

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

JUL 12 1982

1. Name

historic A.J. Hinds House

and/or common same

2. Location

street & number 529 Chestnut Street N/A not for publication

city, town Santa Cruz N/A vicinity of congressional district 16th

state California code 06 county Santa Cruz code 087

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name Sandra F. Mock

street & number 124 S. Park Way

city, town Santa Cruz N/A vicinity of state California 95062

5. Location of Legal Description

courthouse, registry of deeds, etc. Santa Cruz County Courthouse

street & number 701 Ocean Street

city, town Santa Cruz state California

6. Representation in Existing Surveys

title Santa Cruz Historic Building Survey (Tax Certification, Part I, 10/7/82)
has this property been determined eligible? yes no

date 1976 federal state county local

depository for survey records Santa Cruz City Planning Dept.

city, town Santa Cruz state California

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The A.J. Hinds House is a large and elaborate Stick-Eastlake design, with some Colonial and Classical Revival elements. It has an irregular hip roof and assymetrical floor plan, and is two full stories in height between a full basement and a large, high ceilinged attic.

Construction is of redwood members and horizontal tongue-in-groove siding, on a stone foundation. Chimneys are of unplastered brickwork. The front facade is composed of a magnificent central two-story gabled porch, partially recessed between square and octagonal two-story corner bays. The porch is beautifully proportioned with turned columns, Newell posts, spindle work screens and balustrades. The entrance has Colonial and Classical elements, including the outward curving flight of steps, but the detail is a Stick Eastlake composition of wooden cubes, spheres and strips. The ornate carved front door is accented by an upper sash of Venetian and cathedral leaded stained glass. The front entrance is surmounted by a cornice of delicate fretwork, and rises into an alcove balcony above the front porch on the second floor. The vestibule entrance is grained in oak, with the floor finished in marble and Italian tiles. There are two full-height bays on the sides, and a checkerboard band encircles the house between the first and second floors.

The interior retains its tiled hearths and Eastlake mantels, with their numerous shelves supported by small spindles, the sycamore block entrance floor, Lincrusta Walton, and ceiling moldings originally bronzed in different hues. The nearly square entrance hall is focused on a massive staircase, with panels, balustrades and Newell posts of Spanish cedar. Backing the entire flight of stairs and on the landings are panels of cedar and redwood. On either side of the entrance hall are huge, heavy sliding partition doors of Oregon pine, accented by central panels of venetian leaded glass. These open onto the parlor and sitting rooms, with their square and octagonal bays and ornate fireplaces. A third, identical door separates the sitting room from the 1st floor formal dining room which is adjacent to the large kitchen. Above the sitting room is the master bedroom suite, with its octagonal second story bay, tiled and manteled fireplace and adjoining bath, complete with marble wash basin and claw-foot bathtub. A similar bedroom suite lies opposite the master suite, with its wood trimmed full-height square bay, and a separate bath which opens onto the alcove balcony above the entrance. Other bedrooms on the second floor are lighted by the side bays (all 5 original bedrooms are intact). Six bedrooms have been added in the attic, which was apparently intended for this purpose but never finished by the original or subsequent owners. The irregular roof plan produces ceilings with a dramatic geometric pattern of form and space. The attic rooms are lighted by flush-ceiling skylights, recent additions which do not detract from exterior views of the roof.

The house is being restored to its original appearance, with the exceptions of finishing the attic rooms, one added partition on the second floor, and one partition on the second floor dating from the 1920's, which is to be retained. The original, oiled cedar shingles were lost, and have been replaced by compatible modern redwood shingles. Interior finish will consist of stained and painted wood, tile, carpets and wallpaper consistent in quality and color with original materials as described in contemporary descriptions from historical references. The house contains a total area of 5880 square feet, and measures 40 feet by 48 feet at the base.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1888 Builder/Architect John H. Williams

Statement of Significance (in one paragraph)

The A.J. Hinds House is primarily significant for its association with Alfred J. Hinds, pioneer Real Estate Developer and prominent civic leader, whose remarkable life spans the pioneer era and epitomizes the pioneer spirit. It is also significant for (2) its association with architect John H. Williams, as the premier example of his interpretation of Stick-Eastlake residential architecture.

(1) Alfred J. Hinds (1845-1921) was born the eldest son of an anglican minister, the Reverend Thomas W. Hinds, in Chester, England. Rev. Hinds emigrated with his family to the United States (1848), settling in Farmington, Iowa (1848-1850). In the summer of 1850, the family started west by wagon-train. Rev. Hinds' wife died of cholera en route to California (in Carson Valley, Nevada), on the day the territory was admitted as a State (Sept. 9, 1850). Reverend Hinds and his three children (Alfred, Amelia and William) arrived in San Francisco late in 1850, and stayed with relatives there until mid-1851, when the family moved to Santa Cruz. Rev. Hinds preached the first sermons to the group which later formed the First Congregational Church in Santa Cruz, (1851-52). This was the fourth Congregational Church formed in California.

