



ARCHIVES
ARCHITECTURE

PO BOX 1332
SAN JOSE CA 95109

February 18, 2020

Attn: Matt Orbach, Associate Planner
City of Capitola
420 Capitola Avenue
Capitola, CA 95010
(Via email)

RE: Preliminary Historical Evaluation – 1410 Prospect Avenue, Capitola, CA
APN# 034-04-619

Dear Matt:

This letter constitutes a preliminary historic resource evaluation (Phase One Report) for the property located in the City of Capitola, County of Santa Cruz, at 1410 Prospect Avenue. The property contains two buildings: the main house and a detached garage and greenhouse.

Executive Summary

The property at 1410 Prospect Avenue, identified in 1986 on the City of Capitola Historic Structures List, meets the criteria for designation as a Historic Feature utilizing the City of Capitola Historic Feature Ordinance, Qualities 9 and 10: “The proposed historic feature by its location and setting materially contributes to the historic character of the city, and the proposed historic feature is a long established feature of the city.” The property also appears to qualify for listing on the California Register of Historical Resource for its embodiment of the significant patterns of development history of the City of Capitola. It is not eligible, however, based on its associations with personages, nor for its architectural design, due to alterations on the exterior.



1410 Prospect Avenue
Craftsman Influence
c. 1905

Fully windowed facade for
viewing bay.

Capitola Architectural Survey 1986 (Viewed from the pathway, facing northwest)

Intent of this Memorandum

An historical resource evaluation is often required in the State of California to accompany a project submittal when a city such as Capitola determines that extant structures on the property are at least 50 years old. This property is listed on the City of Capitola 2005 Historic Structures List, referencing the City of Capitola Architectural Survey of 1986; however, a property does not have to be listed on a historic resource inventory or historic property register to warrant this type of evaluation as a part of the development review process. Depending on the findings of the review, further formal documentation could subsequently be required by the City of Capitola Community Development Department, including preparation of Department of Parks and Recreation (DPR) 523 series recording forms, a more detailed assessment under the Guidelines of the California Environmental Quality Act, or other types of documentation.

The 1986 listing indicated that the property was considered a 7N, indicating that the property required additional evaluation. This letter is intended to provide that preliminary evaluation. To make significance determinations, the City of Capitola requires that the investigation be done by a qualified historical consultant who then conducts the initial investigation and prepares the preliminary evaluation.

Policy and Regulatory Background

The City's historic preservation policies recognize older buildings for their historical and architectural significance as well as their contributions to the identity, diversity, and economic welfare of communities. The historic buildings of Capitola highlight the City's unique heritage and enable residents to better understand its identity through these links with the past. When a project has the potential to affect a historic resource which is either listed, or eligible for listing, on the California Register of Historical Resources, or is eligible for designation as a Historic Feature under City of Capitola's criteria, the City considers the impact of the project on this significance. Each of these listing or designation processes is based on specific historic evaluation criteria.

A preliminary historic evaluation, as presented in this letter, can be used to determine the potential for historical significance of a building, structure, site, and/or improvement.

Property Status

The parcel at 1410 Prospect Avenue is listed on the 2005 City of Capitola Historic Structures List with the status of 7N. This designation, according to the State of California Historical Resource Status Codes, indicates that the property "needs to be reevaluated." The property was first identified as part of the Capitola Architectural Survey published in 1986 (indicated by the designation "D" on the Historic Structures List), and as shown in the *Capitola Architectural Survey*.

The property at 1410 Prospect Avenue has not been previously evaluated locally at an intensive level. The property is not listed or designated as a part of any state or national survey of historic resources. The preparers of this report reviewed the subject property under local, state and national criteria, to analyze eligibility for listing or designation as a historic property.

Qualifications

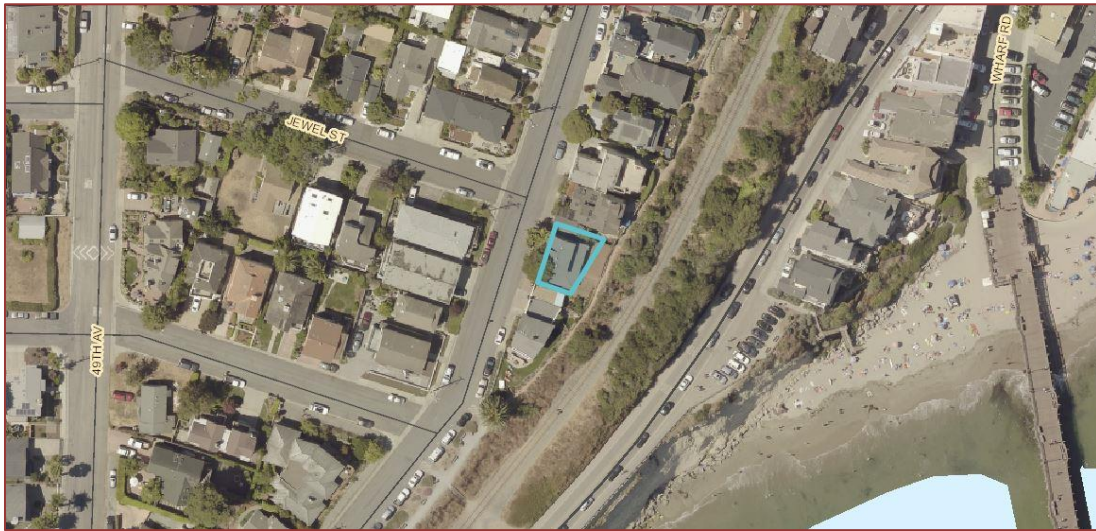
Archives & Architecture, LLC, is a cultural resource management firm located in San Jose, California. Leslie Dill, partner in the firm and the author of this letter, meets the Secretary of the Interior's qualifications within the fields of historic architecture and architectural history to perform identification, evaluation, registration, and treatment activities in compliance with state and federal environmental laws, and is listed with the California Historical Resource Information System (CHRIS). The standards for listing are outlined in 36 CFR Part 61.

