

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 10

*Resource Name or #: (assigned by recorder) 1811 Mission St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Santa Cruz

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: N/A

Date: N/A T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1811 Mission St.

City: Santa Cruz

Zip: 95060

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: A.P.N. 004-124-34

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The site contains a single-family residence and garage (circa-1920) constructed in the Mission Revival style. The house has a rectangular plan, a flat roof with parapets, stucco wall cladding and replaced windows and doors. A small, decorative porch frames the north elevation entrance. Wood columns flanking the entrance porch were added at an unknown date. See continuation sheet, page 3 for photographs (Figures 1-4).

*P3b. **Resource Attributes:** (List attributes and codes) HP2

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)
North Elevation, 2021

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



*P6. **Date Constructed/Age and Sources:**

Historic Prehistoric Both
circa-1920

*P7. **Owner and Address:**

Getgo Properties, LLC
420 Ingalls St., Suite 5
Santa Cruz, CA 95060

*P8. **Recorded by:** (Name, affiliation, and address)

Seth A. Bergstein, Principal
PAST Consultants, LLC
P.O. Box 721
Pacific Grove, CA 93950

*P9. **Date Recorded:** 8/30/21

*P10. **Survey Type:** (Describe)

Owner-requested

*P11. **Report Citation:** None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 1811 Mission Street

- B1. Historic Name:
- B2. Common Name: None
- B3. Original Use: Residential
- B4. Present Use: Residential

*B5. **Architectural Style:** Mission Revival

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
See continuation sheet, page 4, for the building chronology.

*B7. **Moved?** No Yes Unknown **Date:** **Original Location:** Same

*B8. **Related Features:** N/A

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Not Significant

Area: Santa Cruz

Period of Significance: circa-1920

Property Type: Residence

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See continuation sheets, pages 5 – 9 for the historic significance statement, historic significance evaluation and historic integrity assessment.

B11. Additional Resource Attributes: (List attributes and codes) HP4: Detached Garage

*B12. **References:**

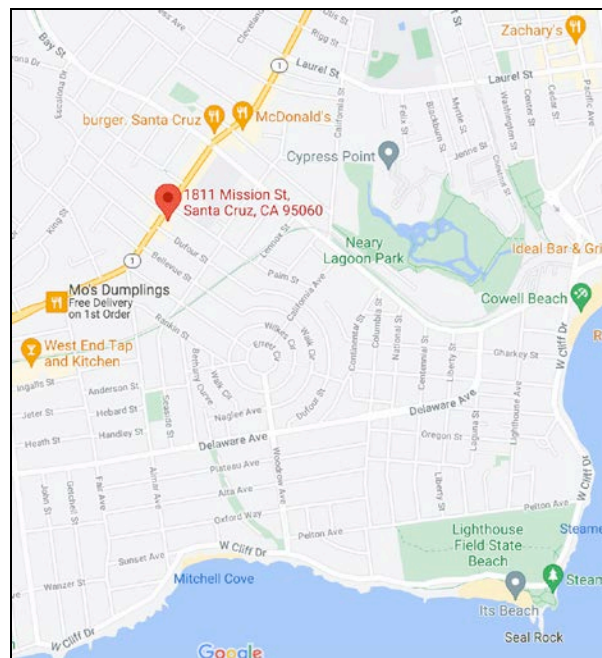
See continuation sheet, page 10

B13. Remarks:

*B14. **Evaluator:** Seth A. Bergstein, Principal
PAST Consultants, LLC

*Date of Evaluation: 8/30/21

(This space reserved for official comments.)



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Continuation

Update

P3a. Description: Photographs



Figures 1 and 2. Left image shows the front (north) elevation viewed from the street. Right image details the front (north) and east elevations. The columns and decorative panels are not original to the building (arrow).



Figures 3 and 4. Left image shows the rear (south) elevation, with replaced windows and doors. Right image details the rear garage, which has a modified entrance containing a T1-11 door.

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Update

P3a. Description:

Building Chronology

Based on the existing Sanborn maps, the Santa Cruz County Assessor records and the permit record obtained from the Santa Cruz Planning and Building departments, the site's building chronology is:

- Estimated Date, Circa-1920: Construct house and garage in the Mission Revival style.
- Estimated Date, Circa-1974: Install decorative wood columns flanking the entrance porch. The columns do not appear on a 1974 assessor's photograph of the house's front elevation.
- Estimated Date, Circa-1980s: Modify rear garage entrance and garage door.
- Estimated Date, Circa-1990s: Replace original double-hung wood sash windows with vinyl slider and/or vinyl sash windows. Replace front entrance door.

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Update

B10. Significance: Significance Statement

Summary Property History

By the 1920s, Mission Street developed into the primary automobile gateway into Santa Cruz. Streets to the south were developed primarily with modest homes that were constructed after the Circles area was laid out. The 1928 (updated 1957) Sanborn map shows this arrangement of modest homes on the south side of Mission Street in the vicinity of the subject properties (**Figure 5**).