Alfred Hinds began his formal education in Santa Cruz at the age of 7. He completed secondary school (CA. 1864), and started his first business venture, a book, stationary and music house at the age of 21 (1866). He ran this business with considerable success for 9 years and gained a reputation as an astute businessman, with clients throughout the state. He married Sarah Lee Howe of San Mateo (1869), and the following year his sister Amelia married Duncan McPherson, founder of the Santa Cruz Sentinel newspaper business. By 1875 Alfred and Sarah Hinds had had four children (Ethel, Aimee, Laurent and Rupert) in rapid succession (1871, 1872, 1873 and 1875 respectively). At age 30, Alfred started his second and most successful business venture, selling real estate and insurance (1875). He invested in large tracts of land, then subdivided and marketed lots to settlers. Among his major projects were the Fairmount Addition (East Santa Cruz), Vista Del Mar tract and Hinds Subdivision (downtown), the Blackburn tract (Neary's Lagoon area), and the Seaside tract (now Garfield Park).

In 1876 a diphtheria epidemic swept Santa Cruz, devastating the Hinds family. Ethel, Aimee, Laurent and Rupert died within a month of one another (ages 5 years, 4 years, 3 years, and 8 months respectively). Their first family gone, Alfred and Sarah Hinds were not defeated: they produced a second family between 1878 and 1884 (Daurette, Leland, Wendell and Theron). Alfred pursued his business ventures and became involved in numerous civic activities with the same determination and vigor with which he and Sarah persevered over tremendous personal loss. From 1875-1892 Alfred was Trustee and Secretary Treasurer of his father's ministry, the First Congregational Church. He became one of the first trustees of the Santa Cruz Public Library, was one of the organizers of the Board of Trade (now the Santa Cruz Chamber of Commerce), and was once appointed Secretary of the Republican Central Committee for Santa Cruz County. He was also active in several fraternal orders, including the Santa Cruz Lodge (F. and A.M.), the San Lorenzo Lodge (I.O.O.F.-Grand Vizier and District Deputy), the Avalon Lodge (K. of P. founder, organizer, and first Chancellor Commander). He was commissioned aid-de-camp with the rank

9. Major Bibliographical References

- A. Chase, John; 1979. The Sidewalk Companion to Santa Cruz Architecture, p.p. 66, 67 (A.J. Hinds), p.p. 9, 67, 76, 143, 166, 167, 171, 178, 181, 210, 232, 235, 240, 257, 331-32 (J.H. Williams).

10. Geographical Data

Acreeage of nominated property .10

Quadrangle name Santa Cruz

Quadrangle scale 1:24,000

UMT References

A

1	0	5	8	6	3	3	0	4	0	9	2	1	8	0
Zone		Easting					Northing							

B

Zone		Easting					Northing						

C

Zone		Easting					Northing						

D

Zone		Easting					Northing						

E

Zone		Easting					Northing						

F

Zone		Easting					Northing						

G

Zone		Easting					Northing						

H

Zone		Easting					Northing						

Verbal boundary description and justification Assessor's parcel number 5-063-14

Situate in the City of Santa Cruz, County of Santa Cruz, State of California and described as follows:

Beginning at a $\frac{1}{2}$ inch pipe at the northeast corner of the lands of George C. Graham,

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	N/A	code
-------	-----	------	--------	-----	------

state		code	county		code
-------	--	------	--------	--	------

11. Form Prepared By

name/title Roger D. Ewen Project Manager

organization H.A.R.P. Associates

date July 1982

street & number 342 Ocean Street

telephor (408) 429-1863

city or town Santa Cruz, CA 95060

state CA

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature [Signature]

title State Historic Preservation Officer

date 2/23/83

For HCRS use only

I hereby certify that this property is included in the National Register.

Entered in the
National Register

date 8/25/83

Keeper of the National Register

Attest:

date

Chief of Registration

FOR HCRS USE ONLY

RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 1

of Major under Brigadier-General Frank B. May (1884) and Inspector-General of the California Brigade with the rank of Colonel under General H. Schaffner (1886). Alfred Hinds was at the pinnacle of his influential career when tragedy struck again: in 1887, daughter Daurelle died of appendicitis at age 9. Undaunted, the remarkable Alfred and Sarah Hinds had Alfred's brother William build their home at 529 Chestnut Street in the following year (Spring-Fall 1888), after commissioning Santa Cruz architect John H. Williams to design it.

