

CITY OF CAPITOLA
ARCHITECTURAL SURVEY

TABLE OF CONTENTS

Acknowledgements	
Purpose, Process, Results	1
Historical Background	3
City Map	4

ARCHITECTURAL SURVEY

Capitola Village	6
Depot Hill	23
Capitola Avenue Area	45
Riverview Area	58
Capitola Road Area	79
BUILDINGS OF LOCAL INTEREST	91

A C K N O W L E D G E M E N T S

The Capitola Architectural Survey was funded by the Capitola City Council. Council members and staff include the following:

Robert Bucher - Mayor

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Coordination and assistance was provided by the City Planning Department: Steve Russell, former Planning Director, and Bob Rivers, Assistant Planner.

Research assistance was provided by: Lewis Deasy and John Macdonald of the Capitola Historical Museum; Chris Watson, Santa Cruz Sentinel Library; Dorothy Franks, Octagon Museum; Stan Stevens, UCSC McHenry Library; and the staff at UCSC Special Collections Library. In addition, many local residents volunteered information on various individual properties.

Principal bibliographic references were Santa Cruz County: Parade of the Past, Margaret Koch, (Valley Publishers, Fresno), 1973, and From Soquel Landing to Capitola-by-the-Sea, Sandy Lydon and Carolyn Swift, (History Center, DeAnza College), 1978.

Photographs of the buildings were taken by Roger Hatheway.

Cover photo: A.L. Lent House

The City of Capitola Architectural Survey was conducted
in 1986 for the City of Capitola by Rowe & Associates
Sara Boutelle, Roger Hatheway and Charles Rowe.

P U R P O S E

The objectives of the survey were to conduct an inventory of Capitola's architectural resources for community planning use and cultural appreciation, and to determine the feasibility of establishing an historic district.

P R O C E S S

The survey team of Sara Boutelle, Roger Hatheway and Charles Rowe, conducted a street by street canvas of the city's building stock, taking notes and photos of structures of architectural interest. The field survey listed structures over fifty years old that had retained their architectural integrity over time. After a broad, representative list emerged, the results were plotted on maps and potential historic districts defined. Significant individual structures were also recorded as buildings of local interest.

R E S U L T S

From the field survey, about 240 structures that best represent traditional architectural styles locally or the community's vernacular architecture are presented here. "Vernacular architecture" means local, functional construction that is characteristic of and special to a certain area, in this case, Capitola. The community also has several buildings of local interest that are eligible for inclusion on the California Historic Resources Inventory and eligible for nomination to the National Register of Historic Places.

In consultation with the State Office of Historic Preservation, it was also determined that Capitola has three eligible historic districts. These are areas with a common historical theme and architecture which convey a sense of the past and are significant in the community's development. Collectively the individual buildings and the districts represent both a specific and comprehensive history of the community from its early development through to the mid-1930's.

The following buildings are considered to be of local interest:

Averon-Lodge House (Capitola Mansion) 919 Capitola Ave., c.1881

Brown Bulb Ranch House, 3677 Capitola Rd., c.1935

Capitola Depot, 250 Monterey Ave., c.1905

Capitola Wharf, 1400 Wharf Rd., c.1857

Cherry St. Victorian Residence, 202 Cherry St., c.1890

El Salto Resort, 620 El Salto Dr., c.1898

Lent House, 1570 Prospect Ave., c.1915

Rispin Mansion, 2000 Wharf Rd., c.1922

Venetian Court, 1500 Wharf Rd., c.1926

Saint John's Episcopal Church, 216 Oakland Ave., c.1898

Stockton Avenue Bridge, Stockton Ave., c.1934

Southern Pacific Railroad Trestle, Soquel Creek, c.1876

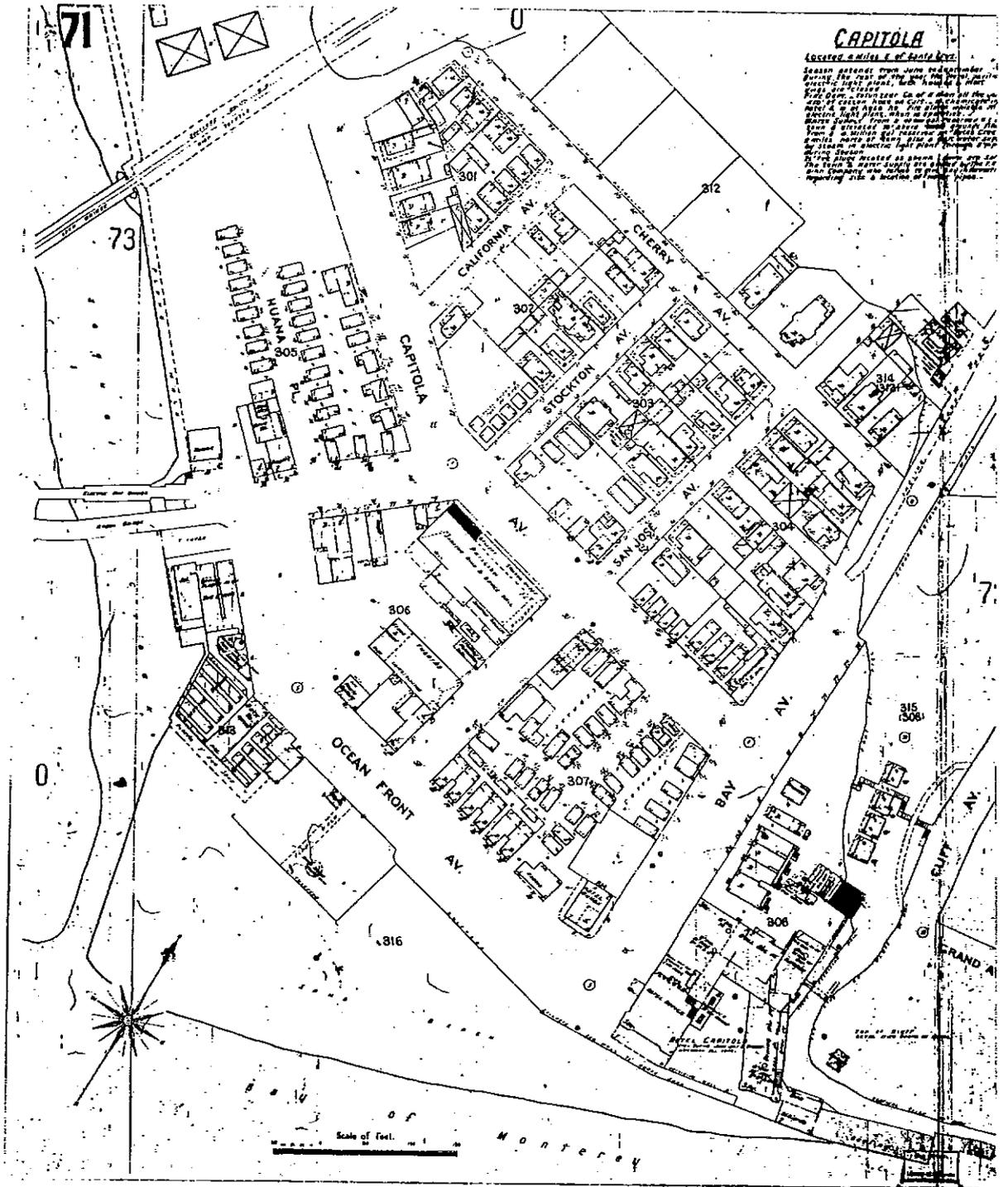
Superintendent's Office (Hihn Building) 201 Monterey Ave., c.1883

Recognized Historic Districts include:

Old Riverview Avenue area

Six Sisters - Lawn Way area

Venetian Court Area



1922 SANBORN MAP

H I S T O R I C A L B A C K G R O U N D

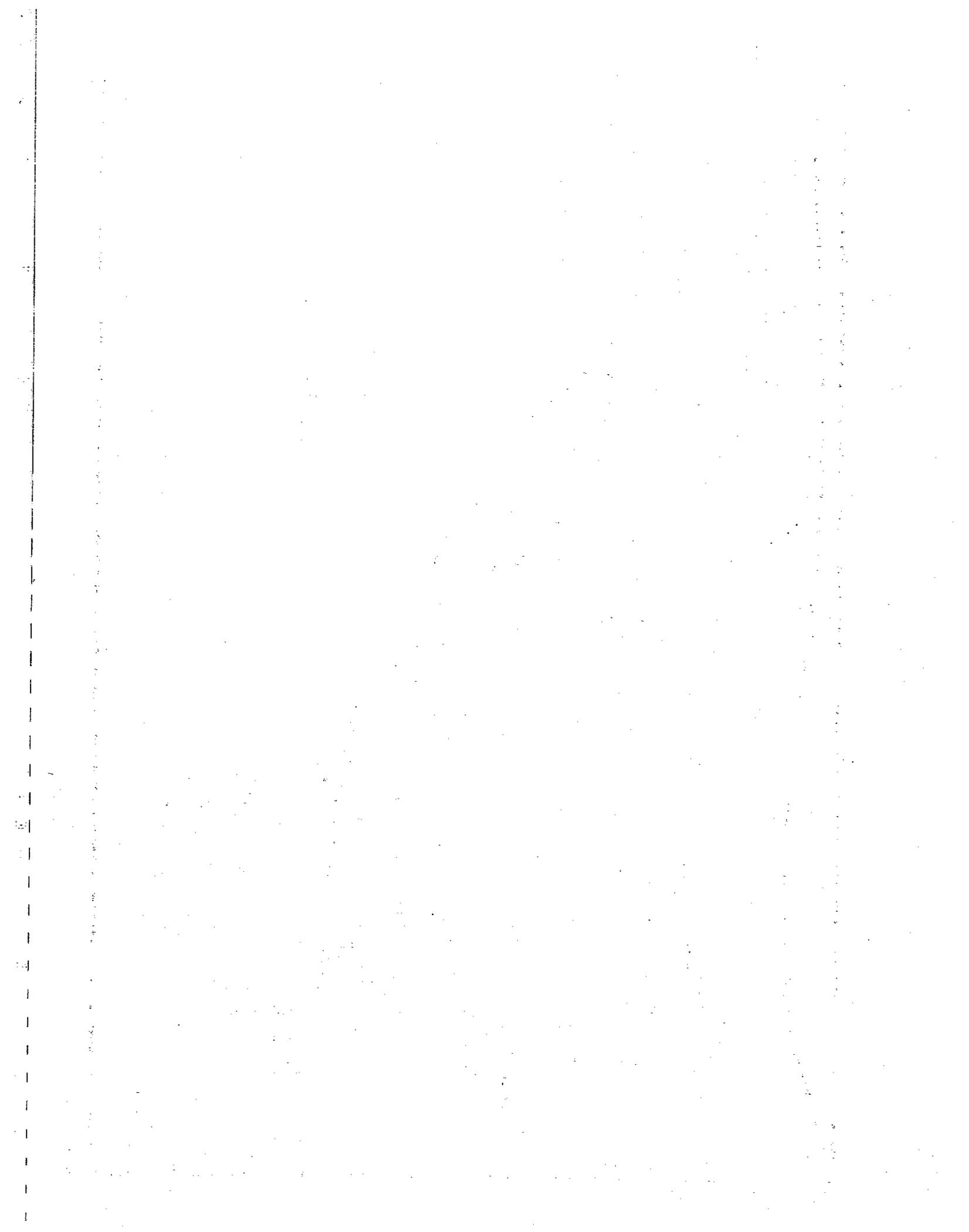
Capitola's development is directly associated with Frederick A. Hihn, a leading figure in Santa Cruz County history. An energetic entrepreneur, who was born in Germany, he established Camp Capitola on the shores of Monterey Bay in 1869. This humble cottage and tent colony is recognized today as California's first seaside resort community. When Hihn was successful in bringing passenger railroad service to Camp Capitola in 1876, the resort grew and flourished, becoming a leading summer vacation spot for Central California. By 1895, it featured one of the grand hotels of its time, the 160-room Hotel Capitola and a number of elegant summer cottages on land subdivided and sold by Hihn.

Prior to Hihn's operation, Soquel Landing as it was known, was virtually undeveloped. The exception was the wharf which provided the nearby and newly established village of Soquel with a vital link to coastal shipping and San Francisco markets. This sustained the community during its early years. Later, the wharf served the local fishing industry until the 1920's. Earlier, during Mexican tenure, the beach area was called La Playa de Soquel. It was a small part of the Rancho Soquel land grant which had been given to Martina Castro in 1834. It was on this key property, now Capitola Village and Depot Hill, that Hihn developed Camp Capitola. His new name meant "Capitol" in Spanish, something the state was searching for at the time and Hihn seldom missed a try at an opportunity.

Hihn died in 1913 and his holdings were eventually sold in 1919 to H. Allen Rispin, an oil millionaire by way of Canada. The Victorian era was Hihn's and the Roaring 20's Rispin's. Rispin quickly made many public improvements and then began to subdivide and sell residential lots. This led to the development of many new cottages and people with a deeper interest in the resort town. A foundation for an eventual city was being laid. Yet because of its singleness of purpose and seasonal nature, Capitola developed its physical character and popular image before it became a settled community. In spite of thousands of summer visitors and numerous cottages, the year-round population was reported at only 500 in 1927.

The Hotel Capitola burned to the ground in December of 1929, symbolically ending the Roaring 20's and introducing the depression years of the 1930's. It was also the end of Camp Capitola which closed its operation in 1930. Rispin had gone bankrupt in the stockmarket crash and his holdings were put up for auction. Capitola, as did much of the nation, languished through the Great Depression and the war years, but eventually incorporated as a city in 1949 with a population of under 2,000.

Growth and development remained slow paced over the next two decades in spite of rapid change elsewhere in the county and state. In the 1970's, Capitola began to urbanize through accelerating residential growth and the annexation of the 41st Avenue area which was to become the county's regional shopping center. Capitola's continuing identity, however, had been firmly established by F.A. Hihn a century before.



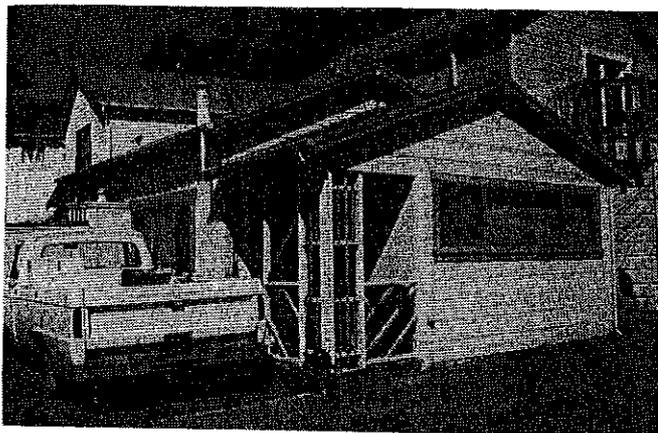
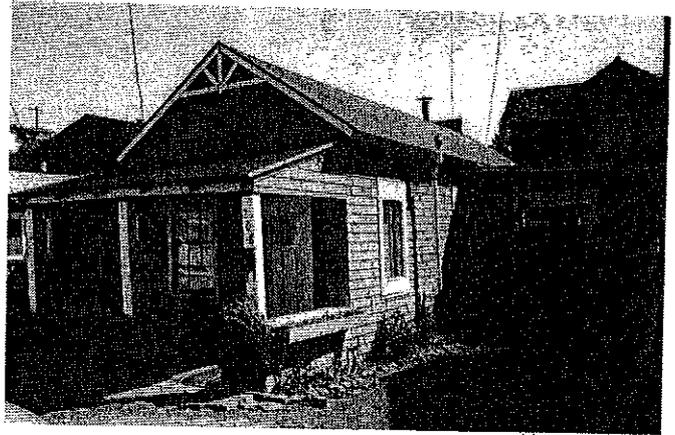


207 California Avenue
Vernacular Cottage
c. 1905

Very small unit with lean-to roof.

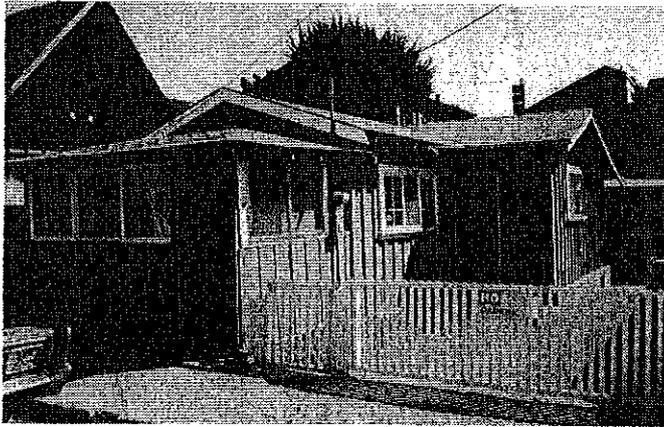
208 California Avenue
Vernacular Cottage
c. 1905

Fish-scale shingles in gable with
stickwork, lean-to porch roof with
exposed rafters, square columns.



211 California Avenue
Vernacular Cottage
c. 1905

Parallel double gables with
horizontal siding on facade and
vertical siding on side elevations.

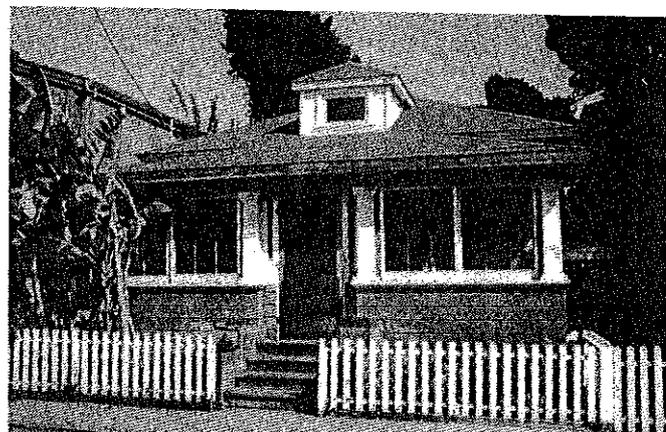
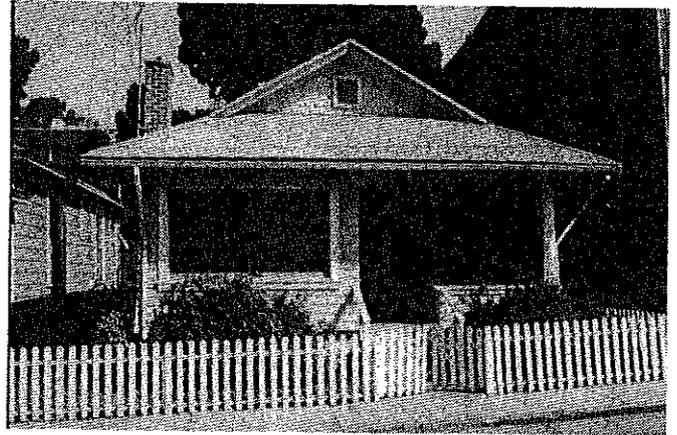


214 California Avenue
Vernacular Cottage
c. 1910

"L"-shaped unit with extended entry, board & batten vertical siding.

104 Cherry Avenue
Craftsman Bungalow
c. 1905

Wide spanning porch roof with later added half porch enclosure.



106 Cherry Avenue
Craftsman Influenced Bungalow
c. 1910

Symmetrical with four column enclosed porch and small dormer above.

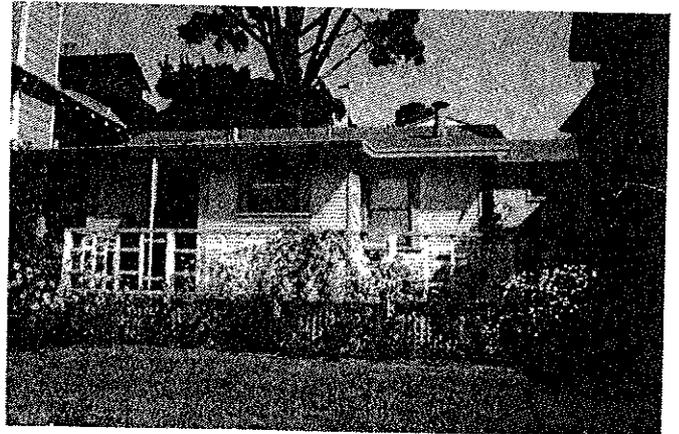


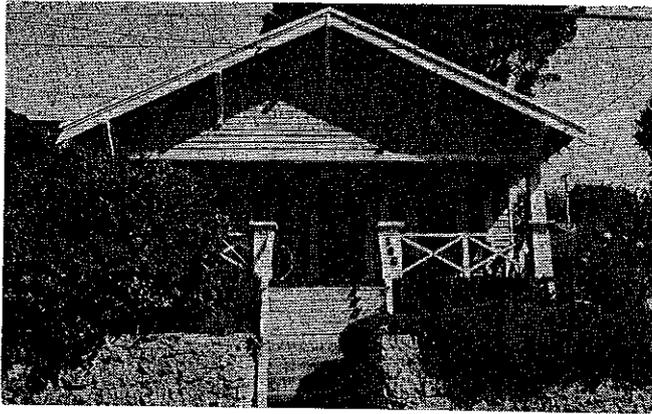
202 Cherry Avenue
Eastlake Stick
c. 1890

Multi-gabled, extensive stickwork, remodeling has not diminished its high Victorian features.
See local landmark listing.

204 Cherry Avenue
Vernacular Cottage
c. 1910

An interesting contrast in size and ornamentation to its neighbor, #202.



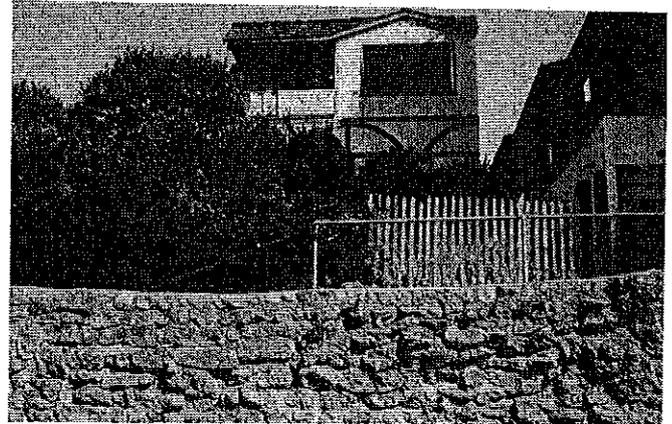


206 Cherry Avenue
Craftsman Bungalow
c. 1910

Symmetrical facade with wide overhanging gable featuring large brackets.

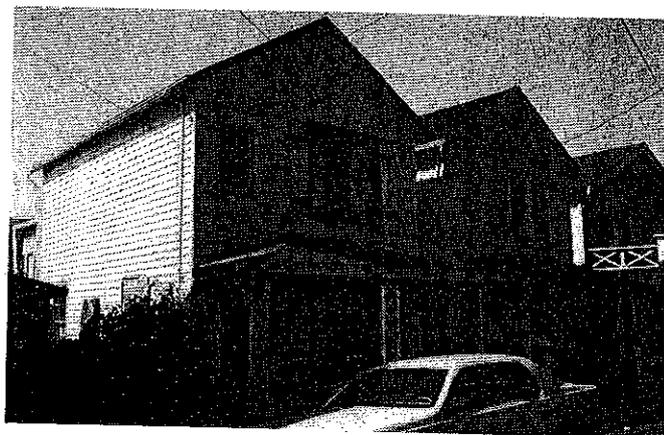
302 Cherry Avenue
Vernacular/Tudor Influences
c. 1920

Inset porch and large, single glass view window.



307A & B Cherry Avenue
Vernacular Cottages
c. 1910

Two small units on a small lot.

