

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 7 *Resource Name or # (Assigned by recorder): Villa Maio/Sherman Villa Cottages
P1. Other identifier: Sherman Villa

*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 Location: Not for Publication Unrestricted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: 438 Market St. City Santa Cruz Zip 95060

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 587705 mE/ 4093736 mN

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

south side of Market Street at Avalon Street. APN# 008-271-44

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

An early twentieth century five-car garage faces Market Street at the front of this small complex of buildings. Behind it are six Craftsman style bungalow cottages, built in 1926, and arranged in an arc along the edge of a gravel parking area, somewhat obscured from view by vegetation and the garage building. Each of the wood-frame cottages is slightly different from the others, although they all have gabled roofs and rectangular footprints. They share the same color palette and have similar scalloped window trim; most apparently have original screen doors. The three cottages to the east are side-gabled. The three cottages to the west are front-gabled, including one with a hipped gable and one that has had a large two-story rear wing. To the rear of the property is Branciforte Creek, and the property forms a wedge at the intersection of the creek and Market Street.

(Continued on page 4)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple 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 south, 2009.

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
1926, city directories, 83 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:

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

DPR 523A (1/95)

* Required Information

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) Villa Maio/Sherman Villa Cottages

B1. Historic Name: Villa Maio Cottages/Sherman Villa Cottages

B2. Common Name: 438 Market St.

B3. Original Use: Multi-family residential

B4. Present Use: Multi-family residential

*B5. Architectural Style: Craftsman

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

Constructed or moved on to site in 1926.

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

Original Location: n/a

*B8. Related Features:

House on adjacent property to southwest.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Resort and Recreation

Area: Branciforte

Period of Significance: 1926 - 1950s

Property Type: Residential

Applicable Criteria: (1)

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

Built on the former site of the Big Trees Brewery, which operated from 1892 to the early 1920s, these cottages were constructed or moved onto the property in 1926. The cottages were called "Villa Maio" and operated as summer rentals. They were first owned by Charles Lund, and then later by George and Anne Leonard. In the 1930s, the property's name was changed to "Sherman Villa". The residence adjacent to the cottages, at 434 Market St., was associated with the early brewery and later cottages, serving as the owner/managers house for the different establishments. Villa Maio and Sherman Villa cottages were summer rentals until the 1950s. Research revealed that the cottages were a desirable place to vacation due to their proximity to Branciforte Creek, which afforded fishing and small rowboats on the creek, as well as for the idyllic setting with flowers, fruit and walnut trees. In the 1950s, the properties were divided into two parcels and the cottages became permanent year-round rentals. The cottages frame an inner court behind a wide five-car garage facing Market Street.

(Continued on page 4, DPR523L)

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

*B12. References:

- Baldwin, Arnold. Map of the City of Santa Cruz. 1923.
- Chase, John, Personal card file. Judy Steen collection.
- City of Santa Cruz Standard Map, 1929, 1947.
- Lehmann, Susan. Historic Context Statement for City of Santa Cruz. 2000.
- Map of Rodriguez Tract, City of Santa Cruz, ca.1915.
- Polk. R. L., Santa Cruz City Directory. 1916-1989.

(Continued on page 5, DPR523L)

