



County of Santa Cruz

Department of Community Development and Infrastructure

701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060

Planning (831) 454-2580

Public Works (831) 454-2160

sccoplanning.com

dpw.co.santa-cruz.ca.us

Matt Machado - Deputy CAO / Director

HISTORIC RESOURCE COMMISSION STAFF REPORT

AGENDA: February 10, 2025

PROJECT DESCRIPTION

Proposal to delist the Redman-Hirahara House per County Code section 16.42.060. The Redman – Hirahara House has deteriorated to such an extent that delisting and eventual demolition will be necessary. The HRC will consider this matter and make recommendations to the Board of Supervisors that it approve delisting and demolition of the building and to meet the requirements of the California Environmental Quality Act (CEQA), recommend that the Board of Supervisors (BOS) have prepared and file a Notice of Exemption.

BACKGROUND

The Redman-Hirahara House was built in 1897 by William Henry Weeks as a two-story Queen Anne Style home for the Redman family. Mr. Weeks was prolific in building large and expensive, stately homes in the Watsonville area, some of which still stand in the City of Watsonville. In 1937 the house was sold by the Redman's to Mr. Tao who then sold it to the Hirahara family in 1940 whereupon one of the last members of the Hirahara house resided until 1986, and when the house was listed as “vacant”.

The Redman-Hirahara house is located at 1635 West Beach Street in Santa Cruz County on the outskirts of the City of Watsonville and is visible from Highway 1. In 2004, the building was listed in the National Register of Historic Places by the Redman Foundation as an NR-1 property, which nullified the County's 1986 DPR Form 523 that classified this home as NR-4 (a lower level of historic significance). The National Register report is included as exhibit B. The building has been vacant and essentially unattended or maintained since 1986 and has been deteriorating since. Because of its significant deteriorated condition, combined with there being no interest in the community or current or previous property owners to restore the building, the Historic Resources Commission determined that it would be best to delist the building using the protocols prescribed in County Code Section 16.42.060(B)(c), with possible demolition. The HRC has discussed this matter for many years but as of December 2023 the HRC has recommended that County staff initiate delisting per County Code section 16.42.060 - *Development Procedures for Designated Historic Resources*. Delisting is a required prerequisite to demolition of this structure.

ANALYSIS

As required by County Code section 16.42.060, a building inspection report was prepared by the County's Building Inspector, and an architectural assessment was prepared by Kent Seavey. Both reports are dated December 2024 and included herein as exhibits C and D. . The results

indicate that the structure is uninhabitable and has lost its historic integrity due to deterioration. With these reports there is a preponderance of evidence that the once historic house is no longer historic and is a health and safety hazard, thereby justifying delisting the structure and eventually demolishing it.

The following code section prescribes the procedures related to delisting and potential demolition of a building.

16.42.060 Development procedures for designated historic resources.

(A) Applications for Historic Review. Applications for historic resource preservation plan approval or sign review shall be filed with the Planning Department in accordance with the procedures of SCCC 18.10.117 through 18.10.119, and the administrative application requirements as established by the Historic Resources Commission.

(B) Demolition and Relocation.

(1) Application Requirements. For projects involving demolition of the historic structure, or involving relocation of an historical structure, the application submittal shall also include:

(a) A special inspections report from the County Planning Department on the condition of the structure; and

(b) An historical documentation report prepared according to guidelines established by the Historic Resources Commission. The report shall contain the following:

(i) Information which supports the claim that preservation is not feasible due to the deteriorated condition of the structure or object, or would create exceptional hardship, or is necessary to alleviate a dangerous condition.

(ii) Provisions to preserve the historic values of the structure or object by documentation and/or preservation of artifacts and building materials.

(c) Provisions to offer the structure to the general public for removal or dismantling for salvage at no cost or remuneration to the applicant. The availability of the structure shall be advertised by means of an one-eighth-page display ad in a paper of general circulation in the County of Santa Cruz, at least twice during a 30-day period. The advertisement shall include the address at which the structure proposed for demolition is located, information as to how arrangements can be made for relocation (through moving or dismantling) of the structure proposed for demolition, and the date after which a demolition permit may be issued. Evidence of this publication must be submitted prior to issuance of a demolition permit. This is not applicable to projects involving the relocation of the historic resource on the same site.

(2) Processing. Demolition applications shall be processed as follows:

(a) The complete demolition of the entirety of a landmark or contributing resource shall require a public hearing and recommendation by the Historic Resources Commission and a public hearing and final action by the Board of Supervisors.

(b) The partial demolition, as defined in SCCC 16.42.030(C), of a landmark or contributing resource shall require a public hearing and final action by the Historic Resources Commission. The Historic Resources Commission may, at their discretion, refer the final action to the Board of Supervisors.

(c) Lesser demolition, not meeting the definition of “demolition” in SCCC 16.42.030(C), of a landmark or contributing resource may be approved or denied without public hearing by the Planning Director. The Planning Director, at his or her discretion, may refer the final action to the Historic Resources Commission.

ENVIRONMENTAL REVIEW

The delisting and anticipated eventual demolition of the Redman-Hirahara House will require a Notice of Exemption (NOE) per CEQA Guidelines Section 15062(c)(2) and filed with the County Clerk following BOS action.

CEQA Guidelines 15064.5a.2, states, “a structure included in a local register is presumed to be historical or culturally significant unless the preponderance of evidence demonstrates otherwise.” In this case, the preponderance of evidence is the combination of the building inspection and architectural historian reports completed in December 2024 and included herein as Exhibits C and D, which conclude that the structure has lost its historical or cultural significance, is uninhabitable and dangerous. These two reports constitute the “preponderance of evidence” and so would be the basis in which the delisting and demolition or its removal could be exempt from CEQA through filing a Notice of Exemption with the County Clerk. The Exemption is based on CEQA Guidelines 15061(b)(3), which states,

The activity is covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

FINANCIAL IMPACT

The building inspection report and the architectural history report were funded by the property owner. The two advertisements in the aforementioned prescribed County code section will be paid for by the County. No other costs are anticipated to be incurred by the County. Therefore, this delisting has minimal and insignificant impact to County finances.

RECOMMENDATIONS

1. Review the building inspection and architectural assessment reports and discuss the delisting process;
2. Direct staff to advertise the availability of the Redman-Hirahara House for removal or dismantling for salvage in a display ad in a paper of general circulation in the County of Santa Cruz for a period of 30-days, and the date after which a demolition permit may be issued;
3. Direct staff to carry forward the HRC recommendation to delist the Redman-Hirahara House to the BOS; and
4. Direct staff to prepare a Notice of Exemption per CEQA Guidelines Section 15061 and file with the County Clerk per CEQA Guidelines Section 15062.

Exhibits

- A. Letter to property owner
- B. National Register Report
- C. Building Inspection Report
- D. Historic Assessment



County of Santa Cruz

Department of Community Development and Infrastructure

701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060
Planning (831) 454-2580 Public Works (831) 454-2160
sccoplanning.com dpw.co.santa-cruz.ca.us

Matt Machado - Deputy CAO / Director

Jocelyn Drake
Assistant Director
Permit Division

Stephanie Hansen
Assistant Director
Housing & Policy

Carolyn Burke
Assistant Director
Special Services

Steve Wiesner
Assistant Director
Transportation

Damon Adlao
Director
Capital Projects

Kim Moore
Assistant Director
Administration

Juggy Tut
c/o Elite Developments, Inc.
144 West Lake Avenue
Watsonville, California 95076

Re: Redman – Hirahara House

Mr. Tut:

The Santa Cruz County Historic Resources Commission (HRC) is in the process of updating the County's Historic Inventory and has reviewed the condition of the Redman-Hirahara House and concluded that it should be removed from the County's Historic Inventory and the National Register of Historic Places.

As you may know, the Redman – Hirahara House is a National Register level 1 (NR-1) house and is listed in the National Register of Historic Places. The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's (NPS) National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. Although the Redman – Hirahara House was identified and evaluated in the context of historic value and certified by the NPS for the National Register in 2004, it subsequently has fallen into disrepair to such an extent that it likely is economically infeasible to restore.

To start the process of delisting the property (and ultimately demolition of the house), County Code Section 16.42.060.B.1.a, requires a special inspection of the Redman-Hirahara House; a special inspection for this type of work is \$518.15. In addition, per County Code Section 16.42.060.B.1.b, an historical documentation report shall be prepared and contain information that will support the claim that preservation of the House is not feasible due to the deteriorated condition of the structure, and, or is necessary to alleviate a dangerous condition.

A County Building Inspector will conduct the aforementioned special inspection immediately upon deposit by you of the \$518.15 to the County. This report will be followed by the aforementioned historical documentation report to be prepared by an architectural historian. I will solicit two proposals this week from architectural historians and get back to you on this. Note that the county will select the architectural historian to do the work, but it will be incumbent upon you to pay the cost of this analysis. I will contact you immediately upon obtaining the consultants scopes of work and cost estimates.

I look forward to working with you on this important project.

Sincerely,

Matthew Sundt
Senior Policy Planner / Historic Resources



(/NRHP/AssetDetail/9b2c3adf-fc4d-48f1-935b-0aea31554c59/)

DOWNLOAD THIS PDF (/NRHP/GetAsset/9b2c3adf-fc4d-48f1-935b-0aea31554c59/)

HIDE NATIONAL REGISTER ASSETS

Copyright

ASSET METADATA

Title:

Redman House

National Register Information System ID:

04000734

Applicable Criteria:

ARCHITECTURE/ENGINEERING

Architectural Styles:

LATE VICTORIAN

QUEEN ANNE

Architects:

Weeks, William H.

Areas Of Significance:

ARCHITECTURE

Periods Of Significance:

1875-1899

Significant Years:

1897

Resource Type:

BUILDING

Related Collections:

National Register of Historic Places Collection

Resource Format:

pdf

File Size (bytes):

708624

Date Published:

7/28/2004

Parks:

National Register of Historic Places

Locations:

State: California

County: Santa Cruz County

Watsonville ; 1635 W. Beach Dr.

Rating:

Categories:

Historic

Asset ID:

3d4a2833-aea3-4cf4-b126-14c004c4eb1e

Related Portals:

NPGallery Main Search (/)

HIDE METADATA

Copyright

ACCESSIBILITY ([//www.nps.gov/aboutus/accessibility.htm](http://www.nps.gov/aboutus/accessibility.htm))

PRIVACY POLICY ([//www.nps.gov/aboutus/privacy.htm](http://www.nps.gov/aboutus/privacy.htm))

FOIA ([//www.nps.gov/aboutus/foia/index.htm](http://www.nps.gov/aboutus/foia/index.htm))

NOTICES ([//www.nps.gov/aboutus/notices.htm](http://www.nps.gov/aboutus/notices.htm))

DISCLAIMER ([//www.nps.gov/aboutus/disclaimer.htm](http://www.nps.gov/aboutus/disclaimer.htm))

National Park Service ([//www.nps.gov](http://www.nps.gov))
U.S. Department of the Interior ([//www.nps.gov](http://www.nps.gov))
([//www.doi.gov](http://www.doi.gov))





FAQ ([//www.nps.gov/aboutus/faqs.htm](http://www.nps.gov/aboutus/faqs.htm))

NO FEAR ACT ([//www.doi.gov/pmb/eeo/no-fear-act](http://www.doi.gov/pmb/eeo/no-fear-act))

CONTACT US ([//www.nps.gov/aboutus/contactus.htm](http://www.nps.gov/aboutus/contactus.htm))

USA.GOV ([//www.usa.gov](http://www.usa.gov))

 FACEBOOK ([//www.facebook.com/nationalparkservice](http://www.facebook.com/nationalparkservice))  YOUTUBE ([//www.youtube.com/nationalparkservice](http://www.youtube.com/nationalparkservice))

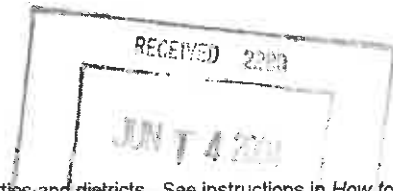
 TWITTER ([//www.twitter.com/natlparkservice](http://www.twitter.com/natlparkservice))  INSTAGRAM ([//www.instagram.com/nationalparkservice/](http://www.instagram.com/nationalparkservice/))

 FLICKR ([//www.flickr.com/photos/nationalparkservice](http://www.flickr.com/photos/nationalparkservice))

 ITUNES ([//itunes.apple.com/WebObjects/MZStore.woa/wa/viewArtistLegacy?cc=us&id=216751324](http://itunes.apple.com/WebObjects/MZStore.woa/wa/viewArtistLegacy?cc=us&id=216751324))

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Redman House

other names/site number _____

2. Location

street & number 1635 W. Beach Drive not for publication

city or town Watsonville vicinity

state California code CA county Santa Cruz code 087 zip code 95077

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Stephen D. Mc
Signature of certifying official/Title

6/8/04
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 for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. 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
 - See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Edson B. Beall
Signature of the Keeper

Date of Action

7/28/04

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building (s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Non-contributing
1	4
	buildings
	sites
	structures
	objects
1	4
	total

Name of Related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)
N/A

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Cat: domestic
Sub: single family dwelling

Current Functions

(Enter categories from instructions)

Cat: work in progress
Sub: Vacant

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian
Queen Anne

Materials

(Enter categories from instructions)

foundation Stone
roof Wood shingle
walls Wood
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page -1-

Redman House
Santa Cruz, CA

Narrative description

The Redman House is a two-story Queen Anne style residence with an asymmetrical plan. The house has a compact verticality to it as it sits in its original setting amidst a field of strawberries. The house appears to be at least 2 1/2 stories, but is really only two stories with windows placed in the attic to fool the eye. The property is bounded by Beach Road to the east, Riverside Road to the west, Lee Road to the south and Highway 1 to the north. The Redman farm originally extended eastward to the Pajaro River, but in later years the land was sold off and now the house sits on thirteen acres of strawberry fields, highly visible from the highway. The house has stood vacant since the early 1990's, and was at one time threatened with demolition; the house appears to be in poor condition from the exterior but it is structurally sound.