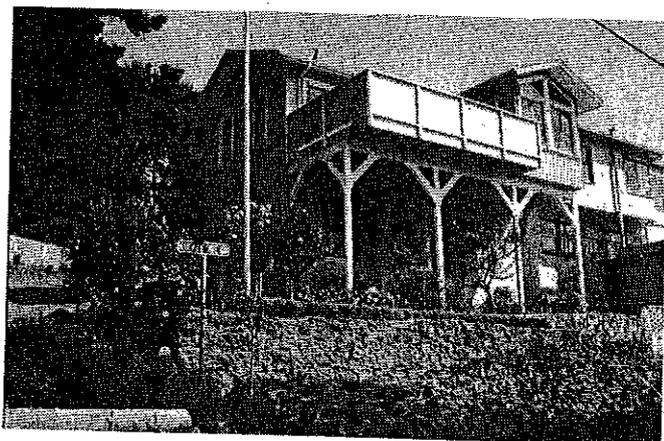
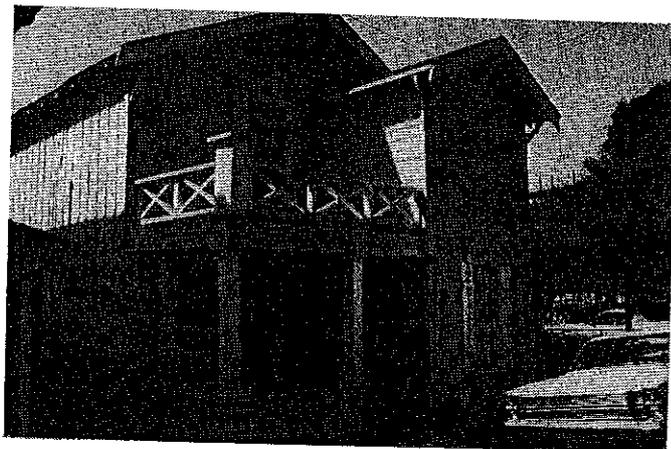


317 & 325 Cherry Avenue
Vernacular
c. 1895

Two-story twins with second story doorways leading nowhere. This suggests that early cabins were raised and a first story built underneath.

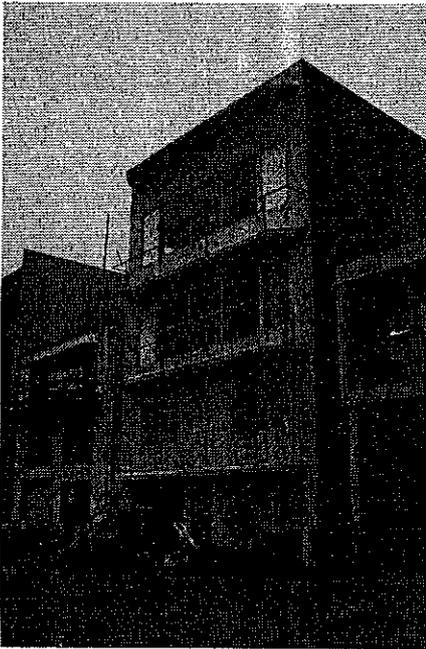
321 Cherry Avenue
Vernacular
c. 1895

Interesting porch height and balcony combination and vertical barn board-like siding. Two squared columns support upper porch with its stick ornamentation and single short square column.



Cherry Avenue & Fanmar Way
Vernacular
c. 1900

Extensively remodeled with intent of maximizing views.

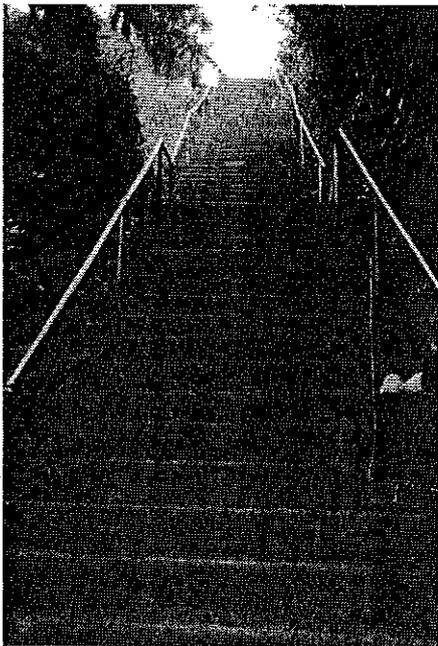
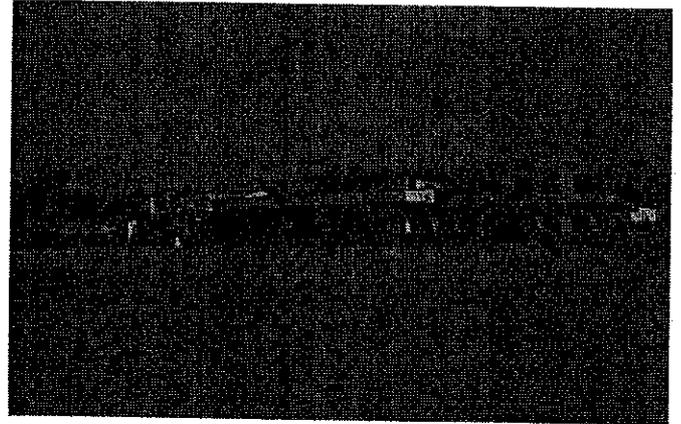


4980 Cliff Drive
Moderne
c. 1930

Three & one-half stories with three non-accessible balconies featuring streamline railing and similar unrailed "eyebrow" balcony above.

199-231 Esplanade
Eclectic
Capitola Esplanade

The Esplanade has evolved since the 1920's to its present configuration. This restaurant row is in a continual state of remodeling from changing ownerships and periodic storm damage. The Bandstand is the oldest continuing operation.



Depot Hill Stairway, Monterey Ave.
Utilitarian
Rebuilt, original c. 1900

Provides pedestrian access from Capitola Village to Depot Hill. Concrete construction with one landing and simple, economical handrail.



110-122 Esplanade
Six Sisters
Vernacular
c. 1900

Six almost identical units built in three "U"-shaped duplex configurations. They occupy a prominent location in the Village and convey a strong sense of old Camp Capitola.

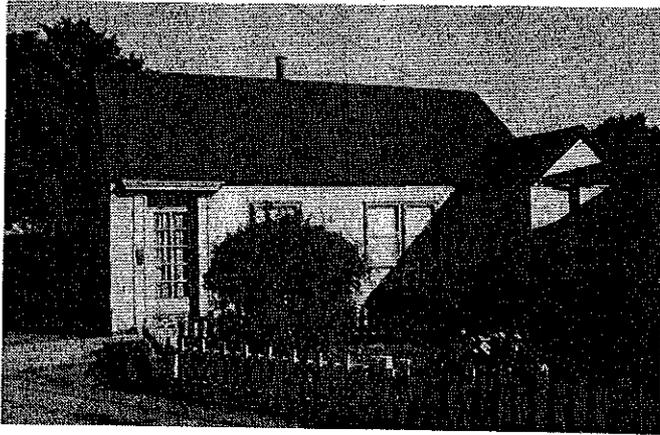
210 Esplanade
Mediterranean
c. 1930

Symmetrical facade with tile roof detailing simple ornamental ironwork balcony, recessed entry.



105 & 107 Fanmar Way
Vernacular Cottages
c. 1915

Twin, cross gable cottages with vertical siding above & horizontal below.



201 Fanmar Way
Vernacular Cottage
c. 1910

Steep gabled roof, shingle siding and doorway on side with classical details.

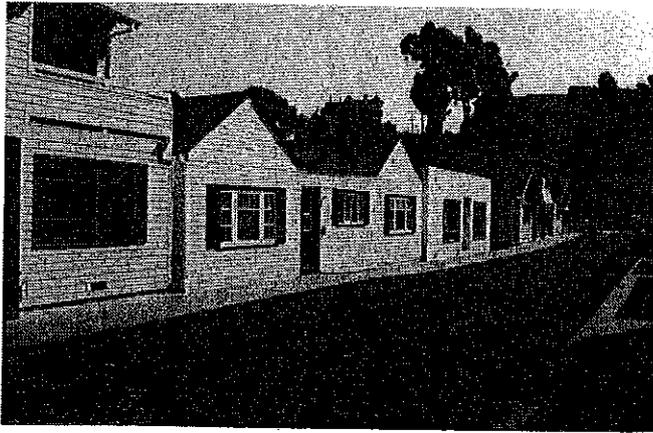
310 Fanmar Way
Craftsman Influences
c. 1912

"L"-shaped with expansive hip roof and exposed rafter ends on all sides large double columned porch.



103-121 Lawn Way
Lawn Way
Vernacular
c. 1912

Surviving cottages from Camp Capitola accented by cross-axial grass walkway.



104-120 Lawn Way
Lawn Way
Vernacular
c. 1912

A series of one-story cottages once associated with Camp Capitola line "lawn way" which lead to and from the resort's grand hotel, Hotel Capitola.

120 Monterey Avenue
Capitola Movie Theater
Utilitarian
c. 1946

Located adjacent to the site of former Hotel Capitola, this popular local facility is simple and functional. Quonset hut covers seating area.



200 Monterey Avenue
Spanish Colonial Revival
c. 1925

Remodeled but retaining basic element of original style.



201 Monterey Avenue
Superintendent's Office/
Hihn Building
Victorian
c. 1883

Administrative headquarters for
Camp Capitola for almost 50 years.
Listed on National Register of
Historic Places.

204 Monterey Avenue
Mission Revival Influence
c. 1925

Symmetrical facade with enclosed
porch. Original building's use
uncertain.



206 Monterey Avenue
Craftsman Influences
c. 1915

Clipped gable roof, enclosed
portico-like porch, wide angle
bay on side, entrance on side.

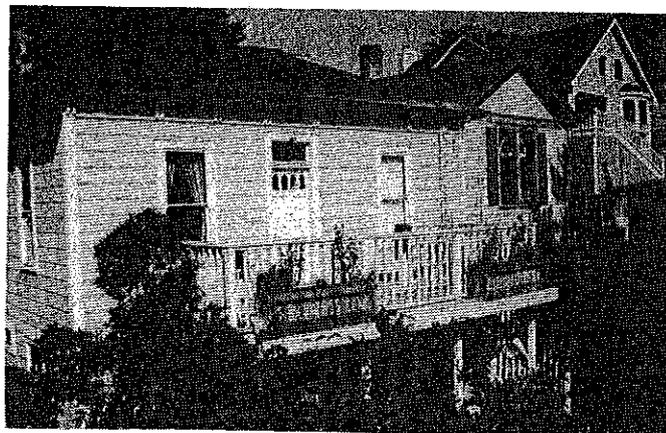


211 Monterey Avenue
Vernacular/Victorian Influences
c. 1900

"L"-shaped cottage with horizontal siding. Slant bay with long windows and small gable projecting into roof gable above which is a split pediment.

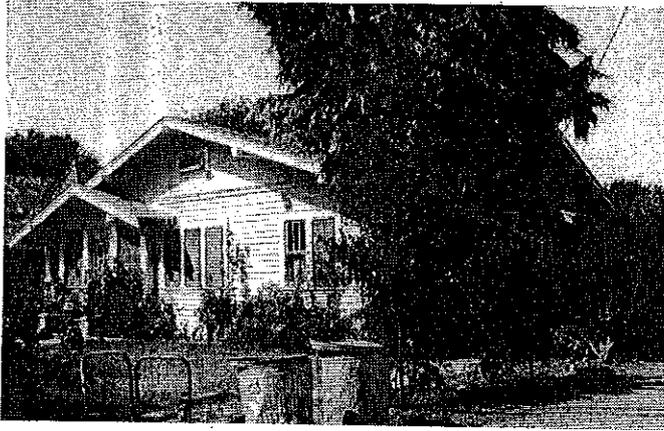
216 Monterey Avenue
Log Cabin Revival
c. 1930

View windows with balcony, may have been two pre-fab units fused into one.



221 & 223 Monterey Avenue
Victorian
c. 1895

Two raised Victorian units which are separate and distinct yet complement each other.

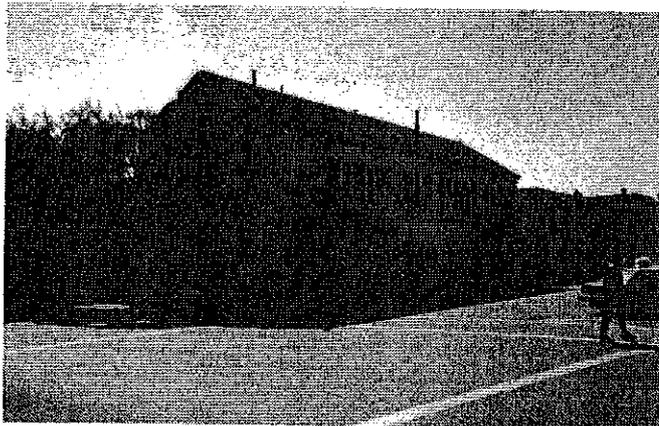
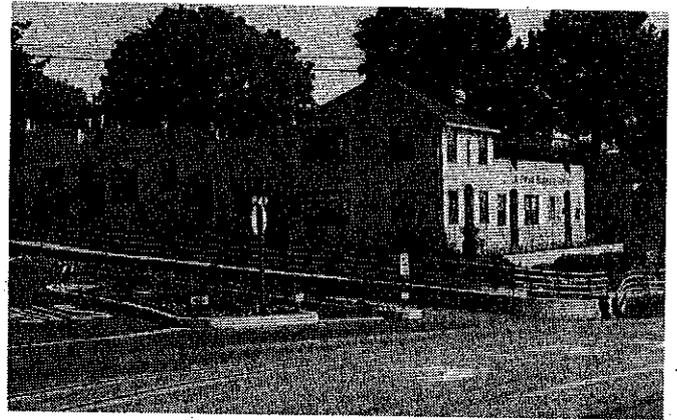


229 Monterey Avenue
Craftsman Bungalow
c. 1910

Bracketed entry gable reflects
cross gable roof. Shingled pediment
& horizontal siding surround
original windows.

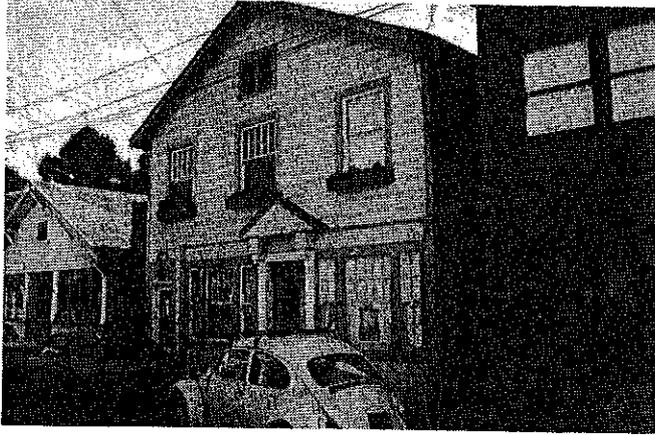
240 Monterey Avenue
Casa Blanca Apartments
Mission Revival Influence
c. 1925

Functional design that fortifies
its hillside corner lot location.



122-126 San Jose Avenue
Mission Revival
c. 1925

Formerly Scotty's Creamery and
Kozy Apartments, has been remodeled.
Roof line suggests architectural
style.

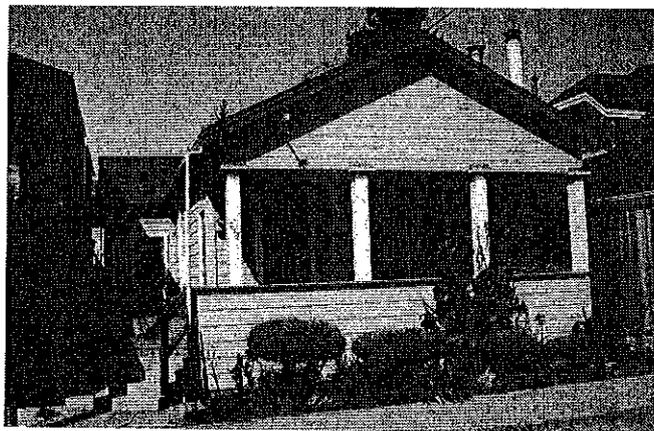
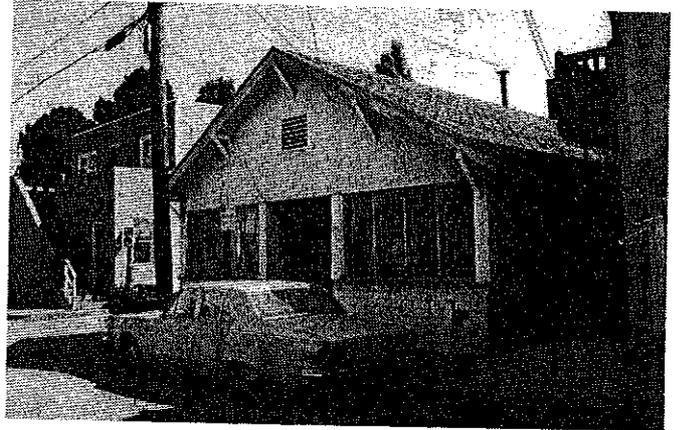


212 San Jose Avenue
Vernacular/Greek Revival
entryway
c. 1900

On a narrow street the structure manages an ornamental facade without projecting into corridor.

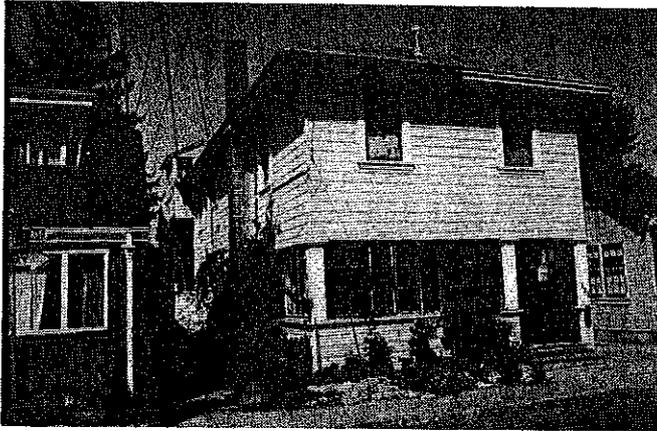
216 San Jose Avenue
Craftsman Influenced Bungalow
c. 1915

Brackets under gable with shingled facade and enclosed porch, square columns and ornamental bargeboards.



217 San Jose Avenue
Vernacular Cottage
c. 1910

Simple symmetrical facade with strong vertical and horizontal lines.



221 San Jose Avenue
George Elmer Mitchell House/
Ship Captain's House
Vernacular
c. 1900

Two-story house, full-length enclosed porch with square column supports.

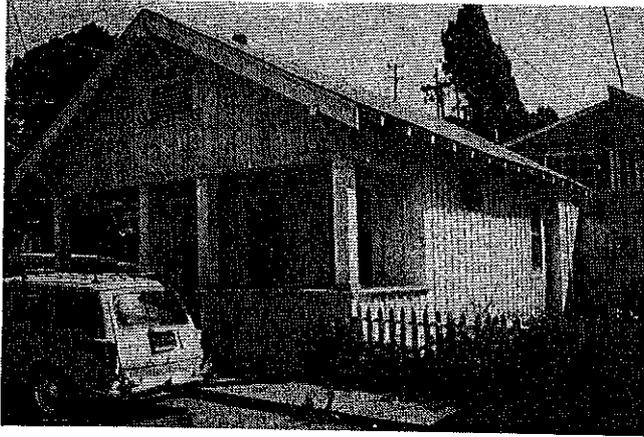
222 San Jose Avenue
Vernacular Cottage
c. 1900

Large full length porch with exposed rafter ends. Flat arches and shingled columns may be add-ons of about 1915.



223 San Jose Avenue
Vernacular Cottage
c. 1900

Small cottage with large deeply recessed open porch. Gable at one side gives asymmetrical effect.



224 San Jose Avenue
Vernacular Cottage
c. 1900

Symmetrical facade with clean vertical lines enhanced by four square columns. Bracketed gable with simple bargeboard.

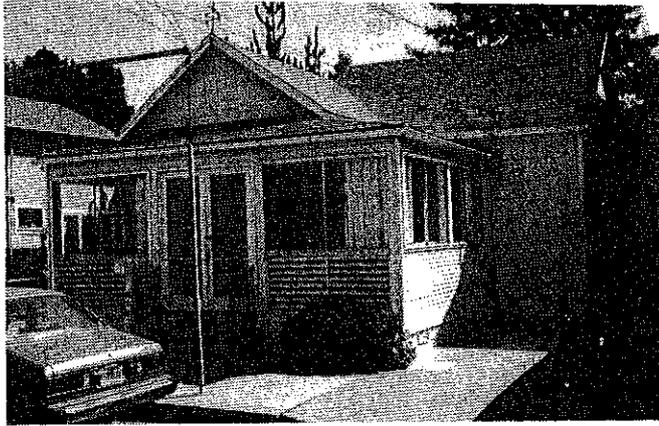
204 Stockton Avenue
Vernacular Cottage
c. 1905

Small zero lot-line unit with windowed facade and glass door.



206 Stockton Avenue
Vernacular Cottage
c. 1905

Windowed-in, full length front porch gives effect of clipped gable.

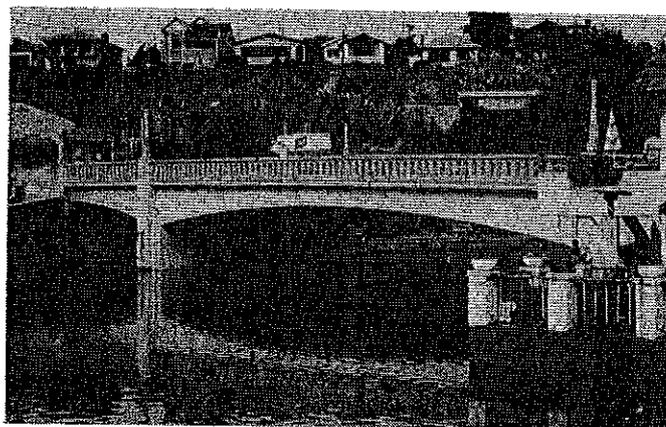
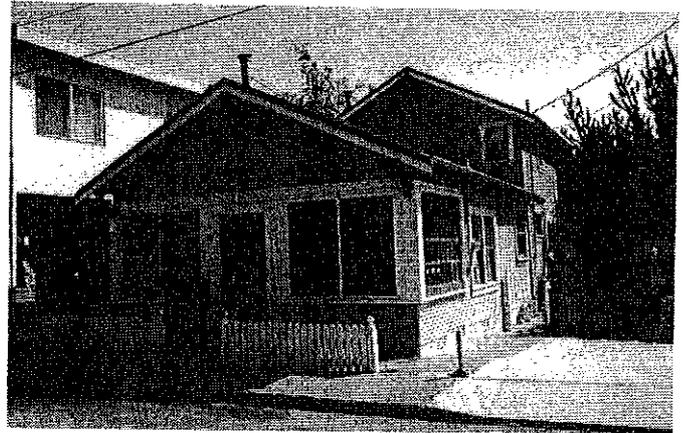


212 Stockton Avenue
Vernacular Cottage
c. 1910

Cross gable roof with narrow horizontal siding, remodeled and enclosed porch.

216 Stockton Avenue
Vernacular Cottage
c. 1905

One & two-story sections with reflecting gables that have matching brackets & bargeboard. Rear section probably added in 1920's.



