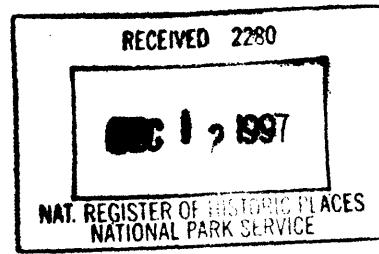


NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1. NAME OF PROPERTY

historic name: Robinson,Elias H., House
other names/site number; N/A

2. LOCATION

street & number: 363 Ocean Street
city, town: Santa Cruz
state: California code: CA county: Santa Cruz code: 087

3. NATIONAL PARK SERVICE CERTIFICATION

I, hereby certify that this property is:

entered in the National Register.

See continuation sheet.

determined eligible for the
National Register.

other, (explain) _____

R.H. Lyon

01/09/98

✓ Signature of the Keeper

Date of Action

4. STATE /FEDERAL AGENCY CERTIFICATION

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

Paula M. Alveyta
Signature of certifying official

11-25-97
Date

California Office of Historic Preservation
State or Federal agency and bureau

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

Signature of commenting official

Date

State or Federal agency or bureau

Robinson, Elias H.,Hse.
Santa Cruz Co., CA

5. CLASSIFICATION

ownership of property: private
category of property: building
number of resources within property: 2
Contributing: 1
Noncontributing: 1

6. FUNCTION OR USE

Historic Functions: DOMESTIC/Single Dwelling = House
Current Functions: DOMESTIC/Multiple Dwelling = Apartment Building

7. DESCRIPTION

Architectural Classification
Late Victorian/Stick/Eastlake
Materials:
Foundation: concrete
Walls: wood
Roof: fiberglass shingle

Describe present and historic physical appearance:

The Elias H. Robinson House is a two-and-one-half-story cross-gabled, wood frame building, irregular in plan resting on a concrete perimeter foundation. The house was constructed in 1888 by Santa Cruz architect Daniel Damkroeger in a modified Stick/Eastlake Style. It features irregularly spaced paired and single rectangular and round-headed windows. The majority of the windows are double-hung wood sash, with three or four fixed lights, particularly in shed roofed porches extending off the northerly and southerly side elevations of the first floor. Decorative scroll work appears in the apex of the northerly side elevation. A similar feature in the gable of the NE facing facade was lost in the 1989 Loma Prieta Earthquake. It has been replaced using photographic documentation of the original feature. A highly decorative open porch wraps around the facade and southerly side elevation. A shed roofed porch at the rear (SW) was expanded between 1892 and 1905 with two shed roofed porch additions to the northerly side elevation forward and rear of the lower cross-gable after 1928. Asbestos shingles overlay the original horizontal wood siding along the southerly side elevation above the first floor and on the lower projecting cross-gable. It also appears on the rear elevation of the building. This material dates from the mid 1950s. There are no significant interiors. A wood framed carriage house, constructed in 1888, lost its integrity of design when the second-story hayloft was converted into an apartment sometime prior to 1928. It is located at the NW corner of the property.

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The NE facing front elevation of the Robinson House employs a horizontal drop wood siding and is characterized by a highly decorative raised full-width open porch that wraps around the southerly side elevation of the building. The porch features a latticed frieze supported on chamfered square posts with capital detailing, triangular brackets, and a low rail of sawn flat work balusters. A straight run wooden entry stairway is located on the northerly end of the porch leading the the main side-hall doorway. The door is one light with three cross panels, capped by a glazed transom. Fenestration is irregular with single and paired 1/1 double hung wood sash. All window casings are articulated by applied geometric decoration surrounding their upper lights, including the one round-headed window in the attic half-story. The principal windows on the first floor are paired, but are separated by a horizontal screened opening between the upper lights with an inside hopper window allowing for natural ventilation in the mild seaside climate of Santa Cruz. The wide, overhanging end-gable roof is flared at the eaves and has a closed soffit. A wide simple frieze with decorative molding marks the roof-wall junction. Highly decorative scrollwork appears in the apex of the roof gable. The original apex feature was lost in the Loma Prieta Earthquake in 1989 when the building was severely damaged. It was accurately reproduced from photographic documentation taken during the Santa Cruz Historic Building Survey, by Charles Hall Page & Assoc., in 1976. The steep pitched main roof, and the low pitched hipped porch roof are covered in a fiberglass shingle recommended by the architect of the State Office of Historic Preservation.

