

HOW TO RESEARCH THE HISTORY OF YOUR SANTA CRUZ HOUSE

*Where to Begin
&
What You Need to Know*

Joe Michalak
revised, ©March 2022





HOW TO RESEARCH THE HISTORY OF YOUR SANTA CRUZ HOUSE

INTRODUCTION

Researching the history of a house has been transformed from what used to be a daunting slog through an endless stream of unindexed public documents, old newspapers, and city directories. With the digitization of public records (census, voting, immigration, birth/death) and newspapers, coupled with the availability of high-speed connectivity, many barriers to access have been diminished or removed entirely. Except for deeds detailing owners and property descriptions, the bulk of relevant data—census, immigration, birth, death, and marriage records can now be located with a few keystrokes without leaving the comfort of your home. Local newspapers, a primary source for data, are now digitized/scanned, and serve as the equivalent of today's social media, capturing the personal triumphs and tragedies of everyday life. While social media can be deleted with a keystroke, the stories buried in historical newspapers are forever archived. Besides cataloging births, deaths, marriages, and the social life of a community, newspapers tracked property transfers, building permits, and the work of architects and builders. Today, much of this data is easily accessible if you know where to look.

The one exception is the historical deeds of trust that identify sellers (Grantor), buyers (Grantee), and provide an exact property description. Tracing ownership still requires physically examining indexes and deeds at the Recorder's Office. This guide is an attempt to provide a roadmap for researchers so that they can avoid detours, potholes, and false trails along the way.

WHERE TO BEGIN: BUILDING A CHAIN OF TITLE—THE PAPER TRAIL

COUNTY GEOGRAPHIC INFORMATION SERVICES (GIS) <http://www.co.santa-cruz.ca.us/default.aspx?tabid=93> This should be the first place to start a search with either an address or an APN number (Assessor's Parcel Number: "00921145").

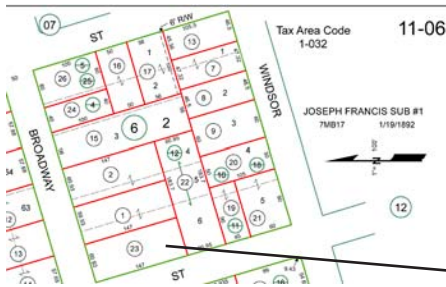
This site will be a source for:

Links to the Assessor's Office to find basic information about the house: property characteristics, lot and house size, approximate build date, number of rooms, etc.

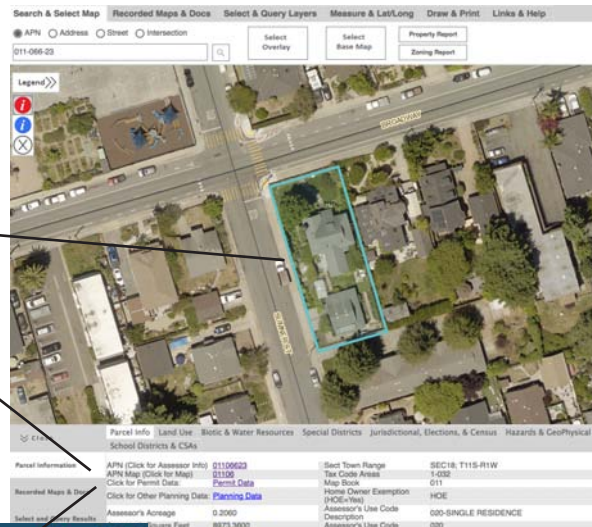
Property transfer data. This record will give you the most recent deed transfer information that you can use to expand your research.



Parcel Map. Link to the Assessor's Office for a map showing the size/measurement of your parcel and neighboring parcels.



LINK TO ASSESSOR'S DATA



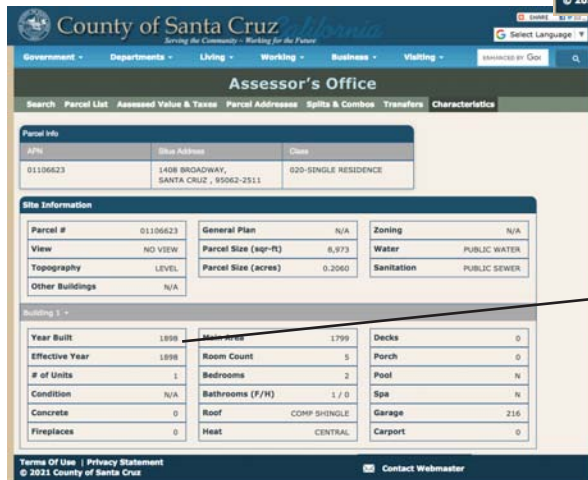
Santa Cruz County Assessor Office

<http://sccounty01.co.santa-cruz.ca.us/ASR/>



Recent property transfers:

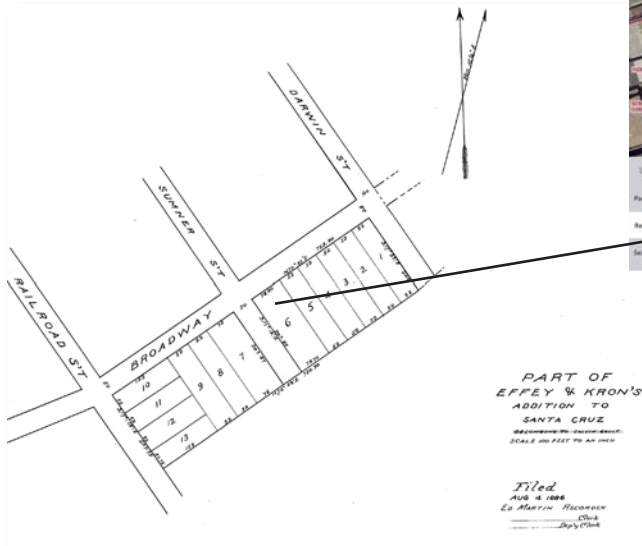
Note Document Transfer # (book/page) to find deeds in Recorder's bound volumes/microfilm.



Property Characteristics:

Parcel Size,
No. of buildings, rooms,
Year built: this data for historical homes is often inaccurate

Recorded and Non-Recorded Maps. These very useful historic maps can provide ownership clues. They sometimes offer the owner's name, date of transfer, and the trust deed data (book/pg). Maps can also show the historic development of a neighborhood.

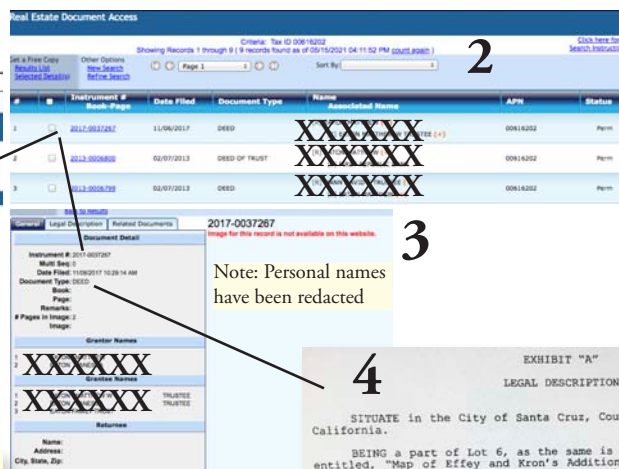
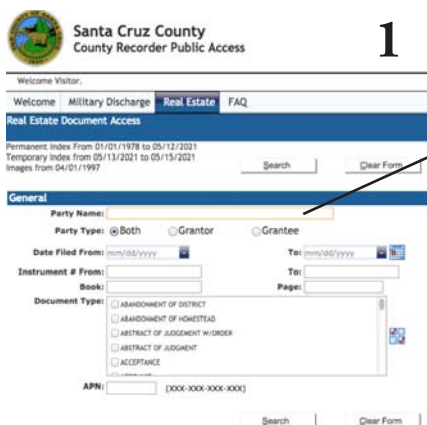


Historic map showing Effey & Kron's addition to Santa Cruz, recorded August 4, 1886. (Broadway between Railroad, now Seabright and Darwin St.)

NEXT STEPS: TRACING OWNERSHIP—SANTA CRUZ COUNTY RECORDER'S OFFICE

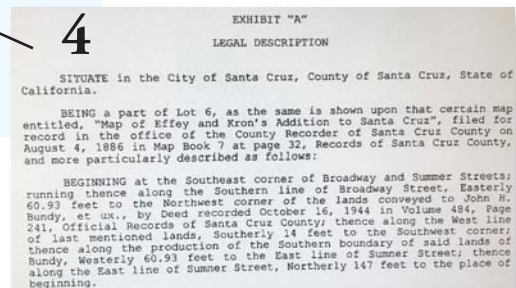
The next step is crucial to establishing property ownership. The property transfer data (Deed document number and/or book/page) obtained from the Assessor's database will give you the initial information to find previous owners. The Recorder maintains two databases:

1) Current Deeds: 1978 to date—searchable by APN or Name (Grantor/Grantee) on computer workstations; deeds viewable and printable.