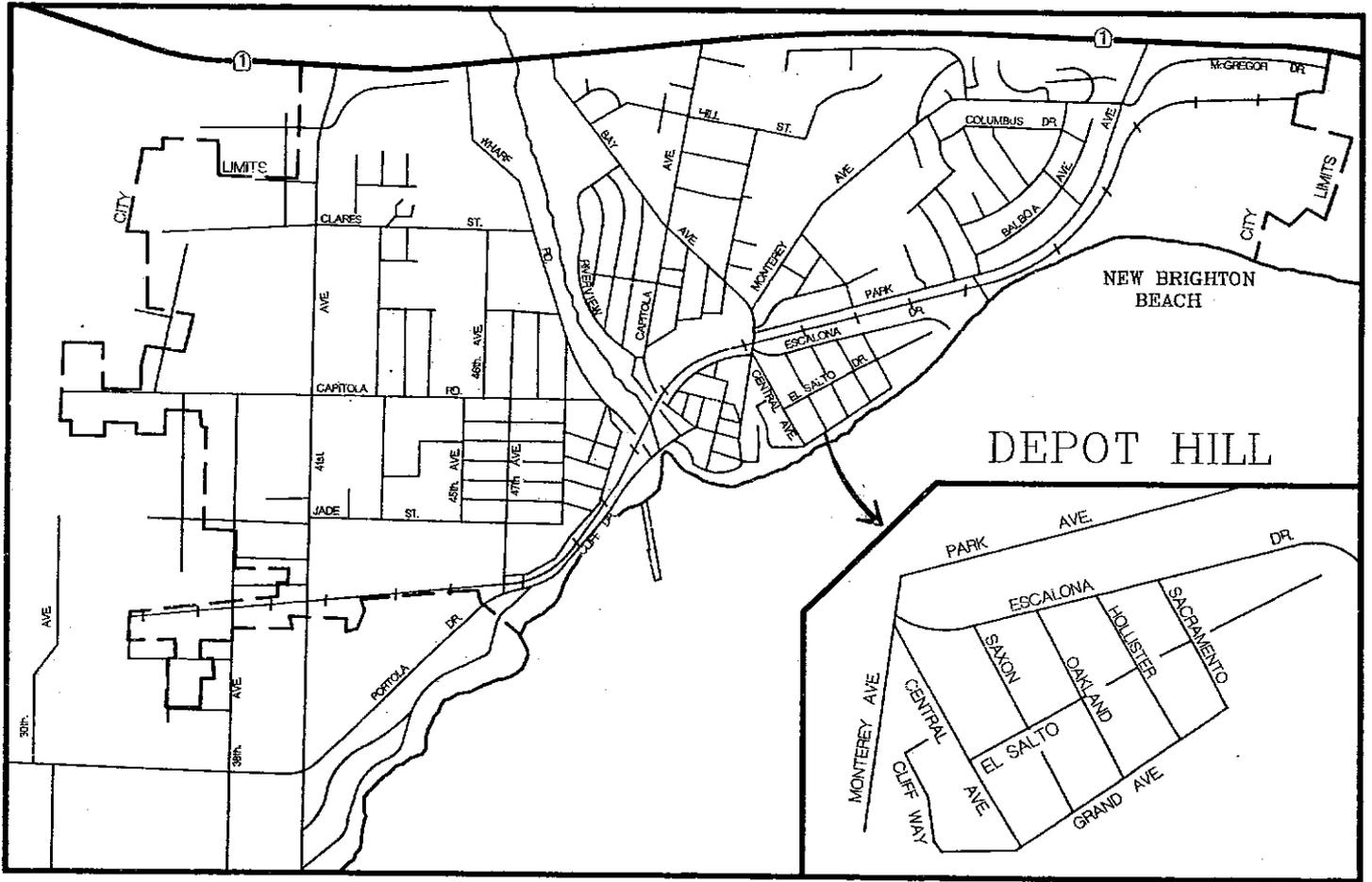
Stockton Avenue at Wharf Rd.
Stockton Avenue Bride
Utilitarian
c. 1934

Graceful span over Soquel Creek, an unobtrusive focal point at a scale appropriate to the Village.

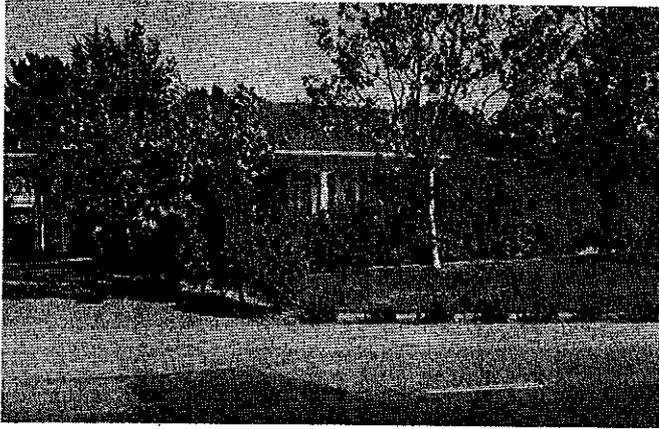


219 Terrace Way
Vernacular
c. 1920

Cross gable roof with sloping
extension over entryway.



DEPOT HILL

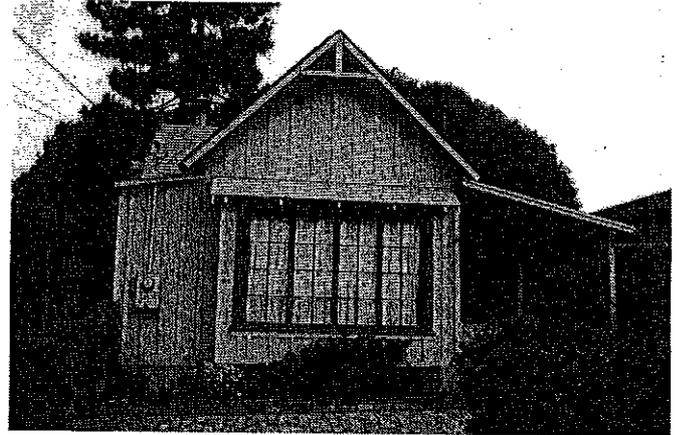


250 Monterey Avenue
Southern Pacific Railroad Depot
Colonial Revival
c. 1905

Structure has been turned 90 degrees to face street and converted to residential use.

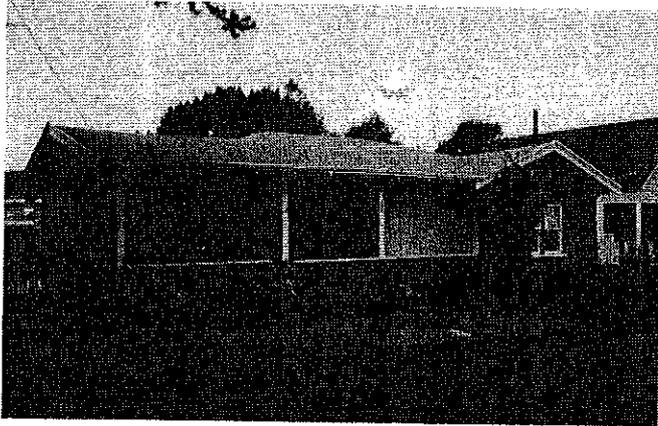
106 Central Avenue
Vernacular
c. 1895

Vertical board & batten with Eastlake pediment. Shallow rectangular bay with vertical windows and small panes.



108 Central Avenue
Vernacular
c. 1895

Similar to #106 with vertical board & batten siding, Eastlake pediment and cross gables.



107 Central Avenue
Craftsman Influence
c. 1915

"L"-shaped building with horizontal appearance fostered by low roof line and long front porch.

109 Central Avenue
Vernacular
c. 1905

Shingled pediment above full length open porch with a protective edge.



110 Central Avenue
Vernacular Cottage
c. 1900

Enclosed full length porch and ornamental brickwork in chimney.



112 Central Avenue
Vernacular Cottage
c. 1900

Cross gable roof with lean-to roof porch and addition in opposite sideyards.

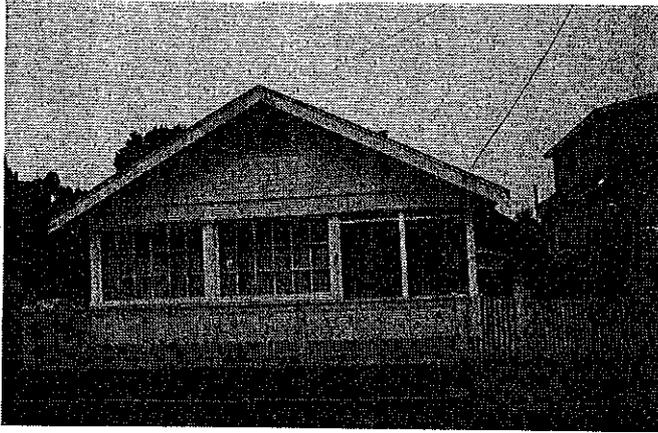
113 Central Avenue
Craftsman Influence
c. 1910

Small pediment and dormer break roofline.



116 Central Avenue
Queen Anne Influence
c. 1900

Remodeled with deck addition.

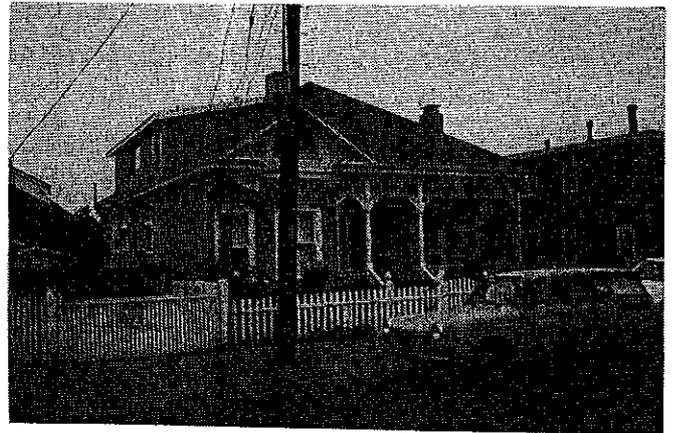


117 Central Avenue
Vernacular/Craftsman Influences
c. 1912

Expansive gable roof with simple bargeboard. Shingled pediment above full length window facade, two-thirds of which are small paned.

119 Central Avenue
Eastlake Cottage
c. 1890

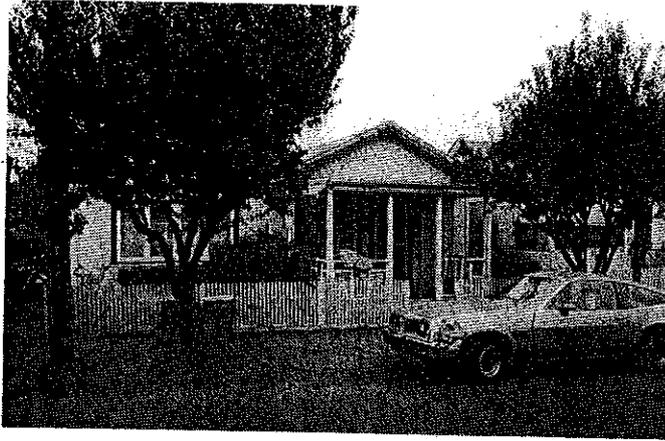
Decorative broken pediment, stick detailing on adjacent front porch, half-story dormer addition to side roof.



122 Central Avenue
Italianate Influence
c. 1890

Bulls-eye and shingled pediment above gabled porch roof with matching shingles, four turned columns below.





123 Central Avenue
Vernacular Cottage
c. 1905

Open, tall square column porch with shingled pediment above.

124 Central Avenue
Craftsman Bungalow
c. 1910

Bracketed gable with stickwork.
Side entrance with short, double
columns to either side.



125 Central Avenue
Vernacular Cottage
c. 1900

Symmetrical facade with original
windows, simple pediment entry with
hand-sawn brackets.

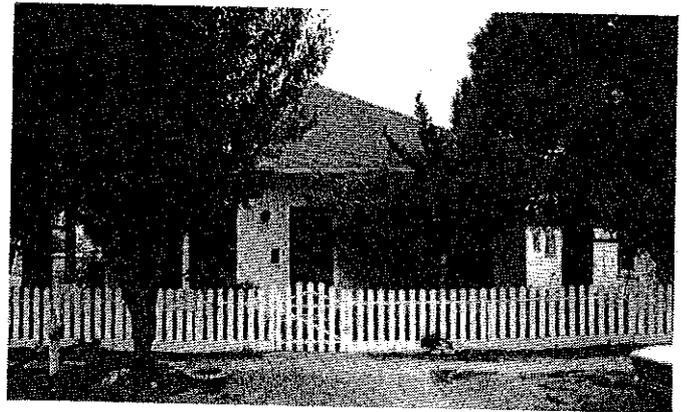


126 Central Avenue
Vernacular Cottage
c. 1910

Hip roof and slanted front bay,
raised porch, thick column support.

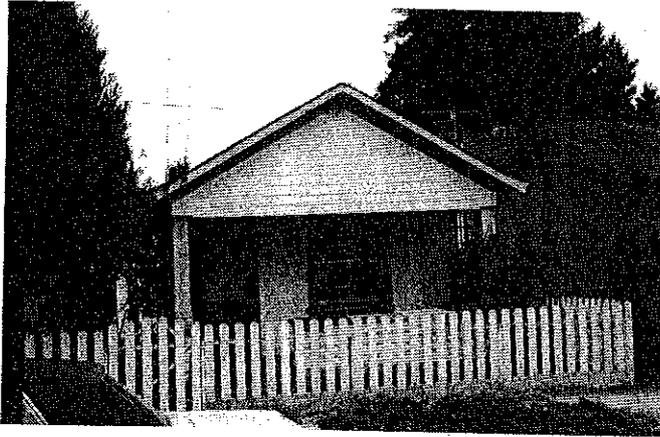
201 Central Avenue
Vernacular Cottage
c. 1910

Hip roof, symmetrical facade with
central entrance, flanked by two
double sets of windows.



202 Central Avenue
Eastlake Influence
c. 1890

Sharply peaked roof with stickwork
in gable. Vertical board & batten
siding, open recessed porch with
offset entry. Undulating fence adds
interest to this house which
suggests the Gothic Revival.



203 Central Avenue
Vernacular Cottage
c. 1910

One roof encompasses house and recessed porch. Bold window facade, offset door.

204 Central Avenue
Queen Anne Influence
c. 1890

Sharply defined pediment above slanted bay. Turned columns on porch, decorative ironwork fence add to character.



205 Central Avenue
Vernacular Cottage
c. 1910

Symmetrical facade that has added trim over doorway.

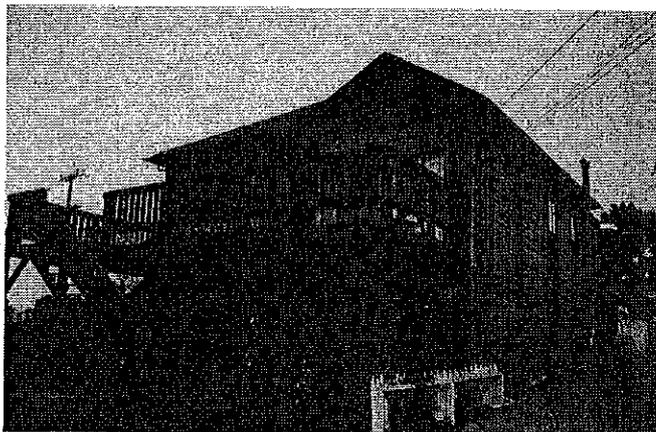
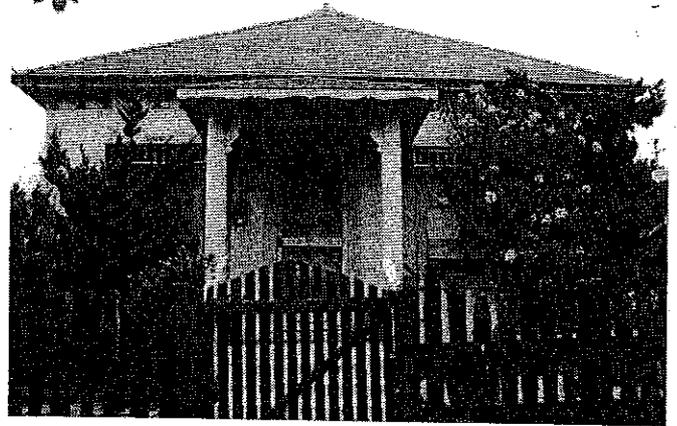


206 Central Avenue
Vernacular Cottage
c. 1890

Peaked roof with shingled pediment and lean-to roofed porch above central entry. Shallow bay at side.

210 Central Avenue
Vernacular Cottage
c. 1890

Hip roof, symmetrical facade with central entrance covered by later added portico.



214 Central Avenue
Victorian Vernacular
c. 1890

Single gable with deck and stairs added.



104 Cliff Avenue
Eastlake
c. 1888

Stick and shingle ornamentation, porch pediment parallels gable of main roof, and detail reflects arch in glass of front door.

106 Cliff Avenue
Queen Anne
c. 1890

View tower, shingle and stick ornamentation. Harry Hooper home, baseball hall of famers local postmaster.



108 Cliff Avenue
Vernacular Cottage
c. 1888

Original windows, ornamental brackets and pendant marking side entrance. Bulls-eye window at center of gable is half within shingled pediment; half in horizontal siding. Steps down to street marked by continued porch railings with columns at end.

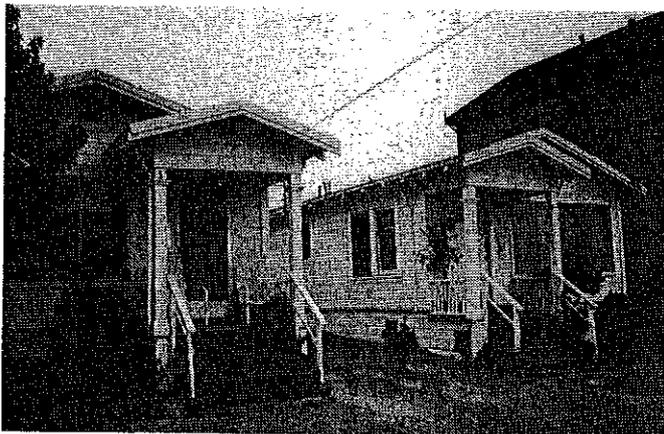


112 Cliff Avenue
Vernacular
c. 1888

2-story, rectangular building plan with decorative detailing. Reconstructed balcony and centrally located main entrance.

114 Cliff Avenue
Eastlake Influences
c. 1895

2-story, upstairs balcony with turned column over side entrance. Bays upstairs and down. Bulls-eye ventilator under gable. Stick details in apex and side corners of gable, shingle detail on facade, clapboard frame.



116 Cliff Avenue
Craftsman Cottages
c. 1912

Two matching summer cottages on one lot with small porches.

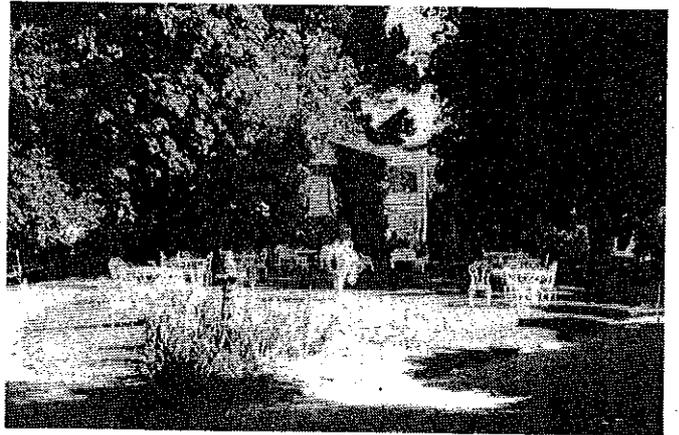


118 Cliff Avenue
Craftsman Bungalow
c. 1912

View dormer and enclosed porch
with bracketed overhang.

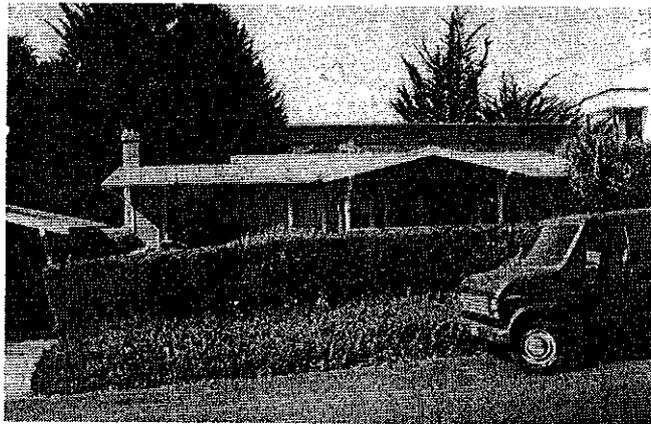
1620 El Salto Drive
El Salto
Eclectic
Evolved from 1900

Secluded enclave with a cliff side
location and mature landscaping.
This small resort flourished
during the community's early
tourist period. It remains one of
the state's oldest continuing
visitor-serving operations.



Escalona Drive Extension
Stone Cottage/
English Craftsman Style
c. 1912

Once part of El Salto, the two stone
constructed cottages are said to be
gifts from a builder architect to
his bride.

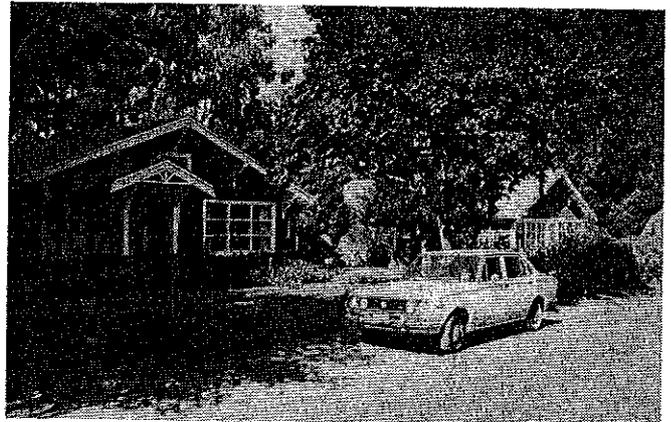


210 Escalona Drive
Craftsman Bungalow
c. 1915

Flat roof and horizontal siding
adds to linear appearance.

706 & 710 Escalona Drive
Craftsman Bungalow
c. 1915

Two one-story gable bracket units
which were constructed during the
same period.



104 Fairview Avenue
Craftsman Influence
c. 1910

Prominent dormer emerging from
hip roof, full length front porch
with turned columns.

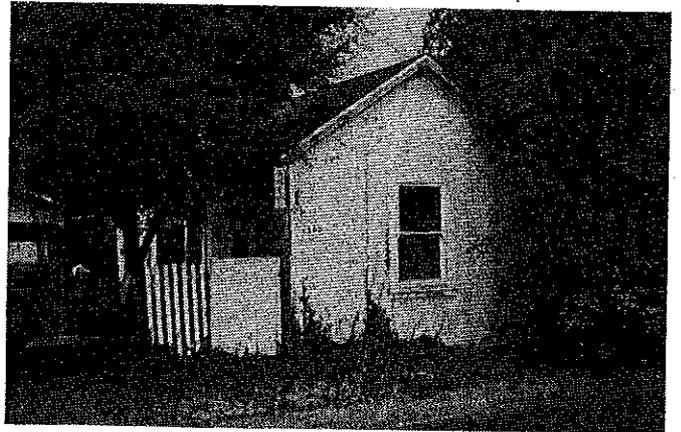


106 Fairview Avenue
Queen Anne Influence
c. 1895

Victorian cottage with fish gill shingles in pediment & hand sawn ornamentation above slant bay with brackets.

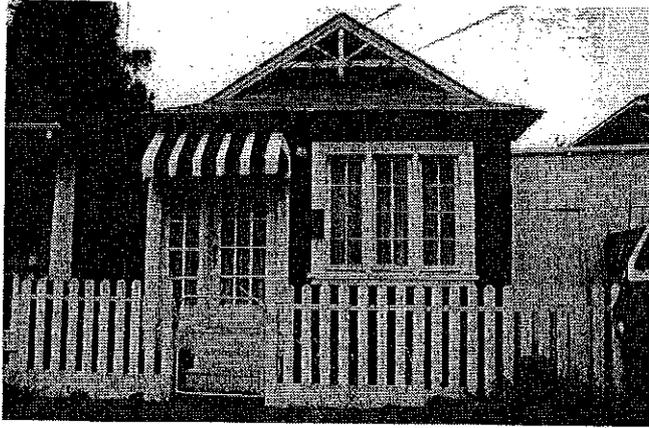
107 Fairview Avenue
Vernacular Cottage
c. 1910

Side entrance, narrow clapboard siding, single window on street side.



