

**United States Department of the Interior
National Park Service**

For NPS use only

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

received **MAR 17 1987**

date entered

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

1. Name

historic N/A

and/or common Six Sisters-Lawn Way Historic District

2. Location

street & number Lawnway, Capitola Ave., San Jose Ave.,
Esplanade

N/A not for publication

city, town Capitola N/A vicinity of

state California code 06 county Santa Cruz code 087

3. Classification

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

4. Owner of Property

name Multiple Ownership (see list attached)

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Santa Cruz County Recorder's Office

street & number 701 Ocean Street

city, town Santa Cruz state California

6. Representation in Existing Surveys

title Capitola City Survey has this property been determined eligible? yes no

date Ongoing federal state county local

depository for survey records Capitola City Planning Dept., Capitola City Hall

city, town Capitola state California

7. Description

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

Describe the present and original (if known) physical appearance

Located in the heart of Capitola Villlage, Six Sisters-Lawn Way Historic District encompasses 16 buildings, including 4 duplexes and one triplex situated around a cross-axial village green known as Lawn Way. The one and two-story buildings are primarily of frame construction with weatherboard and wood shake exteriors. Architecturally, the district incorporates two distinct building types -- late nineteenth-century, two-story Victorian apartments which look out onto the ocean, and early twentieth century, primarily one-story, gable-front cottages, which face onto and line Lawn Way. Highlighting the district's architecture are the nineteenth-century structures, the "Six Sisters." These six, near-identical, two-story Victorian apartments on the Esplanade overlook well-tended, fenced lawns. The cottages lining Lawn Way are uniform in scale and character but diverse in detail, texture and fenestration. While the exterior walls are all flush with the public walkways, creating an uninterrupted and formal regiment of structures, there is a mix of wide overhanging eaves and no eaves, of weatherboard and wood shingle siding and of recessed, chamfered and flush doorways. Most of these structures were built between 1910 and 1914. Seventeen of the 22 properties contribute to the character of the district.

District boundaries encompass all of Lawn Way, which runs between Monterey and San Jose Avenues and the Esplanade and Capitola Avenue, and all of those properties within the block which were built prior to 1915. Commercial shops occupy the two buildings facing Capitola Avenue. The district's buildings retain a significant degree of integrity, alterations having been largely limited to conversion to commercial use and a few aluminum frame windows. Two of the buildings are modern intrusions; two of the Six Sisters are recent reconstructions which visually blend in with their historic counterparts. Together, all of the buildings are clearly devined as a distinct unit by their visual and historical association with Lawn Way and by virtue of their similar scale, materials and character.

Descriptions of the properties which contribute to the district follow:

1. 120 and
3. 118 Esplanade

A two-story, two-unit wood-frame Victorian duplex. Paired front gables over full-facade, two-story bay windows create the image of two separate structures; however, a truncated hip roof links the gables from behind. Unobtrusive single-story rooms at the rear appear to be early

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 type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) recreation
<input type="checkbox"/> invention				

Specific dates c. 1898-c. 1914 **Builder/Architect** unknown

Statement of Significance (in one paragraph)

Six Sisters-Lawn Way Historic District is significant as an intact residential enclave developed around and visually linked to the City of Capitola's formally landscaped village green. They were developed under the supervision of Frederick A. Hihn, the founder and owner of the resort community. These structures, once a part of Capitola's tourist facilities and accommodations, are the community's most important existing link to its turn of the century seaside resort development.

Camp Capitola, the resort which grew into present-day Capitola, was established in 1869 and formally opened on July 4, 1874. Frederick A. Hihn was the founder and sole owner of the camp through to his death in 1913. He purchased the land for the resort from the family of Martina Castro, the original Soquel land grantee. This property encompassed what is now Capitola Village, Depot Hill and the Riverview area.