Note: Personal names have been redacted

Current deeds searchable by name, APN, book/page and type of instrument. Deeds are viewable/printable at the Recorder's Office, but not online.



SUNED OF DECEASED		NAME OF DECEASED		Date of Birth (month or Year)		Where Buried	
Book	Page					Book	Page
Rick		A H	A H	Hinds	Apr 7 1893	64	118
Swain		Edna C	William	Elroy			
		Henry F		Nora	Mich 24 -	64	122
Paul		George	Edna C	Brooklyn	Apr 24 -	64	126
Paula		Edna M	M	Simpson	Apr 4 -	64	132
Paul		George	Joseph	Brooklyn			
Franklin		John H	Edna				
Rick		H					
Forest		William E					
Fox		Charles J	H				
Swain		A	A				
Ellen		Ormond V	O				
Swain		Antonio					
Fleming		C D	A				
		Almon					



Santa Cruz County Recorder Historical Records

search Santa Cruz County Recorder Historical Records ...

Decedent Type

DEEDS 1850 - 1932

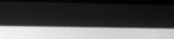
GENERAL INDEX 1974 - 1977

GRANTOR INDEX - 1973

GRANTOR 1970 - 1973


INDEX TO DEEDS 1850 - 1930

LAND PATENTS 1850 - 1900



Enter Book/Page;
select Deed Index

2

 DIGITAL REEL

Santra Cruz County Recorder Historical Records • 062525 1890 - 1910

3

Search results link to microfilm copy

Vehicle Inquiry Clear Search

Find Records Index Records

Your search returned 7 results in 0.006 seconds.

SEARCH
Produced by: [unclear]

[illegible][illegible]

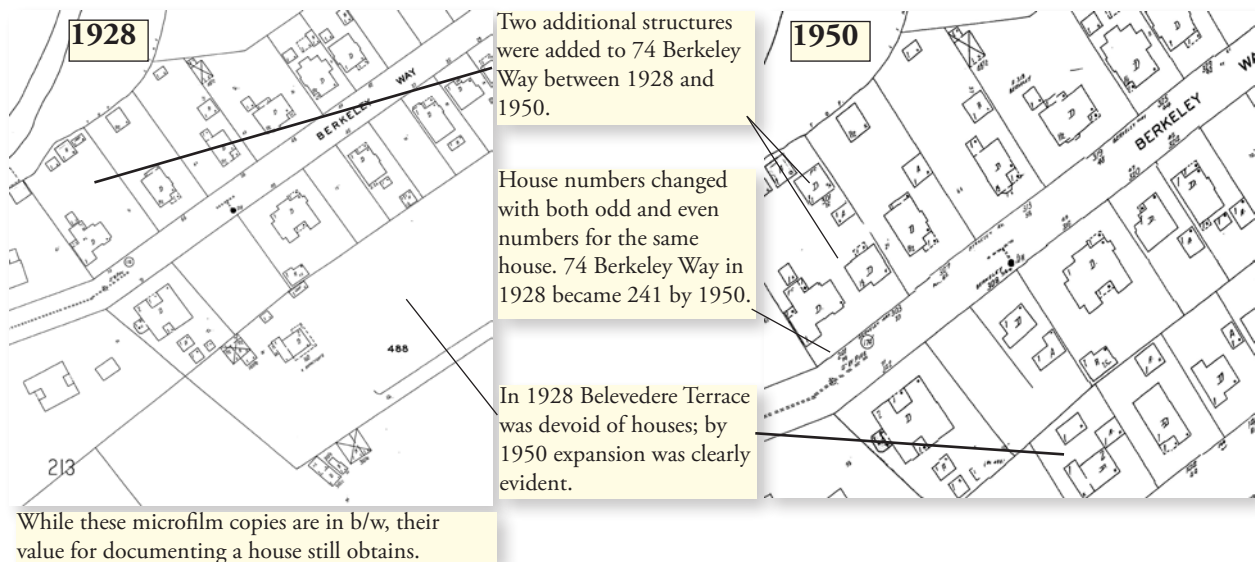
Use the bound index volumes to trace ownership. Start with the current Grantor (seller) and find out who they got the property from as Grantee, making certain the property description is correct as you proceed. Keep going Grantor to Grantee until you find the original owner, keeping a record of Grantor/Grantee, book/page reference and transaction dates for future use.

For a growing city like Santa Cruz, house numbers were not static, and changed often.

SANBORN FIRE INSURANCE MAPS

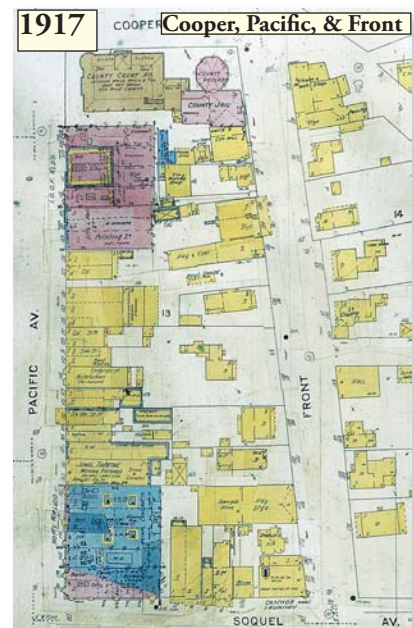
5

Sanborn maps show the footprint of a structure, its shape, type of construction, location, boundaries, street names, and house and block numbers. Comparing the 1928 with the 1950 Sanborn map for Berkeley Way illustrates the kinds of development changes that can be discovered.



Maps reflected the growth of neighborhoods and while Berkeley Way was developed in the early 1900s, the earliest map didn't appear until 1928. Comparing street listings in annual city directories helps fill in the gaps by providing a more accurate assessment of neighborhood expansion.

Maps were issued in color and updated as needed. The Key to the 1917 map using color-coded symbols, described in detail the type of building construction, materials used, windows, location of water pipes, hydrant, fire alarm and numerous other elements related to engineering and safety.



What Sanborn maps are available and where?

Maps are available on microfilm, in bound volumes, and online. Sanborns are available at the Library of Congress, the Santa Cruz Public Library, Santa Cruz Museum of Art & History (MAH) and UC Santa Cruz (UCSC). Maps cover Aptos, Ben Lomond Boulder Creek, Capitola, Corralitos, Felton, Freedom, Lorenzo, Pajaro, Santa Cruz, Soquel, and Watsonville. Please see **Appendix** for a list of location and coverage. Please note that this list is incomplete as bound volumes for various years exist at various locations, but their availability may be sketchy.

Library of Congress: <https://www.loc.gov/collections/sanborn>

Maps (color images). From 1886–1920. High quality images; coverage of Santa Cruz County cities varies.

Santa Cruz Public Library (Microfilm only and bound volumes)

Maps: 1886–1905; 1928, 1950; bound volumes, 1915 update of 1905, 1957 update of 1950.

Museum of Art & History (Archives)

Maps: Santa Cruz: 1956, v. 1 & 2; 1961, v 1 & 2; 1965, v 1 & 2 (bound volumes)

UC Santa Cruz: <https://digitalcollections.library.ucsc.edu/>

Maps available online, but not remotely for non-UCSC users, who may use online system at McHenry and Science & Engineering library workstations. Results may be downloaded and emailed. Search interface is intuitive with high quality images. Some pre-1900 maps are only available in paper form at the Science & Engineering Library and may be photographed using natural light.

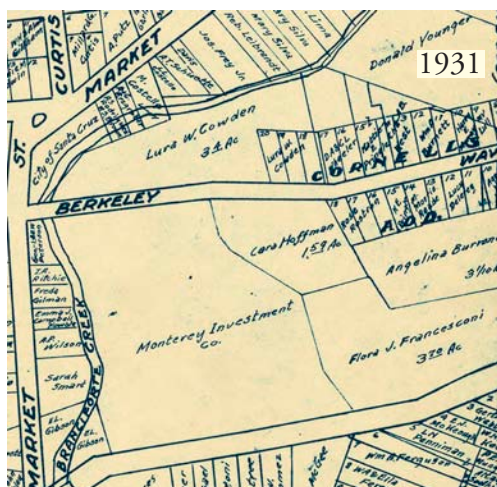
San Jose Public Library

Maps: 1886, 1888, 1892, 1905, 1928, 1950 available online from ProQuest. Available to any citizen of California with presentation of ID at the Library (Dr. Martin Luther King Jr. Library, 150 E. San Fernando St., San José, CA 95112) <https://www.sjpl.org/house>

LAND OWNERSHIP MAPS (CADASTRAL)

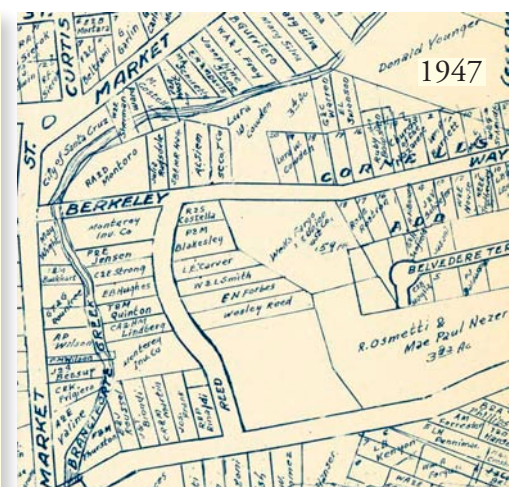
Standard Map Service (Plat), 1931, 1944, 1947 (Not currently available online at UCSC

Digital Collections. These maps will be available when UCSC completes its overhaul of its digital collections website in 2022). The Standard Map Atlas is a useful for validating property ownership information developed from other sources. Local coverage includes three years (1931, 1944, 1947): includes names of property owners and large parcels.



