

PHQ 362719

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	APR 8 1976
DATE ENTERED	MAY 17 1976

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME



HISTORIC

Mission Hill Area Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER

Mission Street

NOT FOR PUBLICATION

CITY, TOWN

Santa Cruz

CONGRESSIONAL DISTRICT

16th

STATE

California

VICINITY OF

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"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input checked="" type="checkbox"/> PARK
			<input checked="" type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Property owners listed on Continuation Sheets 1-5

STREET & NUMBER

Mission Hill Area

CITY, TOWN

Santa Cruz

VICINITY OF

STATE

California 95065

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Recorder's Office, Santa Cruz County Government Center

STREET & NUMBER

701 Ocean Street

CITY, TOWN

Santa Cruz

STATE

California 95060

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Survey Information listed on Continuation Sheets 5-16

DATE

1972-75

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

County Historical Museum, Front and Cooper St.

CITY, TOWN

Santa Cruz

STATE

California 95060

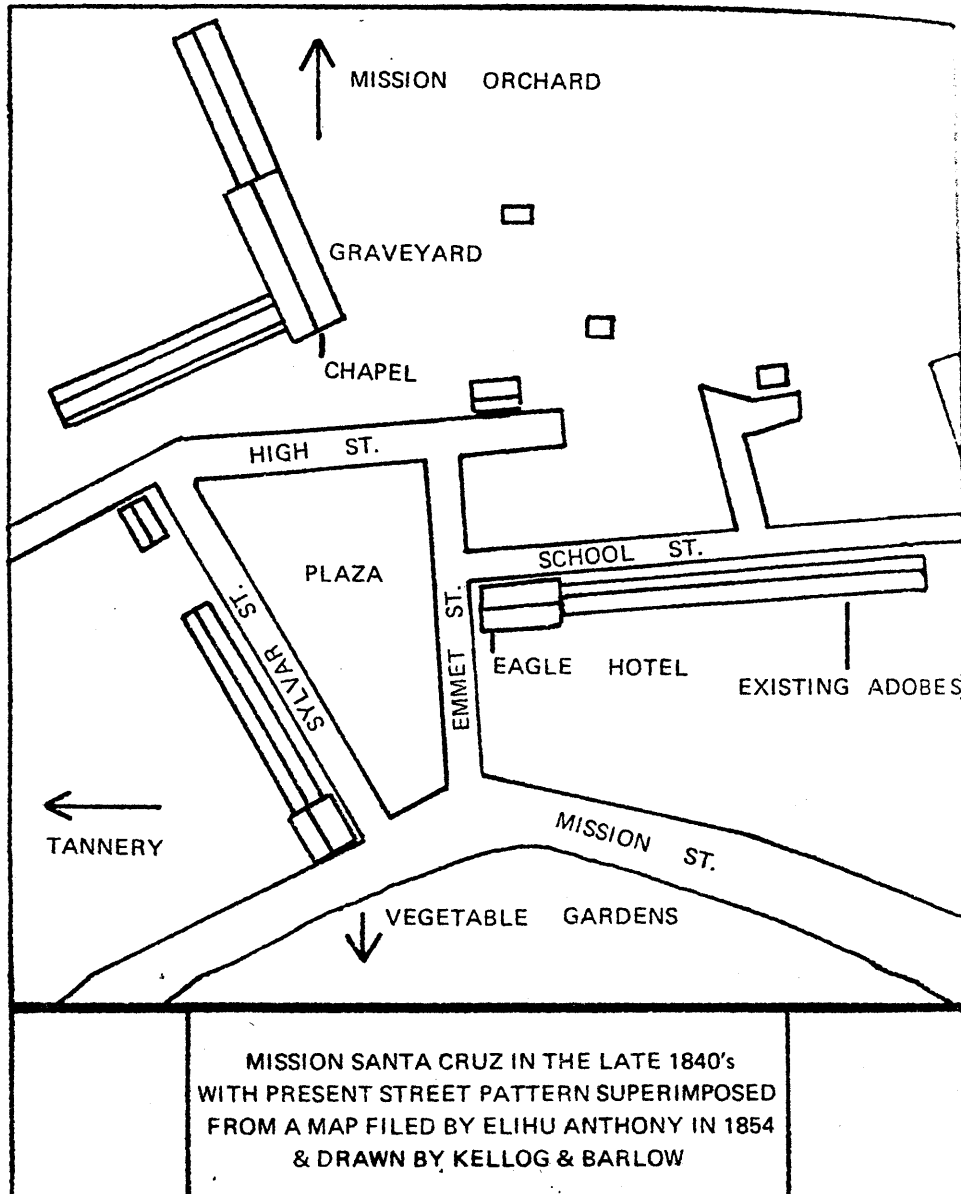
7 DESCRIPTION

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

A. Historical Description

The following description of the Mission Hill Area originally appeared in A Sidewalk Companion to Santa Cruz Architecture by John Chase. It provides a concise description of the condition of the proposed district prior to the 1900's.



Further information contained on Continuation Sheets 17-22.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input checked="" type="checkbox"/> LANDSCAPE ARCHITECTURE	<input checked="" type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input checked="" type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input checked="" 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 checked="" type="checkbox"/> EDUCATION	<input checked="" type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input checked="" 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 checked="" type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

1 - Statement of General Significance

Mission Hill is the birthplace of Santa Cruz, the first permanent European settlement in Santa Cruz County. Until the gold rush Mission Santa Cruz was the religious, commercial, industrial and agricultural center of the county. Its only rival, the secular community of Branciforte, was not viable, and became no more than a place-name.

When Thomas Larkin established a branch of his Monterey trading post in Santa Cruz he selected an adobe building on the Mission quadrangle. When William Blackburn arrived in Santa Cruz he operated his hotel on the Mission quadrangle. The reasons for their choice was clear - there was no other location in the county that would have supported their business.

Preeminent in the county during the Spanish and Mexican periods, the Mission neighborhood remained important during the American period.

A list of important businesses and institutions that established themselves in the neighborhood in the three decades after statehood would include the following. The Methodist Episcopal Church, the first protestant church in Santa Cruz (1850). The Mission Hill public school (1856). Thomas Fullon's hotel and saddlery building, 1849 (purchased by the county in 1852, and used as a school, courthouse and finally poor house). Temperance Hall (1860), the early day community and social center of Santa Cruz. The Sisters of Charity Girl's Academy (1862). James Leslie's store (1860 and possibly earlier). Jackson Sylvar's saloon (1872). The jail building (1854 and 1864).

Holy Cross Church, the successor to the Mission continued to be important replacing the ruins of the adobe chapel with a wooden church in 1856, and replacing the wooden church with the present brick one in 1884-1887.

The development of Mission Hill can be summarized as a gradual transition from the center of activity at the start of the Gold Rush to a predominantly residential district by the turn of the century.

This pattern of development is unusual as commerce usually tends to crowd out residential uses in a city neighborhood. This has been the fate of the neighborhood immediately west of Pacific Ave. in downtown Santa Cruz and replacement of buildings from earlier periods.

Perhaps the greatest asset of the Mission Hill Area is its undisturbed character. Except for the construction of a few structures, the area is relatively unchanged from the early 1900's. Few cities in California have a mission district

Further information contained on Continuation Sheets 23-26

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet 27

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approximately 38 acres

UTM REFERENCES

A	1,0	5,8,6	6,1,0	4,0	9,2	9,0,0	B	1,0	5,8,6	7,2,0	4,0	9,2	4,1,0
	ZONE	EASTING		NORTHING				ZONE	EASTING		NORTHING		
C	1,0	5,8,6	3,0,0	4,0	9,2	3,2,0	D	1,0	5,8,6	2,0,0	4,0	9,2	7,8,0
	ZONE	EASTING		NORTHING				ZONE	EASTING		NORTHING		

VERBAL BOUNDARY DESCRIPTION

See Continuation Sheets 28-29

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Doni Tunheim, Vice President

ORGANIZATION

Santa Cruz Historical Society

DATE

June 15, 1975

STREET & NUMBER

123 Green Street

TELEPHONE

(408) 426-6415

CITY OR TOWN

Santa Cruz

STATE

California 95060

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

SIGNATURE

Dee Westbrooks

TITLE

State Historic Preservation Officer

DATE

3/22/76

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

Norm L. Jones

DATE

5/19/76

Acting DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

ATTEST:

Charles A. ...

