

Other Listings
Review Code Reviewer Date

Page 1 of 4 *Resource Name or # (Assigned by recorder): Wagner 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 Location: Not for Publication Unrestricted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: 606 Highland Ave. City Santa Cruz Zip 95060

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 585606 mE/ 4093074 mN

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

 north side of Highland Avenue at Highland Court. APN# 001-081-42

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

This ca. 1875 residence contains an older embedded ca. 1850 residence, a remnant from the original property owner. When the subsequent owner incorporated the earlier cottage into this farmhouse, the older house was reportedly cut in half and moved further back on the property. The front of the extant house is a farmhouse designed in the National style, a vernacular building type that dates from as early as the pre-railroad American era from the 1850s to the 1870s. However, National style houses such as this one continued to be built as late as the 1880s, in the form of Victorian Farmhouses. Typical of this style, the one-and-one-half-story house has the distinctive proportions of a balloon-frame building, including a raised rectangular footprint, and moderately steep roofline with boxed eaves. Detailing dating from the 1870s includes the channel-rustic siding, 2/2 double-hung windows, and narrow paired windows in the focal unit of the square bay window to the side of the main entry.

*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
ca. 1875, news article, about
134 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 #

Page 2 of 4

*NRHP/CRHR Status Code 3CS

Resource Name (Assigned by recorder) Wagner House

B1. Historic Name: Wagner House

B2. Common Name: 606 Highland Ave.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: National

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

Constructed ca. 1875, including an embedded ca. 1850 cottage. Renovated in the 1970s (SC BP #A 24828, #A 26250, #A 24976).

*B7. Moved? No Yes Unknown Date: 1870s

Original Location: On site downslope

*B8. Related Features:

None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture

Area: Westside

Period of Significance: 1875 - 1975

Property Type: Residential

Applicable Criteria: (2)

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

Embedded in this ca. 1875 residence is an early portion of the Nicolas Dodero house constructed about 1850. Nicolas Dodero was granted the *Rancho Tres Ojos* in 1844, and constructed his house soon thereafter. In 1873, the property was purchased by John Wagner from Nicolas Dodero Jr. and was by that time only a 45-acre portion of the original rancho, including the small early house. Wagner moved the original house back on the parcel and cut it in half. Wagner then incorporated the early house into the farmhouse he built around 1875. John Wagner was a German immigrant who came to the Santa Cruz area in 1856, where he worked in the tanneries. After John's death, the house remained in the family for over a century; his son Fred Wagner and wife Grace, lived in the house until their deaths in late 1970s. Fred Wagner was a blacksmith in Santa Cruz. He sold part of the property to the City of Santa Cruz in 1958, which is now known as Wagner's Grove Park. In the late 1970s, the house was sold to Joy and Gus Norton, who renovated the house including new wiring, new plumbing, new walls, and a solar heating system. The house continues to be owned by Norton family members. (Continued on page 4, DPR523L)

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

*B12. References:

City of Santa Cruz building permits.
 City of Santa Cruz Standard Map, 1929.
 Lehmann, Susan. Historic Context Statement for City of Santa Cruz. 2000
 Otto, Earnest, *Santa Cruz Sentinel* Old Santa Cruz 5/16/1943.
 Partial Map of lands conveyed to Eldovigues Rodriquez...part of Rancho Tres Ojos de Agua. 1894.

(Continued on page 4, DPR523L)

