer # (book/page) to find deeds in Recorder's bound volumes/microfilm.



**Property Characteristics:**  
 Parcel Size,  
 No. of buildings, rooms,  
 Year built: this data for historical homes is often inaccurate

**Recorded and Non-Recorded Maps.** These very useful historic maps can provide ownership clues. They sometimes offer the owner's name, date of transfer, and the trust deed data (book/pg). Maps can also show the historic development of a neighborhood.

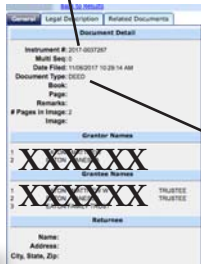
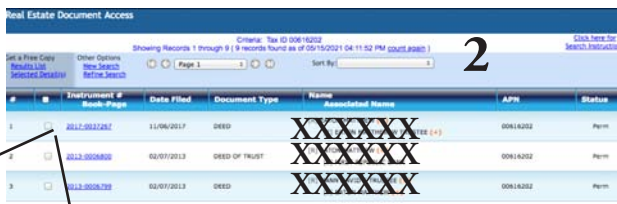
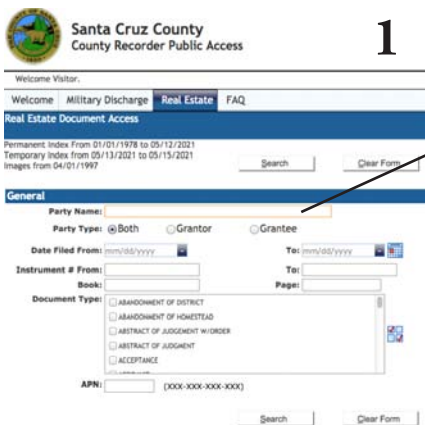


Historic map showing Effey & Kron's addition to Santa Cruz, recorded August 4, 1886. (Broadway between Railroad, now Seabright and Darwin St.)

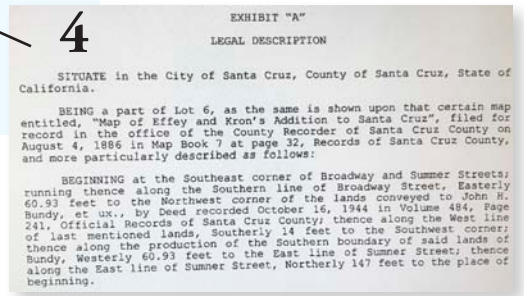
**NEXT STEPS: TRACING OWNERSHIP—SANTA CRUZ COUNTY RECORDER'S OFFICE**

The next step is crucial to establishing property ownership. The property transfer data (Deed document number and/or book/page) obtained from the Assessor's database will give you the initial information to find previous owners. The Recorder maintains two databases:

**1) Current Deeds: 1978 to date**—searchable by APN or Name (Grantor/Grantee) on computer workstations; deeds viewable and printable.



Note: Personal names have been redacted



Current deeds searchable by name, APN, book/page and type of instrument. Deeds are viewable/printable at the Recorder's Office, but not online.

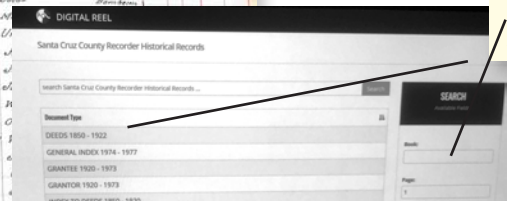
2) **Historic Records: 1850–1977.** These earlier deeds are found by searching the **bound volumes** organized by date and indexed under the names of the Grantor/Grantee. Using the book/page reference, you can search the Recorder’s computer database for copies of deeds of trust. These deeds are stored on microfilm and retrieved using computer workstations. Early deeds are also available in written form in bound volumes. Recorder’s staff can also print copies of historic deeds for a fee.



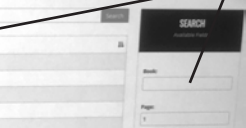
Bound Index Volumes:  
1850-1977

NAME OF GRANTOR	NAME OF GRANTEE		Date	Book	Page
	First Name	Last Name			
Fisk	A. H.	Smith	Apr 7 1888	84	110
Spencer	Ellen C.	William	May 24 1888	84	120
Fisk	George	Ellen C.	May 24 1888	84	120
Fisk	Ellen M.	William	May 24 1888	84	120
Fisk	George	Spencer	May 24 1888	84	120
Franklin	John H.	Dr.			
Fisk	A. H.	Dr.			
Spencer	William E.	Dr.			
Fisk	Charles S.	Dr.			
Fantina	A.	Dr.			
Felton	Ormond W.	Dr.			
Fantina	Antonia	Dr.			
Felton	C. D.	Dr.			

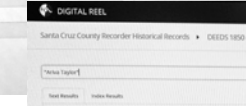
1 Index page: Names of Grantee/Grantor, Date. Use Book/Page to locate deed in computer index



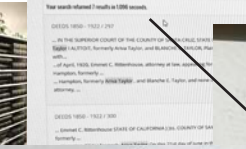
Enter Book/Page; select Deed Index



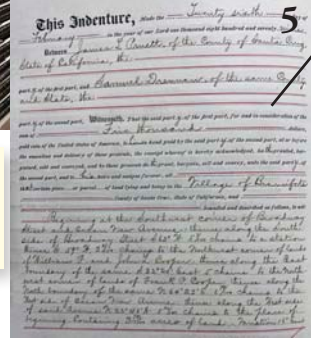
2



3 Search results link to microfilm copy



4



Bound volumes containing early handwritten copies of deeds.

Microfilm copies of early deeds are often barely readable. If so, consult the handwritten copy found in the bound volumes.

Use the bound index volumes to trace ownership. Start with the current Grantor (seller) and find out who they got the property from as Grantee, making certain the property description is correct as you proceed. Keep going Grantor to Grantee until you find the original owner, keeping a record of Grantor/Grantee, book/page reference and transaction dates for future use.

Sometimes ownership clues may be gleaned by examining historic Sanborn Fire Insurance maps. For a growing city like Santa Cruz, house numbers were not static, and changed often. Searching local newspapers under earlier house numbers often identifies property owners and property transaction dates. Further clues may be found in city directories. When searched by address, directories may identify residents and often indicate their profession.

**SANBORN FIRE INSURANCE MAPS**

“Sanborn maps are detailed maps of U.S. cities and towns in the 19th and 20th centuries. Originally published by The Sanborn Map Company (Sanborn), the maps were created to allow fire insurance companies to assess their total liability in urbanized areas of the United States. Sanborn maps are valuable for documenting changes in the built environment of American cities over many decades. Specific changes in an individual site such as when a building was expanded or torn down, can often be dated within a reasonably accurate time frame, depending on how many different map editions for that city are available.” [https://en.wikipedia.org/wiki/Sanborn\\_Maps](https://en.wikipedia.org/wiki/Sanborn_Maps); <https://www.loc.gov/collections/sanborn-maps/articles-and-essays/sanborn-time-series/>





**Library of Congress:** <https://www.loc.gov/collections/sanborn>

Maps (color images). From 1886–1920. High quality images; coverage of Santa Cruz County cities varies.

**Santa Cruz Public Library** (Microfilm only and bound volumes)

Maps: 1886–1905; 1928, 1950; bound volumes, 1915 update of 1905, 1957 update of 1950.

**Museum of Art & History** (Archives)

Maps: Santa Cruz: 1956, v. 1 & 2; 1961, v 1 & 2; 1965, v 1 & 2 (bound volumes)

**UC Santa Cruz:** <https://digitalcollections.library.ucsc.edu/>

Maps available online, but not remotely for non-UCSC users, who may use online system at McHenry and Science & Engineering library workstations. Results may be downloaded and emailed. Search interface is intuitive with high quality images. Some pre-1900 maps are only available in paper form at the Science & Engineering Library and may be photographed using natural light.