108 Fairview Avenue
Vernacular Cottage
c. 1912

Expansive hip roof covers recessed porch & projecting, rectangular bay.



110 Fairview Avenue
Vernacular Cottage
c. 1910

Narrow unit with multi-paned window and entryway, simple craftsman detail in gable.

102 Grand Avenue
Tudor Influence
c. 1910

Stucco surface with half timbers in gables and facade, Victorian "witches cap" above a two-story Queen-Anne-like structure. Multiple windows look out on a sweeping view of Monterey Bay on this corner property location.



108 Grand Avenue
Vernacular Cottage
c. 1900

Vertical board & batten with offset recessed entry that is bracketed. Unusual decorative vent centered, parallel to roofline.



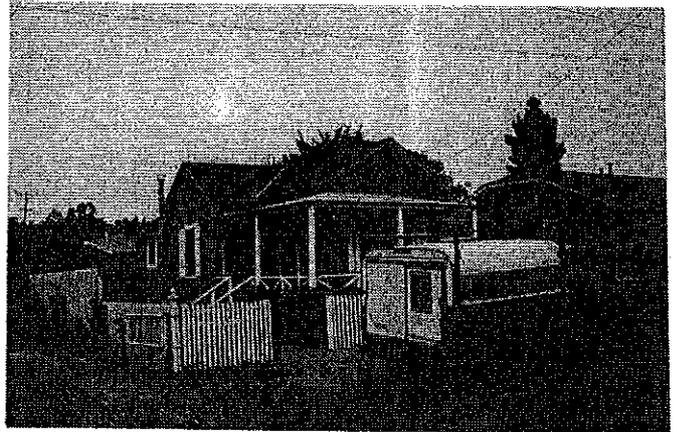


110 Grand Avenue
Vernacular
c. 1890

Crossed gables, oversized slant bay with emerging vent, picket fence with turned ornamentations. Elaborate offset doorway.

114 Grand Avenue
Vernacular Cottage
c. 1895

Cross gables with open wrap-around porch, stick detail.



116 Grand Avenue
Vernacular Cottage
c. 1905

Symmetrical facade with clipped cross gable porch roof reflecting house gables in design and elevation.

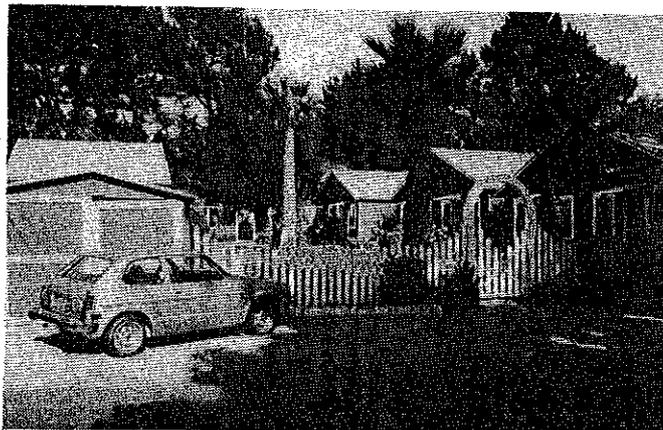
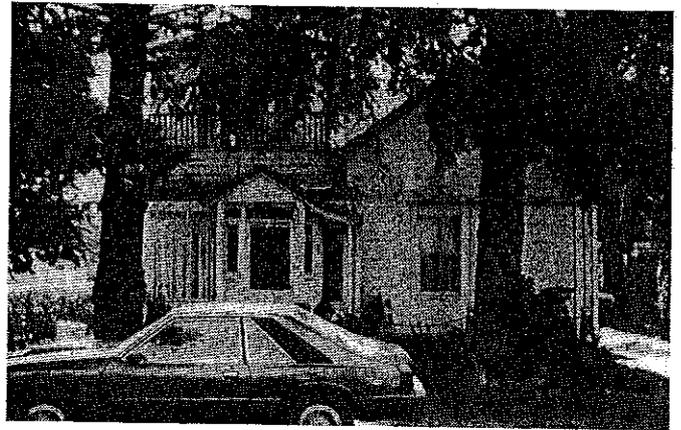


302 Grand Avenue
Vernacular Cottage
c. 1900

Vertical board & batten siding,
central entryway beneath simple
columned portico.

203 Hollister Street
Vernacular
c. 1888

Organic in composition and
additions. Asymmetrical, tower
and deck over portico entrance.



206 Hollister Street
Craftsman
c. 1912

Early auto court, now rental units.

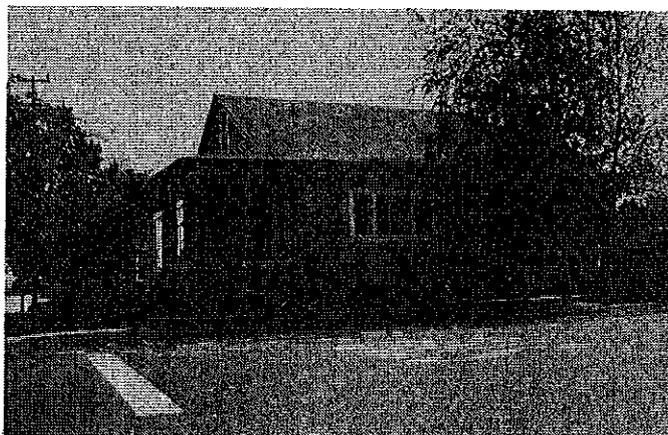


212 Hollister Street
Vernacular/Craftsman Influence
c. 1910

"L"-shaped, shingled featuring bargeboards, very shallow bay, and unusual five-sided window under central gable. Shake and stick details.

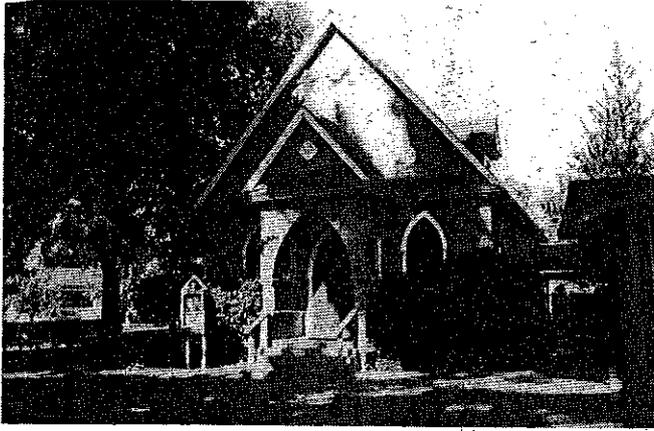
217 Hollister Street
Craftsman Cottage
c. 1910

Shingled siding with side entrance under pergola.



113 Oakland Street
Vernacular/Craftsman Influences
c. 1910

Expansive roof that covers porch and features a small gable and exposed rafter ends.



216 Oakland Street
St. John the Baptist Episcopal
Church
Gothic Revival
c. 1898

Early church associated with the
development of Depot Hill. See Alvin
Wilder's "The Little Church on Depot
Hill" publication.

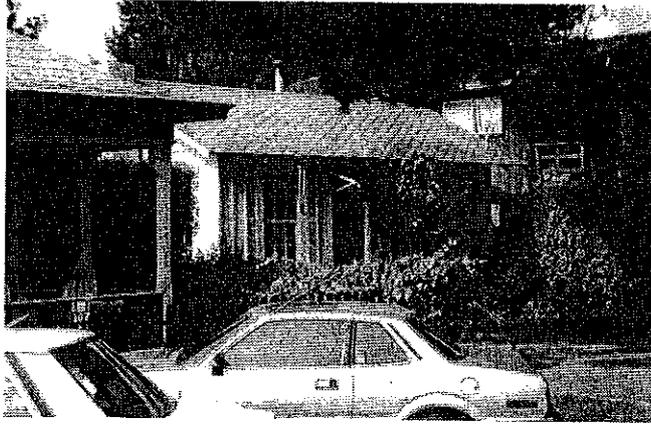
107 Saxon Avenue
Vernacular Cottage
c. 1920

Clipped roof with overhang and
a partially enclosed porch.
Handsawn brackets on squared
columns.



106 Saxon Avenue
Vernacular Cottage
c. 1910

Symmetrical with recessed entry
and enclosed porch separately
roofed.



109 Saxon Avenue
Vernacular Cottage
c. 1910

Small, symmetrical cottage with long vertical windows beneath overhanging roof with exposed rafter ends.

112 Saxon Avenue
Vernacular Cottage
c. 1910

Half-length open porch under overhanging roof, horizontal clapboards.



114 Saxon Avenue
Eastlake
c. 1905

Main gable has shingled pediment above flat, slant bay surrounded by fish-scale shingles, small gabled entry with turned columns and hand-sawn brackets.

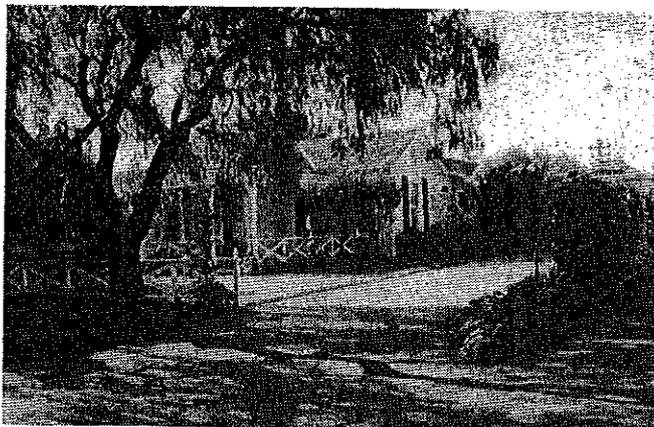


117 Saxon Avenue
Vernacular Cottage/
Craftsman Influence
c. 1910

Low pitched dormer with wide overhang to reflect roof size & slope, offset recessed entry beneath roof.

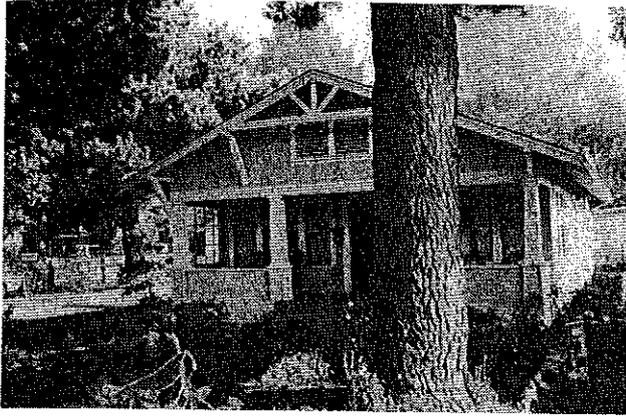
205 Saxon Avenue
Vernacular
c. 1910

Bold gable roof above full length porch roof with exposed rafter ends & supported by four squared columns. The raised and open porch suggests a storefront.



207 Saxon Avenue
Vernacular
c. 1915

Landscaping, fencing, porchway and architectural details effectively combined.



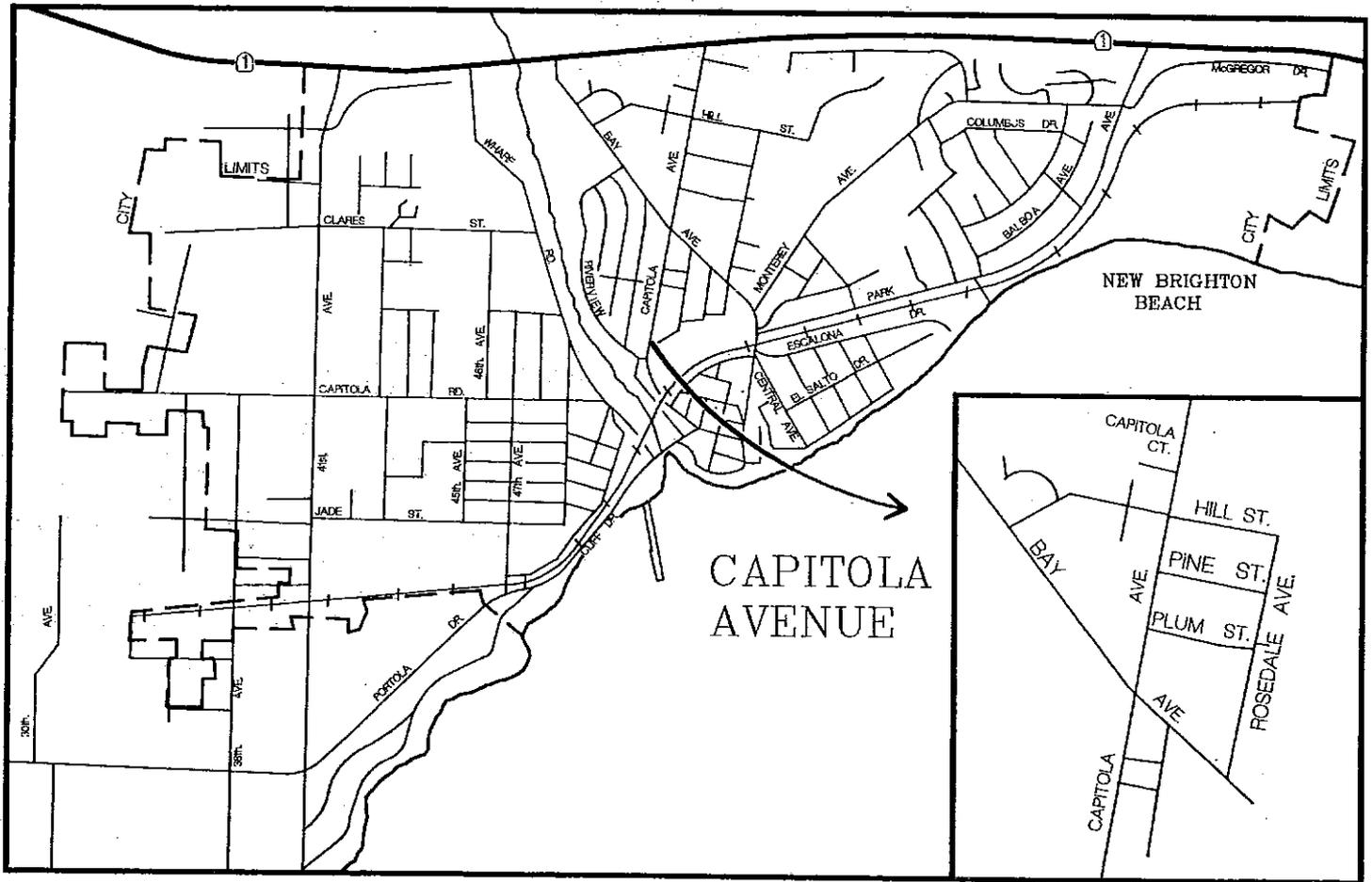
212 Saxon Avenue
Craftsman Bungalow
c. 1915

Symmetrical facade, stickwork and overscale brackets in gable with square columned, open porch below.

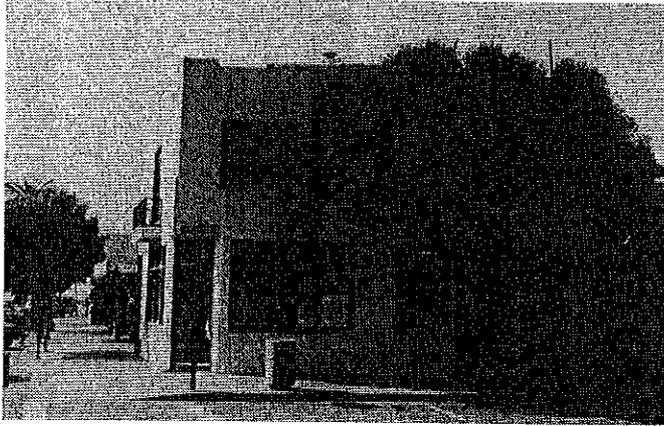
101 Sacramento Street
Craftsman Influenced Stucco Bungalow
c. 1915

Double, paralleling gables on street side and one to side, all with decorative shingles.





C A P I T O L A A V E N U E A R E A

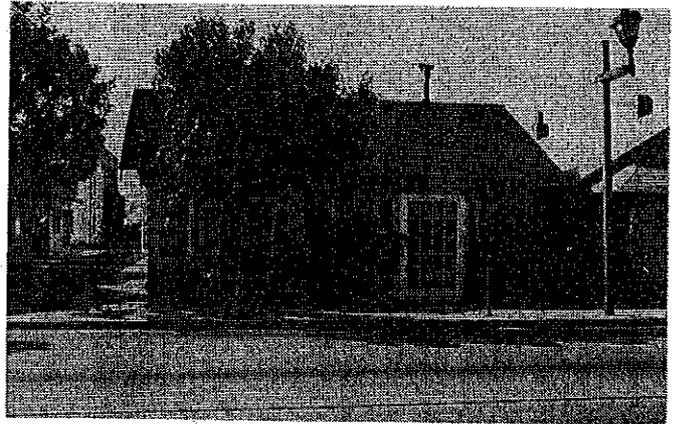


101 Capitola Avenue
Mission Revival
c. 1920

Slant corner doorway entrance reflects historic Hihn Building on opposite side of street. Stucco over earlier built wood frame structure shown on early maps.

109 Capitola Avenue
Vernacular
c. 1915

Lawn Way cottage remodeled for commercial use without loss of original residential identity.



110 Capitola Avenue
Spanish Colonial Revival
c. 1920

Upper half of structure with tile detail conveys architectural style, remodeled below. Originally three row frame buildings, joined when stucco modernization gave a mediterranean look to the main street.

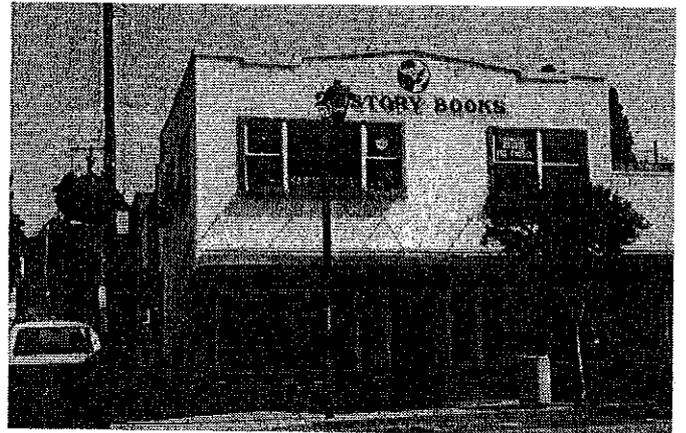


115 Capitola Avenue
Vernacular
c. 1918

Diminutive one story structure with older false front. Reported to be city's first Chamber of Commerce office.

122 Capitola Avenue
Mission Revival
c. 1920

Roof parapet lines convey style, heavily remodeled first floor facade. Formerly Capitola Pharmacy.



201 Capitola Avenue
Moderne
c. 1930

Rectangular building dominated by sharply arched, fluted square stream-lined columns.

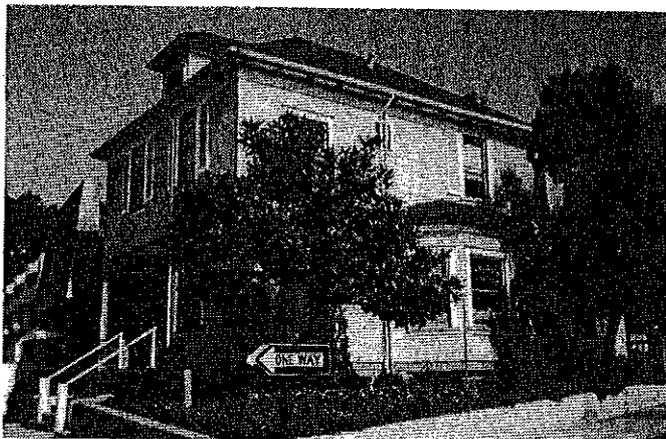
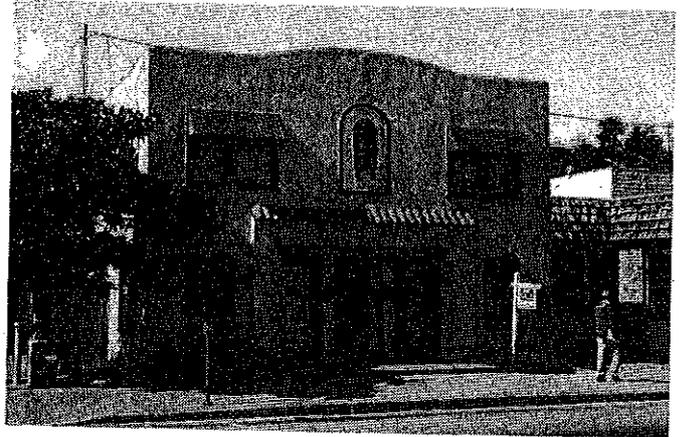


207 Capitola Avenue
Moderne
c. 1930

Remodeled facade with proportionately heavy fluted columns conveying original styling.

307 Capitola Avenue
Spanish Colonial Revival
c. 1925

Small apartment house with symmetrical, intact facade and side elevations.



314 Capitola Avenue
Spanish Colonial Revival
c. 1910

Former residence, adaptive use to offices has not damaged structure's integrity.

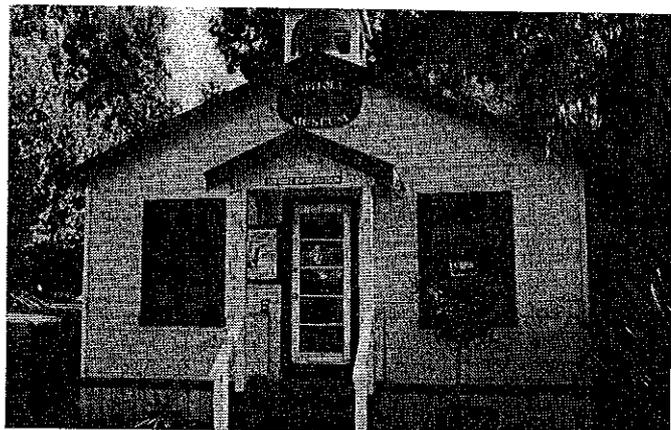
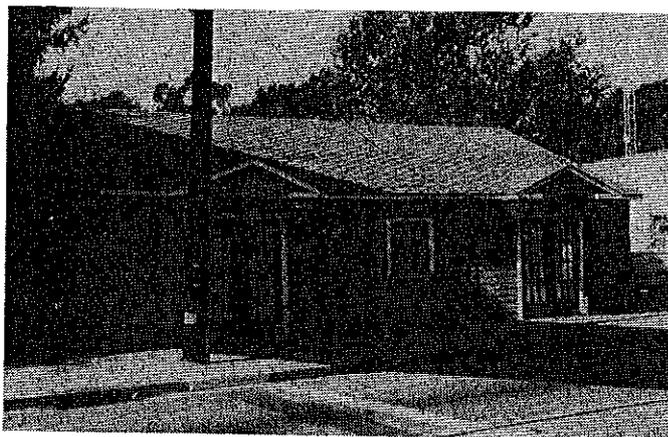


324 Capitola Avenue
Vernacular
c. 1910

Offset gabled entry between two square bays, with narrow clapboard siding.