Hihn, a leading figure in Santa Cruz history, was a man of vision and energy. A German by birth, he foresaw a European-style seaside spa on the sheltered, warm water beach on Monterey Bay. He renamed the area, known as Soquel Landing and "La Playa de Soquel" during its Mexican tenure, "Capitola" because the community had hopes of being designated as state capital. His early Camp consisted of a modest hotel, cottages, tent sites, a bathhouse and a livery stable. With the establishment of railroad passenger service in 1876, the resort quickly grew in popularity, becoming an important central California vacation spot.

Demand for accommodations at Camp Capitola led to the construction of more and larger cottages, which replaced tent sites and earlier wooden buildings, and the upgrading of camp facilities. Work also began on the construction of Hotel Capitola, a grand hotel off the beach. And, in 1888, Hihn began subdividing and selling deed restricted lots on Depot Hill and in the area north of Capitola Avenue where elaborate cottages were soon to be built. With this expansion, "Camp" was dropped from the area's name as it was becoming a fashionable summer community.

Shortly after Hotel Capitola's completion in 1895, the resort's first two-story and most elaborate cottages were constructed. These six identical structures were located on the Esplanade, aligned in a row and formed a striking image against the backdrop

9. Major Bibliographical References

Koch, Margaret, Santa Cruz County: Parade of the Past. Fresno Valley Publishers 1973.
Lydon, Sandy and Carolyn Swift, From Soquel Landing to Capitola-by-the-Sea. DeAnza College: California History Center, 1978.
Sanborn Fire Insurance Maps, 1892, 1905, 1917, 1927, 1933.

10. Geographical Data

Acreeage of nominated property Less than 1 acre

Quadrangle name Soquel Quadrangel

Quadrangle scale 1:24000

UTM References

A 110 5912470 41091211210
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification Boundaries are shown on attached map. District boundaries include all of Lawn Way, which runs between Monterey and San Jose Avenues and the Esplanade and Capitola Avenue, and all of those properties within that block which were built prior to 1915 and retain a significant degree of integrity.

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

state N/A code county code

state code county code

11. Form Prepared By

name/title Charles Row and Roger Hathaway

organization N/A

date July 29, 1986, OHP revision
Jan., 1987

street & number 3554 Paul Sweet Road

telephone (408) 479-1010

city or town Santa Cruz

state California 95065

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

 national state X 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 National Park Service.

State Historic Preservation Officer signature

Kathryn Swellman

title

date 3/9/87

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

for William B. Busbey

Keeper of the National Register

date 5/1/87

Attest:

Chief of Registration

United States Department of the Interior
National Park Service

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4. Owners of Property

Bldg # Bldg. Address
Parcel No.
Owner
Owner's Address

1. 120 Esplanade
35-253-01
Bernice Benson
12395 Blossom Hill Rd.
San Jose, CA 95118
2. 119-121 (East) Lawn Way
35-251-01
Doreen Moore
. . P.O. Box C
Brookdale, CA 95007
3. 118 Esplanade
35-253-02
Donald Christopher
19305 Zinfandel
Saratoga, CA 95070
4. 116 Esplanade
35-253-03
Donald Moore
P.O. Box C
Brookdale, CA 95007
5. 114 Esplanade
35-253-04
Mary Murtha
64 Pierce Ave
San Jose, CA 95110
6. 115-17 (East) Lawn Way
35-251-02
Vera DeMera
1002 N. Harrison
Fresno, CA 93728
7. 116 (East) Lawn Way
35-243-06
Dolores Mather
324 N. 3rd St.
San Jose, CA 95100

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8. 112 Esplanade
35-253-05
Alice & Eruin DeSmet
14880 Farwell Ave.
Saratoga, CA 95070

9. 114 (East) Lawn Way
35-243-04
Dolores Mather
324 N. 3rd St.
San Jose, CA 95100

10. 111 (East) Lawn Way
35-251-03
Anthony Alavich
3705 Terstena Pl. #107
Santa Clara, CA 93454

11. 110 Esplanade
35-253-06
Peter & Nancy Jones
470 Hawkins St.
Hollister, CA 95023

12. 110 (East) Lawn Way
35-243-05
Jack & Norma Kettmann
31 Oakmore Dr.
San Jose, CA 95100