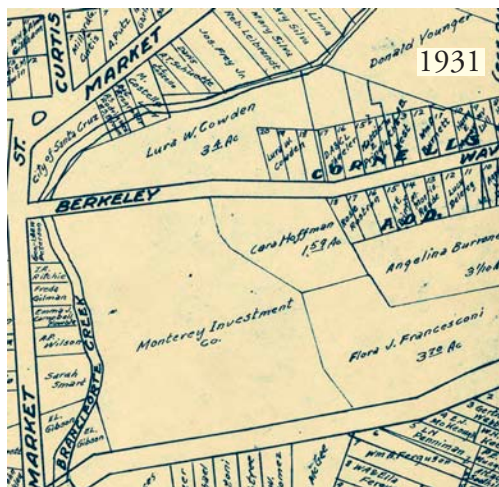
**San Jose Public Library**

Maps: 1886, 1888, 1892, 1905, 1928, 1950 available online from ProQuest. Available to any citizen of California with presentation of ID at the Library (Dr. Martin Luther King Jr. Library, 150 E. San Fernando St., San José, CA 95112) <https://www.sjpl.org/house>

## LAND OWNERSHIP MAPS (CADASTRAL)

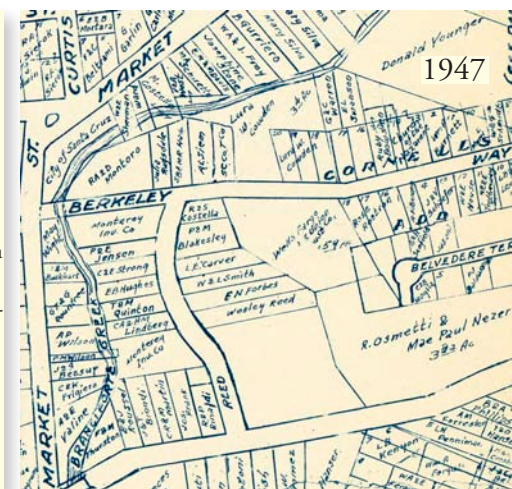
**Standard Map Service (Plat), 1931, 1944, 1947** (Not currently available online at UCSC

Digital Collections. These maps will be available when UCSC completes its overhaul of its digital collections website in 2022). The Standard Map Atlas is a useful for validating property ownership information developed from other sources. Local coverage includes three years (1931, 1944, 1947): includes names of property owners and large parcels.



Contrast the development of Berkeley Way and surrounding area. Large swatches of land were undeveloped in the 1930s, but by 1947 most of the property adjacent to Branciforte Creek was built up. Both Reed Way and Belvedere Terrace underwent transformation.

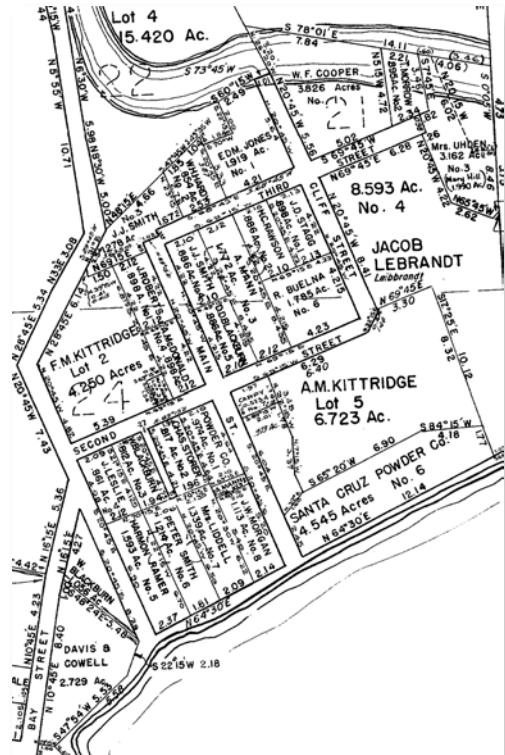
The names on the map help confirm grantor/grantee data.





**Foreman & Wright, Survey Map of the City of Santa Cruz, 1866.** (1944 rendition Online at the County of Santa Cruz, Geographic Information Service(GIS). The Foreman & Wright Survey Map was commissioned as part of the Town of Santa Cruz's incorporation application to the State of California.

**Hatch Map, 1889.** (High resolution map is online at the Library of Congress). Compiled and published by Andrew Jackson Hatch. This map is the first official map of Santa Cruz County showing not only landowners, but towns, creeks, roads, and mountains. The original lithographed map is divided into 51 sections. Because of its large size (5 feet wide by 4 feet high), the online version at UCSC is divided into 32 tiles for easier viewing. Stanley D. Stevens has published a rich history of the origins of the map, its creator, and the numerous individuals named on the map. *Names on the Map*, Santa Cruz: Museum of Art & History, 2020.



Foreman & Wright, Survey Map of Santa Cruz, 1866. Detail of Beach Hill.



Section of 1889 Hatch Map showing portions of Watsonville and Pajaro.

### 1923 City of Santa Cruz Survey Map

Arnold Baldwin, Surveyor



1923 City of Santa Cruz Survey Map. Arnold Baldwin, Surveyor. Map identifies original developers of major tracts and parcels. Includes some identification of smaller parcel owners. Baldwin, a graduate engineer from UC Berkeley served as the County Surveyor for twenty years until his death at the age of 72 in 1955. Not available online; UCSC Special Collections.

## BUILDING PERMITS

The Santa Cruz City Council issued building permits until the mid-1920s, after which permits were issued by the Building Department. The permit history of a house in the City of Santa Cruz can be obtained from the Planning Department (Zoning Desk, 2<sup>nd</sup> fl.). The County issues permit histories at the Assessor's Office; homeowner ID required. Local newspapers are a valuable source for locating building permit information and deed transactions. Newspapers published this type of data up until the 1950s. Not to be overlooked are the Santa Cruz Genealogical Society's valuable indices covering building permits in the City of Santa Cruz as reported in local newspapers from 1909–1924. Available at the Public Library. County of Santa Cruz permits are accessible online from 1985; prior to 1985 are available at the Zoning Counter.

## DISCOVERING THE PROPERTY OWNERS

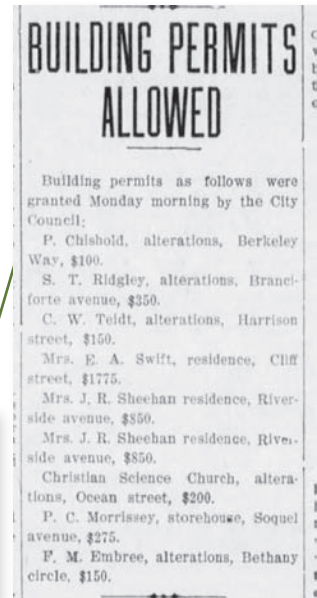
Once you've uncovered some bits of data on property owners, whether it's based on a title search, or information gleaned by searching newspapers and city directories, or examining Sanborn maps to track address changes, there is no one method that works for everyone. If access to the Recorder's Office is problematic, you can piece together bits and pieces of data by searching addresses/names in newspapers to discover property transactions and owners. Once you have a name, you can trace that person through city directories, U.S. Census records, birth, death, and marriage records, and land ownership maps. Here are some of the key sources to guide you on your journey.

## ANCESTRY.COM

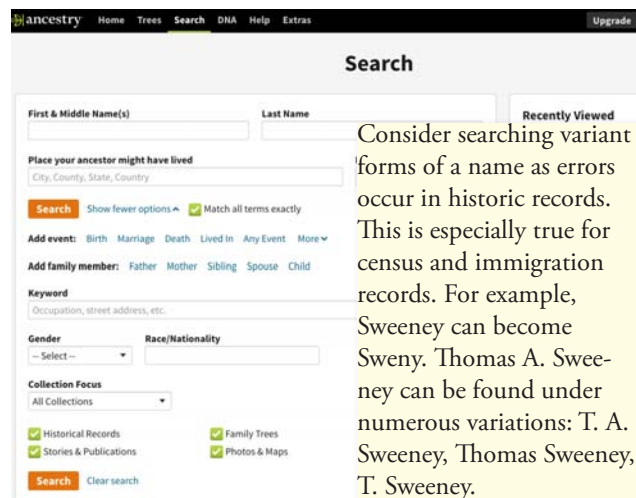
(Online at Santa Cruz Public Library or personal subscription) Premier source for wide-range of data including: Census/Voter records, Birth/Marriage/Death, Immigration, Military service, City Directories (Santa Cruz, 1902–1981, with gaps), and Family Trees.

Public Member Trees can provide a rich trove of data on family members, especially if they are public trees, not private. Look for members who cite a large number of sources as the content has often been validated. Avoid the ones who merely replicate the work of others and offer no new data or repeat errors.

Building permits issued to Pedro Chisem and his alter ego, "P. Chishold" of Berkeley Way as reported in the *Santa Cruz Sentinel*, June, September 1910



—Among the applications for building permits before the city council on Monday was one from P. B. Chisem for a \$4000 residence on Berkeley Way.



Public Member Tree record from Ancestry.com for Clara Alice Martin, aka, Alice Taylor. Note the chronological personal history, list of family members and list of validated linked sources. Clicking on any of these sources will expand your research further.

