

Page 1 of 4                      \*Resource Name or # (Assigned by recorder): Pilkington House

P1. Other identifier: None

\*P2. Location:     Not for Publication     Unrestricted

\*a. County    Santa Cruz County    and (P2b and P2c or P2d. Attach a location map as necessary.)

\*b. USGS 7.5' Quad    Santa Cruz                      Date    Revised 1994                      T .11 S. ; R .2 W. ; Mount Diablo    B.M.

c. Address:    307                      Berkeley Way                      City    Santa Cruz                      Zip    95062

d. UTM:(give more than one for large and/or linear resources)                      Zone    10S ;    587543 mE/    4093415 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

north side of Berkeley Way west of Berkeley Court.    APN#    009-221-39

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

This single family residence represents a form of Craftsman design from the decade prior to World War I. This style, known for its emphasis on horizontal forms and use of heavy joinery and trim, dates from 1909-1910. The house is sheathed in wood shingles and is an early vernacular implementation of the style popular during the early years of the Arts and Crafts Movement. The one-and-one-half story house is a raised rectangular mass with a full-depth gabled roof. The roof extends in part to the front over a partially projecting porch and features deep eaves and exposed rafter tails. The frame house is clad in shingles that may not be original, as they are recent and cover some of the assumed original detailing, such as the front porch beam. The wide front door is a distinctly Craftsman characteristic, with a high multi-lite viewing window above paneling. Fenestration is largely concealed by foliage, and includes a wood focal unit at the front façade and 1/1 double-hung windows.

\*P3b. Resource Attributes: (List attributes and codes)    HP2. Single family property

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



P5b. Description of Photo:  
 (View, date, accession #)  
 View facing north, 2009.

\*P6. Date Constructed/Age and Source:

Historic     Prehistoric     Both  
 1909-1910, city directories, 99 years old.

\*P7. Owner and Address:

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

F. Maggi/L. Dill/J. Kusz  
 Archives & Architecture, LLC  
 PO Box 1332  
 San Jose, CA 95109

\*P9. Date Recorded:                      5/6/09

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Santa Cruz Historic Building Survey - Vol. III, Department of Planning and Community Development, City of Santa Cruz, 2012.

\*Attachments:

- |  |  |   |  |  |
|--|--|---|--|--|
| <input type="checkbox"/> None                    | <input checked="" type="checkbox"/> Continuation Sheet                     | <input type="checkbox"/> District Record        | <input type="checkbox"/> Rock Art Record   | <input type="checkbox"/> Other (List): |
| <input checked="" type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record  | <input type="checkbox"/> Artifact Record   |  |
| <input type="checkbox"/> Sketch Map              | <input type="checkbox"/> Archaeological Record                             | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record |  |

**State of California - The Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

**Primary #**  
**HRI #**

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**\*NRHP/CRHR Status Code** 3CS

**Resource Name** (Assigned by recorder) Pilkington House

B1. Historic Name: Pilkington House

B2. Common Name: 307 Berkeley Way

B3. Original Use: Single family residential

B4. Present Use: Single family residential

**\*B5. Architectural Style:** Craftsman

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Constructed 1909-1910.

**\*B7. Moved?**  No  Yes  Unknown **Date:** n/a

**Original Location:** n/a

**\*B8. Related Features:**

None

B9a. Architect: Unknown

b. Builder: Unknown

**\*B10. Significance: Theme** Architecture

**Area:** Eastside

**Period of Significance:** 1909 - 1929

**Property Type:** Residential

**Applicable Criteria:** (2), (3)

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

This property was part of the 1906 Cornell Addition Subdivision, in Santa Cruz's Eastside. The subject house was constructed shortly after the establishment of the tract, in 1909-1910, and was first occupied by John Humphrey Blakey Pilkington, and his wife Virginia. John Pilkington was born in Illinois around 1857 who had come to Santa Cruz in 1871 with his parents, Blakely and Eliza Pilkington. As an adult, Pilkington was a forester and agriculturist, in addition to being the first warden at the nearby California Redwood Park (now Big Basin Redwoods State Park), and led the fight against the ten day fire that damaged much of the park in 1904 but saved many trees and buildings in the main area of the park. Pilkington was also partial owner (along with his father) of the Loma Alta Farm, a large agricultural property located above DeLaveaga Park. He also was a noted amateur anthropologist and traveled throughout California collecting Native American artifacts. His valuable collection was bequeathed to the Santa Cruz City Museum following his death in 1929.