13. 131 (North) Lawn Way
35-241-07
Albert Tedesco
304 Hill St.
Capitola, CA 95010

14. 133 (North)
35-241-06
Ambrose J. Delia M. Picone
885 Chapman St.
San Jose, CA 95100

15. 109 Capitola Ave.
35-241-05
Paul Malandra
115 Capitola Ave.
Capitola, CA 95010

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16. 134 (North) Lawn Way
35-242-01
Kurt & Juliane Langhoff
224 Capitola Ave.
Capitola, CA 95010
17. 130 (North) Lawn Way
35-242-05
Heidi Dempsey
4801 Bridac St.
Soquel, CA 95073
18. 132 (North) Lawn Way
35-242-06
Richard H. Cook
2044 Lexington Ave.
San Mateo, CA 94402
19. 106 (East) Lawn Way
35-244-01
Mortimer French
2292 Elkhorn Ct.
San Jose, CA 95125
20. 104 (East) Lawn Way
35-244-02
Mortimer French
2292 Elkhorn Ct.
San Jose, CA 95125
21. 127 Monterey Ave.
35-244-03
Christine Wilson Forbes
127 Monterey Ave.
Capitola, CA 95010
22. 131-133 Monterey Ave
Harry & Coral Hoenes
1217 University Ave.
San Jose, CA 95126

Additionally, owner of public right-of-ways: City of Capitola
Capitola City Hall
Capitola, CA 95010

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13. 131 (North) Lawn Way

14. 133 (North) Lawn Way

15. 109 Capitola Avenue

The building is a triplex divided into 3 separate ownerships. Built c. 1910-1914.

#13 is a one-story, wood-frame bungalow with wood shingle siding above a weatherboard trim. Windows have large fixed central panes flanked by casement windows. The southern unit of the building, it has a gable which faces Lawn Way; wide overhanging eaves, simple bargeboard, collar-tie and brace.

#14, the middle section of the triplex is a one-story wood-frame residential unit with wood shingle siding above narrow vertical board trim. Entrance is recessed. The front picture window is flanked by metal frame double-hung windows (modern alterations within original surrounds).

#15, the northernmost unit, balances the composition. It is one-story, wood-frame, with wood shingle siding above weatherboard trim. The front entrance is neo-colonial in character, enframed by side and transom lights and having a bracketed overdoor with elliptical arch. The building has a small front bay window, a later addition, as a display window. The roof gable faces Lawn Way and has wide overhanging eaves, simple bargeboards, collar-tie and brace. It has been converted to commercial use.

16. 134 (North) Lawn Way

One-story, wood-frame former residential building, now in commercial use, with wood shingle siding above weatherboard trim. Similar to 130 Lawn Way; the building's front entrance (a modern alteration) is located at a chamfered edge, in the shadow of wide overhanging eaves. Plain large brackets support the eaves of the gable roof. The front bay show window is a modern addition and the building has been resingled in recent years. Built c. 1910-1914.

17. 130 (North) Lawn Way

Unaltered one-story frame residence with wood shingle siding above weatherboard trim. Similar to 134 (North) Lawn Way, the building's front entrance is located in a chamfered corner, in the shadow of wide overhanging eaves. Plain bargeboard lines the medium pitched gable which faces Lawn Way. Built c. 1910-1914.

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19. 20. and 21. 104-106 (East) Lawn Way; 127 Monterey Ave.

This is a single building consisting of three separate sections, creating a symmetrical composition. Built c. 1910-1914.

#19. The westernmost unit is unaltered; it is one-story, wood-frame with wood shingle siding above weatherboard trim. The medium-pitched gable faces East Lawn Way and has wide overhanging eaves with plain bargeboard. The front entrance is recessed at the end of a small porch. Large tri-partite windows face East Lawn Way and North Lawn Way.

#20. The central two-story section is unaltered; it has wood shingle siding. The gable ends of the building's low-pitched roof face to the sides. The first story open porch is recessed with post and beam construction which supports the overhanging second floor. The second story is highlighted by a slight flare below two sets of paired, one-over-one double hung windows.