Along the southerly side elevation the highly decorative raised wood porch ends in the side wall of a lower projecting two-story bay. A ten light glazed wood door in the bay side, dating from the 1920s, is reached by a side approach, straight run staircase adjacent to the decorative porch. As no physical or photographic documentation existed of the original staircase at this location, existing materials, profiles and finishes were matched for the new element. A simple water table carries the line of the porch deck around the remaining perimeter of the house. Three inch vertical beaded board is used as a skirt below the water table. The original horizontal wood siding appears along the first floor porched section of this elevation, however the second floor and the lower projecting bay as well as some of the rear elements of the building are clad in an asbestos shingle, applied in the mid 1950s. Where missing or damaged, the asbestos shingles have been replaced with matching fiberglass shingles.

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A gable-roofed one-story wing projects from the rear of the main two-story building block. Its southerly elevation is characterized by an enclosed side porch with central entry. Its ten light glazed wood door, is flanked by large, fixed six light wood windows above a low closed rail. Two narrow, horizontal inward opening hopper type windows are found above each large fixed window. A third six light fixed window faces the rear (SW) of the building from the side-wall of this porch. A wood, shed roofed hood, running the full length of this porch, supported by simple brackets, appears to date from the 1920s. All roof surfaces are covered by modern fiberglass shingles. The side approach straight run staircase to the porch doorway has been treated in the same manner as the one described immediately above. A small, shed roofed room projects SW from the one story wing. Its southerly elevation has a single 1/1 double hung wood sash window. As noted above, these elements are clad in an asbestos shingle siding.

The rear (SW) elevation is characterized by the stepped flared gable roofs of the two-story main block and one-story rear wing, and the lower shed roofed rear room. According to Sanborn fire insurance maps the shed roofed room was expanded to the full width of the rear one-story wing sometime between 1892 and 1905. Fenestration on this stepped elevation is irregular with single and paired 1/1 double hung, and fixed single and 2/2 wood sash windows. The window casings in the two-story main block have applied geometric decoration around the upper lights. A modern door at the west side of the shed roofed rear room has been enclosed, as has a similar feature at the south side of the SW end wall of a shed roofed extension off the northerly side of the one-story rear wing. These doors led to a modern deck and stair at the NW corner of the building which have been removed.

The northerly side elevation of the Robinson House is characterized by a pair of small, one-story shed roofed additions adjacent to the NE and SW sides of the lower projecting bay. According to Sanborn fire insurance maps these features were added sometime after 1928. They may be the work of Darius A. Porter, a carpenter who occupied the house after 1924. The addition forward of the bay (NE) has five large fixed single light wood windows under a band of smaller square fixed lights. The central panel of small windows on the northerly side of the addition form an inward opening hopper window. The shed roofed addition to the rear (SW) of the bay has a single fixed ten light wood window. All roofs are covered with fiberglass shingles.

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The exterior wall cladding on this elevation is the original horizontal drop wood siding. An open exterior two-story wood staircase, constructed in 1943, which extended off the lower projecting bay has been removed. The modern door opening it used has been filled with original wood siding material. Fenestration on this elevation is irregular with single and paired 1/1 double hung wood sash, and multi-paned fixed and hopper type wood windows. Applied geometric decoration is found around the upper lights on the window casings of the main building block. Two narrow horizontal wood windows, one on the first and one on the second floor, trace the course of an interior side hall stairway. Decorative scrollwork appears in the gable apex of the lower projecting bay. All roof covering is in fiberglass shingle.

