

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 4 *Resource Name or # (Assigned by recorder): Miller 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 Location: Not for Publication Unrestricted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: 231 Otis St. City Santa Cruz Zip 95060

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 585674 mE/ 4092156 mN

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

southeast corner of Otis Street and Cleveland Avenue. APN# 006-202-01

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

This vernacular one-story Craftsman style house, built in 1927, represents a transition period from the late-Craftsman period, with its raised footprint, heavy tapered porch pillars and tripartite focal windows, to the Interwar period's Spanish Eclectic style with its tile roof, lack of wood trim and inclusion of arched stucco forms.

Houses from the Craftsman era, about 1905 to 1925, embody a local design response to the larger Arts-and-Crafts movement found throughout the United States, as presented in such historic magazines as *Craftsman*. After World War I, the Eclectic Revival or Period Revival styles grew in prominence to become characteristic of both residential and nonresidential construction in the 1920s and 1930s.

(Continued on page 4, DPR523L)

*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 south, 2009.

*P6. Date Constructed/Age and Source:
 Historic Prehistoric Both
 1927, city directories, 84 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
- Location Map
- Building, Structure, and Object Record
- Linear Feature Record
- Artifact Record
- Sketch Map
- Archaeological Record
- Milling Station Record
- Photograph Record
- Other (List):

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) Miller House

B1. Historic Name: Georgia Terry House

B2. Common Name: 231 Otis St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Craftsman with Spanish Eclectic details

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

Constructed 1927. Remodeled 1941. Addition constructed in 1947.

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

Original Location: n/a

*B8. Related Features:

None.

B9a. Architect: Unknown

b. Builder: Darrow Palmer (1947 addition)

*B10. Significance: Theme Architecture

Area: Westside

Period of Significance: 1927

Property Type: Residential

Applicable Criteria: (3)

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

The residence at 231 Otis St. was constructed on Block 2, Lot 1 of the J. S. Green Subdivision, which was recorded in 1903. The one-story residence was constructed in 1927, according to city directories, although the property is listed as "vacant" until 1931. The earliest known occupant is Georgia E. Terry, from 1931 until 1935. By 1935, the property was owned by Stewart E. Miller. Miller lived in the residence with his wife, Gertrude, and worked as a general manager at the A. K. Salz Company. Miller's ownership included a 1941 remodel of the residence, as well as a 1947 addition done by local contractor, Darrow Palmer.

The house was purchased by Ernest Marengi in the 1950s, and he continued to live in the residence until at least 1980. Marengi worked as Assistant Chief of Police and was a native of Santa Cruz, his parents being Italian immigrants who had settled in Santa Cruz in 1914.

(Continued on page 4, DPR523L)

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

*B12. References:

E-mail communication from J. Steen, 8/4/09.
Lehman, S., Context Statement, City of Santa Cruz, 2000.
Sanborn Fire Insurance Maps, 1886-1950.
Santa Cruz, Standard Map, 1929.
Santa Cruz building permits.
Santa Cruz city directories, 1916-1989.
U.S. Census, 1880, 1900-1930.

