

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

For NPS use only

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

received FEB 19 1986

date entered MAR 20 1986

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

**1. Name**

historic CARMELITA COURT

and/or common Same

**2. Location**

street & number 315-321 Main Street N/A not for publication

city, town Santa Cruz N/A vicinity of

state CA code 06 county Santa Cruz code 087

**3. Classification**

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

**4. Owner of Property**

name City of Santa Cruz

street & number 809 Center Street

city, town Santa Cruz N/A vicinity of state CA 95060

**5. Location of Legal Description**

courthouse, registry of deeds, etc. County Recorder

street & number 701 Ocean Street

city, town Santa Cruz state CA 95060

**6. Representation in Existing Surveys**

title City of S.C. Historic Bldg. Survey has this property been determined eligible?  yes  no

date 1976  federal  state  county  local

depository for survey records Planning Department, 809 Center Street

city, town Santa Cruz state CA

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## 7. Description

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**Condition**  
 excellent     deteriorated  
 good         ruins  
 fair          unexposed

**Check one**  
 unaltered  
 altered

**Check one**  
 original site  
 moved    date       N/A      

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### Describe the present and original (if known) physical appearance

Carmelita Court is a quaint collection of cottages on a single lot with heavy, mature landscaping in the city's Beach Hill area. The six wood frame cottages, constructed primarily between 1866 and 1888, display vernacular variations of 19th century classical styling. They contain eight living units; two early outbuildings are also located on the property. Major additions were made to several of the structures early in the 20th century, but the overall historic appearance of the complex remains intact.

This complex of six cottages and two small outbuildings occupies a densely wooded 0.42 acre site in an older residential neighborhood overlooking the beach at Santa Cruz. A series of small paths intertwine with the mature vegetation to provide access to the individual buildings. The buildings are painted white, and are typical of the type of early beach cottages once found throughout the Santa Cruz coastal area.

315 Main Street is a 1870s single story wood frame cottage containing 1,300 square feet; it is roughly cruciform in plan. The facade contains a projecting bay with cross gable, flanked by two entrance porches: the porch on the left has been enclosed. The central bay contains a slanted bay window. Detailing is classical with some Italianate overtones. Two broad gables cover the westerly projecting wing at the rear of the building. Cornices are boxed with simple friezes; end boards mark the corners. Lintels project slightly in a classical manner. A later board and batten addition is at the rear.

315 Main Street (Pine Cottage) is a single story wood frame structure with medium gable roof. It is located at the rear of the property. Detailing is simplified classical with a symmetrical facade; the central entrance is flanked by two double hung windows with projecting architraves. Cornices are boxed, with simple frieze boards. The building was constructed in the 1870s with a rear addition dating from the 1880-1892 period.

319 Main Street appears to have developed in several stages. The earliest portion, built in the 1880s, was similar to 317 Main, but was expanded to an L-shape by a long, narrow front addition in 1905. Detailing includes bandsawn ornamentation above a diagonally placed window at the southeast corner. A major rear addition occurred between 1912 and 1918, adding a two story unit to convert the building into a duplex. The rear addition lacks any stylistic distinction, but does not detract significantly from the historic character of the complex because of its location at the rear of the property.

321 Main Street is the oldest building on the site and is thought to have been the original home of Captain Joseph Roberts. The house is a two story wood frame structure with Greek Revival elements. The classical vocabulary is used throughout: boxed cornice, simple frieze, end boards, and window surrounds with projecting architraves. A slanted bay window has been added to the right of the entrance. A large, early rear addition repeats the detailing of the front portion of the house. Both sections are capped by medium gable roofs. The original house ~~is~~ estimated to have been constructed shortly after Roberts acquired the property in

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

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

For NPS use only  
received  
date entered

Continuation sheet

Item number

7

Page

1

321 C Main Street is a small (609 square feet) wood frame building with medium gable roof located behind 321 Main. It is vernacular in character, with minimal stylistic distinction. It is sheathed in horizontal drop siding, and was constructed during the period 1888-1905. A shed roofed entrance porch appears to be a later addition.

