

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

For NPS use only

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

received **MAR 17 1987**

date entered **JAN 22 1988**

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Old Riverview Historic District

and/or common same

2. Location

street & number Blue Gum Avenue, Capitola Avenue, Riverview Avenue, Riverview Drive, Wharf Road n/a not for publication

city, town Capitola N/A vicinity of

state California code 06 county Santa Cruz code 087

3. Classification

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

4. Owner of Property

name Multiple ownership (See List attached)

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

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

street & number 701 Ocean Street

city, town Santa Cruz state California

6. Representation in Existing Surveys

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

date Ongoing federal state county local

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

city, town Capitola state California

7. Description

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

Describe the present and original (if known) physical appearance

The Old Riverview Historic District is a residential settlement consisting of 66 properties, 54 or 82% of which are contributing) in a picturesque natural setting adjacent to Soquel Creek in the City of Capitola. Most of the District's structures are modest one- and two-family, wood-frame homes which were originally built as summer cottages between c. 1925 and c. 1930. A massive nineteenth-century railroad trestle towers over and visually dominates most of the district. Architecturally, the district represents an informal mix of the Bungalow, Craftsman and vernacular styles; several buildings also show influences of the Spanish Colonial Revival style. All are compatible in scale, materials and character and together, in this well-landscaped, riparian setting, represent the essence of an early twentieth-century summer cottage community. The majority of the district's buildings are relatively intact, with modifications having been made principally only to windows and doorways. Furthermore, the non-contributing infill is largely compatible with the "beach cottage" style of architecture that predominates.

The character of the Old Riverview Historic District is influenced in large part by its picturesque location and surroundings. The district's buildings are nestled in a heavily-landscaped corridor along Soquel Creek, sheltered to the west by one of the city's scenic bluffs. The western boundary of the district is the creek itself, which provides a tranquil backdrop to the residential development along the district's eastern edge. A small "pocket park," which affords a sweeping view of much of the district, as well as two bungalow-type structures along the creek's west shore are included within the boundaries. The district's southern terminus marks the end of residential development along the creek in that direction. The northern boundary extends just past Riverview Drive's intersection with Oak Drive and distinguishes the district's early twentieth-century colony from altered and modern dwellings. A narrow, winding public walkway, beginning at the Stockton Avenue Bridge, unfolds along the eastern banks of the creek through half the length of the district. Many of the Riverview Avenue homes open onto the walkway and creek with rear porches and gardens. Near the northern boundaries of the district the lots are two buildings deep, with the outer home facing the street and the rear unit facing the creek.

The district's structures well complement their natural surroundings. All of the residential buildings as well as the railroad trestle are of wood construction. Principal architectural features are rustic in character: low-pitched roofs with exposed rafter ends and simple bargeboards are standard features of many of the homes. Typical of vernacular and California Bungalow architecture, details are restrained. The focal point of the district, by virtue of its massive size, exposed, heavy timber construction and soaring location 100' above the creek, is the Southern Pacific Railroad trestle.

Descriptions of the district's contributing structures follow:

1. 511 Riverview Drive

One-story, wood-frame residence with stained clapboard, wood shake, and board and batten siding; the building plan is essentially rectangular. Major architectural features include a low-pitched gable roof, off-set entrance and a wooden deck fronting on Soquel Creek; a cross gable extends to the southeast on the creek side.

8. Significance

| | | | | |
|---|--|--|---|---|
| Period | Areas of Significance—Check and justify below | | | |
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ humanitarian |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> theater |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce | <input checked="" type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> transportation |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input checked="" type="checkbox"/> other (specify) resort development |
| Specific dates 1876-1930 | Builder/Architect unknown | | | |

Statement of Significance (in one paragraph)

The significance of the Old Riverview Historic District arises from its survival as the largest intact early twentieth-century residential neighborhood in Capitola. As a colony of modest summer cottages of this period, it is a major contributor to Capitola's continuing association with the early coastal resort theme. The district's vernacular, Bungalow- and Craftsman-influenced architecture and natural setting on Soquel Creek highlight its important visual amenities. Additionally, the district's c. 1876 train trestle serves as a pivotal link between the area's nineteenth century origins as a summer colony and Capitola's development as a prominent California coastal resort.

Capitola and its environs were originally part of Rancho de Soquel which was granted to Martina Castro in 1834. In the mid-1860s, F.A. Hihn, a leading figure in Santa Cruz County, purchased the lands around the mouth of Soquel Creek from Castro's immediate heirs. Originally known as Soquel Landing, today these lands comprise Capitola Village, Depot Hill and the Riverview area. Hihn, a German by birth, envisioned a European-style seaside spa at this sheltered, warm-water beach site on Monterey Bay. In 1869 he founded Camp Capitola, which consisted of a small hotel with modest cottages, tent sites and a livery stable.

Most of Camp Capitola's clientele arrived in horse drawn carts. Because Hihn knew this form of transportation would limit his grand plans for Camp Capitola, he set about the arduous task of establishing a Santa Cruz-Capitola-Watsonville railroad line that would tie into the Southern Pacific Railroad system. Hihn, an assemblyman, used his influence; funds for the construction of the railroad line were made possible through a County-wide bond. South County, with convenient rail access to the Watsonville Junction in Pajaro, protested but the North County had the votes and Hihn secured the railroad. The Camp Capitola route necessitated building the largest and most costly trestle in the new system, across Soquel Creek above what is now the Riverview neighborhood. This was accomplished and the first train rolled across the trestle on May 18, 1876. The operation, however, lost money and the SPRR took it over in 1881. They broad-gauged the Santa Cruz system in 1883, which allowed its full integration into their statewide network. This key transportation link assured the success of Camp Capitola and, in a broader view, accelerated the development of the county. The still functioning SPRR trestle across Soquel Creek and the Riverview neighborhood has a dominating presence and is a local landmark.

With rail connection Camp Capitola grew, adding cottages and recreational facilities. In 1888, Hihn began subdividing lands that had no direct beach or creekside access. Deed restricted residential lots, in what is now Capitola Village and above on Depot Hill, were sold and residential development followed. The then unnamed Riverview area remained unsubdivided and served as a site for tenting south of the trestle and for Camp Capitola's livery stable on the north side. However, with the new land development tent sites became a lesser land use and both the tent sites and livery stable were soon to give way to cottages.