1880 U.S. Census record for Alice Taylor, aka, Clara Alice Martin.

**Alice Taylor**  
in the 1880 United States Federal Census

Name: Alice Taylor  
Age: 23  
Birth Date: Abt. 1857  
Birthplace: Maine  
Home in 1880: New Limerick, Westbrook, Maine, USA  
Dwelling Number: 120  
Race: White  
Gender: Female  
Relation to Head of House: Wife  
Marital status: Married  
Spouse's Name: Edger C. Taylor  
Occupation: Keeping House  
Neighbors: View others on page  
Household Members:  
Name  
Edger C. Taylor  
Alice Taylor

1880 U.S. Census record for Alice Taylor extracted from original record.

**Clara Alice Martin**  
BIRTH: Abt. 1857 • New Limerick, Westbrook, Maine, United States  
DEATH: 4 DEC 1929 • Santa Cruz, Santa Cruz, California, United States

**Family**  
Parents  
Clara Alice Martin  
Edger C. Taylor  
Edger Chase Taylor  
Roscoe Belle Taylor  
Leland Cecil Taylor  
Alice Lavinia Abbott Taylor

**Sources**  
Ancestry Member  
1880 United States Federal Census  
1870 United States Federal Census  
1860 United States Federal Census  
1850 United States Federal Census  
1840 United States Federal Census  
1830 United States Federal Census  
1820 United States Federal Census  
1810 United States Federal Census  
Ancestry Family Trees

**1880 U.S. Census**  
Schedule 1—Inhabitants in *New Limerick* in the County of *Waldoboro*, State of *Maine*  
the *10th* Day of *June*, 1880.

Household	Name	Age	Sex	Color	Marriage	Profession	Value	Real Estate	Personal	Notes
120	Alice Taylor	23	F	White	Married	Keeping House				
120	Edger C. Taylor	38	M	White	Married	Keeping House				

**NEWSPAPERS**

**Newspapers.com** (Available remotely to SCPL card holders) Aggregates over 20,000 newspapers from 1770–2000s. Includes newspaper archive for:

- Santa Cruz Sentinel* (various titles), (1862–2005) with coverage gaps, 1913–1931.
- Santa Cruz Evening News*, (1907–1941) Some gaps in coverage.
- Santa Cruz Surf*, (1883-1907) Rich source of local history and opinions not covered by other papers. (Microfilm copies of all papers and print indexes available at SCPL).

**Newspapers.com**  
The largest online newspaper archive  
11,800+ newspapers from the 1700s–2000s  
Millions of additional pages added every month

Search Browse Papers Clippings

Search a keyword or name

See papers by location

Headline from Apr 25, 1898

Recently Added Newspapers

Newspapers.com data is indexed using Optical Character Recognition technology which reads the text from historic newspapers on microfilm. The image quality of historical newspapers varies so searches often produce errors/“false drops.” When searching personal names, search variant forms of a name to insure accurate results.

**Other Newspaper sources:**

*Watsonville Register-Pajaronian*, (1864–2012) Available from SCPL link, or <https://www.cityofwatsonville.org/1411/Watsonville-Historical-Newspaper-Archive>

**California Digital Newspaper Collection (CDNC)** Online at SCPL or at [CDNC.UCR.EDU](http://CDNC.UCR.EDU). California papers from 1846–1922; same coverage as Newspapers.com for local papers. Includes *Daily Alta California*, 1846–1891; *Sacramento Daily Union*, 1851-1899, *San Francisco Call*, etc. Can perform sophisticated Boolean searches (AND, OR, NOT), a function not available on Newspapers.com.

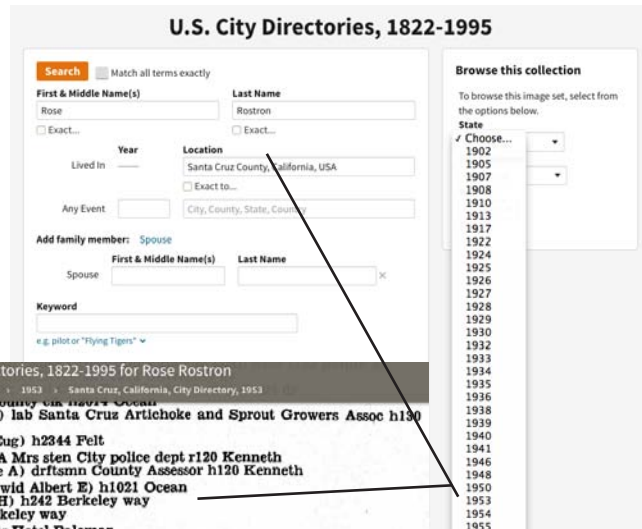
**NewsBank**, (Available remotely to SCPL card holders) *Santa Cruz Sentinel*, 1999–to present (supplements **Newspapers.com** which only indexes *Santa Cruz Sentinel* up to 2005).



*San Jose Mercury-News* and *San Francisco Chronicle* (1985–to present)  
 Covers thousands of U.S. and world news sources besides newspapers.  
*New York Times* (SCPL online with registration requirements).

### CITY DIRECTORIES/PHONE BOOKS

City directories and phone books are useful for placing people at a particular place at a particular time. They may also tell you a person's occupation and where they worked.



### Ancestry.com/Heritage Quest

Online coverage of Santa Cruz City Directories from 1902–1981. Some gaps in coverage. Includes directories for many cities across the U.S.

### Santa Cruz Public Library

(Genealogy Room, Downtown Library)

### Santa Cruz City Directories,

1921–1968 (Print) Early City & Phone Directories under various titles available on microfilm.

**Museum of Art & History** (Archives) **Santa Cruz City Directories**, 1921–1968 (Print); Local Phone Books, 1907+ (Print)

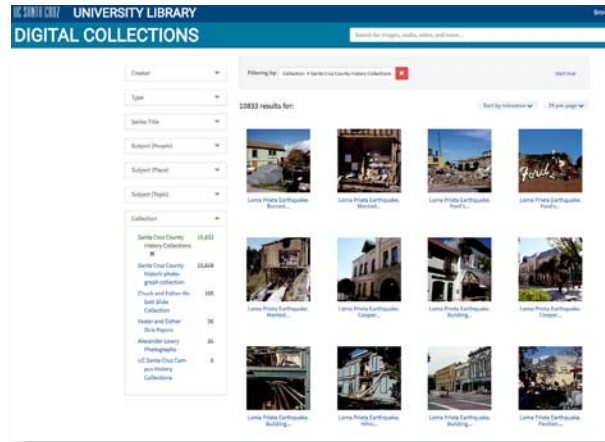
### HISTORIC PHOTOS

Old photographs convey a clear idea of a structure's former appearance and help establish a building's relationship to its surroundings. In addition to the sources listed here, a prime commercial source for historical photographs is the collection at **Covello & Covello Photography**. The firm was founded by the late photographer Ed Webber in 1938 and provided news photos to the *Santa Cruz Sentinel* from 1938 to 1969. Besides thousands of stock negatives, Covello & Covello has an extensive collection of photographs from mid-nineteenth century through the 1930s. <https://www.covellocovello.com/> Contacting individuals who post Public Member Trees on Ancestry.com can also be a rich source for personal photos.

### Santa Cruz County Historic Photographic Collection, UCSC Library Digital Collections.

UCSC's collection of photographs spans more than 100 years of Santa Cruz city and county development and activity. Notable subjects include Santa Cruz architecture before and after the Loma Prieta Earthquake (1989). "The collection documents communities and towns, some now gone; businesses and stores; industries: logging, mining, farming, ranching; the natural surroundings: beaches, forests, rivers, creeks, lagoons; cultural events and entertainment:

theater, exhibits, celebrations, parades; institutions: government, churches, schools, libraries; military displays and recreation: team sports, camping, and fishing; and means of transportation: railroads, streetcars, airplanes, automobiles, ships and boats. The bulk of the photographs (almost 11,000) document the city of Santa Cruz, but there are many images of the North and South county as well.”



**The MAH Archive**

Guide to the Hollis Peck Photo Album Collection (1900 - 1940)

Guide to the Black Album (Big Basin) Photo Collection

Guide to the Black Pebble Grain Photo Album Collection

The MAH's expansive archive is open by appointment and offers research material pertaining to all aspects of Santa Cruz County's history.

Please contact us at 831.429.1964 x7019 or [archives@santacruzmah.org](mailto:archives@santacruzmah.org) for any research requests.