The elevations of the house are highly detailed. Each façade is composed of a myriad of projecting and recessing elements, with large gables projecting over three-sided bays, a corner tower whose dome creeps around the roof eaves, wrap-around porches, and recessed balconies.

The detailing is as diverse as the elements composing the facades. The architect used geometric patterning in the wall shingles to add an extra measure of character to the facades. Other details include both Corinthian and ionic columns supporting the porch roofs and window hoods. Floral plaster friezes appear in gable ends and on various wall panels. Eastlake brackets and dentils embellish stray corners and eaves.

The house is sheathed with shingles above the first floor, with sporadic patterns of textured shingling cropping up on any available wall panel. Windows are treated with much the same eclectic selection and include a variety of designs such as beveled panes, plain double hung and fixed pane windows.

The north elevation is one of the most detailed and visible elevations, as it would have been viewed from people traveling to and from Watsonville. Currently it is visible from cars passing on Highway 1. This façade contains the two-story rounded tower and the main façade of the wrap-around porch with decorated columns. The gable roof on this façade has a decorative plaster frieze at the eave line. The gable roof at the main entrance to the house to the right of the porch has a similar plaster frieze at its eave. This decorative plasterwork is also found along a band running around the corner tower separating the first from the second floors. Both the circular wrap-around porch and corner tower have domed roofs, each capped with decorative spires. The dome over the porch disappears into the façade of the house and a roof gable, incorporates a hint of a cap at the top as it fades into the eave line. There are four decorative scroll-shaped

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page -2 -

Redman House
Santa Cruz, CA

brackets above the paired columns at the gabled entrance to the house. The upper half of the double-hung wood windows on the corner tower includes a decorative pattern in the glass. The second story presents a recessed balcony, off-center from the first floor entrance, that contains two Corinthian columns and a small decorative balustrade. The door out to this balcony is centered between the columns. Between the balcony and the rounded tower, there is a large diamond of shingles inset into the regular pattern of shingling on the second story. The eaves have small dentilations along this façade until they intersect with the corner tower, which has larger, widely spaced dentils with the smaller dentils between them.

The false third or half story on this elevation features a large sectioned window flanked on each side by a pair of ionic columns. The window is framed with a decorative wooden band along the bottom, with baluster banding running along the bottom of the window. A shallow shed roof with one bracket on each side is set atop the window.

The south and east elevations of the house are less intricately detailed than the two main facades, as these would not have been as visible to the public. The south elevation has a projecting bay near the middle of the elevation with a gabled roof over the false half-story window. The corner turret wraps around to this elevation, and there is a porthole window with decorative cornice at the second story just west of the projecting bay. Adding subtle playfulness to the design, the roof cornice has small dentilations, and the wall plane at the second story has interesting zig-zag bands of shingles, one row of small zig-zags at the floor line of the second story, and a larger row of zig-zag shingles at the window line. Toward the rear of the house, there is a small eyebrow dormer set into the roof to add to the assumption of a third story.

The rear elevation is plain and unadorned, with no applied ornamentation save for a band of zig-zag shingling that runs around the bottom of the window line. The rear gable has a half-pediment cornice and two mismatched windows at the second story, one of which must have been a later addition. The first floor includes a half-enclosed porch area with a rear entry door. The farm-hands would have entered the house through the rear door to eat meals in the rear kitchen-dining area.

The interior of the house is relatively intact and original, minus the losses incurred through vandalism in the time since the house has become vacant. The front entry door at the north elevation leads into a main central hall, with the rounded room to the right and the main staircase leading to the second story on the left. The room has what is assumed to be the original wallpaper running up half the wall to a high band of woodwork. The ceiling is beamed and all doors are surrounded with heavy woodwork with scrolled details so that the room has a Tudor-Revival feeling. The round room to the

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page -3 -

Redman House
Santa Cruz, CA

right has a fireplace with a surround that has been stolen. The woodwork around all entryways in the public rooms in the house are the same as those in the front hall. Behind the rounded front room is a parlor, and this is the only room with relatively intact plasterwork with the chandelier surround still extant. All other chandelier surrounds have been lost to vandalism. There is also a plaster picture rail running along the top of the walls.

To the left of the parlor and directly behind the front hall is the dining room. A false front built in cabinet is at the south side of the room toward the rear of the house with a pass-through feature to the rear dining room. A small door at the right of the dining room leads into the kitchen area. To the left of the kitchen area and directly behind the formal dining room, is a large area surmised to be where the farm-hands and family ate daily meals. This room is spartan and has a rear stairway leading up to the second story.

The main front stairway has a wonderful hardwood stair-rail with a carved newel post at the landing. There is a window seat at the landing as well. The second floor contains four bedrooms and one bathroom, the only bathroom in the house. Three of the bedrooms are unadorned, while the master bedroom suite is more decorative. The suite is situated toward the southwest side of the house and includes the rounded room. In all, the suite consists of three rooms, one of which is long and narrow and opens onto a small deck at the west side of the house. This could have been a dressing or closet area. The rounded room and the room behind would have been used as a sleeping room and a sitting area. The last occupant of the house used the rounded room as the bedroom.

The house appears not to have had any apparent alterations since its original construction, save for the possible alteration of the windows on the rear elevation of the house. Although the condition of the house has significantly deteriorated over the years from lack of maintenance, all original details and exterior elevations remain as they were constructed.

There are four outbuildings on the property, including what appears to have been a barn that was built around the time that the main house was constructed. The other buildings include a small garage, a residence, and a mobile home.

According to the Assessor's Records supplied by the County of Santa Cruz Assessor's office, the barn was estimated to have been built around the year 1900. It appears that the original barn, which is one and one half story with an attached lean-to element, was added on to over the years with an open carport type structure and an open one-car garage. The original structure is in very poor condition with vegetation growing up the entire open side of the structure and many boards missing from the entire structure. It is

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page -4 -

Redman House
Santa Cruz, CA

surmised that this structure would have been used as part of the farming practice of the owners of the property, however this is unknown. The dates of construction of the later additions is also unknown. Because of the poor condition and lack of information regarding the history and use of the barn, it is not being considered a contributing building.

The single-story stucco second residence on the property appears to have been constructed during the 1950's and is a simple one-story rectangular structure with a hip roof and aluminum frame windows. It is not considered a contributing structure to the property.

The mobile home, which measures 20 feet by 48 feet and is located to the west of the 1950's residence. The estimated date that the mobile home was placed on the property was in the early 1990's. It is not considered a contributing structure to the property.

The garage or tool shed structure located directly behind the Redman House appears to have been constructed around the time that the Redman House was originally constructed, as it includes very wide vertical wood planks on the exterior. The simple side gabled structure has a modified doorway and is entered by the south side of the building. It has been overrun with ivy and other vegetation is in poor condition. It appears to have been repaired in the past with available materials and has been altered. Today it is used to store tools and junk. This structure is not considered to be a contributing structure to the property.

Redman House
Name of Property

Santa Cruz, California
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1897

Significant Dates

1897

Significant Person

Cultural Affiliation

Architect/Builder

William H. Weeks

Primary Location of Additional Data

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page -1 -

Redman House
Santa Cruz, CA

Statement of Significance

Summary

The Redman house stands as an excellent example of the range of settings, styles, and clients that William H. Weeks worked with in his long career in Watsonville and the state of California. As an architect, Weeks strove to design houses for "the plain citizen, the average owner, whether he has individual or collective corporate existence."¹ Weeks was able to design houses in both urban and rural settings; as is evident by the remaining Weeks-designed buildings in the urban center of Watsonville. The Redman house, however, stands as a unique example of a rural farmhouse designed by Weeks, with no other known Weeks designed rural houses extant in the city of Watsonville, or Santa Cruz County, today. The Redman house, a strikingly detailed Queen Anne structure, stands alone amidst thirteen acres of agricultural land near Highway 1, as a symbol of Watsonville's agricultural history, and the wonderfully detailed architecture William Weeks created.

Weeks was not only a prolific architect, he was a driving force in the development of the city of Watsonville. He was an active citizen in the town for eighteen years, from 1894 to 1911. He raised his family in town, and undertook much of the building of the city, including the Christian Church at Main Street and East Lake Avenue, the first high school, the Lettunich Block, among many other public buildings and numerous private residences.

William Weeks

In such a small, rural farm town such as Watsonville, why would an average Santa Cruz pioneer hire an architect to design and build his house? This was the key to the success of William Weeks: he designed houses for the common man. His philosophy was simple, yet advanced for his time, "plans must serve very plain and practical ends and in all cases design must be well within the scope of local craftsmanship." By this end, Weeks was able to modify the stiff, formal Victorian designs to fit his customers needs. In the case of the Redman house, Weeks created a functional, yet formal residence for a prospering agricultural family. The front entrance of the house contains all necessary formal rooms

¹ Santa Cruz Sentinel, May 25, 1915, page 7.

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page -2 -

Redman House
Santa Cruz, CA

for a Victorian, including the foyer, the dining room and parlor, yet the rear entrance to the house reveals an informal dining area for farm workers to enjoy their meals. It was said of Weeks after the turn of the 20th century that he designed "buildings of convenience, of beauty, and of substantial character that will stand for many years to come,"² and perhaps nowhere is this more evident than in the city of Watsonville, which was privileged to have this a talented architect in residency for 18 years.

James Redman was a prosperous Watsonville farmer that he desired a fine, high style residence to display his wealth to his peers in Watsonville, and he trusted that William Weeks would deliver a functional yet architecturally stunning residence within his budget. Weeks' advertisements at the turn of the century stressed the most design for the money:

"Don't build before you see my latest home designs strictly up-to-date costing \$150 per room and upwards; guaranteed estimates furnished. I can give you the best work for the least money."³

William Weeks was born in 1864 in Prince Edward Island to parents Richard and Margaret Weeks. Richard Weeks was involved in the construction business, and William joined him in his work after the family had moved to Wichita, Kansas, and after Weeks had attended the Brinker Institute in Denver, Colorado during the 1880's.⁴ The Weeks family seemed to relocate often, and their next moves, sometime in the early 1890's, were to Tacoma, Washington and then Oakland, California, where father and son continued in the construction business.⁵ During this time, it is known that Weeks designed a residence for a Helen Flint in 1891.⁶

His next move was to Watsonville, where William Weeks became ingrained in the goings-on of the City after he was hired to design and build the first of several renditions of Christ Church on the corner of Main Street and East Lake Avenue. He opened an office in Watsonville in 1894, and was elected a freeholder in 1902. In this capacity he assisted in drawing up a new city charter.⁷ Weeks and his family settled in Watsonville in the mid 1890's, and purchased a house on Jefferson Street in 1899. Between 1894 and 1911, Weeks was responsible for designing many residences and commercial buildings in

² Advertisement from the Watsonville Pajaronian, February 28, 1901.

³ Lewis, Betty. *Watsonville, Memories That Linger*. Otter B Books, Santa Cruz, CA: 1986; page 1.

⁴ Lewis, Betty. W. H Weeks, Architect. Panorama West Books, Fresno, CA: 1965. P. 1

⁵ Ibid P. 3

⁶ Ibid P. 53

⁷ Ibid P.

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page -3 -

Redman House
Santa Cruz, CA

Watsonville. He built what was known as the Weeks Block at 444 Main Street, in which he had his office until he moved to Palo Alto in 1911.⁸ During his time in Watsonville, Weeks designed at least 56 commercial buildings, warehouses, schools and churches, and 94 residences in the town.⁹ Weeks also redesigned the bandstand and plaza area that marked the center of town in 1906, and still stands today. Many of the residences Weeks designed remain, and a few of the commercial buildings are left on Main Street as reminders of the man who helped to build Watsonville.

Weeks was able to follow established styles while adding his own unique characteristics. The most recognizable residential structures he built were in the Queen Anne style of Victorian Architecture that are located throughout Watsonville. Elements of his designs included decorative plasterwork, witch's hat roof elements, false dormers, fanciful and decorative shingling on the wall planes, and often rough-hewn stonework skirting. His style was so distinctive that once one has pinpointed these elements, a William Weeks designed Queen Anne home can easily be identified throughout the City, and many still exist. Among them are the Judge Julius Lee house on Beach Street and the Tuttle House on East Lake Avenue. Both homes embody the above mentioned characteristics, which can also be found on the Redman House.

Weeks designed commercial structures, residences, and institutional buildings such as schools and libraries, among others. A few of the best known local structures include the original Casino and Natatorium in Santa Cruz, constructed in 1907, and the Lettunich Building in Watsonville on the corner of Beach and Main Streets, constructed in 1914, and the Watsonville High School in 1917, which was lost in the 1989 earthquake.¹⁰

As his business flourished, Weeks opened an office in nearby Salinas in 1897 and commuted between the two towns. At this time, the sugar beet industry was burgeoning and Claus Spreckels hired Weeks to construct what would be the largest sugar beet factory in the world, located a few miles south of Salinas.¹¹ As his business continued to grow, Weeks designed buildings in Monterey, Pacific Grove, Santa Cruz, and points further north and south within California, as this area was growing by leaps and bounds, and he was in a position to take full advantage of the development potential of the central coast.¹²

⁸ Lewis, Betty. W. H Weeks, Architect. Panorama West Books, Fresno, CA: 1965.

⁹ Ibid P.

¹⁰ Ibid P.

¹¹ Ibid P. 7

¹² Ibid P. 8

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page -4 -

Redman House
Santa Cruz, CA

By 1911, his work dragging him all over the state, Weeks made the decision to leave Watsonville and move his offices and his family to Palo Alto, a more central location.¹³ In 1912, he moved again to San Francisco, utilizing the whole top floor of the building at 251 Kearney Street for his offices.¹⁴ By 1928, William Weeks had taken his son, Harold into partnership and his son and the firm was touted as one of the largest and oldest architectural firms in the state of California with offices in Oakland, San Francisco, and Watsonville. Weeks continued to work throughout the state with his son until his death in 1936 of a heart illness.¹⁵

And thus culminated the career of arguably one of the most prolific architects in California's history, who designed buildings in at least 150 cities in the state. It was Watsonville's fortune to have had William Weeks live in the city during the beginning of his career, where he was responsible for designing approximately 150 structures, both residential and commercial. Thus, William Weeks will remain ingrained as one of the most important persons to the history of the town, leaving his legacy to be seen and appreciated today, and into the future.