A two-story wood framed carriage house appears in the NW corner of the property. Constructed in 1888, the carriage house lost its integrity of design when the hayloft was rebuilt and converted to apartment use sometime prior to 1928. The conversion may have been the work of carpenter Darlus A. Porter who, according to local business directories, owned the house after 1924.

Unfortunately, because of its extended use as an apartment building and due to damage sustained in the 1989 Loma Prieta Earthquake the Elias H. Robinson House has no remaining significant interiors.

As originally constructed in 1888, the Elias H. Robinson House was located at the eastern edge of town with Ocean Street marking the Santa Cruz city limits. For many years only the Robinson House and that of his immediate neighbor, Capt. Samuel S. Short occupied the block, with orchards and open space to the SW. Infill occurred after the turn of the twentieth century. Following WWII this primarily residential neighborhood began to change character, especially in the 1960s with the widening of Ocean Street and its commercial zoning. 363 Ocean Street is in a mixed commercial/residential neighborhood today, flanked on the NW by a convenience store and the SE by single family residences. A few larger Victorian era homes can be found close by along Broadway . While the rural residential quality of the neighborhood has declined the Elias H. Robinson House continues to act as an important anchor building connecting the old with the new in a handsome and appropriate adaptive reuse. The high level of its physical integrity, in spite of changes over time, still evokes a strong sense of time and place, and of feeling and association with early Santa Cruz.

8. STATEMENT OF SIGNIFICANCE

Robinson, Elias H., Hse.
Santa Cruz Co.,

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

nationally statewide locally

Applicable National Register Criteria A B C D

Area of Significance: Architecture Period of Significance: 1888 Significant Dates: 1888

Significant Person: N/A Architect/Builder
Damkroeger, Daniel A.

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

The Elias H. Robinson House in Santa Cruz derives its significance under criterion C (with possibly three other examples of the "Alpine" variant of the Stick/Eastlake Style of architecture) because the form, which was once common but is now rare, represents a significant contribution to the evolution of late 19th century architecture in Santa Cruz.

The city of Santa Cruz had its origins in a small village that grew up around the plaza in front of the Santa Cruz Mission (1791), from which it derived its name. With the advent of American and northern European occupation beginning in the 1830s the village expanded from the area of the Upper Mission Plaza to the flat land below this feature called the Lower Plaza. With secularization in 1834 the area came briefly to be known as Pueblo de Figueroa, named after Jose Figueroa, a popular Governor of Alta California.

By the time of the American conquest in 1848, Santa Cruz boasted of a sawmill, tannery, lime kiln, and foundry. More land had been purchased below Mission Hill by American entrepreneurs and a business district was evolving along Front Street, just west of the San Lorenzo River. The community prospered during the early years of the Gold Rush selling mining tools, potatoes, and lumber, to the Argonauts. A wharf was constructed in 1851 promoting development of a port. This short lived prosperity saw the development of residential growth between Mission Hill and Beach Hill on the site of former Mission gardens, and west of the Mission along the Coast Road to San Francisco. With the collapse of the potato market in 1853 the initial building boom ended, but the community of Santa Cruz was firmly established. In 1858 a toll road was constructed over the Santa Cruz Mountains to the Santa Clara Valley affording easier access to the coast side community.

By 1860 Santa Cruz had set up a common water system that facilitated a three-fold increase in population over the decade. Lumber from Santa Cruz County made possible, in part, San Francisco's rapid growth. It was shipped through the expanding port of Santa Cruz.

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In 1864 a powder works was established north of the town, becoming a major industry. Business development began to shift from Front Street to Pacific Avenue because of its more direct access to the port area. In 1866 the town was granted a charter by the state and its boundaries were set. An Act of Congress that same year relinquished the lands of the Mission to the new town, thus perfecting the titles. The late 1860s also saw the emergence of the tourist industry with the construction of a few vacation hotels, summer rental cottages, and beach related facilities like the Leibrandt Bath House.

