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United States Department of the Interior
National Park Service

JUN 29 1989

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Santa Cruz Downtown Historic District
other names/site number Downtown Neighborhood

2. Location

street & number Ricon and Chestnut Streets & Cedar, Laurel, Myrtle not for publication
city, town Santa Cruz vicinity
state California code 06 county Santa Cruz code 087 zip code 95060

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u>186</u>	<u>32</u>	buildings
<u> </u>	<u>4</u>	sites
<u> </u>	<u> </u>	structures
<u>186</u>	<u>36</u>	objects
		Total

Name of related multiple property listing:

N/A

Number of contributing resources previously

listed in the National Register None

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Kathryn Guathieri
Signature of certifying official

6-22-89
Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.

Allous Byers

7/27/89

removed from the National Register.

other, (explain:)

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwellingsReligion: churches

Current Functions (enter categories from instructions)

Domestic: single dwellingmultiple dwellings

7. Description

Architectural Classification

(enter categories from instructions)

ItalianateQueen AnneStick/Eastlake

Materials (enter categories from instructions)

foundation Stonewalls Wood

roof Woodother tile, asphalt

Describe present and historic physical appearance.

The Santa Cruz Downtown Historic District covers approximately 52 acres. It is developed primarily with single-family dwellings but includes some multi-family residential and office buildings as well. About half of the residential uses are still single-family, although many have been converted into multi-family uses. The overall density is moderate. Architectural styles represented are those mainly popular during the late 19th century. The district's boundaries are based on high concentrations of structures considered to be of architectural/historic value (see district map for precise boundaries). Approximately two-thirds of the area is zoned with an historic overlay district. Most of the district was built up during the period 1860-1910 although some later buildings contribute. Directly to the north of the Downtown Historic District is the Mission Hill District, placed on the National Register in 1976. To the east of the Downtown Historic District is the Pacific Avenue Historic District, recently added to the National Register in 1986. Along the southern boundary are assorted commercial uses, more intense commercial uses than in the downtown core, as well as residential uses. Along the western boundary lie residential uses. Boundary lines do not bisect structures or separate related parts of any single resource.

Architectural styles in the Downtown Historic District reflect development over a 75-year period as the city's central residential area. Succeeding trends of architectural popularity are seen with both ambitious and humble examples of styles that were used locally from the 1860s (when the area was settled) through the 1930s (when it was essentially built-out). These styles include Salt-box, Greek-Revival, Gothic-Revival, Italianate, Stick, Eastlake, Queen Anne, shingle-style, Colonial-Revival, and Craftsman. Probably the most noticeable 19th century style in Santa Cruz is Eastlake, found in very simple cottages and large elaborate houses, often in combination with Stick style. These many styles offer a variety of colors, decorative detail and design quality and generally superior workmanship as evidenced by their continued use and long life. Most of the residences were constructed of redwood, a local building resource.

The area is generally plotted on a grid pattern. Early maps indicate that in some instances streets have been pushed through to form new blocks. Single-family dwelling front yard setbacks are generally more shallow than is required today, but sideyard setbacks appear to be about the same.

The following is a commentary on the area of the Downtown Historic District found in John Chase's Sidewalk Companion to Santa Cruz.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

Architecture

1860-1938

--

Exploration/Settlement

--

Cultural Affiliation

Architect/Builder

Significant Person

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Downtown Historic District merits inclusion in the National Register for two primary reasons: 1) it is the oldest residential area in Santa Cruz and 2) it contains the greatest concentration of intact older homes in the City. The district is noteworthy for its architectural integrity and its display of the evolution of residential architecture in Santa Cruz. It was also home to many of the community's commercial and cultural leaders.

Architecture

The district contains an exceptional concentration of older homes that typify the City's social and architectural diversity over the period of its early growth, from the 1860s to the early 20th century. All major architectural styles that were adopted locally during these years can be found in the area. Architect-designed homes and vernacular versions of various styles co-exist in this neighborhood.

The South of Laurel Area was sparsely built for many years, predominantly with farm houses. A change was noted in 1876. A new home at 322 Maple Street was described in the Santa Cruz Sentinel at the time, as a "handsome two-story residence hip-roof...a new departure from the many barn-like structures that are scattered promiscuously in the valley and on the hills."

This period, the mid 1870s, marks the transition from simple vernacular structures to more conscious efforts at style.

Although many buildings have been converted to multiple-residential uses over the years, the general appearance of the area remains relatively unchanged. Single-family and multi-residential uses blend harmoniously. Most of the residences in the district were built between 1860 and 1910 and are constructed of redwood, a local building resource.

9. Major Bibliographical References

Chase, John, The Sidewalk Companion to Santa Cruz Architecture, Revised Edition, 1979, Santa Cruz, CA, Paper Vision Press.

Page, Charles Hall and Associates, Inc., Santa Cruz Historic Building Survey, 1976, City of Santa Cruz.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Santa Cruz City Planning Dept.

10. Geographical Data

Acreage of property 52 acres

UTM References

A 110 585350 40921190
 Zone Easting Northing

C 110 585500 40911640

B 110 585280 40911970
 Zone Easting Northing

D 110 585770 40911660

See continuation sheet

Verbal Boundary Description

The boundaries of the proposed district are depicted on the Santa Cruz Downtown Historic District map. The area is generally bounded on the north by Church and Rincon Streets, on the south by Laurel and Maple Streets, on the east by Cedar Street, and on the west by Chestnut and Myrtle Streets.

See continuation sheet

Boundary Justification

The boundaries for the proposed district were selected to include the maximum number of contributing buildings while having a relatively even perimeter. There are 173 contributing structures within the boundary, 32 non-contributing buildings and 4 vacant parcels.

See continuation sheet

11. Form Prepared By

name/title Cynthia Mathews, Downtown Neighbors' Assoc. Jane Silberstein/Larry Pearson, City Staff
 organization City of Santa Cruz Planning Department date 1/25/89
 street & number 809 Center Street telephone (408) 429-3555
 city or town Santa Cruz state California zip code 95060

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"Along with the other sections of the downtown, this area occupies part of the low-lying flatland through which the San Lorenzo River once ran on its way to the sea. It later became the site of the Mission Farm, which extended all the way from Mission Hill to Beach Hill, bordered by a line of willows along Pacific Avenue. (James) Dunleavy was in possession of all the land west of Pacific Avenue beginning at the foot of Mission Hill and extending as far down as Maple Street. The land consisted of about 60 acres and was unfenced. The area began to develop in the 1850's when Santa Cruz was profiting from the gold rush. Much of the area was laid out by businessman and developer Frederick A. Hihn and many of the more elegant homes in the area were built for members of his family. Santa Cruz's narrow gauge railroad station and opera house were both located in this section of town."

A list of all contributing and non-contributing sites within the district follows. Each is accompanied by a brief description. There are 186 contributing buildings within the district, 32 non-contributing buildings, and four vacant sites. Photographs of several representative structures, and streetscapes of the area are provided (keyed to a photo map).

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BUILDING DESCRIPTIONS*

-
- | | |
|-------------------------------|---|
| Building #1
(Chase) | 346 Church St. A double tenement with two square bays slightly mansarded at the top of the first story, fish-scale shingle window hoods, and a double-peaked roof, constructed in 1878. During its renovation in 1974 for use by the City Parks and Recreation Department, the wall between the two tenements was partially removed. |
| Building #2
(Staff) | 134 Rincon St. Vernacular cottage, ca. 1930-40. Broad matching gables in front with extension of shed roof over porch. Extremely basic. |
| Building #3
(Staff) | 330 Walnut Ave. Neo-classic raised basement cottage, ca. 1900-1910. Hipped roof, simple form; front porch supported by simple columns; beveled 3-in-one siding, flared at floor line, with shiplap siding below; corner bay; concrete steps and iron railing are later alterations. |
| Building #4
(Staff) | 128 Rincon St. Small one-story house probably built ca. 1920-30. Front facing windows have bands of rectangular mullions at the top. Later addition include nonfunctional shutters, asbestos shingles over the wood siding, and add-on for front door and entry on south side. |
| Building #5
(Staff) | 521 Chestnut St. Simple tiny one-story vernacular cottage, ca. 1915. 3-in-1 siding; heavy knee brace brackets support small front porch overhang. |
| Building #6
(Staff) | 519 Chestnut St. Stick-style one-story cottage, ca. 1885 with attic expansion in 1970's. Complex roofline, multiple gables, square bays in front and at corner. |
| Building #7
(Staff) | 515 Chestnut St. Vernacular, ca. 1860's. Shiplap siding, extremely simple form, basic rectangle, broad angle, front porch extends across entire front of house. Remodeled over the years, e.g., large front windows; basic character remains. |
| Building #8
(Chase) | 511 Chestnut St. Story-and-a-half cottage, ca. 1880, with primitive sawn-wood bracket in the gable above a small pointed arch window. |
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* Descriptions are taken from existing surveys: the Sidewalk Companion to Santa Cruz Architecture, by John Chase, or the Santa Cruz Historic Building Survey, by Charles Hall Page & Associates. Some descriptions were created by city staff. Each description is identified in the left-hand margin as either (Chase), (Page), or (Staff).