History of Watsonville

The Redman house, as it stands amidst a large field of strawberries, serves as a beacon of the history of Watsonville and the Pajaro Valley, as this area's roots lie in agriculture. The town of Watsonville was laid out on the eastern portion of the Rancho Bolsa del Pajaro, granted to Sebastian Rodriguez in 1823.¹⁶ The area became settled in the following decades with shanty-type buildings and wood plank sidewalks. A man by the name of Judge John H. Watson from Georgia, either legally or illegally, gained a claim on this easternmost parcel of land and laid out a town that would later be called Watsonville, in 1851.¹⁷

During Watsonville's early years, many Spanish settlers remained and their cattle roamed nearby and often would graze in the square that would become the town Plaza. Sidewalks were formed by wood planks, and many of the streets were named after prominent citizens.¹⁸

¹³ Lewis, Betty. *W. H Weeks, Architect*. Panorama West Books, Fresno, CA: 1965. P. 23

¹⁴ Ibid P. 25-26

¹⁵ Ibid P. 35-41

¹⁶ Lewis, Betty. *Watsonville, Memories That Linger*. Otter B Books, Santa Cruz, CA: 1986; Page 1

¹⁷ Ibid P. 13

¹⁸ Ibid P.

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page -5 -

Redman House
Santa Cruz, CA

Land began to be leased in Watsonville to grow crops in 1851, mostly with potatoes during the "potato rush" that fed the 49er's up in the gold country. Once the bottom fell out of the potato market, people began planting sugar beets, apple orchards and various fruits and berries.¹⁹ 20,000 acres of crops were being cultivated by 1878 that included pears, almonds, olives, oats, corn, hay, grapes, and sugar beets. Santa Cruz County was a large producer of sugar, with the largest sugar factory in North America, Spreckels Sugar, located in Watsonville.²⁰

The first election in Watsonville's history was to elect a justice of the peace in 1852. A board of supervisors was created in 1866, and in 1868 the Watsonville city government was formed.²¹ The town plaza was created in 1860, and the first bandstand constructed in the Plaza in 1880. William Weeks was responsible for the redesign of the Plaza and bandstand in 1906.²²

The city of Watsonville was connected to nearby towns such as Santa Cruz and Monterey by stage coach originally, and transportation to and from Watsonville greatly improved when the train was extended to Pajaro in 1871, at which time the population of Watsonville had topped 2,000 residents.²³ The town began to expand as homes were built first around the Plaza and then moved out along neighboring streets. The Mansion House hotel, which remains as an omnipotent presence along Main Street today, was built in 1871.²⁴

The 1880's and 1890's were prosperous decades for beet farming that peaked after Claus Spreckels built a beet processing mill (designed by William Weeks) on 25 acres of land near Walker Street in 1887. Spreckels enticed local farmers to grow sugar beets to be processed in his mill. At the peak of the sugar beet boom in 1892, 2,937 acres of land had been dedicated to the crop with over 1,000 tons of beet sugar produced. This was the largest crop with the highest percentage of sugar, and was the financial backbone of Watsonville.²⁵ Of, course, crop booms always seem to burst in the end, and thus was true for the sugar beet crop, which busted in the late 1890's.

As the sugar beet industry declined, farmers took up many other crops that did well in the mild climate of the Pajaro Valley. These included strawberries, raspberries, apricots, and apples. In fact, Watsonville, once known as the "Sugar City," became known as the

¹⁹ Lehmann, Susan. *Historic Context Statement for Santa Cruz County*: 1994; Page 7.

²⁰ Ibid P. 13

²¹ Lewis, Betty. *Watsonville, Memories That Linger*. Otter B Books, Santa Cruz, CA: 1986; Page

²² Lewis, Betty. *W. H Weeks, Architect*. Panorama West Books, Fresno, CA: 1965. P.

²³

²⁴ Lewis, Betty. *Watsonville, Memories That Linger*. Otter B Books, Santa Cruz, CA: 1986; Page

²⁵ Lehmann, Susan. *Historic Context Statement for Santa Cruz County*: 1994; Page 8.

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page -6 -

Redman House
Santa Cruz, CA

"Apple City" in a matter of years. Apple production in Watsonville expanded in large part because of the Slavic immigrants who had settled in the area. Known as Slavonians, many of these people came from Dalmatia in the 1870's. The Slavonians developed an efficient system of growing, packing and marketing the apples that included setting up contracts with packing plants before the apple harvest, known as "apple futures," and they created an extensive network, selling apples throughout the United States.²⁶ Apple farms are still a popular crop in Watsonville, and is home to the famous Martinelli's sparkling apple cider.

Later crops grown in Watsonville were pears, plums, prunes, broccoli, Brussels sprouts, flower bulbs, and cut flowers. Watsonville and the Pajaro Valley are also famous for their artichokes, which were first farmed in the area by Italian immigrants who recognized the cool, mild temperatures as perfect for growing this crop.²⁷

The Redman Family in Watsonville

James Redman was the son of Kendrick Francis Redman, one of the original Santa Cruz County Pioneers who worked as a farmer in Watsonville after his arrival there in 1865. K.F. Redman profited from his crops of sugar beets and potatoes, and his son, James, also became a successful farmer in Watsonville.

The Redman family came to the Pajaro Valley from Missouri when James was nine years old. There were several siblings in the Redman family, with at least two dying when the family crossed the plains to California. Upon arrival in Watsonville, K.F. Redman took up farming while the family lived in a small house on Brennan Street.²⁸ In 1870 the Redman family moved to a ranch about 1 1/2 miles from Watsonville, along the Pajaro River.²⁹

James Redman moved to the 120-acre property where his grand house would be built in 1882. He had married Miss Louise Werner two years prior, and the two of them began what would become a successful farming operation on their property. His farm was described as having raised an average of fifteen tons of potatoes and sugar beets per acre in 1902.³⁰ James Redman also had an 81-acre orchard in Monterey County.

²⁶

²⁷

²⁸ "Redman Family Papers," written by Aunt Vina Redman, 1942-1945.

²⁹ Ibid

³⁰ *History and Biography, Central Coast*. "History of the State of California and Biographical Record of Santa Cruz, San Benito, Monterey, and San Luis Counties." Professor J.M. Guinn: 1903.

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page -7 -

Redman House
Santa Cruz, CA

Four years after purchasing the property, James Redman hired William Weeks to design a home for his family, in 1896-7, and the building contract was given to Will Porter with the lowest bid of \$3,368. Unfortunately, Porter hastily left town and the local firm of Lamborn and Uren, who had an original bid of \$3,843, finished the construction. The house and property was described in a biography on James Redman in the History and Biography of the Central Coast in 1903:

"As the traveler passes along the Beach Road near Watsonville he notes with interest an attractive residence, built in the colonial style of architecture and presenting an appearance at once inviting and unique. This is the home of James Redman and family. The interior of the house is as attractive as its exterior. The appointments of the eight rooms are modern. The finishings are of eastern oak, birds-eye maple and natural hard wood. Acetylene gas has proved to be a satisfactory mode of illumination. All the conveniences for housekeeping are to be found, and the home is one that would be considered elegant in our large cities."³¹

Acetylene gas was probably necessary in the Redman house because it was not located within the Watsonville City limits, and therefore probably was not attached to any city gas systems. This description portrays the recognized austerity of such a house located amidst a farm outside of the City. The Redman house was surely a landmark to Watsonville residents at the turn of the century, and remains as such today.

James Redman and his wife adopted a daughter, Alice Mary, but never had children of their own.³² Louise passed away in May, 1912 after an affliction of "mistral stenosis, an affliction of the kidneys."³³ Redman appears to have married again in June of 1915, to Ella Woody. James Redman died in 1921 at the age of 64, with the local papers hailing him as "a keen and energetic farmer, resourceful and capable, and it was said of him by his acquaintances that the county had no agriculturalist more enterprising as he."³⁴

The Hirahara Family

The Redman House was sold to J. Katsumi Tao by auction after Ella Redman's death in 1937 for \$69,575. There has been no information discovered about the Tao family, and the property was sold again to Fumio Hirahara in 1940 for a mere ten dollars.³⁵ The Hirahara family lived in the house from 1937 to the mid 1980's, a longer span than the Redman family. Although the Hirahara family has been reluctant to share information

³¹ *History and Biography, Central Coast*. "History of the State of California and Biographical Record of Santa Cruz, San Benito, Monterey, and San Luis Counties." Professor J.M. Guinn: 1903.

³² Ibid

³³ Evening Pajaronian, May 20, 1912.

³⁴ Evening Pajaronian, January 22, 1921.

³⁵ Deed granting property to Fumio Hirahara dated July 2, 1940. Santa Cruz County Records Volume 390 Page 396.

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page -8 -

Redman House
Santa Cruz, CA

regarding their family history, it has been discovered through public records how the family was able to keep their property while they were held in internment camps during World War II. An article appeared in the Santa Cruz Sentinel on April 18, 1943 that read,

"John L. McCarthy, Watsonville attorney, was granted permission in Superior Court to act as guardian for an American-born Japanese, a minor, who is in a relocation center. Order permits McCarthy to borrow a sum of money not to exceed \$50,000, payable on or before ten years after the date with interest at five percent, to execute notes, with deed of trust and crop or chattel mortgages required by the lender."

Further research at the Santa Cruz County Recorder's Office unearthed a series of tax lien notices issued to various Hirahara family members in 1942 and 1943. An assignment of chattel mortgage was also found in May of 1943 under the guardianship of John McCarthy. This chattel mortgage was released in October of 1943.

An annual report filed under John McCarthy's name with the Santa Cruz County Recorder's office revealed further information regarding McCarthy's guardianship of the Hirahara property. It appears that McCarthy was paid \$184.60 for ordinary fees as guardian and \$4,000 for extraordinary services. In addition, a man by the name of Manuel Souza be paid \$500 as a bonus. No further details regarding the relationship between the Hirahara family and John McCarthy is known at this time, and it is hoped that further contact with the Hirahara family will reveal more information regarding their past. After the War, the family returned to Watsonville and continued farming the land until the early 1980's.

The Hirahara family sold their remaining property to Hare, Brewer and Kelley, incorporated (the current owners), in 1982. There was an interesting provision written into the deed allowing for Teyo Hirahara to remain in the house until either her death, infirmity requiring long term hospitalization, or her choosing to move elsewhere.³⁶ Teyo Hirahara was the last person to inhabit the house. Watsonville Polk Directory research reveals that the house was inhabited by Teyo Hirahara in 1983 and by 1986 the house on Beach Road is listed as vacant.

Since Teyo's departure from the residence, the house at 1635 Beach Road has stood empty and has been left to deteriorate. The 13 acres of land surrounding the house has been leased out to farmers and continues to be farmed mainly for strawberries, which remains a dominant crop in Watsonville.

³⁶ Deed from Fumio Hirahara to Hare, Brewer and Kelley, Inc., September 30, 1982. Santa Cruz County Records Volume 3488 page 308.

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page -9 -

Redman House
Santa Cruz, CA

The Redman House Today

The Redman house stands amidst 13 acres of viable farmland directly off of Highway 1 just outside of the City of Watsonville as a reminder of the agricultural history of the area. The house was designed in Weeks' signature Queen Anne style of architecture and includes applied plasterwork, rough hewn stone foundation, decorative shingling on the wall planes, false dormer windows, and a witch's hat roof over a rounded corner tower. These elements can be found in the grandest of Weeks' residential homes, including the Judge Julius Lee house on Beach Street and the Tuttle house on East Lake Avenue, both listed on the National Register of Historic Places. The three homes, although varied in size and utility, all contain these similar elements, and are important examples of Weeks' contributions to residential architecture during his early career.

The Redman house, as it is popularly known today, has faced two difficult decades while it has been under the ownership of developers Green Farm LP. Original intentions to raze the house and develop the property for visit, and an array of locally grown products including wines. The mission of the Redman Foundation is to restore the commercial use was thwarted by the County of Santa Cruz because the land is zoned for agricultural use, and the house has sat unoccupied while several more recent development options have been proposed.

In the year 2000, the owners entered into an agreement with the Redman Foundation, a non-profit group formed to save and restore the Redman house. The agreement will allow the foundation to eventually buy the parcel and restore the house.

The Redman Foundation has been working for three years to create a viable use for the property that would include both commerce and agriculture, because as currently zoned, the majority of the property must continue to be used for agricultural purposes. The Foundation has created a business and restoration plan for the property to be used as an information center for the Central Coast region, including the Pajaro Valley, for both local residents and tourists who drive by on Highway 1. The center will offer a history of the region as well as information on activities and places to

Redman House and maintain it for future generations as a symbol of Watsonville's agricultural roots in the state of California.

Conclusion

The Redman house stands today as a reminder of the splendor of Watsonville's past, both agricultural and with the opulent architecture brought to the town by William H. Weeks.

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page -10 -

Redman House
Santa Cruz, CA

Although the house was not originally so visible to as many people as it is today, it now serves as a representation of the fabulously detailed architecture that William Weeks was capable of. In addition, because the house is still situated amidst thirteen acres of agriculture, it exhibits the backbone of Watsonville's economic history, a history that was carried forth by both of the house's inhabitants, the Redman family and the Hirahara family, in a span of eighty years. Nowhere else in Watsonville are both the agricultural history and William H. Weeks designs so thoroughly displayed, and it is the hope of the Redman Foundation that house wherein the depth of Watsonville's agricultural past is coupled with the magnificence of William Week's architecture will be found worthy of designation as a National Historic Register property.