[Browse the MAH's Archive](#)

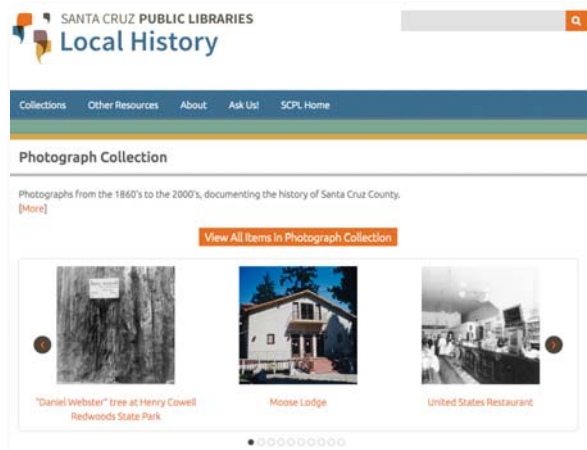
Guide to the Brown Album (Souvenir of Santa Cruz) Photo Collection

Guide to the Brown Leather Photo Album Collection

Guide to the Frances Anderson Photo Collection

**The Santa Cruz Museum of Art & History (MAH) Photo Archive** has an extensive collection of historic Santa Cruz County 19th Century and early 20th Century photographs covering a wide-range of topics. <https://archives.santacruzmah.org/guides/photograph-collection/>

**Santa Cruz Public Library** has a large collection of photographs from the 1860s through the 2000s.




<https://calisphere.org/>

Discover over two million photographs, documents, letters, artwork, diaries, oral histories, films, advertisements, musical recordings, and more. The collections in Calisphere have been digitized and contributed by all ten campuses of the University of California and other important libraries, archives, and museums throughout the state. Calisphere provides free access to more than 2,000 collections contributed by more than 300 cultural heritage organizations (libraries, archives, museums, and historical societies) in California. Each of these organizations has specific collection emphases, which may be informed by local history, activities, research interests, or other topics significant to its communities.

## HISTORIC BUILDING SURVEYS

The Santa Cruz Historic Building Surveys provide a comprehensive planning tool for the identification, evaluation, and treatment of historic properties. The Surveys inventory (vI, 1976, vII, 1989, vIII, 2013) over six hundred structures; are available for download at the City's website. Criteria for evaluation is based on standards developed by the National Park Service and the U.S. Secretary of the Interior.

Surveys are based on a comprehensive evaluation of each property based on specific criteria for analyzing the integrity of each structure as well as the historic significance of past occupants and any events important in local, regional, or national history.

Each property is extensively researched to document historic authenticity and integrity (DPR 523).

Example of historic evaluation form for 512 Walnut Avenue, Santa Cruz. The house was designed by architect Edward L. Van Cleeck for Frank Alzina, son of early pioneer Francisco Alzina. Frank was a butcher, married to esteemed local teacher Lora Effey. Until 2006, The home was owned by Hulda Hoover McLean, Santa Cruz County's second female supervisor.

Surveys are the first place to look to see if your house is listed as an historic resource. The County of Santa Cruz maintains a list of historic properties and can be obtained by contacting the Planning Department.

The City of Capitola maintains a list of historic structures (Planning Department) as well as the City of Scotts Valley, <https://www.scottsvally.org/239/City-Historical-Landmarks>.



512 Walnut Avenue  
Effey/Alzina House  
Queen Anne  
ca. 1893



This ca. 1893 two-story Queen Anne-style residence is an imposing composition of interlocking details. The complex hipped and gabled form, with its projecting two-story bay window, cantilevered second story wing, and recessed entry porch are clearly architect-designed. The house may have been designed by architect, Edward Van Cleeck, although no sources have been located to confirm the architect. The house was constructed for Frank Alzina, son of early settler, Francisco Alzina. Frank worked as a butcher and married Lora Pfund Effey, an esteemed local teacher, in 1887. Alzina first built a barn on the property in 1892 and soon after this residence. In recent times it was owned by Hulda Hoover McLean until 2006. McLean was one of Santa Cruz County's first female supervisors and was the niece of former President Herbert Hoover. The house continues to be owned by the McLean family.

103

State of California - The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Page 1 of 4  
\*Resource Name or # (Assigned by recorder): Queen Anne House

PT Other Identifier: None  
 Not for Publication  Unrestricted

PL Location: Santa Cruz County and (P2b and P2c or P2d. Attach a location map as necessary.)  
 S. 10567 7 S Quad Santa Cruz Date Revised 1994 T 11 S. 1 R. 2 W. 1 Mount Diablo B.M.  
 4 (Other maps more than one for large and/or linear resources) Zone ZIP 95060  
 Other Locational Data (e.g. parcel #, directions to resource, elevation, etc., as appropriate) City Santa Cruz ZIP 95060  
 north side of Walnut Avenue between Mission Street & Green Lane. APN 006-437-10

P2a. Description: (Describe resource and its major elements, include design, material, condition, alterations, use, setting, and boundaries)  
 This two-story Victorian Queen Anne residence is an imposing composition of interlocking details. While having unique details, it also exhibits many of the common traits of the height of the Victorian era in Santa Cruz, including asymmetry of form and ornate detailing. The complex hipped and gabled form, with the projecting two-story bay window, cantilevered second story wing, and recessed entry porch are clearly architect-designed. The house included an open first floor porch according to a 1905 Sanborn Fire Insurance Map. By 1928, this open first floor was enclosed. Extraneous details include the flared pilasters at the bay window, turned spindlework at the porch beam, the flared trim and trim of the abridged bellows, proportionately unusual Ionic porch columns, crank beams at the front gable, and elaborate use of bull's' eye and other Victorian gingerbread woodwork.

P2b. Resource Attributes: (List attributes and codes) RW - single family property  
 P2c. Resource Present:  Existing  Observed  Inset  Other  Element of District  Other (include, etc.)

P2d. Description of Photo: View, date, accession #  
 View facing north, 2009.

P2e. Date Constructed/Age and Source:  
 Historic  Prehistoric  Both  
 ca. 1893, local interpretation of record, about 125 years old.

P2f. Owner and Address:  
 P. Magg/L. Dill/7. Russ  
 Acropolis & Associates, LLC  
 20 San Luis  
 San Jose, CA 95129

P2g. Date Recorded: 5/6/09  
 P2h. Survey Type: (Describe)  
 Inventory

P2i. Report Citation: (Use survey report and other source, or enter "None")  
 Santa Cruz Historic Building Survey - Vol. III, Department of Planning and Community Development, City of Santa Cruz, 2013

Attachments:  
 None  Continuation Sheet  District Record  Rock Art Record  Other (List)  
 Geographical Map  Building, Structure, and Object Record  Linear Resource Record  Field Record  Other (List)  
 Sketch Map  Archaeological Record  Mining Station Record  Photograph Record

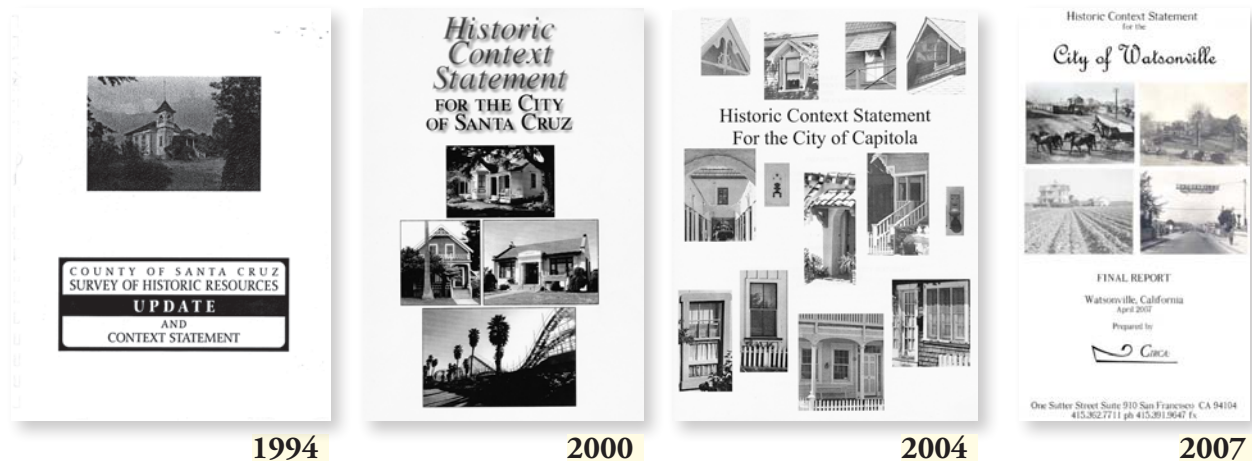
DPR 523a (1/98)

Evaluation findings are summarized in volume III, published in 2013.