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Building #9
(Chase)

304 Walnut St. A large, simple hipped-roof Queen Anne house with a two-story semi-detached circular bay topped by a dunce-cap roof. Built in 1893 for banker William Haslam. There are a dentil course and widespaced, oversize, incised brackets under the eaves. A large monkey puzzle tree grows at the corner of the lot.

Building #10
(Staff)

310 Walnut Ave. Classical box, ca. 1905. Two-story hipped roof single-family home with attic dormer; broad eaves and exposed beams; 3-in-1 beveled siding with flare between floors; first floor and porch defined with simple columns (enclosure of porch a later change); 3 part downstairs window is mullioned in diamond pattern along top. Dormer windows also have mullion; foundation of case concrete block simulates roughly hewn stone.

Building #11
(Staff)

314 Walnut Ave. Spanish revival cottage, ca. 1930. Rough stucco with red tile roof, arched gateway to side yard.

Building #12
(Staff)

316 Walnut Ave. Stick-Eastlake, built 1892. Two-story, multi-gabled; shiplap siding on first floor; fish scale shingles on second floor end gables; ornate corner brackets and "buttons" mark ends of eaves; turned gable brackets; sunburst over front slanted bay, with bracketed corner overhangs; flash glass atop large central window; bands of paneling at base of bay and above porch; fretwork and ornate turned columns on porch.

Building #13
(Chase)

322 Walnut Ave. An unusual, steep-roofed, story-and-a-half Craftsman shingle house, ca. 1910. The Walnut St. facade is contained within a single pedimented gable, with the attic corbeled out flush with the surface of the eaves. The porch is supported by paired pillars and there are simple brackets under the eaves and diamond paning in the upper sashes of the windows.

Building #14
(Staff)

135-137 Rincon. Non-contributing. One-story stucco duplex in front; two-story unit in rear; not unattractive, but of no historical significance; built in late 1940's.

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Building #15
(Staff)

129 Rincon St. Vernacular cottage, ca. 1905-10. Broad front gable is echoed in portico. All windows have identical mullion detail above.

Building #16
(Staff)

127 Rincon St. Simple vernacular cottage, ca. 1905-10. roof with 3-in-1 siding; projecting gabled portico. Aluminum windows have replaced the original wooden ones and the original wooden columns have been replaced with wrought iron, which appears entirely too light-weight for the job.

Building #17
(Chase)

529 Chestnut St. A magnificent two-and-a-half story Eastlake-Stick composition focused on a two-story, partially recessed, partially exterior porch. The entrance way is an 1880's expression of classicism. The outward-curving central steps with balustrade and newel posts are all there, but the detail is composed of wooden cubes, spheres, and strips.

The interior retains its 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.

Building #18
(Staff)

121 Rincon. Non-contributing. Three-story stucco apartment building constructed in 1950's; aluminum frame windows; gravel-covered pitched roof.

Building #19
(Staff)

343 Church St. Interesting from an architectural point of view, but non-contributing by age (1940). Listed in Chase's Sidewalk Companion to Santa Cruz Architecture, this building is described as follows:

"... a Streamlined Moderne office building constructed for physician R. Carney Alsberge and attributed to Oakland architect W. H. Slocumbe. Its most prominent feature is a tiered and fluted wedding-cake tower with a lacy metal weathervane at the top. The tower looks as though it ought to be decked out in whipped cream and cherries."

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Building #20
(Staff, Chase
Page)

234 Walnut Ave. Two-story stick Eastlake house with a complex front facade of porches, bays, and gables. Originally built in 1877 but remodeled in 1896.

On the right is a two-story slanted bay; with a smaller bay projecting from the second floor and pediment. To the left is an L-shaped porch with repeating, graceful turned columns (glassed-in on the side), topped with a gabled balcony.

Building #21
(Staff)

240 Walnut Ave. story-and-a-half cottage with central turrets have a corner overhang with pendants, stylized dentil-courses under the eaves, strip-like panel decoration around the windows, and shingled upper stories, ca. 1895.

Building #22
(Staff)

244 Walnut Ave. Mirror image of 240 Walnut (Building #21). Built at same time, ca. 1895.

Building #23
(Staff)

516 Chestnut St. A symmetrical story-and-a-half Stick-Eastlake house with large Eastlake brackets under the eaves, patterned shingling in the gables, and a modern front door. A band of molding links the four windows in the second story, and one corner of the building is cut away, with half-timbering beneath it; ca. 1900.

Building #24
(Staff)

520 Chestnut St. Non-contributing. A boxy two-story stucco apartment building constructed in the 1950's. Aluminum frame windows, lack of detail.

Building #25
(Staff)

Vacant lot.

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Building #26
(Staff)

236 Walnut Ave. Story-and-a-half wood frame house with wide front gable and side dormer; repeating vertical trim under eaves. Shiplap siding, central palladian window.

Core of house dates from 1870's to 1880, according to John Chase but later remodeling of front along Craftsman lines dominates; 3-part living room window with square mullions at top, arbor effect over front window, multi-paned front door. Front deck is a 1970's addition.

Building #27
(Staff)

500 Chestnut St. Non-contributing. Two-story office building constructed in 1972. Stucco, with Spanish tile roof trim and an exterior walkway with broad decorative arches.

Building #28
(Chase)

249 Walnut Ave. An 1877 house with lower floor windows having circular heads; upper-floor windows not over bay windows have segment heads. Composite style of architecture is observed. Its low-pitched, hipped roof is broken by split-pedimented gables above slanted bays. The porch and glassed-in conservatory on the Walnut St. side have been removed.

Building #29
(Staff)

245 Walnut Ave. Two-story house with Queen-Anne elements ca 1895. Combination of hipped and gabled roof; split-pediment gables with diagonal ornamentation; slanted front bay and flat-roofed entry porch. Profusion of siding treatments; narrow 3-in-1 below water table clapboard under first floor windows; shiplap on bulk of first floor; random square butt shingles on second floor. Except for the original columns trim on front porch is replacement. there is a very sensitive addition at the rear of the second floor, incorporating original masses, materials and details.

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Building #30
(Chase)

241 Walnut Ave. A one-story cottage with cornices matching those on the east side of 249 Walnut. Built in same year, 1877.

Building #31
(Staff)

239 Walnut Ave. Classical box, ca. 1900-05. Quite similar to 211 Walnut; combination of hip and gable roof with split pediment and gable and large front bay on first floor; 3-in-1 beveled siding throughout and carved bay; interesting sunburst and gable; portico supported by simple columns; plastic baluster design repeats in porch balustrade, fretwork and upper balustrade.

Building #32
(Chase)

235 Walnut Ave. Symmetrical one-story Italianate house of the 1870's.

Building #33
(Chase)

231 Walnut Ave. Colonial Revival design with hipped roof and wide, bracketed eaves. Colonial swags trim the entablature area above the recessed porch. The porch columns rest on a classical balustrade with curved piers; ca. 1895.

Building #34

Vacant lot.

Building #35
(Staff)

223 Walnut Ave. Queen Anne, raised basement story-and-a-half, late 1890's. Built as single-family, converted later to units. Asymmetrical arrangements of simple elements; beveled 3-in-1 siding with use of square butt shingles on dormers and gables; portico with classic motif in plaster, supported by simple columns, broad, slanted bay on first floors; first floor windows are leaded glass mullions along top portion; flare at roof lines and base of dormers.

Building #36
(Chase)

219 Walnut Ave. A raised-basement, story-and-a-half Queen Anne cottage punctuated by a corner turret. It is sheathed in bands of clapboarding and random fish-scale, and polygonal shingling divided by moldings. There is a Moorish-arched portico below the paneled gable. The front door is inset with a large panel of small beveled-glass panes and surrounded by matching transom and side lights; ca. 1890.

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Continuation SheetSection number 7 Page 9**Building #37**
(Chase)

215 Walnut Ave. A raised-basement, late-Eastlake cottage. The double front door has a pair of half-circle windows, and there are chair-leg porch supports. Curved Eastlake brackets nestle under the eaves, and there is a sunburst of spindles in the random-shingled gable of the tall square bay. Built in 1890.