9. Major Bibliographical References

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

10. Geographical Data

Acreeage of nominated property approx. 13.8 acres

Quadrangle name Soquel Quadrangle

Quadrangle scale 1:24000

UTM References

A

| | | |
|------|---------|-----------|
| 110 | 593140 | 410925160 |
| Zone | Easting | Northing |

B

| | | |
|------|---------|-----------|
| 110 | 5933610 | 409221010 |
| Zone | Easting | Northing |

C

| | | |
|------|---------|-----------|
| 110 | 5932110 | 410920190 |
| Zone | Easting | Northing |

D

| | | |
|------|---------|-----------|
| 110 | 5929810 | 409241510 |
| Zone | Easting | Northing |

E

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F

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G

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H

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Verbal boundary description and justification

Please see attached.

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

state N/A code county code

state code county code

11. Form Prepared By

name/title Charles Rowe and Roger Hathaway

organization n/a

date May, 1986, revised Oct., 1986

street & number 3554 Paul Sweet Road

telephone (408) 372-5655

city or town Santa Cruz

state California 95065

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Kathryn Shattuck

title

date

3/9/87

For NPS use only

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

Patrick W. Andrews

1/22/88

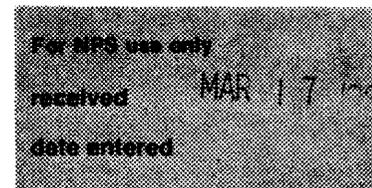
for Keeper of the National Register

Attest:

Chief of Registration

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

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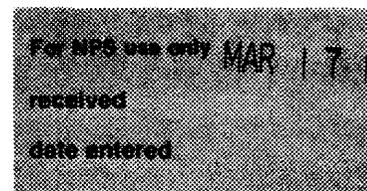
Page 1

4. OWNERS OF PROPERTIES

| Bldg.# | Bldg. Address Parcel No. Bldg. Owner Owner's Address | Photo(s) Showing Bldg. |
|--------|---|---------------------------|
| 1. | 511 Riverview Dr. 35-121-06 Mardel Carnahan 14 Camino Sobrante Orinda, CA 94563 | 2 |
| 2. | 510 Riverview Dr. 35-082-16 George Graffis 140 E. McKenzie Ave. Stockton, CA 95200 | 4 |
| 3. | 509, 509A Riverview Dr. 35-121-07 Carin Mudgett 509A Riverview Dr. Capitola, CA 95010 | 3 (509), 1 (509A) |
| 4. | 506 Riverview Dr. 35-082-15 Roger Schneider 3707 N. Hunter Stockton, CA 95204 | 4 |
| 5. | 507 Riverview Dr. 35-121-31 Ray Westman 4140 Opal Claiiffs Dr. Santa Cruz, CA 95062 | 1 |
| 6. | 505, 505A Riverview Dr. 35-121-11 Henry Novak 503 Riverview Dr. Capitola, CA 95010 | 5,6 |

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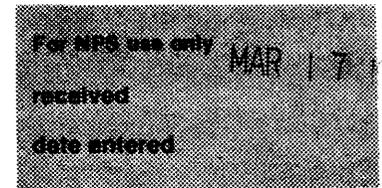
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| 7. | 503 Riverview Dr. 35-121-27 Henry Novak 503 Riverview Dr. Capitola, CA 95010 | 6 |
| 8. | 501 Riverview Dr. 35-121-16 Gerald Silvey 888 Brannan St. Suite 480 San Francisco, CA 94103 | 7 |
| 9. | 443 Riverview Ave. 35-121-15 Florence Umphreys 28 Isabella Ave. Atherton, CA 94025 | 8 |
| 10. | 441 Riverview Ave. 35-121-30 Florence Umphreys 28 Isabella Ave. Atherton, CA 94025 | 9 |
| 11. | 432 Riverview Ave. 35-122-10 Wilbur Morton 877 Thornwood Dr. Palo Alto, CA 94303 | 12 |
| 12. | 439 Riverview Ave. 35-121-19 Nancy DeLara 2 Lenox Way San Francisco, CA 94127 | 13 |
| 13. | 414 Riverview Dr. 35-093-16 Denise & Douglas Cox PO Box 1869 Gilroy, CA 95021 | 15 |

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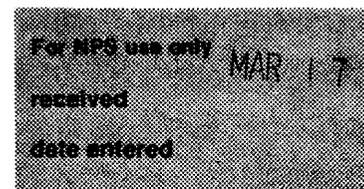
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| 14. | 437 Riverview Ave. 35-121-20 Gerald Difilippo 540 Madison Ave. San Bruno, CA 94066 | 10 |
| 15. | 427 Capitola Ave. 35-093-15 Douglas Deitch 3540 Porter Gulch Rd. Aptos, CA 95003 | 11, 15 |
| 16. | 435 Riverview Ave. 35-121-21 James Dias 222 Oak Meadow Los Gatos, CA 95030 | 10 |
| 17. | 415 Riverview Dr. 35-131-24 Merrie Magnuson 4595 Opal Cliffs Dr. Santa Cruz, CA 95062 | 14 |
| 18. | 433 Riverview Ave. 35-121-22 Geraldine Carroll 433 Riverview Ave. Capitola, CA 95010 | 16 |
| 19. | 425 Capitola Ave. 35-122-01 Gerald Hansen 14291 Elva Ave. Saratoga, CA 95070 | 11 |
| 20. | 408 Bluegum Ave. 35-131-23 Richard Anderson 3590 Fallon Rd. Hollister, CA 95023 | 17, 19 |

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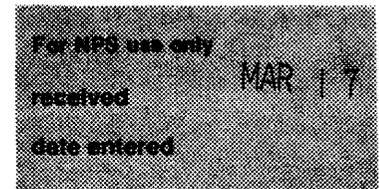
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| 21. | 421 Capitola Ave. 35-131-26 Merrill Maluini, et al. 218 Farley Dr. Aptos, CA 95010 | 11 |
| 22. | 406 Bluegum Ave. 35-131-22 Laura Diefendorf 137 Encline Ct. San Francisco, CA 94100 | 19, 17 |
| 23. | 431 Riverview Ave. 35-121-32 Daniel Marelich 431 Riverview Ave. Capitola, CA 95010 | 18, 20 |
| 24. | 1720, 1720A Wharf Rd. 35-111-10 Anna Golina 1730 Wharf Rd. Capitola, CA 95010 | 22 (1720A), 23 (1720) |
| 25. | 404 Bluegum Ave. 35-131-21 Daniel Maloney PO Box 566 Capitola, CA 95010 | 19 |
| 26. | 429 Riverview Ave. 35-121-34 Roberta Cooper 424 1/2 Riverview Ave. Capitola, CA 95010 | 18, 20 |
| 27. | 422 Riverview Ave. 35-131-20 David & Antoinette Silveira 1005 P. Street Newman, CA 95360 | 19 |

