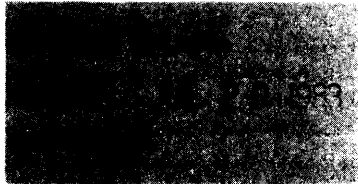


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**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

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historic Mansion House Hotel

FEB 02 1983

and/or common Mansion House

OHP

2. Location

street & number 418 - 424 Main Street

N/A not for publication

city, town Watsonville

N/A vicinity of

congressional district 16th

state California

code 06

county Santa Cruz

code 087

3. Classification

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

4. Owner of Property

Plaza Properties, Ltd. & Mansion House Developers, Ltd., Calif.
name Limited Partnerships - Roger J. & Jeffrey E. Hoffman, General Partners

street & number P.O. Box 1417

city, town Watsonville,

N/A vicinity of

state California 95076

5. Location of Legal Description

courthouse, registry of deeds, etc. Santa Cruz County Governmental Center

street & number 701 Ocean Street

city, town Santa Cruz,

state California 95060

6. Representation in Existing Surveys

Cardwell Downtown Watsonville
title Building Survey

has this property been determined eligible? yes no

date 1977 approx.

See attached letter - exhibit "A"
 federal state county local

depository for survey records Planning Department, City of Watsonville

city, town Watsonville,

state California

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved	date <u>1914</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	↳ Rehabilitated		

Describe the present and original (if known) physical appearance

NOTE:

This nomination is being submitted for the Mansion House in its post "certified rehabilitation" condition. (See certification letter attached - exhibit "A".)

The Mansion House, constructed in 1871, was originally a hotel with retail/commercial facilities on the ground floor. When built, it sat in a corner (street) location but was moved in 1914 to a mid-block location where it now sits in a "row context". This fascinating remnant of a Second Empire Revival design has an "L" shape plan with a street frontage of 80 feet, and a depth of 40 feet with a leg 40 feet x 90 feet (see site plan sheet 1 - project drawings, exhibit "C"). It is a three-story structure with horizontally boarded walls and quoins. The entire building is ^{of 100% redwood construction.} ~~is 100%~~ redwood including structural elements as well as finish work. The only exception to this is the pre-fabricated features such as interior doors, and window frames. Windows on all three floors are double hung. Ground floor window detailing consists of flat bracketed architraves while on the second floor flat bracketed architraves are alternated with pedimented architraves. On the third floor section is a bellcast mansard roof with cut wood shingles, projecting dormer windows with flat architraves above and a bracketed wood cornice under roof. Third floor and second floor flat window architraves are capped with a wood pediment "crown". The entire building was completely rehabilitated in 1981.

The Mansion House was originally erected on the corner of Main and Beach Streets (then Pajaro and Third) where it fronted on both streets (see photo #1) and had visible exposures on three facades (including rear). In 1914 it was moved to its present location, north 110 feet (next door) to make way for a new office building. After the move, the building became visible from its Main Street facade and rear facade, while the Beach Street side abutted next to the new office building, and thus became a major contributing "row" building. Some remodeling took place at the time of the 1914 move, which included such cosmetic changes as the removal of the porch and over-hang on the Main Street facade, interior room refurbishing and new paint.

During the years that followed, the ground floor interior and facade was in a state of continual change and "modernization" of store fronts by the various tenants who occupied the rental spaces. Eventually the double hung windows all disappeared on the ground floor front and were replaced with glass store front windows (exact dates unknown). The integrity of the facility remained intact, however, due to the fact that the upper floors and entire rear facade remained basically unaltered. The original balustrade on the roof and window pediment crowns which were removed in the 1930's were the only other major physical changes to the Mansion House.

In 1968, the upper two floors were condemned and boarded up, leaving only the shops on the ground floor. In 1978, the Mansion House was doomed for the wrecking ball, but was saved by 12 days when Hoffman & Associates purchased the property and began rehabilitation plans. With the renovation completed in 1981, today the rehabilitated building serves as offices (the former hotel rooms) and a restaurant/bar on the ground floor. It continues to sit in its downtown commercial center roughly mid-block between other "row"

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buildings (see photo #13) and serves as a major contributor to the historical and architectural city scape or street scape.