Building #38
(Staff)

211 Walnut Ave. Basically Queen Anne, ca. 1895-1900. Two-story home with combination of hipped and gabled shiplap siding on first floor; fish scale shingles on second floor; wavy shingle pattern and gable; fretwork on front porch and slanted bay with corner overhangs and band of paneling are vestiges of Eastlake style, but basic simplicity of massing and detail indicate Queen Anne influence.

Building #39. #39a
(Staff)

205 & 209 Walnut Ave. Stick-Eastlake raised cottages with gabled and hipped rooves, shiplap siding. Charming detail, square bays surrounded by applied trim; design of sawn gable ornaments and sawtooth trim are repeated over front porches; ca. 1895.

Building #40
(Staff)

314 Lincoln St. Neo-classic, raised basement cottage, ca. 1900-15. Low-hipped roof with dormer; narrow beveled siding; broadly angled bay; windows have leaded glass diamond pattern in top segment.

Building #41
(Staff)

326 Lincoln St. Neo-classic raised basement cottage, ca. 1900. Hipped roof, broadly angled front bay and side window; cutaway porch; shiplap siding and east-lake railing design are hold overs from 1890's.

Building #42
(Chase)

330 Lincoln St. Non-contributing. At the northwest corner of Washington and Lincoln Street is a home built in 1884 and greatly remodeled since.

Building #43
(Staff)

402 Lincoln St. Neo-classical box, ca. 1905-15. Two-story, hipped roof house with attic dormer; very simple; 3-in-1 beveled siding throughout; portico has dentelle detailing, simple columns. Balustrade on top has been removed.

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Building #44
(Staff)

406 Lincoln St. Vernacular 2-story house, ca. 1895. Basic rectangle with shiplap siding, topped with broadly angled bay treated in shingle style with combination of straight and fish scale shingles flaring at base; sawtooth shingles above corner dormer window; hip roof porch extends with the front, supported by simple columns; phony shutters and front railing are recent (1970's).

Building #45
(Staff)

408 Lincoln St. A simple vernacular story-and-a-half house, ca. 1865-70. One-story wing and porch; hipped roof; one-story projection in front was probably a later addition; ersatz shutters added 1970's.

Building #46
(Chase)

410 Lincoln St. A simple, saltbox-shaped cottage of the late 1860's or early 1870's. The delicately detailed porch has flattened Tudor arches.

Building #47
(Chase)

412 Lincoln St. The only 19th-century row in town an urban building form designed to fit the maximum number of single-family residences together on the minimum of land. Outside of San Francisco, row houses are little used in California with its formerly wide-open spaces and preference for low-density sprawling cities. Constructed in 1894 (5 units).

The basic pattern of each is the same, while the detail differs from house to house.

An unusual feature the houses share in common is the raised stoop, another eastern metropolitan feature.
Building Count: 5

Building #48
(Staff)

410 Chestnut St. Stick style single-story house, ca. 1880's. Combining hipped, gabled and shed roofs. Several more recent small additions. Diamond shingles and gable, repeated criss-cross detail under windows.

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| Building #49
(Staff) | 316 Lincoln St. Non-contributing. Two-story flat-roofed apartment building constructed in early 1960's. Central courtyard with tropical "lanai" effect attempted with palm trees. |
| Building #50
(Staff) | 324 Lincoln St. Non-contributing. Identical companion to building #49. |
| Building #51
(Staff) | 329 Walnut Ave. Non-contributing. Three-unit town-house complex built in 1970's. Two-story with horizontal wood siding and small-paned windows with wood trim. Shingle peaked roof. |
| Building #52
(Page) | 317-325 Walnut Ave, Mission Bungalow Court. A nicely landscaped simply designed Mission Revival bungalow court with a central courtyard. Boxed entrance ways present a varied and interesting street facade. |
| (Staff) | A complex of small apartments arranged around a central court, in Mission Revival style, ca. 1930. Stucco with arched entries, red tile accents, wrought iron railings, and windows with decorative mullions on top.
Building Count: 2 |
| Building #53
(Chase) | 315 Walnut Ave. Almost the twin to 326 Walnut (Bldg. #12), with some slight differences. Built in 1892. Its porch is mansarded and has been enclosed. The shingles in its gables are fish scale instead of polygonal, and there are large boards as well. |
| Building #54 | Vacant lot. |
| Building #55
(Chase) | 303 Walnut Ave. Stick-Eastlake, ca. 1895. Two-story shiplap siding. Its porch is mansarded and has been enclosed. The shingles in its gables are fish scale. |

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| Building #56
(Staff) | 504 Lincoln St. Ca. 1895-1900. Eclectic. Combines narrow siding and first floor with square butt shingles on second floor; matching curved ornaments in 3 gables facing front; ornate lattice trim on second floor porch over front porch; front bottom window altered with large plate glass window; addition of salvage trim. |
| Building #57
(Staff) | 506 Lincoln St. Colonial revival, 2-story house, ca. 1900-05. Narrow siding, basic shape, simple porch columns, diamond mullioned hall window are all Colonial Revival details. Square butt shingles in gable are a slight hold over from a later style. Quoins at corner, ornate trim over front window. |
| Building #58
(Staff) | 510 Lincoln St. Raised basement cottage, Eastlake style, ca. 1890-95. Gabled semi-hipped roof with decorative shingles in gables; slanted front bay has sawn wood brackets at corner overhangs and panels at base of windows; posts supporting porch has simple sawn scroll detail; shiplap siding. |
| Building #59
(Staff) | 512 Lincoln St. Raised basement cottage, similar to 510 Lincoln St., ca. 1890-95. Gabled semi-hipped roof; slanted front bay has sawn wood brackets at corner overhangs. |
| Building #60
(Staff) | 516 Lincoln St. Stick-style cottage, ca. 1885-90. One-story home combines hipped and gabled roof lines; slanted front bay with brackets and cornered overhangs and patterned shingles in gable. |
| Building #61
(Staff) | 520 Lincoln St. Stick-Eastlake basement cottage, ca. 1890. Slanted bay in front has brackets at corner overhangs; band of square panels at windows; fish scale shingles in end gables; hipped roof over bulk of house; shiplap siding; front window and brick stairs are newer. |

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|--------------------------------|--|
| Building #62
(Staff) | 522 Lincoln St. Ca. 1890-1900. Unusual form with partially hipped gables; second floor dormer; six-over-one windows; one-story slanted bay; two porches supported by substantial square pillars. |
| Building #63
(Staff) | 526 Lincoln St. Vernacular bungalow or cottage, ca. 1910. Wide gable and knee brace brackets of bungalow style; narrow beveled siding of neo-classical style; front porch and steps a later modification. |
| Building #64
(Staff) | 528 Lincoln St. Vernacular bungalow or cottage, ca. 1910. Wide gable and knee brace brackets of bungalow style; narrow beveled siding of neo-classical style; front porch and steps a later modification. |
| Building #65
(Staff) | 530 Lincoln St. Stucco bungalow, ca. 1920's. Craftsman elements such as terra cotta tile inset over central porch gable; small knee brace brackets on porch; front 3-part window has vertical mullion detail on top. |
| Building #66
(Staff) | 534 Lincoln St. Vernacular cottage, ca. 1865-70. Simple gabled, one-story L-shaped home; front porch supported by slender square columns with very pointed arches; shiplap siding; no frills. |
| Building #67
(Staff) | 527 Lincoln St. Neo-classical cottage, raised basement, hipped roof, very broad pitch flare at bottom. Substantial square columns define cut-away porch; projecting shallow square base has 3-segment window with larger central element; 3-in-1 narrow siding; ca. 1885. |
| Building #68
(Staff) | 521 Lincoln St. Neo-classical cottage, hipped roof with a gable over broadly angled front bay; flash glass in top segments of bay windows; 3-in-1 beveled siding; front porch enclosed and front door modified at some later time; ca. 1885. |
| Building #69
(Staff) | 519 Lincoln St. Stick style 1-story cottage, ca. 1880's. Hipped and gable roof line with cross-hatch pattern in front gable, projecting square front bay and long front porch. Extremely tall windows and transom over door. Relatively little detail. |