DATE

5.15.76

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET - 1	ITEM NUMBER 4	PAGE 1
Blanch Barling c/o Terry Barling 149 School Street Santa Cruz, CA 95060	4	1
Ruby Tefertiller 117 School Lane Santa Cruz, CA 95060	4	1
Louis Goodhue 113 School Street Santa Cruz, CA 95060	4	1
The Diocese of Monterey Ed & Welfare Corp. P.O. Box 2048 Monterey, CA 93940	4	1
Randy & Rochelle Love 221 High Street Santa Cruz, CA 95060	4	1
Alice Schirmer 809C Riverside Ave. Santa Cruz, CA 95060	4	1
Jason & Gretchen Goldstein 107 Sylvar Street Santa Cruz, CA 95060	4	1
Viola & Carmen Guichard 214 Mission Street Santa Cruz, CA 95060	4	1
Santa Cruz Women's Club 306 Mission Street Santa Cruz, CA 95060	4	1
Clementiha Costella 211 Mission Street Santa Cruz, CA 95060	4	1
Robert & Mary McNair 203 Mission Street Santa Cruz, CA 95060	4	1

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PAGE 1

Leo Esposito
145 School Street
Santa Cruz, CA 95060

Faith Taubenheim
John Dowling
101 High Street
Santa Cruz, CA 95060

Anna Perkins
111 School Street
Santa Cruz, CA 95060

Helen Waldemar
146 School Street
Santa Cruz, CA 95060

Richard Millen
P.O. Box 1046
Boulder Creek, CA 95006

Richard & Donna Ducos
131 Linden Street
Santa Cruz, CA 95060

Joseph Calmes
105 Sylvar Street
Santa Cruz, CA 95060

David Brockman
218 Mission Street
Santa Cruz, CA 95060

Forrest Moore
1160 Lisa Lane
Santa Cruz, CA 95060

Theresa Bergazzi
211 Mission Street
Santa Cruz, CA 95060

John Mahoney
19890 Raywood Drive
Cupertino, CA 94014

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PAGE 1

Louis Fackler
15 Oak Road
Santa Cruz, CA 95060

Bertha Tellier
119 School Street
Santa Cruz, CA 95060

Kent & Carolyn Owens
Gertrude Chaney
125 School Street
Santa Cruz, CA 95060

Cornelia Hopcroft
134 School Street
Santa Cruz, CA 95060

Phyllis Patten
144 School Street
Santa Cruz, CA 95060

Stephen Gray
P.O. Box 2304 E. Side Sta.
Santa Cruz, CA 95062

Vernon Nordby
870 Branciforte Drive
Santa Cruz, CA 95060

Melba Williamson
210 Mission Street
Santa Cruz, CA 95060

Howard & Helen Trafton
129 Wilson Street
Santa Cruz, CA 95060

Alberta Almeida Et.Al.
1535 Van Tress
Wilmington, CA 90744

Stephen & Margaret Baron
207 Mission Street
Santa Cruz, CA 95060

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Gwendolyn Niemeyer
Wookie Franch
217 Mission Street
Santa Cruz, CA 95060

Edward & Donalda Tunheim 4 1
123 Green Street
Santa Cruz, CA

Alexander T. Kaiser 4 1
P.O. Box 1115
Santa Cruz, CA 95060

Gilbert B. Heywood 4 1
107 Green Street
Santa Cruz, CA 95060

Clara D. Davis 4 1
108 Locust Street
Santa Cruz, CA 95060

Harry & Jean Stutz 4 1
P.O. Box 2283
Santa Cruz, CA 95060

Mary Jaspersen 4 1
103 Green Street
Santa Cruz, CA 95060

Harris G. & Dorothy A. Baldwin 4 1
Citizen's Federal Bank
700 Market Street
San Francisco, CA 94100

Merry C. Flynn 4 1
Apt. E-2 University of Calif.
Santa Cruz, CA 95060

Joseph & Virginia Bosso 4 1
1117 Laurent Street
Santa Cruz, CA 95060

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<u>Location</u>	<u>Condition</u>
155, 157 Mission St.	Good
159 Mission St.	Good
177 Mission St.	Good
203 Mission St.	Excellent
207 Mission St.	Excellent
210 Mission St.	Good
211 Mission St.	Excellent
214-216 Mission St.	Excellent
217 Mission St.	Good
303-309 Mission St.	Good
315 Mission St.	Good
709 Mission St.	Good
Mission Plaza Park	Excellent
Neary Rodriguez Adobe	Poor
123 Green St.	Excellent
127 Green St.	Excellent
134 Green St.	Good
135 Green St.	Good
126 High St.	Good
215 High St.	Good
105 Sylvar	Excellent
107 Sylvar	Excellent

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Geographical Data - Verbal Boundary Description

BEING a portion of the lands bounded on the West by State Highway 56, on the North by Mora Street, on the East by North Pacific Avenue, and on the South by Cross Street and Chestnut Street, now or formerly zoned P-A-S, R-M-S, C-H-S, C-C-S, R-L-S and S-U-1, and being more particularly described and bounded as follows, to wit:

BEGINNING at a station on the Southeasterly boundary of Mission Street at the intersection with the centerline of Chestnut Street Extension; thence from said point of beginning along the centerline of State Highway 56, in a Northerly direction, 910 feet, more or less, to a station produced by the intersection of said Highway, with the Westerly projection of the Southerly Boundary of Lot 20, Mission Orchard Lots filed in Book 5 of Maps, Page 4, Santa Cruz County Records; thence Easterly along the Southerly boundary of said Mission Orchard Lots, 710 feet, more or less, to a station produced with the centerline of Southern Pacific Railroad tracks, then Southwesterly along the centerline of said railroad tracks, 320 feet, more or less, to a station produced with the Northeasterly boundary of Lot 23, Block 1, Page 01, Book 5 of Assessor's Maps; thence Southeasterly along a projection of said boundary of Lot 23, 500 feet, more or less, to a station produced on the most Easterly boundary of Lot 27, Block 1, Page 01, Book 5 of Assessor's Maps; thence Northerly along said boundary of Lot 27, 120 feet, more or less, to the most Southerly corner of Lot B as shown upon Parcel Map filed in Volume 5, Page 18, Santa Cruz County Records; thence Northeasterly along the Southeasterly boundary of said Lot B, 20 feet, more or less, to the most Westerly corner of Lot 4 as shown upon said Parcel Map filed in Volume 5, Page 18, Santa Cruz County Records; thence Southeasterly along the Southwesterly boundary of said Lot A, 84 feet, more or less, to the most Southerly corner of said Lot A, said corner being at the approximate toe of cliff; thence Southwesterly along the toe of cliff, 175 feet, more or less, to the Northwesterly corner of Lot 1 as shown upon Parcel Map filed in Volume 9, Page 54, Santa Cruz County Records; thence Southerly along the Westerly boundary of said Lot 1, 219 feet, more or less, to the Southwesterly corner of said Lot 1; thence Southerly along a projection of the Westerly boundary of said Lot 1, 14 feet, more or less, to the Southeasterly corner of Lot 4, Block 1, Page 01, Book 5 of Assessor's Maps; thence Westerly along the Southerly boundary of said Lot 4, 30 feet, more or less, to a station; thence Southerly, 15 feet, more or less, to station produced on the Northerly boundary of Lot 12, Block 2, Page 01, Book 5 of Assessor's Maps; thence Westerly and Southerly along a curve, 24 feet, more or less, to a station; thence Southerly along the Easterly boundary of said Lot 12, 37 feet, more or less, to the Northeasterly corner of Lot 19, Block 2, Page 01, Book 5 of Assessor's Maps; thence Southerly along the Easterly boundary of said Lot 19, 133 feet, more or less, to the Southeasterly corner of said Lot 19, thence Westerly along the most Southerly boundary of said Lot 19, 4 feet, more or less, to a station on the