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- 28. 427, 427A Riverview Ave. 24, 21
35-132-01
George Arthur
427 Riverview Ave.
Capitola, CA 95010

- 29. 425 Riverview Ave. 25
35-122-01
Gerald Hansen
14291 Elva Ave.
Saratoga, CA 95070

- 30. 423 Riverview Ave. 24
35-132-03
Janet Adams
502 Monterey Dr.
Aptos, CA 95003

- 31. 421 Riverview Ave. 25
35-132-04
Peter Hubback
PO Box 818
Capitola, CA 95010

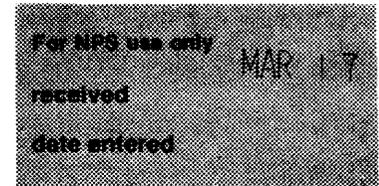
- 32. 419 Riverview Ave. 26
35-132-05
Hideko White
1014 Seena Ave.
Los Altos, CA 94022

- 33. 417 Riverview Ave. 27
35-132-06
John DeFavero
297 Selby Lane
Menlo Park, CA 94025

- 34. 415 Riverview Ave. 27
35-132-07
Thomas Regan
415 Riverview Ave.
Capitola, CA 95010

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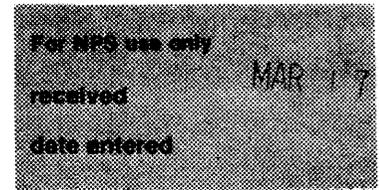
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| 35. | 409 Riverview Ave. 35-132-21 Leroy Finkel 1815 Altschul Ave. Menlo Park, CA 94025 | 28 |
| 36. | 407 Riverview Ave. 35-132-20 Michael & Diane Pirnik 6365 Almaden Rd. San Jose, CA 95120 | 29 |
| 37. | 405 Riverview Ave. 35-132-18 Gaylord & Joann Forbes PO Box 487 Santa Cruz, CA 95061 | 29 |
| 38. | 403 Riverview Ave. 35-132-09 Chalmer Behnke 2095 Los Gatos-Almaden San Jose, CA 95124 | 30 |
| 39. | 401 Riverview Ave. 35-132-13 Larry Gordon 401 Riverview Ave. Capitola, CA 95010 | 31 |
| 40. | 399 Riverview Ave. 35-132-16 Judy Titchenal 399 Riverview Ave. Capitola, V4CA 95010 | 33 |
| 41. | 397 Riverview Ave. 35-132-15 Roy Jones 397 Riverview Ave. Capitola, CA 95010 | 33, 34 |

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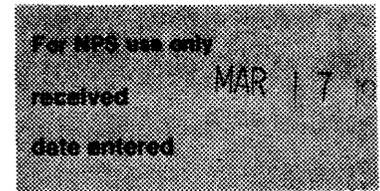
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42. Southern Pacific Railroad Trestle 32
Southern Pacific Railroad
Public Relations Building
1 Market Plaza
San Francisco, CA 94105
43. 333 Riverview Ave. 35
35-171-01
James & Laura Wall
3437 Vineyard Ave.
Pleasanton, CA 94566
44. 329 Riverview Ave. 37
35-171-13
James Wall
3437 Vineyard Ave.
Pleasanton, CA 94566
45. 327 Riverview Ave. 37
35-171-02
Dennis Beltram
314 Capitola Ave.
Capitola, CA 95010
46. 326 Riverview Ave. 36, 37
35-172-22
Ann Gullo
1070 South 9th St.
San Jose, CA 95112
47. 323 Riverview Ave. 37
35-171-12
Christina Kinstler
PO Box 666
Capitola, CA 95010
48. 321A & B Riverview Ave. 38
35-171-05
Clifton & Vennie McKinney
2750 19th Ave.
Sacramento, CA 95820

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|---|---|
| <p>49. 320 Riverview Ave. 36 35-172-19 Josephine Smith 922 Fiesta Dr. San Mateo, CA 94400</p> <p>50. 319 Riverview Ave. 39,38 35-171-05 Agnatius LoMonaco 15929 Highland Dr. San Jose, CA 95127</p> <p>51. 317, 317A Riverview Ave. 38 (317A), 42 (317) 35-171-16 Steven Woodside 1145 Lennon Way San Jose, CA 95125</p> <p>52. 310-12 Riverview Ave. 40 35-172-14 Earl Glover 9700 Ave. #392 Dinuba, CA 93618</p> <p>53. 315 Riverview Ave. 42 35-171-07 Dennis Calvert 2664 Berryessa Rd. San Jose, CA 95132</p> <p>54. 311 Riverview Ave. 42 35-171-08 Linda Koepke 360 Hames Rd. Watsonville, CA 95076</p> <p>55. 305 Riverview Ave. 42 35-171-09 Peter Hubback PO Box 818 Capitola, CA 95010</p> | <p>56. 314 Riverview Avenue Earl Glover 9700 Avenue 392 Dinuba, CA 93618</p> <p>57. 418 Riverview Avenue Patrick Filbin 418 Riverview Avenue Capitola, CA 95010</p> |
|---|---|

Also (owner of public walkway and right-of-ways): City of Capitola
City Hall
Capitola, CA 95010

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58. 429 Capitola Avenue

Grace & Billy Singledecker
1434 McKendrie Street
San Jose, California 95126

59. 416 Riverview Drive

Samuel & JoAnn Hernandez
345 White Road
Watsonville, California 95076

60. 418 Riverview Drive

Richard & Gloria Newhouse
919 Hough Avenue
Lafayette, California 94549

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Details include exposed rafter ends and simple bargeboards and multi-paned windows. The building has been altered by the addition of a small attached shed at the northeast corner. A small associated modern parking area is located adjacent to the street. Built c. 1925.

2. 510 Riverview Drive

Two-story, wood-frame gable end residence with clapboard siding. A simple post and beam front porch has been added. The house has a low-pitched gable roof with wide overhanging eaves. An early small garage stands adjacent. Front windows are 1/1 with 9/1 sash. Built c. 1925.