(2) John H. Williams was a prominent native Santa Cruz architect whose designs are among the finest examples of Late Victorian styles in Santa Cruz County. He was active in the area primarily from 1876 to 1892. Including the Hinds house, he designed some 60 residential commercial and public buildings in and around Santa Cruz during this period. These included homes for such notable families as the Andrew Trusts, the Samuel Wynans, the George Fords, and the Frederick Hihns; as well as the J.J. Hug building, the first Santa Cruz Sentinel building, the Buckley Printing Office, the first I.O.O.F. building, the Alta Block, the Masonic Hall and the Branciforte Schoolhouse; in addition to dozens of smaller homes, cottages, and tenements. Most of the buildings designed by Williams in Santa Cruz have been demolished. The A.J. Hinds House is the finest example of John Williams' Stick-Eastlake residential architecture still standing in Santa Cruz County.

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INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

- B. Daily Surf, The; June 12, 1889 article (A.J. Hinds).
- C. Francis, Phillip; 1899. Beautiful Santa Cruz County, p.p. 172 (A.J. Hinds).
- D. Harrison, E.L.; 1892. The History of Santa Cruz County. "Biographical Sketches", p.p. 313 (A.J. Hinds), 1890, Santa Cruz County Illustrated p.p. 14 (A.J. Hinds).
- E. Koch, Margaret; 1973. Santa Cruz County, Parade of the Past. p.p. (A.J. Hinds).
- F. Page, Charles Hall & Associates; 1976. Santa Cruz Historic Building Survey, p.p. 60 (529 Chestnut Street - Architecture and Reference to J.H. Williams).
- G. Rowland, Leon; 1941. Santa Cruz County. p.p. 132 (Rev. T.W. Hinds).
- H. Santa Cruz Sentinel, May 10, 1970 (p.25) (A.J. Hinds, Rev. T.W. Hinds, Aimee Hinds) (M. Koch article)

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER 10 PAGE

1

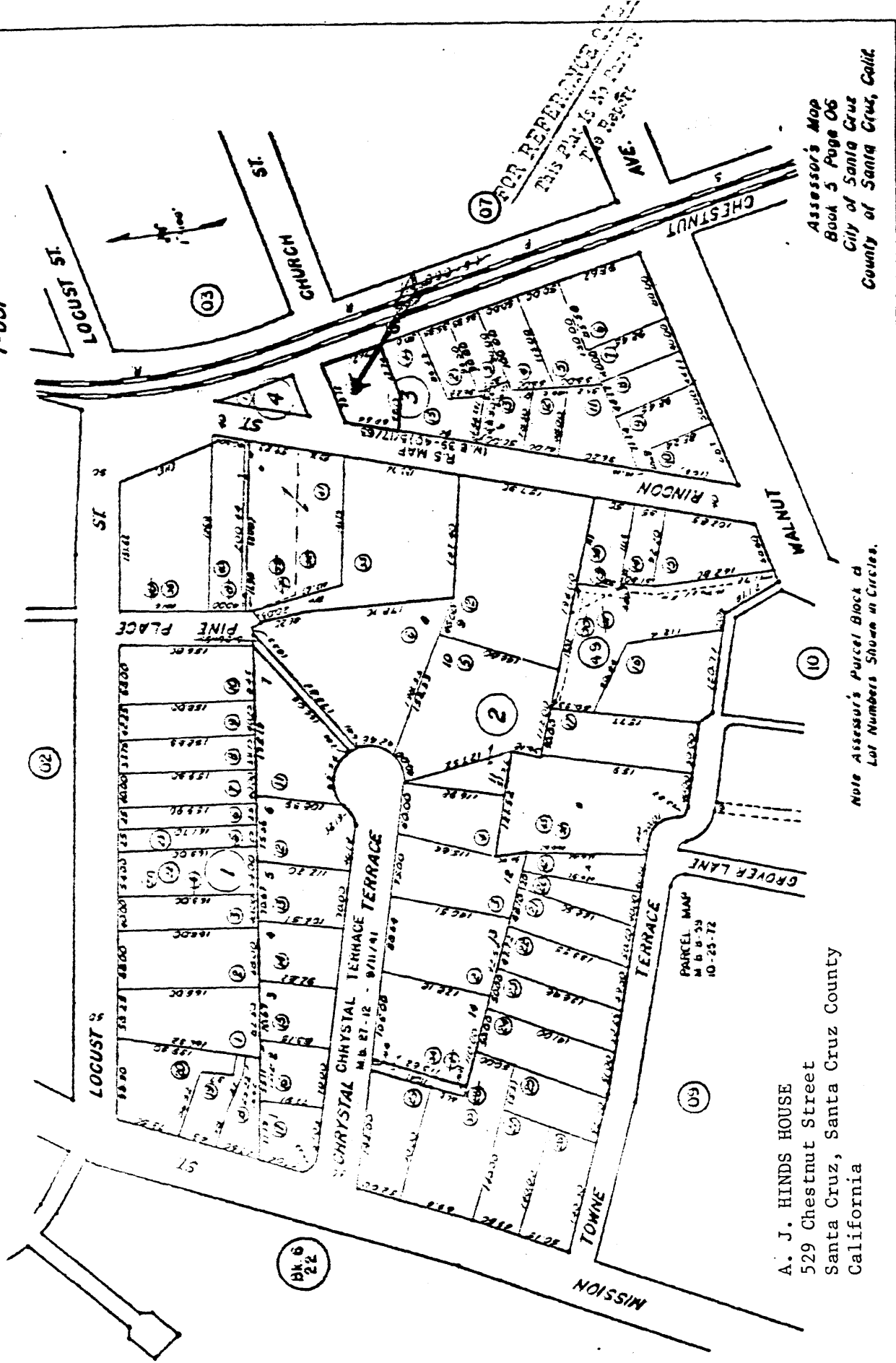
et ux., as shown on the record or survey map, filed for record on May 17, 1963 in Map Book 39, Page 40, Santa Cruz County on the western line of Chestnut Street; thence from said point of beginning south $76^{\circ} 50'$ west 73.72 feet to a lead plug and tag at the northwest corner of said lands of Graham on the eastern line of Rincon Street; thence along the eastern line of Rincon Street, south $18^{\circ} 19'$ west 60.54 feet to a $\frac{1}{2}$ inch pipe, thence leaving said Rincon Street, south $76^{\circ} 03' 30''$ east 44.13 feet to a $\frac{1}{2}$ inch pipe; thence north $75^{\circ} 18' 15''$ east 62.74 feet to a $\frac{1}{2}$ inch pipe on the western line of Chestnut Street; thence along the western line of Chestnut Street north $10^{\circ} 30'$ west 71.21 feet to the point of beginning.