In the 1870s the population increased to about 4,500 in what the *Santa Cruz Sentinel* described as "a wave of prosperity so general that we find new buildings going up on every street." Property values were on the rise and a new flour mill and cement plant were added to the expanding industrial base. In 1875 a horse car line opened connecting the business district with the beach resorts.

Substantial new architect designed brick commercial blocks began replacing the pioneer wood false front business houses in the downtown, and an opera house was built in 1877. While homes continued to be constructed on the west side of town, substantial residential development shifted to the east side of the San Lorenzo River for the first time. The most important development during the 1870s was the coming of the railroad. A spur from the Southern Pacific mainline reached the city from Watsonville and Gilroy in 1876, with a second short line running to Felton about the same time. This resulted in increased accessibility for tourists, and Santa Cruz's long dependence on shipping saw a marked decline. The railroad was not only essential as a means of transportation, but as a vehicle for community promotion as well.

The 1880s in Santa Cruz were characterized by continued residential and commercial growth. While the city's importance as a seaport diminished, recreational beach front development intensified to meet the tourist influx produced by the railroad. In 1884 the town's first roller coaster was constructed on the beach, as were the Neptune Baths. In 1887 the Sea Beach Hotel was expanded becoming the town's major caravansary. In 1889 the Christian Church of California began development of a seaside retreat on the west side of town, fashioned after the successful campground at Pacific grove.

The year 1887 saw the beginning of the last real estate boom of the 19th century in Santa Cruz. It would last until the early 1890s when the effects of a nationwide depression basically stopped building development in the community until the early years of the 20th century. It was in the context of the 1887 land boom that residential development in Santa Cruz began a marked expansion just east of the San Lorenzo River.

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One of the individual investors in this development was a recently arrived Minnesota real estate broker, Elias H. Robinson, who purchased a parcel of land near the corner of Broadway and Ocean Street along the eastern boundary of the city, then hired local architect Daniel A. Damkroeger to design him a home.

ARCHITECTURE

Residential architecture in Santa Cruz in the last half of the 19th century tended to follow the pattern of popular revival forms that were proliferated through builders pattern books. The earliest wood frame houses from the late 1840s tended to repeat the simple forms of the Spanish/Mexican adobes or reflect the saltbox traditions of maritime New England. With the economic expansion of the early 1850s carpenter/builder versions of the Greek and Gothic Revival styles came into vogue. From the mid 1860s into the 1870s the Italianate mode, possibly derived in part from the close maritime association of the ports of Santa Cruz and San Francisco, became the residential style of choice. According to the Santa Cruz Historic Building Survey conducted in 1976 by Charles Hall Page & Associates the Stick/Eastlake architectural mode, embraced by the citizens of Santa Cruz in the 1880s, remains as the most common late 19th century residential building form found in the community.

Described in the *Santa Cruz Surf* as an enthusiastic "boomer", relator Elias H. Robinson selected a Stick/Eastlake design for his new residence, completed in early 1888, to stay on the cutting edge of local fashion. His choice of Daniel A. Damkroeger as architect was probably based on at least three factors. Damkroeger had just completed a new residence for Robinson's immediate neighbor Samuel S. Short, from whom Robinson had purchased his own lot. Damkroeger was a fellow Minnesotan, and the architect's particular specialty was a variation on the Stick/Eastlake mode that applied Swiss Cottage or "Alpine" detailing, as Damkroeger called it, to the popular building form. Damkroeger's father owned a construction business in San Francisco where Daniel learned the architectural trade. 1887 was the first year of his own practice in Santa Cruz.

Damkroeger's "Alpine" variation of the Stick/Eastlake form in Santa Cruz was predicated on the architects view that his decorative treatment was appropriate to the evolving resort community in its unique mountain-sea setting.