## HISTORIC CONTEXT STATEMENTS

Historic Context Statements provide an overview of the historic development of a city with examples of property types such as districts, buildings, and features, which represent the patterns of growth. Context Statements are critical for understanding, identifying, evaluating, and protecting those resources which give each community its individual character and sense of place. If you want to discover how a city developed its character, these surveys are essential. The County of Santa Cruz and the cities of Santa Cruz, Capitola, and Watsonville context statements are available on their websites or from their Planning Departments.



## ARCHITECTURAL STYLES

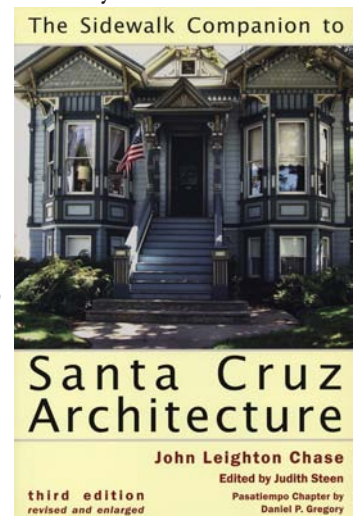
The architectural development of local communities is examined in Historic Context Statements as an overview, but a detailed analysis of individual properties and their history is not included.

Appendix A  
**Biographies of Local Architects/Designers/Builders**

Appendix B  
**Supplementary List of Buildings**

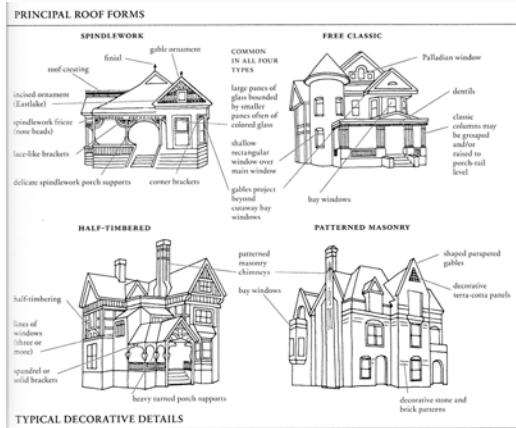
Appendix A: Biographies...  
Appendix B: List of buildings by firms working in Santa Cruz.

For the City of Santa Cruz, John Chase's, *Sidewalk Companion to Santa Cruz Architecture* offers a broad survey of neighborhoods, and the individual properties of historic significance. The earlier editions (1975, 1979) formed the basis of the City of Santa Cruz, Historic Building Surveys (1976, 1989). The 3rd ed., published in 2005 also includes biographies of local architects/designers/builders.



A supplementary list of buildings designed/built by local firms is appended. Also includes a detailed and comprehensive bibliography of local historical resources written by Judith Steen.

At 880 pages, Virginia McAlester's 2013 monumental *Field Guide to American Houses* is the premier source for detailed descriptions of styles and their origin. Well-illustrated with hundreds of drawings and photos.



# A Field Guide to American Houses

The best-selling classic by Virginia and Lee McAlester now revised and expanded to include houses built after 1940 and a new section on how to "read" a neighborhood

The Definitive Guide to Identifying and Understanding America's Domestic Architecture

Virginia Savage McAlester

The interpretation of an architectural style may vary depending on the knowledge of the architect/builder, availability of materials, and regional differences. The interpretation of the Queen Anne style may vary considerably covering a wide-range differing of structures. While some have candle-snuffer corner turrets and wrap-around porches, others are a blended mixture of Colonial Revival, Shingle, or Craftsman style. Often there is an abundance of brackets, decorative trusses, and an entry door with a single pane at the top.

VICTORIAN HOUSES

Queen Anne

1880-1910

IDENTIFYING FEATURES

Steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles, eave bay windows, and other devices used to avoid a smooth-walled appearance; asymmetrical facade with partial or full-width porch which is usually one story high and extended along one or both side walls.

PRINCIPAL SUBTYPES

Queen Anne houses are most conveniently subdivided into two sets of overlapping subtypes. The first is based on characteristic variations in shape; the second on distinctive patterns of decorative detailing.

SHAPE SUBTYPES

Four principal shape subtypes can be distinguished:

HIPPED ROOF WITH LOWER CROSS GABLES—Over half of all Queen Anne houses have a steeply hipped roof with one or more lower cross gables. Most commonly there are two cross gables, one front-facing and one side-facing, both asymmetrically placed on their respective facades. Unlike most hipped roofs, in which the ridge runs parallel to the front facade, Queen Anne hipped ridges sometimes run front-to-back, parallel to the side of the house. Others have pyramidal roofs with no ridge or merely a small flat deck covering the hip. The hipped portion of the roof may have a gable-on-hip added, dormers and additional gables are common. A tower, when present, is most commonly placed in one corner of the front facade. The roof form of this subtype is among the most distinctive Queen Anne characteristics and occurs in examples ranging from modest cottages to high-style landmarks.

CROSS-GABLED ROOF—About 10 percent of Queen Anne houses have simple cross-gabled roofs without a central, hipped roof. These are normally of L-shaped plan, a tower, when present, is usually embraced within the L.

FRONT-GABLED ROOF—About 10 percent of Queen Anne houses have a full-width front gable which dominates the front facade. This form occurs most frequently in detached urban houses. A tower, when present, is usually placed in one corner of the front facade.

TOWN HOUSE—Detached Queen Anne urban houses usually have front-gabled roofs (as in the type just described). Attached row houses are uncommon but occur in both gabled

McAlester, excerpt from 1984 edition.

Appendix C

**Architectural Styles in Santa Cruz**

The Ohlone Indians, who populated the San Francisco Peninsula and the coast south to Carmel built three types of structures. Circular houses of palm, covered with brush and about twelve feet in diameter, were inhabited by the women and children. For the men there was the somewhat rectangular clubhouse and house. During camping trips, small circular bark structures were erected for temporary shelter.

When the Spanish and Mexican period they tried to reproduce as best they could the late baroque architecture familiar to them in Mexico, which had in turn been imported from Spain. The foundations of the adobe buildings erected and the unskilled Indian labor reduced the buildings constructed to very simple adobe structures with thick walls and a roof of brush. The foundations of the adobe buildings erected on the island and elsewhere. Plastering the wide areas prevented the adobe from being washed away by the rains. Floors were almost always of stamped earth, and glass was not used for windows until the 1840s (Harris and Rodriguez article).

The earliest frame buildings in Santa Cruz were simple double-ended cottages of one story or story and a half, such as the Francisco Alhena House. In a short time building materials and carpentry improved to the point where John B. Perry could build the comfortable Board and Sutter House at 114 El Estero Drive.

Appendix C

**Architectural Styles in Santa Cruz**

1890-1900

The Ohlone Indians, who populated the San Francisco Peninsula and the coast south to Carmel, lived in circular houses of palm, covered with brush and about twelve feet in diameter, were inhabited by the women and children. For the men there was the somewhat rectangular clubhouse and house. During camping trips, small circular bark structures were erected for temporary shelter.

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Gothic Revival

Gothic and Revival were the major styles of the 1840s and 1860s in Santa Cruz. Modest after the examples of ancient Greece, Greek Revival buildings were characterized by the regularity of their proportions, gable construction, and unadorned facades.

Gothic Revival buildings had steep gables, bay windows, delicate spire chimneys, tall arched porches, cornices, and dormers, and gables with windows. Gothic Revival drew its energy from the nineteenth century desire for the picturesque, the romantic, and the medieval, using Gothic cathedrals as its inspiration.

Shingle

In the 1840s and 1870s the Shingle style was popular for houses and continued to be used in the 1880s and 1890s. The style was derived from Shingle and sixteenth century Italian architecture, characterized by bracket-supported eaves, asymmetrical gables, paneled windows, corner pilasters on gables, and dormer bays. Several different types of arches were used, including the round arch, the flat-topped arch, and the simple elliptical arch.

the turn of the century. The earliest Italianate houses are square with hip roofs and few details. Later, and more commonly, they are either flat fronted or have angle bays and low roofs with a cornice at the eaves or parapet that obscures the roof. Characteristic details are a bracketed cornice, turned balustrades, tall, narrow windows with flat or rounded tops and prominent lintels, a raised front porch and elaborately detailed entrance porches, quoins, and sometimes a rusticated facade. Most surviving commercial Italianate is brick with wooden or metal trim, usually flat fronted with pediments and creasing over the parapet.