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page -1 -

Redman House
Santa Cruz, CA

Bibliography

- Agricultural History Magazine, 1962. *The Japanese Immigrants in California Agriculture*. Masakazu Iwata. Pages 25-37.
- C.B. Lewis, Deputy County Surveyor. *1908 Map of Pajaro Valley, Santa Cruz County California*. From the UCSC Map Room.
- C.B. Lewis, Deputy County Surveyor. *Map of Pajaro Valley, Santa Cruz County California, 1914*. From the UCSC map room.
- Evening Pajaronian. Obituary for James Redman: January 22, 1921.
- Evening Pajaronian. Obituary for Louise Redman: May 20, 1912.
- Hare, Lou G. et al. *Assessment Map of Pajaro Protection District, Watsonville, Cadastral, 1910-11*. From the UCSC Map Room.
- History and Biography, Central Coast. "*History of the State of California and Biographical Record of Santa Cruz, San Benito, Monterey, and San Luis Counties*." Professor J.M. Guinn: 1903.
- Lehmann, Susan. *Historic Context Statement for Santa Cruz County*. Santa Cruz, California: 1986.
- Lewis, Betty. *Watsonville, Memories That Linger*. Otter B. Books, Santa Cruz, California: 1986.
- Lewis, Betty. *William H. Weeks, Architect*. Pioneer Publishing Company, Fresno, California: 1985.
- McAlester, Virginia and Lee. *A Field Guide to American Houses*. Alfred A. Knopf, New York: 2000.
- Redman, Vina. *The Redman Family Papers, 1942-1945*.
- Santa Cruz County Recorder's Office. *Deeds for 1635 W. Beach Drive, Watsonville, California*.
- Santa Cruz County, California Illustrations with Historical Sketch, 1879*. Wallace W. Elliott & Co, San Francisco, California: 1879. Republished by the Museum of Art and History, Santa Cruz, California: 1997.
- Santa Cruz Sentinel, William H. Weeks Honored, May 25, 1901. Page 7.
- Stanley D Stevens, Ed. *Santa Cruz County History Journal*, Volume 4. *The Society of California Pioneers of Santa Cruz County with Biographies and Portraits*. Published by the Museum of Art and History, Santa Cruz, California: 1998.
- University of California, Santa Cruz Map Room. *Maps for Watsonville and Santa Cruz County*.

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page -2 -

Redman House
Santa Cruz, CA

Watsonville Pajaronian, April 29, 1936. "William H Weeks, Ex-Local Architect, Dies in Piedmont 72 Years Old."

Watsonville Pajaronian, February 28, 1901. Advertisement for the firm of William H. Weeks.

Redman House
Name of Property

Santa Cruz, California
County and State

10. Geographical Data

Acreage of Property 13 acres

UTM References

(Place additional UTM references on a continuation sheet)

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Suzi Aratin

organization Redman Foundation date March 31, 2003

street & number 1380 Ruby Court #2 telephone 831-462-2350

city or town Capitola state CA zip code 95010

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white** photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Green Farm LP

street & number 315 Soquel Ave telephone (831) 457-1331

city or town Santa Cruz state CA zip code 95062

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Redman House, Santa Cruz County, CA

Section number 10 Page 1

UTMs

Zone 10

1. 608960 4083960
2. 609110 4084100
3. 609210 4083780
4. 609060 4083700

Boundary Description:

Parcel 052-271-04, County of Santa Cruz (corner of Beach and Lee Roads, Watsonville)

Boundary Justification:

This is all that remains of the historic property.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Redman House, Santa Cruz County, California

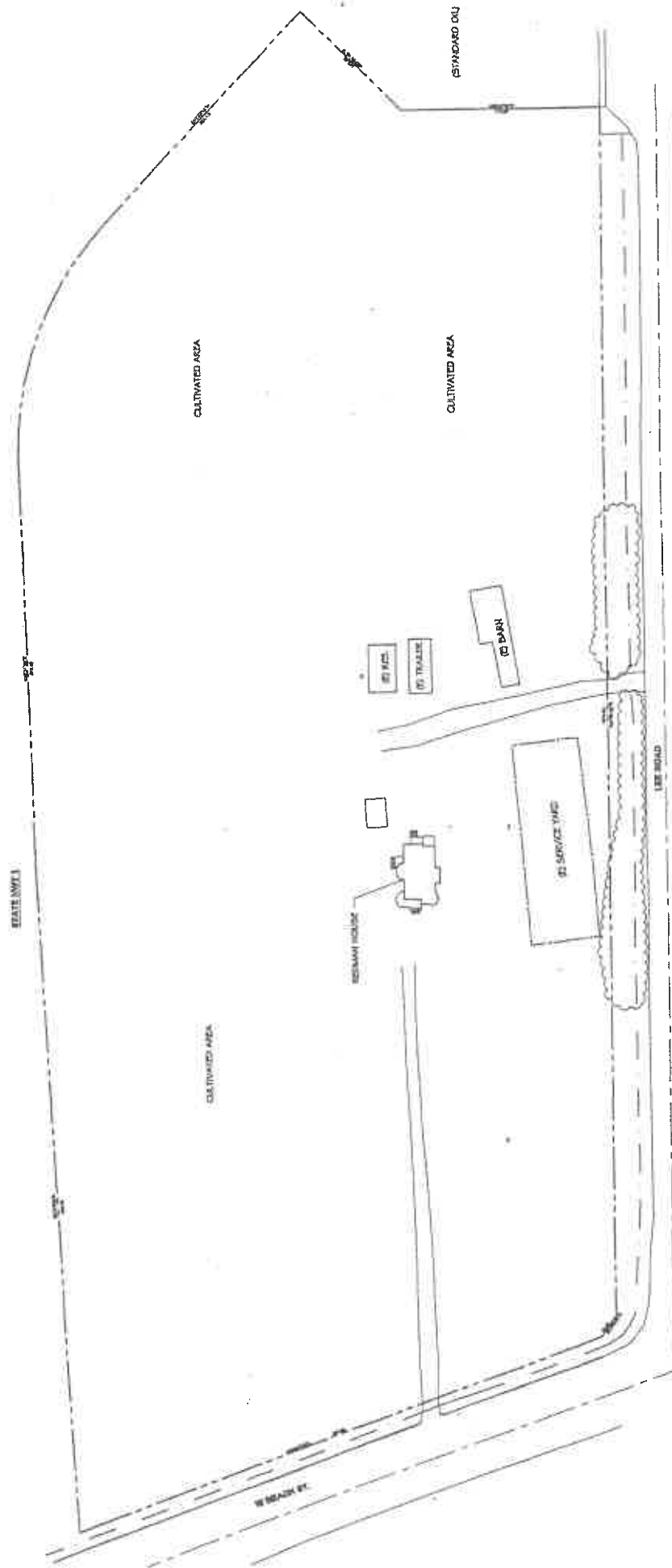
Section number Photos Page _____

Photographer: Suzi Aratin

Date of Photos: January, 2004

Location of Negative: 1380 Ruby Court #2, Capitola, CA 95010

- Photo 1: Redman House, south elevation
- Photo 2: Redman House, southwest elevations
- Photo 3: Redman House, turret, west elevation
- Photo 4: Barn, east elevation
- Photo 5: Barn, west elevation
- Photo 6: Barn, southwest elevations
- Photo 7: Redman House, west elevation
- Photo 8: Redman House, west elevation
- Photo 9: Redman House, northwest elevation
- Photo 10: Redman House, north elevation
- Photo 11: Redman House, close-up, north elevation
- Photo 12: Redman House, northeast elevations
- Photo 13: Redman House, east elevation
- Photo 14: 1950s house and mobile home
- Photo 15: Garage/tool shed



OVERALL SITE PLAN
SCALE: 1" = 60'



Redman House
Santa Cruz Co
CA

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Redman House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: CALIFORNIA, Santa Cruz

DATE RECEIVED: 6/14/04 DATE OF PENDING LIST: 7/08/04
DATE OF 16TH DAY: 7/23/04 DATE OF 45TH DAY: 7/28/04
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 04000734

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 7/28/04 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

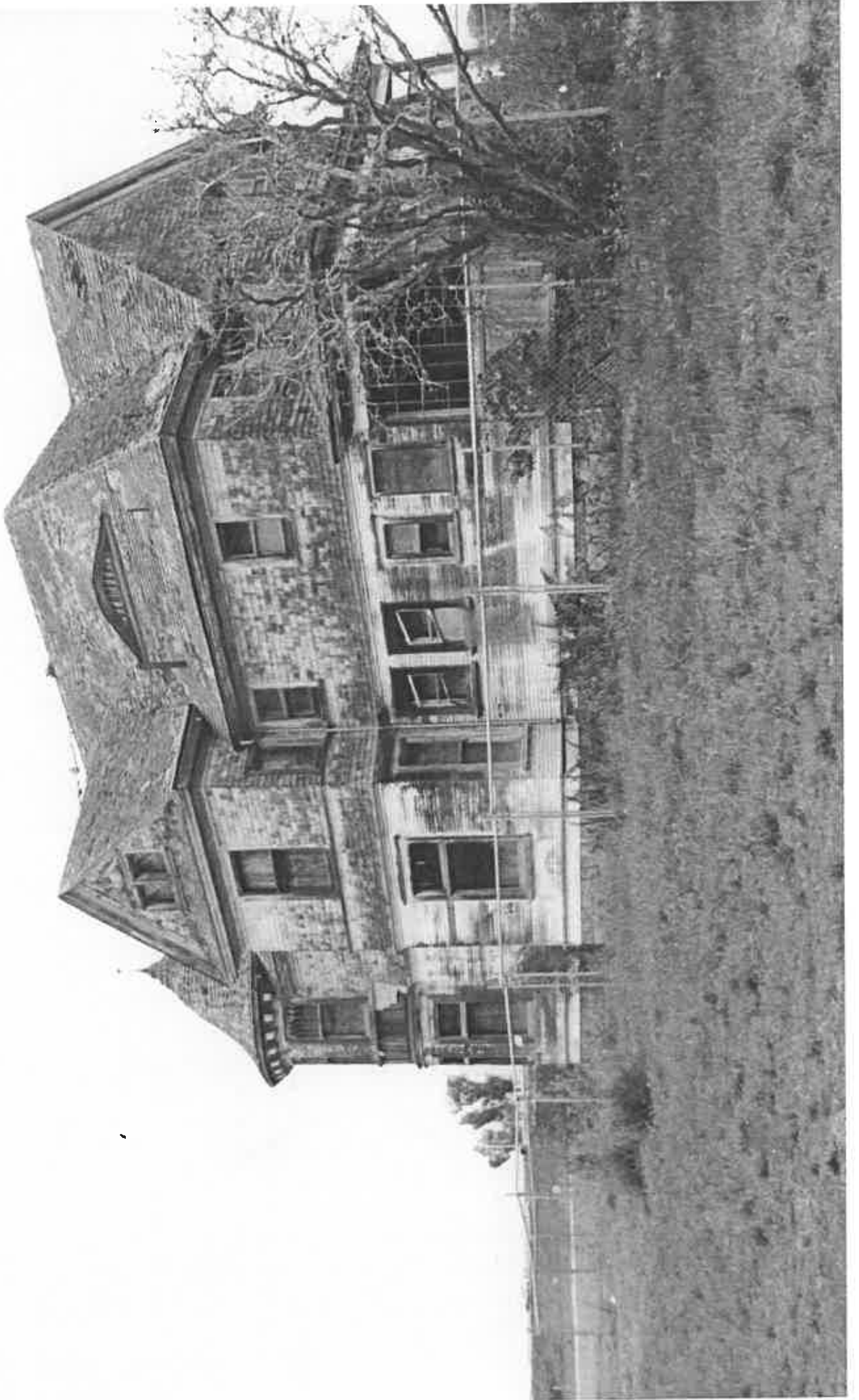
RECOM./CRITERIA _____

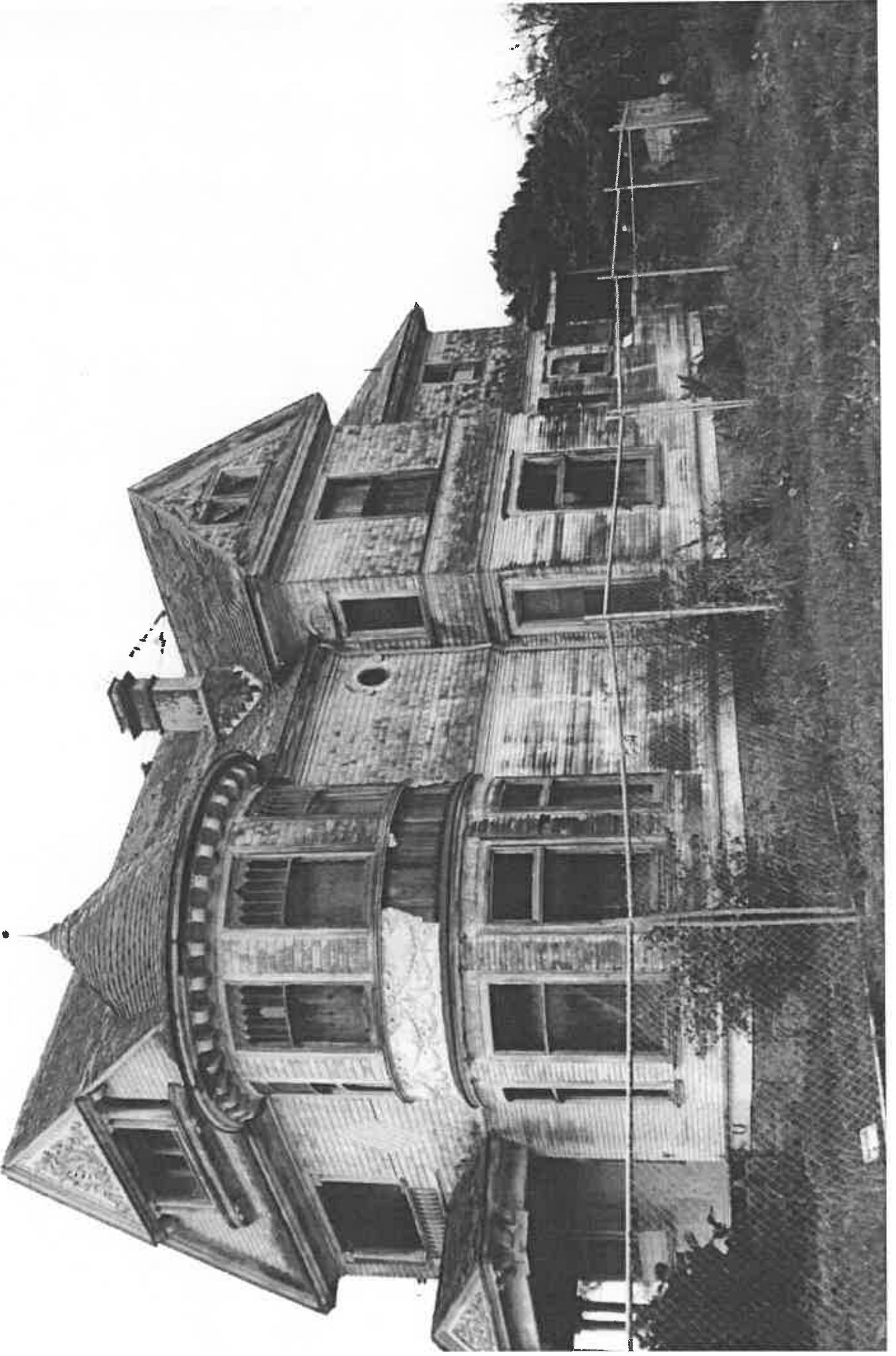
REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