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Easterly boundary of Lot 26, Block 2, Page 01, Book 5 of Assessor's Maps; thence Southerly along said Easterly boundary of Lot 26, 30 feet, more or less, to a station produced with the Easterly projection of the Northerly boundary of Lot 23, Block 2, Page 01, Book 5 of Assessor's Maps; thence Westerly along said projection, 266.6 feet, more or less, to the Northwesterly corner of Lot 21, Block 2, Page 01, Book 5 of Assessor's Maps; thence Southerly and Westerly along the Western boundary of said Lot 21, 52 feet, more or less, to the Southwesterly corner of said Lot 21; thence Southerly along a projection of the Westerly boundary of said Lot 21, 50 feet, more or less, to a station produced with the centerline of Mission Street; thence Northwesterly along the centerline of said Mission Street, 400 feet, more or less, to a station on the Northerly projection of the Easterly boundary of Lot 2, Block 4, Page 04, Book 5 of Assessor's Maps; thence Southerly along said projection, 30 feet, more or less, to the North-easterly corner of said Lot 2; thence Southerly along the Easterly boundary of said Lot 2, 125 feet, more or less, and Westerly along the Southerly boundary, 50 feet, more or less, to the Southeasterly corner of Lot 1, Block 4, Book 5 of Assessor's Maps; thence Westerly along the Southerly boundary of said Lot 1, 30 feet, more or less, to a station on the Easterly boundary of Lot 5, Block 3, Page 02, Book 5 of Assessor's Maps; thence along the Easterly boundary of said Lot 5, 66 feet, more or less, to the Southeast corner of said Lot 5; thence Westerly 280 feet, more or less, to the Southwest corner of Lot 8, Block 3, Page 02, Book 5 of Assessor's Maps; thence Westerly 27 feet, more or less, to the centerline of Green Street; thence Southerly along the centerline of Green Street 365 feet, more or less; thence, Westerly 27 feet, more or less, to the Northwest corner of said Lot 33, Block 2, Page 02, Book 5 of Assessor's Maps; thence along the Southerly boundary of said Lot 33, 113 feet, more or less, to the Southeast corner of Lot 24, Block 2, Page 02, Book 5 of Assessor's Maps; thence Westerly 220 feet, more or less, along the Southerly boundary of Lot 24, Block 2, Page 02, Book 5 of Assessor's Maps to the centerline of the Chestnut Street Extension; thence, Northerly 495 feet, more or less, to the point of beginning.

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Eugene & Ellen Switkes
131 Green Street
Santa Cruz, CA 95060

Jane Work	4	1
127 Green Street		
Santa Cruz, CA 95060		

<u>Representation in Existing Surveys</u>	6	1
(Structures within District)		

A. National Register of Historic Places

Neary-Rodriguez Adobe (School Street Adobe) 1791 - Designated
February 24, 1975 - Description attached

B. California Historical Landmarks

Mission Santa Cruz - Hispanic Era (Spain) 1542-1822 - California
Historical Landmark

C. The California History Plan - Volume Two - Inventory of Historic Features

Alzina House - American Era 1848-1900. Address: 107 Sylvar

Wessendorf House - American Era - post 1900. Address: 134 Green

D. Local-County Inventory

"Santa Cruz Heritage Survey" - by John Chase

Sidewalk Companion to Santa Cruz Architecture - by John Chase

- REFER TO MAP GUIDE FOR LOCATION* - *cont. sheet 15*

(5) 155,157 Mission St. is one of the earliest brick buildings in Santa Cruz, along with Hugo Hihn's Flatiron building. It was constructed in 1860 for James Leslie, and housed a general store. In 1886, it was remodeled as follows: "On the top a tower and battlement are to be placed and in the rear of the

* Numbering not consecutive since several buildings are outside proposed district

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building there is to be placed a wooden addition..." (1886 SENTINEL).

A year later, Frank Alzina opened a meat, fish and vegetable market in the lower floor of the building, and took up residence with his bride, Lora Effey, in the second story.

(6) 159 Mission St. is a two-story battleship-grey apartment house. Its right half is slightly wider than the left half, and is clapboarded in its top story only.

The reason for the building's odd appearance lies in its probable former identity as a pair of one-story cottages, which were moved together and raised up.

(7) 177 Mission St. is the Alice Neary home, occupying the site of the Roxborough house, a story-and-a-half house with sawn-wood bargeboards, similar in form to the Francisco Alzina house at 109 Sylvar Street.

(8) 203 Mission St. is the site of the story-and-a-half 1862 James Leslie house "semi-Gothic" in style, with a central dormer.

(9) 207 Mission St. is a spectacular two-story Stick Villa with attic. Stick-Eastlake ornament and stylization is applied to Italian Villa form and detail, in this hybrid style.

The three-and-a-half story tower has tiny dormer windows in its mansard roof. At the top of the first story is a continuous cornice, and there is an entablature above the second. Brackets are placed in the gables and there is much paneling and strip-defined pilasters in the bays.

The proportions and detailing of the house have been scaled to make the building appear taller than it actually is as the second and third stories are progressively shorter than the first.

The interior retains its original wood shutters and cast-iron tole-work fireplaces. The iron was painted with a feather in swirling patterns duplicating those of marble. Another bit of elegant fakery is the imitation oak-graining on the redwood doors. In the kitchen door, is a panel of red glass patterned with small-opaque-white stars.

The outstanding feature of the interior is the ceiling of the living and dining rooms, painted with trompe l'oeil paneling and designs. Storcks adorn the green-and-pink living room ceiling, and cupids run riot in the diningroom. One of the cupids is pictured in a snail-drawn chariot lashing his steed on, while another panel depicts a wolf devouring a lamb.

The house was built in 1883-86 for carpenter-builder, Calvin W. Davis, and of the complexity and sophistication of the design, it is attributed to Calvin's father, architect Charles Wellington Davis.

Charles Davis was born in Newburyport, Massachusetts in 1826, and was educated and began his career in the east. He arrived in San Francisco during the gold rush, practicing architecture there for twenty years.

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From 1871-1874 he worked in Santa Cruz, afterwards moving to Los Angeles. He was the second oldest, active architect in the southland at the time of his death in 1897. Photo No. 1.

(10) 211 Mission St. - A simple hipped-four house with cornices matching those of the Davis house next door. It was constructed in 1886 as the parsonage for the Methodist Church, once located next door at the corner. The Plan was drawn by Calvin W. Davis and J.S. McPheters.

(11) 217 Mission St. - A Colonial Revival/Queen Anne house. The facade consists of a tower and a large square bay, tied together with a curving, delicately-railed porch. The tower is round at the first story, polygonal at the second, and becomes round again at the dunce-cap roof.

This is the Louis Wessendorf house, erected in 1904-5 and attributed to Edward Van Cleeck. Wessendorf was a German-born upholsterer who went to work in George Staffler's furniture and undertaking parlor, eventually taking over the business, which is today Wessendorf's Mortuary.

The Wessendorf house stands on the site of the first two buildings of the First Methodist Church.

The original building was a simple twenty-by-thirty foot structure erected in 1850 that also doubled as a schoolroom. In 1863 the original church was moved down Green St. and converted into a home at 123 Green St., by carpenter W.W. Reynolds.

In 1890, the Methodists moved from their hilltop site to one on the flat below, purchasing the old Congregational Church building on Church St. The building they left behind was sold to Holy Cross Church in 1902, and moved to High St., where it became Montgomery Hall and gymnasium for the Christian Brothers School.

(12) 303, 305, 307, 309 Mission St. - THE DOWNEY APARTMENTS is a two-story, hipped-roof, Colonial Revival-style apartment house, c. 1905-1910. Sheathed in narrow clapboard, it has simple brackets under the eaves, and a partially-recessed central porch with pedimented gable finished with fish-scale shingles. There are grooved pilasters with composite capitals. Matching columns support the two-story porch. Edward Van Cleeck might have been its architect. Photo #2.

(14) 315 Mission St. - A turn-of-the-century Colonial Revival house.

(22) Bounded by Sylvar, Emmet, Mission, and High Sts. is the Plaza Municipal Park, also known as the upper plaza. It was originally the Mission quadrangle.

A map by Elihu Anthony in 1854 depicts Mission buildings around three sides of the quadrangle, with the road to the beach beginning on the fourth side.

There were originally no roads around the perimeter of this trapezoidal space, as it was just an unfenced area between buildings. In the early days

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quarrelling couples were placed in stocks on the upper plaza to be jeered at by crowds.

The plaza seems always to have been thought of as public ground. In June of 1866, a squatter attempted to homestead part of the plaza by fencing off a plot and erecting a house on it. During the night notices appeared and an indignant citizenry gathered and tore down the fence and dwelling. The victory was celebrated with a bonfire fed by the remains of the shortlived improvements.

In February of 1870, what is probably the first meeting concerning the improvement of the plaza was held. At the time, the park was described as "a common that is a camping ground of sick swine, sore-backed horses and braying asses."

At the meeting, it was proposed "to lay the plaza out with a street on either side of fifty feet width, and the park to be fenced with a good and substantial fence, graded, and then to be set out at regulated distances to ornamental and shade trees." The little stream of water which the Mission fathers had diverted from one of the "Tres Ojos de Agua" to flow across the north end of the Plaza as the Mission supply was undergrounded in a flume.

Surveyor Thomas Wright, had laid out the plan for the park, along with R.C. Kirby and Colonel Heath.

The work was financed by individual contributions, by two benefit balls, and possibly by the proceeds of a special tax.

By March of 1873, the picket fence around the park was nearing completion and trees were being set out under the direction of Thomas Wright. French gardener A. Routier supervised planting of the evergreens near the outer walks.

