

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 5                      \*Resource Name or # (Assigned by recorder): Peterson 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 Location:     Not for Publication     Unrestricted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:    1168                      West Cliff Dr.                      City    Santa Cruz                      Zip    95060

d. UTM:(give more than one for large and/or linear resources)                      Zone    10S ;    585262 mE/                      4090020 mN

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

                    northwest side of West Cliff Drive at Almar & De la Costa Avenues.                      APN#    003-292-13

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

This Spanish Eclectic house sits in a very prominent location along the curve of West Cliff Drive at Almar and Delacosta Avenues overlooking the ocean in Santa Cruz's Westside. The design of the house at 1168 West Cliff Dr. is representative of the refinement of this revival style from the late 1920s. After World War I, the Eclectic Revival or Period Revival styles grew in prominence to become characteristic of both residential and nonresidential construction. Styles such as Spanish Colonial, Mission Revival, Mediterranean, and others remained popular until the 1940s. Houses such as this one display strong Eclectic detailing, including: textured stucco walls, gabled roof over asymmetrical footprint, red-tile roofing, outriggers, low foundation, ornate stucco-clad chimney and cap, arched focal windows, and arched front porch entry. Secondary windows at the first floor are double-hung with wood frames and sash, and at the second floor are a mixed of casement and large viewing windows. A matching detached garage faces De la Costa Avenue.

\*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 southwest, 2009.

\*P6. Date Constructed/Age and Source:

Historic     Prehistoric     Both  
 1927, news articles/city directories, 82 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 |  |

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) Peterson House

B1. Historic Name: Peterson House

B2. Common Name: 1168 West Cliff Dr.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

**\*B5. Architectural Style:** Spanish Eclectic

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

Constructed 1927. Second story appears to have been constructed in the 1950s or later.

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

**Original Location:** n/a

**\*B8. Related Features:**

Related attached garage.

B9a. Architect: Unknown

b. Builder: Unknown

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

**Area:** Lighthouse

**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.)

Owner Hans Peterson built this single family house along West Cliff Drive in 1927. The house was constructed as a retirement home for himself and his wife, Laura. Hans Peterson immigrated from Denmark to Texas in 1893, where he operated a general store. Upon his retirement in 1927, the Petersons moved to Santa Cruz, where they purchased this coast-side lot from Minnie Ennor, a resident of Alameda County in early 1927. Ennor had acquired the property less than a year before, from Milton and Hazel Spongler, who had just acquired it from Gracie A. Speers. The property consisted of two lots, 16 and 17, of Block 15 of the Surfside Subdivision of 1889. The Petersons constructed the extant house later that year and are first identified as occupying the property in Santa Cruz City Directories in 1928. The Petersons remained in the house until the early 1950s. It was then owned by Louis and Ethel Potter. Louis worked as a manager of American Oil Company. After Louis' death in 1962, the property was owned by William and Dana Gibson (Potter's daughter), who operated Santa Cruz Florists. (Continued on page 4, DPR523L)

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

**\*B12. References:**

City of Santa Cruz building permits.  
 Lehmann, Susan. Historic Context Statement for City of Santa Cruz. 2000.  
 Polk. R. L. Santa Cruz City Directory. 1926-1989.  
 Santa Cruz Sentinel, 10/22/1937, 5/24/1950, 6/5/1950,  
 2/22/1951, 6/10/1954, 12/7/1962, 9/2/1983, 2/25/1984.  
 U.S. Federal Census, 1930.