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The design vocabulary he chose to replace the turned spindlework more typical of the Stick/Eastlake style was drawn from the earlier Swiss Cottage mode made popular in the 1850s through A.J. Downing's *The Architecture of Country Houses*. It employed scroll sawn flatwork, carried in porch rails and gable trim and wide overhanging sharply flared eaves. Damkroeger combined this with Eastlake applied decoration around window and door casings to achieve an articulated surface effect.

According to local architectural historians, including Mr. Ross Gibson, who has researched Damkroeger's life and works, the architect was the only Santa Cruz designer who employed the "Alpine" form. In spite of their brief appearance during the last building boom in 19th century Santa Cruz, their eclectic look and relative abundance, especially on the east side of the San Lorenzo River, has made them a character defining feature of the neighborhoods they inhabit. About thirty of these residences were constructed during Damkroeger's brief stay in Santa Cruz (1887-1891) of which perhaps a half dozen examples remain. Among them are 320 Santa Cruz Street, 338 Ocean Street and 412 Ocean View Avenue.

The Elias H. Robinson House is a good representative example of this significant and distinguishable local variation of the Stick/Eastlake Style which contributed to the evolution of late 19th century architecture in Santa Cruz. It clearly embodies the distinctive characteristics of architect Daniel Damkroeger's "Alpine" design form. While its setting has been diminished by modern development it still possesses integrity of location, design, materials, workmanship, feeling and association, and continues to evoke a strong sense of time and place. Neither its architect or owner would have any problem recognizing it today. The property has formally applied for a Federal Investment Tax Credit and the building should be listed in the National Register of Historic Places at the local level of significance.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Robinson, Elias H., Hse.
Santa Cruz Co., CA

BOOKS

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

Clark, Donald T., *Santa Cruz Place Names*, Santa Cruz Historical
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Harrison, E.S., *Santa Cruz County*, Pacific Press Pub. Co., Oakland, CA,
1890.

McCaleb, Charles S., *Surf, Sand & Streetcars*, History Museum of
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City of Santa Cruz, Santa Cruz, CA, 1976.

Watkins, Rolin C., *History of Monterey and Santa Cruz Counties,*
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The Daily Surf, Aug. 24, 1887, p.1, c.2.

Santa Cruz Surf, Dec. 3, 1890, p.1, c.2.; Jan. 5, 1906, p.1, c.1.

COLLECTED DOCUMENTS

Gibson, Ross E., "History of Downtown Santa Cruz", unpublished
manuscript with biographical references to Daniel Damkroeger.
On file with Ross Gibson, Santa Cruz, CA.

Lehmann, Susan, County of Santa Cruz Survey of Historic Resources
Update and Context Statement, for the Santa Cruz County
Historic Resources Commission, 1994. On file with the
Santa Cruz County Planning Department, Santa Cruz, CA.

Sanborn Fire Insurance Maps, Santa Cruz, CA, 1892, 1905, 1917, 1928,
On file at the McHenry Library, Map Room, U.C. Santa Cruz,
Santa Cruz, CA.

Series of deeds for the property at 363 Ocean Street from May, 1880
through March, 1901. On file at the Santa Cruz County
Recorder's Office, Santa Cruz, CA.

Robinson,Elias H., Hse.
Santa Cruz Co., CA

10. GEOGRAPHICAL DATA

Acreage of property, less than one acre

UTM References

A 10 587480 4092150
Zone Easting Northing

Verbal Boundary Description:

Beginning on the west side of Ocean Street at a point 75 feet south from the southwest corner of Broadway and Ocean Street in Santa Cruz, thence running south 68.60 feet, bounded on the east by Ocean Street, thence running west 144.50 feet, bounded on the south by a residential property, thence running north 68.60 feet, bounded on the west by a residential property, thence running east 144.50 feet, bounded on the north by a commercial property to the point of beginning, the property is identified as Assessor's Parcel Number 005-313-06.

Boundary Justification:

The boundary includes the entire city lot that has historically been associated with the property.