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| Building #70
(Staff) | 515 Lincoln St. Neo-classic, raised basement cottage, ca. 1900-10. Gable over broadly angled front bay; slender columns support roof of expansive front porch. |
| Building #71 | 511 Lincoln St. Raised basement cottage, Stick-style, ca. 1880-85. Multi-gable roof line with slanted bays at front and side. Shiplap siding, with angled siding in panels of bay windows; ornate brackets in corner overhangs of bay; delicate turned columns in railing on front porch. |
| Building #72
(Staff) | 507 Lincoln St. Neo-classical cottage, ca. 1900-10. Hipped roof with gable over broadly angled bay; pattern shingles and gable off bay; central bay window has simple vertical mullions; substantial, slightly bulging columns support porch roof. |
| Building #73
(Page) | 505 Lincoln St. Single-story Craftsman bungalow with dormer, ca. 1910-1920. Square butt shingles on dormer, clapboard siding on body; knee brace brackets in wide gables; overhanging used with exposed rafters; symmetrical arrangement of protruding square bays on either side of inset front porch; top portions of bay windows, as well as dormer, have mullions and elongated diamond pattern; front door flanked by narrow side lights. |
| Building #74
(Staff) | 351 Chestnut St. Postage stamp vernacular cottage on tiny lot. Built ca. 1905-15. 3-in-1 siding; porch across entire front. |
| Building #75
(Staff) | 102 Taylor St. Vernacular 1-story house, ca. 1860-70. Shiplap siding, simple double hung windows; arched attic window and sawn wood details on porch are the only ornaments. |
| Building #76
(Staff) | 114 Taylor St. Vernacular story and a half, ca. 1885-90. Simple Stick style; beading and bullseye detail around square front bay and downstairs windows; prominent gable has alternative bands of scalloped and diamond shaped shingles. |

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Building #86
(Staff)

323 Chestnut St. Simple 1-story vernacular home ca. 1870 with gabled roof, shiplap siding, basic L-plan, double hung windows with lintels. Square front bay with simple trim may be somewhat later; front porch with tapered columns and two-step stair wall also dates from later time.

Building #87
(Staff)

317 Chestnut St. Vernacular story-and-a-half home, ca. 1865-70, gabled roof and L-shaped plan. Slanted front bay with raised panels; 2 over 2 windows.

Building #88
(Staff)

313 Chestnut St. Eastlake cottage; ca. 1885 -90. Simple 1-story, double gabled house on L-shape plan; shiplap siding and tall 1 over 1 windows. Square front bay ornamented with brackets and trim; sawn-wood gable ornament. Porch is nicely proportioned; the slender columns frame the (original) door and tall windows; imaginative railing and sawn brackets add airy detail.

Building #89
(Staff)

311 Chestnut St. Vernacular story-and-a-half with wide front gable and one-story section to north, has been chaotically remodeled over one year. Most windows are 2 over 2, indicating the core would date from ca. 1870. Some 3-in-1 siding on front porch addition (ca. 1900-15) but most of the house covered with asbestos shingles.

Building #90
(Staff)

329 Lincoln St. A simple vernacular home built in 1884 for Professor George Hastings, and much-remodeled after that. The oldest part is a plain story-and-a-half house with gabled and hipped roof, shiplap siding, and plain double hung windows. The pairs of 6 over 1 windows, multi-paned front window, and arched entry porch (Lincoln St.) are all later changes ca. 1920's. So is the joining of the small hip-roofed cottage along the Washington frontage.

Building #91
(Staff)

325 Lincoln St. Non-contributing. A relatively new house (constructed early 1970's) in which siding materials, gabled roof lines and windows have been chosen to blend with existing older homes in area.

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| Building #77
(Staff) | 116 Taylor St. Italianate single-story house, ca. 1875. Very similar to 235 Walnut; symmetrically proportioned; squeezed pediment with bracket cornice, bullseye detail; shiplap siding; flat roofed portico; windows; doorway and front steps have been modified at various later times. |
| Building #78
(Staff) | 120 Taylor St. Neo-classic rowhouse, ca. 1905-10. Hipped roof with front dormer; 3-in-1 beveled siding; simple column support cut-away porch; square front bay. |
| Building #79
(Staff) | 122 Taylor St. Neo-classic rowhouse, ca. 1905-10. Hip roof single-story, 3-in-1 beveled siding; 3-part front window; simple columns support cut-away front porch. |
| Building #80
(Staff) | 124 Taylor St. Neo-classic rowhouse, ca. 1905. Hip roof single-story, 3-in-1 beveled siding; 3-part front window; simple columns support cut-away front porch. |
| Building #81
(Staff) | 202 Taylor St. Neo-classic cottage, ca. 1910-15. Hip roof; single-story with gabled, angled front bay; 3-in-1 beveled siding and porch columns are original features; rustic shingles below water table and front porch steps and railing are later additions. |
| Building #82
(Staff) | 337 Chestnut St. 2-story vernacular house, ca. 1865-70, simple and basic. Gabled roof, shiplap siding, no ornament, 2 over 2 windows with prominent lintels, multipaned front door with rebuilt portico; small one-story addition to left. |
| Building #83
(Staff) | 333 Chestnut St. Non-contributing. Single-story house with hipped roof; greatly remodeled, with aluminum frame windows and composition shingles; ca. 1940. |
| Building #84
(Staff) | 329 Chestnut St. Single story cottage, basic classic Revival style ca. 1900-05. Hipped roof with tiny front dormer; 3-in-1 siding; recessed porch supported by simple columns; shallow, square front bay. Iron railing a later addition. |
| Building #85
(Staff) | 325 Chestnut St. Craftsman bungalow, ca. 1915. Story-and-a-half with broad side gables and front dormer, clapboard siding. Typical Craftsman details include kneebrace brackets, overhanging eaves, decorative mullions at top of windows. |

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| Building #92
(Staff) | 315 Lincoln St. Matching single-story bungalows, ca. 1910. Extremely wide pitched roof line; flattened gambrel effect for portico supported by square columns; simple vertical detail above. Windows have simple mullion design along top segment.
Building count: 4 |
| Building #93
(Chase) | 704 Washington St. Non-contributing. A boxy story-and-a-half structure stripped of all original trim and window frames; ca. 1950. An exterior stairway leads to the first floor above the raised basement. |
| Building #94
(Staff) | 708 Washington St. Built as a German Methodist Church in 1884. Narrow peaked roof structure with lancet windows. |
| Building #95
(Staff) | 509 Center St. Vernacular stucco :doll house: from the 30's. Simple gable roofline, large multipane; modern detail at entryway, with arched porch under a separate small gable, and small leaded glass window to the side. |
| Building #96
(Staff) | 505 Center St. Very simple vernacular house; single-story, gabled house with shiplap trim, vertical windows, and no trim. Probably dates from 1870-1878. Shed-roofed additions to both sides are later add-ons. |
| Building #97
(Staff) | 312 Elm St. Single story home in Spanish Revival spirit, ca. 1930. Very boxy effect of house and garage with flat roof, relieved only by arched entrance and tile roof of portico. Coarse textured stucco; windows are double hung with 6 panes over l. |
| Building #98
(Staff) | 316 Elm St. Single story duplex of rough-textured stucco, ca. 1920-30; units arranged in U-shape around small central courtyard. |

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| Building #99
(Staff) | 320 Elm St. Neo-classic rowhouse, ca. 1905-15. Simple story, hipped roof; small front dormer has mullioned windows; simple columns support cut-away front porch; narrow 3-in-1 siding above water table, wider shiplap siding below. |
| Building #100
(Staff) | 604 Washington St. Non-contributing. Single-story duplex with hipped, gravel-covered roof; probably built in 1940's. |
| Building #101
(Staff) | 608-610 Washington St. Non-contributing. Two-story duplex built in 1950's. Stucco; aluminum frame windows, composition shingle hipped roof. |
| Building #102
(Staff) | 612 Washington St. Predominantly Spanish-revival apartment house, ca. 1915. Stucco with square butt shingles on lower portion; hip roof with overhanging eaves and exposed beams; neo-classical element. Square butt shingles and flare at base are Craftsman element. Three-part window with mullions on top also typical of bungalow. Predominant Spanish-revival impression from use of repeated arches for doors and windows; decorative wrought-iron and tile details. |
| Building #103
(Chase) | 616 Washington St. Was moved from 214 Lincoln Street in 1977 to make way for the addition to the Nikelo-dean Theater. This building has Eastlake bargeboards and brackets and oversize lattice work in the gable; ca. 1880. |
| Building #104
(Staff) | 620 Washington St. Italianate, ca. 1870. Raised basement story-and-a-half single-family house converted into apartments; rusticated shiplap siding imitates stone construction; arched windows on first floor topped with heavy lintels and nice detail. Porticos supported by slender columns; dormer and door front second floor. |

