

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 19

*Resource Name or #: 204 and 206 Hollister Avenue

P1. Other Identifier: N/A

***P2. Location:** **Unrestricted**

***a. County** Santa Cruz **and**

***b. USGS 7.5' Quad** *Soquel, Calif.* **Date** 1954 (rev. 1994) **T** 1S; **R** 11W; Rancho Shoquel; M.D.B.M

c. Address: 206 Hollister Avenue **City:** Capitola **Zip:** 95010

d. UTM: Zone 10S, 593741mE/4092635mN

e. Other Locational Data: APN 036-125-09 and 036-125-10

***P3a. Description:**

This bungalow court, identified as 204 (APN 036-125-09) and 206 Hollister Avenue (APN 036-125-10), spans two adjacent legal parcels in the Depot Hill neighborhood of Capitola, California (**Photograph 1**). The two properties, which historically shared a single address (206 Hollister Avenue), were subdivided in 2012 (Kirk 2019). The properties are oriented on an angled, southwest-to-northeast axis on the east side of Hollister Avenue between Escalona Drive to the north and El Salto Drive to the south. The complex is entered through a gated opening at the center of a picket fence paralleling Hollister Avenue. A grassy common area with mature palm trees occupies the center of the court and is flanked by dwelling units on its northwest and southeast sides (**Photograph 2**) (**Figure 1**). Narrow concrete paths connect each of the six vernacular, gabled buildings that make up the court. Aerial photographs indicate that the pathway linking the buildings at 206 Hollister Avenue was shortened following the subdivision (**Figure 2** through **Figure 6**). Other physical changes to the site include demolition of a laundry building at the north corner of 206 Hollister Avenue prior to 2013 (**Figure 4**) and removal of a diamond-shaped planter surrounding the palm tree at the center of the court around 2015 (**Figure 5**) (see Continuation Sheets).

***P3b. Resource Attributes:** HP3. Multiple Family Property

***P4. Resources Present:** Building

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



Photograph 1: See P5b for caption.

P5b. Description of Photo:

Photograph 1: 204 and 206 Hollister Avenue. Camera facing north, June 22, 2022.

P6. Date Constructed/Age and Source:

Historic

1927 (*Santa Cruz Evening News* 1927a)

***P7. Owner and Address:**

Mark J. Peterson (APN 036-125-09)
206 Hollister Avenue, Unit 4
Capitola, CA 94619

Davis Steven (APN 036-125-10)
4848 McDonnell Avenue
Oakland, CA 94619

***P8. Recorded by:**

Alec Vybiral and Michelle Van Meter
Michael Baker International
2729 Prospect Park Drive, #220
Rancho Cordova, CA 95670

***P9. Date Recorded:** June 22, 2022

***P10. Survey Type:** Intensive Pedestrian

***P11. Report Citation:** N/A

***Attachments:** Building, Structure, and Object Record Location Map Continuation Sheet

BUILDING, STRUCTURE, AND OBJECT RECORD

- B1. Historic Name:** 206 Hollister Avenue; Capitola Apartments; Silver Gull Apartments; East Cliff Cottage Court; Linda's Court; Gemini Court
- B2. Common Name:** 204 and 206 Hollister Avenue (renumbered in 2012)
- B3. Original Use:** Residential **B4. Present Use:** Residential
- *B5. Architectural Style:** Craftsman; Vernacular; Bungalow Court
- *B6. Construction History:**

Bungalow court comprising four residential buildings (Units A-D), a garage, and a laundry building constructed in 1927; garage severely damaged by the Loma Prieta earthquake in 1989 and rebuilt with a new door during the early 1990s; various building exterior renovations carried out between 2006 and 2007 including replacement of doors and windows, throughout; property subdivided in 2012; laundry building demolished prior to 2013; landscaping modifications including changes to walkways and removal of a diamond-shaped planter carried out between about 2013 and 2017.

- *B7. Moved?** No **Date:** N/A **Original Location:** N/A
- *B8. Related Features:** N/A
- B9a. Architect:** Unknown **b. Builder:** James Butterworth
- *B10. Significance:** **Theme:** Architecture; Development **Area:** Capitola, California
Period of Significance: 1927 **Property Type:** Bungalow Court **Applicable Criteria:** N/A

Early History

During the mid-1850s, German-born immigrant Frederick Augustus Hihn acquired Soquel Landing and an additional 2,500 acres in the immediate vicinity, including the land that constitutes present-day Capitola. The first wharf was erected along Soquel Cove between 1857 and 1858, and railroad access reached the area by the mid-1870s (Swift 2004, n.d.) (see Continuation Sheets).