3. 509 and 509A Riverview Drive

This property consists of two separate residences -- 509 and 509A. 509 is a one-story, wood-frame residence with clapboard siding. Influenced by the Craftsman style, the building features two overlapping very low-pitched gables, one of which enhances a projecting bay on the front facade, simple bargeboards, exposed rafter ends, both fixed and multi-paned window frames and simple brackets. A compatible modern addition extends the building to the north. An ornamental standard, probably modern, with five lights, is located east of the building. Built c. 1912. 509A is a two-story, wood-frame residence with stained board and batten siding; the building plan is rectangular. Vernacular in character with Craftsman influences, the building features a low-pitched gable roof, an off-set main entrance and a deck fronting on Soquel Creek. Architectural details include a large, round-arched window facing the creek, exposed rafter ends, simple bargeboards and wood-frame casement windows. The structure has been possibly altered by the addition of several wood-frame casement windows. A public walkway between this house and #5 provides access to the riverfront walkway. Built c. 1925. Count as 2 contributors.

4. 506 Riverview Drive

One-story, wood-frame L-shaped bungalow residence with board and batten siding. The building has a low-pitched gable roof with wide overhanging eaves; windows are one over one. The deck is modern. A small garage (post 1927) stands next to the house. Built c. 1925.

5. 507 Riverview Drive

Two-story, stained wood-frame residence. The plan is essentially rectangular; the top story has board and batten siding; clapboard siding is below. Influenced by the Craftsman style, the building features include an offset entry, a low-pitched gable roof, both fixed and woodframe casement windows and simple bargeboards. The structure has been altered by the addition of wood-frame casement windows and an exterior chimney. Additional associated features include a new garage and paved parking area near the street and a cobblestone wall. A small, low gabled remodelled

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outbuilding, built before 1927, stands between the house and the garage. Built c. 1925.

6. 505, 505½ and 505A Riverview Drive

This property consists of three residential structures. 505 and 505½ are joined by a fenced-in porch area near Riverview Drive; 505A faces Soquel Creek. 505 is a one and one-half story, wood-frame residence with board and batten siding; the building plan is rectangular. Its major architectural features include an unusual roof which combines the gable and shed forms and a central main entrance fronting on Riverview Drive. Architectural details include both fixed and multi-paned casement windows, brackets and simple bargeboards. Some front and side windows have been replaced with large wood-frame and one small aluminum-frame window. Built c. 1912. 505½ is a two-story, wood-frame residence with board and batten siding. Its roof is identical to that of 505. A vernacular structure showing some Craftsman influences, the building features multi-paned wood-frame windows on the first floor and single-paned windows on the second story. The upper half story appears to be an early addition. Built c. 1912. 505A, facing the creek, is a two-story wood-frame rectangular building with board and batten siding and low-pitched gable roof. A covered veranda faces the creek; a new deck extends the porch forward. An attached garage projects from the rear of the house. Built before 1927; garage addition later. 3 Contributors.

8. 501 Riverview Drive

Two-story wood-frame residence with rustic siding and a low gable roof; the building plan is rectangular. Influenced by the Craftsman style, the building features a full-length, low-pitched gable overhang over the first story, another low-pitched gable, bracketed canopy over the front door, and exposed rafters. An unusual feature is the incorporation of the garage into the ground floor of the house. No alterations are apparent. Built c. 1925.

9. 443 Riverview Drive

One-story, wood-frame residence with clapboard siding. The two low-pitched front gables, formerly part of two separate dwelling units, have wide overhanging eaves with plain bargeboards and are supported at the ends with simple brackets. The building is set back from the street in heavily landscaped surroundings. Its profile is low to the ground. Its 1/1 double hung front windows appear to be replacements to larger windows of the same style. The western portion of the building appears on the 1927 Sanborn map, while the eastern portion is post-1927; both halves were subsequently joined at a later date. One of the two glass-paned front doors appears to be a modern addition. Probable date of construction c. 1925 with expansion c. 1930. Count as 1 contributor.

10. 441 Riverview Avenue

One-story, wood-frame bungalow residence with rustic siding; the building plan is irregular. The building features include a low-pitched gable roof, offset main

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entrance, plain bargeboard, exposed rafter ends and both fixed and multi-paned sash windows. The original L-shape of the building was converted to a trapezoid with an early enclosed porch addition on the wouthwest. House built c. 1925, porch addition after 1927.

11. 432 Riverview Avenue

One-story, wood-frame bungalow residence with two story wing added at the northwest. This wing contains a garage with residential space above and a separate outside stairway entrance; it was constructed before 1927 as shown on the Sanborn map. The building is covered with clapboard siding; the roof gables are low-pitched and feature wide eaves, exposed rafter ends, simple bargeboard and brackets. The second story is sheathed in vertical siding. The building's glass-paneled front door leads to a raised, open front porch; the pergola and lattice appear to be later additions. Built c. 1925.

12. 439 Riverview Avenue

Two-story, wood-frame residence with a one-story shed-roof wing; the building plan is "L" shaped. Both the gable and shed roofs are struck at a low pitch and feature simple bargeboards and exposed rafters. Wood-frame windows are sash and fixed. Built c. 1925.

13. 414 Riverview Drive

One-and-one-half story, wood-frame residence with rustic siding. The low-pitched gable roof is framed with a simple bargeboard. The second story overhangs a first story garage and features a small open balcony; the house appears to have been raised up to create the garage underneath. The former front door now opens onto the balcony, with the main entrance moved to the side. Second story windows on the facade have been replaced with modern sliding glass; original multi-paned wooden casement windows remain on the sides. Built c. 1925.

14. 437 Riverview Avenue

One-story, wood-frame residence with wood shake siding above a base of wide clapboard siding. Influenced by Craftsman styling, the building has multiple gables with a low pitch, wide bargeboards and exposed rafter ends and wood frame sash windows. The front bay of the building may be an early addition or porch enclosure. Built c. 1925.

15. 427 Capitola Avenue

One-story, wood-frame residential building now used for commercial purposes. The building has rustic siding and a low-pitched jerkinhead roof. Large front show window and glassed in front porch appear to have been added later. Built c. 1925.

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16. 435 Riverview Avenue

One-story, wood-frame residence with textured stucco exterior; the original building is "L" shaped, now joined to the garage to form a "U". Influenced by the Spanish Colonial Revival style, the building features an off-set and raised porch, a parapet wall, an offset entrance and a flat roof, best seen from across the creek. Architectural details include red metal tile on the porch roof and clapboard siding to the rear. Associated features include an early combination garage and residential unit designed in a utilitarian manner, including clapboard siding, asphalt roof shingles and wooden sash windows. House and attached garage-residence both appear on the 1927 Sanborn map.