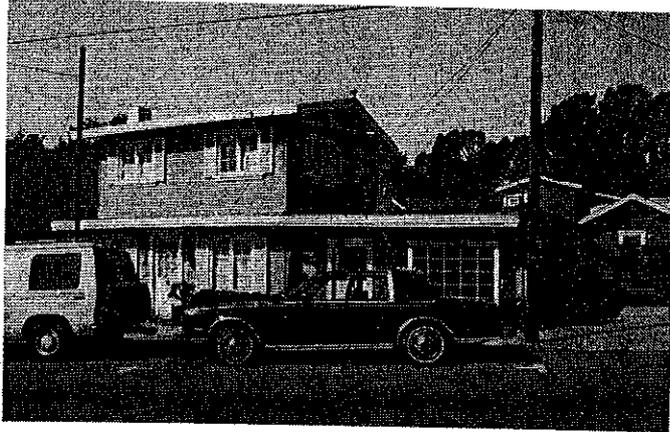
403 Capitola Avenue
Vernacular
c. 1910

Street level duplex with distinctive paired entry ways, French doors, pediments and brackets.



410 Capitola Avenue
Vernacular
c. 1910

Schoolhouse moved to present site from Brommer Street in 1966 through the efforts of Mayor Phillip Walker.

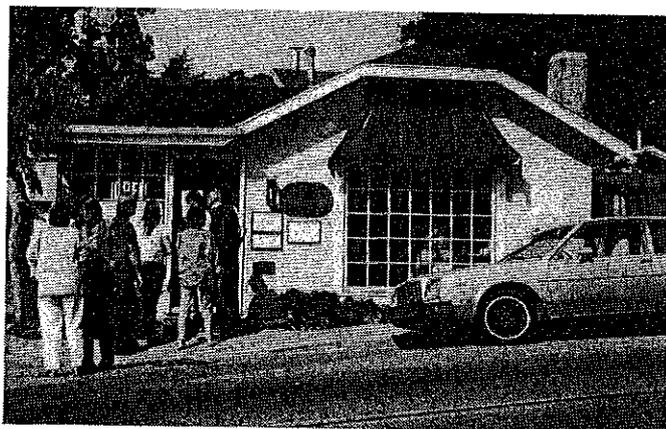
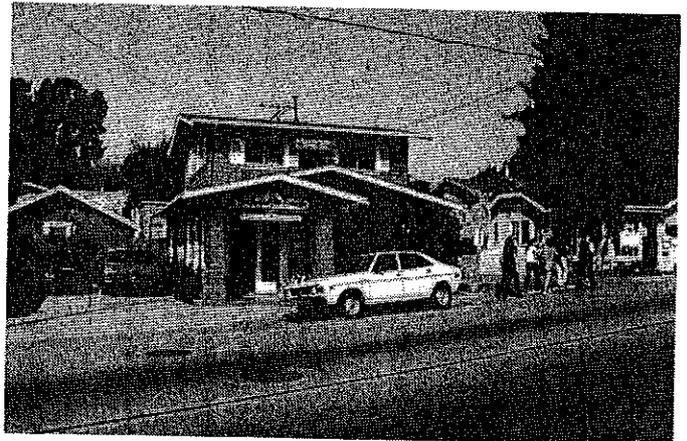


421 Capitola Avenue
Vernacular
c. 1918

Single story portion now serving
as a shop, may have originally been
the residents garage.

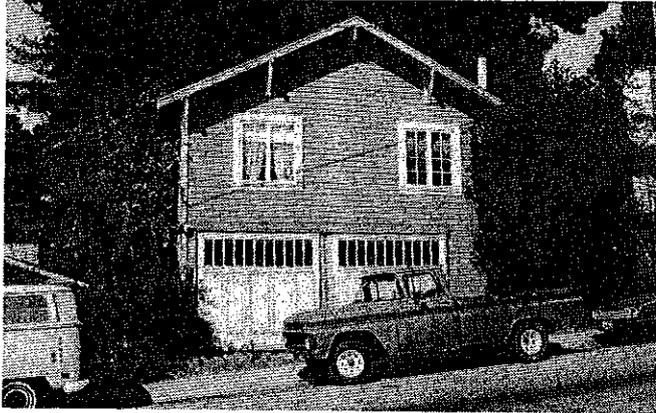
425 Capitola Avenue
Craftsman
c. 1915

Large overhanging gables with
simple bargeboard trim leading
to second story possibly added
later.



427 Capitola Avenue
Vernacular
c. 1915

"L"-shaped structure with clipped
gables at either end.

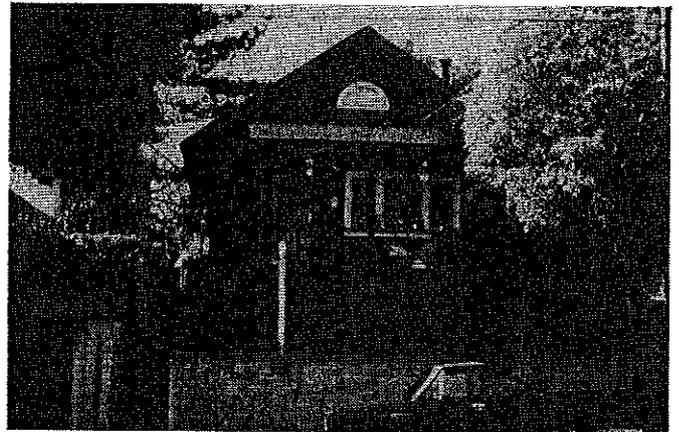


429 Capitola Avenue
Craftsman
c. 1910

Fronts on Blue Gum Avenue. Rear view of residence with later added garage space below.

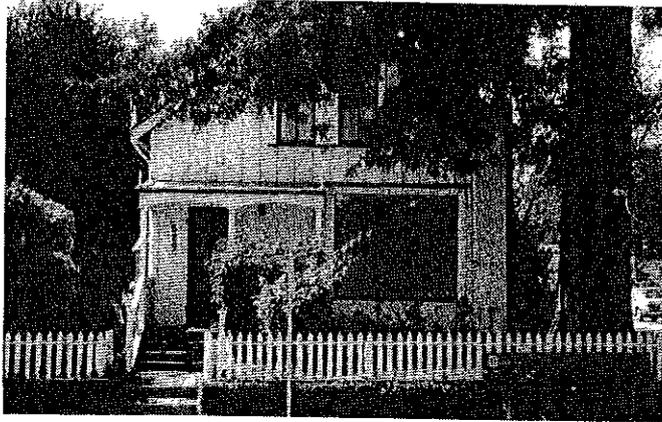
505 Capitola Avenue
Vernacular
c. 1915

Eastlake details on porch.
Half-moon ventilator in gable over porch roof, side entrance, broad bargeboard and overhang all show crafts interest.



511 Capitola Avenue
Craftsman
c. 1910

Two hip roofs with exposed rafter ends dominate this multi-level structure. Bands of windows. Garage added in 1930's.

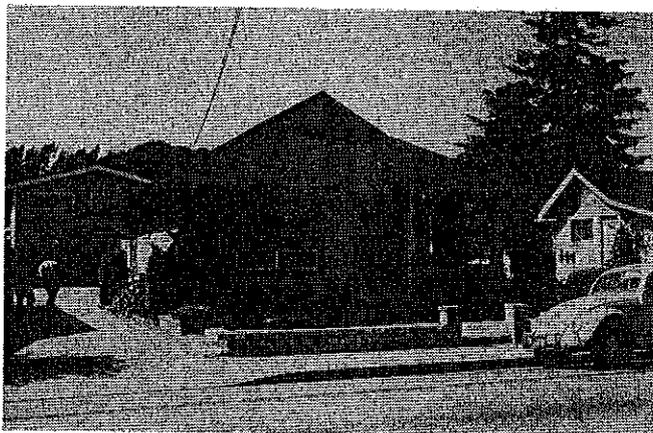


529 Capitola Avenue
Vernacular
c. 1915

Vertical board & batten, simple bargeboard and two flat arches in entryway porch roof.

602 Capitola Avenue
Craftsman Bungalow
c. 1920

Almost flat roof, husky square columns supporting a beamed portion of full length portico.



605 Capitola Avenue
Craftsman Influence
c. 1915

Expansive roof with small shingled gable and exposed rafter ends on all sides.

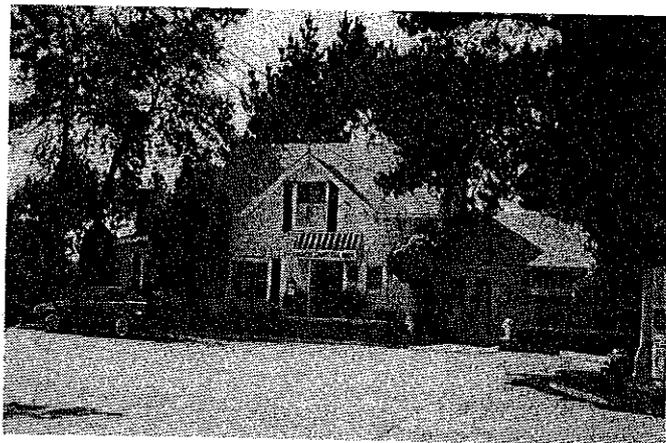
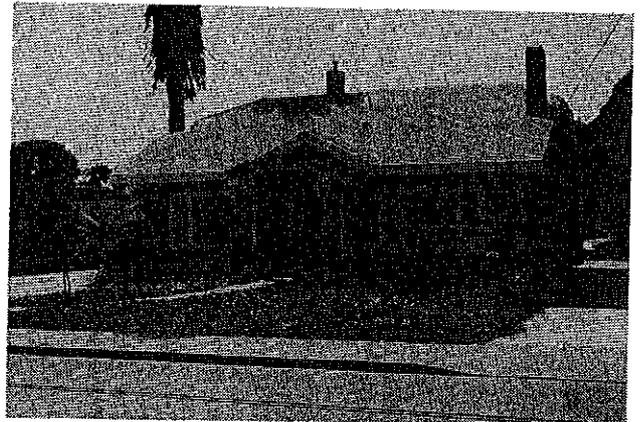


609 Capitola Avenue
Craftsman Bungalow
c. 1915

Symmetrical except for portico to side, large gable entryway with shingles and brackets.

617 Capitola Avenue
Craftsman Bungalow
c. 1915

Symmetrical, entry supported by round columns, single roof covers end gables and wide angle gable over doorway. Three-part windows on each side.



911 Capitola Avenue
Vernacular
c. 1890

It has been suggested that this structure was once part of the Averon estate.



919 Capitola Avenue
Lodge/Averon House
Capitola Mansion House
Second Empire with Mansard roof
c. 1884

Soquel land grantee Martina Castro married Michael Lodge & their daughter Maria Lodge married Jose Averon. He built the home on land inherited from her mother who continued to live nearby in an adobe. She later lived in the Averon home to the age of 90.

412 Bay Avenue
Craftsman Influences
c. 1915

Portico entry with bracket gable above, which reflects the main gable. Landscaping and fence enhance entry.



501 Bay Avenue
Vernacular Stucco
c. 1915

Three street-side gables and one above side entry, double chimneys and undulating brick wall to side.

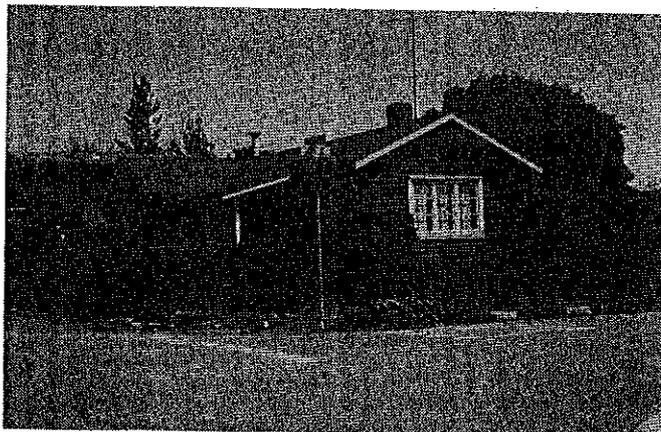
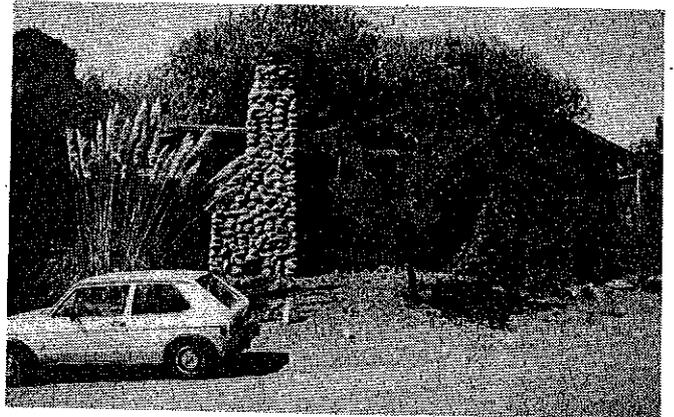


800 Bay Avenue
Vernacular Stucco
c. 1925

Screened stairway leads to a flat arched, recessed entry porch. Slope of site permits small garage below house level.

501 Beulah Drive
Craftsman Influence
c. 1915

Shingled cottage with large, dominant rough stone chimney.



501 Beverly Drive
Log Cabin Revival
c. 1930

"L"-shaped with roof gables facing each street on this corner lot, lean-to porch entry.



307 Hill Street
Craftsman Bungalow
c. 1915

Bracketed gable with bargeboard,
recessed corner porch, shingle
siding.

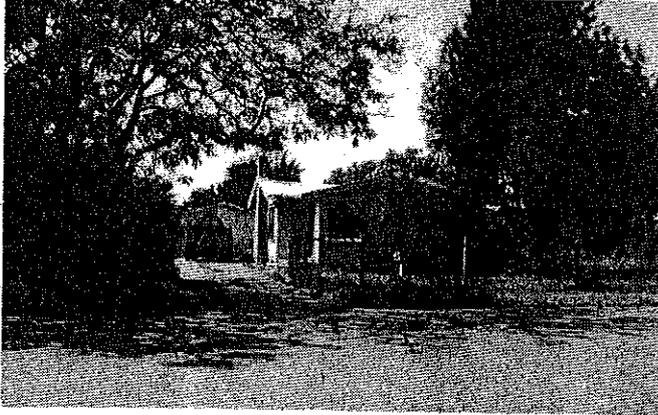
308 Hill Street
Vernacular Farm
c. 1915

Tank house accessory building.



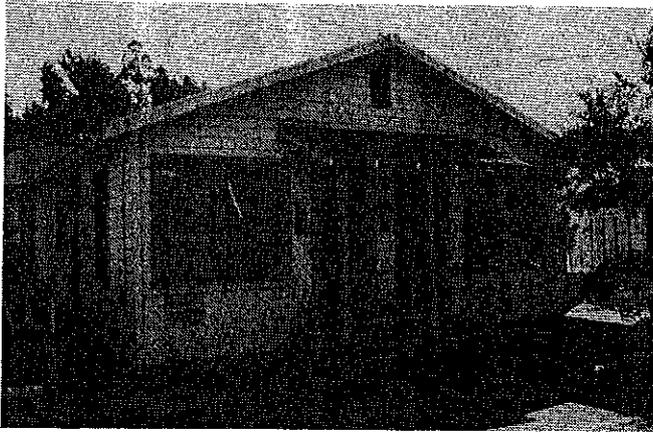
405 & 407 Pine Street
Vernacular
c. 1920

Non-identical twin cottages with
some craft details.



715 Rosedale Avenue
Vernacular/Craftsman Influence
c. 1920

Small home on large parcel serves
as urban open space.

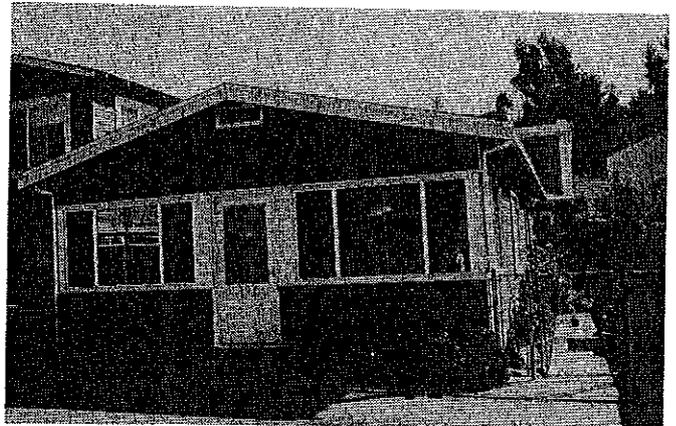


404 A & B Blue Gum Avenue
Vernacular Cottage
c. 1925

Simple, symmetrical duplex with
lean-to roofed stoop.

406 Blue Gum Avenue
Vernacular/Craftsman Influence
c. 1925

Symmetrical clapboard cottage
with enclosed porch.



408 Blue Gum Avenue
Vernacular
c. 1925

Small cottage with offset entry and
overscale brackets beneath simple
bargeboard. Two-story tankhouse-like
structure adjacent with living
quarter above and garage below.

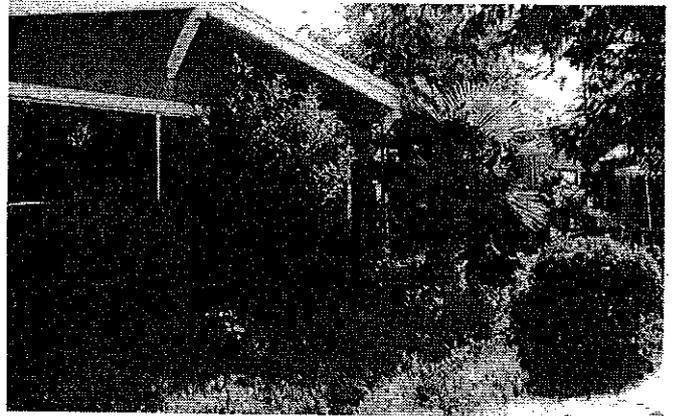


107 Riverview Avenue
Utilitarian
c. 1925

Reported to have been both a Royal
Crown and a Gilmore gas station.

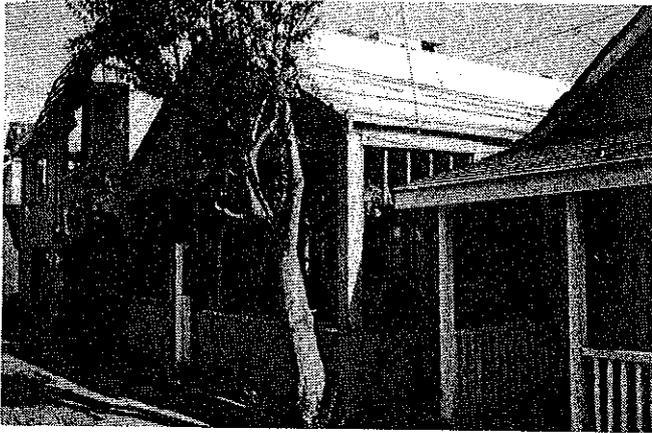
305 & 311 Riverview Avenue
Craftsman Influence
c. 1925

Units constructed as matching pair.
River walkway begins in front.



310 & 312 Riverview Avenue
Vernacular Cottages
c. 1905

Thought to be the oldest cottages
in the Riverview area. Once Camp
Capitola rental units.

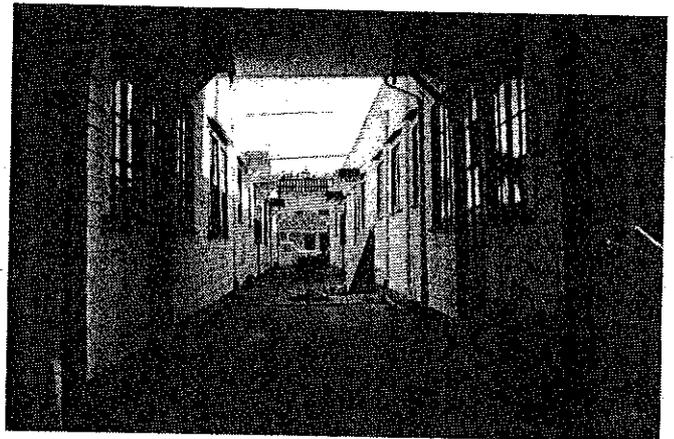


314 Riverview Avenue
Vernacular
c. 1905

Enclosed porch with open stickwork.

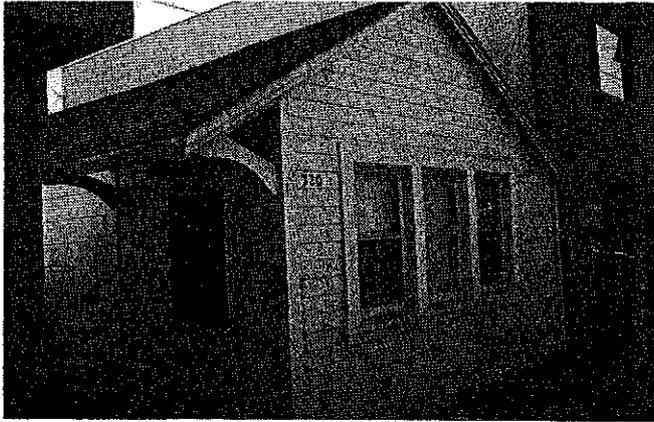
315 Riverview Avenue
Craftsman/Mediterranean Influence
c. 1922

Small apartment units.
Mediterranean arched entryway.
Has been extensively remodeled
but still retains Mediterranean
character.



317 & 317A Riverview Avenue
Vernacular/Craftsman Influence
c. 1915

Twin gables supported by diagonal
brackets and square columns over a
full length railed porch.

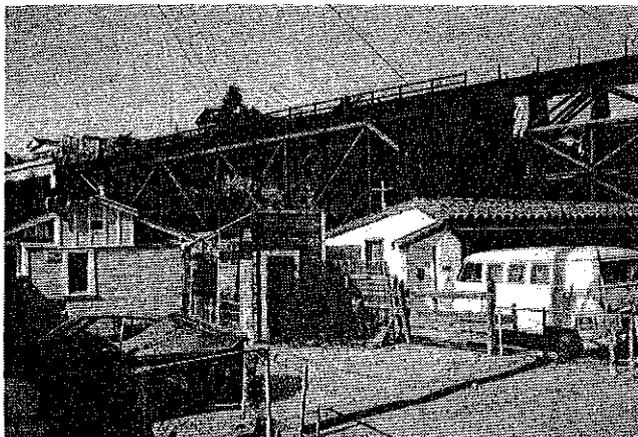


320 Riverview Avenue
Vernacular Cottage
c. 1905

Very small unit with pronounced, bracketed entry on side. Bank of three fixed windows face street. Dwarfed by newer, two story neighbors.

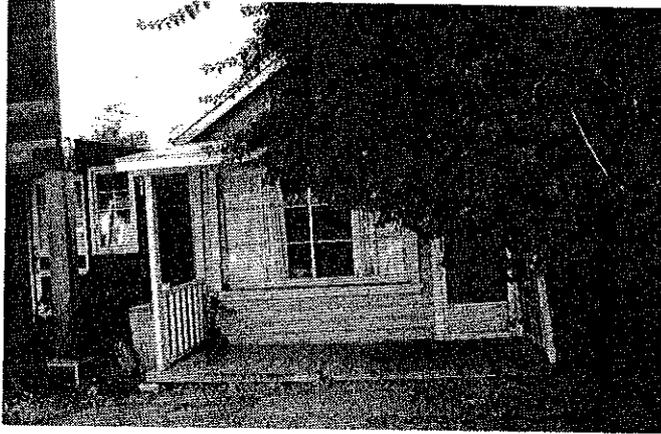
321 A & B Riverview Avenue
Spanish Colonial Revival
c. 1925

Crenelated archway topped by tile. Clapboard siding in interior court. Building plan similar to apts. at 317 Riverview.



323 & 327 Riverview Avenue
Vernacular
c. 1925

Stucco unit has tile roof and arched entryway on creekside. Clapboard unit displays surface and window modifications. Trestle dominates background.

