

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

JUN 16 1989

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Bockius, Godfrey M., House
other names/site number Orr, Frank and Zoe Ann, House

2. Location

street & number 322 East Beach Street N/A not for publication
city, town Watsonville N/A vicinity
state California code CA county Santa Cruz code 087 zip code 95076

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>4</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	<u>1</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>5</u>	<u>2</u> structures
	<input type="checkbox"/> object		<u>2</u> objects
			<u>2</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility 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.
Kathryn Swalthei Signature of certifying official 6-9-89 Date
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 or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. Alvina Byers 7/13/89
 See continuation sheet.
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain): _____
Signature of the Keeper _____ Date of Action _____

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic
Residential/ single dwelling

Current Functions (enter categories from instructions)

Domestic
Residence

7. DescriptionArchitectural Classification
(enter categories from instructions)

Italianate

Materials (enter categories from instructions)

foundation concrete block
walls wood
roof wood shingles
other wood porch

Describe present and historic physical appearance.

The residence, outbuildings, and wooded garden at 332 East Beach Street are located on a large lot, 130 feet wide and 310 feet long. The site was originally part of the Rancho Bolsa de Pajaro, a large portion of which was purchased, farmed, and subdivided by Godfrey M. Bockius during his lifetime. Contributing buildings include the two-story Italianate house, a two-story tankhouse, a one-story carriage house, and a one-story shed; the original stake fence, with the original Bockius name on the gate, is a contributing structure. A wooden gazebo structure and two-story garage/apartment building, both added after 1960, are non-contributing. The one-story eastern wing of the house was altered in 1948 when the house was remodeled and refurbished. The property's 200-foot deep front yard, grounds, and buildings have all been carefully cared for over the years and, therefore, possess integrity of location, design, setting, materials, workmanship, feeling, and association.

The residence, built in 1870 for Godfrey M. Bockius (Pajaronian newspaper, 6/9/1870), is a two-story, wood-frame building, square in plan, with a single-story wing to the east. The house sits on a concrete block foundation. Walls are covered with drop siding which is accented at the corners with quoins. The building is capped with a medium pitch gable roof covered with flat wooden shingles. The roof includes bracketed cornices and boxed pediments with brackets. The two-story portion of the house has an attractive front porch with a balcony above with urns and sawn railing. There is a double front door highlighted with a semi-circular transom window above it. The great majority of windows on the house are vertically rectangular, circular at the top, four-paned with bracketed hoods and shutters. The major exception to this is a picture window on the front of the one-story eastern wing.

The house was remodeled and refurbished in 1948 by the Rosewall Construction Company. The house was rewired and replumbed, and interior plaster coping and sconces were restored, new wallpaper was installed, and a central furnace was added. Interior changes to the two-story section of the house were limited to the conversion of one upstairs bedroom into a bathroom. No room sizes were altered. A major alteration was made to the one-story east wing of the house. As the attached pictures indicate, the eastern wing originally included a porch similar to the porch on the two-story portion of the house, and four very small rooms behind used as living quarters. The current owner's understanding is that this "wing" was actually an original farmhouse which was

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remodeled in 1870 when the two-story portion of the house was built. It is believed that the porch was added to this small house (or substantially remodeled) in order to match and tie together with the two-story house. This is supported by the fact that this one-story wing was found to be constructed with single walls during the 1948 remodeling, as compared with balloon frame construction on the two-story house.

In the 1948 remodeling of the eastern wing, original siding, windows, and cornice brackets were utilized on the new east wing. The porch was removed and, together with the four small rooms, converted into a formal living room. Removal of the porch and installation of a picture window, with three-pane sidelight windows, and fireplace and chimney were departures from the original architecture.

There are three original outbuildings on the property -- a carriage house, a tank house, and a small workmen's cottage. Both the carriage house and cottage are constructed with board and batten siding. The carriage house has a ramp up to double doors flanked with two eight-paned windows. The cottage was remodeled into a workshop/garage with a sliding door added in 1948. The tank house is an eight-sided structure which narrows at the top where an ornate railing is located on a round pedestal. There is no tank on top of the pedestal; the owner states that it has not been there since at least 1941. The tank house includes two gothic louvered vents on every other side.