B11. Additional Resource Attributes: N/A

***B12. References:** (See Continuation Sheets)

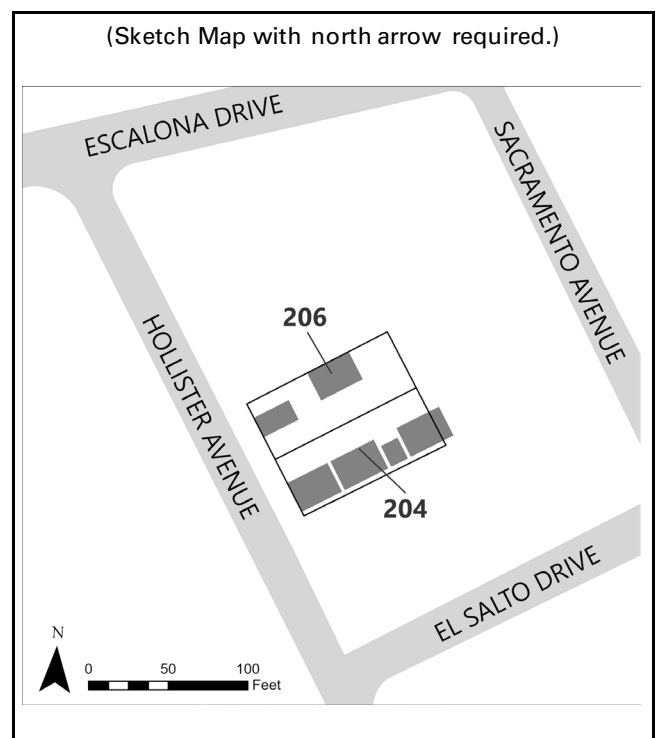
B13. Remarks: N/A

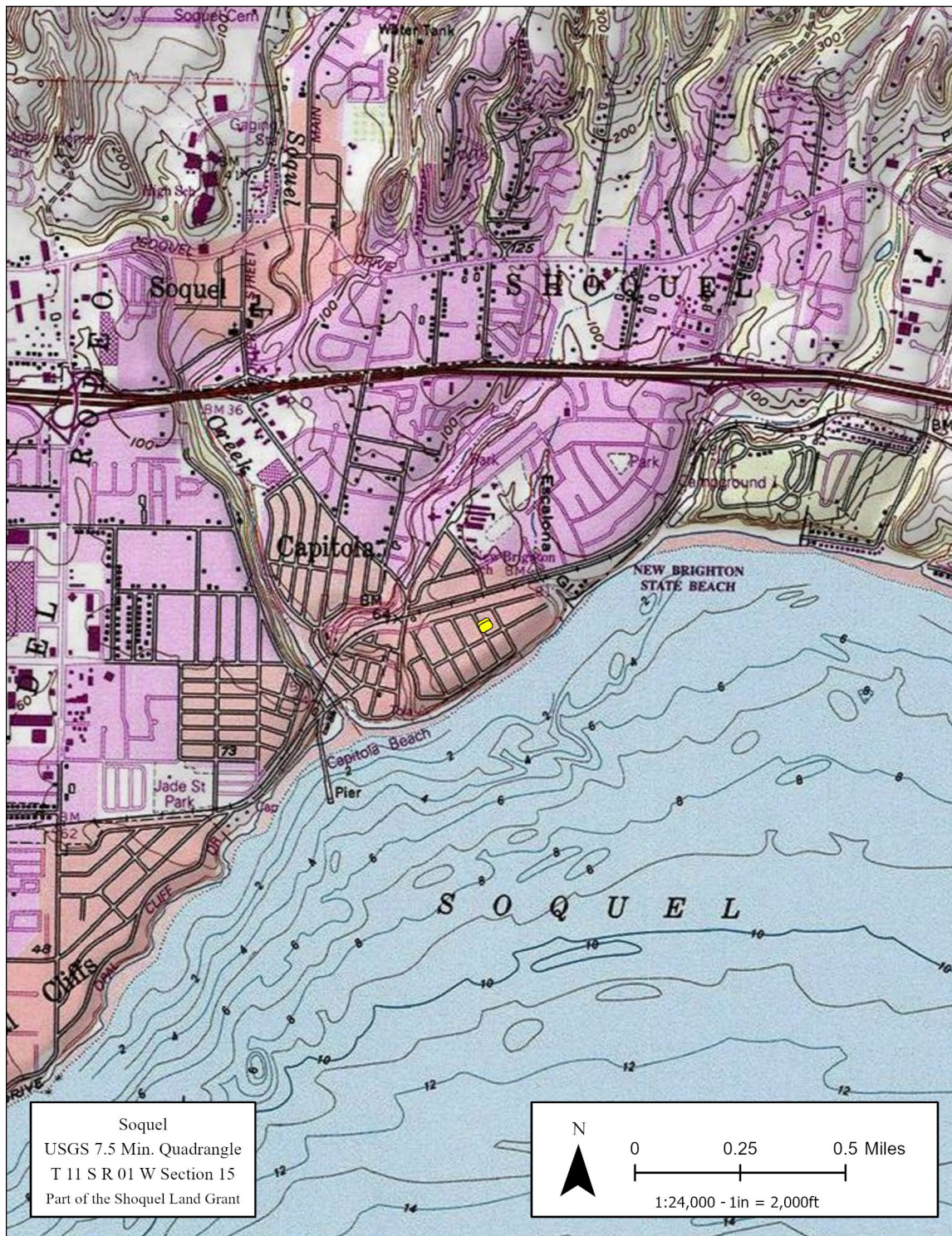
***B14. Evaluator:**

Michelle Van Meter, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, #220