#21. One-story, former wood-frame residence with wood shingle siding above weatherboard trim; this end unit now houses a shop. The medium-pitched gable faces (East) Lawn Way and has wide overhanging eaves with plain bargeboards. Most of this unit's windows and the brick and frame southeast corner of the building are modern additions. Built c. 1910-1914.

#22. 131-133 Monterey Avenue.

Single story, former wood-frame residence with wood shingle siding. Three gables face Monterey Avenue. The house has been converted to commercial use. Built c. 1910-1914.

The following properties do not contribute to the district:

4. 116 Esplanade and

5. 114 Esplanade

Reconstructions, c. 1980. Similar to 120 and 118 Esplanade (Buildings #1 and #3) in appearance.

#10. 111 (East) Lawn Way

One-story frame residence with new board and batten siding. Paired gables without eaves face East Lawn Way. Entrances are recessed on east and west sides.

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The front porch is a modern enclosure and some aluminum frame windows have been added. Built c. 1910-1914; substantially altered in recent years.

#12. 110 East Lawn Way

One story concrete block residence with flat roof and large aluminum frame windows. Built c. 1970.

18. 132 (North) Lawn Way

Two-story residence with flat roof and large aluminum frame windows. Built c. 1970s.

Resource Count: 17 Contributing Buildings
5 Non-contributing Buildings

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of the immense, 160 room hotel. Nicknamed the "Six Sisters," the buildings are outlined in the 1905 Sanborn map but do not appear on the 1892 map. They are believed to have been built before the turn of the century as their Victorian design suggests.* The buildings are simple in character, enhanced by their formal arrangement, symmetrical composition and detail. Lawn Way, behind which the Six Sisters stand today, does not appear in the 1905 Sanborn Map but was fully in place by at least 1917 (as shown in the Sanborn Map of that year). The architecture lining this cross-axial village green suggests it was probably developed early in the twentieth century: recessed entrances on most of the c. 1910-1914 buildings indicate they were constructed on an already existing pedestrian walkway. Note is made that a roughly cross-axial set of pathways appears as early as 1892 on Sanborn Maps, flanked by small, randomly placed cottages which were placed by the present Lawn Way units. The well-defined cross-axial residential area appears always to have been pedestrian oriented, its original purpose probably having been to provide access between the hotel and the village. It is the only example of a formal village green in the city.

The architecture lining and facing Lawn Way is simple in character. Wide overhanging eaves, simple bargeboard and weatherboard and shingle siding on some of the buildings signal the influence of the Craftsman style. However, unlike the designs of many other bungalow and Craftsman structures in the city, which incorporate the landscape through low profiles, open porches and trellises, the designs of these buildings reflect the surrounding formal village green with flush or recessed entrances or porches and on some buildings, a complete absence of eaves. The buildings' development around this cross-axial green, dense development on small lots and designs suggesting a detachment from the natural landscape is unique in the context of Capitola's architecture.

After Hihn's death, his daughter Katherine Copr Henderson sold his Capitola holdings in 1919 to H. Allen Rispin. Rispin renamed the resort Capitola-by-the-Sea, sold the hotel, and subdivided the property that Hihn had not, including the resort grounds. All of Rispin's holdings, including the Six Sisters and Lawn Way cottages, were sold or auctioned off after his bankruptcy in 1929.

In contemporary Capitola, Six Sisters-Lawn Way Historic District survives as the city's most cohesive, intact reminder of the period of Capitola's greatest popularity and growth as a resort community. The Six Sisters, the city's earliest two-story cottages, are the most outstanding surviving group of nineteenth-century structures in Capitola. The one- and two-story cottages which line Lawn Way are good representative examples of Capitola's early twentieth-century beach cottage architecture and are unique in their formal arrangement around this pedestrian walkway. The walkway itself is a significant local landscape feature, important by virtue of its association with Capitola's

* Sandy Lydon and Carolyn Swift, From Soquel Landing to Capitola-by-the-Sea
(DeAnza College: California History Center, 1978)

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early twentieth-century development, its relationship to surrounding architecture and unspoiled survival.

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