Contrast the development of Berkeley Way and surrounding area. Large swatches of land were undeveloped in the 1930s, but by 1947 most of the property adjacent to Branciforte Creek was built up. Both Reed Way and Belvedere Terrace underwent transformation.

The names on the map help confirm grantor/grantee data.



Foreman & Wright, Survey Map of the City of Santa Cruz, 1866. (1944 rendition Online at the County of Santa Cruz, Geographic Information Service(GIS). The Foreman & Wright Survey Map was commissioned as part of the Town of Santa Cruz's incorporation application to the State of California.

Hatch Map, 1889. (High resolution map is online at the Library of Congress). Compiled and published by Andrew Jackson Hatch. This map is the first official map of Santa Cruz County showing not only landowners, but towns, creeks, roads, and mountains. The original lithographed map is divided into 51 sections. Because of its large size (5 feet wide by 4 feet high), the online version at UCSC is divided into 32 tiles for easier viewing. Stanley D. Stevens has published a rich history of the origins of the map, its creator, and the numerous individuals named on the map. *Names on the Map*, Santa Cruz: Museum of Art & History, 2020.



Section of 1889 Hatch Map showing portions of Watsonville and Pajaro.

1923 City of Santa Cruz Survey Map. Arnold Baldwin, Surveyor. Map identifies original developers of major tracts and parcels. Includes some identification of smaller parcel owners. Baldwin, a graduate engineer from UC Berkeley served as the County Surveyor for twenty years until his death at the age of 72 in 1955. Not available online; UCSC Special Collections.



Foreman & Wright, Survey Map of Santa Cruz, 1866. Detail of Beach Hill.

1923 City of Santa Cruz Survey Map

Arnold Baldwin, Surveyor



BUILDING PERMITS

The Santa Cruz City Council issued building permits until the mid-1920s, after which permits were issued by the Building Department. The permit history of a house in the City of Santa Cruz can be obtained from the Planning Department (Zoning Desk, 2nd fl.). The County issues permit histories at the Assessor's Office; homeowner ID required. Local newspapers are a valuable source for locating building permit information and deed transactions. Newspapers published this type of data up until the 1950s. Not to be overlooked are the Santa Cruz Genealogical Society's valuable indices covering building permits in the City of Santa Cruz as reported in local newspapers from 1909–1924. Available at the Public Library. County of Santa Cruz permits are accessible online from 1985; prior to 1985 are available at the Zoning Counter.

DISCOVERING THE PROPERTY OWNERS

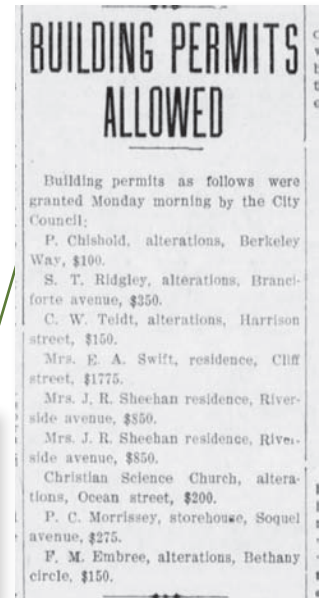
Once you've uncovered some bits of data on property owners, whether it's based on a title search, or information gleaned by searching newspapers and city directories, or examining Sanborn maps to track address changes, there is no one method that works for everyone. If access to the Recorder's Office is problematic, you can piece together bits and pieces of data by searching addresses/names in newspapers to discover property transactions and owners. Once you have a name, you can trace that person through city directories, U.S. Census records, birth, death, and marriage records, and land ownership maps. Here are some of the key sources to guide you on your journey.

ANCESTRY.COM

(Online at Santa Cruz Public Library or personal subscription) Premier source for wide-range of data including: Census/Voter records, Birth/Marriage/Death, Immigration, Military service, City Directories (Santa Cruz, 1902–1981, with gaps), and Family Trees.

Public Member Trees can provide a rich trove of data on family members, especially if they are public trees, not private. Look for members who cite a large number of sources as the content has often been validated. Avoid the ones who merely replicate the work of others and offer no new data or repeat errors.

Building permits issued to Pedro Chisem and his alter ego, "P. Chishold" of Berkeley Way as reported in the *Santa Cruz Sentinel*, June, September 1910



—Among the applications for building permits before the city council on Monday was one from P. B. Chisem for a \$4000 residence on Berkeley Way.

ancestry Home Trees Search DNA Help Extras Upgrade

Search

First & Middle Name(s) Last Name Recently Viewed

Place your ancestor might have lived
City, County, State, Country

Search Show fewer options Match all terms exactly

Add event: Birth Marriage Death Lived In Any Event More

Add family member: Father Mother Sibling Spouse Child

Keyword
Occupation, street address, etc.

Gender: Select Race/Nationality

Collection Focus
All Collections

☒ Historical Records ☒ Family Trees
☒ Stories & Publications ☒ Photos & Maps

Search Clear search

Consider searching variant forms of a name as errors occur in historic records. This is especially true for census and immigration records. For example, Sweeney can become Sweny. Thomas A. Sweeney can be found under numerous variations: T. A. Sweeney, Thomas Sweeney, T. Sweeney.

Public Member Tree record from Ancestry.com for Clara Alice Martin, aka, Alice Taylor. Note the chronological personal history, list of family members and list of validated linked sources. Clicking on any of these sources will expand your research further.

1880 U.S. Census record for Alice Taylor, aka, Clara Alice Martin.

Alice Taylor
in the 1880 United States Federal Census

1880 U.S. Census record for Alice Taylor extracted from original record.

Name: Alice Taylor
Age: 23
Birth Date: Abt. 1857
Birthplace: Maine
Home in 1880: New Limerick, Westbrook, Maine, USA
Dwelling Number: 120
Race: White
Gender: Female
Relation to Head of House: Wife
Marital status: Married
Spouse's Name: Edgar C. Taylor
Occupation: Keeping House
Neighbors: View others on page
Household Members:
Name
Edgar C. Taylor
Alice Taylor

Clara Alice Martin
BIRTH: Abt. 1857 • New Limerick, Westbrook, Maine, United States
DEATH: 4 DEC 1925 • Santa Cruz, Santa Cruz, California, United States

Family
Parents
Joseph W. Martin
Edith Wilson
Siblings & Children
Edgar Chase Taylor
Alice Belle Taylor
Edward David Taylor
Alice Loretta Albert Taylor
Siblings
Brother: Howard W. Martin (1868-)

Sources
Ancestry Member
1880 United States Federal Census
1920 United States Federal Census
1940 United States Federal Census
1950 United States Federal Census
1960 United States Federal Census
1970 United States Federal Census
1980 United States Federal Census
1990 United States Federal Census
2000 United States Federal Census
Ancestry Family Trees

1880 U.S. Census
Inhabitants in New Limerick, Westbrook, Maine, USA, on the day of June, 1880.

NEWSPAPERS

Newspapers.com (Available remotely to SCPL card holders) Aggregates over 20,000 newspapers from 1770–2000s. Includes newspaper archive for:

Santa Cruz Sentinel (various titles), (1862–2005) with coverage gaps, 1913–1931.

Santa Cruz Evening News, (1907–1941) Some gaps in coverage.

Santa Cruz Surf, (1883-1907) Rich source of local history and opinions not covered by other papers. (Microfilm copies of all papers and print indexes available at SCPL).



Other Newspaper sources:

Watsonville Register-Pajaronian, (1864–2012) Available from SCPL link, or

<https://www.cityofwatsonville.org/1411/Watsonville-Historical-Newspaper-Archive>

Newspapers.com data is indexed using Optical Character Recognition technology which reads the text from historic newspapers on microfilm. The image quality of historical newspapers varies so searches often produce errors/"false drops." When searching personal names, search variant forms of a name to insure accurate results.