In the late 1960s, a two-story garage/apartment building was added behind the main house. This building utilized drop siding and a roof pitch which match the main residence. In the 1970s, a small gazebo was added to take the place of a large oak tree (northwest of the main house) which was downed in a storm. Patio improvements were also made behind and to the west of the house.

The ornate stake fence and entry gate lead into a 200-foot long walkway lined with original boxwood hedges, ivy, and stately, 100-year old oak trees. The deep, wooded front yard gives the residence privacy and separation from the urban world which surrounds it. Adjacent blocks of East Beach Street contain many stately houses of different styles.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture
Agriculture
Politics/Government
Commerce

Period of Significance

1870-1905

Significant Dates

1870

Cultural Affiliation

N/A

Significant Person

Bockius, Godfrey M.

Architect/Builder

Chalmers, Alex

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

The Godfrey Bockius House is significant in the agricultural, political, and commercial history of Watsonville under Criterion B for the association with Godfrey Bockius who made significant contributions in each of these areas in Watsonville toward the end of the 19th century. The house is also significant in the architectural development of Watsonville under Criterion C as a very early house and very fine example of Italianate architecture.

Agriculture, Politics/Government, and Commerce

Judge Bockius was one of the prominent early leaders in the development of agriculture in the Pajaro Valley and in city government and commerce in the City of Watsonville. His various roles during Watsonville's formative years combine more significantly than most other early leaders and include time spent as a successful and innovative farmer, Chairman of the first Board of Trustees for Watsonville, County Judge, State Assemblyman, and long-term bank president. The Bockius House, stately and well crafted, built on farm land which later became an urban lot, personifies the importance of this man in the community.

Judge Bockius was born in Philadelphia in 1818. Sometime after graduating in science from the Franklin Institute, he and his wife and children sailed for California via the Panama Canal in 1852 -- when the total population of Santa Cruz County was less than 1,200. Arriving in San Francisco, the Bockius family traveled onto the Pajaro Valley and purchased a valuable interest in the Rancho Bolsa de Pajaro at the time the town of Watsonville was first being laid out. In the eventual partition of the rancho, he received the property in the eastern section of Watsonville, which he developed into a productive farm on which he built a distinctive home.

The main Bockius farm was located between East Beach (then East Third) Street and the Pajaro River. In farming, he did not follow beaten paths. He did much experimental work, and through his investigations were demonstrated the

9. Major Bibliographical References

Lewis, Betty. Watsonville Yesterday, Litho Watsonville Press, Watsonville, 1978.

Martin, Edward. History of Santa Cruz County with Biographical Sketches, Historic Record Company, Los Angeles, Calif., 1911.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property .95 acres (41,470 sq. ft.)

UTM References

A

1	0
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6	1	1	5	8	0
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4	0	8	6	1	0	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

ASSESSOR'S PARCEL NUMBER 17-141-15

Lying on the southern side of East Beach Street 320 feet east of Lincoln Street and 450 feet west of Blackburn Street.

See continuation sheet

Boundary Justification

The boundary includes the house, outbuildings, and garden that have historically been associated with the Bockius farm and that maintain historic integrity. Surrounding parcels, once a part of the farm, have been excluded because they were subdivided and developed into a residential neighborhood sometime after 1909.

See continuation sheet

11. Form Prepared By

name/title Don Lauritson
organization Consultant date April 27, 1989
street & number 2607 Willowbrook Lane telephone 408-475-6033
city or town Aptos, CA 95003 state CA zip code 95003

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value of many fruits and vegetables as products of Pajaro Valley, notably varieties of winter pears, rhubarb, asparagus, and certain varieties of potatoes. He was a student, and investigator, at all times even to the close of his long life, and that which he determined was of value he put into practical use. He was highly successful as a farmer, and as he was an excellent businessman, the fruits of his farming career made him one of the most prosperous of the community. He acquired, besides his home farm, farms near College Lake, in the Casserly district and near Main Street.