Methodology

The methodology used for this historic evaluation included an on-site visual inspection of the extant buildings and structure, a preliminary investigation into the history of the property and its associations, and an evaluation of the property within the context of the development of the local area and early development in what is now the City of Capitola.

Property Description

The subject property consists of a trapezoidal property of just under a fifth of an acre on the east side of Prospect Avenue. The property includes portions of parcels established by the subdivision: Parcels D, 13, and 14. The two-story portion of the house is at the parcel's northwest corner and the one-story detached garage is at the southern property line. The former Southern Pacific right-of-way creates the diagonal eastern property line.



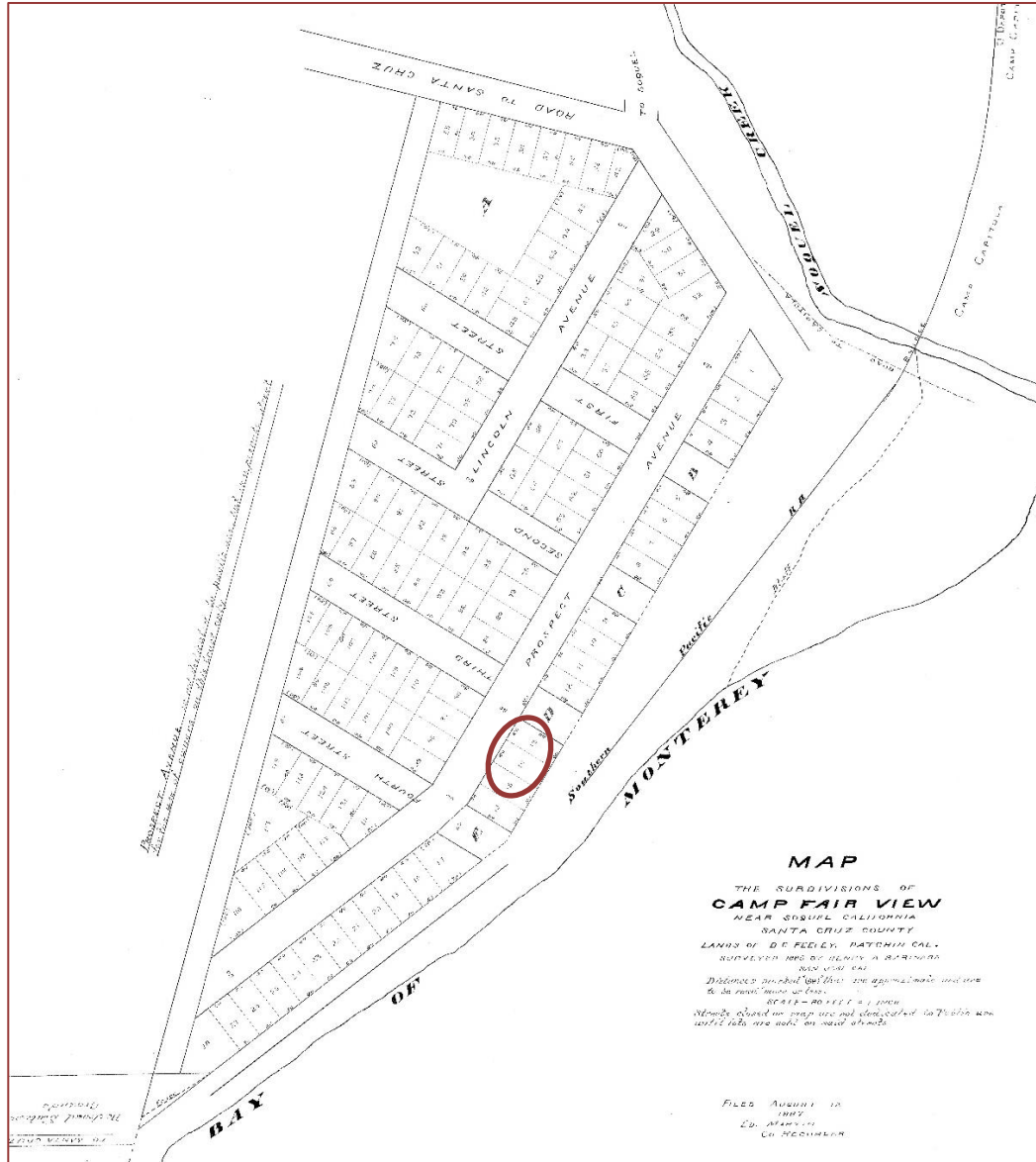
GIS Map of 1410 Prospect Avenue, Capitola. County of Santa Cruz Office of the Assessor.

Historical Context

This residential property was originally part of a much larger area of unincorporated Santa Cruz County, which had been part of Rancho Rodeo in the Mexican era. It was separated from Camp Capitola by the river, set on the cliffs near the Wharf at the base of the main road to Soquel, and part of an area identified over time with a freight train spur and lumber yard known as “Opal.” Lumber from the Santa Cruz Mountains was shipped from this location, the Loma Prieta Lumber Company site, until the early twentieth century, including expansions of the tracks as late as 1912. The station was closed in 1931.

The area northeast of the spur was previously a farm area owned by a sea captain John Curtis in the late 1850s, then owned for a while by his widow, Phoebe Curtis. In turn, her second husband, Dennis Feeley, became the owner after she passed away and after he won a legal dispute with the Curtis children. He subdivided the area in 1886 and called it Camp Fairview.