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| Building #105
(Staff) | 513 Center St. Non-contributing. A 2-story, 2-unit house constructed in the late 1970's along traditional lines. Use of features such as angled bay, multiple gables and horizontal siding, as well as overall size and mass, blend with older structures in the immediate area. |
| Building #106
(Staff) | 314 Elm St. Non-contributing. Two-story dwelling set back from street, built in early 1980's. Attractive wood trim and architectural style mimicking turn-of-the-century houses. |
| Building #107
(Chase) | 115 New Street once stood at 202 Lincoln St. The symmetrical L-shape is an unusual house form for its time and place. It may have been built in 1876 by Dr. J.D. Holbrook. The porch seems to have been added between 1883 and 1886. |
| Building #108
(Staff) | 419 Center St. Greek Revival house built in 1850's or 60's. Two story structure has corner pilasters, clapboarding and gables treated as pediments. There is a door opening onto the roof of the porch, which is centrally placed, balustraded with narrow classical spindles and supported by split pilasters. The cornice over the front door is treated as an entablature. The addition at the rear of the house was constructed in 1877. |
| Building #109
(Staff) | 415 Center St. Story-and-half vernacular home very simple, ca. 1870. Symmetrical plan; 2 tall windows (2 over 2) and central porch on ground floor; end gables with one central dormer and tall window above. |
| Building #110
(Staff) | 409 Center St. Non-contributing. One-story duplex constructed in 1940's. Horizontal wood siding; composition shingle roof; third unit in rear added in 1960's. |

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| Building #111
(Staff) | 304 Maple St. Single story Mission Revival home, ca. 1910; stucco with flat roof. Arched entrance porch and parapets, with massive columns and pedestals. Attractive stucco detail at roofline, columns, chimney, windows and medallions. Especially well situated for corner location, with considerable interest from both street frontages. |
| Building #112
(Staff) | 308 Maple St. Single story bungalow, ca. 1915-20. Attic with dormer; clapboard siding; heavy piers on porch for railing and posts; windows have typical simple mullions along top. |
| Building #113
(Staff) | 312 Maple St. Vernacular 2-story home, ca. 1865-70. Shiplap siding, multi-gabled roof (later additions in rear). Strongly vertical windows; 2-over-2; topped with heavy lintels. Slanted 1-story, flat top bay in front; broad front porch, with roof supported by slender posts; gable ornaments date from ca. 1880. |
| Building #114
(Staff) | 318 Maple St. Vernacular cottage, ca. 1895-1900. Hipped and gabled roof lines; small gabled porch with diamond shingles and sawn wind ornaments in gables; broadly slanted front bay with brackets at corner; 3-in-1 beveled siding. |
| Building #115
(Chase) | 322 Maple St. A two-story, cube-like Italianate style house. The arched windows are paired, and capped by wooden keystones. It has a one-story slanted bay and an outside staircase to the second floor (added after the house was built). The brackets under the broad eaves of the hipped roof are gone, but the arched hood over the front door remains. |
| Building #116, #117
#118, #119 (Chase) | 508, 512, 514 and 518 Washington St. make up a compatible row of simple story-and-a-half houses built in the 1900's to 1920's. Peaked roofs; vernacular buildings but with attractive proportions and trim. |
| Building #120
(Staff) | 323 Elm St. Non-contributing. One-story small bungalow constructed in 1920's. Horizontal wood siding; peaked composition shingle roof. Lacking any detail on trim. Altered. |

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Building #121
(Staff)

315 Elm St. Story-and-a-half vernacular, gothic influence, ca. 1865-70. Symmetrical arrangement with central gable; portico below echoes gable shape; windows have extension and detailing along top; slender posts support portico embellished with delicate sawn-wood ornaments in corners.

Building #122
(Staff)

311 Elm St. A vernacular, ca. 1860-70, exterior simple; broadly gabled roof, shiplap siding, windows and porticos have extensive detailing along top of lintels. Windows early 2-over-2 design, narrow posts support portico with small graceful sawn-wood corner elements.

Building #123
(Staff)

307 Elm St. Vernacular, ca. 1885. 2-story home with gabled front section, hipped front over bulk of house. Fish scale shingles end gable lintels over tall vertical windows; bottom floor partially remodeled.

Building #124
(Staff)

715 Washington St. Non-contributing. Two-story flat roofed apartment building constructed in the 1950's. Patterned cement block screen; central courtyard with "lanai" flavor.

Building #125
(Staff)

707 Washington St. Two-story vernacular single-family home ca. 1870-80, with later additions around 1920; now a duplex. Original is basic simple gable house with shiplap siding, lintels over plain windows, practically without style. Addition has typical very broad pitched gable front porch; supported by squared pillars; board and batten siding.

Building #126
(Staff)

701 Washington St. One-story cottage ca. late 1890's. Basically neo-classical with vestiges of Eastlake. Slanted bay with corner overhang; flash glass in upper portion of central bay window; expansive front porch; shingles and gable of bay with sawn wood gable ornament.

Building #127
(Chase)

621 Washington St. A tiny boxcar shaped elf-house; ca. 1900. Peaked roof; decorative molding around windows and door.

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| Building #128
(Chase) | 619 Washington St. A clapboarded 1860's house with corner pilasters, tabernacle-frame front door; front porch topped by a classical balustrade. The incised bracket and pendant in the gable matches exactly the bracket of neighboring 621 Washington St. |
| Building #129
(Staff) | 336 Chestnut St. Non-contributing. Two-story stucco apartment building; articulated surfaces; flat roof; built in 1950's. |
| Building #130
(Staff) | 340 Chestnut St. Plain vernacular cottage, ca. 1900-10. A hipped roof box. Could not be simpler. The shed roof porch looks like an afterthought, and the tapered columns have a Craftsman flavor that suggest a later date. |
| Building #131
(Staff) | 346 Chestnut St. Vernacular 1-story cottage, ca. 1860's. Broad gable, no ornamentation; shed roof over porch supported by very simple slender columns. 2-over-2 vertical windows; transom over front door; shiplap siding. |
| Building #132
(Chase) | 419 Lincoln St. A raised-basement cottage with bowler-hatted round bay, narrow clapboarding and a pedimented central porch supported by raised columns. In the left side of the Lincoln St. facade is a vent detailed as pilaster-supported arches; ca. 1880. |
| Building #133
(Staff) | 413 Lincoln St. Vernacular story-and-a-half, extremely simple original structure, ca. 1870. Shiplap siding, single-story flat top; slanted bay on side; false front window at left, virtually devoid of ornament; protruding square bay with 3-part mullioned window; porch addition supported by square tapered piers; are additions from 1915-25 in bungalow style. |

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| Building #134
(Chase) | 615 Washington St. is a large Bungalow style house with exposed, pointed rafters, a long windshield-shaped window in the second story, random shingling, large brackets, and raised multiple porch supports; ca. 1915. |
| Building #135
(Staff) | 609 Washington St. Neo-classical box, ca. 1910. Two-story single-family home; hip roof with broad overhanging eaves and exposed beams; 3-in-1 beveled siding; flare at floor line of second floor; portico supported by combination of walls and simple columns. |
| Building #136
(Staff) | 607 Washington St. Single-story bungalow, ca. 1910. Broadly pitched gable roof; wide, overhanging eaves; 3-part front window; 3-in-1 beveled siding with square butt shingles in gable; unusual gable detail of evenly spaced wide vertical boards. |
| Building #137
(Staff) | 603 Washington St. Neo-classical box, early 1900's. Two-story hip roof with broadly overhanging eaves; first floor has gently curving front bay with 3 windows; cutaway porch supported by simple columns on paneled piers; 3-in-1 beveled siding. Second floor in shiplap siding with flare at floor line; brackets with modest detail trim overhang between first and second floor. |
| Building #138
(Staff) | 519 Washington St. Bungalow, ca. 1930. Stucco, single-story house; broadly gabled roof; three part front window with mullioned upper portion; large porch with roof supported by heavy columns on truncated piers. |
| Building #139
(Staff) | 515 Washington St. Single story, Spanish revival bungalow, ca. 1925. Stucco with red tiles on gabled roof of several broadly pitched elements; arch forms repeated in front windows, porch cutaways and front steps; front windows divided into typical Craftsman pattern of large central element flanked by two narrow elements; mullions along upper portions. |

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| Building #140
(Staff) | 511 Washington St. Single story Spanish revival, ca. 1925. White stucco with red tile; very broad gabled roof; arches lead to covered porch and side patio. |
| Building #141
(Staff) | 412 Maple St. Non-contributing. Two-story four-unit apartment complex constructed in 1960's. Peak shingled roof, stone trim in one corner of building. |
| Building #142
(Staff) | 416-418 Maple St. Non-contributing. Two-story duplex built in 1950's. Composition shingle roof; aluminum frame windows; little detail. |
| Building #143
(Staff) | 306 Chestnut St. Non-contributing. Early 1950's duplex; stucco with gravel hipped roof. |
| Building #144
(Staff) | 314 Chestnut St. Vernacular story-and-a-half house, ca. 1860's. Simple and symmetrical facade; double hung windows on either side of entry door and portico; single, central gabled dormer; main gables at sides of house. Single story addition at left. |
| Building #145
(Staff) | 318 Chestnut St. Non-contributing. Small six-unit apartment building constructed in 1960's. Vertical wood siding, peaked roof, little detail. |
| Building #146
(Staff) | 322 Chestnut St. Vernacular cottage ca. 1880's; L-shaped plan with gabled roof; shiplap siding, double bay windows and covered front porch. Basically simple, but appealing addition of delicate sawn and turned ornament in gable. |

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Building #147
(Staff)

324 Chestnut St. Tiny vernacular cottage; ca. 1860-80. Gabled roof, shiplap siding; front porch extends full width of house, and transom over door.