In the renovation, the ground floor front facade recaptured its historic appearance with the restoration of the double hung windows and detailing (see photo #2). Additionally, a contemporary balcony of wood and canvas panels was added to the front and rear of the building to further accent the building from the front and create a focal point of entry from the rear. They were designed in a fashion to contrast the existing architecture and at the same time remain complimentary in "feeling". Careful attention was given in the design to ensure "respect" for the existing architecture in terms of materials used and the complimentary scale. The entire balcony system is attached to the building itself by means of a 2x6 ledger anchored on top of the existing board siding. In this manner the balcony does not disturb the existing restored architectural elements of the building and could easily be removed without harming or disturbing the building.

At the rear of the building where tin and concrete storage sheds (constructed in the 1950's) once stood is now a fully landscaped courtyard serving as outdoor dining facilities for the restaurant as well as a rear entrance to the office lobby/elevator (see photos #3 & #4). Additionally, in this area is the mechanical "plant" for the HVAC in the building (see plot plan - sheet 1 - exhibit "C").

The interior of the ground floor prior to rehabilitation was traditionally occupied by mixed retail/commercial uses, usually at 5-10-15 year intervals and therefore underwent continual tenant remodeling and "modernizations". Because of this, no original architectural fabric or details existed at the time rehabilitation work started. The exception to this is the grand stairway leading up to the second floors. This was cleaned, restored, and partitioned off with a rated glass wall which preserves visual access but provides for the required fire separation.

The entire ground floor now houses a restaurant and bar. Original interior bearing partitions were removed and replaced with new posts and beams. With the lack of any original architectural detailing left on the ground floor, the rehabilitation work was designed and executed as a "statement of its own time" - that is, a contemporary 1980's restaurant, while still paying homage in atmosphere and decor to the rich historical and architectural heritage of the Mansion House.

Mechanical systems are exposed, thus preserving the original integrity of the 14 foot ceilings, but are "painted out" to reduce their imposition into the space.

Architectural detailing consists of brass picture mouldings, post trim, etc. and upholstered wainscot panels. Contemporary in design, these details are reflective of original ornamentation found in the Mansion House. Lighting is made up of track lights,

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hand blown glass chandeliers and wall sconces. Furnishings, carpeting, tapestries are all custom designed reflecting both the historical and architectural heritage of the community (see photos #5, #6, #7 & #8).

The second and the third floor interior remains basically as it was when originally built in 1871. A 7 foot wide hall runs down the center of both wings with the rooms on either side. All architectural mouldings and detailings are basically unaltered with the exception of finish. Originally all trim and mouldings were grained/glazed to look like oak. Through the years, however, it was painted over. Therefore, the rehabilitation work consisted of patching, repairing and repainting the existing trim and details. Tongue and groove wainscot paneling exists in the second floor halls and all mechanical equipment is exposed in the halls, treated in the same manner as on the ground floor. Ceiling height on the second floor is 14 feet (see photo #9). With mechanical equipment being confined to halls, all rooms are free of any ducts, pipes, etc. (with the exception of fire sprinkler system). The third floor is basically the same as the second except that there is no wainscot paneling in halls and ceiling height is 10 feet.

Lighting fixtures and hardware are new and contemporary in design due to the fact that all original had been stripped by previous owners and vandals prior to rehabilitation. Office suites (former hotel rooms) have been restored in terms of existing architectural detailing while all "added" features such as functional fluorescent lighting, furnishings, and fixtures are a contemporary statement (see photos #10, #11, & #12).

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<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 checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-1981	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
- 1981 Rehab. Completed		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1871 & 1914 & 1981 **Builder/Architect** Thomas Beck

Statement of Significance (In one paragraph)

The Mansion House Hotel, built in 1871 by Thomas Beck, is significant for its architectural style as well as its historic associations with the development of Watsonville and the Pajaro Valley. The building is the oldest (surviving) commercial facility in the Pajaro Valley and is a unique (to Watsonville) remnant of a Second Empire Revival design.