17. 415 Riverview Drive

One-story, wood-frame "L" shaped residence with rustic siding and flat roof. The entrance is inset, creating a small corner porch. Tripartite windows with one-over-one sash and patterned upper window muntins are original. Built c. 1925.

19. 425 Capitola Avenue

Two-story, wood-frame residential building with first story now in commercial use and second story residential use. The roof has a low-pitched gable (facing Riverview Drive) with simple bargeboards; siding is clapboard. A second low-pitched gable faces Capitola Avenue above the first story. A third gable overhangs the front entrance. Windows are sliding glass, probably replacing earlier casement windows. A later attached garage is at the rear. Built c. 1925.

20. 408 Bluegum Avenue

Combination one- and two-story, wood-frame residence with wide clapboard siding. The second story gable is struck at a low pitch and has a plain bargeboard; the first story gable is medium-pitched with corner brackets. The second story portion contains a garage below with a room above; this appears to be an addition and is shown on the 1927 Sanborn map. The front entry appears to have been made smaller or moved at an early date; its former surrounds are infilled with compatible siding. Some windows have been replaced with aluminum sash. Built c. 1925.

21. 421 Capitola Avenue

Two-story, wood-frame former residential building with first story commercial use and second story residential use. The building has a low-pitched gable and rustic siding. Windows are casement with simple molded surrounds and shutters. A single story wing, more recent in construction, projects to the north. Built c. 1930.

22. 406 Bluegum Avenue

One-story, wood-frame residence with clapboard siding; the building plan is

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rectangular. The front gable is low pitched and has a simple bargeboard. Original windows have been replaced with aluminum frame. The front porch has been enclosed with modern windows. Built c. 1925.

24. 1720, 1720A Wharf Road

This property consists of two residential structures, 1720 and 1720A. 1720 is a frame structure with a rustic log-type exterior; board and batten siding line the gable ends. The building has a medium-pitched gable roof with exposed rafter ends and an exterior brick chimney. Windows are casement style with working shutters. Built c. 1920. 1720A is a single-story frame residence surrounded by heavy landscaping. Built c. 1925. Count as 2 contributors.

25. 404 Bluegum Avenue

One-story, wood-frame residence with shiplap siding; the building plan is rectangular. The medium pitched gable has a simple bargeboard. The simple front facade is composed of paired front doors flanked by paired 1/1 double hung windows. A plain shed overhang with exposed rafters accommodates a small porch-like entrance. The front doors appear to be modern replacements. Built c. 1930.

26. 429 Riverview Avenue

One-and-one-half story, wood-frame residence with board and batten siding. The medium pitched gable roof terminates with a gentle curve at one end. Simple bargeboard along the gable and a wave pattern bargeboard along the porch roof and along the second story casement windows decorate the building and suggest a Gothic cottage influence. A small board and batten sided shed stands between the house and the street. Built c. 1930.

27. 422 Riverview Avenue

One-story wood-frame residence with board and batten siding, long, low-pitched gable roof and fixed and casement windows. The side entrance is modern. Built c. 1925.

29. 425 Riverview Avenue

One-story, wood-frame bungalow residence with clapboard siding; the building plan is rectangular; the roof is a low-pitched jerkinhead. Influenced by the Craftsman style, the building features simple bargeboard and exposed rafter ends. Associated features include a parking area located off of Riverview Avenue and a pergola porch on the creek side. Built c. 1925.

33. 417 Riverview Avenue

One-story, wood-frame bungalow residence with shiplap siding; the building plan is

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rectangular. Its major architectural features include a medium-pitched gable roof and exposed rafter ends. Its associated features include a parking area and fenced yard on the Avenue. Built c. 1930.

34. 415 Riverview Avenue

One and two-story, wood-frame bungalow residence with clapboard siding; the second-story portion is set back from the creek. The roof is a low-pitched gable with wide eaves; a false gable over the glassed-in entrance porch serves as a simple portico. An early garage, shown on the 1927 Sanborn map, faces the street. Built c. 1925.

35. 409 Riverview Avenue

One-story, wood-frame residence with both patterned shake and clapboard siding; constructed in a "U" shaped plan. Influenced by Craftsman styling, the building features low-pitched gables, exposed rafter ends, simple bargeboards, and wood-frame sash windows. The structure has been altered by minor modifications, including the addition of a chimney. Associated features include an early two-car garage designed in a manner similar to the house, with board and batten siding. Built c. 1925.

39. 401 Riverview Avenue

One-story, wood-frame residence with shiplap siding; vertical board siding lines the gable ends. The building plan is rectangular. A very simple building with a moderately-pitched gable roof, centered doorway flanked by one square window on each side. Early shed-roofed addition (post 1927) appears on the creek side. Built c. 1925.

40. 399 Riverview Avenue

A one-story building linked to a four-story tower. This unusual residential unit is reminiscent of a lookout tower. The tower portion is essentially triangular in shape with a pyramidal roof with wide overhangs and exposed rafters and wide clapboard siding. Alterations include the addition of some aluminum frame windows and doorways and an outdoor stairway addition to a sundeck. Associated features include an unpaved parking area off Riverview Avenue. The tower appears on the 1927 Sanborn map; the attached one-story residence is not yet shown, but appears to be an early addition.

41. 397 Riverview Avenue

Nearly identical to 399 but with a band of windows encircling the top story of the tower. The tower appears on the 1927 Sanborn map; the attached one-story residence is not yet shown, but appears to be an early addition.

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42. Southern Pacific Railroad Trestle

The Southern Pacific Railroad Trestle is a 500-foot long steel, reinforced concrete and timber structure spanning Soquel Creek approximately 300 feet north of the Stockton Avenue Bridge. It is composed of three separate units: the central iron truss spans Soquel Creek; to either side of this is a wooden trestle leading to a modern concrete trestle unit. The structure is designed in a strictly utilitarian manner and has a commanding presence due to its size and height. Built c. 1876. Broadguaged in 1883; some wood members replaced at various times.

43. 333 Riverview Avenue

Two story, wood-frame residence with channel rustic siding; the building plan is essentially rectangular. Major architectural features include an Eastlake-influenced porch, truncated gable roof and an offset main entrance, narrow wood sash windows, wide eaves and exposed rafter ends. It is reported that this structure was moved to this location; its first documented appearance on this site is the 1917 Sanborn map. Built c. 1890.