Frederick A. Hihn, the significant American developer of Capitola from the mid-1800s until just after the turn of the century, acquired this land from Feeley in 1900; Hihn had also acquired the area of the cliffs to the west of Camp Fairview while developing his business concerns in Camp Capitola and throughout the region. Photographs from the late 1800s show a scattering of buildings along the cliff top. The 1905 and 1917 Sanborn Fire Insurance Maps of the area illustrate residences built on most of the parcels east of Prospect Avenue, and they illustrate the diagonal Southern Pacific right-of-way later officially adopted in 1928.



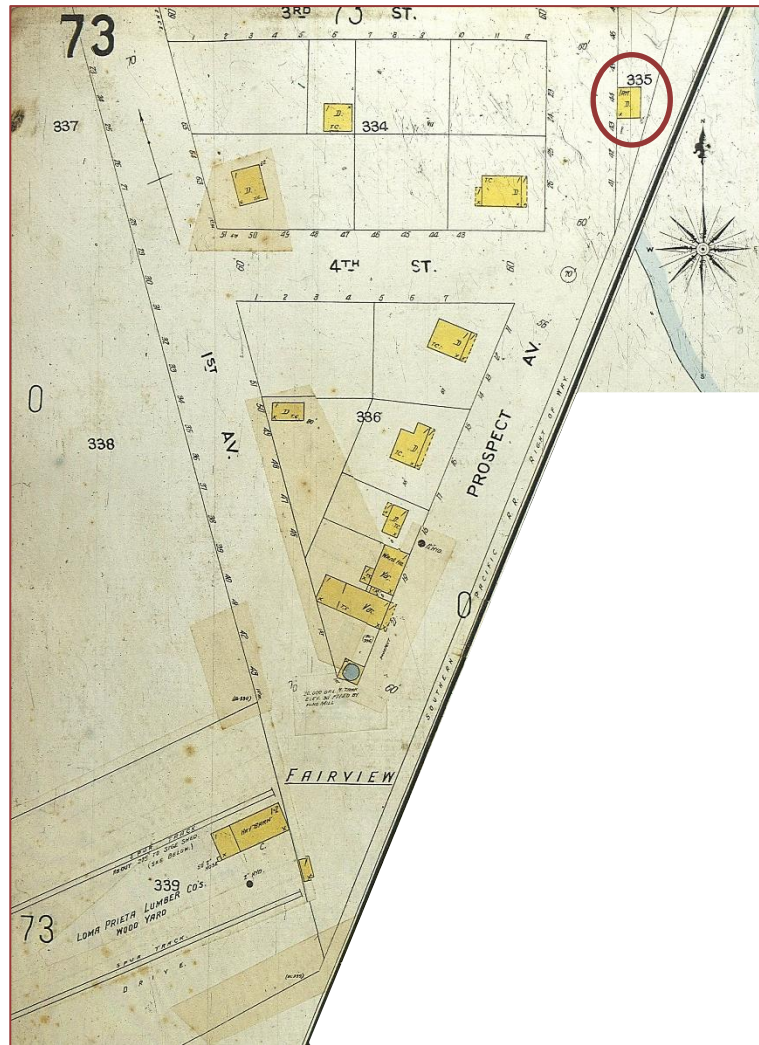
Detail of 1886 Camp Fairview Subdivision Map. Courtesy County of Santa Cruz Assessor's Office.

There is a small dwelling “1-story with att[ic]” near the tip of this frontage as seen on the Sanborn map on the following page. The small house is alone on the tip of the block prior to 1917. Its footprint is the same size and rectangular shape of the central core of the subject residence, but it is not sited at the location of the current residence. If this house were relocated between 1917 and 1927, it was moved just over 40 feet due north.

When Hihn passed away in 1913, he deeded the area near Opal Station to a grandson. From the City of Capitola Historic Context Statement:

Hihn's grandson, Eulice Hihn, a surveyor, was bequeathed about two hundred acres surrounding the nearby train stop at Opal. Eulice was killed in a hunting accident and his widow, Kathryn Bothwell Hihn, inherited the land. She later married J.T. McGeoghegan. During the real estate boom after World War I, she created “Opal Subdivision 1 of the Fairview Tract,” with lots for 250 homes.

From 1923 when the Opal Subdivision was established, it slowly filled with houses, and Camp Fairview continued to be developed. Prospect Avenue was identified as a private street. By 1927, the block between Prospect Avenue and the cliff was built-out, including the subject house in its current configuration, along with houses to the north and south. Except for Al Lent's larger house at the north end of the street, most of Prospect Avenue was home to the working class. Census records from 1930 indicate an insurance agent, schoolteacher, housekeeper, mail messenger, fisherman, mechanic, and laborer lived on this street. The censuses didn't include house numbering, and no early family could be connected with the property without additional research.

