

**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

**1. Name**

historic Cope Row Houses

and/or common Abbott Row Houses

**2. Location**

street & number 412, 414, 416, 418, and 420 Lincoln Street \_\_\_ not for publication

city, town Santa Cruz \_\_\_ vicinity of congressional district 16

state California code 06 county Santa Cruz code 087

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" 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 type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input 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 Mrs. Esther Abbott

street & number 410 Lincoln Street

city, town Santa Cruz \_\_\_ vicinity of state California

**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 has this property been determined eligible?  yes  no

date 1976, revised 1979 \_\_\_ federal \_\_\_ state \_\_\_ county  local

depository for survey records Santa Cruz City Planning Department and City Library

city, town Santa Cruz state California

## 7. Description

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

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

The Cope Row Houses, at 412, 414, 416, 418, and 420 Lincoln Street, Santa Cruz, California, represent a rare and well-preserved example of attached rowhouse construction, a building type seldom found in the American West. These homes constitute the only row houses in Santa Cruz and part of a small group of such structures in Northern California. Outside San Francisco, the row house form was and is seldom used; even in San Francisco, the model townhouse or row house is structurally detached from its neighbors.

The basic pattern for each of the five facades is similar, although details vary from unit to unit, allowing for a certain degree of individuality while creating a coherent and harmonious group. The basic pattern for each ground floor facade includes a bay window to the left, accompanied by a projecting porch supported by small ornate columns. Each second-story facade includes a dormer centered over the first-story bay and a double-hung sash centered over the porch. From left to right (west to east), the bays are square, slanted, rounded, slanted, and square. The porches, again from left to right, are: topped by a triangular pediment; arched with applied latticework, round headed in front, pointed arches on the sides; arched, again with rounded arch in front and pointed arches on the sides; topped by a triangular pediment; and topped by an entablature with plain frieze. The second-story dormers are arranged in a rhythmic pattern, with triangular pediments over slightly projecting bays on the second and fourth units, and boxed eave gable ends elsewhere. The corner unit (southwest) possesses a second story-dormer similar to those on the facade. Fenestration throughout is double-hung sash, generally one over one. The group of row houses is topped by a common hipped roof of composition shingle. First-story exterior siding throughout is shiplap while the second story is sheathed in fishscale shingles.

The Cope Row Houses are in excellent structural condition, retain a high degree of integrity of design, and continue in their original use as single-family rental housing. They were purchased in the early 1970s by Charles and Esther Abbott and were restored by 1976. The neighborhood setting in which these houses are located contains many late nineteenth century homes and is the subject of a proposed Laurel-Chestnut (National Register) Historic District.

## 8. Significance

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

**Specific dates** 1894 **Builder/Architect** William T. Cope

### Statement of Significance (in one paragraph)

The Cope Row Houses, now called the Abbott Row Houses, are significant for their architecture and association with historic persons and events.

The Cope Row Houses were built in late 1894, for William T. Cope, according to area resident Richard Cotts (Sidewalk Companion to Santa Cruz Architecture, by John Chase). Their construction during this period appears to reflect major changes occurring in Santa Cruz in the aftermath of the terrible fire of 1894. This fire started in the Old China Town community on Willow Street (now Front Street) and burned to the ground much of the area now bounded by Pacific Avenue, Water Street, Front Street, and Soquel Avenue, which was then the Central Business District (Santa Cruz Historic Building Survey). This resulted in a near-total shift in focus for the business community to Pacific Avenue, abutting the area which became known as the "Burnt District". It also preceded a construction boom in other parts of the City, which rapidly pushed south past Blackburn Street towards the Neary's Lagoon area, until it was cut off by Southern Pacific Railroad's acquisition of all the area surrounding the Old Santa Cruz Railway Station. Suddenly, the building boom shifted to the west, where rapid commercial and residential expansion continued into the area bounded by Laurel, Chestnut, Locust and Center Streets.