1884-87 seems to have been another period of improvement for the Plaza. R.G. Ulrich, "a well known gardener," laid out new paths in 1887 and Louis Doeltz, gardener at the Phelan estate, built a rockery around the fountain in 1885.

"On the fountain are four large rock vases, which will hold palm trees. A fine piece of rock work is a small rock drinking-fountain which faces Mission St. Twelve Linden trees have been set out and look well. These trees are popular in Berlin, Germany and it is the delight of hale old Emperor Wilhelm to sit under der Linden." (1887 SENTINEL). Photo No. 3.

(23) 210 Mission St. - A plain two-and-a-half story house built sometime between 1888 and 1892. Photo No. 3A.

(24) 218 and 214 Mission St. are two clapboarded story-and-a-half cottages built for Louis Schwartz in 1867. They have Chinese-railed porches across the front and sawn-wood brackets in their gables. Photo No. 4.

(25) Schwartz lived next door to the west, in the symmetrical, clapboarded story-and-a-half house at 222 Mission St. The main feature of the design is a steep central gable containing a pedimented window inset with carving, and

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a crisp sawn-wood Gothic bargeboard. The original portico has been removed. The front door is similar to that of 207 Mission St. and there are box cornices above the windows.

Schwartz was a native of Schildberg, Prussia who had lived in many different places, including London, New York, and San Francisco. At one time or another in his life he was a baker, made mackintoshes, and worked in a clothing store.

He arrived in California with seven dollars to his name and only a year later was able to open a general merchandise store, "Schwartz and Brownstone," in the Werner building on Pacific Avenue.

In the late 1860's, his real-estate, lumber and mercantile interests in San Luis Obispo County became his chief investment and he closed his Santa Cruz store. He later returned to active participation in Santa Cruz business life with interests in the County Bank and in his son's dry-goods store, "The Arcade." Photo No. 5.

(26) Next door to the west was the home of plasterer Tom Tierney, which appears to have been similar to the twin houses Schwartz built.

(32) 123 Green St. is a square-fronted, two-story Italiante with low-hipped roof. A sawn-wood balustrade of overlapping circles tops the arched porch. The entrance stairway is bordered by a classical balustrade ending in large newel posts.

At the south side of a Palladian window and a two-story slanted bay with a squeezed pediment cornice.

Entering the house through the tall double entrance doors with their flora pattern, frosted glass panels, one is immediately struck by the disproportionately large size of the Colonial Revival main stairway, which dominates the parlor like a thrust stage. Notable features of the interior include the wainscotted diningroom, Italianate cast-iron fireplace, and the plaster women in the arches of the bay windows.

The house started out as the first building for a Protestant church in Santa Cruz, built in 1850 for the Methodists. Originally located at the southeast corner of Green and Mission Sts., it was purchased from the Methodists by William Woolsey Reynolds in 1864 and moved to its present site. It had already been replaced by a larger church in 1863.

Reynolds crossed the plains from Tennessee to California at age 17 with his father. He "made the entire distance on foot with the exception of three days when he was obliged to ride on account of sickness." (Ed Martin's 1911 HISTORY OF SANTA CRUZ COUNTY). His mother died en route and his party of travelers was in constant danger from Indian attack. A shot fired by an Indian left a life-long scar on his leg.

Upon reaching California, father and son Reynolds went to the Mother Lode

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country to mine. Young Reynolds had been trained as a carpenter and supplemented his mining income by building sluice ways and flumes for other miners.

Arriving in Santa Cruz in 1856, he began his practice as a carpenter and builder "in earnest." For a two-year period, he went south to Mexico, erecting the old custom house at Ensenada at this time.

Three years after Reynolds bought 123 Green St. and converted it into a residence for his new bride, Mary Simpson, he sold it to lumberman James Dougherty.

In the mid 1880's the house was purchased by druggist J.J. Hug. He doubled the size of the house in 1885, and added the porch and bay windows. Carpenter J.S. McPheters supervised the improvements. Another house on the property was sold to H.G. Insel, who moved it to Washington St., allowing Hug to expand the gardens around the house.

T.W. Kelly, owner of "the Racquet Store" on Pacific Ave. was the next major owner, purchasing the property in the 1890's. He is responsible for the Colonial Revival style alterations, such as the Palladian window. Photo No. 6.

(33) 127 Green St. - A clapboarded story-and-a-half house with central gable and a classically-balustraded porch supported by split pilasters. This house was probably erected in the late 1860's by painter Otis A. Longley. Longley had purchased the property, which extended from Mission St. to the bottom of the hill, from the Methodist church in 1864. Photo No. 7.

(34) 134 Green St. - A red-stained Bungalow-style house built for the Wessendorf family c. 1911. It is set in a shady manicured garden, and bordered by a row of close-clipped plane trees along Green St. Present are the wide eaves, brackets, riverstone chimney, shingling and clapboarding typical of the style. Photo No. 8.

(35) 135 Green St. - A c. 1900 hipped-roof, cube-shaped house with the shingled second-story slightly corbeled out over the clapboarded first-story.

(52) 126 High St. - Holy Cross Roman Catholic Church, a landmark because of its hilltop site and tall, whitewashed spire. Designed by San Francisco architect Thomas J. Welsh, it was constructed on the site of the Mission chapel and graveyard.

It is described in this 1885 SENTINEL article, "From the tower a wooden spire of octagonal form will rise 64 feet, making the height from the ground 149 feet. The walls of the tower and main building are to be constructed with buttresses to receive the thrust of the roof trusses which are six in number, with one-half trusses next to the chancel arch and tower walls, the buttresses at the four corners rising above the roof and crowned with pinnacles. Over the chancel and sacristy the roof will be slightly octagonal in shape, and of a lesser height than the main building." Inside the front of the church is a gallery.

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The style of architecture is English Gothic, but will be carried out with due regard to economy and simplicity."

When the church was completed in 1889 the SENTINEL commented on the interior, "On either side of the high altars are two large statues, one representing the Sacred Heart of the Blessed Virgin. Over the altar is the grand figure of the crucifixion which was formerly brought from Spain for the old church by Father Adams."

In between the ceiling trusses are painted eye-shaped panels portraying the disciples. They are surrounded by yellow-tinted foliage patterns, which are in turn contained by trompe-l'oeil painted beams and tracery. Along the ridge-beam of the ceiling are bands of gold and quatrefoils on brilliant red and green backgrounds.

The granite triple memorial-arch, with its ogee curves and Gothic tracery was erected in 1891. Designed by Thomas Welsh, it commemorated the centennial anniversary of Mission Santa Cruz. Photo No. 9.

(53) To the west of the church stood a succession of rectories, the most noteworthy being Edward Van Cleeck's rectory of 1903, torn down in 1964 for the present structure. The second story of this Colonial Revival house was shingled and the first story was finished in narrow siding. It had a Palladian window in the pedimented attic gable, a corner turret, and a pillar-supported entrance-porch topped by a balustrade.

(54) To the west of the rectory was the second Catholic church building, constructed in 1857, after the partial collapse of the adobe Mission chapel earlier that year. The original plan, designed by architects Water & Beck, placed "four large Gothic windows on each side and two in front; also a large entrance door, all of which will be trimmed with Gothic molding." (1857 SENTINEL). "The roof will be adorned with a belfry of strictly Gothic structure, to contain five bells." A forty-foot tower on either side was added in 1964, and a wide platform and steps were added in 1883. Additional remodeling was carried out in 1877. The building was torn down in 1898, nine years after it was last used as a church.

The architects had difficulty in producing a "strictly Gothic" structure, and the building they erected had somewhat of an Italianate look.

This is not surprising, as nearly all the buildings known to have been designed by Thomas Beck (1829-1910) are in the style. He designed the first County Courthouse, his c. 1866 home in Watsonville at Beck and Eastlake, and the 1869 S. Barnet house on Pacific Ave. Beck also supervised the construction of the 1896 courthouse, and was a State Senator and California Secretary of State.

(55) 209 High St. was a two-story porch combining lathe-turned columns with a classical balustrade. A new addition has been built below the dormer window.

The building originally stood at the southwest corner of High and Sylvar

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Sts. and was constructed in 1872 as the saloon and residence of Jackson Sylvar. It was a simple false-fronted story-and-a-half structure set flush with the sidewalk, and ornamented with a balcony across the front. In the gardens, Sylvar set out 100 deciduous and evergreen shade and ornamental trees from Blackburn & Water's nursery, and installed two fountains.

Sylvar, a native of the Azores had operated a restaurant and saloon downtown for a time. Perhaps the reason for his location on the upper plaza was the proximity to the old stone jail on High St., for Sylvar became the jailer in 1872.