California Digital Newspaper Collection (CDNC) Online at SCPL or at CDNC.UCR.EDU. California papers from 1846–1922; same coverage as Newspapers.com for local papers. Includes *Daily Alta California*, 1846–1891; *Sacramento Daily Union*, 1851-1899, *San Francisco Call*, etc. Can perform sophisticated Boolean searches (AND, OR, NOT), a function not available on Newspapers.com.

NewsBank, (Available remotely to SCPL card holders) *Santa Cruz Sentinel*, 1999–to present (supplements **Newspapers.com** which only indexes *Santa Cruz Sentinel* up to 2005).

San Jose Mercury-News and *San Francisco Chronicle* (1985–to present)

Covers thousands of U.S. and world news sources besides newspapers.

New York Times (SCPL online with registration requirements).

CITY DIRECTORIES/PHONE BOOKS

City directories and phone books are useful for placing people at a particular place at a particular time. They may also tell you a person's occupation and where they worked.

Ancestry.com/Heritage Quest

Online coverage of Santa Cruz City Directories from 1902–1981. Some gaps in coverage. Includes directories for many cities across the U.S.

U.S. City Directories, 1822-1995

Search ☐ Match all terms exactly

First & Middle Name(s) Last Name
Rose Rostrom
☐ Exact... ☐ Exact...

Lived In Year Location
Santa Cruz County, California, USA
☐ Exact to...
City, County, State, Country

Any Event

Add family member: Spouse
Spouse First & Middle Name(s) Last Name

Keyword
e.g. pilot or "Flying Tigers"

Browse this collection
To browse this image set, select from the options below.
State
Choose...
1902
1905
1907
1908
1910
1913
1917
1922
1924
1925
1926
1927
1928
1929
1930
1932
1933
1934
1935
1936
1938
1939
1940
1941
1946
1948
1950
1953
1954
1955

U.S. City Directories, 1822-1995 for Rose Rostrom
California > Santa Cruz > 1953 > Santa Cruz, California, City Directory, 1953
«Merrill dep County on 1907 Ocean
«Raffaele (Gina) lab Santa Cruz Artichoke and Sprout Growers Assoc h130
Laurent
«Zenith L (wid Eug) h2344 Felt
Rositer Bernice A Mrs sten City police dept r120 Kenneth
«Jack A (Bernice A) drftsmn County Assessor h120 Kenneth
Rostrom Etha B (wid Albert E) h1021 Ocean
«Rose (wid Geo H) h242 Berkeley way
«Vivian r242 Berkeley way
Rotary Club meets Hotel Palomar
Roth Albt h148 Mason
«Alf J (Camilla; Roth Court) h622 7th av
«Court (Alf J Roth) motel 622 7th av
«Court (Alf J Roth) motel 622 7th av

Santa Cruz Public Library

(Genealogy Room, Downtown Library)

Santa Cruz City Directories,

1921–1968 (Print) Early City & Phone Directories under various titles available on microfilm.

Museum of Art & History (Archives) **Santa Cruz City Directories**, 1921–1968 (Print); Local Phone Books, 1907+ (Print)

HISTORIC PHOTOS

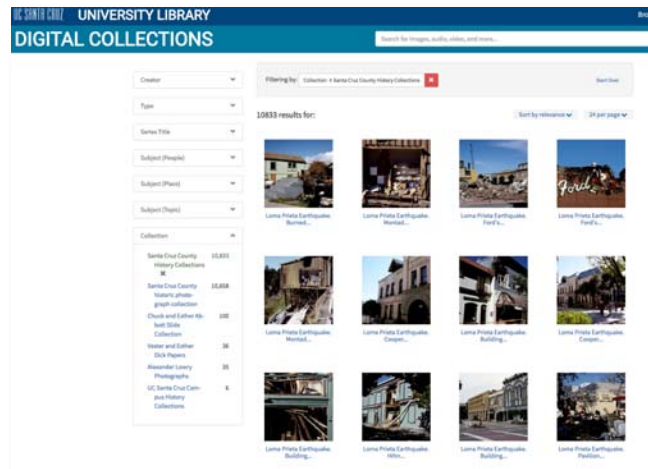
Old photographs convey a clear idea of a structure's former appearance and help establish a building's relationship to its surroundings. In addition to the sources listed here, a prime commercial source for historical photographs is the collection at **Covello & Covello Photography**. The firm was founded by the late photographer Ed Webber in 1938 and provided news photos to the *Santa Cruz Sentinel* from 1938 to 1969. Besides thousands of stock negatives, Covello & Covello has an extensive collection of photographs from mid-nineteenth century through the 1930s.

<https://www.covellocovello.com/> Contacting individuals who post Public Member Trees on Ancestry.com can also be a rich source for personal photos.

Santa Cruz County Historic Photographic Collection, UCSC Library Digital Collections.

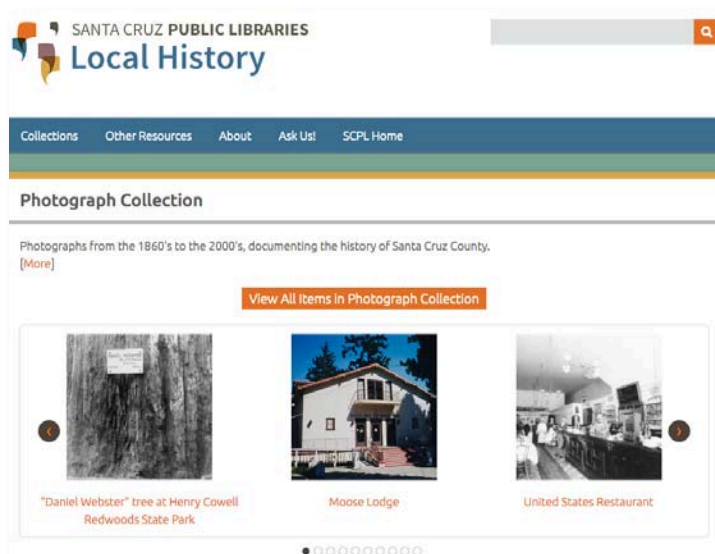
UCSC's collection of photographs spans more than 100 years of Santa Cruz city and county development and activity. Notable subjects include Santa Cruz architecture before and after the Loma Prieta Earthquake (1989). "The collection documents communities and towns, some now gone; businesses and stores; industries: logging, mining, farming, ranching; the natural surroundings: beaches, forests, rivers, creeks, lagoons; cultural events and entertainment:

theater, exhibits, celebrations, parades; institutions: government, churches, schools, libraries; military displays and recreation: team sports, camping, and fishing; and means of transportation: railroads, streetcars, airplanes, automobiles, ships and boats. The bulk of the photographs (almost 11,000) document the city of Santa Cruz, but there are many images of the North and South county as well."

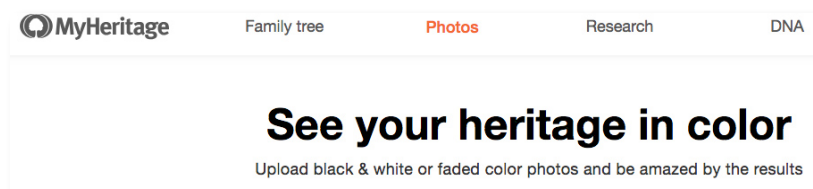


The Santa Cruz Museum of Art & History (MAH) Photo Archive has an extensive collection of historic Santa Cruz County 19th Century and early 20th Century photographs covering a wide-range of topics. <https://archives.santacruzmah.org/guides/photograph-collection/>

Santa Cruz Public Library has a large collection of photographs from the 1860s through the 2000s.



MyHeritage.com offers photo services to transfer black and white images into enhanced color photos.



HISTORIC BUILDING SURVEYS

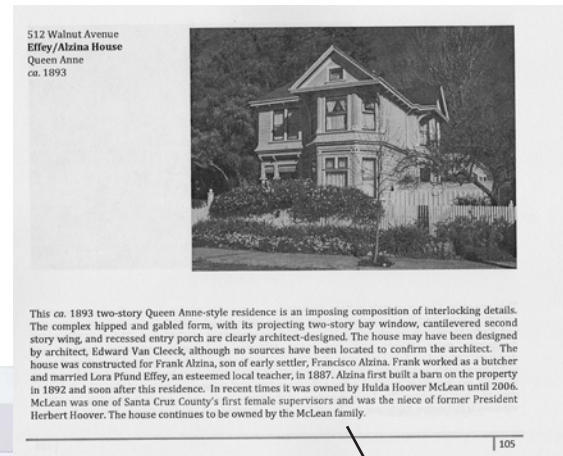
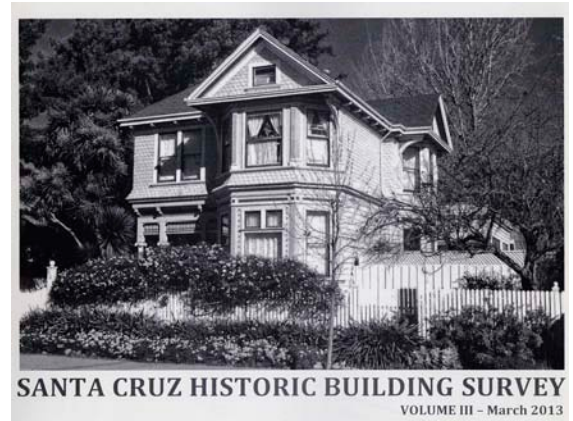
The Santa Cruz Historic Building Surveys provide a comprehensive planning tool for the identification, evaluation, and treatment of historic properties. The Surveys inventory (vI, 1976, vII, 1989, vIII, 2013) over six hundred structures; are available for download at the City's website. Criteria for evaluation is based on standards developed by the National Park Service and the U.S. Secretary of the Interior.

