

Other Listings  
Review Code                      Reviewer                      Date

Page 1 of 4                      \*Resource Name or # (Assigned by recorder): 328 Union St.

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 Location:     Not for Publication     Unrestricted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:    328                      Union St.                      City    Santa Cruz                      Zip    95060

d. UTM:(give more than one for large and/or linear resources)                      Zone    10S ;    586280 mE/    4092677 mN

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

                    north side of Union Street east of Mission Street.                      APN#    006-402-39

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

One of Santa Cruz's oldest remaining structures, this National style cottage at 328 Union St. embodies vernacular design from the mid-1860s. The symmetrical window placement, simple side-gabled form, shallow eaves, lap siding, and 6/6 double-hung windows are characteristic of Northern California dwellings before the Victorian era. It is possible that the original front portion of this house has single-wall construction. The early building has been expanded to the rear and a trellis was added at the front porch.

\*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. 1865, visual, 144+ 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 5S3

Resource Name (Assigned by recorder) 328 Union St.

B1. Historic Name: None

B2. Common Name: 328 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 mid-1860s. Rear expansion and front porch trellis addition.

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

Original Location: n/a

\*B8. Related Features:

Two-story dwelling located at rear of property constructed in 1970s. (SC BP# A25949)

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Architecture

Area: Mission

Period of Significance: 1860s

Property Type: Residential

Applicable Criteria: None

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

The house at 328 Union St. appears to have been constructed in the mid-1860s, most likely by Amasa Pray, an early residential developer and co-builder of the Pacific Ocean Hotel in Santa Cruz. The earliest date that Pray can be confirmed as owning the property however is 1888, the year that Damkroeger and McKinney's *Map of the City of Santa Cruz* was completed. Earlier U. S. Census records indicate that the Pray family, Amasa and his wife, Miriam, were living on Mission Street by 1870. Due to identification conventions however, the census may have mistakenly identified Union Street properties as part of Mission Street at that time.

Amasa Pray and his wife came to California from Massachusetts in the early 1860s. Along with development of homes on Union Street with his son-in-law, Hiram Hobbs, as the contracting company Hobbs & Pray, he constructed the Pacific Ocean House in 1865 on Pacific Avenue. Amasa Pray died in 1881, but the 1900 U. S. Census still confirms Miriam Pray as living in this residence. (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.
- City of Santa Cruz building permits.
- City of Santa Cruz Standard Map, 1929.
- Damkroeger and McKinney, Map of City of Santa Cruz, 1888.
- Foreman & Wright, Map of Santa Cruz, 1866.
- Lehmann, Susan. Historic Context Statement for City of Santa Cruz. 2000.

(Continued on page 4, DPR523L)

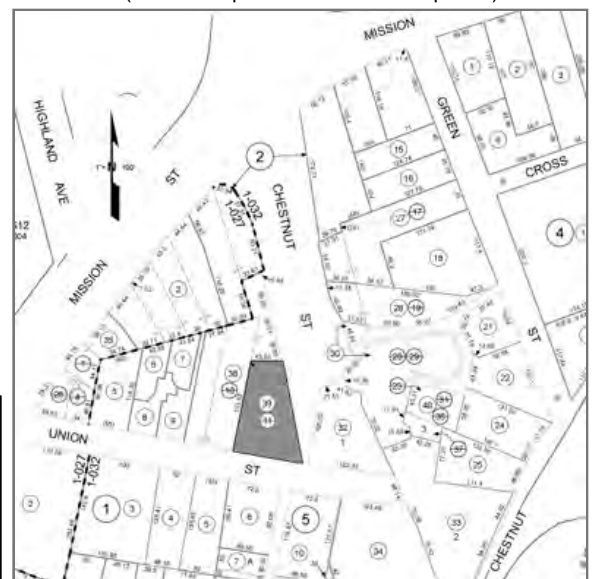
B13. Remarks: None

\*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) 328 Union St.

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

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

By 1931, the residence was owned by Alice Farnhman, but it appears that by that time the house was being used as a rental. It was later owned at mid-century by Mrs. Marion T. Christie. In the 1970s, the property was owned by Frank Maridon, who constructed a two-story dwelling at the rear of the property.

#### SIGNIFICANCE

The property was not found eligible for the California Register of Historical Resources. The building is not individually significant to the development of the Mission neighborhood, and thus would not appear to be eligible under Criterion (1). The earliest persons associated with the property were likely members of the Pray family. Amasa Pray, although an early developer in Santa Cruz, is not known for his lasting contributions to the development of Santa Cruz, therefore the property would not appear to be eligible for the California Register under Criterion (2). The property was not found eligible for listing under Criterion (3) for architecture, since although the building is an early local example of National style residential architecture, it does not appear to be original to its form, and as such is not a distinctive representative of National style architecture.

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 mid-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
7. The building, although expanded over the years, retains sufficient integrity to accurately convey its significance from its early construction period in the 1860s.

#### 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 early vernacular residential design. The house retains its integrity with its National style design, despite alterations and additions over the years. The form, craftsmanship and materials retain their integrity including: the simple gable roof, relatively steep roof pitch, lap siding, and 6/6 windows.

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

Punnett Brothers, Map of the City of Santa Cruz, 1905.  
Polk. R. L., Santa Cruz City Directory. 1892, 1902, 1916-1989.  
Sanborn Fire Insurance Maps, 1886 -1950.  
U. S. Census, 1880, 1900-1930.