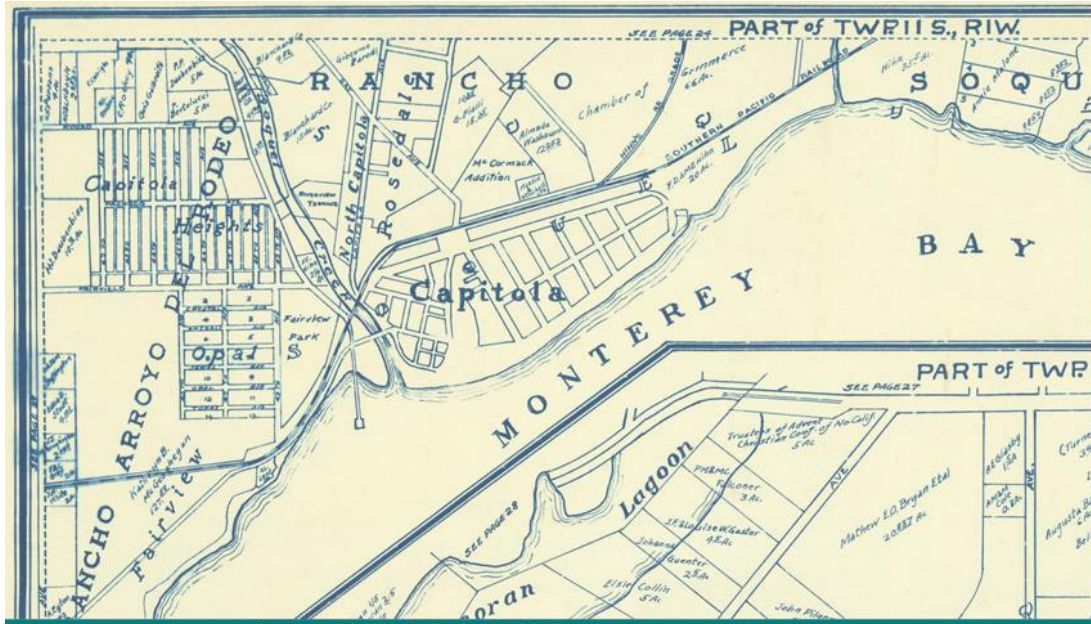


Detail from 1917 Sanborn Fire Insurance Map, illustrating house footprint that may represent a portion of the subject house, less than fifty feet from its current location. Courtesy of the Digital Map Collection, UCSC Library.

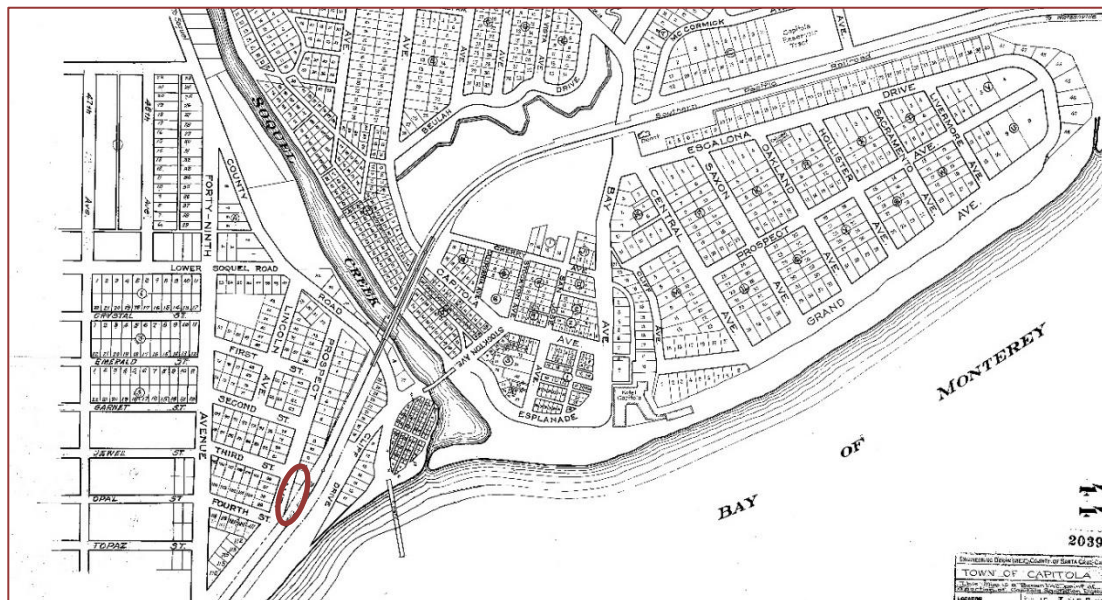
Starting sometime early in the century, Claudine Taylor (Sherman) Mack, her husband, John Fremont Mack, and their four children and grandchildren acquired and started using the home for vacationing. John F. Mack was born in Oakland in 1918; his father, Warren, was a shipyard foreman and later an oil salesman. In 1940 the family lived with his maternal grandparents in Fremont, CA, where John was working as a bank teller. Later that same year, his draft card reveals that he was married to Claudine and working for the American Trust Company in Redwood City. Claudine Mack was born in 1920 and a graduate of Stanford University, class of 1942. According to her obituary,

she was a “substitute teacher, realtor, bridge-player, golfer, and gardener...” who “...loved world travel and sitting on the deck of her beloved beach house in Capitola.” She also owned business property and a house in Los Altos. Recent advertisements for the property indicate that the “Mack Beach House enclave” had been enjoyed since 1938 for “81 years.”