Building #148
(Staff)

326 Chestnut St. Very similar to 324 Chestnut (Building #147) probably a twin when first built. Front window, with 3 segments and smaller panes above, is a later alteration.

Building #149
(Staff)

330 Chestnut St. Simple 1-story cottage, ca. 1895, combining Eastlake elements (fishscale shingles in gable; turned porch columns) with Colonial Revival details (3-in-1 siding; shallow front bay). Hipped and gabled roof, plain double hung windows. Nicely proportioned.

Building #150
(Staff)

332 Chestnut St. The mirror image of its neighbor at 330 Chestnut (Building #149).

Building #151
(Staff)

525 Washington St. Raised basement cottage built as single family dwelling converted to apartments; probably late 1890's or very early 1900's. Mix of styles; very unusual. Eastlake sawn-scroll work bracketed overhang of slanted bay; ornate and delicate gable ornament; fish scale shingles on pediment over porch. Queen Anne: simple 3-in-1 beveled siding; hip roof; corner tower with witch's cap roof and turned finial. Colonial Revival; pairs of sturdy simple round columns support portico; mullioned windows, leaded glass in upper portion in diamond design; stairs and railing are new.

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| Building #152
(Staff) | 310 Chestnut St. Substantial 2-story home, ca. 1875-80. Symmetrical arrangement of 2-story slanted bays flanking double front door and portico is simple yet unusual. Shiplap siding and simple turned columns on portico, but virtually no ornament. |
| Building #153
(Staff) | 401 Maple St. Non-contributing. Two-story apartment built in 1950's. Stucco; aluminum framed windows; white wood balcony; composition shingle hipped roof. |
| Building #154
(Staff) | 425 Washington St. Non-contributing. A three-story apartment building constructed in 1960's; shingle siding, aluminum frame windows. |
| Building #155
(Staff) | 409 Washington St. Vernacular single-family home, ca. 1900. Gable roof with small front dormer; shiplap siding; square front bay; cutaway porch. |
| Building #156
(Staff) | 208 Chestnut St. Vernacular 2-story home, ca. 1870. Broad front gable and front porch extending across entire front of house, supported by simple textured columns. Symmetrical in concept. Simple shiplap siding and very simple gable ornamentation. |
| Building #157
(Staff) | 212 Chestnut St. Vernacular cottage with Italianate details, ca. 1870's. Flat roofed, angled bay, vertical 2-over-2 windows and heavy lintels are distinguishing features from this period. Trim on porch (turned columns, scroll working corners) are modest efforts at details. |

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| Building #158
(Staff) | 216 Chestnut St. Stucco bungalow, ca. 1915-20. Broad gable repeated on porch and front of house; heavy tapered columns on solid base supports front porch. Front windows show typical Craftsman mullion pattern. |
| Building #159
(Staff) | 220 Chestnut St. Vernacular farmhouse, ca. 1860-70 with additions. Oldest part a very basic story-and-a-half home with gabled roof; virtually no detail. False front at left hides 1 story wing; porch added later. |
| Building #160
(Staff) | 419 Maple St. Neo-classical cottage, ca. 1900-10. L-shaped plan with front porch at center; porch roof supported by simple column; broadly slanted bay in front; ornamental brackets at corner overhangs; patterned shingles and sawn wood trim floor ventilator in end gable. |
| Building #161
(Chase) | 415 Maple St. A large, simple two-story house showing the influence of the Greek Revival style. Its tall, ample proportions give it a dignified air. The gable is treated as a strong split pediment and the windows are quite large. The house faced Washington St. before being moved to its present site; ca. 1900. |
| Building #162
(Staff) | 419 Washington St. Simple, one-story Craftsman Bungalow, ca. 1915. Typical broad pitched, gabled roof line; knee braced bracket; porch echoes same wide pitch of roof; simple porch railing defined with wide tapered posts; shiplap siding for board and batten front, water table to foundation. |
| Building #163 | 415 Washington St. (address only). Vacant lot. |
| Building #164
(Staff) | 407 Washington St. Vernacular cottage, ca. 1900. Shiplap siding, gabled roof line; porch and concrete steps are later additions. |
| Building #165 (a)
(Staff) (several structures on one parcel) | 516 Laurel St. Stick-style, story-and-a-half, ca. 1885. Gabled roof with fishscale shingles in gable; square 2-story gabled bay window; shiplap siding, body with board and batten from water table to foundation; columns; banister and steps of front porch appear to have been altered. |

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| Building #165 (b)
(Chase) | 510 Laurel St. A story-and-a-half house and one of a row of houses moved here by Ed Haggerty when the Laurel school grounds were enlarged. The classically balustraded front porch was removed in 1973. (Built ca. 1880-95.) |
| Building #165 (c)
(Staff) | 506 Laurel St. Vernacular, ca. 1880-95. Gabled roof with shed porch attached to hip roof section with slanted bays; basic shiplap siding; nearly devoid of detail. |
| Building #165 (d)
(Staff) | 504 Laurel St. Vernacular, ca. 1880-95. Gabled roof with shed porch attached to hip roof section with slanted bays; basic shiplap siding; nearly devoid of detail. |
| Building #165 (e)
(Staff) | 202-206 Chestnut St. Commercial building, probably built in the 1930's; flat roof; double doors at corner; no noteworthy features. |
| Building #166
(Staff) | 122 Maple St. Non-contributing. Simple classical-revival cottage, ca. 1905-1910. Remodelled in recent years. House next door was built to be identical. There are many clusters of twin cottages throughout downtown dating from this same general period. |
| Building #167
(Staff) | 126 Maple St. Single-story vernacular cottage elevated two feet from grade. Little detail. Ca. 1910. |
| Building #168
(Staff) | 130 Maple St. A two-story structure with decorative shingle trim in the eaves. Front corners are cut away, providing bay window effect. Covered front porch with stick pillars and trim, ca. 1910. |
| Building #169
(Staff) | 408 Cedar St. Simple story-and-a-half vernacular house; front gable, shiplap siding, no ornament; ca. 1870. Paired windows in front have modest lintels; portico over front entrance. |

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| Building #170
(Staff) | 412 Cedar St. Non-contributing. Two-story office building constructed in 1980's. Eclectic architectural style; stucco lower level, board and batten upper level; hipped roof with gabled front; form and massing generally compatible with surrounding structures. |
| Building #171
(Chase) | 418 Cedar St. At the southeast corner of Elm and Cedar Streets is a one-story raised-basement cottage emblazoned with the legend "Dr. Miller." Originally, this sign read "Dr. Miller, Dentist." Built ca. 1880. |
| Building #172
(Staff) | 120 Maple St. A single-story house elevated two feet from grade. Interesting gable roof with flat center section. Two balcony windows frame small front porch and entry, ca. 1910. |
| Building #173
(Staff) | 320 Cedar St. Non-contributing. Single-story commercial building, concrete moderne style, flat roofed; interesting facade at corner roofline; ca. 1945. |
| Building #174
(Chase) | 220 Laurel St. is a story-and-a-half, clapboard cottage of the 1860's, once occupied by Judge Edgar Spalsbury. Although the lacy bargeboards are probably original, the curved porch and adjoining rooms were added by Judge Spalsbury in the 1880's. |
| Building #175
(Chase) | 230 Laurel St. Another clapboard, story-and-a-half house of the 1860's. Its bracketed porch is supported by narrow pilasters resembling filled-in split pilasters. Part of the porch has been enclosed. |
| Building #176
(Chase) | 310 Cedar St. A simple story-and-a-half Italianate style house of the 1870's with a one-story slanted bay with dentil course cornice topped by a sawn-wood balustrade. There is a suggestion of arches above the pilasters supporting the portico, and the frame siding is scored to imitate stone construction. |

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Building #177
(Chase)

201 Maple St. A two-story house with bold Stick-Eastlake half-timbering, corner, angled square bay, and Eastlake trim portico. The small porch supported by split pilasters on the Cedar St. side, and a new wooden fence with a large gate reminiscent of the Eastlake sunburst motif are noteworthy.