44. 329 Riverview Avenue

One-story, wood-frame residence with wide, beaded horizontal siding; the building plan is irregular. Vernacular in character, the building features a medium-pitched gable roof and twin entrances on the Soquel Creek facade. Architectural details include exposed rafter ends and both fixed and 6/6 double hung wood sash windows. A trellis-like porch has been added on the creek side. Associated later features include a shower house and garage. An outline of the building appears on the 1927 Sanborn map; however, the construction details suggest a much earlier building, raising the probability that this structure was moved to this site some time before 1927. Its size and materials suggest that it may have been one of the Huana Place cottages which appear on the 1905 Sanborn map.

46. 326 Riverview Avenue

One-story, wood-frame residence with wide beaded siding in the gable end and drop siding elsewhere. Eaves are wide; a simple post and beam frame supports a shed-roofed porch. The large-paned front window probably replaced the original opening. An outline of what was probably the original portion of the building (as part of Huana Place) is shown on the 1905 Sanborn map. Built c. 1905.

47. 323 Riverview Avenue

One-story, wood-frame bungalow residence with narrow rustic siding; the building plan is essentially rectangular. Its major architectural features include a medium-pitched gable roof and a central raised main entrance. Pseudo half-timber decoration highlights the gable end. The structure has been altered by a porch enclosure at the rear, which appears to have been an early alteration in keeping with the building's original design. Built c. 1925.

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48. 321A and 321B Riverview Avenue

321A and B, the McKinneys Apartments, consist of a one-story wood-frame unit built in two rectangular sections connected on the Riverview Avenue side by an arched parapet creating a Mission Revival street facade. Its main architectural features include a flat roof and twin entrances on the street side. Architectural details include narrow clapboard siding, wood-frame windows, red tile detailing and small porch brackets. Built c. 1925.

49. 320 Riverview Avenue

One-story, wood-frame residence with wide horizontal siding. Gable roof faces front; entrance on side under bracketed gable underhang. An uneven roof line and change in siding suggests front is an early addition. An outline of what may be the original portion of this building is shown as part of the Huana Place on a 1905 Sanborn map. Built c. 1905.

50. 319 Riverview Avenue

One-story, wood-frame bungalow residence with alternating narrow and wide horizontal siding. Major architectural features include a low-pitched, multiple gable roof and an inset, centrally located main entrance area on the Soquel Creek facade. Details include 6-pane wood-frame windows. The building's scale, materials and design show Craftsman influence. The structure has been altered by the enclosure of a window at the rear of the building. Outbuildings include an early garage located to the rear of the property. Built c. 1925.

51. 317 and 317A Riverview Avenue

One-story, wood-frame bungalow residence. 317 faces Riverview Avenue while 317A faces Soquel Creek. The building has a clapboard exterior; its plan is rectangular. Twin porch gables and an offset main entrance are the primary features of 317. 317A features a nearly flat gable, wide overhanging eaves and simple bargeboards. Both are architecturally influenced by Craftsman styling. The structure has been altered by minor modifications to the windows on the north side of the structure; creekside facade is original. Built c. 1925. Count as 2 contributors.

52. 310-312 Riverview Avenue

One-story, wood-frame, two-unit residence with horizontal dropboard siding. Twin medium-pitched gables with plain bargeboards face the street and are joined by what appears to be a very early infill addition shown on the 1927 Sanborn map. Windows are 6/1 on the gabled portions of the structure and 4/1 on the addition. A simple porch with stile-type balusters fronts each of the two original portions of the buildings. Built c. 1905 as two separate structures, with c. 1925 infill addition. Count as 2 contributors.

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54. 311 Riverview Avenue

One-story, wood-frame bungalow residence with wide clapboard siding; the building plan is essentially rectangular. The low-pitched gable has simple bargeboard and overscaled braces. The structure has been altered by the addition of aluminum frame windows. An associated feature is an early garage located to the rear of the structure. Built c. 1925.

55. 305 Riverview Avenue

One-story, wood-frame bungalow residence with wide clapboard siding; the building plan is essentially rectangular. The low-pitched gable is tailored with exposed rafter ends and simple bargeboards; large open braces support the porch eaves at their ends and at the gable intersection. The building is the mirror image of 311 Riverview Avenue. A sliding glass door has been added to the rear entry and several aluminum frame windows have been added. A modern garage is located on the Riverview Avenue side. Built c. 1925.

56. 314 Riverview Avenue

One-story, wood-frame residence with horizontal dropboard siding and gable roof. The front portion of the building (shown on a 1927 Sanborn map) is a partially enclosed porch with closely spaced studs in place of the windows. An outline of a similar structure (without porch) is shown on the 1905 Sanborn map (as a portion of Huana Place) but is not shown on the updated 1917 map, suggesting the present building either postdates 1917 or was moved to its present location from another lot, probably also in Huana Place. Built some time between c. 1905 and c. 1920, probably c. 1905 and moved to this location c. 1920.

57. 418 Riverview Avenue

Small, rectangular one-story bungalow with clapboard siding. Low-pitched gable end roof with simple bargeboards supported by braces at corners. Central doorway is flanked by double wooden casement windows. A small post-1927 addition has been made on the north side. Built c. 1925.

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58. 429 Capitola Avenue

Two-story rectangular wood-frame residence showing Craftsman influence. A double doored garage spans the length of the ground floor on the Capitola Avenue elevation. Sanborn maps indicate that this property was moved onto this site some time after 1933. Building is being considered a contributor because it was built during the period of significance, c. 1915-1920, and adds to the district's sense of time and place.

59. 416 Riverview Drive

Combination one and two-story wood frame L-shaped residence sheathed in horizontal wood siding. Some windows appear to be replacements. Date of construction, c. 1920.

60. 418 Riverview Drive

One-story, L-shaped wood-frame residence; two low-pitched gables face the street. Exterior walls clad in narrow horizontal wood siding meeting vertical wood skirting. Date of construction c. 1920.

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The following 12 buildings are non-contributors:

7. 503 Riverview Drive

Two-story residence, hip roof with board and batten siding. Built c. 1970.

18. 433 Riverview Avenue

Two-story residence with low-pitched gable roof and horizontal wood siding with attached carport. Built c. 1970.

23. 431 Riverview Avenue

Two-story residence with low-pitched gable roof and board and batten siding; double garage below. Built c. 1970.

28. 427-427A Riverview Avenue

Two two-story residences with wood and stucco exteriors. Built c. 1970.

30. 423 Riverview Avenue

One-story residence. Extensive stucco remodelling to rear and sides; part of front facade boarded over. Built c. 1920.

31. 421 Riverview Avenue

One-story residence. Extensive heavy modern stucco remodelling. Built c. 1920.