When erected in 1871 by architect/builder Thomas Beck, the Mansion House cost \$25,000 and served central California as a first class hotel. In its early days, it housed such dignitaries as Ulysses S. Grant, Charles Ford, and J.S. Menasco (the latter being the founders of California's oldest existing department store - Ford's - 1852, headquartered in Watsonville). The architect/builder has significance to the local area. Thomas Beck (1829-1910) held the following offices in California: Senator, Secretary of State, Appraiser of Custom House - San Francisco. Among his designs are the early city of Watsonville street car system, the Santa Cruz Catholic Church (1867); Santa Cruz County Courthouse (1866) in association with James Waters; Palmtag Residence (1872), Watsonville; Central Hotel (1872) Watsonville; San Luis-Obispo County Courthouse (1873); contractor for the Watsonville City Hall and Fire House (1875); Edward White residence (1905), Watsonville; San Juan Bautista Hotel (1905); Lake School (1905) Monterey County; and Hospital at Folsom Prison (1909).

Commercially the building holds much history. Besides being renowned as one of the finest hotels in all of central California (1871-1920's) and indeed the pride of Watsonville residents, it also housed the city's first telephone exchange. Ground floor businesses such as the Royal Cafe, whose former owners continue to operate one of Watsonville's oldest restaurants (the Miramar), were started in the Mansion House. Jack Novcich, who operated Jack's Cigar Store for 65 years continually (until 1979, when he moved to make way for the rehabilitation work) started in the building and is today a local "landmark" business now operating down the street. (Mr. Novcich is 96 years old and still operates his business in its new location.)

In 1914 the building was moved from its corner location to a position 110 feet north to sit in a (approx.) mid-block location. The move was probably a "life-saver" for the structure since when it was built it sat only on a wood foundation and after the move had a brick foundation placed under it. After the move it continued to serve as a fine hotel until the late 1920's. Other more modern hotels were then built in the city, and thus, the appeal of the Mansion House began to subside. Many different owners and lack of maintenance took its toll on the building, and finally in the 1950's, the hotel's luster was gone and stood as a shabby remnant of its former self. It became better known as a cheap flop house and was finally condemned in 1968 (upper two floors).

(continued on continuation sheet #3)

9. Major Bibliographical References

See Continuation Sheet #4

10. Geographical Data

Acreage of nominated property $\frac{1}{4}$ acre (approx)

Quadrangle name Watsonville West Quad.

Quadrangle scale 1:24,000

UMT References

A

1	0	6	1	0	8	4	0	4	0	8	5	4	7	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 The subject property is a rectangular portion of Santa Cruz County Assessors Parcel #017-022-31 measuring 80'x115'. It fronts on Main Street (state Hwy 152) 80' and extends back 115'. THE BUILDING HAS OCCUPIED THIS PARCEL SINCE 1914.

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

state N/A code county N/A code

state code county code

11. Form Prepared By

name/title Roger J. Hoffman, Partner

organization Hoffman & Associates

date January 1983

street & number 420 Main Street, Suite 201

telephone (408) 728-1703

city or town Watsonville,

state California 95076

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. Egan

title STATE HISTORIC PRESERVATION OFFICER date 6/20/83

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

date 8/15/83

[Signature]
Keeper of the National Register

Attest:

Chief of Register

FHR-8-300A
(11/78)

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HERITAGE CONSERVATION AND RECREATION SERVICE

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In 1978 the property was purchased by Hoffman & Associates (just 12 days before its scheduled demolition by its former owners) who completed the \$1.9 million rehabilitation project in 1981. Because of its associations and contributions to the commercial development of Watsonville, today the Mansion House stands as not only the oldest, but most significant commercial building in the Pajaro Valley. Architecturally, with its preserved integrity, this single surviving commercial design (in Watsonville) of Thomas Beck is a vital "row" contributor to the downtown architectural city scape or street scape (see photo #13). Through the 1981 rehabilitation, the Mansion House has regained its role as a functional and thriving commercial facility (now housing offices on the 2nd and 3rd floors and a fine dining house on the 1st floor). Having already received numerous county-wide preservation awards and citations, the Mansion House has once again become the pride of the community.