B13. Remarks: None

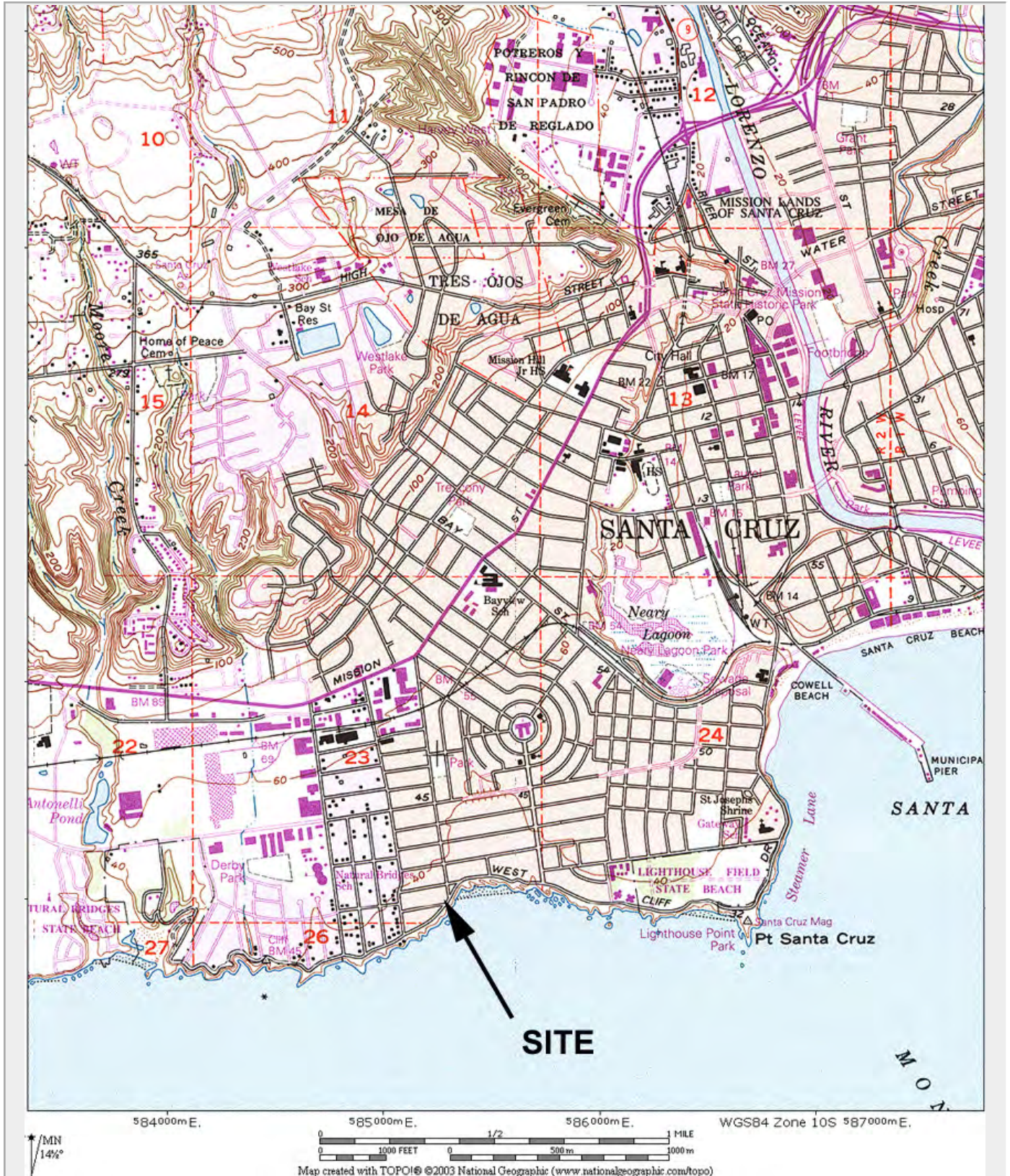
**\*B14. Evaluator:** Leslie Dill

**\*Date of Evaluation:** May 6, 2009

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





Page 4 of 5 \*Resource Name or # (Assigned by recorder) Peterson 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 Santa Cruz's Westside neighborhoods, and thus would not appear to be eligible under Criterion (1). The early persons known to be associated with the property are Hans and Laura Peterson. Neither of these early residents are known for contributions that are important to the development of the local community, therefore the property would not appear to be eligible for the California Register under Criterion (2). The specific architect of the building has not yet been identified, but the property was found eligible for listing under Criterion (3), as the building is a distinctive representative of the Spanish Eclectic style from the late 1920s.

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 a 1927 residence associated with the early development of the Westside neighborhood near the coast; 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 Spanish Eclectic style; and
7. The building retains sufficient integrity to accurately convey its significance.

Integrity

The property maintains most of its apparent historical integrity as per the National Register's seven aspects of integrity. The house maintains its original location on West Cliff Drive, in the Westside area of Santa Cruz. The property is still surrounded by much of its apparent historic setting, including surrounding residential buildings of similar age or slightly newer vintage, scale and design and parcels with similar setbacks, parking, and streetscape. The house retains its twentieth century residential scale and feeling and continues, through its form, massing, workmanship, and detailing, to illustrate its associations with Interwar period Eclectic-revival design in Santa Cruz.

# CONTINUATION SHEET

Page 5 of 5 \*Resource Name or # (Assigned by recorder) Peterson House

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



Elevation from De La Costa Avenue, viewed facing north.