Rancho Cordova, CA 95670

***Date of Evaluation:** June 24, 2022

(This space reserved for official comments.)





P3a. Description (continued):

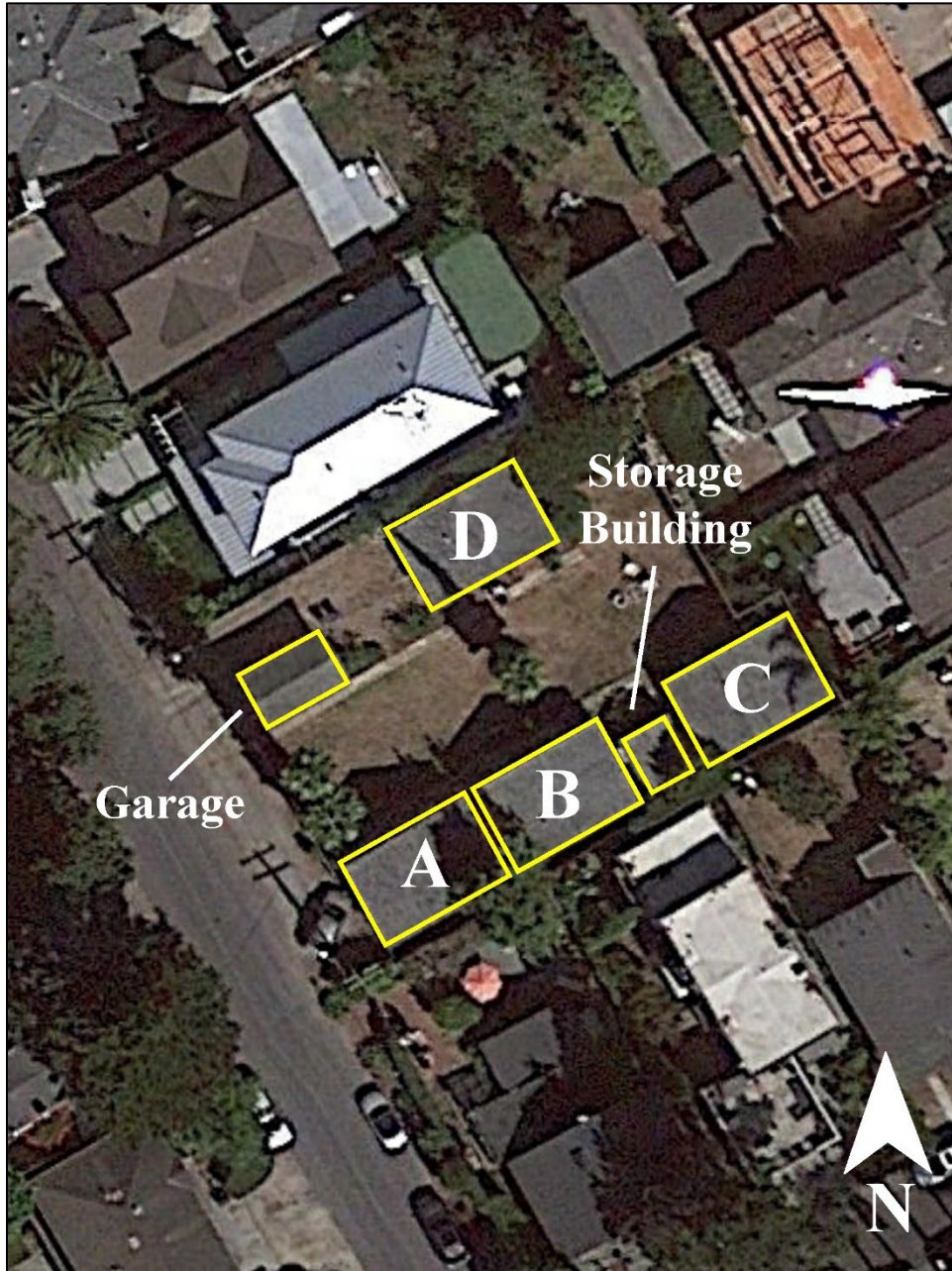


Figure 1: Aerial view of the subject property with the extant building footprints denoted in yellow (Google Earth 2020).



