

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**DATA SHEET**

FOR NPS USE ONLY  
RECEIVED JUL 02 1975  
DATE ENTERED JUL 10 1975

**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

Live Oak Ranch (All 7 Buildings)

AND/OR COMMON

Hagemann House

**2 LOCATION**

STREET & NUMBER

105 Mentel Avenue

— NOT FOR PUBLICATION

CITY, TOWN

Santa Cruz

CONGRESSIONAL DISTRICT

16

STATE

California

— VICINITY OF  
CODE

06

COUNTY

Santa Cruz

CODE

087

**3 CLASSIFICATION**

**CATEGORY**

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

**OWNERSHIP**

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

**STATUS**

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

**PRESENT USE**

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- OTHER

**4 OWNER OF PROPERTY**

NAME Charles H. Gunn and Janet M. Gunn as Trustees, or their successors, of  
the Charles H. Gunn Trust Agreement dated August 24, 1971

STREET & NUMBER

105 Mentel Avenue

CITY, TOWN

Santa Cruz

— VICINITY OF

STATE

California 95062

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Courthouse

STREET & NUMBER

Assessor's Office - 701 Ocean Street

CITY, TOWN

Santa Cruz

STATE

California 95060

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE A Guide to Architecture in San Francisco & Northern California

DATE

1973

— FEDERAL — STATE COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

David Gebhard, Director; University Art Gallery  
University of California

CITY, TOWN

Santa Barbara

STATE

California

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input 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		

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DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The original farmhouse of the Live Oak Ranch was built in 1871 and was added to and given its present character by an addition in 1885 designed by architect Emil John. The only addition since then has been to the inside of the house for a bathroom and kitchen facilities and has in no way altered the exterior physical appearance of the main exposures of the house to the West and South. The house has elaborate detailed turned wood, stained glass, iron grill work, with the original picket fence. The house with the barn over 100 years old and other out-buildings were the headquarters of the original Live Oak Ranch, but the grounds at the present time are 7.3 acres with a decomposed granite driveway running between tall cyprus and eucalyptus trees for over a quarter of a mile. The setting, though in the middle of Santa Cruz population, is a decidedly rural one, with the remainder of the Live Oak Ranch between the Yacht Harbor and Soquel Avenue still in the hands of the Kinzli family who at the present time are grazing Herefords on that portion which they own, which is approximately 65 acres. A creekway runs through the property emptying into the presently enlarged yacht harbor and is still a passageway for wild life and is a sanctuary for some waterfowl and a great number of doves and a large covey of quail. The creekway has a large patch of Azalea Occidentalis and is the largest growth this close to the coast according to David Bachman, a naturalist in Santa Cruz.

The architecture of the Hagemann House has been labeled by some as "Italianate Victorian" and by others as "Eastlake", but it may be that the architect responsible for its present look (Emil John) may have adapted the two to his own taste or to the taste of the Hagemanns.

There have been changes in the structure since 1885; one of which was a bathroom added in a corner of the exterior opening into two separate bedrooms and this bathroom was added sometime in the twenties. The kitchen was also added in 1885, but the interior has been modernized within the last 15 years.

The garden has many of the old-fashioned plants; such as Wirevines, Spiraea, Hawthorne and Boxwood hedges, but there are also many Mimosa, Black Acacias, red flowering Eucalyptus and Camphor trees.

When the house was remodeled in 1885, two fan palm trees were planted. These two palm trees are now over 75 feet high and two "Monkey Puzzle" trees are taller than the palms. The enclosed photographs indicate the small size of the palms.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input checked="" 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 type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input 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 type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES                      1871 - 1885                      BUILDER/ARCHITECT                      Emil John

STATEMENT OF SIGNIFICANCE

The principal areas of significance are "architecture" and "conservation". The Hagemann House, to our knowledge, is the only house in a rural setting in the middle of a city the size of Santa Cruz, and to our knowledge is the only house on an area as great as 7 acres in such a location. The entire setting should be preserved, including the barn and at least one other out-building now used as a guest house, and it is the intent of the owners to preserve the entire property in its present condition with no alterations to the exterior but, of course, with necessary maintenance and upkeep.

This is one of the few Victorian houses that still is in the middle of a rural setting, even though it is in the middle of the population of greater Santa Cruz. This site is over 7 acres, heavily wooded with some of the original oaks and with very tall Eucalyptus and Cypress trees, and the driveway coming in from Mental Avenue is over one-quarter of a mile long, between tall rows of Cypress and Eucalyptus. The entrance driveway is decomposed granite and the house is in a garden setting without the typical look found on a street with paving, sidewalks, curbs and gutters.