FOR TAX PURPOSES ONLY

CITY OF SANTA CRUZ

Tax Area Code
1-0J1

5-06



A. J. HINDS HOUSE
 529 Chestnut Street
 Santa Cruz, Santa Cruz County
 California

Assessor's Map
 Book 5 Page 06
 City of Santa Cruz
 County of Santa Cruz, Calif.

Note Assessor's Parcel Block &
 Lot Numbers Shown in Circles.

07 FOR REFERENCE
 THIS PLACE IS IN
 TAX AREA

PARCEL MAP
 M. B. 8-35
 10-25-72

BK. 6
 22

57

A. J. HINDS HOUSE
529 Chestnut Street
Santa Cruz, Santa Cruz County, CA

200'

RINCON ST.

EXIST'G TEL. POLE

EMPT. GUY ANCHOR

PROPOSED CONCRETE DRIVEWAY
& CURB CUT

EXIST'G TEL. POLE

PROPOSED CANAL SPACE ACCORDS S.W.

ELECTRIC METER (EXIST'G 200 A.)

GAS METER (EXISTING)

EXIST'G SIDEWALK

CURB

REDWOOD TREE

PINE TREE

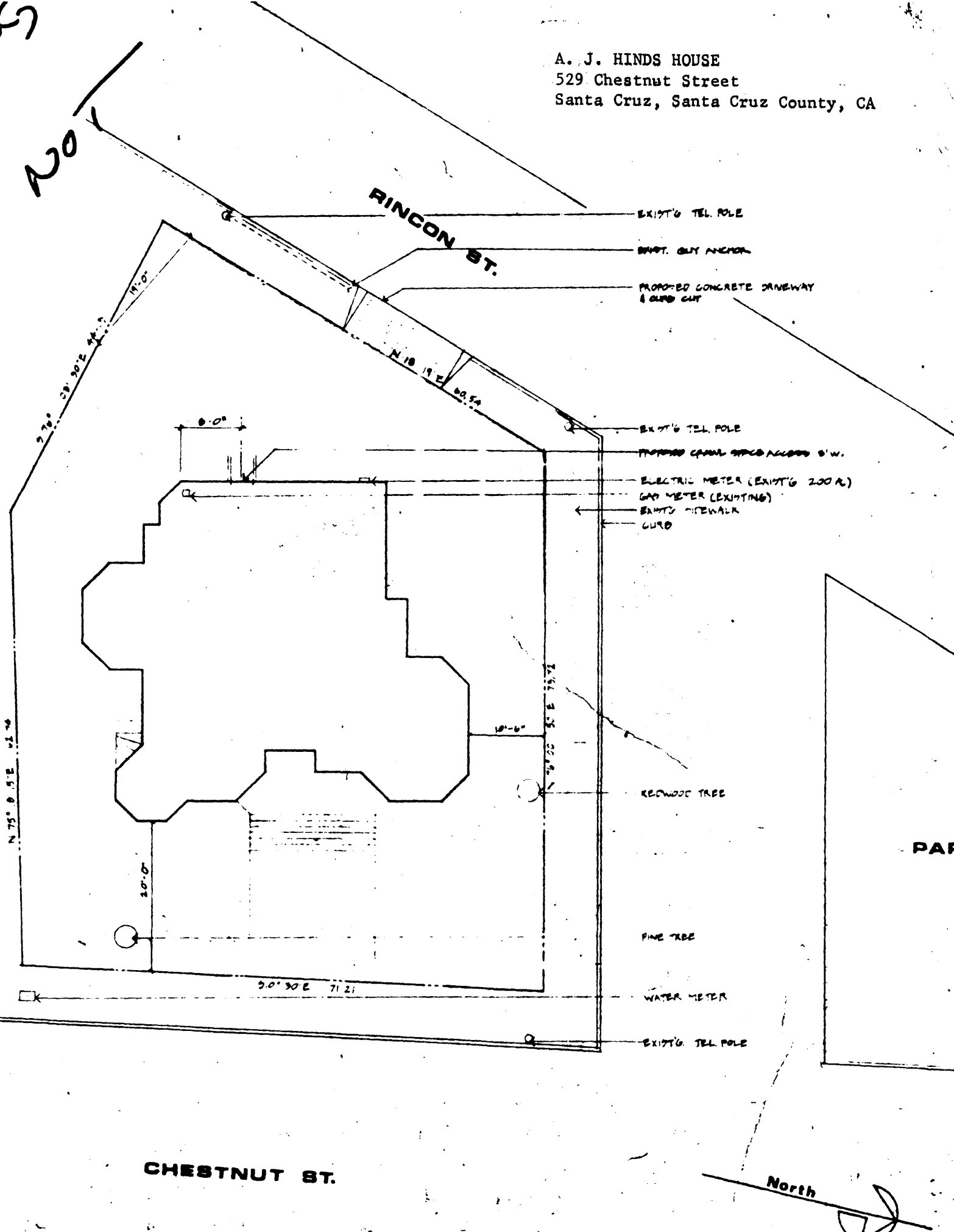
WATER METER

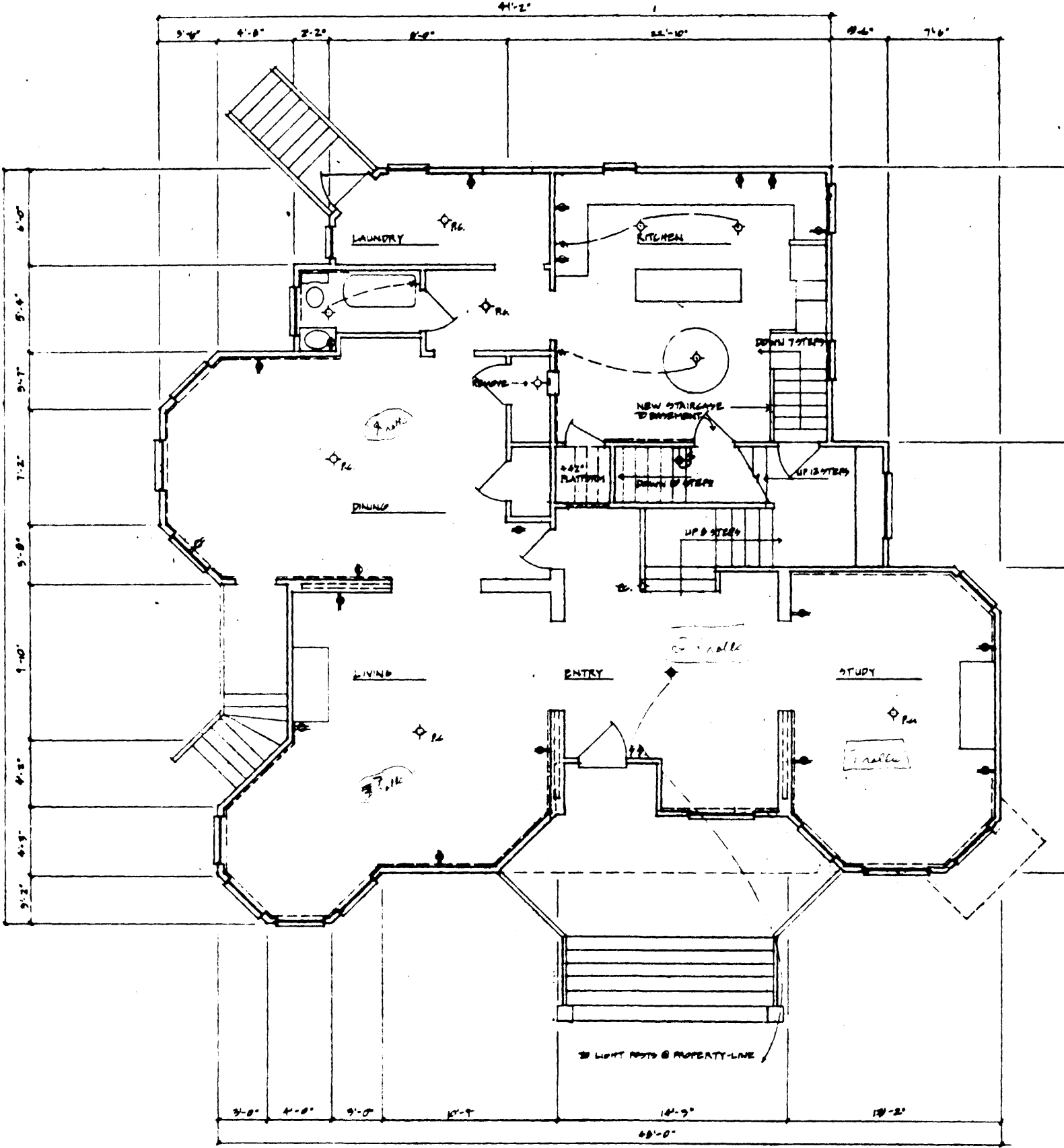
EXIST'G TEL. POLE

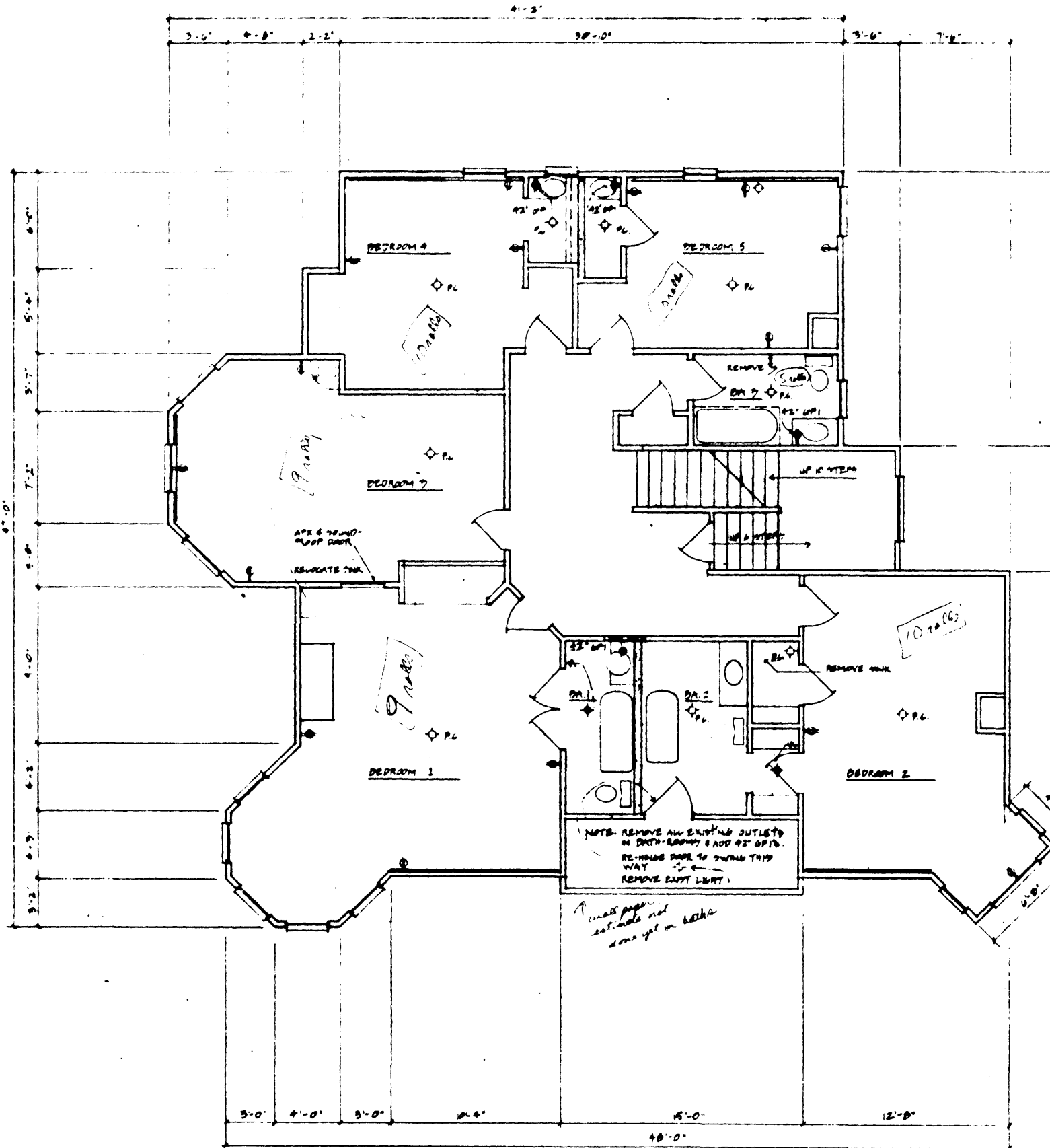
PAF

CHESTNUT ST.

North







47'-0"

41'-3"

3'-0" 4'-0" 2'-2" 9'-0" 3'-0" 7'-0"

BEDROOM 4

BEDROOM 5

BEDROOM 3

BEDROOM 1

BEDROOM 2

NOTE: REMOVE ALL EXISTING OUTLETS IN BATH-ROOMS & ADD 4" OP'S.