Photograph 2: Grassy common space at the center of the bungalow court. Camera facing northeast, June 22, 2022.



Figure 2: Aerial view of 204 and 206 Hollister Avenue captured on June 30, 2003. Note the configuration of the original landscaping plan and the presence of a small building or structure at the north corner of 204 Hollister Avenue, location denoted by the red circle (Google Earth 2003).

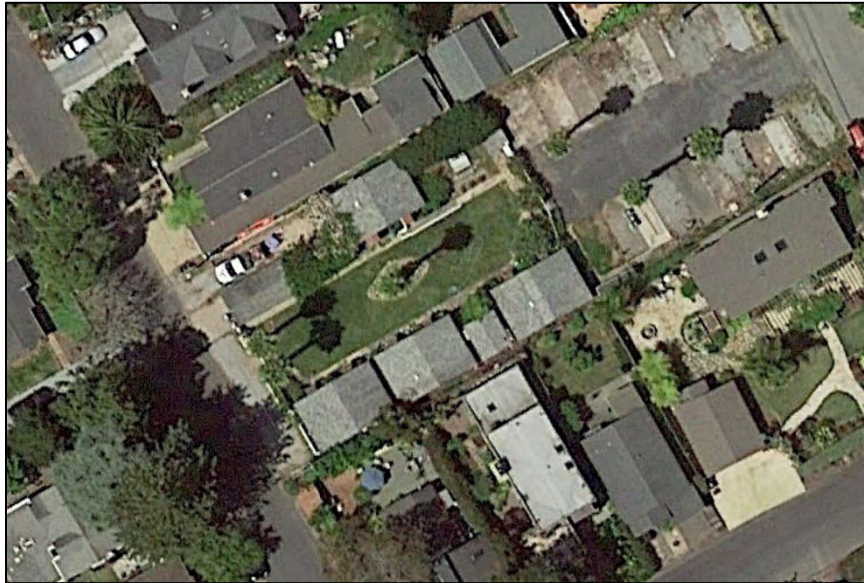


Figure 3: Aerial view of 204 and 206 Hollister Avenue captured on May 5, 2012, around the time of the subdivision (Google Earth 2012).



Figure 4: Aerial view of 204 and 206 Hollister Avenue captured on April 15, 2013. Note the removal of the laundry building at the north corner of 204 Hollister Avenue, former location denoted by the red circle (Google Earth 2013).



Figure 5: Aerial view of 204 and 206 Hollister Avenue captured on March 28, 2015. Note the removal of the diamond-shaped planter at the center of the court, former location denoted by the red circle (Google Earth 2015).



Figure 6: Aerial view of 204 and 206 Hollister Avenue captured on September 1, 2017. Note the removal of a portion of the concrete path connecting the buildings at 206 Hollister Avenue, former location denoted by the red circle (Google Earth 2017).

Units A-D

The subject bungalow court includes four nearly identical residential buildings (Units A-D) (**Figure 1**) (**Photograph 3** through **Photograph 5**). Unit A historically housed an administrative office and a dwelling, whereas Units B-D each contained two apartment units. All four buildings have rectangular footprints set on concrete perimeter foundations. Each is topped with a low-pitch, front-gable roof with narrow, open eaves. The roofing material is composition shingles. The building exteriors are clad with round-edge bevel siding and corner boards. The primary gable ends of the buildings facing the internal grassy common space include two entrances sheltered beneath corrugated metal awnings supported on knee-brace brackets. Concrete steps lead to entries, each of which are fitted with modern hollow-core doors and, in some cases, modern screen doors. Other fenestration includes wood double-hung and fixed-sash windows with wide wood surrounds. Modern vinyl-sash screens are installed on many of the windows. Rectangular louvered vents punctuate the gable peaks.



Photograph 3: Unit B (left) and Unit A (right) at 204 Hollister Avenue. Camera facing south, June 22, 2022.



Photograph 4: Unit C, located at 204 Hollister Avenue. Camera facing east, June 22, 2022.



Photograph 5: Unit D, located at 206 Hollister Avenue. Camera facing north, June 22, 2022.

Garage

This single-car garage is located at the western edge of 206 Hollister Avenue (**Figure 1**) (**Photograph 6** through **Photograph 8**). This rectangular-plan building has a low-pitch, front-gable roof sheathed in composition shingles. The building is sided with round-edge beveled wood boards and corner boards. A non-original tilt-up, paneled wood door serves as the vehicle entrance on the primary, southwest gable end, which adjoins the street front. The vehicle bay was originally fitted with a pair of double doors—the current door was installed during the garage reconstruction that took place during the early 1990s (Kirk 2019). A secondary entry with a hollow-core door is located on the rear, northeast gable end. The northwest and southeast sides of the garage feature no fenestration or ornamentation.