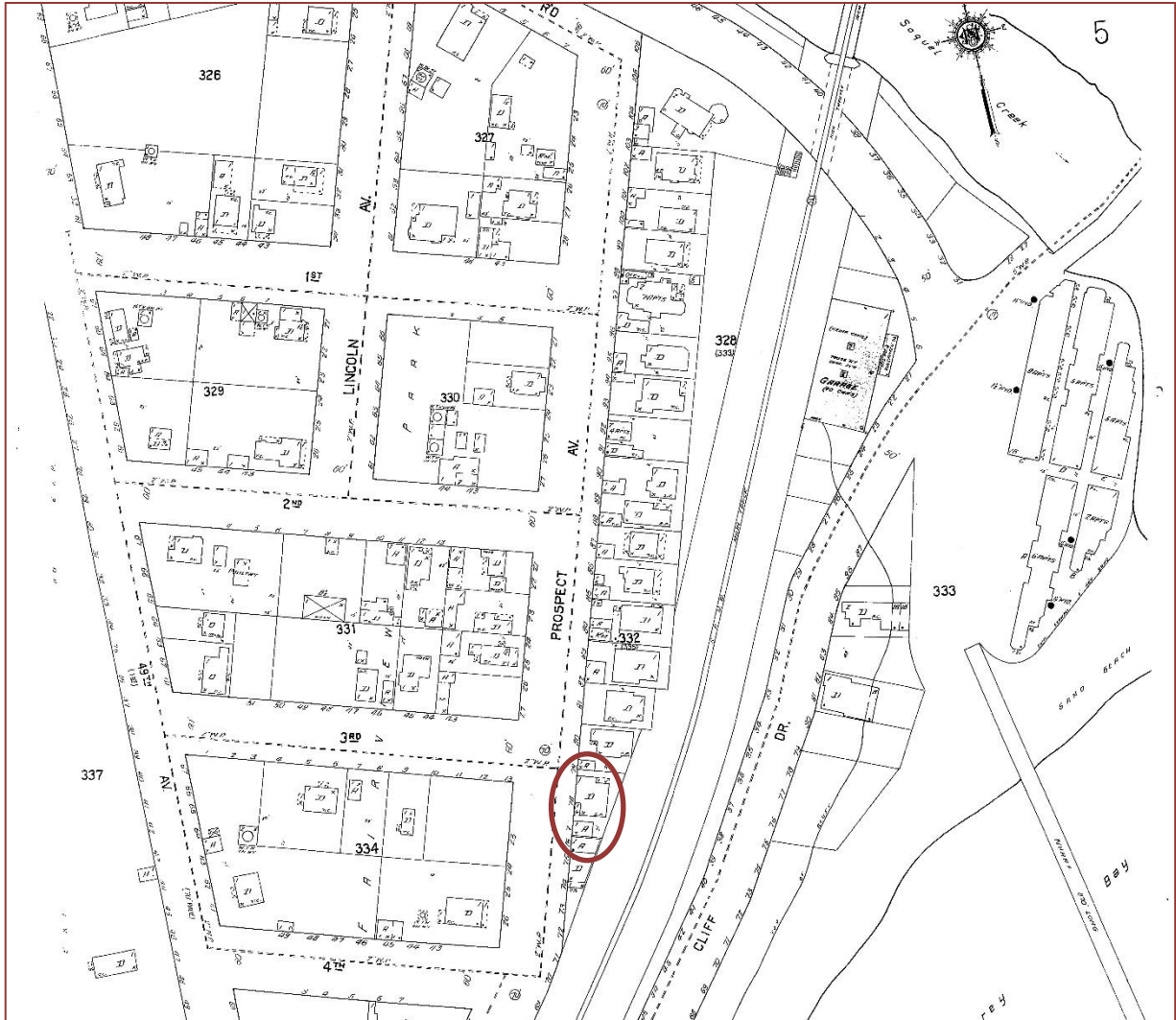
The neighborhood was included in the incorporation of the City of Capitola in 1949.



Detail of 1929 Standard Map Services Atlas, Page 29. Courtesy of UCSC Digital Collections.



Detail of 1920s Map of Capitola, Illustrating Camp Fairview and Opal Subdivisions. Courtesy County of Santa Cruz Assessor's Office.

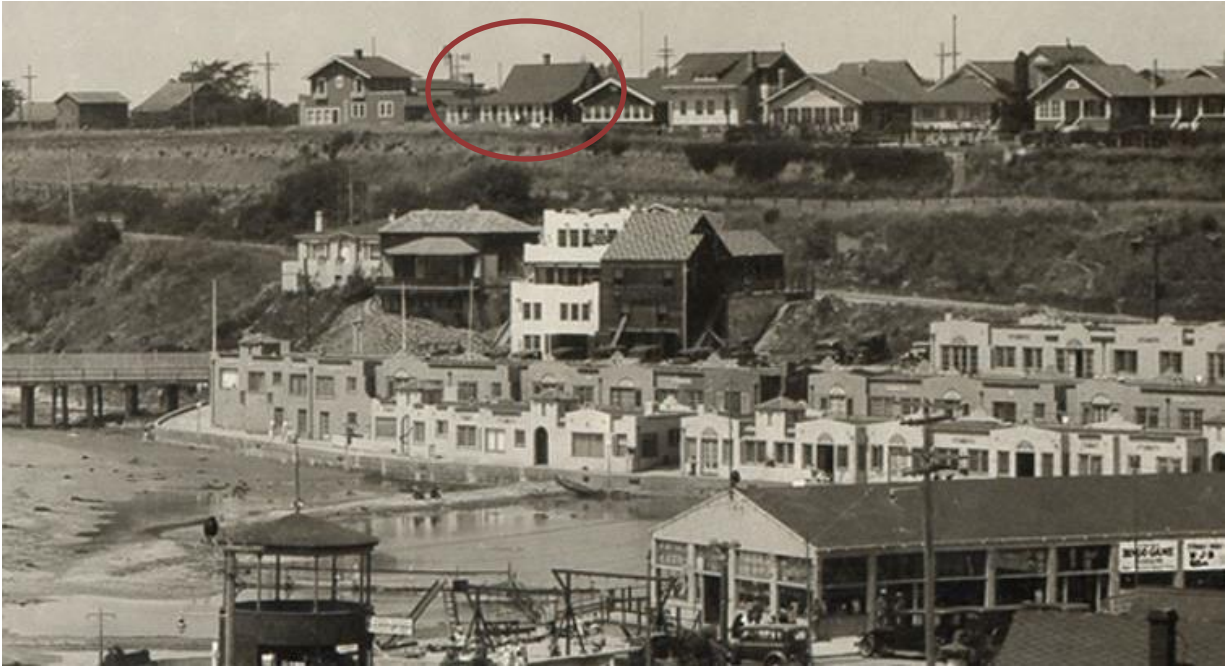


Detail of 1927 Sanborn Fire Insurance Map. Showing development along Prospect Avenue and the 1-story footprint of the subject house. Courtesy of the Digital Map Collection, UCSC Library.