The rear portion of the house was probably built sometime in the 1870's. The two-story front portion of the house was added in 1887, after the property had been purchased by groceryman C.M. Collins. Local architect Daniel Damkroeger drew the plans for the addition, which cost some \$2,000.

The 1887 Stick-Eastlake facade of this house was added to an earlier structure at the rear. It is primarily Stick Style in design with prominent half timbering in the second story. The porch and the sunburst motifs in the entrance bay are Eastlake. The corner bay is square below and angled above with a shingled gable.

Building #178
(Staff)

317 Cedar St. Story-and-a-half rectangular house, with single window in center of eave, ca. 1910.

Building #179
(Staff)

315 Cedar St. Single-story elevated house with interesting front porch indented under main roof. Round classical pillars support overhang. Single bay window effect on left of porch created by cut-off corners, ca. 1910.

Building #180
(Staff)

313 Cedar St. Simple vernacular cottage with high peaked roof. 1950's glassed front porch obscures true front of house, ca. 1910.

Building #181
(Staff)

309 Cedar St. Plain carpenter's cottage with one balcony window; little trim, ca. 1910.

Building #182
(Staff)

302 Laurel St. Non-contributing. Single-story bungalow constructed in 1940's. Composition shingle siding.

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Building #183
(Staff)

304 Laurel St. Tiny vernacular cottage, ca. 1910-15; 3-in-1 siding with basic Craftsman details (pair of broad gables, kneebrace brackets, overhanging eaves, front window with multiple panes above, large single pane below). False shutters and iron railing are later additions.

Building #184
(Staff)

308 Laurel St. Virtually identical to its immediate neighbor at 304 Laurel, minus the shutters and iron railing.

Building #185
(Staff)

324 Center St. Small vernacular cottage like several others in the area; 3-in-1 siding, knee brackets, projecting eaves, ca. 1915.

Building #186
(Staff)

211 Maple St. One-story cottage, side-gabled roof, ship-lap siding and 2 over 2 windows. Vernacular, ca. 1870's. Simple symmetrical facade has gabled portico supported by slender turned columns; new front porch.

Building #187
(Staff)

209 Maple St. Small vernacular cottage, ca. 1905, with an unusual combination of details. Basic hipped roof box with 3-in-1 siding; symmetrical plan with windows flanking front entrance. Unusual portico combines flared eaves, small-scale brackets and square butt shingles in the gable, with a band of vertical ornament below, all supported by simple columns. Popped up cupola is a recent (1985) addition employing roofline and materials of original house.

Building #188
(Staff)

205 Maple St. (address only.) Vacant lot.

Building #189
(Staff)

419 Cedar St. A simple cottage with peaked roof, one balcony window, and little detail, ca. 1910.

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Building #190
(Chase)

417 Cedar St. A story-and-a-half house of the late 1860's or early 1870's. The windows are double-arched and round-headed, as are the French doors opening onto the porch. The shiplap siding is grooved to imitate stone and there is quoining at the corners. Bordering the porch are the remnants of what was once a classical balustrade. The slanted bay at the side, with double-arched, Gothic-pointed windows, has had its two side windows paneled over. It has a dentil course, and widely spaced paired brackets underneath the eaves. This trim is slanted at an angle in the gable to match the slope of the eaves. The building has been used as an art gallery and restaurant.

(Page)

A successful fusion of Greek Revival, Italianate, and Gothic Revival elements. The split pedimented gable on the main face with two windows in the second floor and three openings on the porch is characteristically Greek Revival, and the projecting bracketed lintels and quoins are Italianate. These features are blended, however, with a mixture of brackets and dentils in the pediment and lintels, window mullions, porch and two-story octagonal side tower that makes the whole compositions distinctly Greek Revival.

Building #191
(Staff)

411 Cedar St. A small vernacular house based on the L-shape. Covered front porch and excessively thin columns, ca. 1910.

Building #192
(Staff)

407 Cedar St. Non-contributing. One-story L-shaped dwelling built in 1920's. Horizontal wood siding; wood trim on windows; roofed front porch. Altered.

Building #193
(Staff)

403 Cedar St. A two-story vernacular structure with gabled roof and flat-top single-story projection at rear, ca. 1910.

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Building #194
(Staff)

220 Maple St. Two houses joined together. 220 is a 2-story house of V-rustic siding with hipped and gabled roof, ca. 1890. The front porch serves also as a second floor balcony. Pierced guatrefoil design used as ornament around the top of the porch. Stick-style trim delineates framing, vertical windows and doors; fishscale shingles are used to fill gable area and set off a slightly mansarded band that wraps around the front, separating the two floors.

216 Maple St is a very simple vernacular 2-story gabled house of V-rustic siding, probably also ca. 1890. Absolutely no detail. There are a number of clear additions from subsequent years, though all use the same general materials and proportions of the original house.
Building count: 2

Building #195
(Staff)

408 Center St. One-story cottage, ca. 1880, basically simple design of shiplap siding, slanted bay, gabled and hipped roof, but use of classical detail that is unusual for this area (and a bit formal for such a modest house; the builder obviously wanted to add a touch of "class"). Ionic columns support porch roof; stucco garlands embellish bay window. The simple gable ornament is more in keeping with the rest of one house.

Building #196
(Staff)

412 Center St. Simple hipped-roof cottage, ca. 1910. Three-in-one siding, broad front gable with horizontal window emphasis; recessed porch.

Building #197
(Staff)

416 Center St. Simple but imposing 2-story home with shiplap siding, end gables. Completely symmetrical; windows are 2 over 2 with prominent lintels (one has been replaced with a different shape window). Front is dominated by portico with tall graceful columns, decorative brackets, sawn wood railing for porch and balcony, multi-paned door to balcony, and gabled dormer with Gothic inspired sawn bargeboards which are repeated on side gables; ca. 1900.

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- | | |
|---|--|
| Building #198
(Staff) | 219 Elm St. Modest Colonial-Revival, raised basement cottage, ca. 1905-10. One of a series on Elm Street. Ground level windows; prominent steps up to recessed porch supported by simple columns; shallow front bay; hipped roof with small dormer; 3-in-one siding; diamond paned window as accent. |
| Building #199, #200
#201 (Staff) | 211, 213, & 215 Elm St. Virtually identical to 219 Elm St. Undoubtedly built as a series. The combined rhythm of this group (of 4) is quite charming; more than the sum of its parts. |
| Building #202
(Staff) | 208 Maple St. Non-contributing. One-story dwelling with peaked composition roof. Horizontal wood siding. Built in 1940's, remodeled. |
| Building #203
(Staff and Chase) | 214 Elm St. Simple story-and-a-half home; simple front gable, shiplap siding; a number of later additions at various times. Original house probably ca. 1870; vernacular, very plain, with small gabled portico. Front bay with 3-part window, garage, phony shutters, and other add-ons, ca. 1920-30. New windows in some places. |
| Building #204
(Staff) | 506 Center St. A small vernacular cottage, ca. 1910 with a curious mix of period details, partly due to later modifications. Hipped-roof, single-story with V-rustic siding. Recessed corner entry porch has gabled roof supported by a simple but substantial column; fishscale shingles in porch gable; a band of sawtooth shingles runs around the front and side just under the eaves. Slanted front bay and side addition both have Craftsman-style windows with small panes at top and sides. |
| Building #205
(Staff) | 508 Center St. Very similar to 510 Center (Building #207); same materials and detail (3-in-one siding, wide gables, knee brace brackets, overhanging eaves). Probably built about the same time; ca. 1915-20. |

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Building #206
(Staff)

516 Center St. Simple Eastlake raised basement cottage; shiplap siding with fishscale shingles in the gables. Slanted bay and covered front porch. Railing on porch is original Eastlake pattern, while cement stairs and wrought-iron railing are the result of later repairs, ca. 1930.