Stick and Eastlake (1880-1890s) The Victorian-era Stick style is frequently used in combination with Eastlake. The Eastlake ornamentation is characterized by bold use of geometric shapes, three-dimensional patterns, curved brackets, rows of lattice-turned spindles, incised carving, grooved moldings, circular perforations, sunburst-stuff panels, bent roofline, and stained glass. Additionally, there is an overlay of plain or molded Stick work that resembles half-timbering and suggests the half-timber construction of the time, with high, steep roof lines, and extending window frames beyond the windows, and extensive verandas. Curved brackets are usually replaced by diagonal brackets.

Queen Anne (1885-1900) Originally an English style formulated by Richard Norman Shaw in the 1860s, and bearing little relation to the architecture of the time of Queen Anne, it went through many transformations before it arrived in California after 1885. Less formal than earlier Victorian styles, it sought to be picturesque with an asymmetrical plan, complex roof line, corner towers, and gables. It frequently displays a variety of textures and colors in bands of different siding materials including brick, clapboard, and shingles. The buildings also have bay windows of various shapes, porches, and balconies, and a variety of predominantly classical ornamental details. In Santa Cruz, many aspects of the Queen Anne house blended into Colonial Revival, Shingle, and Craftsman styles by the end of the nineteenth century.

Shingle (1885-1900) Similar to the Queen Anne, particularly as it appeared in the Eastern United States, the Shingle style is known for simplicity of detail together with a greater interest in massing of forms. The walls and hipped and gabled roofs are shingled and include frequently curving wall surfaces. Banded windows contributed to a general horizontal emphasis. In Santa Cruz, the Shingle style is often found mixed with other styles.

The City of Santa Cruz, *Historic Building Survey, vIII* (2013).

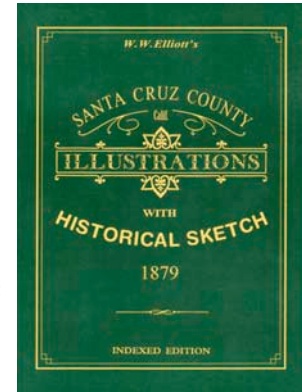
Architectural Styles in Santa Cruz, *The Sidewalk Companion to Santa Cruz Architecture*, 3rd., 2005.

Queen Anne Cottage, 1408 Broadway, Santa Cruz.



## BIOGRAPHICAL SOURCES

“The subject of your research, of course, will determine which, if any, biographical or historical reference sources will be useful for information on owners and occupants. Of the biographical and historical books concerning Santa Cruz County, Elliott’s, *Santa Cruz County, California*, authored by Rev. S. H. Willey, Dr. C. L. Anderson, Edward Martin, and others, published in 1879, is the earliest and perhaps the most important architectural source. Its many engravings provide an extensive record of the town’s appearance at the time.” John Chase, *The Sidewalk Companion to Santa Cruz Architecture, 3rd. ed.* Santa Cruz: Museum of Art & History, 2005.

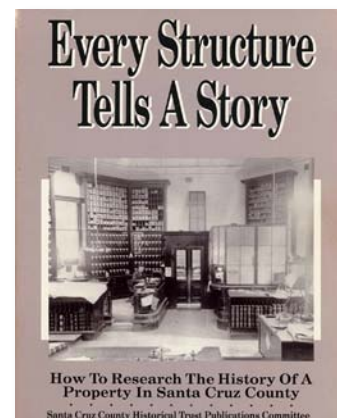


The Museum of Art & History, 1997 reprint

Leon Rowland, wrote a local history column, “Circuit Rider” for the *Santa Cruz Evening News* in the 1940s. This column and other research formed the basis for *Santa Cruz: The Early Years*, (Paper Vision Press, 1980). Rowland provides a vivid, detailed account of the early settlers and the times they lived in, profiling some of the most significant historical figures, their accomplishments and deeds. Also included is an exhaustive account of *Los Fundadores*, the founding families of Santa Cruz. Rowland maintained a vast card file on local historical figures and events. The repository is now available online at UCSC: <https://library.ucsc.edu/speccoll/rowland-collection-about-the-rowlands>. Another newspaper reporter, Ernest Otto, wrote “Old Santa Cruz,” a column for the *Santa Cruz Sentinel* from the 1930s until the early 1950s. While not a historian, his work detailed people and events as he experienced them first hand. Preston Sawyer, *Sentinel* proofreader and photographer, wrote a column, “Santa Cruz Yesterdays,” from 1948–1959. Each week he contributed an old photo and wrote a historical account of events surrounding the photo.

### A LAST DETAIL

In 1990, The Santa Cruz County Historical Trust, published, *Every Structure Tells A Story*. While technology has advanced, making public sources more accessible, the research tools discussed are still valid today. It is well worth the time to consult *Every Structure* for its broad description of city directories, land ownership maps, local newspapers, and bibliographies. Although out-of-print, it is available for download the Santa Cruz Museum of Art & History.



Joe Michalak, Please send comments and corrections to: [joemich1@gmail.com](mailto:joemich1@gmail.com). This document will be revised frequently. ©2022





APPENDIX  
SANTA CRUZ COUNTY  
SANBORN FIRE INSURANCE MAPS  
MARCH 2022

**LEGEND:**

**LOC:** Library of Congress: <https://www.loc.gov/collections/sanborn-maps>

**UCSC:** Available over the Internet for UC Santa Cruz faculty, staff, and students only; available to all others at workstations at McHenry and the Science & Engineering library. Data may be downloaded and results emailed.

**MAH:** Santa Cruz Museum of Art & History (Archives)

**SCPL:** Santa Cruz Public Library, Downtown Branch.

**NOTE:** Maps used color-coded symbols, describing in detail the type of building construction, materials used, windows, location of water pipes, hydrant, fire alarm and numerous other elements related to engineering and safety. All Sanborn maps are in digital format and in color unless otherwise indicated.

	YEAR	LOCATION
<b>APTOS:</b>	1888	LOC; UCSC
	1892	LOC; UCSC
	1908	LOC; UCSC
	1926	UCSC
	1929	UCSC
<b>BEN LOMOND:</b>	1908	LOC; UCSC
	1926	UCSC
	1931	UCSC
<b>BOULDER CREEK:</b>	1892	LOC; UCSC
	1897*	LOC; UCSC
	1908	LOC; UCSC
	1931	UCSC
*(Incl. <b>Lorenzo</b> )		
<b>CAPITOLA:</b>	1888*	LOC; UCSC
	1892*	LOC; UCSC
	1905*	LOC; UCSC
	1917 (June)	No longer available online at UCSC
	1927	

1933

(\*Note: 1888, 1892, 1905, 1917, included with Santa Cruz)