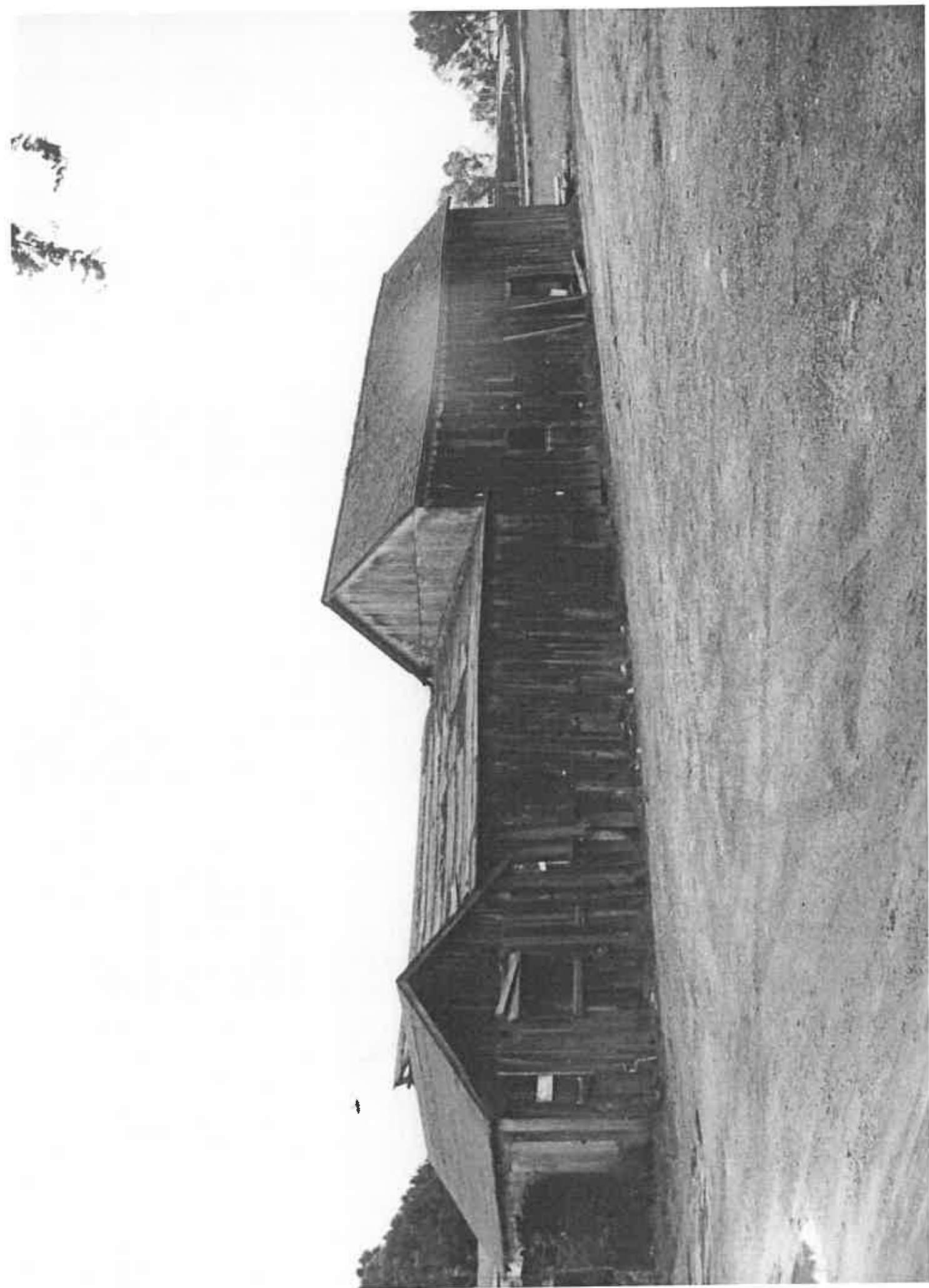
If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