In 1888 the property was purchased by O.H. Bliss, of Los Angeles. He remodeled it extensively, removing the false front, adding to the double porch and enlarging the building.

(56) 215 High St. is a simple saltbox with a delicate spindle railing above the porch. The gables were added sometime after the house was built. It is possible that this is one of the former James Leslie buildings, once located at the corner of Mission and Emmet Sts. and moved by Sylvar to his High St. property, where it was fitted up for two residences. Photo No. 10.

(69) At the head of the street was a two-and-a-half story adobe building once used as the "juzado" or legal, administrative and judicial headquarters for the area. It had double porches on its Emmett and School St. sides, posts, with a spindle railing on the second floor. Simple two-story pillars supported the pedimented gable of this Greek Revival building.

While the building is often referred to as a part of the Mission complex it is unlikely that it was constructed in its final form during the Mission period.

The Santa Cruz Mission was secularized in 1834, and the buildings were already falling apart from disuse and lack of repair. There was neither the need, nor the labor and funds available, for the construction of a large two-story building. Work on the first documented two-story house in California, that of American consul-at-Monterey, Thomas Larkin, was not even begun until the following year.

Larkin operated a general-store and trading-post in Monterey, which had a branch in Santa Cruz during the years 1841 and 42, managed by Josiah Belden. The store was located on the plaza in one of the Mission buildings.

While Larkin would be a likely candidate for builder of the adobe, there is no record of its construction in his letters. A building of its size would seem too large for the needs of a small trading post.

Historian Leon Rowland stated that the building was granted to Job Francis Dye in 1839, who sold it to Joseph Majors in 1848. Shortly thereafter it was occupied by Judge William Blackburn, who operated his "Eagle Hotel" there.

In 1862, the building was purchased from Judge Blackburn for the Sisters of Charity school. As the school grew larger the adobe was converted into dormitories and was finally replaced altogether by a new building.

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(70) Adjoining the Eagle Hotel, was a long row of about four adobes with common walls. Two of these remain, the Armas and Rodriguez adobes, the only structures to survive from the Mission.

There is as yet no evidence to suggest what the original purpose of the building was or to suggest a date of construction. Tradition says that the building is the former headquarters of the Mission guards.

After secularization of Mission Santa Cruz, the east half was purchased by Roman Rodriguez in 1838, and the west half by Felipe Armas from two mission Indians, J. Petra and Isidro in 1842. Felipe Armas had been a soldier at the San Francisco Presidio in 1830 when Kamehameha, King of Hawaii, issued an appeal to California for vaqueros. Felipe was sent over as one of these vaqueros, needed to subdue the wild cattle which were overrunning the island.

There have been changes in the adobes since they were built. The wooden floors, doors, and glass windows have all been added. These items were introduced to California by American settlers around the year 1835. Other major changes have been the addition of the second story, the removal of the posts that probably supported the overhanging eaves and the addition of the shingled gable in the Rodriguez adobe. In 1884, a frame addition of four rooms was added to the Rodriguez section and in 1890, the westernmost section of the Armas adobe was removed to make room for a driveway from School St.

The Neary family purchased the Armas section in 1864, and occupied it until 1926. The Rodriguez half was inherited by present occupant Cornelia Hopcroft, who had been adopted by the Rodriguez' at age 11 in 1890.

Both adobes were purchased by the state in 1956, largely through the efforts of the Santa Cruz Historical Society and Assemblyman Glenn Coolidge. At present, restoration of the buildings is under study. Photo No. 11.

(71) At the west corner of School Lane and School St., is a low one-story building covered in shiplap siding. Probably built in the 1850's or 60's, it was originally sheathed in board-and-batten siding and was the residence of Patrick Johnson. Johnson owned the land from the Mission Replica to School Lane.

(72) At the end of School Lane are two houses once occupied by stone carver John Bilodeau and his son-in-law Seth Blanchard. They have the rough look of frontier, ghost-town buildings, especially 122 School St. with its false front and one clapboarded wall.

(73) Above the steps to River St., at the end of School St. was Elihu Anthony's story-and-a-half home, with Gothic bargeboards, finials, and pendants.

(74) 105 Sylvar St. - A two-and-a-half story Eastlake house. The basic vertical lines of the house itself contrast with the horizontal lines of the porch which surrounds it on three sides. Although the porch looks as though it were part of the original design, it was constructed some 20 years after

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the house was built, and designed to match existing porticos.

The hipped-roof is interrupted by gables and dormers of various sizes and there is a wide band of patterned shingling below the eaves. The porch has Chinese railing supporting the multiple, lathe-turned columns, and large, sawn-wood brackets.

An unusual detail is the large, square, attic dormer set flush with the eaves and curved out over the second story, its underside embellished with carved anemones and acanthus foliage.

The entryway is lit by a large geometric-and-floral-pattern stained-glass window and there are stained-glass panels of sea-shell design in the living room. The wainscotted dining-room has a mirrored, bracketed, spindle-supported side-board, matching pass-through, and a mirrored fireplace mantel piece, with William Morris-like tiles depicting Medieval scenes.

This ten-room house was begun in April of 1887 for Henry Willey at a cost of \$5,000. The plans came from Syracuse, New York.

Willey was a hardware merchant who came to Santa Cruz from Chicago after the Great Fire of 1871 had destroyed his prospects for advancement there. He operated his hardware store in the DeLamater block on Pacific Ave. and was the first president of the People's Bank.

The house was owned by Willey until 1926. From 1943 to 1954, it was a convent for the nuns who taught at Holy Cross school. Photo No. 12.

(75) 107 Sylvar St. is a clapboarded saltbox of the 1850's; constructed with hand-split lath.

Customarily referred to as the oldest frame house in Santa Cruz, it was constructed by Francisco Alzina c. 1850, and replaced the adobe home of his in-laws, the Gonzales'.

"From the time of his arrival here until his death in 1887, he was one of the county's most prominent citizens, first sheriff under state government; prior to the civil war frequently mentioned as a democratic party candidate. He had refused employment on the plantation of Senator John C. Calhoun because of his dislike of slavery and he seems to have broken away from that party at the outbreak of hostilities." Alzina had been born on the island of Minorca, and stowed away on the ship the U.S.S. CONSTITUTION when it was in Barcelona harbor in order to avoid the Spanish military draft (Centennial edition of RIPTIDE).

In 1848, he married Maria Carlotta Gonzales, daughter of Don Juan Gonzales. The lumber to build the house may have come from Gonzales' ranch up the coast. Photo No. 13.

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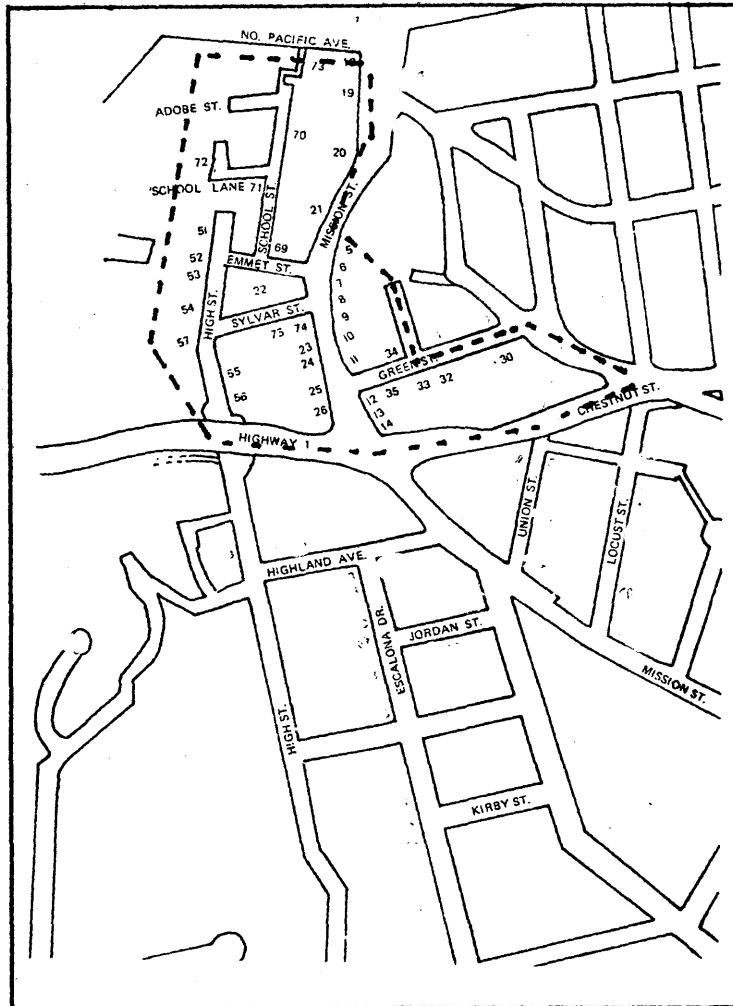
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MAP GUIDE



-- GENERAL AREA OF PROPOSED DISTRICT --

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Representation in Existing Surveys
(District Recognition)

1. Local Plans

City of Santa Cruz, Historic Preservation Plan, 1974
Identifies Mission Hill Area as a district of historic
significance, p. 33.