321 D Main Street is located at the rear of the property in the northwest corner. It is similar in character to the other buildings on the property with its horizontal drop siding, medium gable and boxed cornice, but is distinguished by a full porch across the front with chamfered posts. It was built between 1879 and 1888; a rear addition was constructed between 1912 and 1918.

Two early outbuildings exist on the property. A wood frame shed with horizontal siding and a medium gable roof occupies the southwest corner of the property at the rear. It has some simplified classical detailing and a later board and batten addition. Another shed is located at the north end of the property between 321 Main and 321 C Main. It also has wide horizontal siding, simplified classical details and the appearance of an early structure.

Interior spaces have been modified over the years; very little original interior detailing remains.

All of the structures on the property are considered to be contributing elements.

Carmelita Court is a significant remnant of the 19th century resort development of the City of Santa Cruz, one of the first developed seaside resorts on the Pacific Coast. The complex of late 19th century vernacular cottages is one of the last of its type in the community, and retains its historic appearance and feeling from the turn of the century. The grounds contain many notable examples of 19th century landscape specimen plants.

## 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 checked="" 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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1866-1905 **Builder/Architect** Joseph Roberts

### Statement of Significance (in one paragraph)

The Carmelita Court cottages were constructed primarily in the 1870s and 1880s by Joseph Roberts, an early sailor and building contractor in Santa Cruz. The vernacular Greek Revival cottage at 321 Main Street was the first of the cottages dating from the 1860s. In addition to the relationship of the site to Captain Roberts, and the fact that it contains the oldest existing building on Beach Hill, several other factors are relevant to the importance of the site and structures. Foremost of these is the cottages' setting and undisturbed appearance. The grouping of small frame cottages in a garden setting is typical of early local resort development. Hotels, such as the Ocean View House and the Polk House, had small collections of cottages on portions of the site. The combination of the structures themselves and their original setting is unique in the City of Santa Cruz.

Architectural Significance - The overall architectural character of Carmelita Court is vernacular. These simple buildings are derived from 19th century classically styled antecedents; one 1860s building, the original home of Captain Joseph Roberts, displays notable Greek Revival elements. The smaller buildings on the site are well preserved examples of the type of cottages which characterized the early resort development of the community. The grouping of these buildings is also representative of the arrangement of early seaside cottage housing; these buildings present a rare opportunity to view and experience the architecture and ambience of an early California beach cottage resort. The cottages are still structurally sound, but require minor structural repair and increased maintenance.

Landscape Architecture - Guarded by a deodora cedar, the Carmelita Court garden contains many plants dating back to the development of the site, including liquidamber and tulip trees, camellias, dogwoods, variegated azaleas, and rhododendrons. The site contains two unusually fine specimens of variegated azaleas and laceleaf maple as well as thornless English holly, red-flowing eucalyptus, and birch. The mature nature of this vegetation provides a colorful display of spring colors as well as a year-round canopy over the entire site. The undisturbed nature of this landscaping provides interesting insights into the historical configuration of gardens from this period. Highlighting the site is the original decorative wrought-iron fence, and native limestone curb and sidewalk.

Historical Significance - The cottages of Carmelita Court are of historical significance both for their construction by an early Santa Cruz pioneer, and as examples of an evolution of early commercial beach development in Santa Cruz and California. Their creator, Captain Joseph Roberts, was unique among Santa Cruz pioneer builders in that he transferred his nautical skills to local construction. Born in Edinburgh, Scotland in 1828, Joseph Roberts "followed the sea for a number of years and one time being captured by the natives of the South Sea Islands was kept a prisoner for three years." (Chase, 1979)