11. FORM PREPARED BY

name/title: Kent L. Seavey/Preservation Consultant

Organization: N/A

Date: June 5, 1997

street & number: 310 Lighthouse Avenue

telephone (415) 375-8739

city or town: Pacific Grove, CA 93950

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Robinson, Elias H., Hse.
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(Except where noted the information for items 1 through 5 are the same for all photographs listed. All photographs except #4 were taken in 1997 by Kent L. Seavey.)

- #1 1. Elias H. Robinson House
 2. 363 Ocean Street, Santa Cruz, CA 95062
 3. Kent L. Seavey
 4. 1997
 5. Brion Sprinsock, 417 Pacheco Ave., Santa Cruz, CA 95062
 6. Looking south from the SE corner of Broadway and Ocean Street toward the facade and northerly side elevation of the Elias H. Robinson House showing the building's present physical setting.
 7. Photograph #1 of 8

- #2 6. Looking northwest from the east side of Ocean Street toward the facade and southerly side elevation of the Elias H. Robinson House showing the building's present physical setting.
 7. Photograph #2 of 8

- #3 6. Looking generally south from Ocean Street at the northeast facade of the Elias H. Robinson House. The picket fence fronting the sidewalk is a new feature drawn from similar period fences found in Santa Cruz.
 7. Photograph #3 of 8

- #4 3. Charles Hall Page & Associates
 4. 1976
 5. Planning Department, City of Santa Cruz
 6. Looking generally south from Ocean Street at the northeast facade of the Elias H. Robinson House. Photo from 1976 Historic Building Survey of Santa Cruz.
 7. Photograph # 4 of 8

- #5 3. Kent L. Seavey
 6. Looking west at the southerly side elevation of the Elias H. Robinson House from the west side of Ocean Street. Note the asbestos shingle wall cladding along the second floor of the main building block and on the lower projecting bay.
 7. Photograph #5 of 8