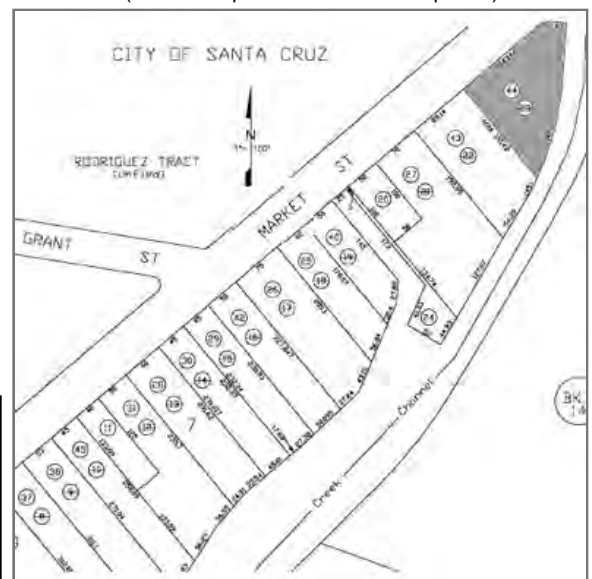
B13. Remarks: None

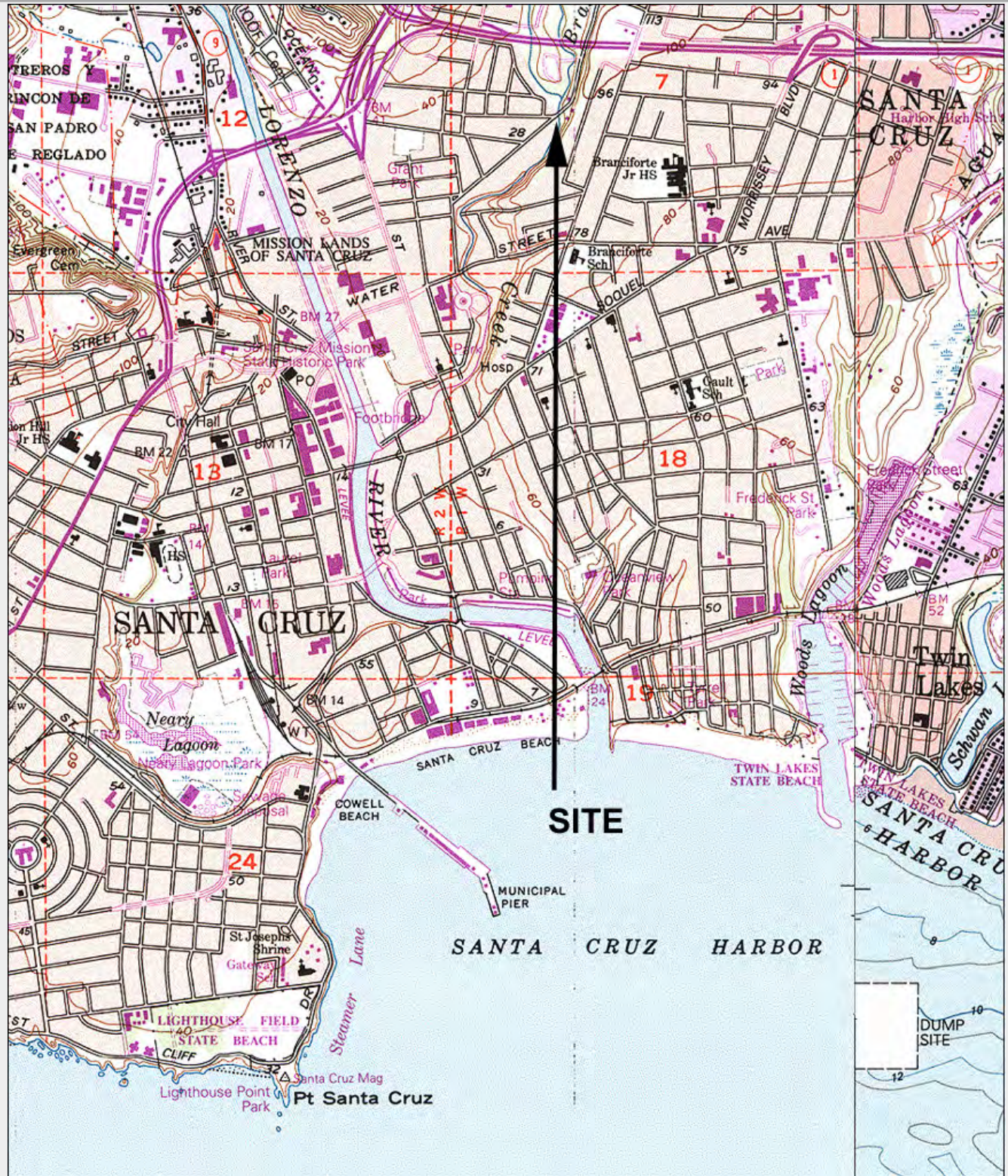
*B14. Evaluator: Leslie Dill

*Date of Evaluation: May 6, 2009

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





TN*/MN
14 1/2°

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

CONTINUATION SHEET

Page 4 of 7 *Resource Name or # (Assigned by recorder) Villa Maio/Sherman Villa

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

(Continued from page 1, DPR523a, P3a Description)

The farthest east cottage has a projecting gabled front porch, 6/1 double-hung windows, and flat-board siding. The second cottage has a cantilevered porch roof, supported by geometrical knee braces; it has channel-rustic siding and casement windows. The third side-gabled cottage also has a centered porch roof; this one is a shed extension of the main roof. This cottage is shingled with 1/1 windows. The fourth cottage has a double-gabled roof with a shallow porch roof supported by full-height knee braces. This cottage features a 1/1 double-hung window next to its front door and what appears to be flat-board siding. The fifth cottage has a hipped gable roof and a tiny shed-roof porch shelter over the front door. This residence has channel-rustic siding; its window is obscured from view by vegetation.

The westernmost house has a small front-gabled wing with flat-board siding and three knee braces at the front façade. Its front window sash has been replaced by an aluminum slider. To the rear is a much larger two-story wing that appears on early Sanborn maps; it may be original although it has the appearance of an addition. The rear wing has a gabled roof with a lower roof pitch than the front; it has no decorative trim or knee braces that might indicate its age. There is a detached shed-like building to the side of the last house; it has a side-gabled roof and a latticework façade.

The long garage building features a long false-front façade at Market Street, above five garage bays. The garages are set closely together, separated only by posts. Each garage opening has a pair of swinging doors; one has replacement plywood doors while each other door has a 6-lite window over three vertical flat panels. The front façade is clad in vertical board siding.

(Continued from page 2, DPR523b, B10 Significance)

SIGNIFICANCE