Photograph 6: Southwest façade of the garage, showing tilt-up, paneled wood door. Camera facing northeast, June 22, 2022.



Photograph 7: Garage viewed from the north corner, showing secondary entrance on the northeast gable end of the building and lack of fenestration on the northwest side. Camera facing south, June 22, 2022.



Photograph 8: Garage viewed from the east corner, showing lack of fenestration and ornamentation on the southeast side. Camera facing west, June 22, 2022.

Storage Building

The storage building is located between Unit B and Unit C at 204 Hollister Avenue (**Figure 1**) (**Photograph 9** through **Photograph 11**). Similar in massing to the garage, this rectangular-plan building has a concrete foundation and a low-pitch gable roof covered in composition shingles. The siding material is round-edge beveled wood boards finished with corner boards. An original tilt-up, paneled wood door serves as the vehicle entrance on the primary, southwest gable end, which adjoins the street front. Entrances set below corrugated metal awnings are located on the southeast and northwest sides of the building. Double-hung, wood-sash windows are positioned on the southwest gable end and the southeast side. The rear, northeast gable end was not accessible at the time of survey.



Photograph 9: Storage building viewed from the west corner, showing fenestration on the northwest gable end and the southwest side, including the primary entrance. Camera facing east, June 22, 2022.



Photograph 10: Storage building viewed from the north corner, showing fenestration on the northwest gable end and the secondary entrance on the northeast side. Camera facing south, June 22, 2022.

Page 13 of 19

*Recorded by: Alec Vybiral and Michelle Van Meter, Michael Baker International

*Resource Name or # 204 and 206 Hollister Avenue

*Date: June 22, 2022 Continuation



Photograph 11: Detail view of the paneled wood door at the secondary entrance to the storage building. Camera facing south, June 22, 2022.

***B10. Significance (continued):**

Growth of the City of Capitola

From its very earliest years of development, visitors flocked to Capitola to escape the intense summer heat of inland parts of the state. In 1869, Hihn leased a portion of the waterfront to Samuel Alonzo Hall, who in 1874 established Camp Capitola, the oldest seaside resort on the California coast. Hihn assumed control over the Camp Capitola enterprise and began subdividing his land holdings in 1882. Over the following decades, other tourist amenities emerged, including a hotel and a street car with service to Santa Cruz. Hihn died in 1913 and land speculator Henry Allen Rispin purchased Capitola from his estate in 1919. Under Rispin, "Capitola-by-the-Sea" expanded rapidly through the late 1920s. The onset of the Great Depression stalled growth during the 1930s, by which time the vicinity of the subject property featured a smattering of low-density, single- and multiple-family homes. Like many cities and towns in California, real estate development in Capitola experienced a resurgence following World War II as a result of wartime construction industries, expansion of regional transportation networks, and an abundance of available real estate. The City of Capitola was officially incorporated in 1949. Through the present day, service, retail, and professional industries, in addition to tourism, have supported the region's economic base (Swift 2004, n.d.).

Property History

204 and 206 Hollister Avenue, formerly a single property, were developed by James Butterworth in 1927 (*Santa Cruz Evening News* 1927a; Kirk 2019). At the time of construction, the complex may have been called the Capitola Apartments or the East Cliff Court (*Santa Cruz Evening News* 1927b, 1927c; Kirk 2019). The earliest known depiction of the court appears in a Sanborn Map Company fire insurance map of Capitola published that same year (**Figure 7**) (Sanborn Map Company 1927). Historical mapping and aerial photographs show that the configuration of the original court has largely gone unchanged, save for demolition of the laundry building and aesthetic changes to the landscaping (Sanborn Map Company 1927; Google Earth 2003, 2020). The garage was severely damaged by the Loma Prieta earthquake in 1989 and subsequently rebuilt. Major exterior alterations were carried out on all of the buildings between 2006 and 2008, during which time new doors and windows were installed. The laundry building on the property was demolished during the early 2010s and the property was subdivided in 2012 (Kirk 2019).