# 9. Major Bibliographical References

On continuation sheet

# 10. Geographical Data

Acreage of nominated property .42

Quadrangle name Santa Cruz

Quadrangle scale 1:24000

UTM References

A 

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 Zone 

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 Zone 

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 Easting 

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 Northing

Verbal boundary description and justification

On continuation sheet

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

state N/A code  county N/A code

state N/A code  county N/A code

# 11. Form Prepared By

name/title JOE H. HALL, Senior Planner/LARRY PEARSON, Associate Planner (OHP Staff Revision 1/85)

organization CITY OF SANTA CRUZ PLANNING DEPT. date June 28, 1984

street & number 809 Center Street telephone (408) 429-3555

city or town Santa Cruz state CA 95060

# 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 National Park Service.

State Historic Preservation Officer signature Kathryn Guaiter

title State Historic Preservation Officer date 9/17/85

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

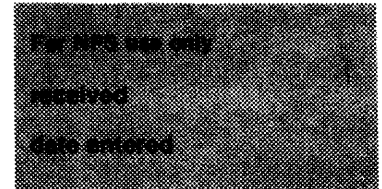
William D. Bushong 9/27/85  
for Keeper of the National Register

Attest:

Chief of Registration

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

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



Continuation sheet

1

Item number

8

Page

2

Once Captain Roberts arrived in Santa Cruz, he participated in transportation of local goods bound for Gold Rush communities on the upper Sacramento River. "He landed at Santa Cruz in 1850, coming in command of his own vessel and for 15 years was associated with Captain Smith in the ownership of vessels, loading them with freight for San Francisco by means of derricks on the bluff, there being no wharf at the time." (Weekly Surf, 1895)

The profits from these trips were in turn invested in numerous land holdings throughout the City of Santa Cruz. The original Stevenson Tract of Santa Cruz contains many properties which were the early holdings of Captain Roberts. In the 1860s, Captain Roberts' sea trade became a less important part of his commercial activities, and deed transactions from that period indicate he was involved in over 20 land transactions. Captain Roberts' property interest in Beach Hill began as early as 1854 and culminated in a series of trades with another pioneer, Dr. F. M. Kittredge. Following these transactions in the late 1860s, Captain Roberts constructed Dr. Kittredge's Beach Hill home and upon completion of the Kittredge House, Captain Roberts began construction on the first of the six structures at Carmelita Court. The main house (321 Main Street) was then followed by a series of other structures during the late 1860s and 1870s (315 and 317 Main Street). Construction of cottages at 319, 321 "D", and 321 "C" occurred during the same period of 1888-1918.

Upon the death of Joseph Roberts, the property transferred to several owners until a long-time Santa Cruz resident, Lottie Sly, purchased the property. Upon the death of Lottie Sly in 1955, the property was granted to the City of Santa Cruz with a life tenancy given to Abra Budworth, a lifelong friend of Ms. Sly. The condition of the will said that, upon Mrs. Budworth's death, the property would revert to the City "for the purpose of maintaining a public park to be cleared and landscaped making it a restful place for the public to enjoy." (Sentinel, September 8, 1978). The City of Santa Cruz is now working with a number of groups to find a means whereby the charm of the cottages and the architectural value and history can be preserved, while at the same time providing public access and a use to comply with the terms of the will.

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

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

For NPS use only  
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date entered

Continuation sheet 2 Item number 9 Page 1

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History of Santa Cruz City, California, San Francisco: Pacific Press 1892.