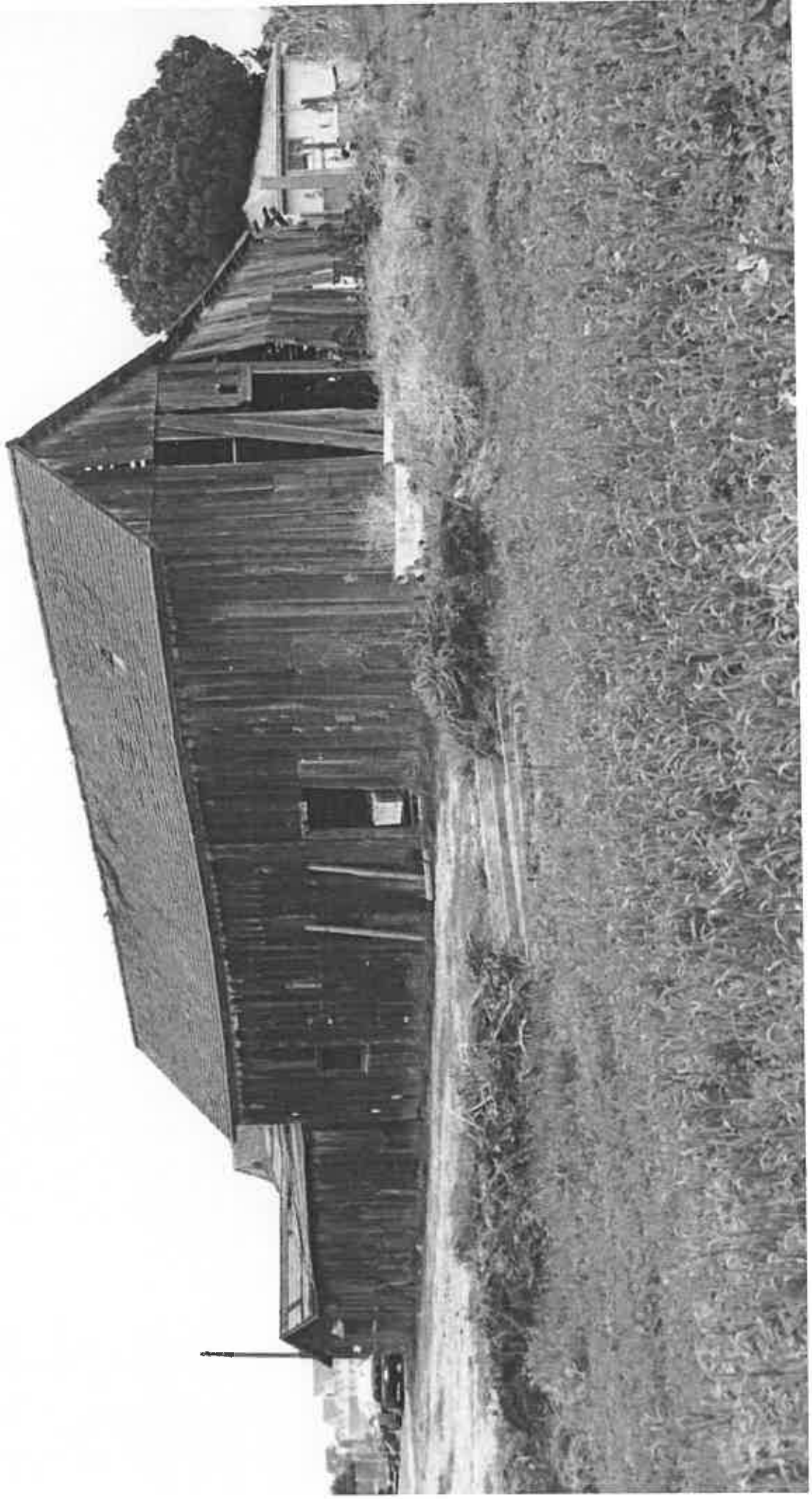


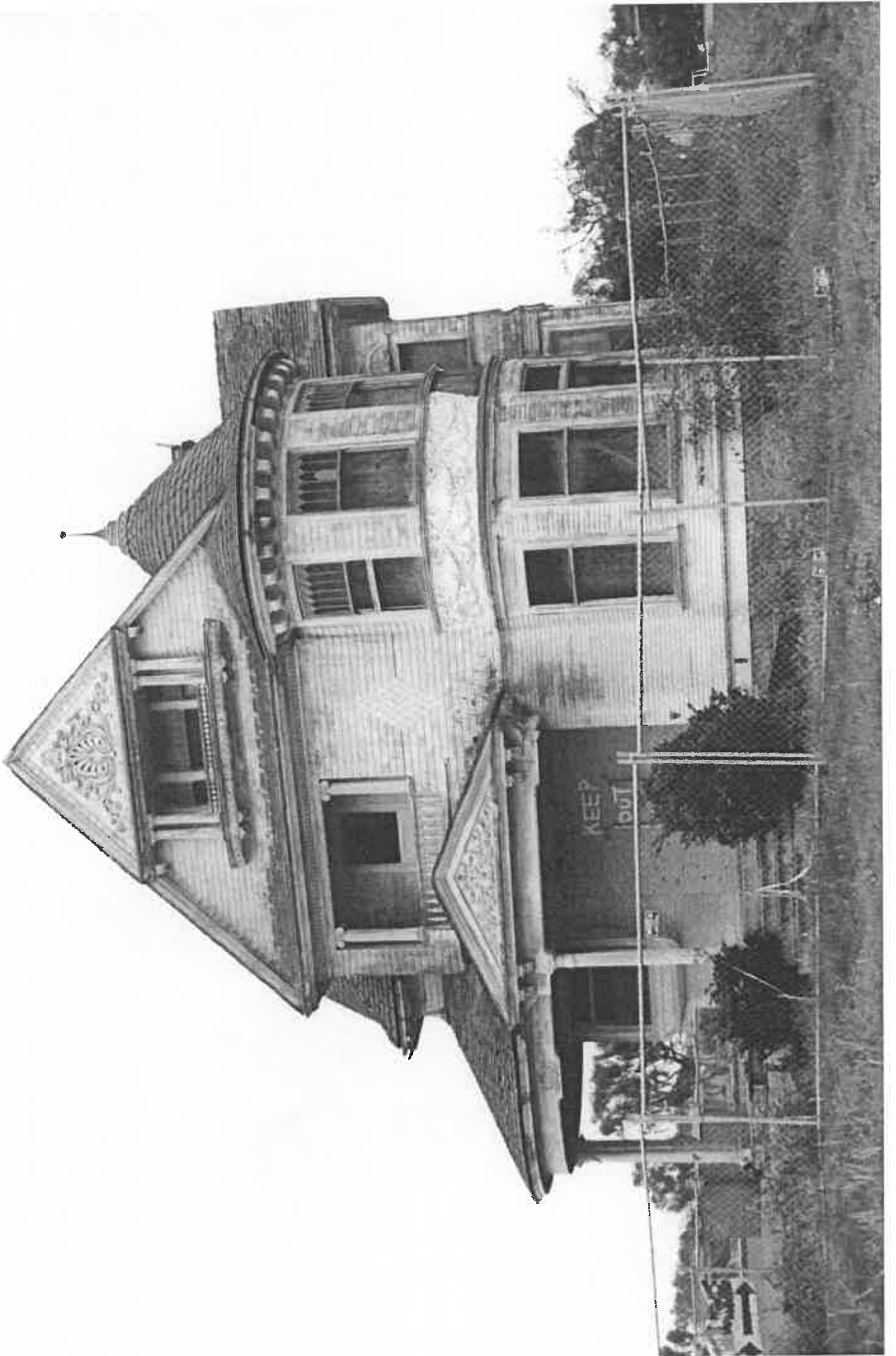


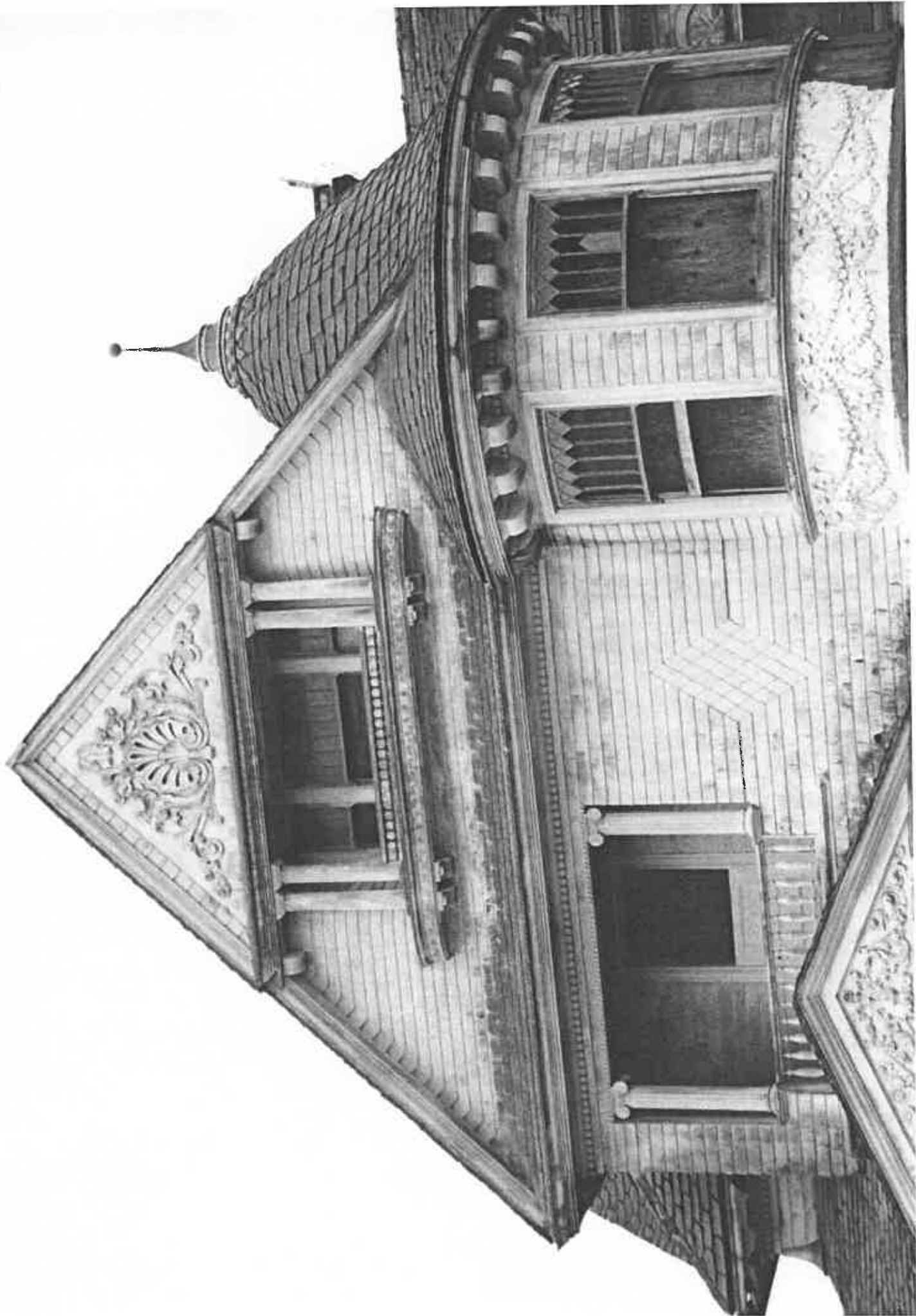


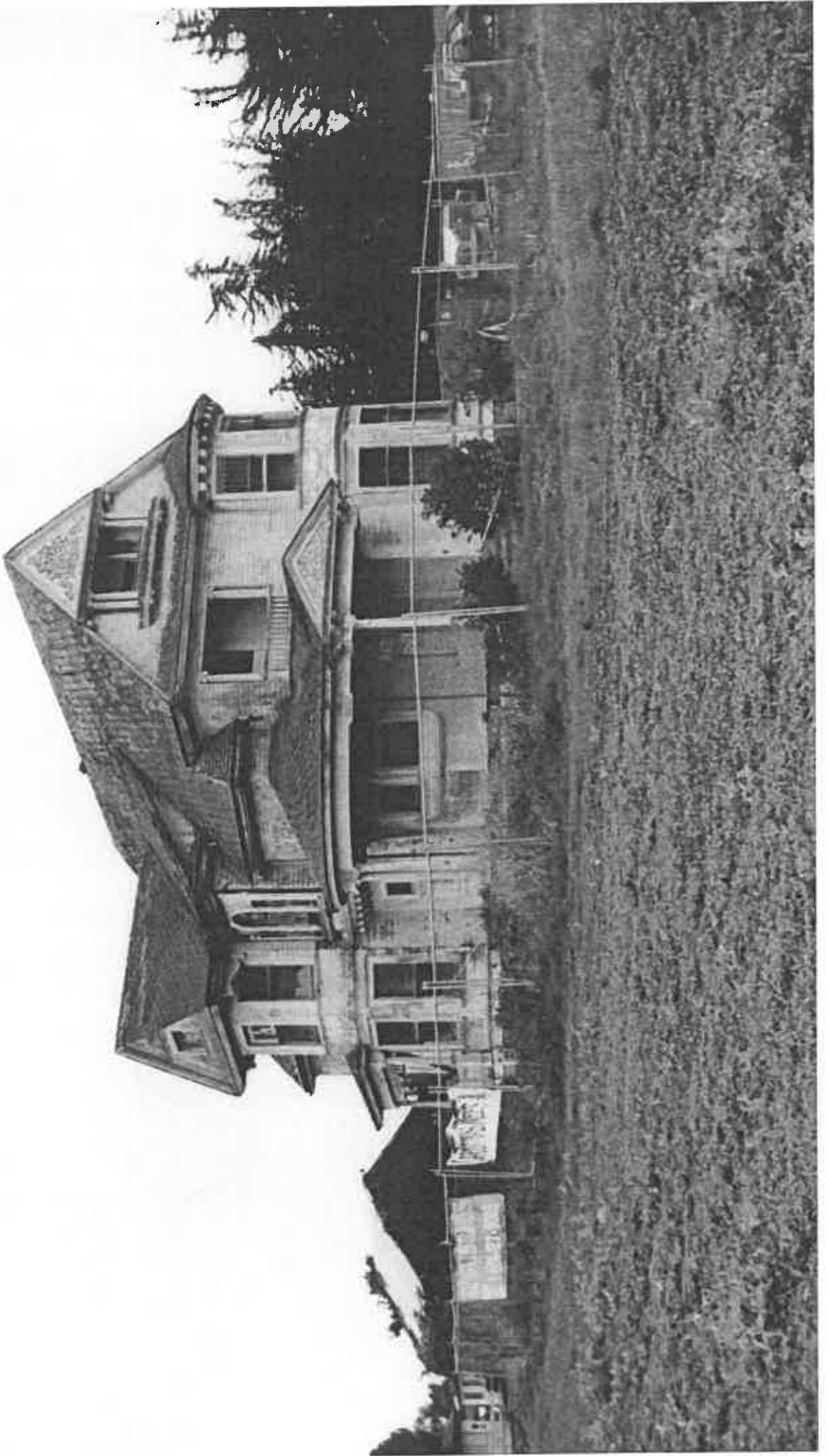


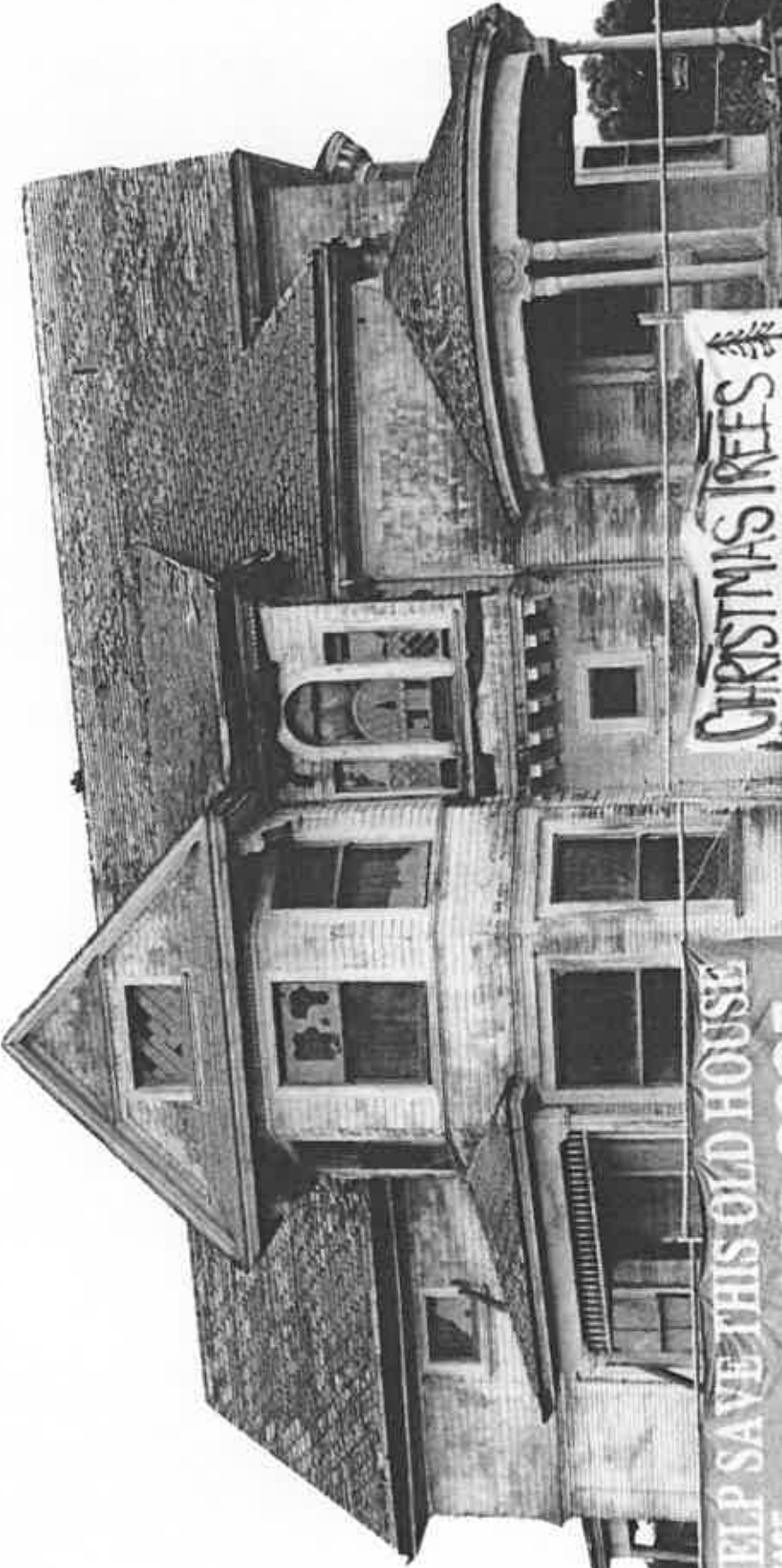






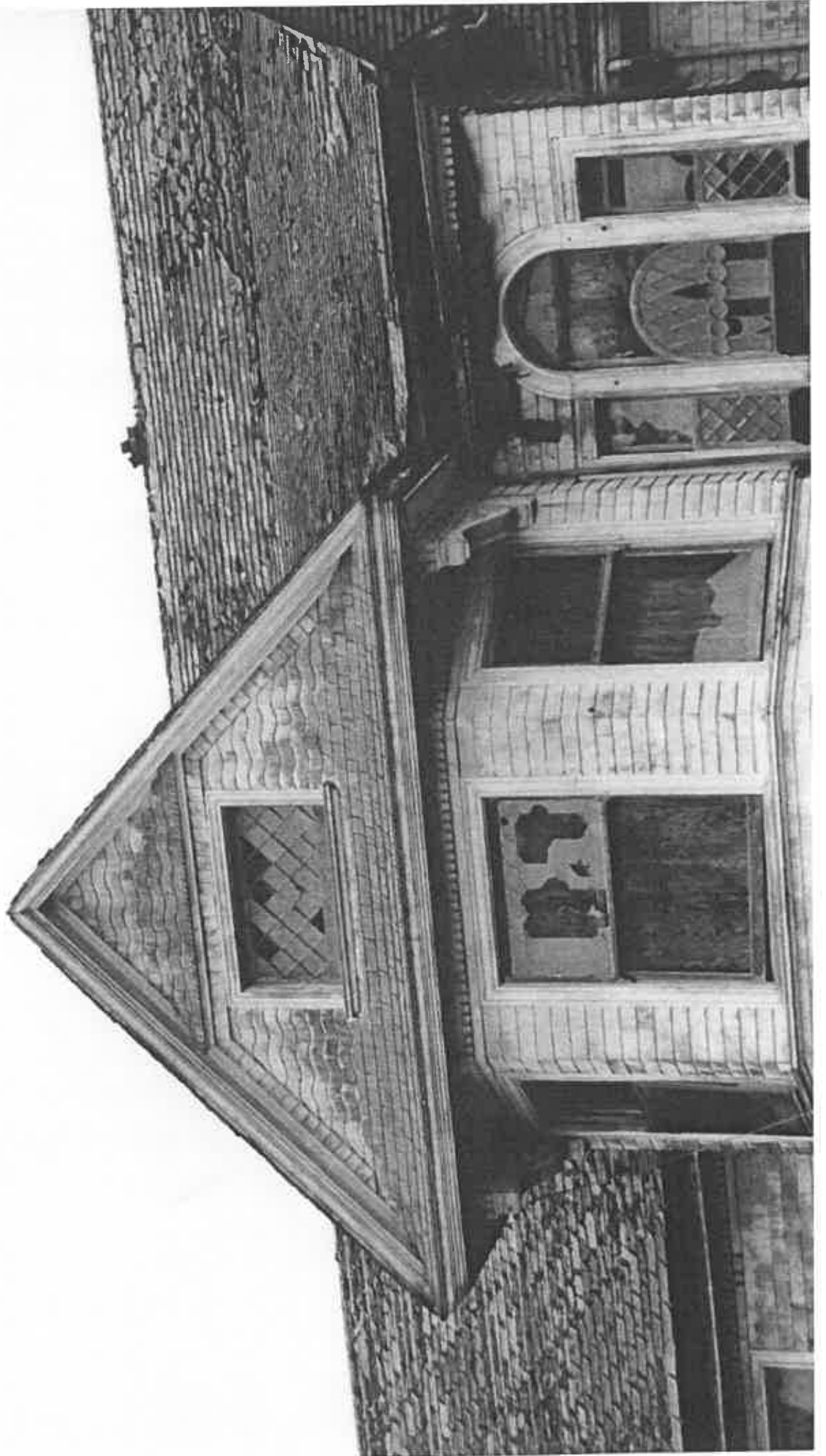


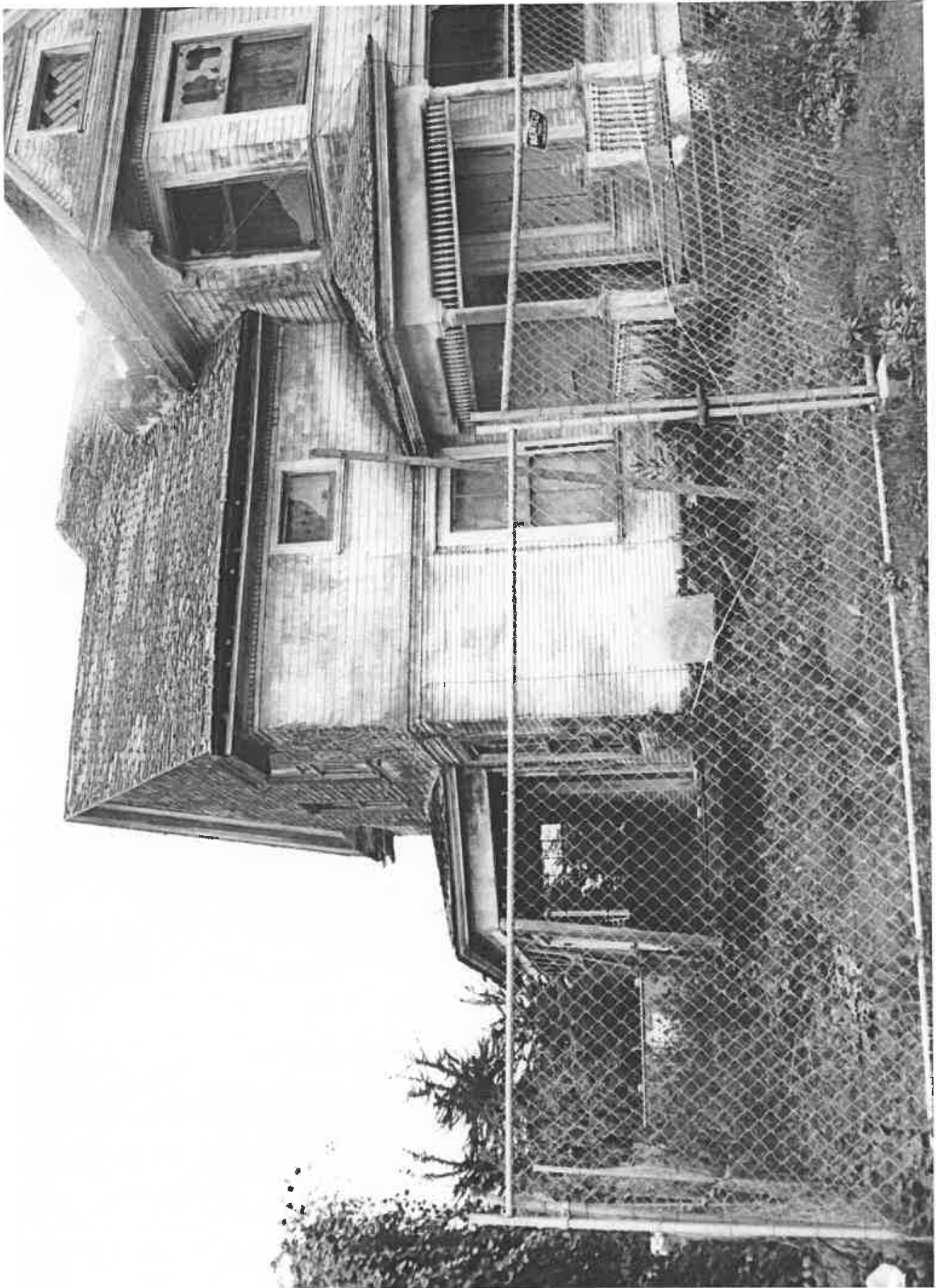




HELP SAVE THIS OLD HOUSE
PLEASE
CALL 1-888-827-9085

CHRISTMAS TREES 







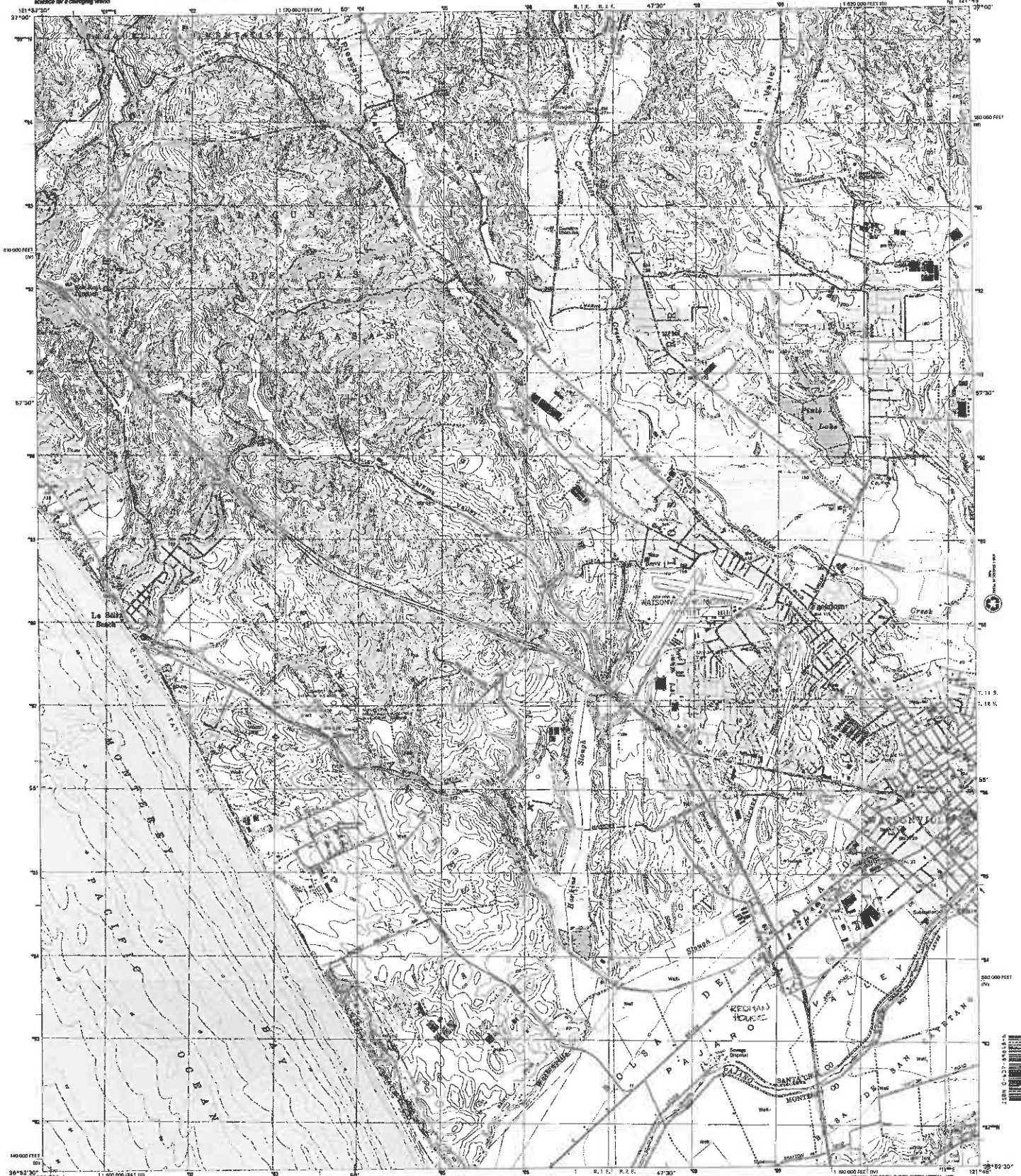




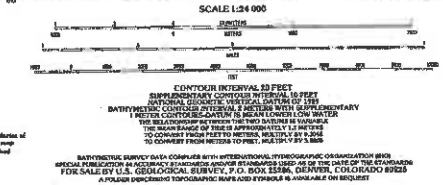
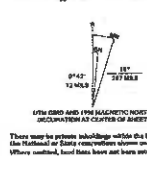


U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

WATSONVILLE WEST QUADRANGLE
CALIFORNIA
7.5-MINUTE SERIES (TOPOGRAPHIC)



Produced by the United States Geological Survey
Topographic symbols (dots, lines, contours) derived from surveys dated 1957 and other sources. Photogrammetric aerial imagery dated 1956, as noted on the map. Contours derived from 1956 and other sources. Contours of 1956 are shown in black. Contours of other years are shown in gray. Contours of 1956 and other sources are shown in black. Contours of other years are shown in gray. Contours of 1956 and other sources are shown in black. Contours of other years are shown in gray.



ROAD CLASSIFICATION	
1	Interstate
2	Primary Highway
3	Secondary Highway
4	Unimproved Road
5	Other
6	Other
7	Other
8	Other

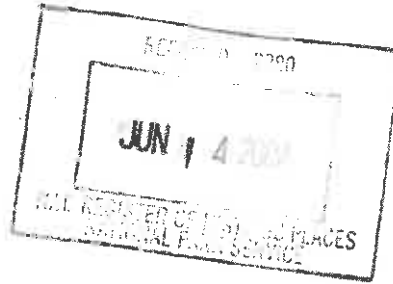
Redman Hires
SOUTH WEST CO.
WATSONVILLE WEST, CA
1995



INTERNATIONAL HYDROGRAPHIC ORGANIZATION (IHO) SPECIAL PUBLICATION NO. 1302. METRIC STANDARDS USED AS OF THE DATE OF THE SURVEYING. FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 246, WASHINGTON, D.C. 20506-0246. A POLAR GRAPHIC TOPOGRAPHIC MAP AND SYMBOLS IS AVAILABLE ON REQUEST.

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 653-6624 Fax: (916) 653-9824
calshpo@ohp.parks.ca.gov



June 7, 2004

Ms. Carol D. Shull, Keeper
National Register of Historic Places
National Park Service 2280
1201 "I" (Eye) Street, NW
WASHINGTON, D.C. 20005

Subject: Redman House
Nomination to the National Register of Historic Places

Dear Ms. Shull:

Enclosed is the National Register nomination for the property named above. This property is located in Watsonville, Santa Cruz County, California. If you have any questions regarding this nomination, please contact Maryln Bourne Lortie of my staff at (916) 653-8911.

Sincerely,

A handwritten signature in black ink that reads "Stephen D. Mikesell".

Stephen D. Mikesell
Acting State Historic Preservation Officer

KENT L. SEAVEY
310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831) 375-8739

January 5, 2025

Mr. Matthew Sundt
Sr. Policy Planner/ Hist. Resources
Community Development & Infrastructure
County of Santa Cruz
701 Ocean St.
Santa Cruz, CA 95060

Dear Mr. Sundt:

Thank you for the opportunity to prepare an Historic Assessment for the residential property owned by Elite Developments Inc. of Watsonville, located at 1635 West Beach Dr., (APN# 05227104) in Watsonville, CA, as required by the California Environmental Quality Act (CEQA) and the County of Santa Cruz (Code Sec.42.060(B)(b)). The National Register designated property should be no longer regarded as an historic resource, because it has lost its historic integrity, both physically & environmentally as constructed in 1897.