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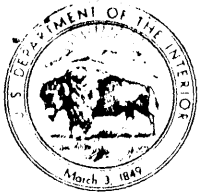
CONTINUATION SHEET 4

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MAJOR BIBLIOGRAPHICAL
REFERENCES

1. The Pajaronian (local Watsonville newspaper) December 14, 1871
2. Watsonville - Memories That Linger by Betty Lewis
3. Misc. articles and papers written by Betty Lewis - a local historian and author - copies of material available from Hoffman & Associates, P.O. Box 1417, Watsonville, CA 95076.
4. Jack Novcich - operator of cigar store in Mansion House from 1914 to 1979 - supplied information relative to the move of building in 1914 and the many other changes that took place over the years. Because Mr. Novcich is 96 years old, interviews were usually short, and therefore, there were many. Approximate time, from April 1978 through March 1979.



United States Department of the Interior

HERITAGE CONSERVATION AND RECREATION SERVICE
WASHINGTON, D. C. 20243

IN REPLY REFER TO: 436

OCT 7 1980

Mr. Roger J. Hoffman, A.S.I.D.
Hoffman and Associates
420 Main Street, Suite 201
P.O. Box 1417
Watsonville, California 95076

Dear Mr. Hoffman:

On the basis of additional documentation provided by you and the California State Historic Preservation Officer, I have decided as Acting Keeper to reverse the National Register's original denial of certification of significance for the Mansion House in Santa Cruz County. As a result of this action, the building will be preliminarily certified as a structure qualifying for listing in the National Register and will be eligible for tax benefits under the Tax Reform Act of 1976 if the building is placed on the National Register and if rehabilitation plans are approved by the Heritage Conservation and Recreation Service.

The photograph of the facade subsequent to the building's 1913 move tends to strengthen the contention that the building's exterior configuration had not been as fundamentally altered in the move or immediately thereafter as later photographs and the verbal narrative seemed to indicate. Your discussion of the role of Eastern European immigrant families in the agricultural development of Watsonville in the late 19th century and the importance of their investments in urban commercial real estate, particularly on Main Street, in the 20th century adds an important new perspective to our understanding of the individual significance of this property in its location, design, and function following the 1913 move. Since the National Register criteria generally exclude moved structures, documentation supporting this additional historical significance judged together with the information already presented concerning architectural significance, will be valuable in preparing a new nomination of the Mansion House for submission to the California Historic Resources Commission and the National Register. We encourage you to continue working closely with the State Historic Preservation Officer and with your local historical society in further developing this contextual data.

Technical Preservation Services appreciated the opportunity to attend your presentation in Mrs. Hope Moore's office on September 25. The detailed description of the rehabilitation, together with slides of the actual work, show a sincere effort to preserve the architectural

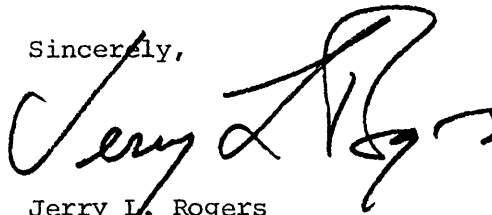
Mr. Roger J. Hoffman, A.S.I.D.

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character of the building, especially considering the deteriorated condition of the structure and the many conditions placed upon the actual rehabilitation design. We will request that the California State Historic Preservation Officer expedite review of Part 2 of the application and forward this information to HCRS as soon as possible. You should be aware that final certification of rehabilitation can be issued only once the Mansion House is placed on the National Register.