RE-HINGE DOOR TO SWING THIS WAY
REMOVE EXIST LIGHT

↑ small paper estimates not done yet on bath

3'-0" 4'-0" 3'-0" 2'-6" 15'-0" 12'-0"

40'-0"

10' x 12'

10' x 12'

APR 6 70 UNIT-
ROOF DASH
RELOCATE TANK

REMOVE
DR 2

UP 12 STEPS

UP 12 STEPS

10' x 12'

REMOVE TANK

6'-0"

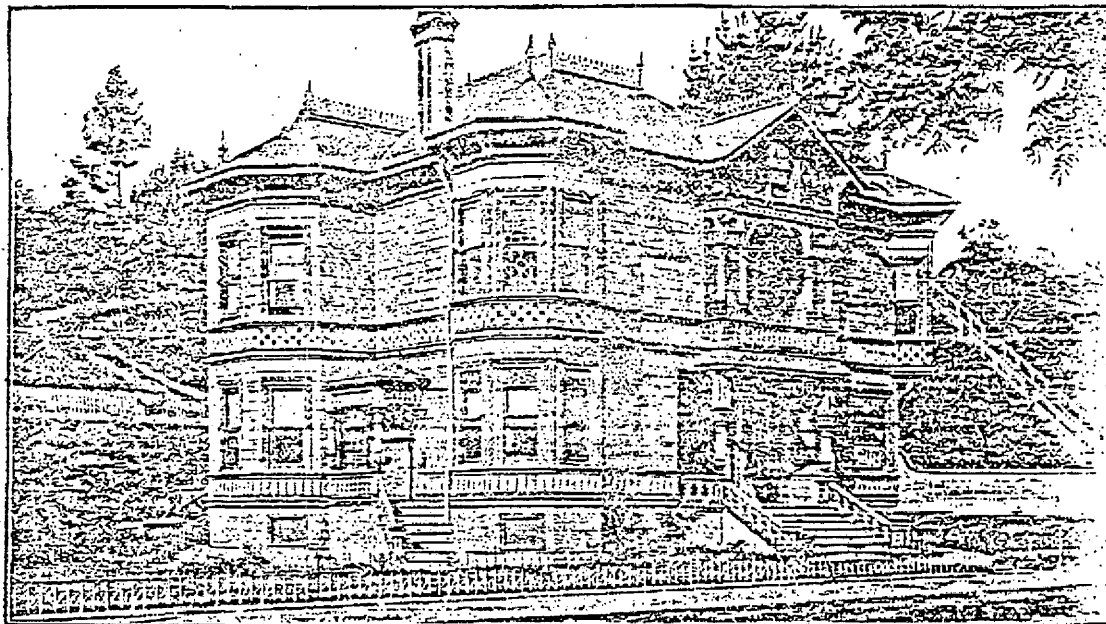
BOULDER CREEK, BEN LOMOND, AND FELTON.