The NR listed residence has been vacant, and essentially unattended or maintained from 1986 until present, over 36 years. The date of its listing on the National Register was 6/8/2004, by the Redman Foundation, which is no longer extant. The residence was listed as a single family dwelling, designed by Watsonville architect, William Henry Weeks (1864-1936), as a two-story example of the Queen Anne Style of architecture. It was located on 12 acres of agricultural land (for full recording see NR nomination form provided).

Because of its current significantly deteriorated condition, the Santa Cruz County Building Inspector has declared the residence uninhabitable. It has also been subjected to vandalism over time, and poses a potential fire hazard. Its original agricultural setting has been considerably compromised by closely adjacent commercial development in the form an immediately nearby gas station and the more recent large, Hampton Inn hotel complex across Beach Drive from the property at issue.

As noted above, the subject property has been deteriorating in situ for more than 36 years, & been subjected to repeated vandalism over time. Both its physical and environmental contexts have been compromised. Based on its current physical condition, it is clear that the property has suffered what the California Environmental Quality Act (CEQA) refers to as severe adverse Change.

Eligibility for historic listing of buildings, structures, objects, sites and districts, i.e., rests on the twin factors of historic significance and integrity to be considered for listing in the National Register of Historic Places, loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

The subject property, the Redman House, has clearly lost its physical integrity as constructed in 1897, because of the major damage caused over time to its materials, workmanship & design, by decades of deferred maintenance and repair, as well as extended vacancy and vandalism (see photos provided). This includes its historic environmental setting, due to the closely adjacent introduction of commercial development along Beach St., in more recent times. All of these issues led to the findings of the Santa Cruz County Building Inspectors determinations of its uninhabitable condition.

While the Redman House is in its original location, on its original acreage, It is my professional opinion that the residential property, located at 1635 West Beach Dr., (APN# 05227104) in Watsonville, should be delisted from the National Register of Historic Places for the considerations noted above.

It should be noted, that its original architect, William H. Weeks, was active in Watsonville and Santa Cruz County between 1894 & 1911, designing many notable homes and commercial buildings throughout the region. These included as many as 94 residences, several of them in the Queen Anne Style. Two of the residences, not dissimilar in design to the Redman House, are also listed in the National Register. They are the Judge Julius Lee home, on Beach Street, and the Tuttle House on East Lake Ave., both in Watsonville. (see NR Nomination form for the Redman House provided).

Respectfully Submitted,

Kent D. Seavey



Kent Seavey <seaveykent@gmail.com>

Kent Seavey Qualified Individual

3 messages

Tue, Nov 5, 2024 at 3:28 PM

CCIC <CCIC@sbnature2.org>

To: "gmccown@cityofpacificgrove.org" <gmccown@cityofpacificgrove.org>

Cc: "seaveykent@gmail.com" <seaveykent@gmail.com>

Hello,

I was contacted by Kent Seavey, as our information center is taking over management of the CHRIS Consultants List (chrisinfo.org) since the EIC closure in July. Unfortunately, the transfer of list management credentials did not happen smoothly, so we still cannot edit the website and update the list.