32. 419 Riverview Avenue

One-story residence with stucco exterior and flat roof. Modern rear sliding glass door dominates the creekside elevation. Built c. 1920.

36. 407 Riverview Avenue

Two-story residence with shingled modern Mansard roof. Built c. 1970.

37. 405 Riverview Avenue

Two-story, two unit residence with stucco exterior. Built c. 1970.

38. 433 Riverview Avenue

Two-story, wood-frame residence with pre-fab log exterior. Built in the 1930s, too recent for National Register consideration.

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45. 327 Riverview Avenue

New two-story wood frame building under construction at time of nomination (1987).

53. 315 Riverview Avenue

Two-story apartment complex consisting of 7 units. Built c. 1912 and extensively remodelled in 1986 with stucco surface, modern bay windows and all metal sash windows.

Resource Count: 53 Contributing buildings
 1 Contributing structure (railroad trestle)
 12 Non-contributing buildings

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In the early 1890s Hihn planned for the construction of one of the grand resort hotels of its time on the west coast, the 160-room Hotel Capitola. With the pending construction of the hotel and residential real estate sales, Hihn apparently wanted to upgrade the resort's image and, undoubtedly, its profitability by phasing out tent sites in favor of rental cottages. By 1892 cottages began to appear on the corner of Capitola and Stockton Avenues. These were the first permanent cottages in what was to be the Riverview neighborhood. By 1905 more than a score of cottages lined either side of Huana Place, a new lane off Stockton Avenue.

Sanborn maps of 1917 show Huana Place largely unchanged, with a collection of small, single-story cottages. Four structures surviving from the c. 1905 Huana Place development are included in the Old Riverview district. Although altered (enlarged) these units display the simplicity and small size of the original cottage (which were approximately 10' by 20'). The cottages were just a step up in shelter from the tents they replaced and it has been suggested the units were built up from the wooden platforms on which Camp Capitola tents had been pitched. The multiple and similar cottages may have been influenced or designed for reasons of economy after laborers' quarters that were associated with large scale industrial and agricultural operations of that period. The cottages also resemble southern-style "shotgun" houses which are characteristically narrow gable-front dwellings, one room wide.

Hihn died in 1913 and in 1919 his daughter sold his Capitola holdings to H. Allen Rispin, an oil millionaire. He renamed Capitola, Capitola-by-the-Sea in another effort to enhance its appeal. Rispin and his Head-of-Bay Company soon after began subdividing land including the strip between Soquel Creek and Capitola Avenue. This 1922 subdivision created many lots along Riverview Avenue, which replaced Huana Place, and its extension into undeveloped land (which became Riverview Drive). Many new cottages, both replacements for many of the earlier Huana Place structures and first-generation cottages for the newly created lots north of the former Huana Place, were constructed in ensuing years. Several land sales in this new subdivision were recorded in the period from July 1, 1923 to 1924, and many sales were recorded between 1924 and 1930. The 1927 Sanborn maps demonstrate that most of these land sales led to the construction of residential cottages. Thirty-nine of the historic district's properties date from this period, thirty-three of which show up on the 1927 Sanborn maps and six of which appear (by virtue of their design) to have been built shortly thereafter (c. 1927-c. 1930).

Old Riverview's character and much of Capitola's was of course influenced by the man who subdivided it and owned the resort. Rispin, by selling land, opened up the area to the public which led to the transition of the seasonal resort to a year-round community and, eventually, in 1949, an incorporated city. During this evolving process Rispin, as Hihn had done, put his stamp on Capitola. He subdivided, sold land, moved buildings, realigned streets, improved utilities, added recreational facilities, and saw things built. The promotion and development of Riverview was a primary objective. Rispin appeared to be building a new town and further promoting, again, as Hihn had done, a family environment, but in his own style.

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It was Rispin who transformed Hihn's Camp Capitola to Capitola-by-the-Sea, in the 1920s. It was a resort that emphasized year-round residence as well as seasonal use, with the written desire to attract "the interest of families of the better class." Rispin wanted to populate Capitola with typical family folk. "The distinction does not apply so much to wealth as to character," brochures read, "Capitola-by-the-Sea has long enjoyed an enviable reputation for cleanness of its sports -- its wholesome family life -- and the character of its population."

In a brochure entitled, "Capitola -- Summer and Winter," the resort is described as the ideal location for either small bungalows or large estates, "all property zoned with regard to restriction insuring safety to the purchaser." The resort between the bluffs was "sequestered, delightful in its homelike surroundings and quaintly beautiful in its picturesque setting."

"The Soquel River, serene in its quiet beauty, is a mecca for those fond of boating and canoeing," the pamphlet continues. A fishing season at Capitola in the 1920s could yield "salmon, steelhead and forty-two other varieties of fish..."

These were grand times for Capitola. People danced at the Hawaiian Gardens, rode the Chutes slide into the lagoon, sent children to play on swings, slides and dips at the beachfront playground and enjoy soft drinks and candy sold from the bandstand. Rispin successfully created a year-round family environment.

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

Rispin influenced both the social and physical style of the community. In the early 20s he built his own 22-room mansion on Soquel Creek above the Riverview area, on the opposite shore. He then subdivided land for the Venetian Court Apartments, early waterfront condominiums at the mouth of the creek. Both of these local landmarks were built in a Spanish Colonial Revival-Mediterranean style, a departure from the Victorian that dominated Hihn's era. These examples influenced city design as evidenced by the number of stucco and tile roof structures appearing in the district and throughout Capitola. Another Rispin touch was the creation of small lots in the Riverview area. This limited cottage size and yard space, but also allowed for the combining of lots to create larger units, or two units on a combined parcel, or even a small, single-story apartment. Both his styling preference and attempt to maximize the number of lots for sale has contributed to the architectural mix and dense, cottage colony appearance of the district.

Beyond Rispin there were other factors at work that help shape the district. The parcelization of the Riverview area was the first Camp Capitola subdivision since 1888. The creation of new lots gave a new generation of Californians the opportunity to own coastal related property. The lots sold quickly and cottages soon followed. The popularity of Capitola was due in part to its well-established vacation

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reputation, natural amenities, promotion and the prosperity of the times. The automobile and auto access, however, made Rispin's real estate a success. In 1923 the Glenwood Highway (now Highway 17) opened. It provided a convenient connection to Capitola from Santa Clara Valley and beyond. The very market Hihn had sought when he went to such efforts to bring rail service from the hot, inland regions to his resort. He went so far as to name his city streets after the places whose people he wished to attract -- San Jose, Oakland, Stockton and Sacramento. Rispin's auto-age generation from these areas now had direct access and became the new Capitola vacationers with a more permanent commitment. Note is made that a still evident manifestation of the early auto era in the district is the presence of early garages with their various forms and uses.