B13. Remarks: None

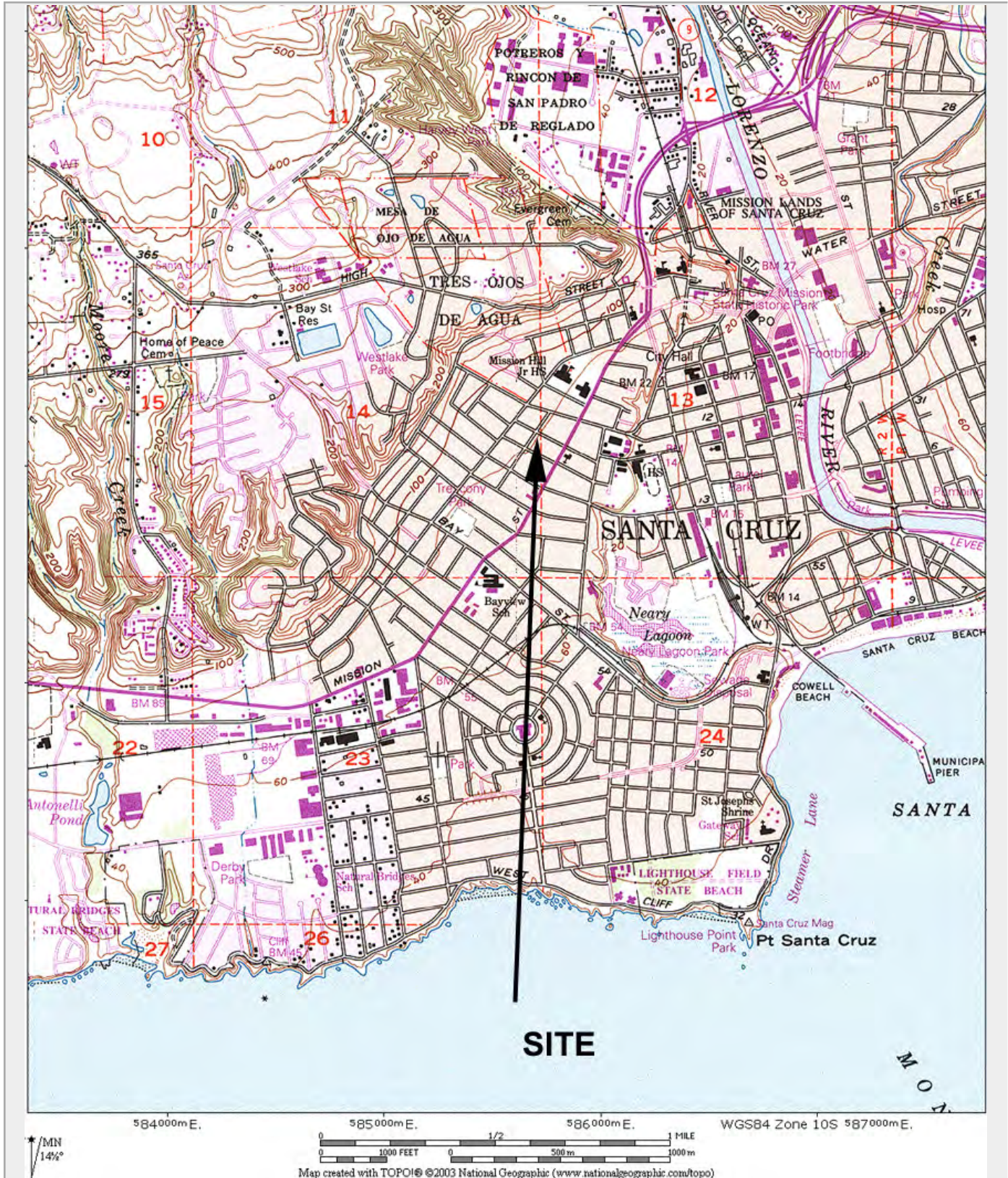
*B14. Evaluator: Leslie Dill

*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) Miller House

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

(Continued from page 1, DPR523a, P3 Description)

This modest house is unusual in its diamond-shaped tile roof shingles and includes many original character-defining features, such as: its raised hipped form that continues forward over the almost projecting porch, arched porch openings, heavy tapered porch posts with brick capitals, brick cap rails and heavy planter box at the porch extension, stucco cladding with inset diamond-shaped forms and tiles, tripartite focal window openings (although the window sash have been recently replaced), boxed eaves, and a wide front door.

(Continued from page 2, DPR523b, B10 Significance)

SIGNIFICANCE

The property was found eligible for the California Register of Historical Resources under Criterion (3). The building is not individually significant to the development of the Westside neighborhood community in Santa Cruz, and thus would not appear to be eligible under Criterion (1). The early persons associated with the building, Georgia Terry and Stewart Miller, are not significant figures in local history and would not enable eligibility for personages under Criterion (2). The specific architect of the building has not yet been identified, but the design is a distinctive and unique example of the Craftsman style in Santa Cruz, and therefore would be eligible 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 late 1920s building constructed to serve Santa Cruz's emerging population; and
5. The building possesses special aesthetic merit and value due to its quality of architecture, retaining sufficient features that show its architectural significance; and
6. The building possesses distinctive stylistic characteristics of the Craftsman style with Spanish Eclectic details; and
7. The building retains sufficient integrity to accurately convey its significance.

Integrity

The property maintains most of its historical integrity as per the National Register's seven aspects of integrity. It maintains its original location on Otis Street, on the Westside of Santa Cruz. The house is surrounded by much of its historic residential setting, including adjacent houses of similar age, scale, and design and neighboring parcels of a similar scale and setback, along with mature street trees and other traditional Interwar period residential landscaping. The immediate setting of the house retains its residential setbacks and landscaping. It retains its late 1920s 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 a distinctive late-Craftsman style with Spanish Eclectic influences, including: the raised form, hipped tile-shingle roof, stucco walls, inset tile details and brick porch detailing, and tripartite focal window forms. Although the window sash have been replaced, the majority of the character-defining materials and workmanship have been preserved.