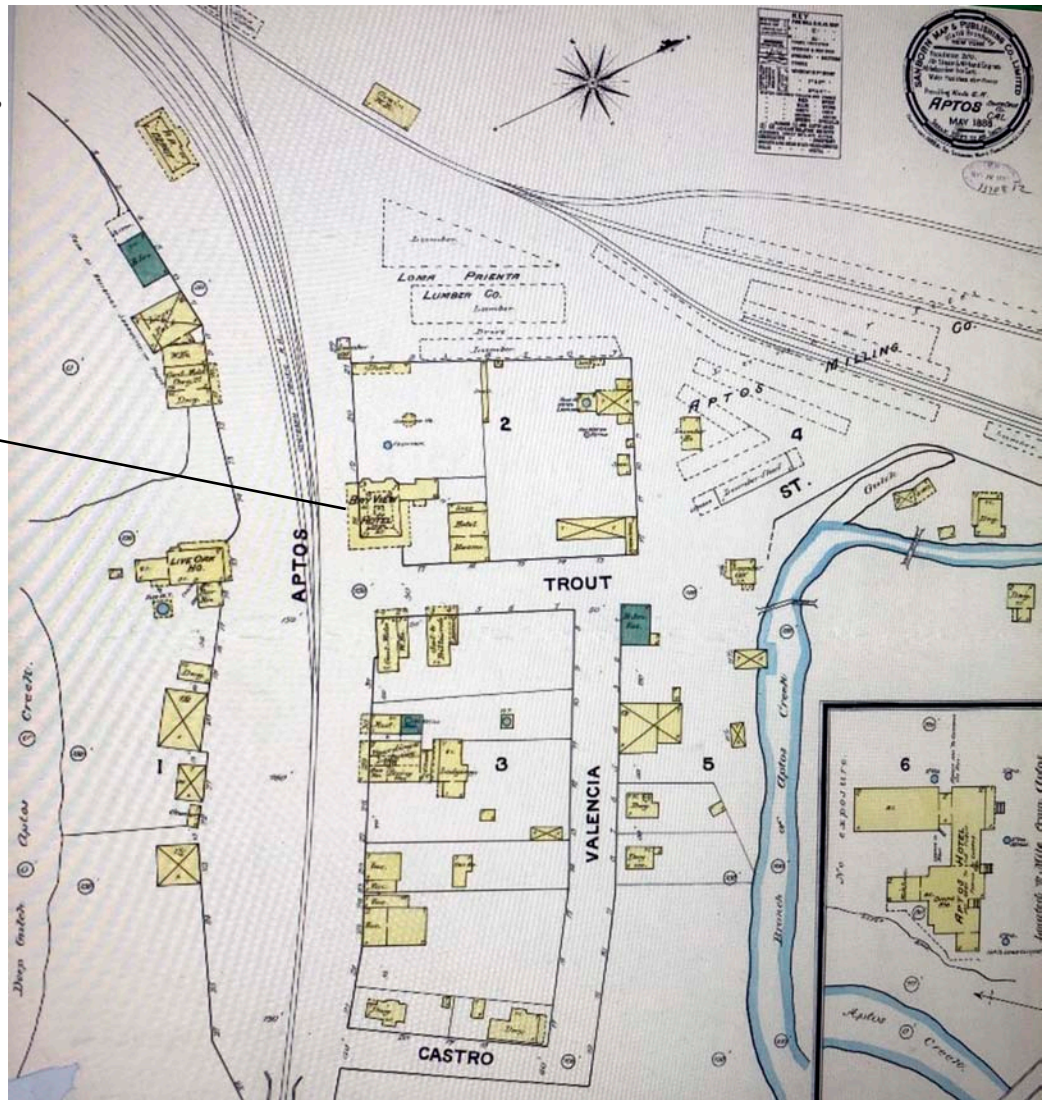
<b>CORRALITOS:</b>	1892	LOC; UCSC
* (Incl. w/ Watsonville)	1902	LOC; UCSC
	1908	LOC; UCSC
	1920	LOC; UCSC
	1962	LOC; UCSC
<b>FELTON:</b>	1895	LOC; UCSC
	1908	LOC; UCSC
	1918	
	1926	UCSC
<b>FREEDOM:</b>	1920*	LOC; UCSC
* (Incl. with Watsonville)		
<b>PAJARO:</b>	1920*	LOC; UCSC
* (Incl. with Watsonville)		
<b>SANTA CRUZ:</b>	1877 (Aug.)	No longer available online at UCSC
	1883 (Oct.)	No longer available online at UCSC
	1886	LOC; UCSC; SCPL (b/w microfilm)
	1888	LOC; UCSC; SCPL (b/w microfilm)
	1892	LOC; UCSC; SCPL (b/w microfilm)
	1905* (through Mar. 1915)	LOC; UCSC; SCPL (b/w microfilm; bound volumes in color.)
	1917* (through June 1917)	No longer available online at UCSC
	1928*	SCPL (b/w microfilm)
	1950* (through Aug. 1957)	SCPL (b/w microfilm; bound volumes in color.)
	1956	MAH (bound volumes in color)
	1961	MAH " " "
	1965	MAH " " "
	*(Note: 1905, 1917, 1928, 1950 include Twin Lakes & Del Mar; Capitola included with 1888, 1892, 1905, 1917)	
<b>SOQUEL:</b>	1888	LOC; UCSC
	1892	LOC; UCSC
	1908	LOC; UCSC
	1920	UCSC
	1933	UCSC

WATSONVILLE:	1886	LOC; UCSC
	1888	LOC; UCSC
	1892	LOC; UCSC
	1902	LOC; UCSC
	1908	LOC; UCSC
	1920*	LOC; UCSC
	1940	UCSC
	1950	UCSC
	1956	UCSC
	1962	LOC; UCSC

\*(Includes Watsonville Junction in Monterey County)

Screen shot of Aptos, 1888. (UC Santa Cruz, Historical Information Gatherers database.)

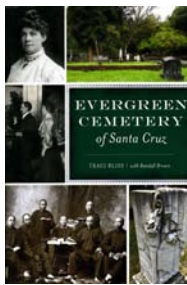
Bay View Hotel (still standing, 2022)





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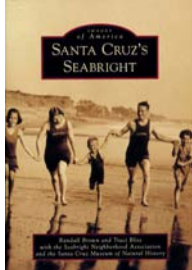
These sources complement the Bibliography created by Judith Steen for John Chase's *3rd Edition of the Sidewalk Companion to Santa Cruz Architecture*, 2005 (reprinted with corrections, 2007). There is no overall recent history of Santa Cruz County, but these volumes provide insight into the people who played a significant role in the communities that constitute Santa Cruz County. Some of these volumes were created before the availability of online research tools for genealogy, local newspapers (Newspapers.com, est. 2012), and archives. Therefore, discrepancies between what was known then, and what information may be easily discovered today, will exist. Please note that besides the volumes listed here, there is an additional number of significant works on local history published (including an Online History Journal) by the Museum of Art & History: <https://www.santacruzmah.org/history-collection>



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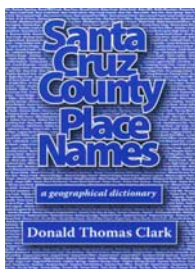


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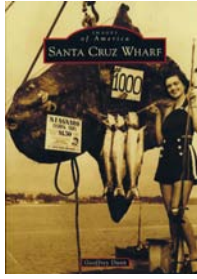


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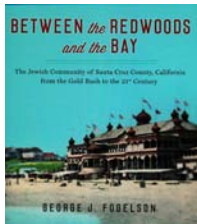
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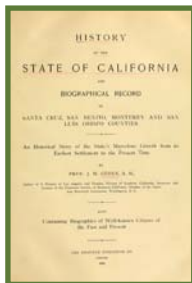
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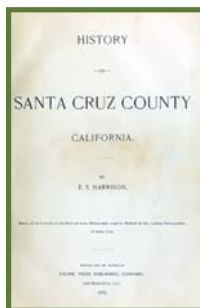
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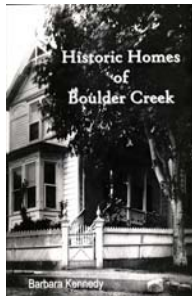


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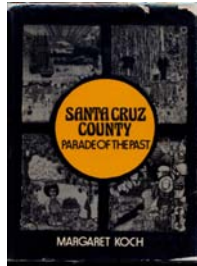


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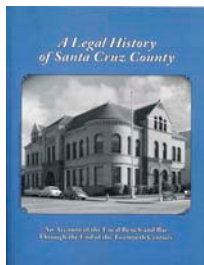


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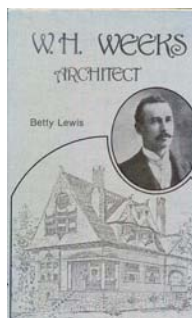
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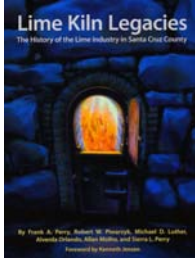


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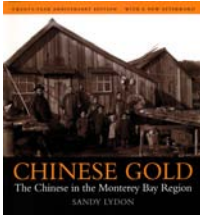


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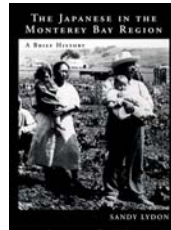




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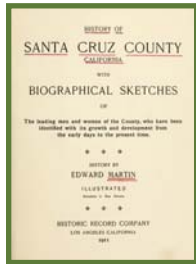
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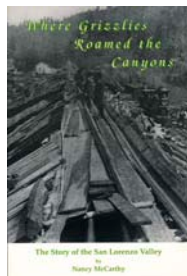
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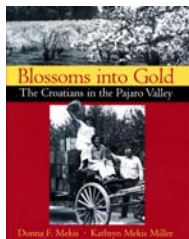
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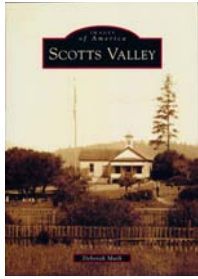
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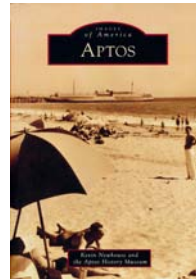
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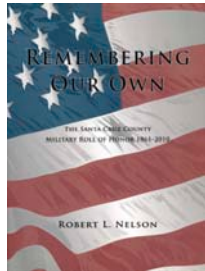
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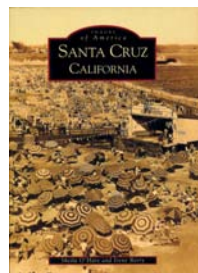
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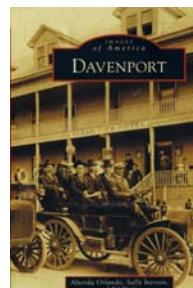
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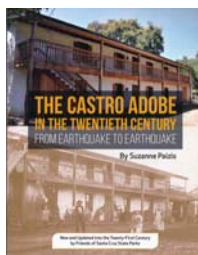
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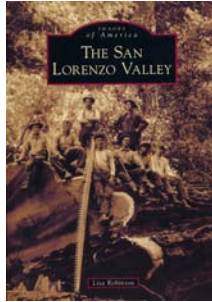
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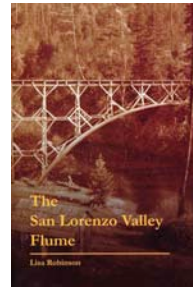
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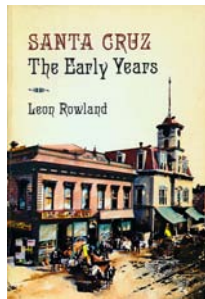
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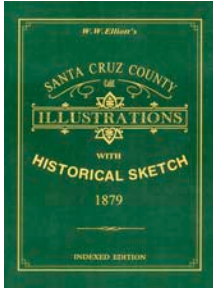