Surveys are based on a comprehensive evaluation of each property based on specific criteria for analyzing the integrity of each structure as well as the historic significance of past occupants and any events important in local, regional, or national history.

Each property is extensively researched to document historic authenticity and integrity (DPR 523).

Example of historic evaluation form for 512 Walnut Avenue, Santa Cruz. The house was designed by architect Edward L. Van Cleeck for Frank Alzina, son of early pioneer Francisco Alzina. Frank was a butcher, married to esteemed local teacher Lora Effey. Until 2006, The home was owned by Hulda Hoover McLean, Santa Cruz County's second female supervisor.

Surveys are the first place to look to see if your house is listed as an historic resource. The County of Santa Cruz maintains a list of historic properties and can be obtained by contacting the Planning Department. The City of Capitola maintains a list of historic structures (Planning Department) as well as the City of Scotts Valley, <https://www.scottsvally.org/239/City-Historical-Landmarks>.

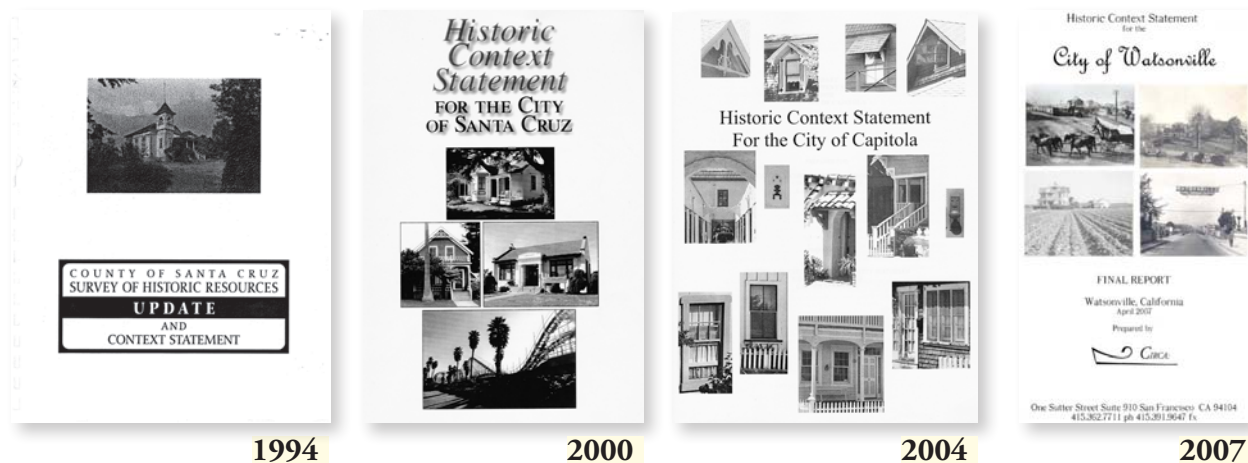


Evaluation findings are summarized in volume III, published in 2013.

[illegible]

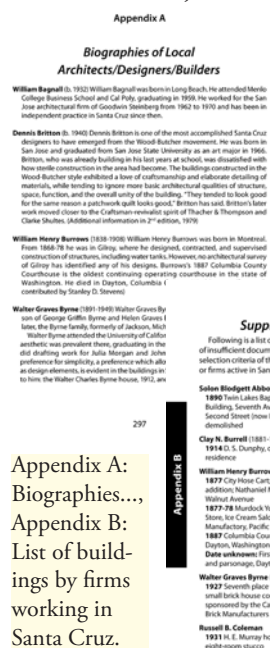
HISTORIC CONTEXT STATEMENTS

Historic Context Statements provide an overview of the historic development of a city with examples of property types such as districts, buildings, and features, which represent the patterns of growth. Context Statements are critical for understanding, identifying, evaluating, and protecting those resources which give each community its individual character and sense of place. If you want to discover how a city developed its character, these surveys are essential. The County of Santa Cruz and the cities of Santa Cruz, Capitola, and Watsonville context statements are available on their websites or from their Planning Departments.

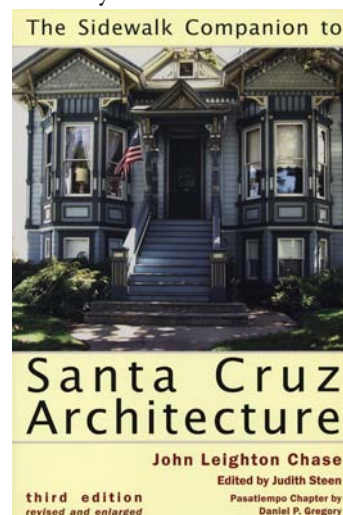


ARCHITECTURAL STYLES

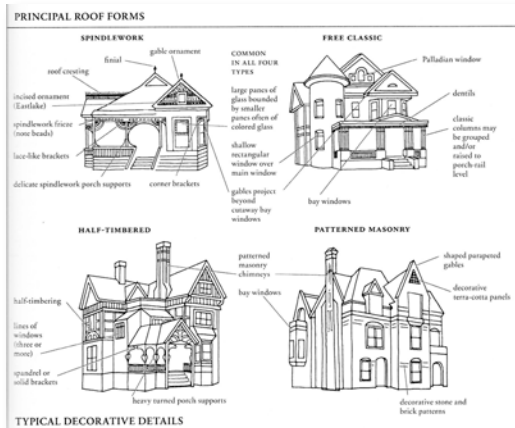
The architectural development of local communities is examined in Historic Context Statements as an overview, but a detailed analysis of individual properties and their history is not included.



For the City of Santa Cruz, John Chase's, *Sidewalk Companion to Santa Cruz Architecture* offers a broad survey of neighborhoods, and the individual properties of historic significance. The earlier editions (1975, 1979) formed the basis of the City of Santa Cruz, Historic Building Surveys (1976, 1989). The 3rd ed., published in 2005 also includes biographies of local architects/designers/builders. A supplementary list of buildings designed/built by local firms is appended. Also includes a detailed and comprehensive bibliography of local historical resources written by Judith Steen.



At 880 pages, Virginia McAlester's 2013 monumental *Field Guide to American Houses* is the premier source for detailed descriptions of styles and their origin. Well-illustrated with hundreds of drawings and photos.



The interpretation of an architectural style may vary depending on the knowledge of the architect/builder, availability of materials, and regional differences. The interpretation of the Queen Anne style may vary considerably covering a wide-range differing of structures. While some have candle-snuffer corner turrets and wrap-around porches, others are a blended mixture of Colonial Revival, Shingle, or Craftsman style. Often there is an abundance of brackets, decorative trusses, and an entry door with a single pane at the top.



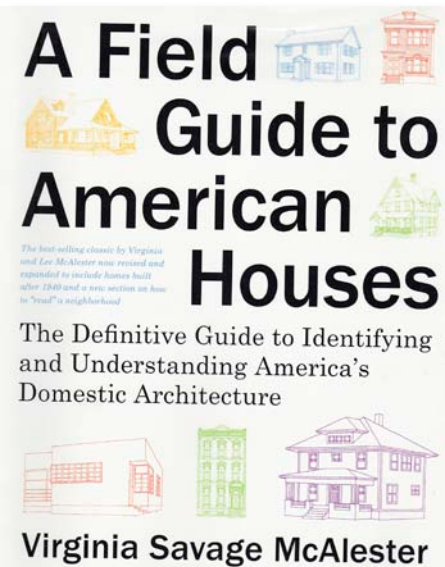
the turn of the century. The earliest Italianate houses are square with hip roofs and few details. Later, and more commonly, they are either flat fronted or have angle bays and low roofs with a corner at the eaves or parapet that obscures the roof. Characteristic details are a bracketed cornice, turned balustrades, tall, narrow windows with flat or rounded tops and prominent lintels, a raised front porch and elaborately detailed entrance porches, quoins, and sometimes a rusticated facade. Most surviving commercial Italianate is brick with wooden or metal trim, usually flat fronted with pediments and crowing over the parapet.