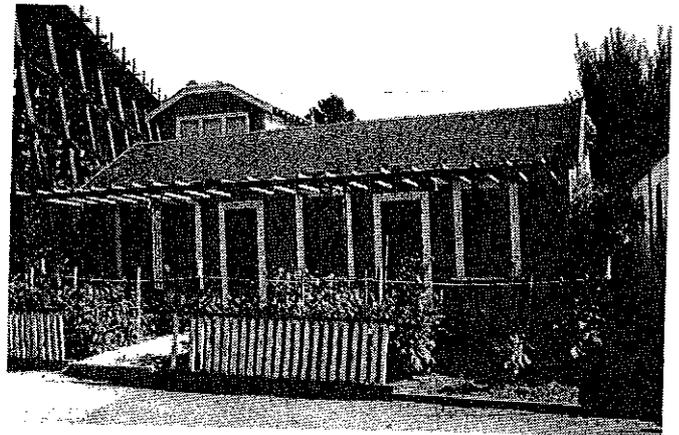


326 Riverview Avenue
Vernacular Cottage
c. 1905

Very small with one large window and door comprising the facade, with simple full length porch.

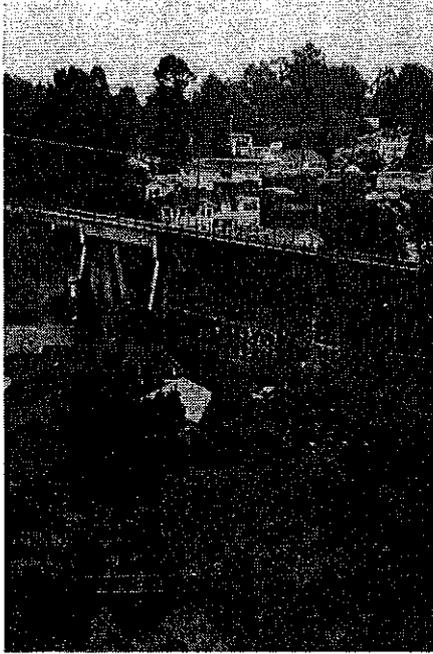
329 Riverview Avenue
"Komtaka" Rest
Vernacular
c. 1912

Full length portico, double entrance facade with sash windows. Served as Begonia Queen's court.



333 Riverview Avenue
Vernacular/Eastlake Influences
c. 1890

Moved to site next to trestle on southside. Eastlake influence on porch. Elongated windows emphasize vertical image of two story structure.



Riverview Avenue
The RR Trestle
Utilitarian
c. 1876

A vital link in the development of Camp Capitola and the entire county. Reconstructed and still functional. A dominating presence in the Riverview area.

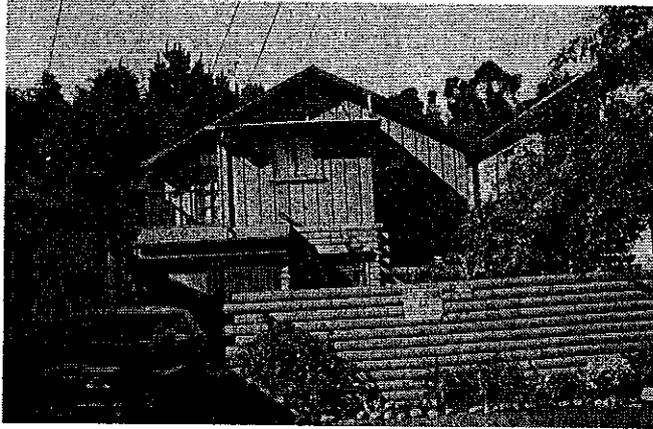
397 & 399 Riverview Avenue
Vernacular
c. 1920

Next to trestle on the site of Camp Capitola's livery stable. Two unusual three story structures in the front of near triangular towers with pyramidal caps.



401 Riverview Avenue
Vernacular Cottage
c. 1920

Simple rectangular building plan with plain facade, vertical boards in pediment and horizontal below. Centered doorway without porch, flanked by two symmetrical windows.

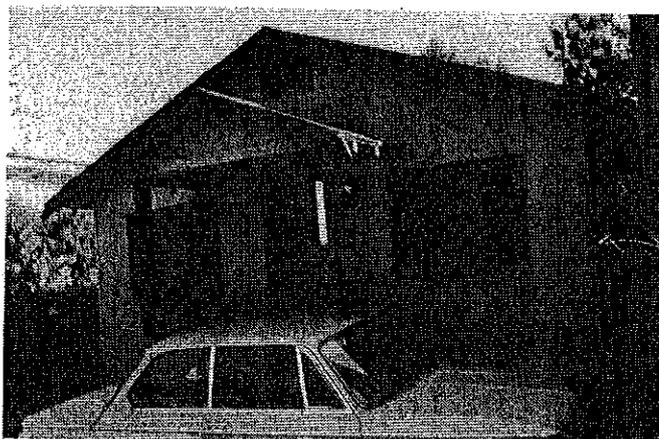


403 Riverview Avenue
Vernacular
c. 1930

Two story vertical board & batten
with pre-fab logs added.

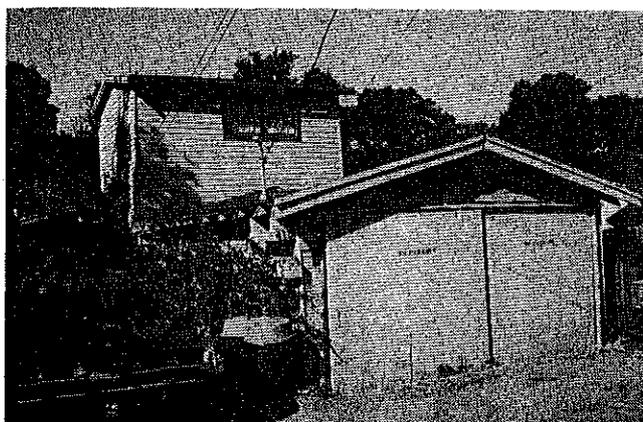
409 Riverview Avenue
Vernacular/Craftsman Influence
c. 1925

Early bungalow with shingles and
two brick chimneys. Two large old
oaks dominate the front yard.



410 Riverview Avenue
Craftsman Influence
c. 1915

Symmetrical facade with small porch
gable reflecting roof gable.

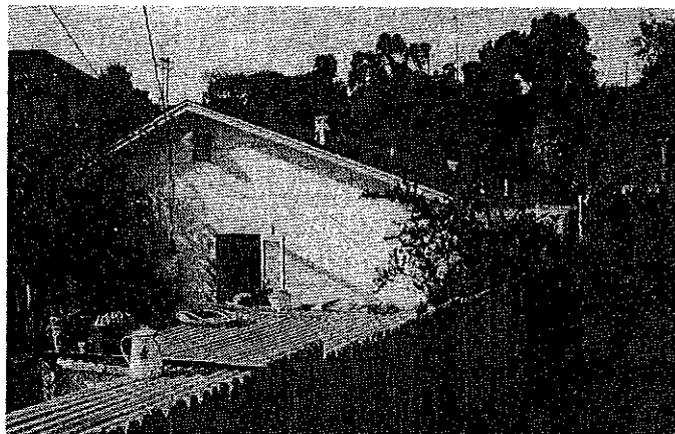


415 Riverview Avenue
Vernacular
c. 1925

Two story cottage with gabled roof.

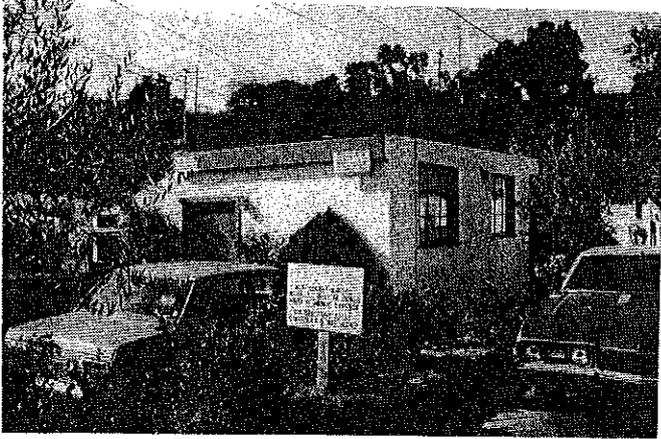
417 Riverview Avenue
Vernacular Cottage
c. 1915

Low pitch gable roof, simple doorway in windowless street side facade.



418 Riverview Avenue
Vernacular/Craftsman Influence
c. 1915

Symmetrical facade with simple pergola above entrance.

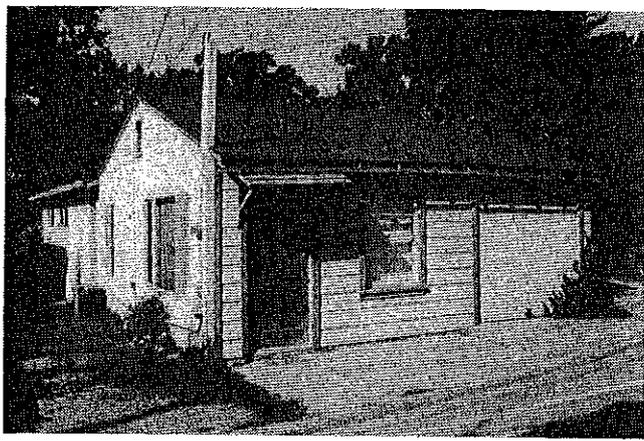


419 Riverview Avenue
Vernacular Stucco
c. 1925

Flat roof with projecting cornices,
lean-to with slanting shed roof.

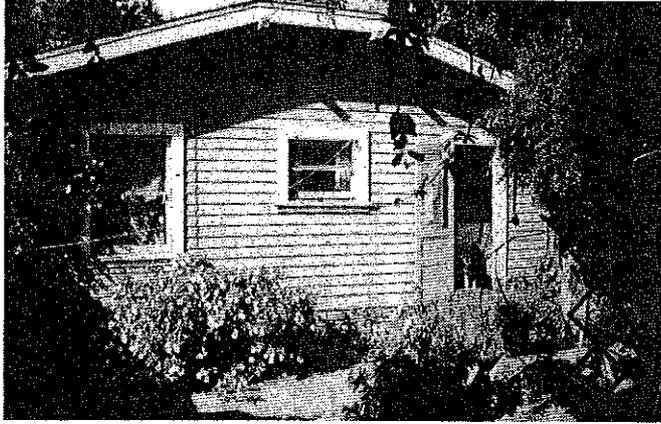
422 Riverview Ave. at Blue Gum Ave.
Vernacular Cottage
c. 1920

Corner property with simple
bargeboards, exposed rafter
ends and vertical siding.



423 Riverview Avenue
Vernacular Cottage
c. 1920

Street level entry with built-in
garage, stucco and modernized on
sides and rear.



425 Riverview Avenue
Vernacular/Craftsman Influence
c. 1918

Low pitched roof with clipped gable,
clapboard siding, side entrance.

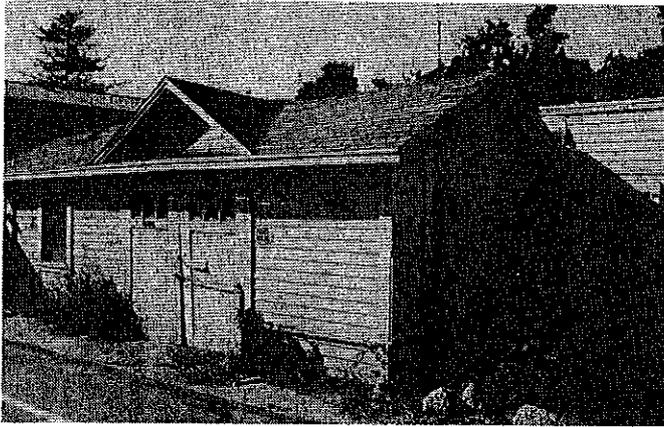
429 Riverview Avenue
Vernacular
c. 1912

Simple bargeboard on sloping
pitch roof, vertical redwood
siding. Mature landscaping and
fencing screens adjacent public
walkway to creek.



432 Riverview Avenue
Vernacular
c. 1925

One-story cottage with two-story
tankhouse-like unit adjacent with
living quarters above and garage
below.

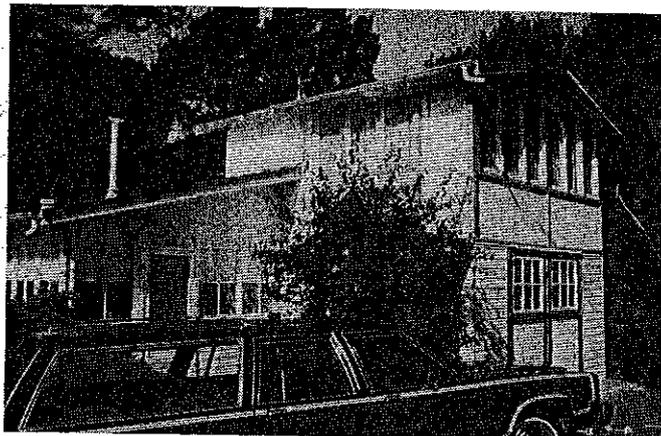


435 Riverview Avenue
Vernacular
c. 1912

One-story stucco house on creekside,
with cross gabled garage on street.

437 Riverview Avenue
Craftsman
c. 1915

One-story with multiple gables
with wide bargeboard trim, large
wooden shingles for siding, ground
level entrance.



439 Riverview Avenue
Craftsman Influence
c. 1915

Also, one-story with lean-to roof,
adjacent to a two-story unit with
living quarters above and garage
below. Bands of windows.



441 Riverview Avenue
Craftsman Influence
c. 1925

Side of residence faces street,
narrow clapboard and exposed rafter
ends. Mature landscape adds to
sense of entry.

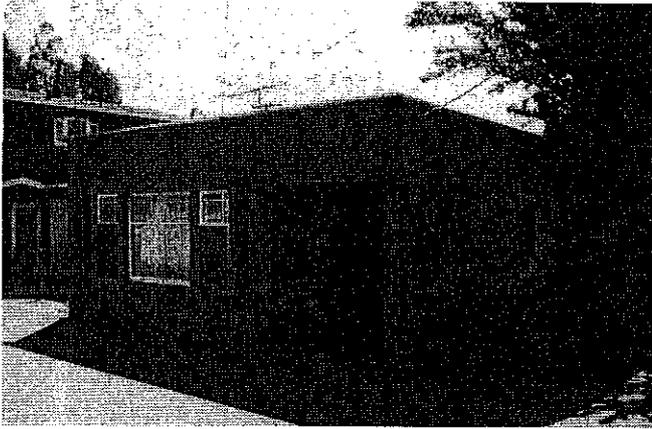
443 Riverview Avenue
Vernacular/Craftsman Influence
c. 1925

Composite roof, offset main
entrance, simple bargeboard
with brackets.



414 Riverview Drive
Craftsman Influence
c. 1925

One & one-half story clapboard
cottage with narrow clapboard
siding, double garage below living
area, small overhanging porch.

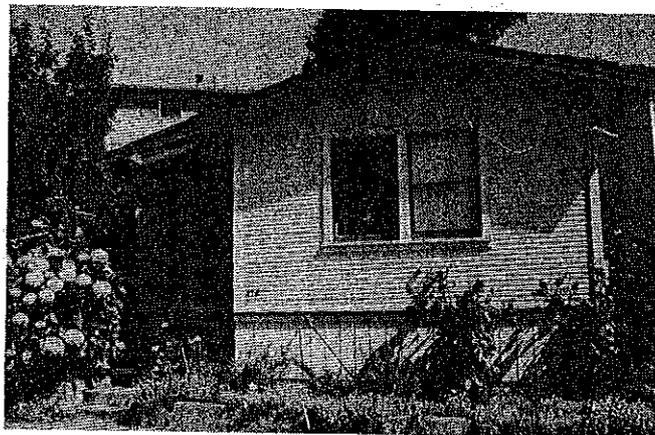
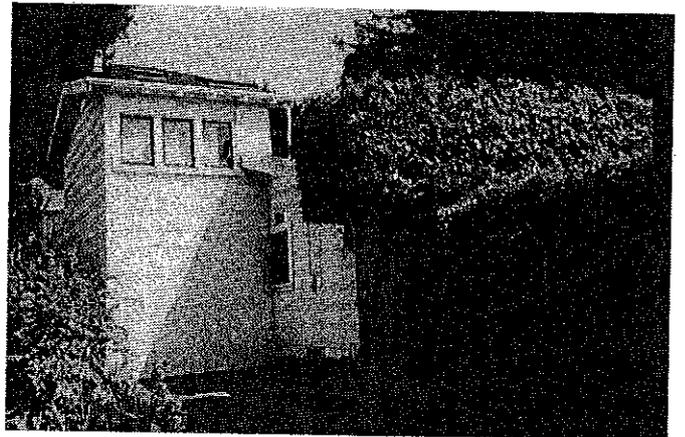


415 Riverview Drive
Vernacular
c. 1925

Flat roof, inset entryway at corner ground level, narrow horizontal clapboards. Band of windows with small panes in upper portion.

416 Riverview Drive
Vernacular
c. 1925

Two-story tankhouse-like structure with similar sided one-story lean-to roofed unit.



418 Riverview Drive
Vernacular
c. 1925

Low pitched roof extending over side entrance, clapboard siding.



421 Riverview Drive
Craftsman Influence
c. 1912

Slightly off center entryway with
small bracketed gable entry.

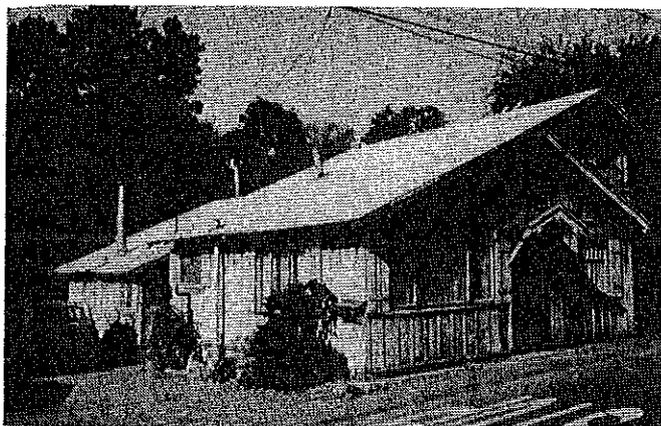
422 Riverview Drive
Craftsman
c. 1920

Roof gable repeated in large square
bay on facade, side entrance.



501 Riverview Drive
Craftsman
c. 1912

Two-story with low pitch roof at
each level, second story gable
turned ninety degrees from street,
narrow bargeboards with exposed
rafters. Bracketed overhang at
ground level entrance, built-in
garage. Crafts details at entry.

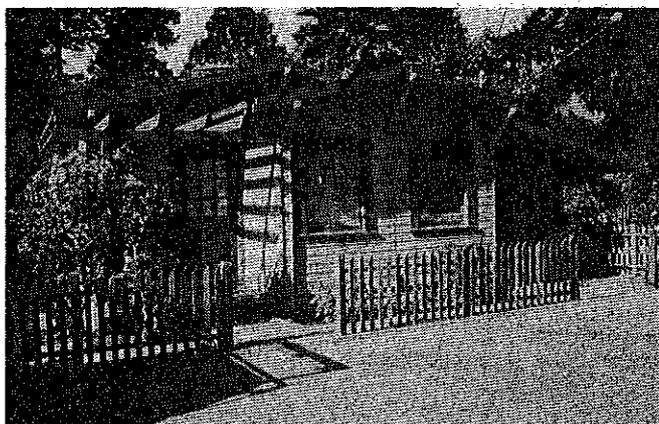
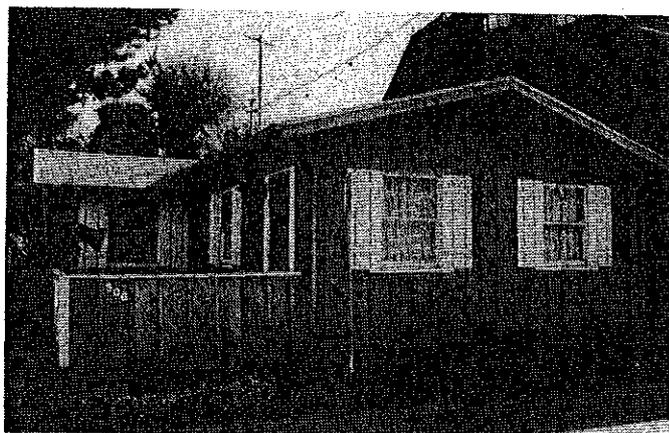


505 & 505A Riverview Drive
Vernacular
c. 1912

Street front unit is one & one-half story with parallel gables at first and upper level, vertical siding, exposed rafter ends, small entry cover with brackets.

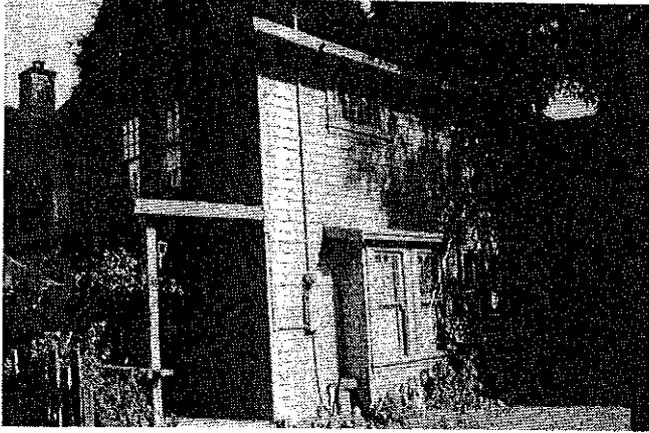
506 Riverview Drive
Vernacular
c. 1915

"L"-shaped with gables at right angles and with vertical board and batten siding.



509 & 509A Riverview Drive
Craftsman
c. 1925

Street front unit pictured has a bracketed projecting bay with a roof line parallel to the main unit, offset pergola covered entry. Residence appears unaltered.

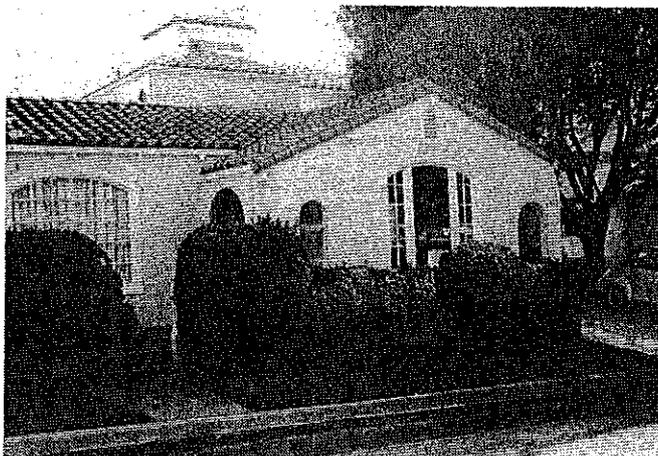
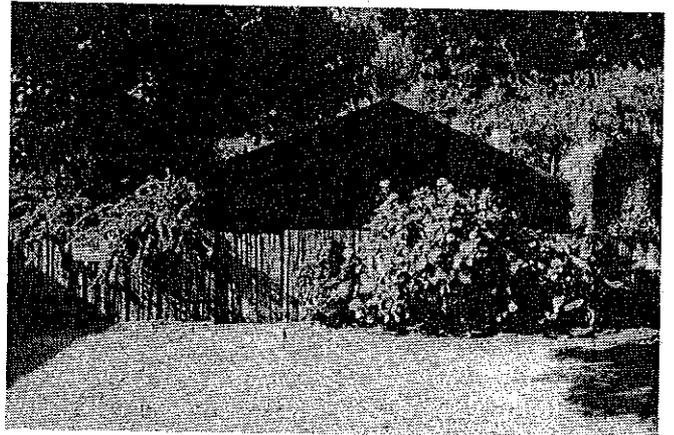


510 Riverview Drive
Craftsman Influence
c. 1925

Shallow gable, two-story house with porch supported by slender squared columns. Shallow bay window with nine small panes in each upper half.