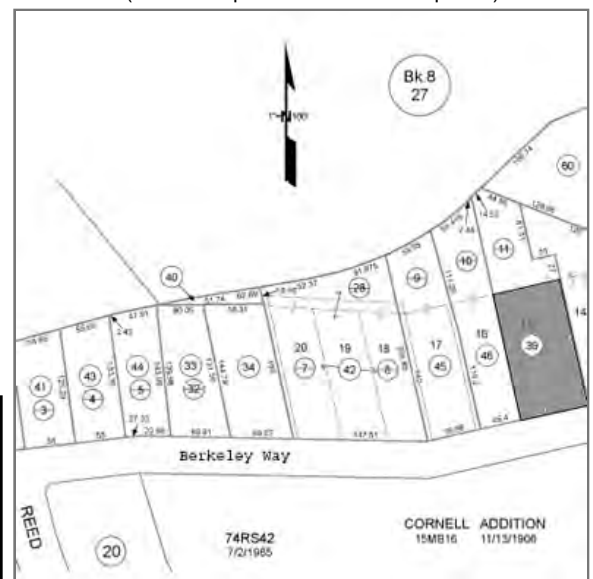
(Continued on page 4 DPR523L)

B11. Additional Resource Attributes: (list attributes and codes) None

**\*B12. References:**

- City of Santa Cruz Standard Map, 1929.
- Lehmann, Susan. Historic Context Statement for City of Santa Cruz. 2000.
- Polk. R. L., Santa Cruz City Directory. 1902, 1916-1989.
- Sanborn Fire Insurance Maps, 1905-1950
- Taylor, A.A., *California Redwood Park*, 1912
- U.S. Federal Census, 1900-1930.

(Sketch Map with north arrow required.)



B13. Remarks: None

**\*B14. Evaluator:** Leslie Dill

**\*Date of Evaluation:** May 6, 2009

(This space reserved for official comments.)



TN\* / MN  
14 1/2°

Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

Page 4 of 4 \*Resource Name or # (Assigned by recorder) Pilkington House

\* Recorded By F. Maggi/L. Dill/J. Kusz \* Date 5/6/2009  Continuation  Update

*(Continued from page 2, DPR523b, B10)*

The property was then acquired by Reuben H. and Katie E. Pringle. The Pringles, both California natives, were in their mid-60s at that time, and Reuben had been working as a salesman. Reuben Pringle died in 1941.

SIGNIFICANCE

The property was found eligible for the California Register of Historical Resources under Criteria (2) and (3). The building is not individually significant to the development of the Eastside neighborhoods, and thus would not appear to be eligible under Criterion (1). The early person associated with this building is John Pilkington, who is associated with the early years of the California Redwood Park as its first warden, and is known for contributions that are significant to the development of both the local community and at the state level for his role in California's public parks, thus the property appears to be eligible for the California Register under Criterion (2). The specific architect of the building has not yet been identified, but it was found eligible for listing under Criterion (3), as the building is a distinctive early Craftsman design.

When considered for listing within the Historic Building Survey of the City of Santa Cruz however, the property meets the following criteria:

1. The building is a significant example of the built environment heritage of the City as a representative of a ca. 1910 building constructed to serve Santa Cruz's emerging population at the beginning of the twentieth century; and
3. The property is associated with John Humphrey Blakey Pilkington who contributed to the development of Santa Cruz as a noted agriculturalist and horticulturalist and through his association with the establishment of California Redwood Park; and
5. The building possesses special aesthetic merit and value due to its quality of Craftsman architecture, retaining sufficient features that show its architectural significance; and
7. The building retains sufficient integrity to accurately convey its significance.

Integrity

The property maintains most of its apparent historical integrity as per the National Register's seven aspects of integrity. It maintains its original location on Berkeley Way, north of downtown Santa Cruz, in an area developed at the beginning of the twentieth century; it is still surrounded by much, but not all of its apparent historic setting, including surrounding houses of similar age, scale and design and parcels with similar setbacks, parking, and streetscape. It retains its residential scale and feeling and continues, through its form, massing and detailing, to illustrate its associations with minor patterns of residential design and development in the twentieth century. The cottage retains its integrity with the Craftsman style, including its shed dormer, raised form, full-depth side-gabled roof, partially projecting porch, along with its exposed rafter tails, and solid porch rails.