City of Santa Cruz, Open Space and Conservation Element, 1973
Identifies Mission Hill Area as a district of historic
significance, pp. 56-58.

2. State Plans

California Coastal Commission, Preliminary Coastal Plan, 1975
Identifies Mission Hill Area as a district of historic
significance, map series 10.

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Santa Cruz had been known to the Spanish ever since the 1769 Portola expedition passed through, but it was not under consideration as a possible Mission site until 1774, when a search for Mission sites was made.

The first Mission was dedicated on September 26, 1791, a primitive complex of thatched buildings located about 500 yards from the San Lorenzo River. Apparently, the first site was located on the flatland below the Mission Hill bluff and was vulnerable to flooding. Because of this vulnerability, the Mission was moved to the bluff, and a new chapel was dedicated there on May 10, ~~1874~~,
1784,

After the chapel's dedication, a mill, a two story granary, and a house for looms were built (H.A. Torchiana in his MISSION OF SANTA CRUZ). The mill, located on Laurel St., near California Ave., was grinding corn by 1796, but was badly damaged in the December rains of that year. Three years later, it was wrecked by a violent storm along with several other mission structures.

Apparently there was no skilled foreman or skilled labor to construct the adobe buildings properly. The Mission structures fell prey to the elements again and again. The church building itself was badly damaged by rains in 1797, only three years after its completion.

By the time the heavy rains of 1824 damaged Mission buildings, there were no laborers left to make the needed repairs.

The Santa Cruz Mission was not the most successful of the missions. At no time did the birth rate ever exceed the death rate, meaning that the population had to be constantly replenished by the recruitment of neophytes to maintain the supply of serf labor.

The Mission supported itself through cattle ranching and farming. Cattle roamed the plains from Ano Nuevo Point to Corralitos. The chief value of these cattle was not in their meat or their milk, but rather in their hides and tallow. These products could be traded to ships for items that the Mission could not make.

Important to the self-sustenance of the Mission were its vegetable gardens and grain and bean fields extending from Mission Hill to Beach Hill, and the Mission orchard, located north of Mission Hill between Potrero and River Sts.

The best available account of daily life at Santa Cruz Mission is that of the Indian, Lorenzo, transcribed by E.L. Williams for Harrison's 1890 HISTORY OF SANTA CRUZ COUNTY. Born in 1819, Lorenzo describes the Mission's final period, prior to its secularization in 1834.

"There were eight hundred and thirty six who received rations....They all slept in houses where is now the Sister's school. All the space there was covered with dormitories.

Some of them were engaged in weaving blankets, others were carpenters, others blacksmiths, tanners, and many worked in the field, cultivating and harvesting. The women prepared the wool for the weavers, did much of the sewing of clothes and at times worked in the field.

The Indians at the Mission were very severely treated by the padres, often punished by fifty lashes on the bare back. They were governed somewhat in the

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military style, having sergeants, corporals and overseers, who were Indians, and they reported to the padres any disobedience or infraction of the rules, and then came the lash without mercy, the women as well as the men.

The Indians at the Mission of Santa Cruz, after prayers in the morning at church, received their orders as to their labors at the church door. Then they went to breakfast, and had their meal together of boiled barley.

After laboring in the fields in the morning, "At eleven o'clock A.M., the bell was rung to call them together....The dinner consisted of a mixture of cooked horse beans and peas. At the end of the hour the bell was rung again until about sunset when each received his rations of boiled corn. Such of the Indians as had families were given meat also.

The surplus products were sold to vessels that came to buy. The Russian vessels carried away the wheat and barley, Spanish vessels taking beans, corn, dried peas, and dried horse beans, English vessels carried away hides and tallow.

The Indians were dressed with pantaloons of coarse wool, and a blanket over the shoulders. The women wore a skirt of the same material and also a blanket. We had no shoes or hats.

To capture the wild Indian, first were taken the children, then the parents followed. The padres would erect a hut and light the candles to say Mass, and the Indians, attracted by the light thinking they were stars would approach, and soon be taken."

With the independence of Mexico from Spain, the future of the missions became increasingly uncertain. The libertarian spirit of the age turned against the church because it was considered reactionary. Many believed it more loyal to the Spanish monarchy than it was dedicated to the new Mexican state. Furthermore, the missions had served their purpose of colonizing the country and domesticating the Indians. They now tied up valuable land that could otherwise be parcelled out to enterprising ranchers.

The secularization of the Santa Cruz Mission had been proposed as early as 1823, but did not occur until the general secularization of all the missions in 1833-34.

The Mission had suffered an earlier setback in 1818, "et ano de los insurjentes." Argentine registered privateer Hippolyte de Bouchard, attacked the small town of Monterey, across the bay. Panicked at the thought of losing their treasures, the Missionaries packed everything in Santa Cruz Mission out of harm's way. In the process both the neophytes and the treasures were scattered. This was partly due to the rapacious Brancifortians, who helped themselves to the loot.

The nearby Villa de Branciforte, established in 1797, had long been an irritant to the padres. They characterized the inhabitants as a bad influence because of their worldiness and low morals.

At the time of the Mission's secularization in 1834, there were twenty buildings inside the mission quadrangle and fifteen outside it. The largest of these was a little under two hundred feet long.

M. Leplace presents a graphic account of the mission in a state of decay after secularization, in his COMPAGNE DE CIRCUMNAVIGATION DE LA FREGATE L'ARTEMIS

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PENDANT LES ANNEES 1837, 1838, 1839, ET 1840. (translated in Torchiana's MISSION OF SANTA CRUZ).

"I was quite enchanted by the lovely views which we had at intervals of the mission with its little white houses and red-tiled roofs, its church surmounted by a little steeple, which seemed to appear suddenly from the bosom of a magnificent stretch of green, at the end of which it arose. At the same first view of the picture, there unrolled before our eyes, the fields, which with their color of emerald, one could believe to be cultivated with care, so rich was the vegetation, the charm of which was enhanced by the clusters of fruit trees, distributed here and there. Further on the closing the perspective on that side, there arose a ridge of higher elevation, covered from the foot to the summit with a forest of large pines with dark foliage, contrasting in an agreeable manner with the warm colors of the plain, which bordered on the sea. All that was delicious; and yet deceptions awaited me there also and still more painful...a spectacle of misery and desertion offered itself to my eyes.

"The buildings, which from afar had a good appearance were in ruin, and abandoned by all their former inhabitants....

"In fact with every step we encountered objects of sadness and disgust; the long rows of little huts made of sundried bricks, lately occupied by the neophytes of the monks, had no doors or windows and were covered in part by their debris; in a court adjoining the lodging of our guide and contaminated by a thousand sweepings which gave off an abominable odor, we saw several individuals cutting up a steer, still palpitant, of which the blood and entrails lay about upon the ground, and where they would remain until the birds of prey devoured them. The kitchen garden, into which we had entered by a gate half in ruins, the sill of which was covered with rubbish and filth, offered scarcely a space for our feet; it did not have any less repulsive aspect; in a corner were lying several carrion covered by a myriad of winged insects...."

According to Josiah Belden, who ran a branch of Yankee pioneer Thomas Larkin's Monterey trading post in one of the Mission buildings, the Mission was abandoned altogether by Father Antonio Suarez del Real in 1843, becoming just a church.

Only the ravages of time and the weather were needed to erase the physical remains of the Mission. Water-logged sub-surface soil had already collapsed adobe walls during the wet winter of 1840.

The church's front was once "flanked with a massive tower on each side; the walls were lofty and the building spacious." (1865 SENTINEL).

"The walls were double-tiered of adobes, the front was cut-stone, ornamented elaborately with suitable designs, also the same was on the arch of the sanctuary; the building was provided with sufficient doors and iron locks (no other doors at that time having iron locks, hinges or other fastenings) the choir gallery was erected inside over the entrance to the church...." (1863 SENTINEL).