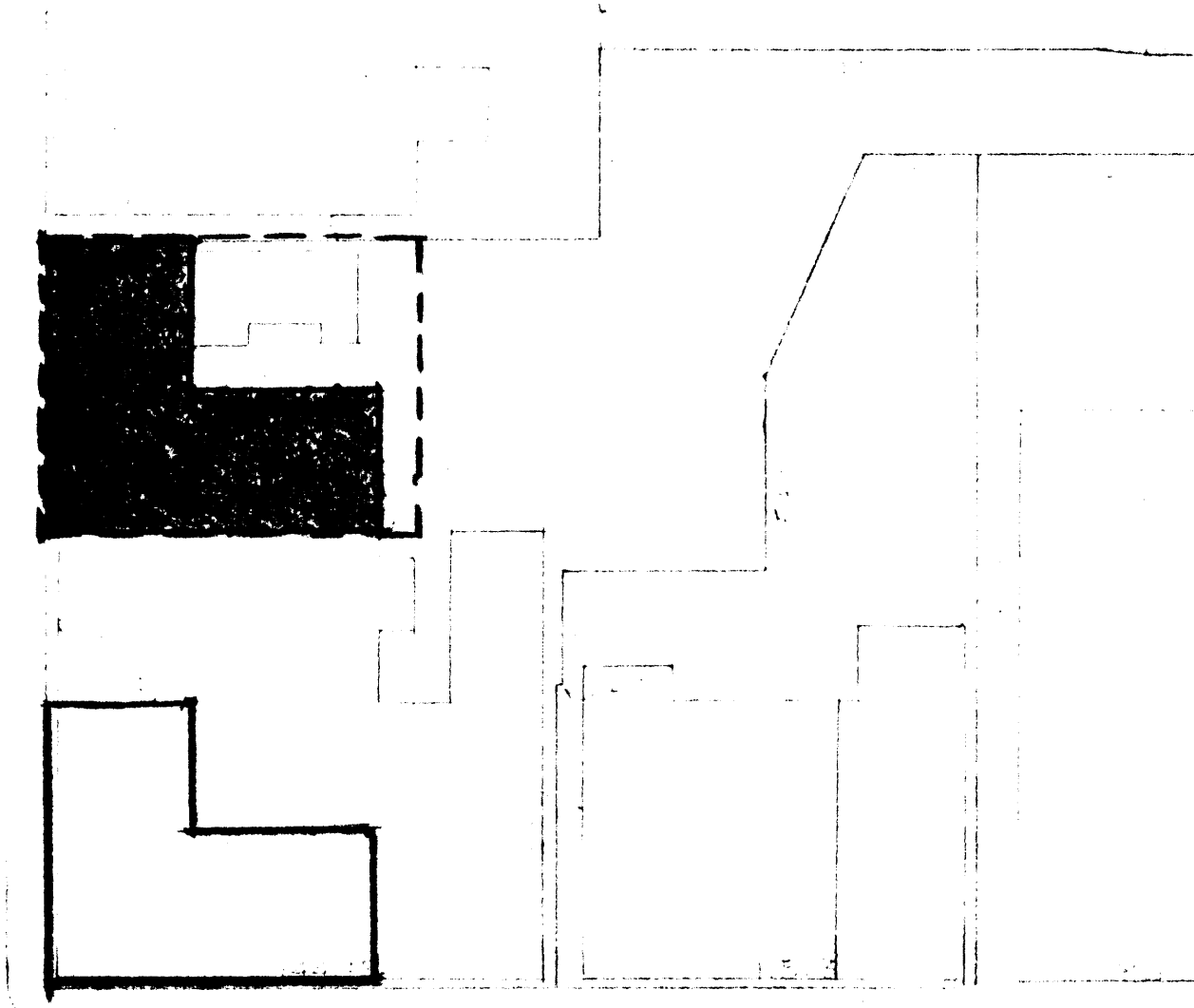
We are pleased that the issue of the building's significance has been resolved in a mutually satisfactory manner, and we wish you well in this and future projects in Watsonville.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerry L. Rogers". The signature is written in a cursive style with a large, stylized initial "J".

Jerry L. Rogers
Acting Keeper of the
National Register

MAIN



EAST THIRD

MANSION HOUSE HOTEL
418-424 Main Street
Watsonville, Santa Cruz County, CA

Map showing original and present locations.

LEGEND

--- 1/4 ACRE AREA OF SITE

■ ACTUAL MANSION HOUSE BUILDING

— ORIGINAL BUILDING LOCATION —
MOVED IN 1913 TO PRESENT LOCATION
AS SHOWN