LEAVING Santa Cruz via the Narrow Gauge road, at Felton station the road is connected by a branch line with the secluded and picturesque town of Boulder Creek. This branch road follows up the course of the San Lorenzo River, crossing it at frequent intervals and finally bringing up at the junction of three streams, the San Lorenzo, Bear Creek, on the east, and Boulder Creek on the west. In the angles thus formed is clustered the town of Boulder, made famous in the meteorological annals of this county by its phenomenal rainfall last winter (120 inches), and to the rest of the world through the *Hatchet*, a bright little sheet, established and conducted by Sam Wallace, the genial, and appropriately printed on pink-tinted paper. Boulder Creek's great industry is lumber. There are several mills in its immediate neighborhood, and it is the point of shipment for a vast area of redwoods. Next to the lumber interest, the care of summer visitors—campers, fishermen, and others enjoying prolonged picnics—keeps employed a goodly number of residents. A large hotel kept by mine host Dennison is always

places to visit. From the town a good road leads up on to level plateaux of Ben Lomond and so over to the coast. The three pretty towns are strung along on the Lorenzo River, or to visit them all is a delightful summer day's jaunt.

THE BIG TREES.

THE remarkable group of *Sequoias* known as the "Santa Cruz Big Trees" are, unlike many of the natural wonders of the world, easily reached by rail or carriage. The Narrow Gauge road, directly connecting the city of Santa Cruz with Santa Cruz, passes through the grove, and passengers on the trains going either way are given a brief opportunity at the Big Tree station to examine some of the giants of the forest. They can stop over a few hours for the next train, and enjoy a stroll along the pleasant walks laid out in the grove; and if they choose to stop long enough to form more than a transient acquaintance with the noble trees, they will be comfortably housed, well fed, and pleasantly entertained generally by N. Ball, the lessee.



RESIDENCE OF COL. A. J. HINDS, THE PIONEER REAL-ESTATE DEALER OF SANTA CRUZ.

filled in the warm months by visitors from all over the State, and it is in Boulder that the famous "Bull's-heads Breakfasts" (if they did not originate) are carried to perfection.

The *Hatchet*, which was established about a year ago, has done much to develop Boulder Creek. True to its name, it is always found on the war-path when there is any abuse to be corrected, while still carrying out, in its rectitude and straightforward dealings with affairs, the savor of truthfulness associated in our minds with its name. As a pleasant place to visit and from which to go a-fishing, etc., Boulder Creek is hard to beat, while the stir and bustle seen in its streets indicate a healthy state of business there.

Before reaching Boulder Creek the train stops at Ben Lomond, a comparatively new town located under the shadow of the beautiful isolated range from which it takes its name.

Ben Lomond is sure to be a favorite resort for tired city folks and others who are seeking a quiet resting-place in the redwoods, and already several pretty cottages have been built there by those who appreciate the beauty of such a restful place.

On the highway between the Big Trees and Boulder Creek—a most romantic drive, by the way—is the pretty town of Felton. It is a mile from the station of the same name, boasts of a comfortable, well-kept hotel, and of the general neatness of its streets and dwellings. In the hills near at hand are the H. T. Holmes Co., and I X L Co.'s lime kilns, that are interesting

Perhaps, however, the pleasantest way to visit "The Trees" is by carriage over the river road from Santa Cruz. The drive takes about an hour, the road winding through a shady forest. The most part, skirting the rapid San Lorenzo. Soon after leaving the city it enters Powder Mill Cañon, and then, climbing the hill-side, leaves the railway and follows the windings of the valley, affording many beautiful views of the river, the timber spurs of the range, and other bits of scenery. Finally the winds sharply around a steep hill-side, we ford the San Lorenzo and are in the grove.

All about us stand the grand trees. The dark red, leafy shafts rise to such a height as to diminish their colossal size. Though some of them are in circumference so great as to be encircled by at least a score of people joining hands in a ring about them, their great height—three hundred feet or more—gives them the appearance of grace and symmetry. They generally associate with trees of lesser growth. Following the winding paths laid out through the grove, we come upon tree after tree, each having a distinct individuality that has suggested the names they bear. There stand in solemn majesty the Generals, "Grant" and "Sherman," the stately "Dan Webster," the groups known as "Ingersoll's Cathedral" and the "Y. M. C. A.," the curious "Buhl Redwood" and the strangely beautiful "Eagle's Nest." "Jolie Wild," a camping-ground, is set about with noble trees. The "Center"

"Santa Cruz County, Illustrated"
 Published for the Board of Supervisors
 by E. S. Hewison 1890.

R
 979.471
 H 24
 Reference
 Only