Site Development History

The design of the buildings at 1410 Prospect Ave. appears to have evolved in at least four main stages: the first floor of the rectangular central core features plaster walls, high ceilings, and small rooms that indicate that it was of earlier construction while the one-story “L”-shaped wing that wraps the house to the east and south appears to represent an enclosed former porch and includes materials and details from the early twentieth century. These two phases of construction were both completed before 1927, as was a former detached garage to the south. The second story of the central core wing was an attic remodeled for living space by sometime in the 1930s. This early-to-mid-century scope of alterations appears to have been undertaken by the Mack family. The earlier detached garage was replaced in 1991 by the Macks.

The Historic Resources Inventory originally estimated the house as pre-1905. This seems to be based on the early house footprint illustrated on the 1905 Sanborn Insurance Map, as well as the form and materials of the rectangular central wing of the house. The house was built in at



View of Prospect Avenue facing southwest, including one-story subject house with enclosed porch. Capitola Village and Venetian Apartments in the foreground. After 1926. From City of Capitola 2014 General Plan.

least three phases and was in its current form by the mid-1920s, placing it within the Phase I Period of Significance for Residential Development of Camp Fairview (1887-1913) as identified in the 2004 *Draft Historic Context Statement of the City of Capitola* (Context Statement). Per the Context Statement:

Within the context of architectural development in Capitola, two resource types can be identified: (1) houses, including single-unit residences, vacation homes, and cabins and multi-unit residences, and (2) commercial and institutional structures.

and

Capitola has always been a residential community, whether its inhabitants were summer visitors or lived in Capitola full time. A substantial number of the city's residential properties were developed prior to World War II and constitute the bulk of the historically significant resources in the city. The earliest were simple vernacular style, like the small houses on Stockton, San Jose, and California Avenues in the earliest subdivision; Lawn Way in the central village; farmhouses on Hill and Pine Streets; cottages in the Riverview Avenue tract and on Central Avenue on Depot Hill, and Camp Fairview houses in the Jewel Box.

The Context Statement defines Significance as follows: "Properties associated with the context of architectural development include single-family homes, apartments, vacation cottages and cabins..." As summarized at the end of the Context Statement, Types of Existing Resources from 1906-1920 include... *Camp Fairview houses...* with the Associated themes: *Economic Development; Industry; Agriculture; Land Development, Business, and Tourism; Real Estate Management.*



Front (Prospect Avenue) Façade. Viewed facing southeast. January 2020. (Photo by Leslie Dill)

Architectural Description

Altered over time, the house design continues to embody its age, but much of its design qualities have been concealed or replaced. The exterior materials, form, detailing, and setting are vernacular and have changed over time; the house does not represent a specific architectural style or era. The house is set close to the roadside with no sidewalk. The northern planting area, in front of the main portion of the house, is filled with foundation plantings and edged with timbers. There are two very large, mature trees, one deciduous and one evergreen. The southern half of the frontage is set with pavers, serving as driveway and entrance walkway. Behind the front gate, the south side yard continues the pavers, indicated for potential use as off-street parking as well as entrance. The ocean-side yard is separated from a public footpath by a low wooden railing. The south half is planted as lawn and with shrubberies and the north half is filled with a low wooden deck. The north side of the house is fenced off for utility uses.

The central core of the house contains two levels. It is currently designed with an asymmetrical side-gabled roof. A steep slope and centered dormer form a one-and-one-half-story façade facing Prospect Avenue (west) while a more moderate sloping roof protects the full two stories facing Monterey Bay (east). This rectangular core massing is wrapped on the east and south by a one-story “L”-shaped wing, covered by a moderately sloped shed roof with a hipped southwest corner. The living space within this area was originally held back from two corners to create covered porch entrances. The front door used to be on the south side of the house near the street; exterior shingles are still visible within the interior of this space. A small rear porch was located at the northeast corner.

A gabled false front fills the frontage to the south of the house. Behind it is a replacement detached garage along the south property line. The second set of garage-sized doors serves as a gate to the property as well as an entrance to an uncovered parking space. There is a small greenhouse at the rear (east) end of the garage.



North Half of Front of House. Viewed facing east. January 2020. (Photo by Leslie Dill)



South Half of Front of House. Viewed facing east. January 2020. (Photo by Leslie Dill)



South Elevation. Showing upstairs windows and enclosed former front porch. Viewed facing northeast. January 2020. (Photo by Leslie Dill)



South Façade of Wrap-around Wing, incl. Front Door and Chimney. Viewed facing east. January 2020. (Photo by Leslie Dill)

The central core of the house is slightly raised, with relatively high plate lines (high ceilings), but the proportions do not suggest balloon framing from earlier in the nineteenth century. The floor height of the wrap-around wing is set lower, and the garage and greenhouse are at grade. All the foundations are concealed by siding that extends to grade.

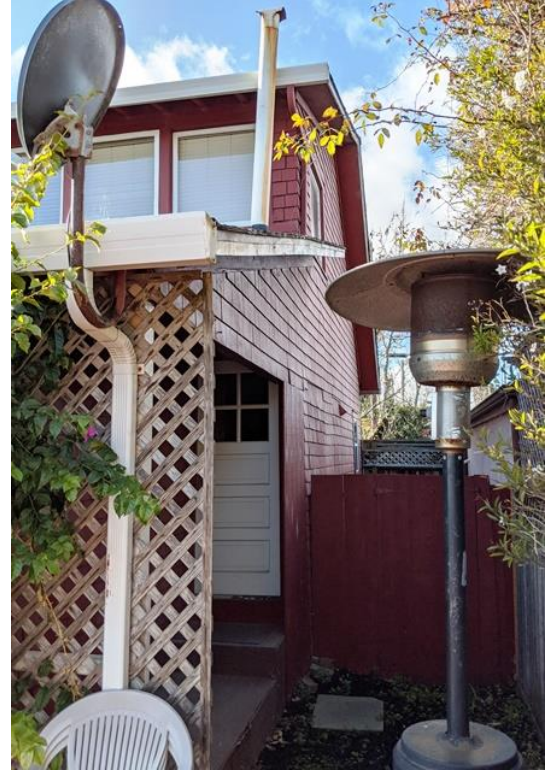
The roof is covered in composition shingles, and the eaves all include a recent “fascia-style” gutter. The eaves are shallow, with exposed rafter tails. The roof of the one-story wrap-around wing has skip sheathing exposed on the north end. This indicates some age, as board sheathing started to be laid solidly later in the twentieth century, and plywood was used after that. The upper roof has flat-board sheathing.