Butterworth sold the property to Charles E. Brandenburg in 1934 (*Santa Cruz Evening News* 1934). Soon thereafter, Brandenburg transferred the property to his wife Emily, who in turn sold the court to Clara Davis and Gladys Hayman in September 1944. The property was then transferred to Otto and Verna Barner and renamed the Silver Gull Apartments by 1946. David and Margaret Dick purchased the property in 1953 and changed the name of the complex back to East Cliff Cottage Court. Around 1960, Elmer and Mabel Doran purchased the court and the neighboring property to the east to develop the East Cliff Trailer Court, which is no longer extant. Carlos and Jennie Coronado purchased and renamed the property Linda's Court in 1962 (Kirk 2019). Santa Cruz County directories and other primary sources identified multiple tenants on the property between 1927 and the present day; however, research failed to suggest that any individuals of significance lived in the apartments (*Santa Cruz Evening News* 1927b, 1927c; R.L. Polk & Co. 1960, 1961, 1962, 1963, 1964, 1966, 1967, 1968, 1969, 1971, 1973, 1974, 1975, 1978, 1979, 1980, 1981).

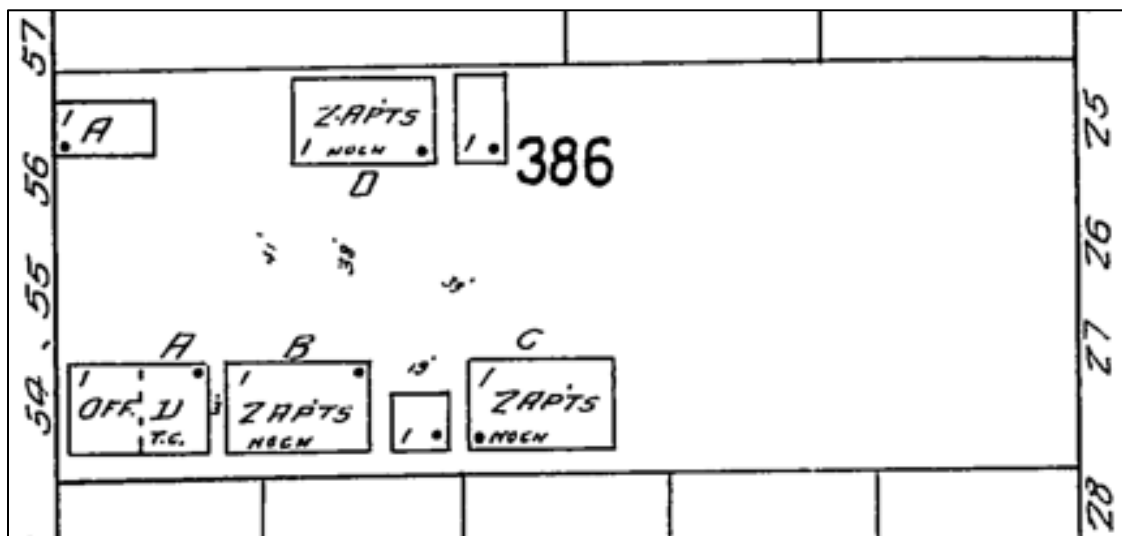


Figure 7: Excerpt of a Sanborn Map Company fire insurance map of Capitola, California dated November 1927,

showing 204 and 206 Hollister Avenue. Note the presence of Units A-D, the garage, and the storage building between Unit B and Unit C (Sanborn Map Company 1927). The building adjacent to Unit D, likely a former laundry facility, was in reality located farther east. The building was demolished prior to 2013 (Kirk 2019).

Architectural Style and Property Type

The largely vernacular buildings of 204 and 206 Hollister Avenue incorporate some minor elements of the Craftsman architectural style. Brothers and business partners Charles Sumner Greene and Henry Mather Greene pioneered the Craftsman style in Southern California around the turn of the twentieth century. Influenced by the English Arts and Crafts movement of the late nineteenth century, Greene & Greene began crafting artful “bungalows” in Pasadena beginning in 1903. The designs of Greene & Greene and their contemporaries gained popularity through features in magazines such as *House Beautiful*, *Good Housekeeping*, and *Architectural Record*. In turn, numerous small-scale, affordable adaptations appeared in nationally circulating pattern books and mail order house catalogs. Because of its widespread popularity and the availability of ready-made kit plans, the Craftsman style became synonymous with early suburbanization prior to the Great Depression. Identifying features of the style include low-slung, horizontal massing; low-pitch gable roofs; decorative gable vents; overhanging open eaves; exposed rafters, beams, and braces; full and partial-width covered front porches; heavy, often battered, columns and piers; and prolific use of wood, stone, stucco, and other local building materials to evoke connectivity and harmony with the natural environment. Windows, typically wood double-hung or casement sash, are commonly arranged in groups (McAlester 2013: 566-578; PHMC 2015). The subject buildings exhibit a few of these details, such as their massing, open eaves, and gable vents, but overall reflect a relatively simple, economical design scheme.