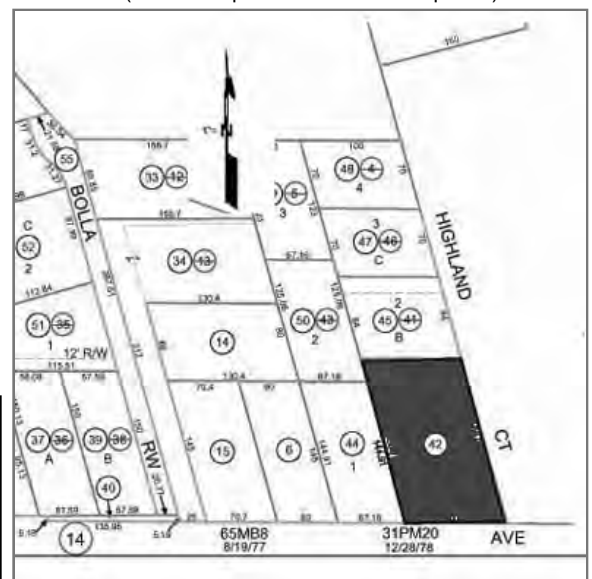
B13. Remarks: None

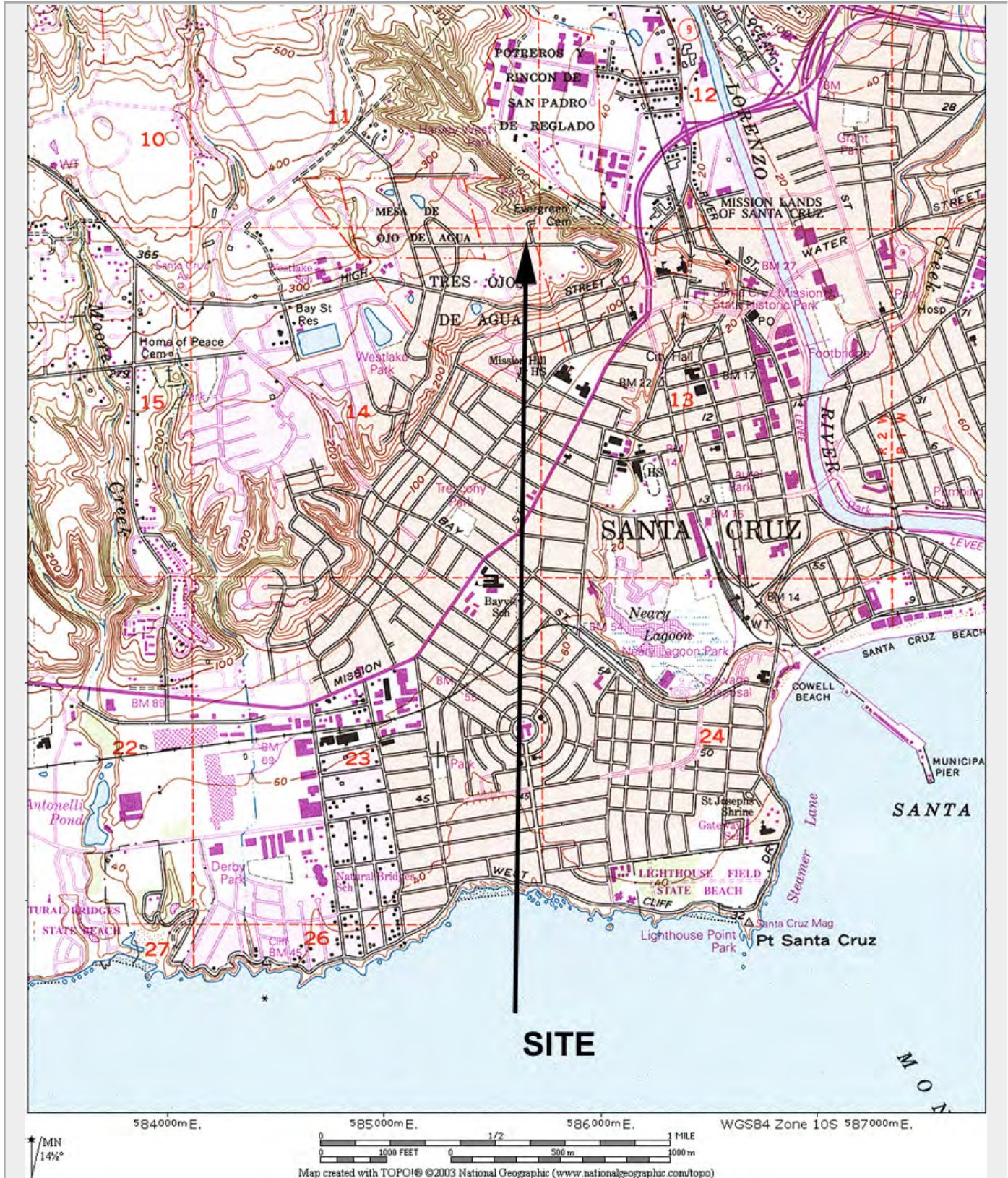
*B14. Evaluator: Leslie Dill

*Date of Evaluation: May 6, 2009

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





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

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

(Continued from page 2, DPR523b, B10)

SIGNIFICANCE

The property was found eligible for the California Register of Historical Resources under Criterion (2). The residence is not individually significant to the development of the Westside neighborhoods, and thus would not appear to be eligible under Criterion (1). The primary family associated with the building are the Wagners, who are known for contributions that are important to the development of the local community, and as such, the building would appear to be eligible under Criterion (2). The building is vernacular in design, but contains parts of a very early house. The architecture however is not distinctive in construction to enable eligibility under Criterion (3).

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 rare and early building constructed ca. 1850, and ca. 1875; and
3. Associated with a person or persons who significantly contributed to the development of the City; and
7. The building retains sufficient integrity to accurately convey its significance.

Integrity

The property much of its historical integrity as per the National Register's seven aspects of integrity. It maintains its original location on Highland Avenue, north of the Mission Hill neighborhood of Santa Cruz. The house is no longer surrounded by its remote historic setting; it is currently surrounded by neighboring parcels of recent development. Just north of the property is Wagner's Grove Park, which is now a neighborhood park operated by the City of Santa Cruz, but was once associated with this property. The house retains its mid-to-late-nineteenth century residential scale and feeling and continues, through its form, massing and detailing, to illustrate its associations with distinctive vernacular design in Santa Cruz. The exterior of the house retains its integrity with the National style, including the overall form, materials, and workmanship, although the structure was apparently renovated in the recent past.

(Continued from page 2, DPR523b, B12)

Santa Cruz Sentinel, An 'Old' Farmhouse Made New, 6/27/1980.

UCSC Oral History Project-Fred Wagner. Blacksmithing and Life in the Santa Cruz Area in 1890-1930. 1966.