Stick and Eastlake: (1880s-1890s) The Victorian-era Stick style is frequently used in combination with Eastlake. The Eastlake ornamentation is characterized by hold use of geometric shapes, three-dimensional patterns, curved brackets, rows of lattice-turned spindles, incised carving, grooved moldings, circular perforations, sunburst-motif panels, bent roofline, and stained glass. Additionally, there is an overlay of plain or molded Stick work that resembles half-timbering and suggests the half-timber frame construction of the time, with high, steep roof lines, and extending window frames beyond the windows, and extensive verandas. Curved brackets are usually replaced by diagonal brackets.

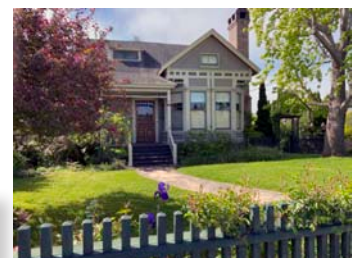
Queen Anne: (1880s-1900) Originally an English style formulated by Richard Norman Shaw in the 1860s, and bearing little relation to the architecture of the time of Queen Anne, it went through many transformations before it arrived in California after 1885. Less formal than earlier Victorian styles, it sought to be picturesque with an asymmetrical plan, complex roof line, corner towers, and gables. It frequently displays a variety of textures and colors in bands of different siding materials including brick, clapboard, and shingles. The buildings also have bay windows of various shapes, porches, and balconies, and a variety of predominantly classical ornamental details. In Santa Cruz, many aspects of the Queen Anne house blended into Colonial Revival, Shingle, and Craftsman styles by the end of the nineteenth century.

Shingle: (1885-1906) Similar to the Queen Anne, particularly as it appeared in the Eastern United States, the Shingle style is known for simplicity of detail together with a greater interest in massing of forms. The walls and hipped and gabled roofs are shingled and include frequently curving wall surfaces. Banded windows contributed to a general horizontal emphasis. In Santa Cruz, the Shingle style is often found mixed with other styles.

The City of Santa Cruz, *Historic Building Survey, vIII* (2013).



McAlester, excerpt from 1984 edition.

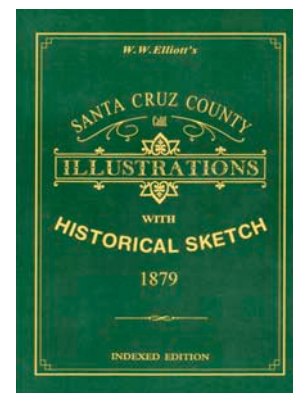


Queen Anne Cottage, 1408 Broadway, Santa Cruz.

Architectural Styles in Santa Cruz, *The Sidewalk Companion to Santa Cruz Architecture*, 3rd., 2005.

BIOGRAPHICAL SOURCES

“The subject of your research, of course, will determine which, if any, biographical or historical reference sources will be useful for information on owners and occupants. Of the biographical and historical books concerning Santa Cruz County, Elliott’s, *Santa Cruz County, California*, authored by Rev. S. H. Willey, Dr. C. L. Anderson, Edward Martin, and others, published in 1879, is the earliest and perhaps the most important architectural source. Its many engravings provide an extensive record of the town’s appearance at the time.” John Chase, *The Sidewalk Companion to Santa Cruz Architecture*, 3rd. ed. Santa Cruz: Museum of Art & History, 2005.

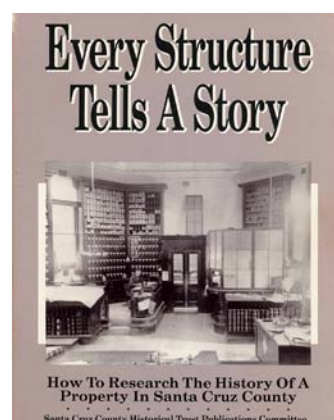


The Museum of Art & History, 1997 reprint

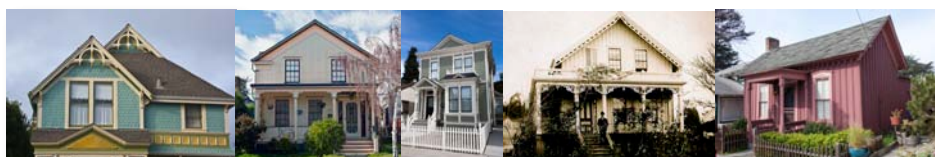
Leon Rowland, wrote a local history column, “Circuit Rider” for the *Santa Cruz Evening News* in the 1940s. This column and other research formed the basis for *Santa Cruz: The Early Years*, (Paper Vision Press, 1980). Rowland provides a vivid, detailed account of the early settlers and the times they lived in, profiling some of the most significant historical figures, their accomplishments and deeds. Also included is an exhaustive account of *Los Fundadores*, the founding families of Santa Cruz. Rowland maintained a vast card file on local historical figures and events. The repository is now available online at UCSC: <https://library.ucsc.edu/speccoll/rowland-collection-about-the-rowlands>. Another newspaper reporter, Ernest Otto, wrote “Old Santa Cruz,” a column for the *Santa Cruz Sentinel* from the 1930s until the early 1950s. While not a historian, his work detailed people and events as he experienced them first hand. Preston Sawyer, *Sentinel* proofreader and photographer, wrote a column, “Santa Cruz Yesterdays,” from 1948–1959. Each week he contributed an old photo and wrote a historical account of events surrounding the photo.

A LAST DETAIL

In 1990, The Santa Cruz Couty Historical Trust, published, *Every Structure Tells A Story*. While technology has advanced, making public sources more accessible, the research tools discussed are still valid today. It is well worth the time to consult *Every Structure* for its broad description of city directories, land ownership maps, local newspapers, and bibliographies. Although out-of-print, it is available for download the Santa Cruz Museum of Art & History.



Joe Michalak, Please send comments and corrections to: joemich1@gmail.com. This document will be revised frequently. ©2022



APPENDIX
SANTA CRUZ COUNTY
SANBORN FIRE INSURANCE MAPS
MARCH 2022

LEGEND:

LOC: Library of Congress: <https://www.loc.gov/collections/sanborn-maps>

UCSC: Available over the Internet for UC Santa Cruz faculty, staff, and students only; available to all others at workstations at McHenry and the Science & Engineering library. Data may be downloaded and results emailed.

MAH: Santa Cruz Museum of Art & History (Archives)

SCPL: Santa Cruz Public Library, Downtown Branch.

NOTE: Maps used color-coded symbols, describing in detail the type of building construction, materials used, windows, location of water pipes, hydrant, fire alarm and numerous other elements related to engineering and safety. All Sanborn maps are in digital format and in color unless otherwise indicated.

	YEAR	LOCATION
APTOS:	1888	LOC; UCSC
	1892	LOC; UCSC
	1908	LOC; UCSC
	1926	UCSC
	1929	UCSC
BEN LOMOND:	1908	LOC; UCSC
	1926	UCSC
	1931	UCSC
BOULDER CREEK:	1892	LOC; UCSC
	1897*	LOC; UCSC
	1908	LOC; UCSC
	1931	UCSC
*(Incl. Lorenzo)		
CAPITOLA:	1888*	LOC; UCSC
	1892*	LOC; UCSC
	1905*	LOC; UCSC
	1917 (June)	No longer available online at UCSC
	1927	

1933

(*Note: 1888, 1892, 1905, 1917, included with Santa Cruz)

CORRALITOS:	1892	LOC; UCSC
*(Incl. w/ Watsonville)	1902	LOC; UCSC
	1908	LOC; UCSC
	1920	LOC; UCSC
	1962	LOC; UCSC

FELTON:	1895	LOC; UCSC
	1908	LOC; UCSC
	1918	
	1926	UCSC

FREEDOM:	1920*	LOC; UCSC
*(Incl. with Watsonville)		

PAJARO:	1920*	LOC; UCSC
*(Incl. with Watsonville)		

SANTA CRUZ:	1877 (Aug.)	No longer available online at UCSC
	1883 (Oct.)	No longer available online at UCSC
	1886	LOC; UCSC; SCPL (b/w microfilm)
	1888	LOC; UCSC; SCPL (b/w microfilm)
	1892	LOC; UCSC; SCPL (b/w microfilm)
	1905* (through Mar. 1915)	LOC; UCSC; SCPL (b/w microfilm; bound volumes in color.)
	1917* (through June 1917)	No longer available online at UCSC
	1928*	SCPL (b/w microfilm)
	1950* (through Aug. 1957)	SCPL (b/w microfilm; bound volumes in color.)
	1956	MAH (bound volumes in color)
	1961	MAH " " "
	1965	MAH " " "

*(Note: 1905, 1917, 1928, 1950 include Twin Lakes & Del Mar;
Capitola included with 1888, 1892, 1905, 1917)