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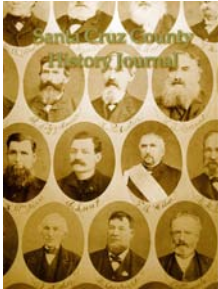
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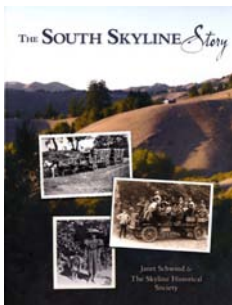




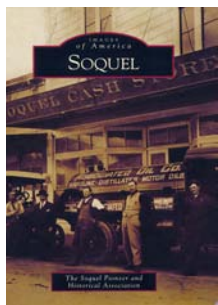
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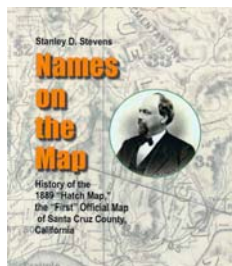
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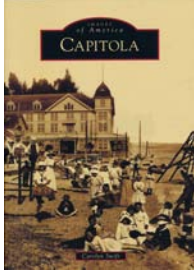
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## COMMUNITY & REGIONAL RESOURCES

To further aid your research on local history topics please consider the varied collections of the many local archives, museums, and libraries in Santa Cruz County, nearby collections, as well as the vast virtual collections offered by the University of California through its Online Archive of California (OAC) and Calisphere. While the breadth of coverage will vary, all of these institutions maintain collections of books, manuscripts, photographs, and local artifacts that may help one discover information on historic properties and the individuals who occupied them.

APTOS HISTORY MUSEUM  
7605-B Old Dominion Ct.  
Aptos, CA 95003  
(831) 688-1467  
[aptoshistorymuseum@gmail.com](mailto:aptoshistorymuseum@gmail.com)

CAPITOLA HISTORICAL MUSEUM  
For research questions, call or email.  
410 Capitola Avenue  
Capitola, CA 95010  
831-464-0322  
[capitolamuseum@gmail.com](mailto:capitolamuseum@gmail.com)

### EDNA E. KIMBRO ARCHIVE

The purpose of the Edna E. Kimbro Archive is to organize, preserve and protect in perpetuity the resources associated with Edna Kimbro's personal library and research. The goal is to make this material accessible to researchers, students, professionals, and the public, and to provide research support to further the study of early California history. The Archive specifically contains material focused on the

history of the Juan Jose Castro Adobe, the Castro family, as well as subsequent owners of the historic adobe. Resources related to the adobe since the California State Park's acquisition are also preserved in the Archive. There are extensive research files on the Santa Cruz Mission Adobe, Mission Hill, the Branciforte Adobe and Villa de Branciforte, the Bolcoff Adobe at Wilder Ranch, and the adobes in Monterey and elsewhere in California. The archive also includes the Fred Webster Collection (earthen building structural engineer who worked with Edna), the Villa de Branciforte Collection (research of Marion Pokriots and Ed Silveira/Villa de Branciforte Preservation Society), and other archaeological and artifactual materials that further the understanding of our area's early history. For more information please contact Charlene Duval at: [cduval@cruzio.com](mailto:cduval@cruzio.com)

ONLINE ARCHIVE OF CALIFORNIA (OAC) provides free public access to detailed descriptions of primary resource collections maintained by more than 300 contributing institutions including libraries, special collections, archives, historical societies, and museums throughout California and collections maintained by the 10 University of California (UC) campuses. Open the virtual doors of these institutions from our home page. The key is the OAC's more than 55,000 online collection guides. You can use these to browse, locate resources, or view selected items digitally (the OAC contains more than 240,000 digital images and documents) or learn how you can gain access to the physical objects. The OAC's comprehensive online collection guides make it easy to find collections and locate individual objects. These guides provide detailed descriptions of the items in a collection, as well as background, historical studies, and analyses (when available). Selected items have been digitally scanned for immediate online viewing. See: <https://oac.cdlib.org/>

#### PAJARO VALLEY HISTORICAL ASSOCIATION

The Borina Archive & Alzora Snyder and Jane Borg Research Center has numerous collections of information and physical artifacts documenting various aspects of Pajaro Valley history. There are thousands of photographs and documents in the following file collections: family, business, organization, agriculture, church, school, building and homes. Some special collections include Betty Lewis, William Weeks, Charley Parkhurst and the extensive costume collection. The Volck Museum and Tank House contain the larger artifact collections. Access to these collections is by membership or through special arrangement. <https://www.pajarovalleyhistory.org/archives/>  
Please phone for appointment: 831.722.0305 or email: [info@pajarovalleyhistory.org](mailto:info@pajarovalleyhistory.org)

#### SAN LORENZO VALLEY MUSEUM

12547 Highway 9, P.O. Box 576  
Boulder Creek, CA 95006  
831-338-8382  
<https://www.slvmuseum.org/index.html>

#### SANTA CRUZ MUSEUM OF ART & HISTORY (MAH)

705 Front Street  
Santa Cruz, CA 95060  
<https://www.santacruzmah.org/history-collection>

The Archive is open by appointment and offers research material pertaining to all aspects of Santa



Cruz County history. Please contact MAH at 831.429.1964 x7019 or [archives@santacruzmah.org](mailto:archives@santacruzmah.org) for any research requests.

#### SANTA CRUZ PUBLIC LIBRARY

Downtown Branch  
224 Church Street  
831-427-7707

The library collection contains a wide-range of material on Santa Cruz County history, including local history articles, photographs, and a large collection of books about California and local history. Information on local history collections will be found here:

[https://history.santacruzpl.org/omeka/#\\_ga=2.195257644.1201677463.1650513103-1095214277.1638835805](https://history.santacruzpl.org/omeka/#_ga=2.195257644.1201677463.1650513103-1095214277.1638835805)

#### SOURISSEAU ACADEMY FOR STATE AND LOCAL HISTORY

Dr. Martin Luther King, Jr. Library  
Special Collections Reading Room, 5th Floor  
150 E. San Fernando St.  
San José, CA 95112

The Sourisseau Academy for State and Local History is located in the Special Collections Reading Room of the King Library, at San Jose State University. Sourisseau maintains an extensive photograph and ephemera collection relating to the history of Santa Clara, Santa Cruz, Monterey, San Benito, San Mateo, and Alameda counties. The Academy staff of historians and archivists provide research assistance and access to our archives. Sourisseau currently houses over 350 photos that relate to Santa Cruz County. Some finding aides are on the Online Archive of California (OAC) and some photo collections are on Calisphere. See [www.sourisseauacademy.org](http://www.sourisseauacademy.org)

Contact email: [research@sourisseauacademy.org](mailto:research@sourisseauacademy.org)

#### UNIVERSITY OF CALIFORNIA, SANTA CRUZ SPECIAL COLLECTIONS & ARCHIVES

“We are here to preserve, share, and promote the Library’s unique primary sources for the use of UCSC’s academic community as well as the general public. Our collections include the University Archives, photographs, maps, rare books, and the archives of many individuals and organizations. These materials support a variety of research projects in the arts, humanities, and history of science. We support the University’s academic program and its instructional and research interests, document the cultural heritage of the Santa Cruz region, and maintain the historical record of UCSC.”

Browse Digital Collections: <https://digitalcollections.library.ucsc.edu/>

For Current Reading Room Hours: <https://guides.library.ucsc.edu/speccoll>

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PLEASE SEND COMMENTS/CORRECTIONS TO JOE MICHALAK:

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