Building #207
(Staff)

510 Center St. Small, vernacular cottage probably ca. 1915-20. Three-in-one siding, with some Craftsman detail such as 3-part front window, knee-brace brackets supporting very broad gables, and overhanging eaves.

Building #208
(Staff)

512 Center St. Small but well designed Spanish Revival bungalow; single-story stucco with red tile roof over broad front-gabled roof. Arched portico projects in front with massive columns, simple band detail, projecting eaves and tile roof. Arch repeats in front window, where multiple panes down the side create interest to balance porch; ca. 1920.

Building #209
(Staff)

210 Elm St. Large story-and-a-half home, ca. 1860-70; originally a simple vernacular home with front and side gables, shiplap siding, 6/6 windows. Later remodelings (ca. 1900) created new entrance, altered downstairs windows and doors.

LP/NE
Downtown Historic District

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Exploration/Settlement

The Spanish era in Santa Cruz began with establishment of the first mission in 1791. In 1794, a more permanent building was constructed upon the bluff now known as Mission Hill. The mission floundered after devastating rains in 1824, leaving a vacuum that was soon to be filled by arrival of Anglo settlers.

As Americans moved into the area after 1840, the pace of life and the character of Santa Cruz began to change noticeably. New industries were begun, activity quickened, and there was regular movement of people and goods in and out of town. By the time of the American takeover in 1846, there was a sawmill, tannery, limekiln, and foundry. Lumbering served the dual purpose of clearing land for agriculture and development, and spurring the construction of a wharf in 1851. The shipping of lumber in turn promoted the development of the port in general.

In 1848, Elihu Anthony bought the land south of Water Street between Front Street and the San Lorenzo River. He built the first business in that part of town at North Pacific, Water, and Mission streets, and he sold the rest of the lots. Within a couple of years, many businesses were established on Front Street and it soon became the principal business street in town.

As commerce moved to the flatlands in the American era, so did residential growth. Fred Hihn owned much of the old Mission garden between Mission Hill and Beach Hill. (The area comprising the Downtown Historic District.) He laid out and developed much of the land north of Lincoln Street during the prosperous gold rush years of the 1850s. Land was also being subdivided for residences on Mission Hill and west of the Mission on the coast road to San Francisco, but the principal area of growth was below the hill. Santa Cruz bustled and prospered during the early years of the gold rush, principally selling mining tools, potatoes, hides and tallow. When the potato market collapsed, the boom ended, but it had lasted long enough to irrevocably alter the character of the town and to finally firmly establish it after 60 uncertain years.

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In 1860, the town set up a common water system, facilitating further growth. In the following decade the population nearly tripled. More houses were built above Lincoln Street, and the rest of the old Mission garden below Lincoln was laid out for an initial wave of development. The port continued to grow as Santa Cruz County became one of the two major suppliers of wood to San Francisco. In 1864 a powder works was established north of the City, where it became the major industry for 50 years. The major industry of a later period also got its start from the mid-1860s development of the first tourist hotels, summer cottages, the Leibrandt Bath House and other facilities by the beach.

The population grew by another fifty percent in the 1870s. Business continued to shift to Pacific Street which experienced a building boom after 1875. The most important development of the 70s, however, was the coming of the railroad which finally ended Santa Cruz's long-time dependence on shipping. A spur from the mainline reached Santa Cruz from Watsonville and Gilroy in the 1870s, and a short line ran up to Felton about that time.

The most important result of the coming of the railroad, however, was the increased accessibility of Santa Cruz to tourists. Thus, as the port declined in importance, tourism began to rise. The railroad was an essential aspect of tourism, both as a means of transportation and as the most important promoter of the City. In 1884, the Neptune Baths and the first roller coaster in town were built on the beach, and in 1887 the Sea Beach Hotel was expanded and came into prominence as the major hotel in Santa Cruz.

The next two decades, particularly the 1890s, were marked by little growth in Santa Cruz. Within the boundaries of the downtown Historic District, infill took place, bringing the area to virtual build-out by about 1938. This state of development is essentially intact. Thus, reflecting that Santa Cruz is the oldest city in the county, residential development in the Downtown Historic District represents the earliest remaining architectural resources in the northern Monterey Bay area. The historical significance of the district should warrant its inclusion in the National Register of Historic Places.

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Key to Photographs

The following information pertains to each of the 47 photos illustrating the Santa Cruz Downtown Historic District.

- City and State where the property is located: Santa Cruz, California 95060
- Name of photographer: Larry Pearson
- Date of photograph: April 27, 1988
- Location of original negative: City of Santa Cruz Planning Department

The photograph number, the name and/or address of the property, and the description of view indicating direction of the camera is provided below for each of the photos.

Photo #

- 1 -- 219 Walnut Ave.; looking southwest. (Building #36)
- 2 -- 115 New St.; looking south. (Building #107)
- 3 -- 231 Walnut Ave.; looking southwest. (Building #33)
- 4 -- 407 Cedar St.; looking west. (Building #192)
- 5 -- 418 Cedar St.; looking southeast. (Building #171)
- 6 -- 529 Chestnut St.; looking west. (Building #17)
- 7 -- 249 Walnut Ave.; looking southwest. (Building #28)
- 8 -- 235 Walnut Ave.; looking west. (Building #32)
- 9 -- 419 Lincoln St.; looking southeast. (Building #132)
- 10 -- 412 Lincoln St.; looking north. (Building #47)

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- 11 -- 304 Walnut Ave.; looking northwest. (Building #9)
- 12 -- 244, 240 Walnut Ave.; looking north. (Buildings #22 and #21)
- 13 -- 607 Washington St.; looking northwest. (Building #136)
- 14 -- Rincon St.; looking northwest.
- 15 -- Rincon St.; looking northeast.
- 16 -- Corner of Church and Chestnut Sts.; looking northeast.
- 17 -- Chestnut St. between Church and Walnut; looking southwest.
- 18 -- Chestnut St. between Lincoln and Walnut; looking northwest.
- 19 -- Chestnut St. between Maple and Lincoln; looking northwest.
- 20 -- Chestnut St. between Maple and Lincoln; looking northeast.
- 21 -- Chestnut St. between Laurel and Maple; looking northeast.
- 22 -- Maple St. between Pacific and Cedar; looking northeast.
- 23 -- Maple St. between Cedar and Center; looking northwest.
- 24 -- Maple St. between Cedar and Center; looking southwest.
- 25 -- Maple St. between Center and Washington; looking northeast.
- 26 -- Maple St. between Washington and Chestnut; looking southwest.
- 27 -- Cedar St. between Maple and Laurel; looking west.
- 28 -- Cedar St. between Maple and Elm; looking northeast.
- 29 -- Cedar St. between Maple and Elm; looking northwest.

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- 30 -- Center St. between Maple and Elm; looking north
- 31 -- Center St. between Maple and Elm; looking northeast.
- 32 -- Center St. between Elm and Lincoln; looking northeast.
- 33 -- Center St. between Elm and Lincoln; looking northwest.
- 34 -- Laurel St. between Washington and Chestnut; looking north.
- 35 -- Washington St. between Laurel and Maple; looking north.
- 36 -- Washington St. between New St. and Maple; looking southwest.
- 37 -- Washington St. between Maple and Lincoln; looking northeast.
- 38 -- Taylor St. at Chestnut; looking northwest.
- 39 -- Lincoln St. between Center and Chestnut; looking northwest.
- 40 -- Lincoln St., first block west of Chestnut; looking northwest.
- 41 -- Lincoln St., first block west of Chestnut; looking southwest.
- 42 -- Walnut St., between Center and Chestnut; looking southwest.
- 43 -- Walnut St., between Center and Chestnut; looking northwest.
- 44 -- Walnut St., first block west of Chestnut; looking southwest.
- 45 -- Walnut St., first block of Chestnut; looking northeast.
- 46 -- 122 Maple St (Building #166) Example of non-contributing building.
- 47 -- 513 Center St (Building #105) Example of non-contributing building.



SANTA CRUZ
 DOWNTOWN HISTORIC
 DISTRICT
 Santa Cruz County, California

Scale
 200'

CHURCH

WALNUT

WASHINGTON

CENTER

CEDAR

ST.

MAPLE

LAUREL

CHESTNUT

MYRTLE

MAPLE

ST.

S.P.R.R.

LINCOLN

ROSE

ALLEY

CEDAR

ST.

LOCUST

City Hall

AVE.

ST.

CATHCAI

ST.

ST.

BIRCH

176

173

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KEY TO PHOTOS



Santa Cruz
downtown Hispanic
District
Santa Cruz Co.
California