

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4 \*Resource Name or # (Assigned by recorder): Severio 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 Location:  Not for Publication  Unrestricted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: 229 Union St. City Santa Cruz Zip 95060

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 586332 mE/ 4092547 mN

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

south side of Union Street between Chestnut and Center Streets. APN# 005-032-06

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

A prototypical National style design, this one-story house vernacular house has distinctively nineteenth century proportions that reflect its 1886 build date. Designed as a turnkey house by local master developer Frederick Hihn, it is reflective of an era when Hihn's conglomerate of land development, lumber harvesting and processing facilities, and property management companies also provided build-to-suit houses in the Santa Cruz County area.

This house includes typical style characteristics in the raised eaves of the cross-gabled roof, the narrow roof span and relatively steep roof pitch, as well as the raised floor. Original materials and distinctive detailing also provide important contributions to the visual interest of the design, such as the slender porch posts, channel-rustic siding, original doors and windows, and the unusual jigsaw gable trim. The house has been the recent subject of a basement upgrade due to a fundraiser called "Raising Hope by Raising a House."

\*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  
1886, builder's contract, 123 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 #**

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

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

B1. Historic Name: Severio House

B2. Common Name: 229 Union St.

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 in 1886. Ancillary building and rear expansion constructed after 1950. New foundation and basement 2009.

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

**Original Location:** n/a

**\*B8. Related Features:**

Ancillary building at rear alley.

B9a. Architect: Unknown

b. Builder: Frederick Hihn

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

**Area:** Mission

**Period of Significance:** 1886 - 1928

**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 229 Union St. was constructed in 1886 by Frederick Hihn and was then sold to John and Mary Severio that same year. John Severio was born in New York in 1850, and married Mary Patten in Santa Cruz in 1882. He worked as a blacksmith in Lake County, California before moving to Santa Cruz in the early 1880s, where he continued in this occupation. The Severios one child, Gerald. John Severio died in 1928, but Mary continued to live in the residence until the late 1930s. Mary Severio sold the house to Hettie Peters in 1947.

After living here for nearly a decade, Peters sold the house to Louis Naruaez in 1956. Naruaez constructed an open car port on the property sometime in the late 1950s. By the late 1960s, the house had sustained some fire damage prior to or when owned by Florence Mendoza. Recently, the house was expanded to the rear.

(Continued on page 4, DPR523L)

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

**\*B12. References:**

City of Santa Cruz Standard Map, 1929.  
 F.A. Hihn Company's Agreements, Deeds, & Leases: Volumes 3 & 4. Transcribed & Indexed by Jennifer Fosgate.  
 Foreman & Wright, Map of Santa Cruz, 1866.  
 Lehmann, Susan. Historic Context Statement for City of Santa Cruz. 2000.  
 Polk. R. L., Santa Cruz City Directory. 1892, 1902, 1917-1989.  
 (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.)







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) Severio 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 (3). The building is not individually significant to the development of the downtown neighborhoods, and thus would not appear to be eligible under Criterion (1). The early persons associated with the building were the Severio family. John and Mary Severio are not known for their contributions within local history, therefore the property would not appear to be eligible for the California Register under Criterion (2). The property was found eligible for listing under Criterion (3) for architecture. The building is an early local example of National style residential architecture, built by Frederick Hihn as a "build-to-suit" house; it is sufficiently loyal to it's original form despite alterations, and as such is a distinctive representative of National style architecture in Santa Cruz.

When considered for listing within the Historic Building Survey of the City of Santa Cruz, 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 late nineteenth century residential architecture, associated with the early development of the community; 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 National style; and
7. The building, although expanded over the years, retains sufficient integrity to accurately convey its significance from its early construction period.

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 Union Street in the downtown area of Santa Cruz. The property 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. The house 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 late nineteenth century. The house retains its integrity with its National style design. The form, craftsmanship and materials retain their integrity including: the raised gable roof, narrow roof span and relatively steep roof pitch, slender porch posts, channel-rustic siding, original doors and windows, and the unusual jigsawn gable trim.

*(Continued from page 2, DPR523b, B12 References)*

Punnett Brothers, Map of the City of Santa Cruz, 1905.  
Sanborn Fire Insurance Maps, 1892-1950.  
U.S. Federal Census, 1880, 1900-1930.