The house is clad primarily in square-cut shingles that, because of their placement at the windows and corners, could possibly be found to have been applied over the top of an older siding. The shingles can be seen to have been altered over time when windows were replaced, and very few seams or trim indicates previous openings. The base of the front porch enclosure is vertical boards, with a wider set of board used below the watertable. The “L”-shaped wing consists of a wall of windows divided by vertical wood mullions. The garage is clad in plywood, as is the greenhouse where it is not translucent fiberglass. Much of the exterior of the house has been altered with the addition of exposed conduit and plumbing stacks, indicating the remodeling that has occurred over the years.

The windows in the core wing consist of replacement units from a variety of eras. The front (west) façade includes one wide slider and one wide single-hung replacement unit on the first floor and an earlier six-lite wood window set into the dormer. At the enclosed front porch is a ribbon of wood 6-lite fixed windows. These windows and the dormer window have similar thin muntins, suggesting that these windows are older, and that the porch-enclosure windows could have been salvaged from other window openings during previous remodeling efforts.



*North Elevation. Viewed facing southeast.
January 2020. (Photo by Leslie Dill)*



*North Elevation Showing Back Porch.
Viewed facing west. January 2020.
(Photo by Leslie Dill)*

On the north end of the house is one single-hung 1/1 replacement window at the first floor close to the west corner and one 1-lite upstairs replacement window close to the east corner. There appears to be two filled-in window openings at the first floor on this façade. These are located where the interior stairs have been added.

The south end of the house features a brick and stone chimney that is a significant focal feature of the historic design. Its top has fallen or been removed. The outer corners are brick, surrounding an irregularly shaped central stone panel, seemingly randomly placed stones within the brick face, and stone at the inner corners. Its design and wear indicate its age as 1920s or earlier, commensurate with the 1927 footprint on the Sanborn map. The lower level includes a door into the enclosed porch and an array of what are likely mid-century wood windows. The windows are fixed 3-lite units with a single board panel beneath. Three windows and a door are placed together to the west of the chimney; a single window is located at the corner of the house, to the east of the chimney. Upstairs there is a single 6-lite wood window at the front corner of the house and a single-lite hopper window at the rear corner.

The east-facing (ocean-view) façade is an array of windows, upstairs and down. The upper façade includes seven square windows, evenly spaced across the wall. These are wood 1-lite windows. The downstairs includes an entrance onto the deck flanked by a series of five windows on each side. To the far north corner, lattice and plants conceal the recessed back porch.



Ocean-facing Façade. Viewed facing northwest. January 2020. (Photo by Leslie Dill)



Detail of Chimney at South Façade. Viewed facing northeast. January 2020. (Photo by Leslie Dill)



East Façade of Wrap-around Wing. Viewed facing northwest. January 2020. (Photo by Leslie Dill)

The detached garage was built in 1991, replacing an earlier, smaller garage. It is a vernacular one-car garage with a gable roof, exposed rafter tails, and smooth plywood exterior. The roof slope extends into a false front that frames a gate into the property. The rear garden shed is constructed of exposed wood framing inset with translucent fiberglass panels and plywood bulkhead panels in the proportion of the first-floor main-house replacement windows.



Detached Garage and Rear of False Front. Viewed facing west. January 2020. (Photo by Leslie Dill)



North Entrance to Greenhouse. Viewed facing east. January 2020. (Photo by Leslie Dill)

Interiors

Interiors are not reviewed for significance in this report, but they are described here as a primary resource that illustrates the historic evolution of the house. The first floor of the main core wing includes high ceilings, plaster walls, and small rooms indicating a house built near the end of the nineteenth century or early in the twentieth century. The board-and-batten redwood paneling that characterizes the wrap-around wing is distinctly early twentieth century, likely from the 1910s. The light fixture is early, as is the brick-and-stone fireplace that matches the exterior chimney in materials and artisanship. There are plywood flooring inserts at the outer walls, possibly suggesting that the original design of these spaces might have included a wide, Craftsman-era porch guardrail or indicate that an earlier porch floor was extended or repaired. The interior of the former front porch, currently used as a laundry room, continues to have a flat-board ceiling and shingles on the former exterior wall. The upstairs is paneled in v-groove knotty pine, a material used extensively for remodeling efforts in the 1940s through 1960s. The kitchenette sink is porcelain-covered steel with integral drainboards, hinting at a post-World-War-II installation, but an element that was available earlier, as well.



*Interior of Central Wing of House. Viewed facing north. January 2020.
(Photo by Leslie Dill)*



*Interior of Enclosed Former Front Porch. Viewed facing northwest. January 2020.
(Photo by Leslie Dill)*



Interior of Dining Room. Showing steps up into central wing. Viewed facing west. January 2020. (Photo by Leslie Dill)



Interior Detail of Dining Room Light Fixture. Viewed facing west. January 2020. (Photo by Leslie Dill)



Interior of Living Room and Fireplace. Note sloping floor that may indicate that this was originally a porch. Viewed facing south. January 2020. (Photo by Leslie Dill)