The 1929 stock market crash resulted in Rispin's bankruptcy and the auctioning off of his land holdings. Adding to the resort's problems, Hotel Capitola burned to the ground in the same year. The administrative offices of Camp Capitola/Capitola-by-the-Sea were closed in 1930.

Today, the Old Riverview area is comprised of housing from the Hihn-Rispin era, which extended from 1876 with the opening of the territory by railroad to 1930 with Rispin's bankruptcy and the closing of the camp's offices. The surviving structures are vernacular in character, demonstrating a strong influence of the California Bungalow style of architecture popularized by architects Charles and Henry Greene. The many clapboard, shake- and board-and-batten-clad buildings demonstrate wooden structures, deep overhanging eaves with exposed rafters and low-pitched gable roofs, all characteristic of this important trend in California architecture. Modest in scale, low to the ground, often with porches opening onto the landscape, the buildings blend into the natural surroundings with ease, constituting a neighborhood unique within Capitola. Walkways, picket fencing and trellises contribute to the harmonious transition between the built and natural environments. The district's buildings and landscape elements constitute a cohesive enclave, significant as the city's largest intact embodiment of vernacular and Bungalow architecture of the Hihn-Rispin era.

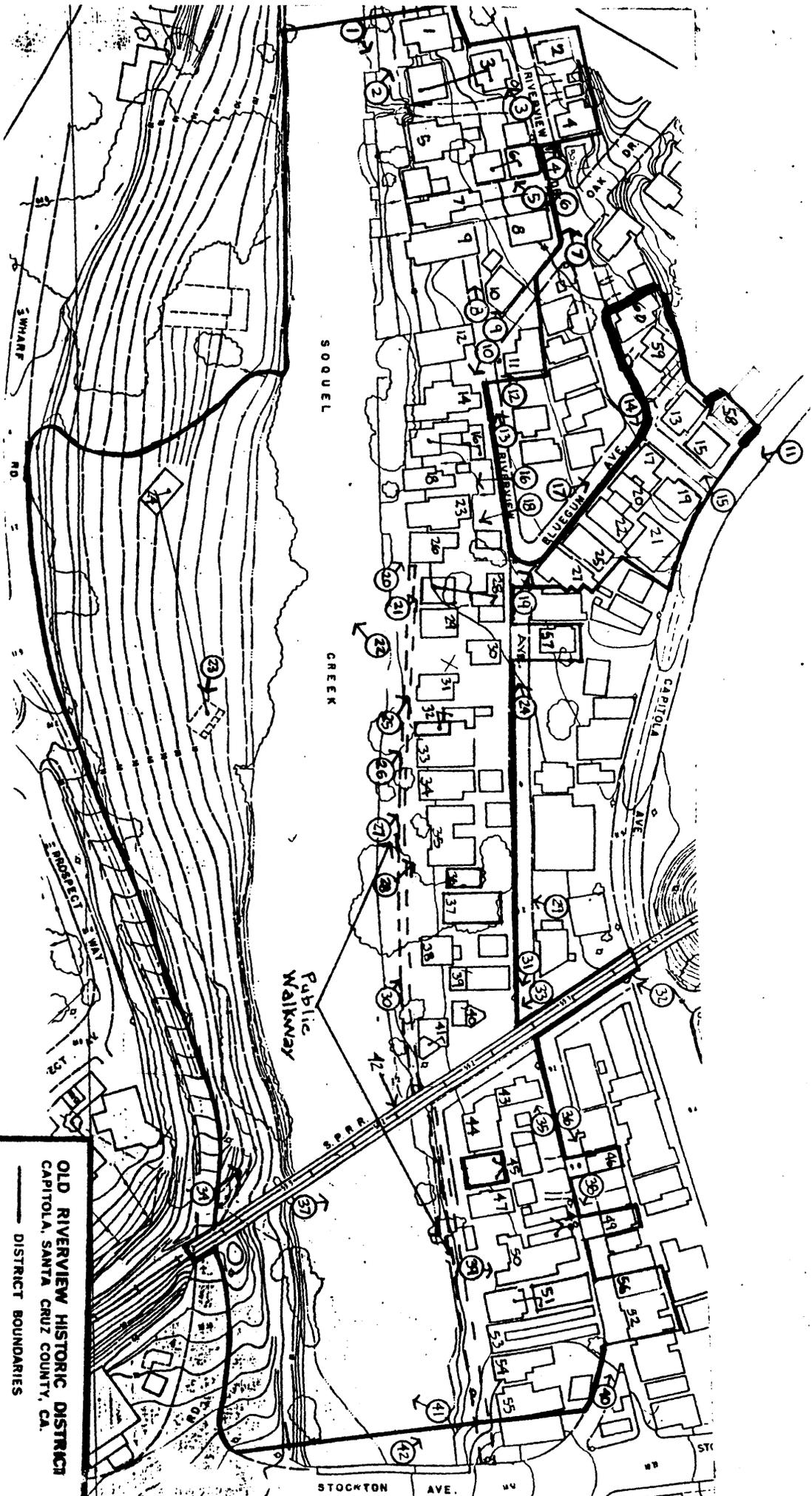
The buildings have been converted from summer cottages to year-round homes but retain a high degree of integrity and clearly convey the sense of time and place associated with the era during which they were constructed. Additionally, the district's towering railroad trestle is an outstanding example of a late nineteenth-century transportation structure. It is Capitola's primary engineering landmark and has a dominating visual impact on the city. The district's overall character, its scenic setting and towering trestle together serve as the city's reminder of its transition from the Hihn to the Rispin eras.

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The district extends from the eastern side of the Stockton Avenue Bridge north to Wharf Road to a point where Prospect Way first intersects above, then moves diagonally south across Soquel Creek to include 511 Riverview Drive which is the last house reflecting the district's primary period of architecture. On the north side, the district boundary runs irregularly around Riverview Drive, Bluegum Avenue, Capitola Avenue and Riverview Avenue, incorporating all those structures which are intact and clearly identifiable with the period and theme of the district. See also Item #7 for further description and justification and attached map for graphic depiction.



OLD RIVERVIEW HISTORIC DISTRICT
 CAPITOLA, SANTA CRUZ COUNTY, CA.

— DISTRICT BOUNDARIES

③ PHOTOS

3-Buildings

Scale 1" = 100'



N