By subdividing his land and buying and selling other farms and town property, he made considerable money and laid the foundation for subsequent success. For years, he loaned money with land as first mortgage and, the interest being high in those days, he found the business quite profitable. During the 1860s and early 1870s, Judge Bockius served in many capacities as a government leader. Politically a staunch believer in Republican principles, Judge Bockius was prominent in his party during its early history when it took courage to espouse its principles publicly. He was a man of strong convictions and fearless in upholding them -- and he had the mental equipment and readiness of speech which made him a powerful advocate of his party's principles in the days when the slavery issue was the question of the hour. In 1856, he was elected associate justice and, at the expiration of his term, he was elected county judge and filled the position from 1858 to 1862, notwithstanding the fact that he never received a law education.

In 1868, Watsonville was incorporated by the Legislature, and Judge Bockius served as Chairman of the first Board of Trustees of the city. In 1871, he was elected to the State Assembly where he authored bills which included the opening of Union Street in Watsonville, the amendment of the original town incorporation act, the creation of judicial districts, and an act to encourage the planting and cultivation of oysters in certain portions of Monterey Bay and in tide waters tributary to the Salinas River.

In 1874, after this governmental service, he helped organize the Bank of Watsonville, with which he was intimately associated until his death. He first served as a stockholder and later as President after 1884. With a paid-up capital of \$100,000 and surplus of \$25,000, the bank rose to a high position in the confidence of businessmen and controlled a large share of business in the valley. Other officers of the bank were H. S. Fletcher, Charles Ford, William G. Hudson, Thomas Snodgrass, Lucius Sanborn, and Edward White.

Judge Bockius died in 1905 at the age of 87. James Piratsky, editor of the Evening Pajaronian, wrote:

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"In the death of Judge Bockius this community has lost one of its oldest and most esteemed citizens, a man who was active in establishing this city on the lines on which it has so successfully grown. The influence of the work done by such men during their active lifetime does not end with passage from this life but goes on and on and is an enduring tribute to the good work they have accomplished."

One of Judge Bockius' daughters, Belle, married H. S. Fletcher; Belle and H. S. were grandparents of Frank Orr. Frank Orr was Chief Editor at the Pajaronian newspaper which won a Pulitzer Prize in 1956 for his and others investigative reporting into a corrupt County District Attorney's involvement in gambling. Zoe Ann Orr, Frank's surviving wife, now owns and lives in the Bockius House.

Architecture

The Bockius House is also significant because of its distinctive Italianate architecture (described in detail under the Narrative Description) and its integrity of location, setting, feeling, and association. Its size and elegant Italianate details, as well as its wooded setting, are indicative of the stature of Godfrey Bockius at the time of its construction. The following quote from a June 9, 1870 Pajaronian newspaper article both dates the house and indicates its stature in the community at that time:

"Notwithstanding the cry of hard times throughout the state at present, we believe that the march of healthy improvement has not halted. In our exchanges from various parts of the state, we read every week of residences and business places just finished and in course of construction, railroads or turnpikes in contemplation, orchards commenced, grounds beautified, etc. In this city, improvements are all the time going on, not with a grand rush but quietly and substantially. This year several key fine buildings have been erected in this valley, the principal ones being the residences of Judge G. M. Bockius, the residence of J. M. Rodgers, and the large building erected by Mr. Joseph Ordish, a residence by Mr. C. O. O'Neil, one by Mr. Adams, one by Mr. Douglas and one by Mr. Tusk."

The J. M. Rodgers house mentioned in the above quote appears to be almost a twin of the Bockius House. It is the one other house in the city which rivals the Bockius House in terms of its Italianate design and agricultural out-buildings, especially its ornate tank house. The Rodgers House does not appear to have been remodeled as has the Bockius house. However, the historical vegetation at the Rodgers House has been removed and the site lacks integrity because it is surrounded by a shopping center, apartments, and a gas station.