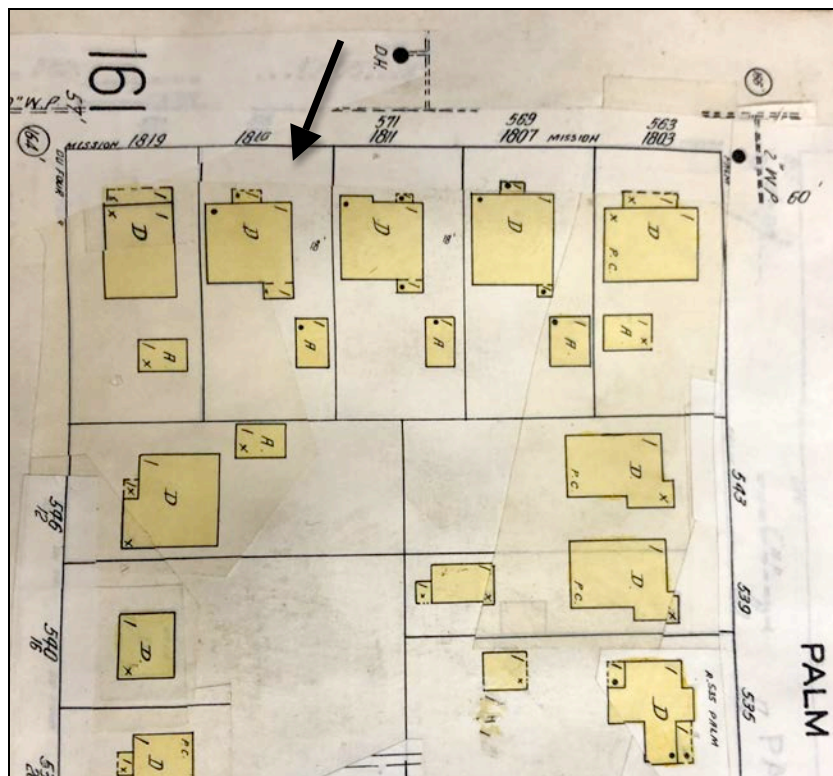


Figure 5. 1928 (updated in 1957) Sanborn map showing the subject property with an arrow.

The subject property was constructed on the outer reaches of the “circles” area, named by Santa Cruz historian John Chase for its unusual circular street pattern developed in 1889 when land was offered by local fanciers F.A. Hihn and E.H. Robinson for construction of the Christian Tabernacle Church. A circular pattern of streets was created around the original church, which had an octagonal plan. The church has since been demolished and is now the site of the Coryell Autism Center. The surrounding circular street pattern remains and contains lots of unusual sizes and configurations. According to historian John Leighton Chase, the development resulted in “many odd and substandard-size lots, as well as a poor circulation pattern.” Houses tended to be small and of the vernacular nature. Driving the area today reveals many modest homes constructed in various vernacular and revival styles, most of which have been highly altered. Duff Street, adjacent to the subject properties, leads southeast from Mission Street to the Circles neighborhood (Chase, John Leighton, *The Sidewalk Companion to Santa Cruz Architecture*, 3rd Addition, 246).

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Update

B10. Significance: Significance Statement

Summary Property History (continued)

Property Occupancy

Based on a survey of available city directories (*Polk's Santa Cruz City Directories: 1920 – 1970*), the following lists the property's occupants for 1811 Mission Street:

- 1924-1926: Vacant.
- 1926-1928: George M. and Violet Gourcier, Electrician.
- 1929-1932: Vacant.
- 1932-1934: George J. and Edna Blackford, Clerk.
- 1934-1938: Arthur A. and Laura Pyeatt, Miner.
- 1938-1941: Howard A. and Ellen Moody, Clerk.
- 1941-1948: Nardo L. and Helen Oliver, Fishery Manager.
- 1948-1968: Joseph C. and Dorothy Silveira, Lab Technician.
- 1968-1970: Vacant.

Occupancy Summary

The subject property occupancy alternated periods of vacancy with small periods of residency, indicating the property was used as a rental or secondary income property until being occupied by Joseph C. and Dorothy Silveira after World War II. The Silveira family occupied the property for the longest time period: 1948 - 1968.

Joseph C. Silveira (1894-1967) worked as a laboratory technician in Santa Cruz. His wife, Dorothy, passed away in 1965, two years before Joseph ("Dorothy E. Silveira (obituary)," *Santa Cruz Sentinel*, 08/17/1965).

Research did not reveal any significant contributions by any of the subject house's occupants to national, California or Santa Cruz history. Occupancy of the subject property changed often, as various residents were of modest economic means, worked in the local community and rented the house on the subject property.