I did want to let you know that Kent Seavey has been on the list in prior years, but had not renewed before EIC's closure. Being on the list does not itself constitute one as being Secretary of Interior Qualified, but we do verify individuals are Qualified prior to accepting them onto the list. In other words, failing to remain on the list does not mean that an individual is no longer Qualified, as their Qualifications are based on their meeting the Standards as outlined in: The Secretary of the Interior Professional Qualifications Standards Link

In lieu of being able to add Kent to the list at this time, please accept my confirmation that I have reviewed Kent's credentials, and he is indeed a Qualified Individual under the Architectural Historian and Historian criteria, and should be considered qualified for the purposes of evaluating cultural and historical built-environment resources.

If you have any questions about this process, or our role in vetting Qualified Individuals (we also vet their credentials to provide them access to the confidential data within the CHRIS inventory), please contact me at the number below (and alternately at extension 141 if I am not reached at extension 181) M-W or F between 10-4.

Thanks,
Brian

Brian Barbier, M.A.

Coordinator

CENTRAL COAST INFORMATION CENTER

805-682-4711 ext. 181 | www.sbnature.org/collections-research/central-coast-information-center

SANTA BARBARA MUSEUM OF NATURAL HISTORY

Museum

2559 Puesta del Sol, Santa Barbara, CA 93105

805-682-4711 | Fax 805-569-3170

Sea Center

211 Stearns Wharf, Santa Barbara, CA 93101

805-962-2526 | Fax 805-962-3483

REDMAN HOUSE
1635 West Beach Street, Watsonville, CA 95060



Photo #1. Looking SE at the subject property, with gas station to right, image from front of Hampton Inn Hotel property, Google Maps, Dec. 2024



Photo #2. Looking SE at West side-elev., note deterioration of build. materials, & loss of decorative components. Kent Seavey, December 29, 2024.



Photo #3. Looking East at the West side-elev., note condition of building fabric, missing features & fenestration, Kent Seavey, December 29, 2024.



Photo #4. Looking SW at the East side elev., note current physical condition & Building components & surface mold, Kent Seavey, Dec. 29, 2024.

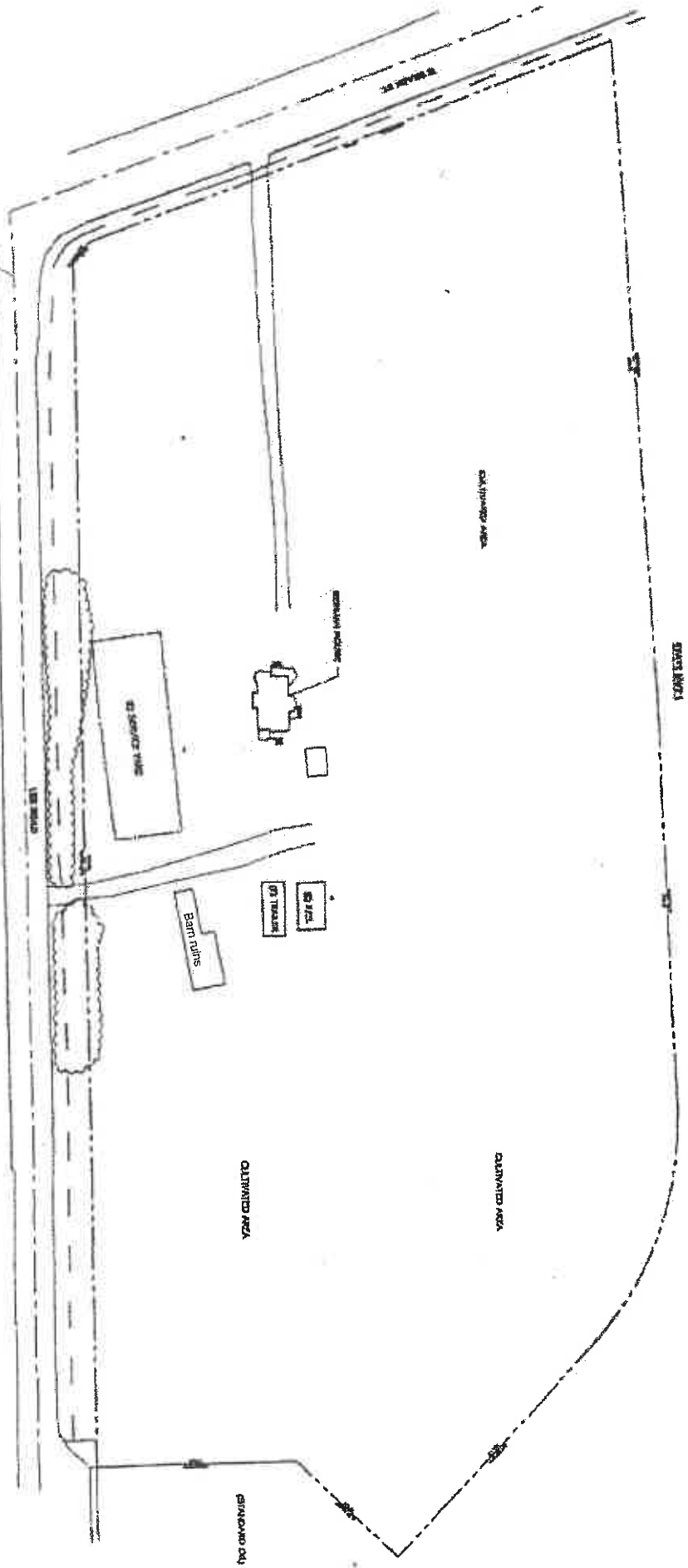


Photo #5. Google aerial view of environmental context for Redman House.

Hampton Inn



OVERALL SITE PLAN
SCALE: 1" = 50'





County of Santa Cruz

Department of Community Development and Infrastructure

701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060
Planning (831) 454-2580 Public Works (831) 454-2160
sccoplanning.com dpw.co.santa-cruz.ca.us

Matt Machado - Deputy CAO / Director

Jocelyn Drake
Assistant Director
Permit Division

Stephanie Hansen
Assistant Director
Housing & Policy

Kent Edler
Assistant Director
Special Services

Steve Wiesner
Assistant Director
Transportation

Damon Adlao
Director
Capital Projects

Dan Chepley
Chief Building
Official

Redman Hirahara House Building Inspection 12.17.24

Permit number B-246850, 320 Lee Rd. Watsonville, CA 95076

Publicly sourced links:

Exterior: [Bing Videos](#)

[Bing Videos](#)

Interior: [Bing Videos](#)

Building Inspection Observations:

On 12/17/24, a building inspection was serviced for the above listed permit number and address.

At the direction of the Building Official, the inspection was to be conducted with consideration of the Uniform Housing Code (included herein).

The building inspector met with 2 individuals who identified themselves as the owners, Juggy and Sunny Tut. The building inspection from the exterior was performed, by the Supervising Building Inspector.

The structure is surrounded by chain link fencing with overgrown vegetation to prevent access to the interior. The majority of fenestration was missing or damaged, holes were evident on wall surfaces and roof planes, portions of roofs were supported by cribbing.

The structure does not rest on a foundation. There appeared to be no connection to sanitary sewer or septic systems. There was no observable connection to electrical or utilities.

1997 Uniform Housing Code, 1001.1 General (definition) "any building or portion thereof, including any dwelling unit, guest room or suit of rooms, or the premises on which the same is located, in which there exists any of the conditions referenced in the section to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof, shall be deemed and hereby are declared to be substandard buildings."

Applicable sections:

1001.2 Inadequate Sanitation: subsections 1, 3, 5, 6, 7, 7, 10, 11, 13, 14.

Summary description: without a physical walk-through inspection, based on publicly available information, there appear to be no functioning lavatories, kitchen facilities, electrical, plumbing, or heating to support habitation. Further, lack of maintenance and dilapidated conditions were apparent regarding wall coverings, fenestration, roof integrity and/or holes.

1001.3 Structural Hazards: subsections 1, 2, 4, 5, 6, 7.

Summary Description: While not an engineer supported structural analysis, the structure appears to have been relocated, and does not rest on a foundation. Cribbing and other means of support are left in place of properly supportive structural members for framing point loads. Missing/deteriorated diaphragm members suggest the floors and ceilings are improperly supported to carry the live load of occupancy. Roof framing is exposed and likely missing or deteriorated.

1001.5, 1001.6, 1001.7: Hazardous electrical wiring, Plumbing and Mechanical equipment:

Summary Description: without a physical walk through, a verified assessment of these features cannot be made, however photos and videos publicly available suggest these aspects are insufficient to support occupancy.





Uniform Housing Code:

1997 UNIFORM HOUSING CODE 19 Chapter 10 SUBSTANDARD BUILDINGS SECTION 1001 DEFINITION

1001.1 General. Any building or portion thereof that is determined to be an unsafe building in accordance with Section 102 of the Building Code, or any building or portion thereof, including any dwelling unit, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the conditions referenced in this section to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof, shall be deemed and hereby are declared to be substandard buildings.

1001.2 Inadequate Sanitation. Buildings or portions thereof shall be deemed substandard when they are insanitary. Inadequate sanitation shall include, but not be limited to, the following:

1. Lack of or improper water closet, lavatory, bathtub or shower in a dwelling unit or lodging house.
2. Lack of or improper water closets, lavatories, and bathtubs or showers per number of guests in a hotel.
3. Lack of or improper kitchen sink in a dwelling unit.
4. Lack of hot and cold running water to plumbing fixtures in a hotel.
5. Lack of hot and cold running water to plumbing fixtures in a dwelling unit or lodging house.
6. Lack of adequate heating facilities.
7. Lack of or improper operation of required ventilating equipment.
8. Lack of minimum amounts of natural light and ventilation required by this code.
9. Room and space dimensions less than required by this code.
10. Lack of required electrical lighting.
11. Dampness of habitable rooms.
12. Infestation of insects, vermin or rodents as determined by the health officer.
13. General dilapidation or improper maintenance.
14. Lack of connection to required sewage disposal system.
15. Lack of adequate garbage and rubbish storage and removal facilities as determined by the health officer.

1001.3 Structural Hazards. Buildings or portions thereof shall be deemed substandard when they are or contain structural hazards. Structural hazards shall include, but not be limited to, the following:

1. Deteriorated or inadequate foundations.
2. Defective or deteriorated flooring or floor supports.
3. Flooring or floor supports of insufficient size to carry imposed loads with safety.
4. Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.

5. Members of walls, partitions or other vertical supports that are of insufficient size to carry imposed loads with safety.

6. Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that sag, split or buckle due to defective material or deterioration.

7. Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.

8. Fireplaces or chimneys that list, bulge or settle due to defective material or deterioration.

9. Fireplaces or chimneys that are of insufficient size or strength to carry imposed loads with safety.

1001.4 Nuisance. Buildings or portions thereof in which there exists any nuisance as defined in this code are deemed substandard buildings.

1001.5 Hazardous Electrical Wiring. Electrical wiring that was installed in violation of code requirements in effect at the time of installation or electrical wiring not installed in accordance with generally accepted construction practices in areas where no codes were in effect or that has not been maintained in good condition or that is not being used in a safe manner shall be considered substandard.

1001.6 Hazardous Plumbing. Plumbing that was installed in violation of code requirements in effect at the time of installation or plumbing not installed in accordance with generally accepted construction practices in areas where no codes were in effect or that has not been maintained in good condition or that is not free of cross-connections or siphonage between fixtures shall be considered substandard.

1001.7 Hazardous Mechanical Equipment. Mechanical equipment that was installed in violation of code requirements in effect at the time of installation or mechanical equipment not installed in accordance with generally accepted construction practices in areas where no codes were in effect or that has not been maintained in good and safe condition shall be considered substandard.

1001.8 Faulty Weather Protection. Buildings or portions thereof shall be considered substandard when they have faulty weather protection, which shall include, but not be limited to, the following:

1. Deteriorated, crumbling or loose plaster.

2. Deteriorated or ineffective waterproofing of exterior walls, roof, foundations or floors, including broken windows or doors.

3. Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.

4. Broken, rotted, split or buckled exterior wall coverings or roof coverings. 1001.9 Fire Hazard. Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that, in the opinion of the chief of the fire department, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause shall be considered substandard.

1001.10 Faulty Materials of Construction. The use of materials of construction, except those that are specifically allowed or approved by this code and the Building Code, and that have been adequately maintained in good and safe condition, shall cause a building to be substandard.

1001.11 Hazardous or Insanitary Premises. The accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions on a premises constitutes fire, health or safety hazards that shall be abated in accordance with the procedures specified in Chapter 11 of this code.

1001.12 Inadequate Exits. Except for those buildings or portions thereof that have been provided with adequate exit facilities conforming to the provisions of this code, buildings or portions thereof whose exit facilities were installed in violation of code requirements in effect at the time of their construction or whose exit facilities have not been increased in number or width in relation to any increase in occupant load due to alterations, additions or change in use or occupancy subsequent to the time of construction shall be considered substandard. Notwithstanding compliance with code requirements in effect at the time of their construction, buildings or portions thereof shall be considered substandard when the building official finds that an unsafe condition exists through an improper location of exits, a lack of an adequate number or width of exits, or when other conditions exist that are dangerous to human life.

1001.13 Inadequate Fire-protection or Firefighting Equipment. Buildings or portions thereof shall be considered substandard when they are not provided with the fire-resistive construction or fire-extinguishing systems or equipment required by this code, except those buildings or portions thereof that conformed with all applicable laws at the time of their construction and whose fire-resistive integrity and fire-extinguishing systems or equipment have been adequately maintained and improved in relation to any increase in occupant load, alteration or addition, or any change in occupancy.

1001.14 Improper Occupancy. All buildings or portions thereof occupied for living, sleeping, cooking or dining purposes that were not designed or intended to be used for such occupancies shall be considered substandard.

Raison Dean

_____  _____ Date: __1/6/25__

Supervising Building Inspector
Community Development & Infrastructure
County of Santa Cruz
ICC inspector # 8711872