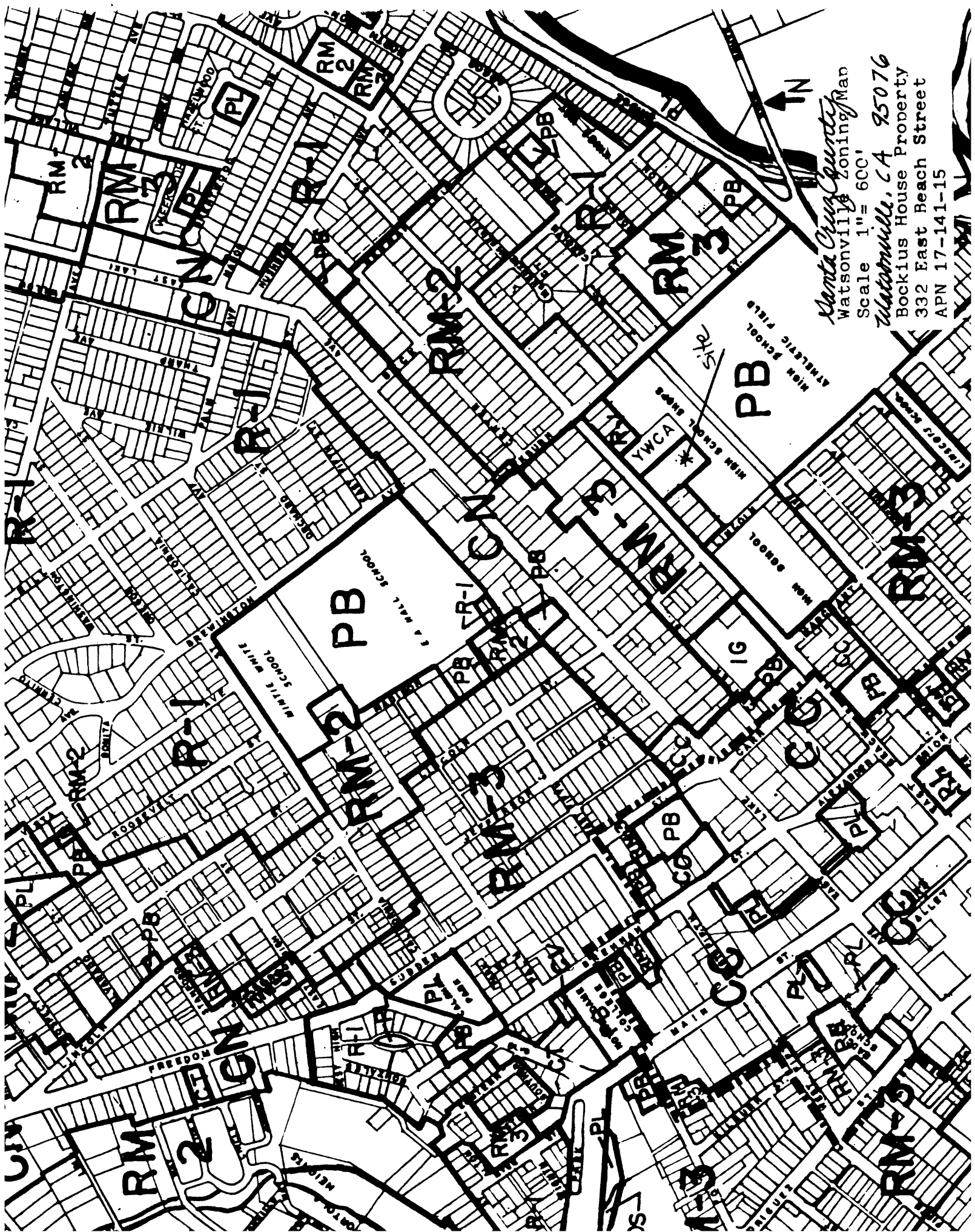
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The Bockius House clearly possesses a much higher degree of integrity in terms of location, setting, feeling, and association than does the Rodgers House. For this reason, the Bockius House represents the best example of an Italianate residence in the city.

The house, outbuildings, and grounds are among the best preserved in the city and were designated a "historic structure" by the Watsonville City Council in 1987 under the City's Historic Preservation Ordinance. The house has been willed to the Pajaro Valley Historical Association.