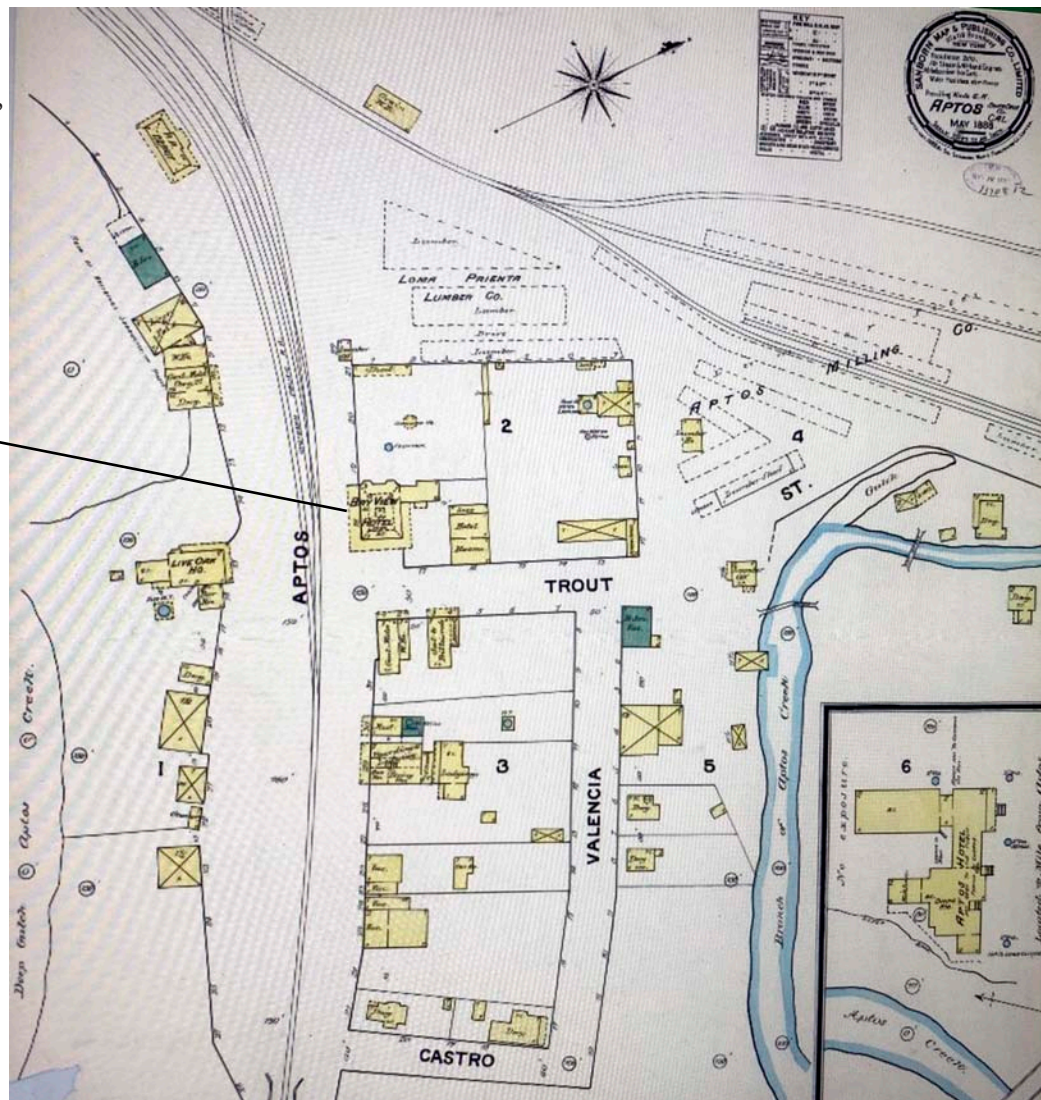
SOQUEL:	1888	LOC; UCSC
	1892	LOC; UCSC
	1908	LOC; UCSC
	1920	UCSC
	1933	UCSC

WATSONVILLE:	1886	LOC; UCSC
	1888	LOC; UCSC
	1892	LOC; UCSC
	1902	LOC; UCSC
	1908	LOC; UCSC
	1920*	LOC; UCSC
	1940	UCSC
	1950	UCSC
	1956	UCSC
	1962	LOC; UCSC

*(Includes Watsonville
Junction in Monterey County)

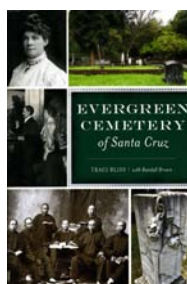
Screen shot of
Aptos, 1888.
(UC Santa Cruz,
Historical
Information
Gatherers
database.)

Bay View Hotel
(still standing,
2022)

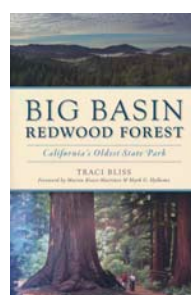


SOURCES

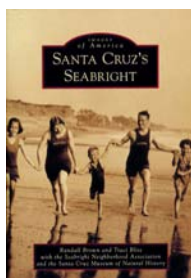
These sources complement the Bibliography created by Judith Steen for John Chase's *3rd Edition of the Sidewalk Companion to Santa Cruz Architecture*, 2005 (reprinted with corrections, 2007). There is no overall recent history of Santa Cruz County, but these volumes provide insight into the people who played a significant role in the communities that constitute Santa Cruz County. Some of these volumes were created before the availability of online research tools for genealogy, local newspapers (Newspapers.com, est. 2012), and archives. Therefore, discrepancies between what was known then, and what information may be easily discovered today, will exist. Please note that besides the volumes listed here, there is an additional number of significant works on local history published (including an Online History Journal) by the Museum of Art & History: <https://www.santacruzmah.org/history-collection>



Bliss, Traci with Randall Brown. *Evergreen Cemetery of Santa Cruz*, Charleston, The History Press, 2020.

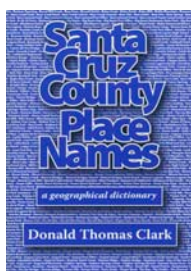


Bliss, Traci, with Foreward by Martin Rizzo-Martinez & Mark G. Hylkema, *Big Basin Redwood Forest: California's Oldest State Park*, Charleston, The History Press, 2021

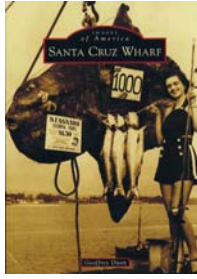


Brown, Randall and Traci Bliss. *Santa Cruz's Seabright*, Charleston: Arcadia Publishing, 2017.

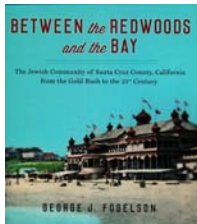
Building Permits in the City of Santa Cruz: Reported in Newspapers 1909 through 1924. Compiled by the Early Santa Cruz Newspaper Indexing Committee of the Friends of the Santa Cruz Public Libraries. Santa Cruz: Genealogical Society of Santa Cruz County, 1994. *Permits listed by street and name. Supplemented by Santa Cruz, California, Building Permits from Early Newspapers* (ca. 1910-1954), compiled by Sara A. Bunnett (Santa Cruz: Genealogical Society of Santa Cruz County, 2004).



Clark, Donald Thomas. *Santa Cruz County Place Names: A Geographical Dictionary*. Scotts Valley: Krestrel Press, 2008.



Dunn, Geoffrey. *Santa Cruz Wharf*. Charleston: Arcadia Publishing, 2016.

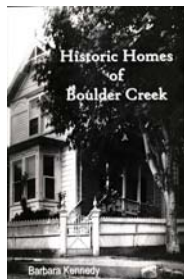


Fogelson, George J. *Between the Redwoods and the Bay: the Jewish community of Santa Cruz County, California, from the Gold Rush to the 21st Century*. Santa Cruz: Santa Cruz Museum of Art & History, 2017.

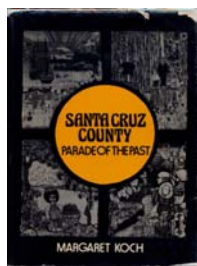
Francis, Phil. *Santa Cruz County, A Faithful Reproduction in Print and Photography of Its Climate, Capabilities and Beauties*. (Cover title: *Beautiful Santa Cruz County*). San Francisco: H. S. Crocker Co., 1896.

Genealogical Society of Santa Cruz County, 1994. *Permits listed by street and name*. Supplemented by *Santa Cruz, California, Building Permits from Early Newspapers (ca. 1910-1954)*, compiled by Sara A. Bunnett (Santa Cruz: Genealogical Society of Santa Cruz County, 2004).

Historic Context Statements. Context statements have been published for the County of Santa Cruz (1994), City of Santa Cruz (2000), Capitola (2004), and City of Watsonville (2007). If you want to discover how a city developed its character, these surveys are essential. See page 14 of this document.

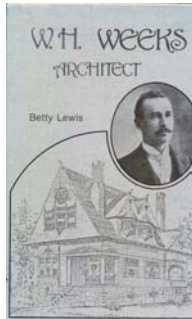


Kennedy, Barbara. *Historic Homes of Boulder Creek*. Boulder Creek: Barbara Kennedy, 2007.