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A-2864H

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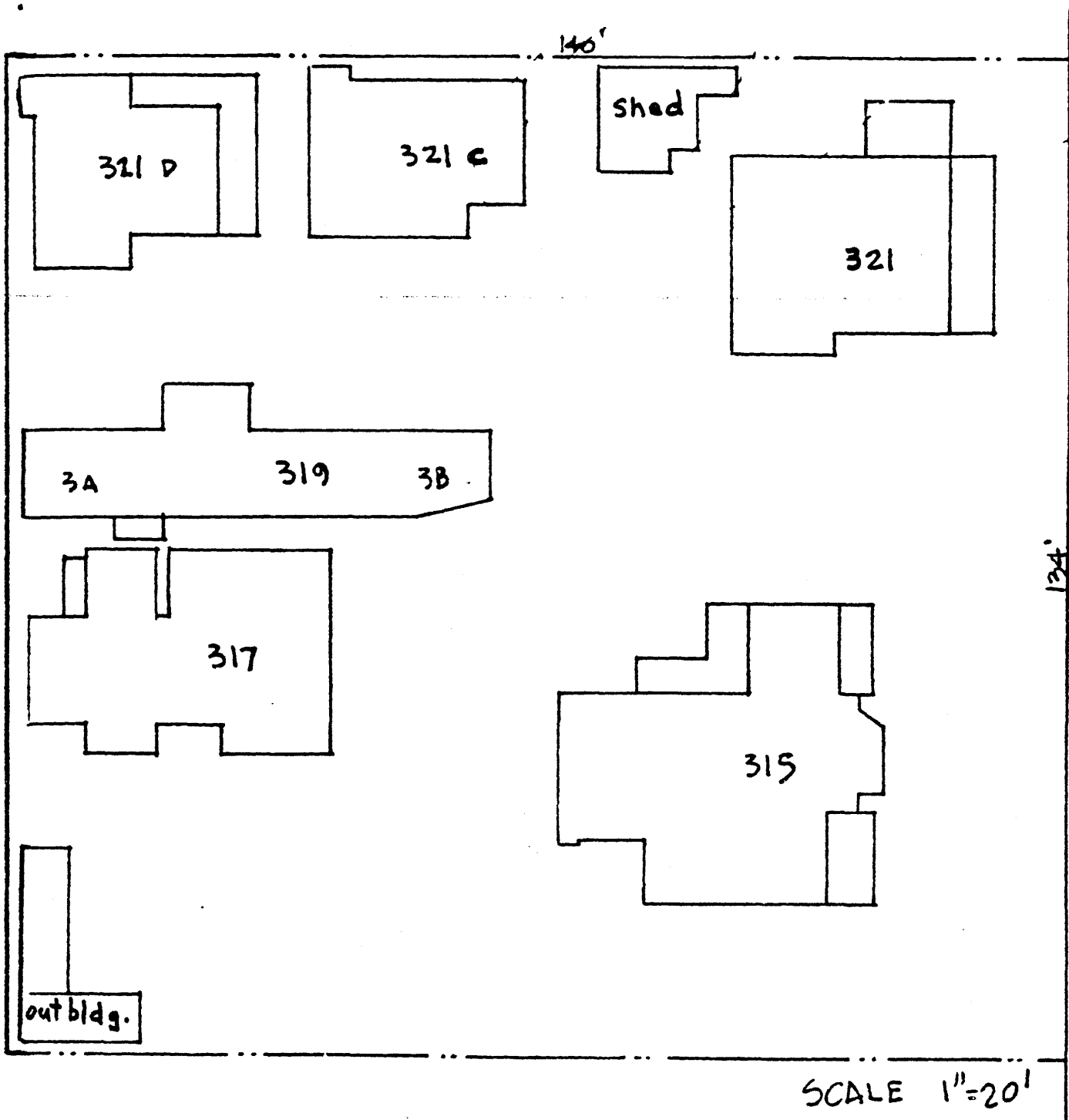
Continuation sheet

Item number 10

Page 1

Verbal Description - The nominated site begins at a point 145 feet north of the northwest corner of Second Street and Main Street, City of Santa Cruz, thence on a line 240 degrees to the west for a distance of 140 feet; thence on a line 340 degrees to the northwest for a distance of 133 feet; thence on a line 60 degrees to the east for a distance of 140 feet; thence on a line 160 degrees to the southeast for a distance of 133 feet to the point of beginning (APN 05-192-11). Boundaries encompass the buildings on their historic lot.





MAIN ST.

CARMELITA COURT  
315-321 Main Street  
Santa Cruz, Santa Cruz County, Calif.