The Lincoln Street area became a major development expansion area during the 90s, helping to absorb the impact of the fire of '94, and at the same time responding to yet another major change occurring during this period. The economically depressed 90s were a period of almost no population growth in Santa Cruz, but they were years of increasing tourism. Advertising and publicity increased accordingly, culminating in an article in Harper's Weekly in 1894 which was the first important national recognition of Santa Cruz. Throughout the decade, there were an increasing number of trains during the summer months (passing within a few yards of the Cope Row Houses). Motels and cottages were built to accommodate a type of tourist who came for weeks at a time. By the end of the decade, Santa Cruz had become perhaps the most popular seaside resort town in the west. The Cope Row Houses, therefore, can be linked directly to the fire of '94 and the simultaneous rise of tourism, reflecting the increased demand for efficient tourist rental housing in a period which saw relatively little residential development (until after the turn of the century) because of the nationwide economic situation and limited population growth (Santa Cruz Historic Building Survey). The Cope Row Houses have been in continuous use since 1894 as rental housing. Purchased and rehabilitated in 1973 by Charles and Esther Abbott, they became the maiden project of a local organization known as PROD (Private Revitalization of Downtown), founded by Mr. Abbott in 1972. Mr. Abbott's valuable contributions to local history include the Pacific Garden Mall Project in which he was an instrumental force, and Abbott Square, named in his honor, posthumously, and which subsequently received the prestigious SCOPE (Santa Cruz Organization for Progress and Euthenics) award for design excellence and in recognition for Mr. Abbott's role as "the Father of the Mall".

## 9. Major Bibliographical References

Santa Cruz Historic Building Survey, Charles Hall Page & Associates, 1976. Sidewalk Companion to Santa Cruz Architecture, John Chase, 1976, revised edition 1979. University of California at Santa Cruz, McHenry Library, Special Collections.

## 10. Geographical Data

Acreeage of nominated property 1/8 acre

Quadrangle name Santa Cruz

Quadrangle scale 1:24,000

### UMT References

A 

1	0	5	8	6	3	2	0	4	0	9	2	0	3	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

Lots 28, 29, 30, and 31 of Block 3, Page 7 of Book 5, City of Santa Cruz Assessor's Map. Property dimensions are delineated on the map.

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

state	code	county	code
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state	code	county	code
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## 11. Form Prepared By

name/title Roger DeBaun Owen

organization HARP Associates

date November 17, 1980

street & number 105 Soquel Avenue, Ste 3D-E

telephone 426-0866 or 438-3875

city or town Santa Cruz

state California

## 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

*K. M. Ellen*

title SHPO

date 11-2-81

For HCRS use only

I hereby certify that the property is significant and historic.

Keeper of the National Register

Attest:

Chief of Historic Preservation

FOR TAX PURPOSES ONLY

CITY OF SANTA CRUZ

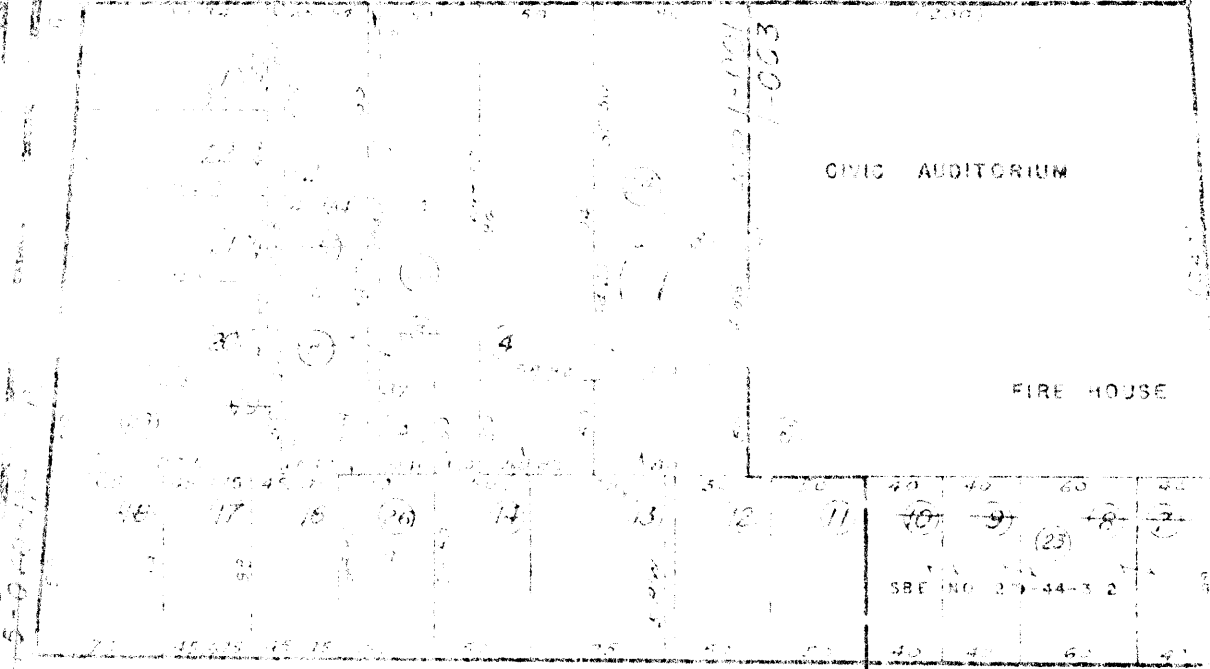
03

PARCEL MAP  
M.B. 5-33  
3-30-72

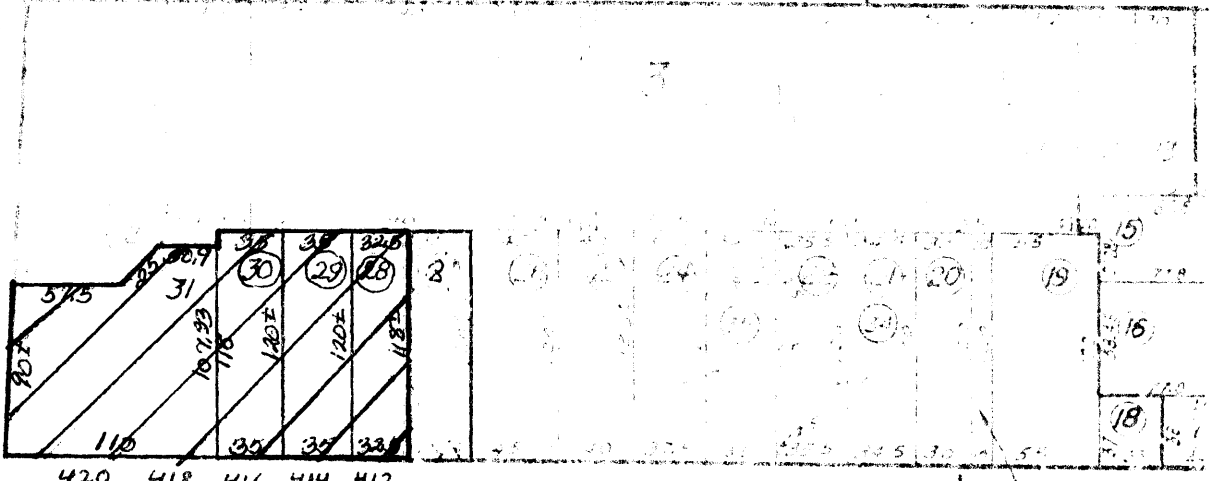
CHURCH

CIVIC AUDITORIUM

FIRE HOUSE



WALNUT



LINCOLN

33

WASHINGTON ST.

13

1-001  
1-003

RECORDED  
DEC 22 1981  
NATIONAL  
REGISTER

Cope  
Row  
Houses



SANTA CRUZ, CA