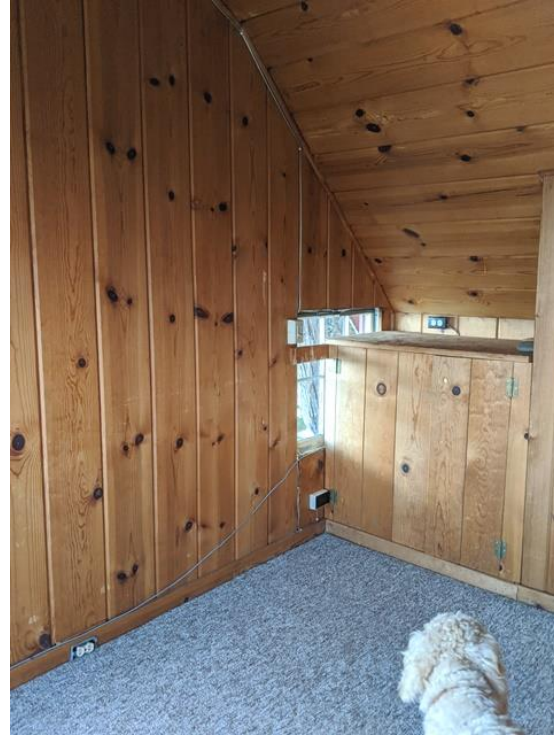
Interior Detail of Living Room Fireplace. Viewed facing south. January 2020. (Photo by Leslie Dill)



Detail of Living Room Floor Repair. Viewed facing north. January 2020. (Photo by Leslie Dill)



Interior Upstairs. Showing knotty-pine paneling and sloped ceiling. Viewed facing southeast. January 2020. (Photo by Leslie Dill)



Interior Upstairs with Cabinet and Window Alterations. Viewed facing southwest. January 2020. (Photo by Leslie Dill)

Integrity

According to the California Office of Historic Preservation *Technical Assistance Series #6*

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

The historic integrity of the current residential property at 1410 Prospect Avenue is substantially intact, although some aspects have been compromised over time. The location has remained constant since at least 1927 and a portion of the building may be older and originally from within 50 feet of the current location, in the same orientation, and from the same block. The development of Prospect Avenue occurred relatively early within the history of Capitola, and the residential neighborhood, although altered over time with remodeling and some infill, is substantially consistent with the historic setting of the house. The house evokes some feeling of an early-twentieth-century vernacular residence; however, its interiors are more intact than its exterior. The window replacements and front porch enclosure have obscured much of the original design. These

changes have also reduced the integrity of the historic materials in a modest way. The chimney is a feature that exhibits considerable artisanship; its design and materials embody a time and place in history. The house has significant historic associations with the early development of the Camp Fairview subdivision and the collection of houses along Prospect Avenue in Capitola.

Built in very recent years of form, detailing, and materials that are not conceived to be of high quality, the garage is not reviewed for historic integrity or found to have associations or feelings that add to the potential significance of the property.

California Register of Historic Resources Evaluation

The California Office of Historic Preservation describes the California Register as a “...program [that] encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act.” There are four criteria for designation, evaluated for 1410 Prospect Avenue as follows:

Historic Events and Patterns

The house on the subject property is over 93 years old in its current configuration, and a portion of it has possibly been on the bluff in Capitola for over 115 years. As a part of the development the 1886 Camp Fairview subdivision, it can be found to be representative of broad historical patterns in the early development of the city. It is associated with the themes and boundaries of importance to the community as presented within the 2004 draft *Historic Context Statement*. The property would therefore appear to be eligible for the California Register based on significant events or patterns of history under California Register Criterion (1).

Personages

The property has been associated with one known family since the mid-twentieth century. Although the Mack family’s connection with the house and community spans many decades, and their associations with the property as long-time vacationers represents a significant pattern of history in Capitola, the Mack family have not been found to be important in the larger history of the city or region in a way that would associate their residence at 1410 Prospect Avenue with larger historic significance in the City of Capitola. The property is not eligible for the California Register under Criterion (2)

Architecture

Although recognizable as an older vernacular house from the early twentieth century, the house is not a distinguished example among buildings from this period. The materials are relatively common and used in a vernacular manner, so most do not embody exceptional significance for their quality or workmanship. Although the chimney remains a strong example of early twentieth century construction and materials, the alteration of historic exterior windows, siding, form, and other details has resulted in a loss design integrity. The designer of the house was not discovered during the research for this preliminary study, so there are no identifiable associations with a particular designer or architect. The property would therefore not qualify for the California Register under Criterion (3).

Potential to Provide Information

The property has no known associations or identified materials that indicate that it might lead to the discovery of significant information. The property would therefore not qualify for the California Register under Criterion (4).

Capitola Historic Features Ordinance Evaluation

The Capitola Historic Features Ordinance (Municipal Code 17.87.030) allows for the designation of local historic resources, known as historic features. The designation requires that a property must “evidence one or more” of 11 qualities, including being representative of an era or style, a rare type of building, is older than most similar buildings, is associated with a rare use, the architect builder is significant, is long-established as a landmark, or that the materials are significantly unusual or remarkable, etc.

Because the house and its immediate setting are “...directly related to Capitola’s architectural chronology...” per the draft Historic Context Statement for the City of Capitola as presented above, it can be found to be a significant physical element of city’s past patterns of history. It can, therefore, be found that the house meets the criteria of the City of Capitola Historic Features Ordinance, using qualities 9 and 10:

9. The proposed historic feature by its location and setting materially contributes to the historic character of the city,

10. The proposed historic feature is a long established feature of the city.

Conclusion

The house within the property appears to be eligible as a historic resource, meeting a criterion of the California Register of Historical Resources and two of the City of Capitola Criteria for the Designation of Historic Features.

The designation of the property would prompt “design review by the architectural and site review committee, community development department, and/or planning commission [to] include... protection of historic features.” It is recommended that efforts could be made to improve the historic integrity of the exterior of the house, based on the existing historic materials, the house’s identified historic footprint, and in accordance with the significance of the property.

Sincerely:



Leslie A.G. Dill, Architectural Historian and Historic Architect
Archives & Architecture, LLC

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Santa Cruz County Recorder

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