Any extension of Broadway into Brommer with a deep fill would destroy about 4 acres of the tallest Sycamores and Eucalyptus trees. Such a cut and fill would destroy not only the setting for the house but would destroy the sanctuary for birds and other wildlife; and also a very large thicket each of Azalea, Occidentalis and wild Blackberry.

The barn which is also over 100 years old is in good state of repair and sits under an oak tree which was large at the time that the barn was built. The present owners have accumulated and are still accumulating old tools and equipment which was usual in those days and the barn is used for storing these things as well as a studio for sculpture.

The following is taken from Margaret Koch's book entitled They Called it Home which describes the many Victorian houses in Santa Cruz County.

HAGEMANN HOUSE  
(Live Oak Ranch)

Situated at 105 Mental Avenue on one of the largest single-dwelling properties remaining in the City of Santa Cruz, this unusual house with its twin towers cannot be viewed from the street.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Illustrations of Santa Cruz County, California with historical sketch.  
Published 1879.

They Called It Home, Margaret Koch, 1974

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 7.3

UTM OK  
HL

UTM REFERENCES

A	1, 0	5 8-9 1-00	4, 0 9, 2 6, 0, 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

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

Willard Morris, President

ORGANIZATION

Santa Cruz Historical Society

DATE

October 24, 1974

STREET & NUMBER

Santa Cruz

TELEPHONE

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

*Herbert Rhoads*

TITLE

State Historic Preservation Officer

DATE

June 4, 1975

FOR NPS USE ONLY

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

*A. H. Anderson*

DATE

7/10/75

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

*Charles A. Huntington*

DATE

7-8-75

KEEPER OF THE NATIONAL REGISTER

*Acting*

UNITED STATES DEPARTMENT OF THE INTERIOR  
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8. Significance (Continued)

It is approached by way of a long, winding driveway through a grove of Eucalyptus and Cypress trees. The property includes about seven and one-third acres, with wild azalea thickets and ferns in a ravine, coveys of quail, raccoons and opossums, a lively population of the small creatures who can manage to survive with city life surrounding them. To the south, a short walk away over meadow and grassy pastureland, is Santa Cruz Small Crafts Harbor.

The present owners are Mr. and Mrs. Charles H. Gunn. Mrs. Gunn is a sculptress of note. They purchased the house and acreage from the Fergusons, the Fergusons from the Israelsons, the Israelsons from the Kinzli family. Before that, the property was owned by Frederick Hagemann, an associate of Claus Spreckels. The towered house, very ornate in its decorations, was built by Hagemann before 1880 and started life as a farm house of much simpler design. Sometime in the 1880's the towers and front rooms were added by Hagemann, as well as the gingerbread that gives the house an unusual appeal. He also built a beautiful fence which survives.

Frederick Hagemann's Live Oak Ranch originally had 110 acres; windmills furnished the water power and huge old oak trees gave the place its name. He raised wheat, cattle, horses, hogs and chickens. He also dabbled in other ventures, and built the Hagemann Hotel on Pacific Avenue.

Hagemann was born in Hanover, Germany, in 1824, came to New York in 1852, then visited South America and was shipwrecked at Cape Horn. He arrived in San Francisco in 1853, penniless, worked in the gold mines, lost his money, opened a shoe store in San Francisco and - finally - had a bit of luck. In 1861 he was prosperous enough to sail to Germany and spend four years. However, he returned to the U. S. in 1866 and in 1877 he married Amelia Cassuben, a native of Holstein. It was for her that he built his farm house.

Today the 110 acres have shrunk to less than eight, and the City limits have crept out to enfold the property with its "blue gum forest" and hidden ravine.

This structure is often referred to as a "cottage", but what it might lack in size, it more than makes up in elaborate wood and metal trim, and towers - two of them! The house has been labeled Italianate Victorian,

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8. Significance (Continued)

but the towers give it an Oriental, almost Persian or Moorish feeling, which the lacy woodwork enhances. Inside, the house is little changed. The original wallpapers are intact in the main rooms and the entry hall. The Gunns, present owners, have furnished the house with their own collection of beautiful antiques as well as Mrs. Gunn's sculpture and the fine metal sculpture of her partner, John Sillstrop. Even the shirred white silk curtains at the living room windows are replicas of those that hung there when the Hagemmans were in residence, as seen in a photograph of the time, now in the Gunns' possession. In addition to two "parlors", master bedroom, dining room and kitchen downstairs, the house has four bedrooms upstairs... "And no bathrooms!" Mr. Gunn jokes.