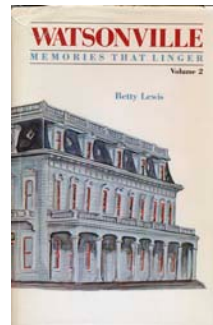


Koch, Margaret. *Santa Cruz County: Parade of the Past*. Fresno: Valley Publishers, 1983.

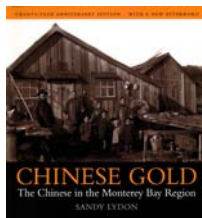
Koch, Margaret. *They Called It Home: Santa Cruz, California*. Fresno: Valley Publishers, 1974.



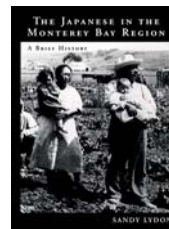
Lewis, Betty. *W. H. Weeks: Architect*, Fresno: Panorama West Books, 1985



Lewis, Betty, *Watsonville: Memories That Linger*. 2 vols. Fresno and Santa Cruz: Valley Publishers, 1976, 1980.



Lydon, Sandy. *Chinese Gold: The Chinese in the Monterey Bay Region*, Capitola: Capitola Book Company, 1985, 2008.

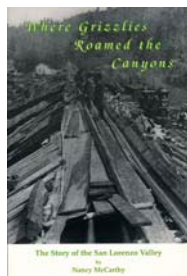


Lydon, Sandy. *The Japanese in the Monterey Bay Region: A Brief History*, Capitola: Capitola Book Company, 1997.

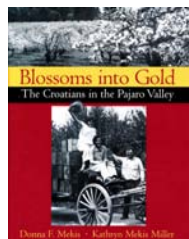
Lydon, Sandy and Carolyn Swift. *Soquel Landing To Capitola-By-The-Sea*, Cupertino: California History Center, 1978.

Malmin, Judy Pybrum. *Corralitos*, Corralitos: J. P. Malmin, 199

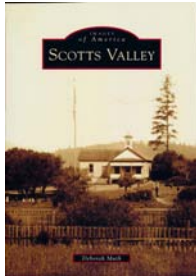
Martin, Edward. *History of Santa Cruz County, California, with Biographical Sketches....* Los Angeles: Historic Record Co., 1911.



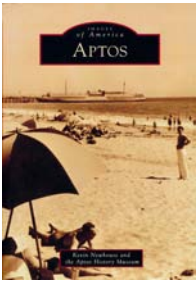
McCarthy, Nancy *Where Grizzlies Roamed the Canyons*, Palo Alto: Garden Court Press, 1994.



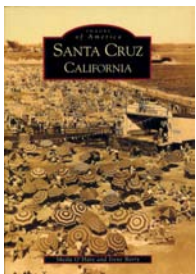
Mekis, Donna F. and Miller, Kathryn Mekis. *Blossoms into Gold: the Croatians in the Pajaro Valley*, Capitola: Capitola Book Company, 2009.



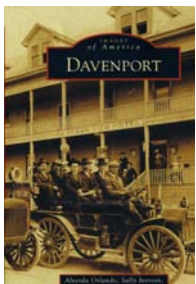
Muth, Deborah. *Scotts Valley*,
Charleston: Arcadia Publishing, 2016.



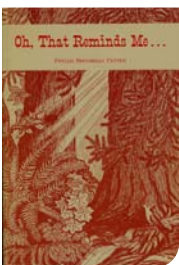
Newhouse, Kevin and the Aptos History Museum. *Aptos*,
Charleston: Arcadia Publishing, 2013.



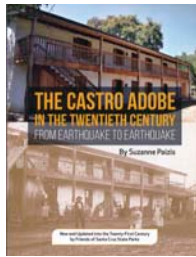
O'Hare, Sheila and Irene Berry. *Santa Cruz*,
Charleston: Arcadia Publishing, 2002.



Orlando, Alverda, Sally Iverson, and Ed Dickie. *Davenport*,
Charleston: Arcadia Publishing, 2020.



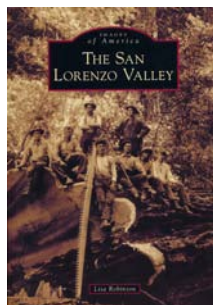
Patten, Phyllis Bertorelli, edited by Elizabeth Spedding Calciano, *Oh, That Reminds Me*,
Felton: Big Trees Press, 1969.



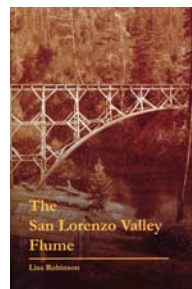
Paizis, Suzanne, *The Castro Adobe in the Twentieth Century: From Earthquake to Earthquake*, Santa Cruz: Friends of Santa Cruz State Parks, 2018.



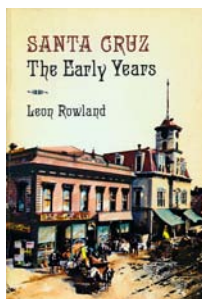
Payne, Stephen, *A Howling Wilderness: The Summit Road of the Santa Cruz Mountains, 1850-1906*, Cupertino: California History Center, 1978.



Robinson, Lisa. *The San Lorenzo Valley*, Charleston: Arcadia Publishing, 2012.



Robinson, Lisa, *The San Lorenzo Valley Flume*, n. p.: Lisa Robinson, 2010.



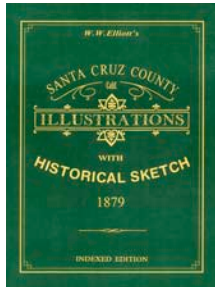
Rowland, Leon. *Santa Cruz: The Early Years; The Collected Historical Writings of Leon Rowland*. Santa Cruz: Paper Vision Press, 1980. Includes *Old Santa Cruz Mission*, *Villa de Branciforte*, *The Story of Old Soquel*, *The Annals of Santa Cruz*, and *Los Fundadores*.

Santa Cruz Historic Building Survey. [Vol. 1] Prepared for the City of Santa Cruz by Charles Hall Page & Associates, Inc. San Francisco: 1976. Preface by Mayor John G. Mahaney, M.D. Historic Preservation Commission: Willard Morris, Chairman; Harold Steen, Vice Chairman; Margaret Lezin, Virginia Sharp, Bruce Seivertson.

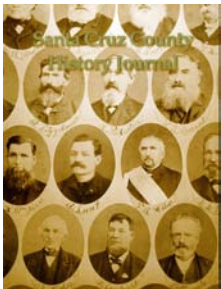
Santa Cruz Historic Building Survey. Vol. 2. Department of Planning and Community Development. City of Santa Cruz. Santa Cruz: May 1989. Selections and research by John Chase. Architectural writing by Daryl Allen. Designed and produced by Jeanne Gordon.



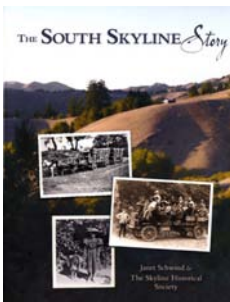
Santa Cruz Historic Building Survey, Vol. 3. Department of Planning and Community Development. City of Santa Cruz, Santa Cruz: 2013. prepared by Archives & Architecture, LLC ; selections and research by Charlene Suval, Jessica Kusz and Kara Oosterhous, public historians with the Santa Cruz Preservation Commission; technical architectural descriptions by Leslie Dill, architect; Evaluations by Franklin Maggi, architectural historian. All surveys are available for download at: <https://www.cityofsantacruz.com/government/city-departments/planning-and-community-development/programs/historic-preservation-in-santa-cruz/historic-building-survey>



Santa Cruz County, California: Illustrations Descriptive of its Scenery, Fine Residences, Public Buildings. . . . San Francisco: Wallace W. Elliott & Co., 1879. Reprinted with guide to illustrations by Jill Miller Perry; alphabetical list of “Officers of Santa Cruz County from 1850 to 1879” arranged by Stanley D. Stevens; indexed by Leonard A. Greenberg and Stanley D. Stevens. Santa Cruz, CA: Museum of Art & History, 1997.



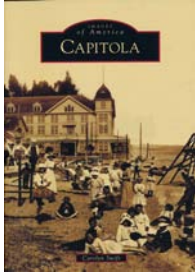
Society of California Pioneers of Santa Cruz County, with Biographies and Portraits. Edited by Stanley D. Stevens. Special Issue, *Santa Cruz County History Journal*, no. 4 (1998). Additional local history publications of the Museum of Art & History are available at: <https://santa-cruz-museum-of-art-and-history.square.site/>



Schwind, Janet and The Skyline Historical Society, *The South Skyline Story*, Santa Cruz: The Skyline Historical Society, 2014.



Soquel Pioneer and Historical Association, *Soquel*, Charleston: Arcadia Publishing, 2011.



Swift, Carolyn. *Capitola*,
Charleston: Arcadia Publishing, 2013.



The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelies for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, Washington, D. C.: U.S. Department of the Interior, National Park Service, 2017.