"The sides and ceilings were painted in fresco (in geometric designs of reddish color) and the colors are yet as bright and vivid as when first laid on, although exposed for years to the wear of the elements. The altar was furnished

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with the images of St. Michael, the archangel, the Holy Virgin, and other saints; and a painting covered the whole rear side of the building, from which the mild faces of cherubs peered forth from a dim cloud of glory." (1865 SENTINEL).

A series of three earthquakes on the morning of January 9, 1857, combined with a wet subsurface, was probably responsible for the partial collapse of the church, and complete collapse of its tower on February 16 of the same year.

After this damage, a new wooden church was built to the west of the adobe church. What was left of the adobe was given a new front of board siding, and a pitched, shingled roof.

This remaining portion of the church had been the altar room and a room used for teaching music. It was converted into a schoolroom in 1861, and later used as a storeroom and stable. In July of 1885, it was demolished to make way for the present Holy Cross Church.

Since the early 1900's, the Mission Hill Area has remained relatively unchanged. Two small apartment buildings were constructed in the 1950's and, other than this change, the area has a definite yesteryear appearance. It is still possible to find hitching posts and rings throughout the district. This proposed land mark district is presently zoned by the City of Santa Cruz as a Special Use (Historic) District, except for nine properties in the Residential Low Rise District.

B. Identity, Appearance, and Visual Cohesiveness As A District

The chief feature of Mission Hill is the 149 foot spire of Holy Cross Church seen above the lawns and linden trees of the former Mission plaza. It is this sight that lifts the Mission Hill district out of the ordinary, and creates an atmosphere of tranquility and timelessness. The extent of the area which "belongs" to the church is defined by clear physical boundaries. Its site is a finger or peninsula of land raised above the flood plain of the San Lorenzo River. Besides the geographical separation the peninsula is set apart because it's basic land use - residential, differs from the generally commercial use of the land surrounding it. On the fourth side Highway 1 and the Chestnut St. extension form a concrete gulf filled with speeding cars and trucks.

The siting of the buildings, and their relationship to each other is informal, because of the varying lot sizes, and placement of small open spaces along with the variety of the buildings themselves, the result is a highly individual identity for each location within the district.

Architectural unity is provided by the frame construction of virtually every building in the district, most of them freshly painted.

There is some variation in the parcel sizes, but for the most part they are large enough to give the district a suburban or small town look rather than an urban look. The district clearly reads as an area of detached single family homes, with their surrounding gardens an important design element.

Within the Mission Hill district there are several groups of building, which

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constitute subdistricts, because of shared characteristics. Mission St. from Highway 1 to Emmet St. presents the most unified appearance within the district. To begin with, the three white painted Schwartz houses, 214, 218 and 222 Mission St. present an image of pioneer simplicity and directness in design. 210 Mission St. relates well to them in materials and the simplicity of its architecture. It also forms an effective transition between the Schwartz houses and the Willey house on its other side.

The Willey house is large enough and elaborate enough to allow its elements to be composed and articulated, rather than simply presented, as in the Schwartz houses. In this it is set apart, in a category with the Calvin Davis house, 207 Mission St. across the street. These are two most impressive buildings in the district for their size, massing, detailing and location. They are the kind of structures which visitors to Santa Cruz notice and remember.

The Davis house and neighboring 211 Mission St. form a pair, because they were put up by the same contractor, Calvin Davis, and share common details and proportions, although 211 Mission St. is far less complex. Continuing to the west, Edward Van Cleeck's Wessendorf house at 217 Mission St. is related by its Colonial Revival austerity, while the form is the most voluptuous type of Queen Anne.

Just beyond Emmet St. 159 Mission St., and the James Leslie building, 155 Mission St. form a pair of buildings set apart from their neighbors, due to their lack of front porches, placement at the edge of the sidewalk, lack of sideyards, and square facades. They present a more urban appearance than do the other buildings in the district.

School St. is unpretentious, built to a smaller scale. Here buildings are smaller, closer together, free of any ornament. Instead of the prevailing two stories, there is a row of one-story cottages across from the Neary-Rodriguez adobe, which harmonizes with its one story School St. facade. (The adobe is actually one-and-a-half stories).

School Lane, a dead end street off School St., appears as a hidden sheltered driveway or pedestrianway rather than as a street. The rustic School Lane approach to 122 and 124 School Lane intensifies the impression of arrested time that these two buildings create, as though they were part of the set for a Western.

Green St. is memorable for its landscaping as well as its architecture; to the degree that is difficult to speak of, the buildings on Green St. form an ensemble, because they are partially obscured by trees. Very civilized-looking hedges, flower beds and lawns are found next to verdant patches of semi-wild growth.

C. Condition

The following information combined with Section 6 is presented to provide further detail on the condition of structures of significance in the proposed Landmark District.

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which is as unchanged. Architectural styles range from the Mission Era to the Colonial Revival. This variety is even more unique when you consider the relatively small area in which they are located. Historically, the area is also vital to the history of the City of Santa Cruz as well as California. As one of the California mission sites, the Mission Hill area has a wealth of history. Perhaps most indicative of this history, is the fact that the Neary-Rodriguez Adobe has been continuously occupied from the Spanish Era to the present. Few buildings in California can claim this distinction. The local importance of the Mission Hill area is best attributed to by the fact that all but nine lots of the proposed district, are in a Special Use (Historic) District. This district is intended to minimize change and insure what change occurs is compatible with the area's historic character.

Recent residents of the area have increasingly recognized its importance and have carried out many sensitive restorations. This new life has proved of great benefit to the entire community by showing the value of preserving the past in practical everyday terms. To quote Millys Peck, "When the life of a community can be seasoned with tradition, an awareness of the contribution of its past citizens - the benefit extends far beyond the momentary." A more specific outline of the area's significance is discussed in the following paragraphs.

2 - Archeology - Historic

Certain properties in the proposed landmark district contain subterranean artifacts from the Indian settlements which once existed near the mission site. Other properties contain evidence of the original Mission ruins.

3 - Architectural Significance

The Mission Hill district contains several buildings of special architectural interest.

(1) The Calvin Davis house, 207 Mission Street. A light and delicate treatment of the Stick style as a surface applique to an Italian Villa form. It is the best preserved most important work of Charles Wellington Davis who was a major architect in Los Angeles and San Francisco, as well as Santa Cruz.

(2) The Henry Willey house, 105 Sylvar St. for the unusual treatment of the projecting dormer/bay in its attic, curving out above the porch, and carved with acanthus and anemones.

(3) The Reynolds house, 123 Green St. for the two-story bay window on its south facade, sharply and precisely detailed, the best stick treatment in the city.

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- (4) The Louis Schwartz house, 222 Mission St. for its most effective use of bargeboards in connection with a central gable, for a strong but simple design.
- (5) 127 Green St., the Otis Longley house for its integration of Gothic and Classic elements.
- (6) Holy Cross church for its painted ceiling, and spire, perfectly sited to serve as a landmark for the entire city. The Mission centennial granite agate in front of the church is the most impressive display of the stone cutter's art in the city.
- (7) The Francisco Alzina house, 107 Sylvar St. as a pioneer building type now rare in the state.
- (8) The ^{Near} ~~Amos~~-Rodriguez adobe as an uncommon building type, the only building to survive from Mission Santa Cruz and one of only two adobes in the city.

3-A - Relationship to Santa Cruz

The Mission Hill district is representative of the early Santa Cruz cityscape, in that it was developed lot by lot, house by house, over a period of years.

Before the turn of the century, Santa Cruz developers laid out subdivisions that could accomodate many homes, but almost never built any more than two or three houses in any one location.

Nineteenth century Santa Cruz developed by in-filling between widely-spaced houses or lot-splitting. There has never been an entire neighborhood dating exclusively from any one decade or period in Santa Cruz. When the range of styles in the period since 1850 is considered, it is not surprising that this infilling has resulted in a highly variegated cityscape.

In addition, every decade since statehood has seen the demolition of, and replacement of buildings from earlier periods.

The Mission Hill district is no different from other Santa Cruz neighborhoods in these respects. What is special about Mission Hill is that the process of demolition and infilling was largely complete by the time the building boom of the mid-1880's was over. By that time, it was already being described as a desirable and attractive residential area in local newspaper accounts.

The particular importance of Mission Hill is its position as the largest geographically contiguous area made up of buildings of architectural and historical interest. These older buildings dominate the few newer intrusions in the district.

No other neighborhood in Santa Cruz can claim such a good representation of buildings in each decade from 1850 to 1900. No other neighborhood can claim such a variety of historic uses (church, courthouse, school, saloon, store,

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residential). No other neighborhood can claim so many historic sites - first courthouse, first jail, first brick building, oldest frame house, oldest church building, oldest rectory building, mission building, etc.