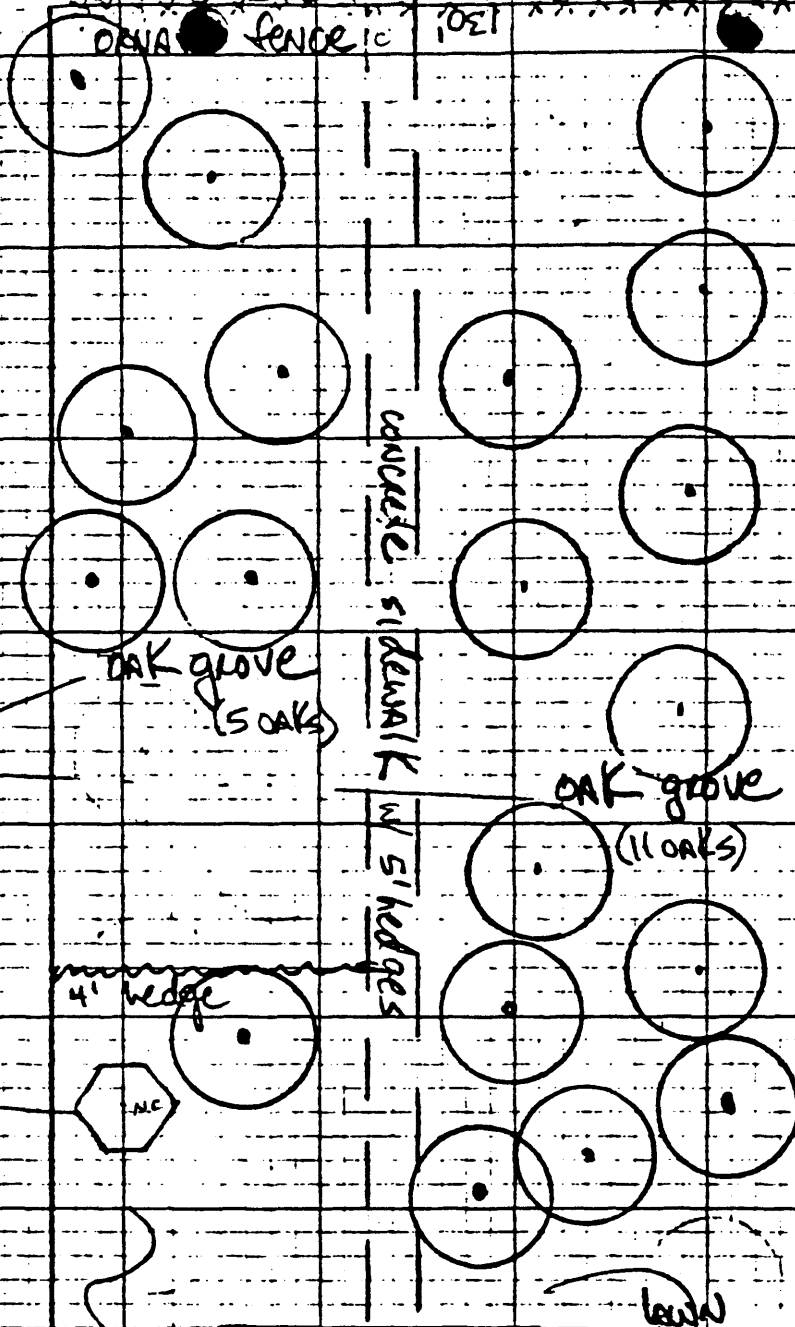
Santa Cruz County
Watsonville Zoning Map
Scale 1" = 600'
Watsonville, CA 95076
Bockius House Property
332 East Beach Street
APN 17-141-15

EAST BEACH ST

DANA FENCE

1021

TOPS FORM 3508



schematic location

oak grove (5 oaks)

concrete sidewalk w/ 5' hedges

asphalt

driveway

oak grove (11 oaks)

4' hedge

gazebo

brick patio/garden

Bockius House

lawn

Site Plan

Bockius House

332 E. Beach

1 1/2 30' North

W APN 17-141-15
Tillamook, CA
Santa Cruz County

YWCA Property

storage shed

water tank

shed

garage + Apt.

lawn