When considered as a collection of buildings, 204 and 206 Hollister Avenue reflect the bungalow court property type. Also often attributed to Pasadena, bungalow courts proliferated throughout California and the nation during the first half of the twentieth century. The peak of their popularity occurred between about 1910 and the end of World War II. A unique solution to high-density housing, bungalow courts consisted of a collection of small, individual cottages on a shared parcel. These dwelling units were typically unified in their setback, landscape setting, massing, materials, and cohesive architectural style. Bungalow courts could be configured in a variety of arrangements, but most commonly centered around a shared, landscaped courtyard or walkway. Other character-defining features of the bungalow court property type include historic site features such as standardized light fixtures, driveways, sidewalks, fountains, and designed planted areas (Sicha 1981; Swift 2004; City of Pasadena n.d.).

Bungalow courts were a common property type in Capitola at the time of the construction of 204 and 206 Hollister Avenue, as they were cost effective for real estate developers to construct and manage and were well suited to serve as vacation rental properties. While this court incorporates some defining characteristics of the type, it is relatively simple in comparison to other more representative examples in Capitola. For instance, the buildings are oriented around a central courtyard, but the arrangement of buildings is not as distinctly symmetrical as other more sophisticated, contemporaneous examples. The shared common space features some deliberately designed elements, such as sidewalks connecting the units, but no other decorative flourishes such as fountains, statuary, or ornamental plantings. Although these vernacular buildings display some Craftsman-influenced details, they lack a distinct, cohesive architectural idiom that would have been typical of architect-designed bungalow courts of the time. When compared to other extant bungalow courts in Capitola, such as 104-106 Cherry Avenue, 116 Cliff Avenue, Venetian Court, and Riverview Tract, it is clear that 204 and 206 Hollister Avenue is a relatively modest example of the type, and the absence of a discernable design in their construction reflects Butterworth’s economical, efficient approach to development.



Photo of Riverview Tract.

Page 16 of 19

*Resource Name or # 204 and 206 Hollister Avenue

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*Date: June 22, 2022 Continuation

Architect and Builder

Primary sources and previous studies identify Butterworth, the original owner and a carpenter by trade, as the builder (*Santa Cruz Evening News* 1927a; Kirk 2019). Research through targeted searches on Ancestry.com, Newspapers.com, and other online databases did not reveal if Butterworth enlisted an architect for the project or identify any other notable buildings constructed by Butterworth in Capitola or elsewhere.

City of Capitola Designated Historic Resource Evaluation

The following includes an evaluation of 204 and 206 Hollister Avenue for their eligibility for listing as a City of Capitola Designated Historic Resource pursuant to City of Capitola Municipal Code 17.84.060.A. This property was previously evaluated by Anthony Kirk, PhD in June 2019 and was determined ineligible for listing in the National Register of Historic Places (National Register), in the California Register of Historical Resources (California Register), or as a Capitola Designated Historic Resource (Kirk 2019). The evaluation was peer reviewed and corroborated by Margaret E. Clovis (Clovis 2019).

The criteria for designating historic resources at the local level in the City of Capitola are enumerated under 17.84.060.A of the City of Capitola Municipal Code. The criteria are as follows:

1. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural or natural history.
2. It embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the uses of indigenous materials or craftsmanship.
3. It is an example of a type of building once common in Capitola but now rare.
4. It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related groupings of properties which contribute to each other and are united aesthetically by plan or physical development.

Criterion 1 – Research did not demonstrate that 204 and 206 Hollister Avenue, individually or together, reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural or natural history. These adjacent properties, subdivided in 2012, are not directly or significantly associated with any period of Capitola's history and are not known to have made a significant contribution to other broad patterns or themes relating to local culture and history. Therefore, 204 and 206 Hollister Avenue are recommended not eligible for listing as a City of Capitola Designated Historic Resource under Criterion 1.

Criterion 2 – The vernacular buildings of 204 and 206 Hollister Avenue do not embody distinctive characteristics of a style, type, period or method of construction, nor do they individually or collectively constitute a valuable example of the uses of indigenous materials or craftsmanship. The design of the vernacular buildings at 204 and 206 Hollister Avenue, constructed in 1927, demonstrate subtle references to the Craftsman architectural style, which was widely popular in the United States during the early decades of the twentieth century. These buildings are a relatively modest example of the style, built several years after the popularity of the style had begun to rapidly decline, around 1920. Neither their design nor the materials used in their construction possess high artistic value, and there are other, more distinct examples in Capitola that represent better examples of the Craftsman style. Therefore, 204 and 206 Hollister Avenue are recommended not eligible for listing as a City of Capitola Designated Historic Resource under Criterion 2.