4 - Agriculture - Commerce

As the center of Mission Era Santa Cruz, the proposed landmark was the focal point of the area's commerce. The Mission had more than 4,000 head of cattle, extensive vegetable gardens and a grist mill. The mill was presented to the Mission by Captain George Vancouver who visited it on December 2, 1794, to buy fresh vegetables. The Mission also had more than 8,000 sheep, and 900 horses by 1828. Herds roamed and grazed from near Pajaro River up to New Year's Point, a distance about 42 miles.

Santa Cruz County's first hotel was an old Mission adobe, two stories and an attic, with porches running around it. It stood on the southwest corner of School and Emmett Streets, facing the Plaza where Holy Cross Elementary School is today. No record exists as to when it was built, and the first transaction regarding it dates from 1848 when Job Francis Dye sold it to Joseph L. Majors.

When Santa Cruz County was created by the Legislature on February 18, 1850, its first courthouse business was conducted in the old Eagle Hotel.

In 1852, the new county paid Thomas Fallon \$3,500 and moved into his combination home, store and hotel which stood just across School Street from the Eagle.

by 1860, it was obvious that "town business" was moving down on the flat, in the former Mission vegetable garden. By way of incidence, Judge John H. Logan, whose house was in the Mission Hill area, in 1890, discovered something unusual in his garden: a cross between a native blackberry sprout (Auginbaugh) and the Red Antwerp Raspberry. He sent samples of the hybrid cross to a firm in Salem, Oregon, where it created great interest. The new berry was named the Loganberry in honor of Judge Logan.

5 - Community Planning

Perhaps the best concise statement of the Mission Hill Area's significance is contained in the City of Santa Cruz Open Space and Conservation Element:

"The spire of the Holy Cross Church serves as the visual focal point of Santa Cruz, as well as the center of the City's Mission Area. The Mission Hill Area includes the Neary/Rodriguez Adobe, the last remaining building from the Santa Cruz Mission, and numerous Victorian homes. Portions of this area are now included in a Historical Preservation District and efforts are now under way to enlarge the area of the district to include the remaining buildings of historical significance on Mission Hill."

The wealth of architectural variety is now being appreciated by an increasing

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number of Santa Cruz residents and visitors. Efforts are also now underway to restore the Neary-Rodriguez Adobe.

6 - Education

The Mission was the site of the first school in Santa Cruz County and today is still the site of two schools operated by the Monterey Bay Diocese.

7 - Landscape Architecture

The Plaza Municipal Park was originally the Mission quadrangle and has always served as public ground. In 1884-87, the Plaza was landscaped by R.G. Ulrich and remains essentially unchanged today.

8 - Military

The Neary-Rodriguez Adobe, it is generally agreed, served as the Mission guard house, with the commander of the guard and his family in one side and his subordinates housed in the other. This is the only guard house attached to the Missions of California that remains in California.

9 - Religion

Since the original founding of the Santa Cruz Mission in 1791, the Mission Hill Area has served as a center for religious activity in Santa Cruz. Today, the Holy Cross Roman Catholic Church stands on the site of the Mission Chapel and serves as a focal point for the entire City.

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Easterly boundary of Lot 26, Block 2, Page 01, Book 5 of Assessor's Maps; thence Southerly along said Easterly boundary of Lot 26, 30 feet, more or less, to a station produced with the Easterly projection of the Northerly boundary of Lot 23, Block 2, Page 01, Book 5 of Assessor's Maps; thence Westerly along said projection, 266.6 feet, more or less, to the Northwesterly corner of Lot 21, Block 2, Page 01, Book 5 of Assessor's Maps; thence Southerly and Westerly along the Western boundary of said Lot 21, 52 feet, more or less, to the Southwesterly corner of said Lot 21; thence Southerly along a projection of the Westerly boundary of said Lot 21, 50 feet, more or less, to a station produced with the centerline of Mission Street; thence Northwesterly along the centerline of said Mission Street, 400 feet, more or less, to a station on the Northerly projection of the Easterly boundary of Lot 2, Block 4, Page 04, Book 5 of Assessor's Maps; thence Southerly along said projection, 30 feet, more or less, to the North-easterly corner of said Lot 2; thence Southerly along the Easterly boundary of said Lot 2, 125 feet, more or less, and Westerly along the Southerly boundary, 50 feet, more or less, to the Southeasterly corner of Lot 1, Block 4, Book 5 of Assessor's Maps; thence Westerly along the Southerly boundary of said Lot 1, 30 feet, more or less, to a station on the Easterly boundary of Lot 5, Block 3, Page 02, Book 5 of Assessor's Maps; thence along the Easterly boundary of said Lot 5, 66 feet, more or less, to the Southeast corner of said Lot 5; thence Westerly 280 feet, more or less, to the Southwest corner of Lot 8, Block 3, Page 02, Book 5 of Assessor's Maps; thence Westerly 27 feet, more or less, to the centerline of Green Street; thence Southerly along the centerline of Green Street 365 feet, more or less; thence, Westerly 27 feet, more or less, to the Northwest corner of said Lot 33, Block 2, Page 02, Book 5 of Assessor's Maps; thence along the Southerly boundary of said Lot 33, 113 feet, more or less, to the Southeast corner of Lot 24, Block 2, Page 02, Book 5 of Assessor's Maps; thence Westerly 220 feet, more or less, along the Southerly boundary of Lot 24, Block 2, Page 02, Book 5 of Assessor's Maps to the centerline of the Chestnut Street Extension; thence, Northerly 495 feet, more or less, to the point of beginning.

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Geographical Data - Verbal Boundary Description

BEING a portion of the lands bounded on the West by State Highway 56, on the North by Mora Street, on the East by North Pacific Avenue, and on the South by Cross Street and Chestnut Street, now or formerly zoned P-A-S, R-M-S, C-H-S, C-C-S, R-L-S and S-U-1, and being more particularly described and bounded as follows, to wit:

BEGINNING at a station on the Southeasterly boundary of Mission Street at the intersection with the centerline of Chestnut Street Extension; thence from said point of beginning along the centerline of State Highway 56, in a Northerly direction, 910 feet, more or less, to a station produced by the intersection of said Highway, with the Westerly projection of the Southerly Boundary of Lot 20, Mission Orchard Lots filed in Book 5 of Maps, Page 4, Santa Cruz County Records; thence Easterly along the Southerly boundary of said Mission Orchard Lots, 710 feet, more or less, to a station produced with the centerline of Southern Pacific Railroad tracks, then Southwesterly along the centerline of said railroad tracks, 320 feet, more or less, to a station produced with the Northeasterly boundary of Lot 23, Block 1, Page 01, Book 5 of Assessor's Maps; thence Southeasterly along a projection of said boundary of Lot 23, 500 feet, more or less, to a station produced on the most Easterly boundary of Lot 27, Block 1, Page 01, Book 5 of Assessor's Maps; thence Northerly along said boundary of Lot 27, 120 feet, more or less, to the most Southerly corner of Lot B as shown upon Parcel Map filed in Volume 5, Page 18, Santa Cruz County Records; thence Northeasterly along the Southeasterly boundary of said Lot B, 20 feet, more or less, to the most Westerly corner of Lot 4 as shown upon said Parcel Map filed in Volume 5, Page 18, Santa Cruz County Records; thence Southeasterly along the Southwesterly boundary of said Lot A, 84 feet, more or less, to the most Southerly corner of said Lot A, said corner being at the approximate toe of cliff; thence Southwesterly along the toe of cliff, 175 feet, more or less, to the Northwesterly corner of Lot 1 as shown upon Parcel Map filed in Volume 9, Page 54, Santa Cruz County Records; thence Southerly along the Westerly boundary of said Lot 1, 219 feet, more or less, to the Southwesterly corner of said Lot 1; thence Southerly along a projection of the Westerly boundary of said Lot 1, 14 feet, more or less, to the Southeasterly corner of Lot 4, Block 1, Page 01, Book 5 of Assessor's Maps; thence Westerly along the Southerly boundary of said Lot 4, 30 feet, more or less, to a station; thence Southerly, 15 feet, more or less, to station produced on the Northerly boundary of Lot 12, Block 2, Page 01, Book 5 of Assessor's Maps; thence Westerly and Southerly along a curve, 24 feet, more or less; to a station; thence Southerly along the Easterly boundary of said Lot 12, 37 feet, more or less, to the Northeasterly corner of Lot 19, Block 2, Page 01, Book 5 of Assessor's Maps; thence Southerly along the Easterly boundary of said Lot 19, 133 feet, more or less, to the Southeasterly corner of said Lot 19, thence Westerly along the most Southerly boundary of said Lot 19, 4 feet, more or less, to a station on the

MAP I