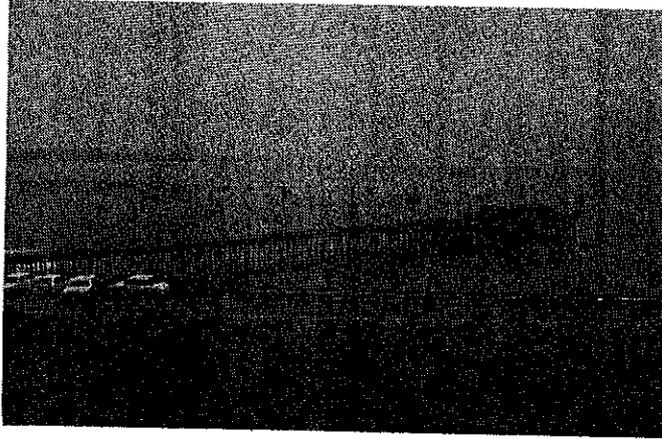
511 Riverview Drive
Vernacular Cottage
c. 1925

Set back from street with deck on creek, fenced yard and mature landscaping.



610 Riverview Drive
Spanish Colonial Revival
c. 1930

Good representative example of style.

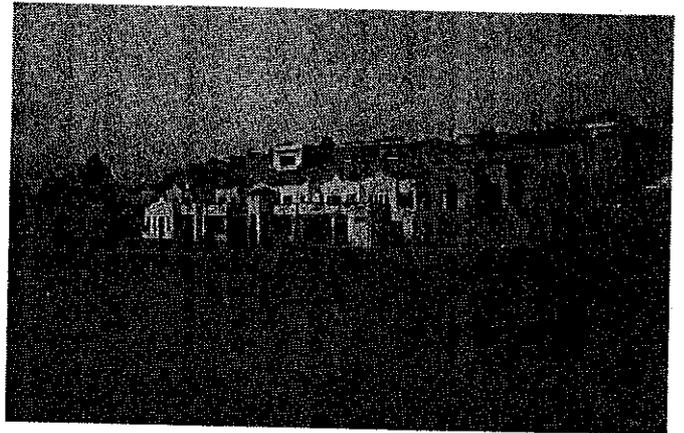


1400 Wharf Road
Capitola Wharf
Utilitarian
c. 1850

Served as a vital transportation link in the establishment of Soquel prior to the railroad. Later served the local fishing industry.

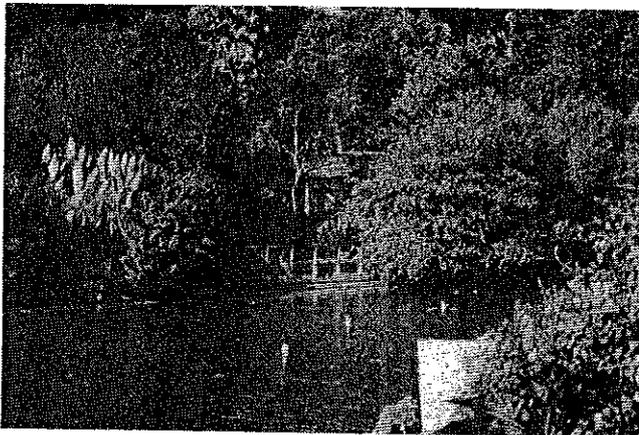
1500 Wharf Road
Venetian Court
Spanish Colonial Revival/
Venetian Influences
c. 1925

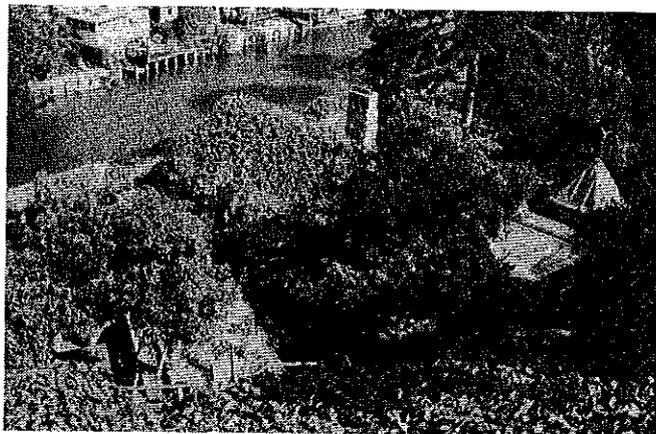
Believed to be the first seaside condominium in the state and among the earliest motels.



1720 Wharf Road
Log Cabin Revival
c. 1930

Secluded one-story unit surrounded by mature landscaping.





1750 Wharf Road
Shadowbrook Restaurant
Eclectic
c. 1946

Popular 50 year old hillside restaurant on Soquel Creek has grown organically. Surrounded by mature landscaping, accessed by functional tramway and footpath.

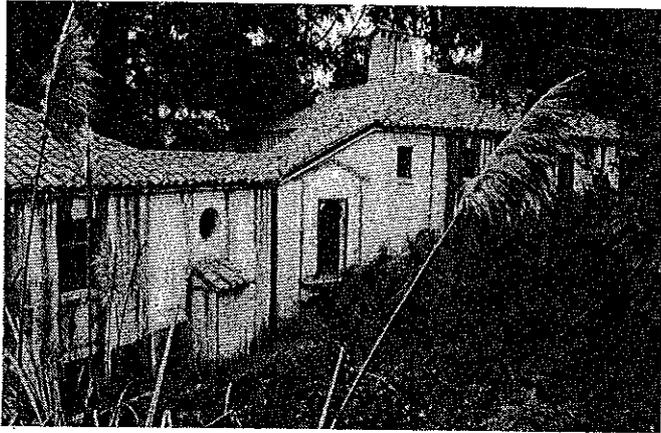
1810 Wharf Road
Vernacular
c. 1905

Two-story with cross gable roof and lean-to entryway.



1820 Wharf Road
Log Cabin Revival
c. 1925

Two-story with half-log facade, wide overhanging roof and outdoor stairs.



2000 Wharf Road
Rispin Mansion
Mediterranean
c. 1922

H. Allen Rispin, an oil millionaire built the three & one-half story structure after buying up F.A. Hihn's extensive Capitola landholdings from his daughter. It's designer remains unknown.

2011 Wharf Road
Vernacular
c. 1900

Representative example of one of the few remaining barns in the community.



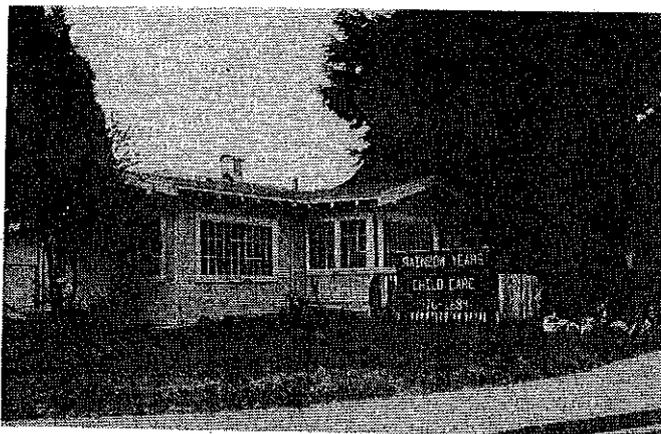


3117 Capitola Road
Brown Ranch House
Adobe
c. 1935

Built by Worth Brown and farm laborers with adobe blocks made from local soil, with straw and oil mix.

Brown Bulb Rd. via Clares Street
Brown Bulb Ranch
Utilitarian
Evolved from 1913

Once the site of the largest begonia bulb producer in the USA, giving Capitola the nickname "Begonia Capitol of the World", which gave rise to the annual Begonia Festival.



3130 Capitola Road
Craftsman
c. 1912

Cross gable roof with simple bargeboard and exposed rafters with wide overhang, multi-pane windows.

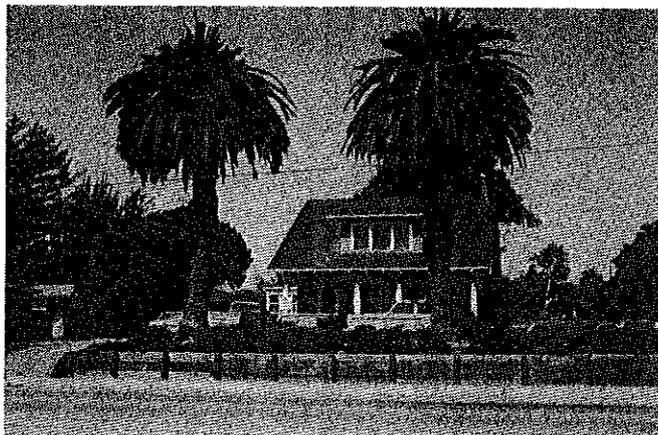
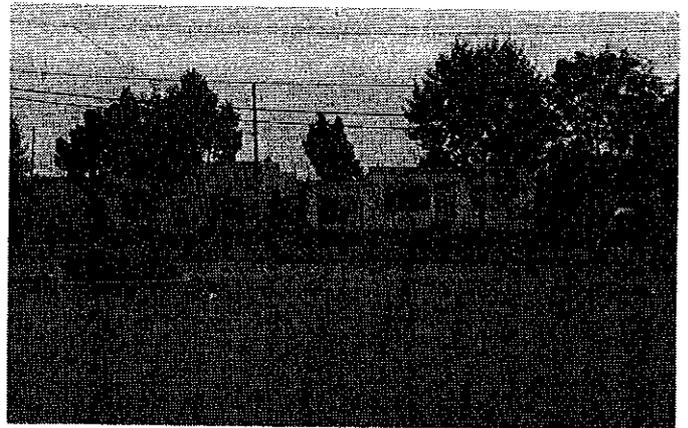


3600 Capitola Road
Vernacular
c. 1905

Crossed gable roof with very narrow siding, windows appear to be original.

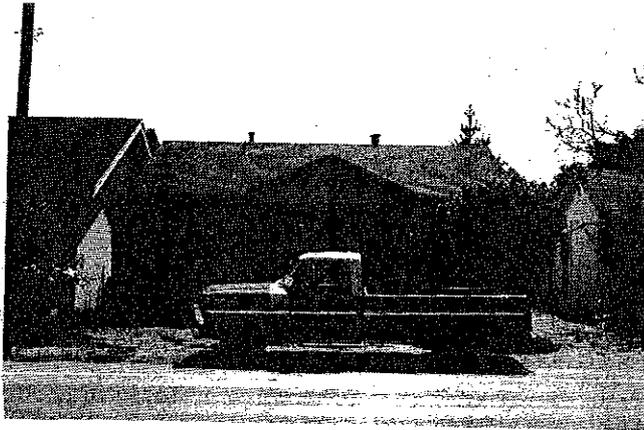
3744 & 3754 Capitola Road
Vernacular
c. 1920

May have served both residential and commercial uses at different times. Flat roofs, designed with economy in mind.



4375 Capitola Road
Craftsman
c. 1912

Symmetrical with three window dormer emerging from roof side, roof extends over full length porch, exposed rafter ends. Two guardian-like palm trees frame structure.

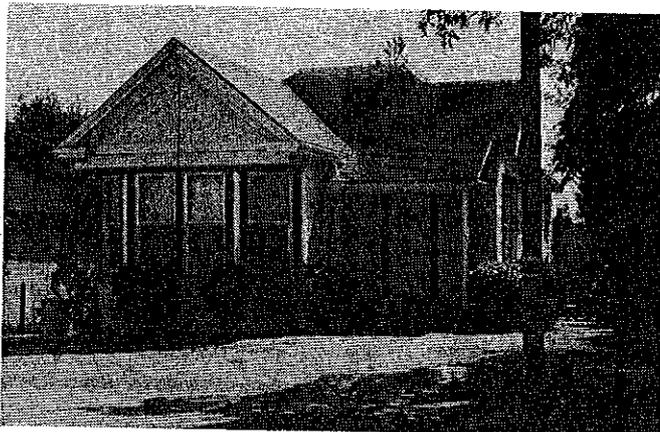
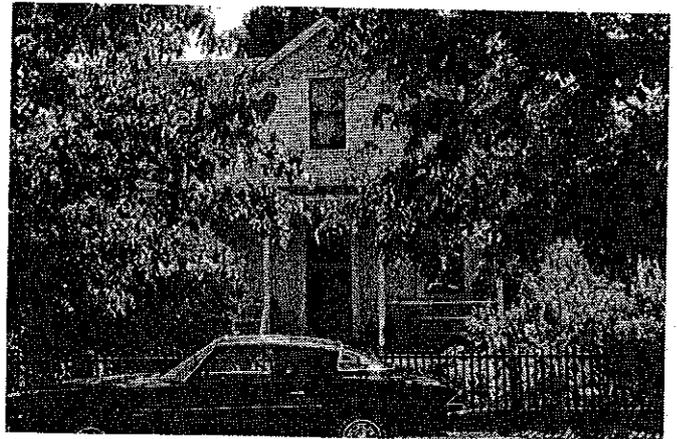


4940 Capitola Road
Bungalow/Craftsman Influence
c. 1920

Symmetrical facade with extended roof and entry gables that are parallel.

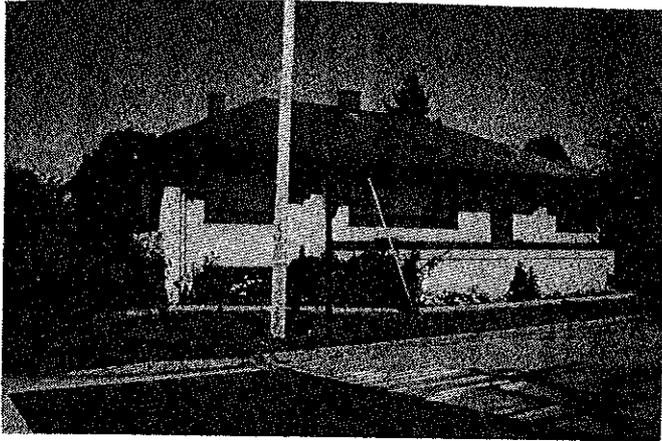
4510 Capitola Road
Queen Anne Cottage
c. 1890

"L"-shaped building plan, window in gable surrounded by shingles, clapboard siding. Delicate porch columns and fencing with mature landscaping adds interest.



4570 Capitola Road
Queen Anne Influence
c. 1895

Broken pediment gable with shingles over slant bay, composite roof, small porch over off-set entry.

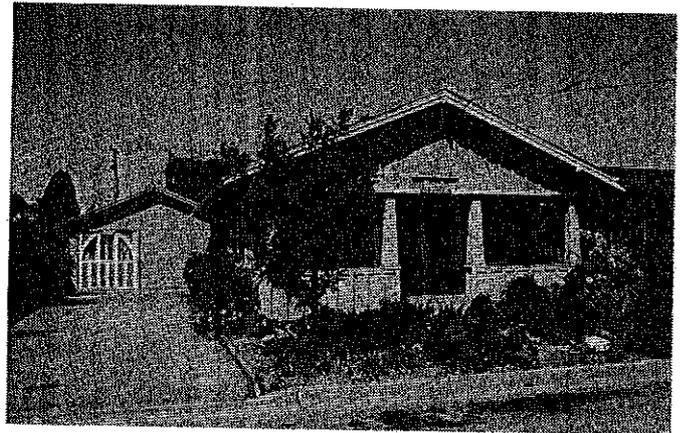


4705 Crystal Street
Prairie Style Influence
c. 1915

Large encompassing roof with horizontal windows below. Low, long open porch adds to the horizontal appearance of residence.

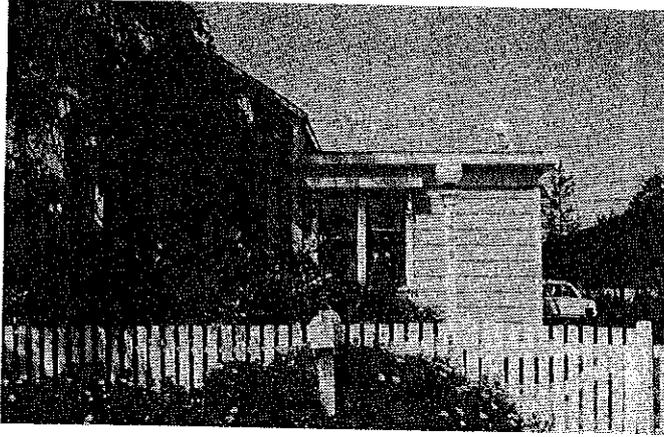
4805 Crystal Street
Vernacular/Craftsman Influence
c. 1910

Symmetrical facade with low pitched roof covering porch with pyramidal columns. Vertical board & batten siding.



Emerald Street at 49th Avenue
Utilitarian
c. 1895

Tankhouse without tank. Door and window built to allow tapering of structure.

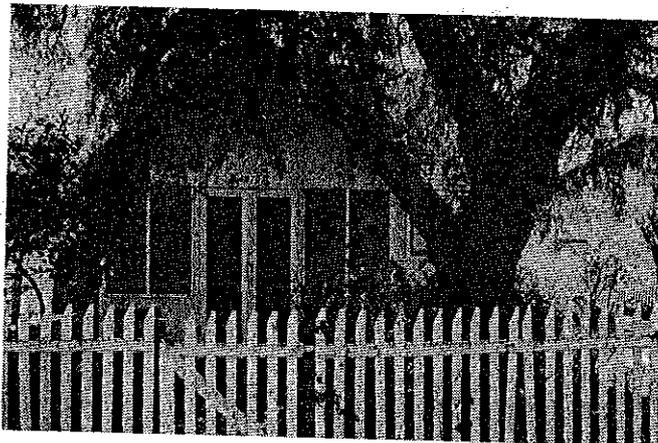


4555 Emerald Street
Italianate Influence
c. 1890

"L"-shaped with two pairs of long vertical windows on the street facade.

4855 Emerald Street
Spanish Colonial Revival
c. 1930

Stucco with red tile roofing,
both square and arched windows,
with arched side entrance.



4870 Emerald Street
Vernacular Cottage
c. 1900

Vertical board & batten siding
with enclosed porch under the
facade's gable. Mature pepper tree
adds to character.



5005 Garnet Street
Vernacular Cottage
c. 1920

Roof extends over four columned,
full length front porch, simple
symmetrical facade.

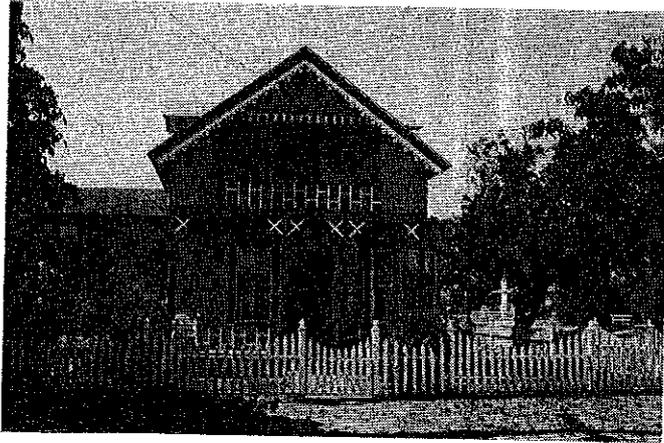
5040 Garnet Street
Vernacular Cottage
c. 1910

Shingled gable with board and
batten siding, lean-to roofed
wing in side yard.



1521 Lincoln Avenue
Colonial Revival Influences
c. 1915

Hip roof with projecting dormer,
roof encompasses columned half
porch and flattened bay window.

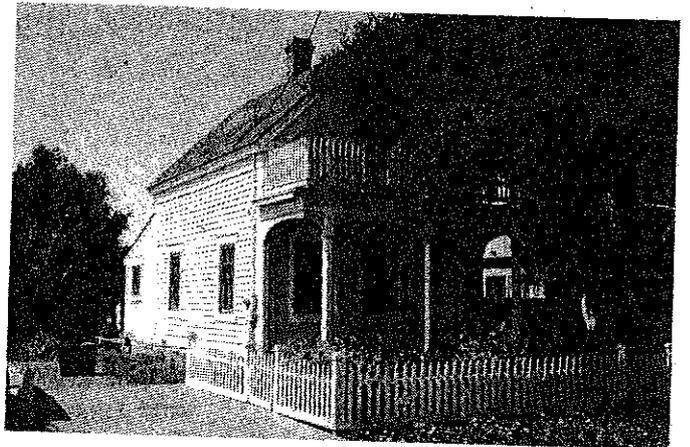


1535 Lincoln Avenue
Eastlake Influences
c. 1890

Gingerbread bargeboard, stickwork
in gable area, restored with San
Francisco "painted lady" look.

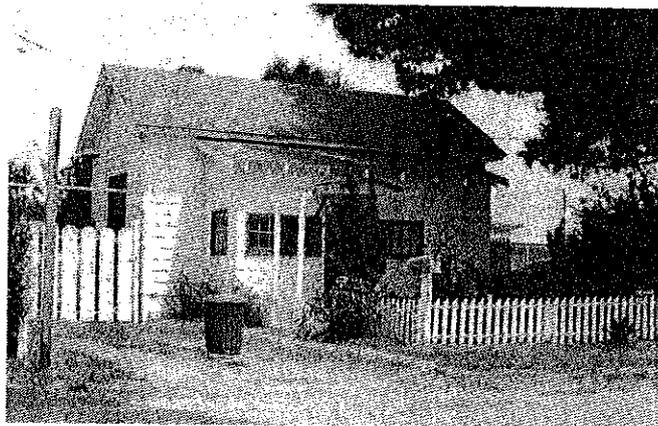
1555 Lincoln Avenue
Italianate Influence
c. 1890

Flat-arched full length porch with
four squared columns, yard fencing
reflects porch picket railing.



1565 Lincoln Avenue
Vernacular
c. 1905

Simple hip roof, symmetrical facade,
vertical siding.



3875 Melton Street
Vernacular
c. 1890

Bracketed porch cover entry leads to lean-to roofed projection below main roof.

1400 Prospect Avenue
Craftsman Influence
c. 1905

Trapezoid shape with wide overhanging roof, large brackets over second story windows. Original windows have been replaced to capture dramatic ocean view.



1410 Prospect Avenue
Craftsman Influence
c. 1905

Fully windowed facade for viewing bay.



1440 Prospect Avenue
Vernacular/Craftsman Influence
c. 1905

Simple bargeboards and exposed
rafter ends in double gabled roof,
narrow horizontal clapboards.

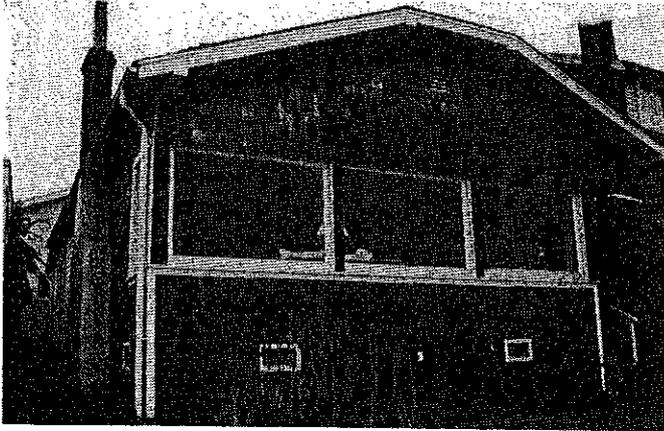
1470 Prospect Avenue
Vernacular/Craftsman Influence
c. 1905

Somewhat similar to #1440 & 1410
Prospect, but on raised foundation.



1480 Prospect Avenue
Craftsman Influence
c. 1905

Shingled seaside cottage with
windowed facade.