The property was found eligible for the California Register of Historical Resources under Criterion (1). The building complex is a rare remaining auto court associated with the evolution of Santa Cruz as a vacation destination in the Interwar years, and served as such for over a half a century. This direct association with important patterns of development in the City of Santa Cruz indicates that the property would be eligible under Criterion (1). The property is not directly associated with an personages that have been recorded as important in the history of Santa Cruz County. The property would therefore not appear to be eligible under Criterion (2). The building complex is vernacular in design, and would not appear to qualify for the California Register 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 complex is a significant example of the built environment heritage of the City as a representative of an early twentieth century building type; and
7. The building complex retains sufficient integrity to accurately convey its significance.

(Continued on next page)

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Continuation Update

(Continued from last page)

Integrity

The property maintains most of its apparent historical integrity as per the National Register's seven aspects of integrity. The complex maintains its original location between Market Street and Branciforte Creek, northeast of the downtown area of Santa Cruz. The property remains surrounded by much of its apparent historic setting, including surrounding residences of similar age and scale; however, primarily the complex has its own internal historic setting, as the collection of buildings are in their original physical layout within the site. The cottages and garage retain a residential scale and feeling and continue, through their forms, massing and detailing, to illustrate associations with patterns of design and development in the early twentieth century. The complex retains its integrity with Craftsman design and workmanship, including, including the moderately pitched gable roofs, knee braces, wood siding and windows, and porch configurations.

(Continued from page 1, DPR523b, B12 References)

Sanborn Fire Insurance Maps, 1905 -1950.

Santa Cruz County Historical Trust. *Every Structure Tells a Story*. 1990.

U.S. Federal Census, 1930.

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Detail view of some cottages, viewed facing southeast from Market Street.

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Aerial view of building complex.

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Detail view