Criterion 3 – 204 and 206 Hollister Avenue do not represent an excellent example of a type of building once common in Capitola but now rare. Collectively, the buildings of 204 and 206 Hollister Avenue are best described as a bungalow court, a property type that was developed in Pasadena during the early twentieth century. The arrangement of and the number of buildings, coupled with their simple, shared landscaping, are unexemplary when compared against other extant local examples, such as 104-106 Cherry Avenue, 116 Cliff Avenue, Venetian Villa, and Riverview Tract. Therefore, 204 and 206 Hollister Avenue are recommended not eligible for listing as a City of Capitola Designated Historic Resource under Criterion 3.

Criterion 4 – 204 and 206 Hollister Avenue do not contribute to the significance of a historic area possessing a concentration of historic or scenic properties or thematically related groupings of properties. The bungalow court was developed in 1927, by which time the development of lots on Depot Hill was well underway and the neighborhood was steadily growing. Since its initial development, the surrounding residential environs have continued to evolve and presently consist of buildings reflecting a variety of periods, architectural styles, and property types and that are not united aesthetically by plan or physical development. Therefore, 204 and 206 Hollister Avenue are recommended not eligible for listing as a City of Capitola Designated Historic Resource under Criterion 4 either individually or as a historic district.

California Register of Historical Resources Evaluation

The following includes an evaluation of 204 and 206 Hollister Avenue for their eligibility for listing on the California Register (OHP 2001). 204 and 206 Hollister Avenue, individually and as a collective entity that historically shared a property boundary, have been evaluated herein in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.

Page 17 of 19

*Resource Name or # 204 and 206 Hollister Avenue

*Recorded by: Alec Vybiral and Michelle Van Meter, Michael Baker International

*Date: June 22, 2022 Continuation

Criterion 1 – Research did not demonstrate that 204 and 206 Hollister Avenue, individually or together, are associated with events significant to the broad patterns of our history at the local, state, or national level. The bungalow court was developed in 1927, by which time the development of lots on Depot Hills was underway and the neighborhood was steadily growing. The subject property, subdivided in 2012, is not directly or significantly associated with this period in history and are not known to have made a significant contribution to other broad patterns of local, regional, state, or national culture and history. Therefore, 204 and 206 Hollister Avenue are recommended not eligible for listing in the California Register under Criterion 1.

Criterion 2 – Research failed to indicate that the subject property is directly associated with the lives of persons who significantly contributed to local, state, or national culture and history. Historical records reviewed revealed little information about James Butterworth, the original owner and builder, and there is no demonstrable evidence that any subsequent owners or tenants made significant contributions within the broader context of Capitola or their respective industries. Therefore, 204 and 206 Hollister Avenue are recommended not eligible under California Register Criterion 2.

Criterion 3 – The design of the vernacular buildings at 204 and 206 Hollister Avenue, constructed in 1927, demonstrate subtle references to the Craftsman architectural style, which was widely popular in the United States during the early decades of the twentieth century. These buildings are a relatively modest example of the style, built several years after the popularity of the style had begun to rapidly decline, around 1920. Neither their design nor the materials used in their construction possess high artistic value. Collectively, the buildings of 204 and 206 Hollister Avenue are not significant as an important example of the bungalow court. The arrangement of the number of buildings coupled with the simple shared landscaping do not constitute an outstanding example of the property type. There are other examples of bungalow courts in Capitola that represent better examples of the property type and style and, therefore, 204 and 206 Hollister Avenue are recommended not eligible for the California Register under Criterion 3.

Criterion 4 – The built environment of 204 and 206 Hollister Avenue is not likely to yield valuable information which will contribute to our understanding of human history because the property is not and never was the principal source of important information pertaining to significant events, people, or architectural style. Therefore, 204 and 206 Hollister Avenue are recommended not eligible for listing in the California Register under Criterion 4.

Conclusion – Lacking significance, the bungalow court spanning 204 and 206 Hollister Avenue is recommended not eligible for listing as a City of Capitola Designated Historic Resource or California Register. It is not a historical resources as defined by CEQA Section 15064.5(a).

***B12. References (continued):**

City of Pasadena. n.d. "Bungalow Courts in Pasadena." Accessed June 2022. <https://www.cityofpasadena.net/planning/planning-division/design-and-historic-preservation/historic-preservation/projects-studies/bungalow-courts-in-pasadena/>.

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Google Earth. 2003. "Capitola, CA." Aerial Photograph. Accessed June 2022.

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Kirk, Anthony, PhD. 2019. [Historic Assessment Report for 204 and 206 Hollister Avenue.] Memorandum to Matthew Orbach. June 3, 2019. Provided to Michael Baker International by the City of Capitola.

McAlester, Virginia Savage. 2013. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York, NY: Alfred A. Knopf.

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Page 19 of 19

*Resource Name or # 204 and 206 Hollister Avenue

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*Date: June 22, 2022 Continuation

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