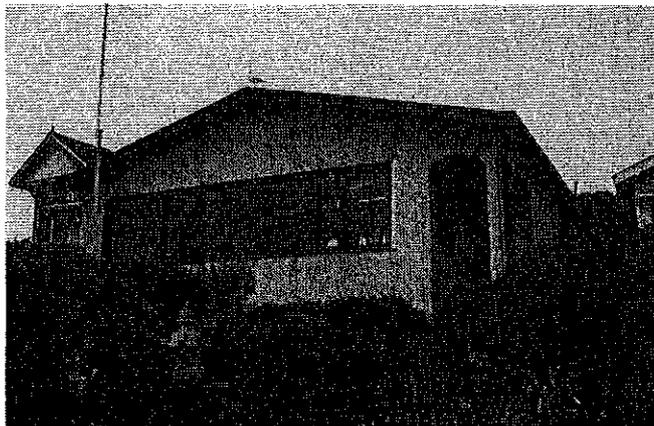
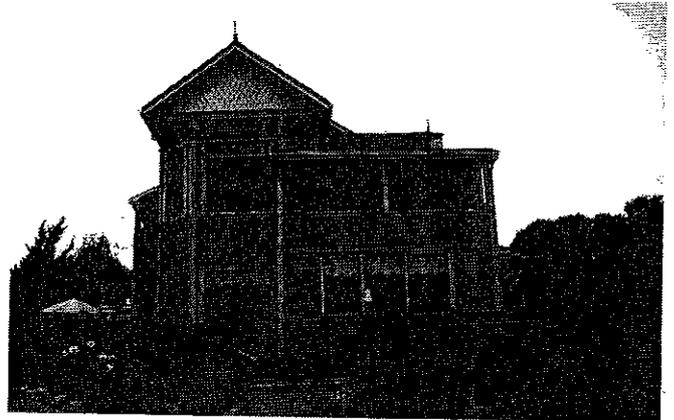


1490 Prospect Avenue
Craftsman Influence
c. 1905

Redwood shingled cottage with
view windows.

1530 Prospect Avenue
Queen Anne Influences
c. 1895

Decorative Victorian gable, view
windows, remodeled.



1540 Prospect Avenue
Vernacular/Mediterranean Influences
c. 1915

Stucco with small side entry
allowing for maximum window views.

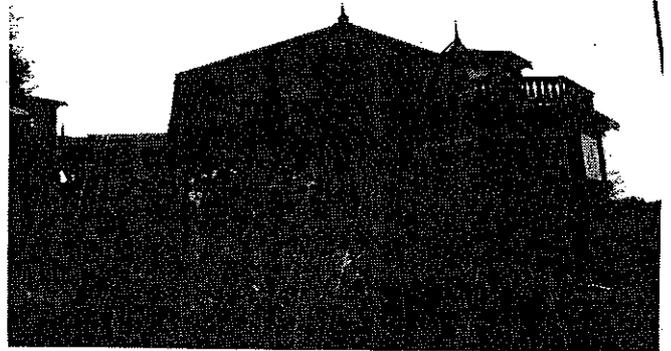


1545 Prospect Avenue
Log Cabin Revival
c. 1930

Log siding, shingled roof and irregular stone chimney create an interesting mix of textures.

1570 Prospect Avenue
A.L. Lent House
Craftsman/Bay Area Shingle Style
c. 1915

Replaced an early structure on this prominent site on the bluff. Evocative of architect Bernard Maybeck's work. See local landmark listing.



4800 Topaz Street
Vernacular
c. 1920

Second story gallery above entryway, stucco over original wood frame.

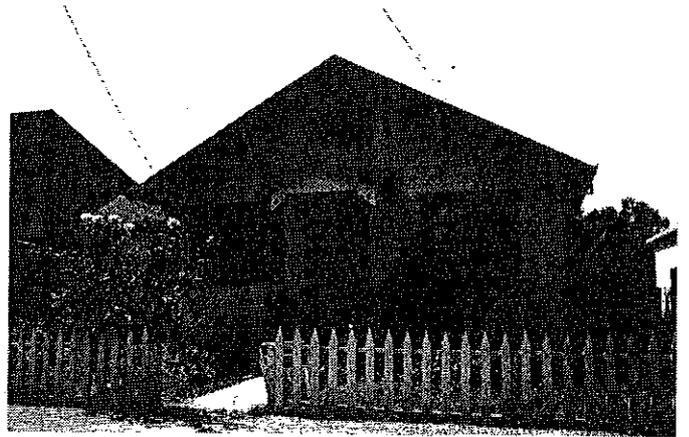


1361 38th Avenue
Craftsman Influenced Bungalow
c. 1910

Near symmetrical, three round columns support gabled entry & simple portico, original windows.

1821 38th Avenue
Vernacular
c. 1910

Symmetrical with craftsman details including hand-sawn brackets.



1725 38th Avenue
Bungalow/Craftsman Influences
c. 1915

Symmetrical with multi-pane window facade, narrow horizontal siding.

BUILDINGS OF LOCAL INTEREST

202 Cherry Street is a three-story wood residence built in an irregular building plan. It is designed in a high Victorian style, influenced by the Queen Anne and Eastlake traditions. It is the most highly detailed structure in Capitola. Its special features include a composite roof shape, square window bays and an off-set raised entry. Architectural details include both turned and sawn woodwork, decorative bargeboard, shingle siding and wood frame sash windows. The structure has been altered by an addition at the first story level, the staircase access to the entry and by an addition at the rear of the structure. The residence was built in the late 1880's and stands out dramatically from the surrounding simpler beach cottages.

The Six Sisters, 112-120 Esplanade, consist of three, near identical, "U-shaped" duplexes. They are designed in a Vernacular style with Victorian detailing. Major architectural features include central, in-set entryways and large two-story, square bays with pitched roofs. Architectural details include fish-scale shingling, decorative bargeboard and both fixed and sashed wood frames. The units also incorporate both vertical and horizontal planking. The complex has been altered by minor modifications to windows and doorways. The third unit in from Stockton Avenue is a complete reconstruction, but faithful to the original unit's design. The structures were also moved back about a street length from their original location near the beach in the 1920's. They have also added second story bays and enclosed their bottom level porches. The structures front directly on the Esplanade and are closely related to the Lawn Way residential units to the

rear. They are a historic and intimate part of both the beach and streetscape and, despite alterations, strongly maintain their architectural intent and integrity.

In spite of their prominence in the community, there is little written history regarding the Six Sisters. They are, however, a conspicuous part of the community's photographic record and appear in many photos, many with the Hotel Capitola. The cottages were built circa 1898 by the Camp Capitola Company. They were larger and finer accommodations in comparison to the Camp's other cottages and tenting facilities. When Camp Capitola officially closed in 1930, they were subdivided into individual units and sold. They have since gone through a variety of ownerships.

Lawn Way, in downtown Capitola Village, is a unique residential neighborhood consisting of a series of predominately one-story residential and commercial units, constructed between 1910 and 1920. They are designed in different styles but are primarily Vernacular with Craftsman influences. The majority of the buildings are unaltered except for minor modifications. The central feature of Lawn Way is a cross-axial grass carpeted courtyard, which is an unusual and prominent feature in the Capitola Village. The pathways predate both the Six Sisters and the Lawn Way cottages, having been present since circa 1890. Their intent was to provide pedestrian access to and from the Hotel Capitola. The cottage units, as with the Six Sisters, remained part of Camp Capitola until 1930.

The Hihn Building at 201 Monterey Avenue, also known as Camp Capitola's Superintendent's Office, is a two-story structure constructed in a rectangular building plan with Victorian styling. It has a cross-gabled roof with shingle-gabled ends and a frieze band below with rosettes. It has a corner entrance under a small, triangular balcony and a bracketed hood over the side entrance on Monterey Avenue.

The superintendent's office is the City's oldest commercial structure, having been built in 1883 and serving as Camp Capitola's administrative headquarters through to 1930. Today the Hihn Building is used as shops and offices. It was rehabilitated by its present owners, Mr. and Mrs. James Reding, in the early 1970's and placed on the National Register of Historic Places in 1973.

The Stockton Avenue Bridge was constructed in 1934 as a W.P.A. project. It is a 150 foot long, reinforced concrete structure that spans the Soquel Creek. It consists of a central, shallow arch over the water body with half segmental arches located on either side of the main span. The bridge is designed in a manner influenced by the Art Deco style. Other features include concrete railings and four, single standard, concrete lamp posts with decorative metal globes on top.

The bridge replaced two other parallel bridges: an early wagon bridge consisted of wood with steel reinforcement; and an electric trolley line bridge which was part of the Santa Cruz/Capitola

trolley system, a service which began in 1904.

Today, the Stockton Avenue Bridge is a popular landmark and one of the county's most graceful and attractive public works projects. Its form and scale is appropriate to that of the Capitola Village area.

The Capitola Wharf consists of a 600 by 40 foot wide wooden structure resting on redwood pilings. Above, wooden planks are laid horizontally on top of the structure to form a roadway and walkway leading to the commercial units at the end of the pier. The structure has been rebuilt a number of times due to periodic storm damage. The most recent major reconstruction program was completed in 1984. The Wharf is a commanding presence along Capitola Beach and is both an architectural focal point and a landmark for the entire community.

The Wharf, at what was Soquel Landing, was likely constructed in the 1840's in conjunction with the settlement of Soquel. The Wharf provided the newly established community with access to coastal shipping and a means of marketing its products, which consisted of lumber, leather, potatoes and wheat. The Pacific Steamship Company's coastal trade vessels provided a vital transportation link to San Francisco and beyond for many years prior to the coming of the railroad.

The first recorded owner of the wharf was F.A. Hihn, who had a partnership with steamboat captain Robert Sudden. Improvements

were made to it at that time in which varying reports extended it some 1,100 feet into the bay. Shipping was so active, tracks were placed on the wharf and used with horse drawn carts to facilitate the loading and unloading of ships. But with the coming of the railroad in the 1880's, the area's goods began to move by rail. The fishing industry then became the wharf's primary user. It is reported that by 1890, there were some 50 fishing boats launching from the facility with San Francisco the primary market for the catch. By the 1920's, with the continuing rise of tourism, tourist fishing vessels began to relocate. Since that time, the wharf's use has been primarily recreational. The wharf, now owned by the city, remains Capitola's oldest continuing landmark, with a history that extends from the pioneer era to the present.

The Venetian Court consists of three tiers of linear structures divided horizontally and vertically by walkways. An office and two new condominiums have been added to the street front side of the complex. It is built on a tearshaped lot, resulting in a curvilinear building plan. The complex is of wood frame construction with a stucco surface. It is designed in a manner influenced by the Spanish Colonial Revival and Mediterranean styles of architecture with Venetian detailing. Each tier of structures is designed in a manner so that visually, each unit stands out from the next. The interior of each is also distinctive from all others. Its major architectural features include off-set entryways and a flat roof with either a parapet or small pyramidal caps. Architectural details include textured

stucco siding, red tile detailing and decorative relief work in the form of plaster arches and gargoyle-like creatures. The structure has undergone modification in terms of alterations to windows and doors.

The Venetian Court was built in 1925 by Henry Roth of San Jose on land subdivided by H. Allen Rispin. It is said to be the first coastal condominium in the State of California. The land has been subdivided for five tiers of residential units. However, only two and one-half were built and the half section on the third tier became a motel. The Venetian Court was thus both a "condominium" and "motel" prior to the words actually entering the vocabulary. In part, the concept for a motel may have related to the opening of the Glenwood Highway (now Highway 17) in 1924. That began Santa Cruz's era of auto tourism which continues through today. Upon its completion, the Venetian Court stood opposite one of California's grand hotels, the 160-room Hotel Capitola giving it a special place in local history.

Like its adjacent neighbors, the Capitola Wharf and Stockton Bridge, the Venetian Court relates directly to Soquel Creek and the beach area, and is a major architectural and visual focal point in Capitola Village. Recently, it has been added to the National Register of Historic Places.

Depot Hill consists of a number of craftsman cottages and Victorian structures reflecting a variety of influences, including Eastlake, Queen Anne and Gothic styles, in addition to Vernacular construction

The primary concentration of these residential buildings range in age from the last quarter of the 19th Century to approximately 1915. This area and its hillside setting is unique and represents a concentration of early summer homes originally associated with Camp Capitola at its peak and the nearby railroad depot.

Today it conveys a strong sense of Capitola at the turn of the century. The Cliff and Central Avenue area are eligible for nomination to the National Register of Historic Places as an Historic District. Significant individual structures include:

104 Cliff Avenue, a one-story wood residential unit is constructed in a rectangular building plan and designed in a quaint version of the "wedding cake" Gothic style. Major architectural features include a composite, pitched roof shape and a full length porch with a very simple main entrance. Architectural details include sawn woodwork, shiplap siding and wood frame sash windows.

106 Cliff Avenue, a three-story residential unit is designed in a Vernacular version of the Victorian style and constructed in a rectangular building plan. Major features include an off-set entryway, a second story balcony and a corner tower with pyramidal cap. Architectural details include diamond pane windows and patterned shingling. The structure has been altered by a major porch enclosure.

112 Cliff Avenue, is built in a rectangular plan in a Vernacular style with decorative detailing applied. Architectural features

include a raised, centrally located main entrance, a second story balcony and a medium pitched roof. Architectural details include patterned shingling, sawn woodwork and wood frame sash windows. The structure has been altered by the reconstruction of the balcony and porch area, and by the addition of an associated wood frame structure to the rear of the property.

114 Cliff Avenue is a two-story, wood residential unit. It is influenced by the Queen Anne style and is designed and constructed in a rectangular building plan. Major architectural features include a two-story balcony above. The major architectural details include patterned shingling, turned and sawn woodwork, wood sash windows and decorative brackets. The structure was altered by an addition to the rear:

The El Salto Resort is Capitola's oldest continuing tourist facility dating back to the turn of the century and the community's early seaside history. It is situated in a secluded, well landscaped site atop Depot Hill, with access limited to El Salto Drive. Its proximity to high coastal bluffs and sheer cliff walls gave the resort its name "The Jump" or "Jumping Off Place", although history records no such leaps. Over time the slowly eroding cliffs have consumed the southern portion of Grand Ave., which once provided access along the coastal bluffs to the resort.

Originally, the summer place was known as "The English Cottages" as they were built by two English families, the Robertsons and the Rawlins, then living in Hanford, California. The estate

then consisted of two summer homes, related dwellings, and various outbuildings and recreational facilities. The ocean was accessible by a steep path to "China Beach", so named because the area was once occupied by Chinese fishermen in what is now New Brighton State Beach. In 1912, Lewis Hanchett of San Francisco bought the property. He had previously been a summer renter. The Hanchett's began to add cottages and El Salto became a resort complex. In the 1920's, the resort achieved its peak in popularity, attracting a number of celebrities.

Today, El Salto is centered around a large wooden two-story home designed in a manner incorporating both Colonial Revival and Queen Anne architectural elements. It is one of the original two summer homes, the other having been lost to fire. The newer cottages reflect a Vernacular styling. The complex was built in an organic manner with meandering paths through mature landscaping. It is unique in its secluded setting and a visual reminder of a now disappearing resort lifestyle.

The Capitola Depot structure consists of a one-story wood building. It is built in a rectangular building plan and designed in a manner influenced by Colonial Revival architectural elements. Major architectural features include a hip roof, a central arched bay, and off-set main entrance. Architectural details include exposed rafter ends, a full length portico, and composite columns with decorative brackets. The windows are both fixed and it is sided with wooden shingles. The structure has been altered by

modifications to the exterior and by the fact that it has been turned on its axis ninety degrees away from the railroad tracks to face Monterey Avenue. Its associated features include a small city park located in front of the property.

The Capitola Depot was built in 1905 and replaced a simple clapboard structure which had been in service since the 1880's. The Depot was closed by the Southern Pacific Railroad in 1950, with passenger service having been discontinued since 1940. It was converted to residential use in the 1960's, and is now used as a rental unit and bed and breakfast facility. In its thirty-five years of passenger use, thousands of visitors to Capitola passed through the Depot. The current living room efficiency kitchen was once the ticket office and the baggage room to the rear is now a bedroom. Interior adornments reflect its railroad history. When the railroad disposed of the property, it was purchased for one dollar by a former railroad official, who later sold it for the same price to a Lucina Savoy. She had the building turned on its axis to face Monterey Avenue.

St. John's Episcopal Church consists of a one and one-half story wooden structure. It is built in a cruciform plan and is designed in a manner influenced by the Gothic Style of architecture. Its major architectural features include a central main entrance, a steeply pitched roof, a shallow projecting bay with a simple pitched roof, and a pointed, arched entryway. Its architectural details include pitched roof dormers, wood shingling, pointed arched windows with stained glass, simple wooden columns at the

entrance way, a cobbled foundation and simple quatrefoil details in the pediment. The structure is unaltered with the exception of being connected by a simple breezeway to a new, adjoining building. It is located on a corner lot with several large trees and shrubs, which add to its picturesque architecture. The structure was built in 1898 (approximately the same time as the El Salto cottages were erected). It is part of the early settlement of Depot Hill and on land donated by F.A. Hihn, who subdivided Depot Hill in 1888.

The Southern Pacific Railroad Trestle is some 600 feet in length and is constructed in three sections. The main central span of the bridge consists of a 200-foot iron truss which spans Soquel Creek. To either side of this are redwood trestles leading to a newer concrete trestle unit. Of these two units, the Riverview-Capitola Avenue side is far lengthier and more dominating. The structure is designed in a strictly utilitarian manner and has a commanding presence, due to its size and height.

The trestle played a significant role in the development of Camp Capitola which early on had limited transportation access by horse drawn carts. F.A. Hihn knew this would restrict his development plans. Using his political influence, he managed a county-wide bond to underwrite the development of a private railroad that would extend from Watsonville Junction to Santa Cruz. The project was bitterly opposed by south county, who already had railroad access. Hihn, however, had the votes in the north county and was able to secure a rail line. He then maneuvered its path from Soquel, an already established community

and a more economical route, to Camp Capitola. This necessitated the construction of the largest and most expensive trestle in the Central Coast area.

The first train rolled across it on May 18, 1876. The line, however, lost money and Hihn soon turned it over to the Southern Pacific Railroad in 1881, some say happily. In 1883, they broadgaged it, which effectively integrated the Santa Cruz line into their statewide system. This provided sure and convenient transportation to and from Central California, and immediately popularized Camp Capitola, which became a flourishing coastal resort.

Today, the trestle's dominating presence is a continuing reminder of its role in the early development of Capitola, whose identity was stamped by Hihn's vision and energy more than a century ago.

The Brown Bulb Ranch House consists of a one-story, ten-room adobe structure. It is built in a regular building plan incorporating adobe elements with ranch style architecture; an unusual and interesting blend of a combination of styles. Architectural features include a low-pitched roof and an off-set, recessed main entrance. Architectural details include both fixed and casement windows, with both round and rectangular openings. The structure has been altered by minor modifications to the facade's entry area. Associated features include several sheds and outbuildings of wood construction. The side is heavily landscaped with mature trees and shrubs. The structure is in

general deterioration. It was built in 1935 by Worth Brown and farm laborers. The adobe construction was a mixture of local soils, and oil and straw, which was cast in wooden form and resulted in adobe bricks.

The farm itself was established on a five-acre strawberry patch in 1914 by Worth's father, James Brown from Indiana, by way of Healdsburg. Brown soon began growing flower bulbs, primarily lilies. Later, he raised cattle which necessitated buying more land. Brown's pure-bred guernsey dairy herd became the largest on the Central Coast and their "Golden Guernsey" milk was widely sold. In the 1920's, milk was delivered to the Capitola Depot where it was shipped to Watsonville Junction and on to Oakland for the Southern Pacific Railroad's dining car use throughout its vast system. The dairy also became the County's leading producer of ice cream. It was sold at another family business, "Moo Cow Stores", which at one time numbered 10, with locations from San Jose to Hollister. The retail ice cream business ended in 1933 at the height of the Depression. The dairy continued until World War II.

Brown began planting begonias in 1921. The business grew to become the largest grower of begonias and calla lilies in the United States with worldwide distribution. This gave Capitola its title of "Begonia Capitol of the World" and gave rise to the City's annual Begonia Festival. At its peak, the Brown Bulb Ranch with its multiple operations was comprised of some 100 acres and over 50 farm structures. It represents a prominent

chapter in the County's agricultural history.

Today, the Brown Bulb Ranch is undergoing further transition and approaching the end of an era. In the 1960's, the Browns sold a portion of their land to Sutter Hill Properties who developed what is now the Capitola Mall. It opened in 1971, and in 1975, the Mall and the remainder of the farm was annexed to the City of Capitola. It is anticipated that further Mall expansion will entirely displace the Capitola operation, which has been relocating out of county for some time, while still retaining its national volume of operation.

The Lent House (cover photo), at 1570 Prospect Avenue, is a two-story wood residential structure that is designed in a unique manner, incorporating chateau features with Craftsman styling. The structure is built in a rectangular building plan with a large projecting octagonal bay window overlooking Capitola Village and the Monterey Bay. Major architectural features include an off-set entry area, a pitched roof, and a second-story balcony atop the octagonal bay. Architectural details include finials at each gable, sawn and hand turned woodwork, and a variety of siding types.

The A.L. Lent House was built in approximately 1915, and replaced a structure that earlier occupied the site. Its design appears to be influenced by Bernard Maybeck, the Berkeley based architect whose work was well known in the San Francisco Bay area at that time. Its style and prominence has made it a Capitola landmark.

The Averon-Lodge House consists of a two-story wood residence constructed in essentially a square building plan with a shallow projecting first-story bay to the east. The building is designed in a manner influenced by the Second Empire style. Major architectural features include both a hipped and mansard roof, a raised porch which encloses three of the building's sides, and twin entry areas on the north and south facades of the building. The entries are raised and slightly inset. Architectural details include roof dormers, simple brackets, shiplap siding, and decorative windows. The structure has been altered with minor modifications to the windows and the addition of a new brick chimney. The building site has been altered by the removal of several associated structures including a water tower, and a Victorian wing, which had been added to the house.

The Lodge House represents an important link in Capitola's history. It was built by Maria Lodge, daughter of Martina Castro who was the original Rancho de Soquel land grantee. In 1834, the Mexican government gave Martina some 34,000 acres extending from Capitola Beach into the foothills above. Martina married an Irish sailor from Dublin, John Lodge, Maria's father. She later married Juan Averon, an affluent, cultured Frenchman and early San Jose settler. They constructed the Averon-Lodge House in 1884, and Martina Castro lived nearby in an older adobe until the age of 93. Today, the structure remains one of Capitola's most important landmark buildings, in spite of the surrounding site's development into apartment units. It is also referred to as the Capitola Mansion House.

The Rispin Mansion is a sprawling structure, ranging three to four stories in height. It is located on a sloping lot which extends to the banks of the Soquel Creek below. It is of monolith, reinforced concrete construction, built in a manner influenced by the Mediterranean style. The structure is built in a rectangular plan, with several associated features. Major architectural features include a composite hip roof, an arched and vaulted portico with balcony above, a large, three-story high, seven-bay window which projects towards Soquel Creek, and several arched balconies and deck areas. Other architectural details include red tile detailing, arched window openings, decorative concrete detailing, and numerous brick and tile walkways which encircle the structure. Associated features include an earlier built wooden water tower, a reflecting pool, balustrade concrete walkways, and a two-story wooden residential structure.

The Rispin Mansion consists of some 9,000 square feet on its multiple levels and contains 22 rooms. The site is heavily overgrown with mature trees and shrubbery. On the surface, the building is in a deteriorated condition, largely due to vandalism and neglect, but the original architectural intent of the building is still clearly evident. Its architect and builder is unknown. Appropriately, the estate has been referred to as Capitola's "Mystery Mansion"; also in part because its owner, H. Allen Rispin, an oil millionaire who built the enormous structure in 1922, was reclusive. Rispin acquired the site, and the extensive holdings of F.A. Hihn, through his daughter,

Katherine Cope Henderson, in 1919. But in the late 1920's, he lost his fortune in the stock market and it is reported died penniless in the county hospital. The mansion was occupied from 1946 to 1959 by the Poor Clares religious order. Most recently, the city has purchased the property and intends to rehabilitate it for public use. In doing so, one of the county's most intriguing buildings will be preserved and perpetuated in functional use.