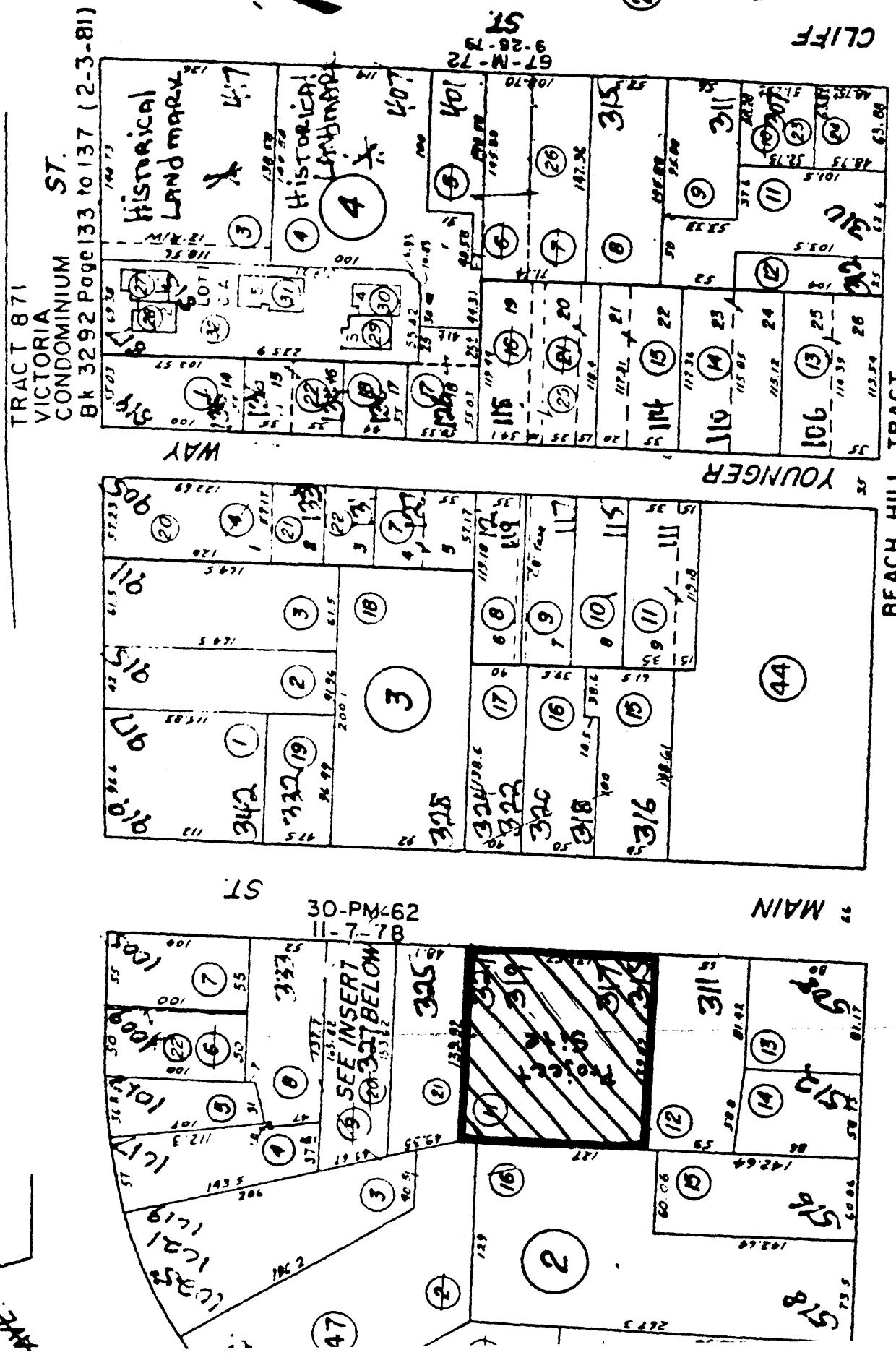
# CITY OF SANTA CRUZ

5-19

Tax Area Code  
1-001

CARMELITA COURT

315-321 Main Street  
Santa Cruz, Santa Cruz County, Calif.



BEACH HILL TRACT  
M.B. 14-15 - 11/19/10

CLIFF

20

ST

30-PM-62  
87-7-77

MAIN

TRACT 871

VICTORIA  
CONDOMINIUM

ST.

Bk 3292 Page 133 to 137 (2-3-81)

Historical  
Landmark

Historical  
Landmark

67-N-72  
9-28-72  
ST

YOUNGER WAY

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