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Update

B10. Significance:

Evaluation of National Register (NR), California Register (CR) and Santa Cruz Historic Significance

1. NR-A, CR-1: Association with significant events, patterns or trends.

The subject property is not eligible under this Criterion, as no specific event led to its development. The subject property developed during a period of population growth that created a demand for increased housing in the City of Santa Cruz. The subject property developed as a rental and subsequently as a modest home for workers employed in nearby industry and commerce. Housing growth itself would not be considered a significant event under this Criterion, as it can be applied to numerous cities throughout California and the United States. The subject property is not eligible under this Criterion.

2. NR-B, CR-2 : Association with significant persons.

National Register Bulletin 32: *Guidelines for Evaluating and Documenting Properties Associated with Significant Persons* provides additional recommendations for establishing historic association with significant persons. The document states:

“Associations with an individual should have occurred during the period of time when the person was engaged in the activities for which (s)he is considered significant. Birthplaces, childhood homes, schools attended as children, retirement homes that are not associated with an individual’s significant contributions, graves, and cemeteries generally are not considered eligible for the National Register on the basis of associations with that person.” (Page 16)

The property alternated between brief occupancy and vacancy periods, before being occupied as a single-family house by the Silveira family after 1948. Joseph C. and Dorothy Silveira did not make significant contributions to national, California or Santa Cruz History. The subject property is not eligible under this Criterion.

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Continuation

Update

B10. Significance:

Evaluation of National Register (NR), California Register (CR) and Santa Cruz Historic Significance (continued)

3. NR-C, CR-3: Association with significant architecture and/or design.

The subject house is a modest example of the simplified Mission Revival style. In addition, the building has been subjected to alterations, including the placement of non-original decorative columns onto the front elevation, fenestration modifications in original and new openings and an entrance modification. In its present condition, the building on the subject property is not an outstanding example of architectural design or a construction methodology. The building is not the work of a master architect, nor does it possess high artistic value. The subject property is not eligible under this Criterion.

Historic Integrity Analysis

- 1. Location:** *the place where the historic property was constructed or the place where the historic event occurred.* The building maintains integrity of location.
- 2. Design:** *the combination of elements that create the form, plan, space, structure, and style of a property.* The addition of wood columns to the front porch, the window replacements and entrance modification has compromised substantially the integrity of design.
- 3. Setting:** *the physical environment of a historic property.* Commercial infill and building replacements have compromised the integrity of setting around the subject property.
- 4. Materials:** *the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.* Window and door modifications have compromised the integrity of materials from their original design.
- 5. Workmanship:** *the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* Integrity of workmanship is diminished due to the alterations listed above.
- 6. Feeling:** *a property's expression of the aesthetic or historic sense of a particular period of time.* The building alterations have reduced considerably the integrity of feeling as a modest Mission Revival-style residence.
- 7. Association:** *the direct link between an important historic event or person and a historic property.* This does not apply, as no historic association has been determined for the subject property.

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Continuation

Update

B10. Significance:

Evaluation of National Register (NR), California Register (CR) and Santa Cruz Historic Significance (continued)

City of Santa Cruz Historic Significance

1. Recognized as a significant example of the cultural, natural, archaeological, or built heritage of the city, state, or nation;

The subject property contains a modest and altered example of the Mission Revival style and is not a significant example of the built heritage of Santa Cruz.

2. Associated with a significant local, state, or national event;

The subject property is not associated with a significant local, state, or national event.

3. Associated with a person or persons who significantly contributed to the development of the city, state, or nation;

The subject property is not associated with a significant person.

4. Associated with an architect, designer, or builder whose work has influenced the development of the city, state or nation;

The subject property is not associated with a significant architect, designer or builder.

5. Recognized as possessing special aesthetic merit or value as a building with quality of architecture that retains sufficient features showing its architectural significance;

The building alterations have removed any potential for special architectural or aesthetic merit or value.

6. Recognized as possessing distinctive stylistic characteristics or workmanship significant for the study of a period, method of construction, or use of native materials; and/or

The substantially altered house does not possess distinctive stylistic characteristics, design or workmanship.

7. Retains sufficient integrity to accurately convey its significance.

The subject house has been altered and does not possess sufficient historic integrity.

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*Date: 8/30/21

Continuation

Update

B12. References:

Boland, Beth G. National Register Bulletin 32: *Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*, National Park Service, U.S. Department of the Interior.
Chase, John Leighton, *The Sidewalk Companion to Santa Cruz Architecture*, 3rd Addition.
City of Santa Cruz, Planning and Building Department Records.
“Dorothy E. Silveira (obituary),” *Santa Cruz Sentinel*, 08/17/1965.
Lehman, Susan, *Fully Developed Context Statement for the City of Santa Cruz*, 2000.
National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. United States, Department of the Interior, National Park Service, 1998.
Polk’s Santa Cruz City Directories: 1920-1972.
Santa Cruz County Assessor’s Office.
United States Census Records, accessed via *Ancestry.com*.