NATIONAL REGISTER OF HISTORIC PLACES
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Robinson, Elias H., Hse.
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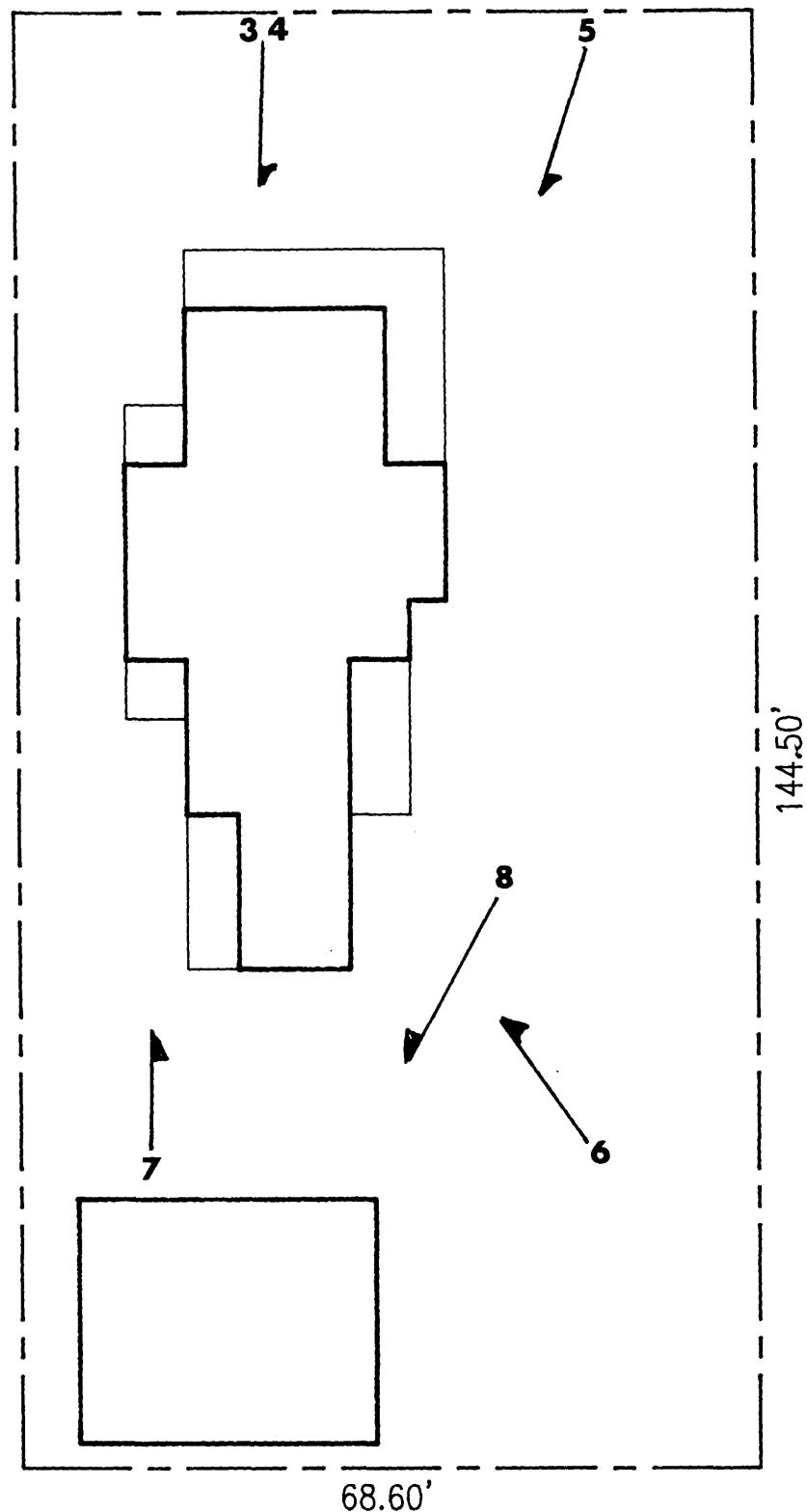
Section number: Photographs Page: 2

- #6 6. Looking north at the southerly side elevation and rear of the Elias H. Robinson House from the rear parking area. Note the asbestos shingle wall cladding on the rear elevations.
7. Photograph #6 of 8

- #7 6. Looking northeast at the southwest rear elevation of the Elias H. Robinson House from the rear yard of the property. Modern doors have been removed from the right side of the shed roofed addition attached to the lower projecting bay, and from the left side of the rear shed roofed projection.
7. Photograph #7 of 8

- #8 6. Looking west at the facade and southerly side elevation of the original carriage house for the Elias H. Robinson House from the rear parking area. The upper floor of this feature was remodeled into an apartment sometime prior to 1928 destroying the historic integrity of the structure.
7. Photograph #8 of 8

OCEAN STREET



ELIAS H ROBINSON HOUSE
363 OCEAN STREET * SANTA CRUZ, CA

PHOTOGRAPHIC KEY



'ES ONLY

CITY OF SANTA CRUZ

Tax Area Code
1-001
1-008L

5 - 31

AVE.

(29)

RIVERSIDE

BARSON

CAMPBELL ST.

CANFIELD ST.

(32)

BUCKLEY'S SUB. of the CAMPBELL TRACT M.B. 8-25-4/9/90

ST.

ROBERTS AVE.

60-M-2

3-26-7A

BROADWAY

30

x CAMPBELL SUB. M.B. 10-2-B/23/87

R.S. MAP (M.B. 39-41) 5/21/63

CLAY COOPERS ADDITION to SANTA CRUZ M.B. 9-18 - 5/12/80

BIXBY ST.

ST.

OCEAN

(33)

ST.

ST.

1-5-R.S. 62
8-19-86

60

35-PM-22
3-25-80

BK 10
10

0.06

Elias H. Robinson
House
Santa Cruz Co
(A)