

Other Listings
Review Code Reviewer Date

Page 1 of 4 *Resource Name or # (Assigned by recorder): Dabadie-Pieracci 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 Location: Not for Publication Unrestricted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: 120 West Cliff Dr. City Santa Cruz Zip 95060

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 586731 mE/ 4091321 mN

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

 southwest side of West Cliff Drive south of Pacific Avenue. APN# 004-311-07

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

This Victorian-era cottage embodies the transition from the Stick style popularized in the 1880s to the Queen Anne designs prevalent in the 1890s. It has an asymmetrical form characteristic of Queen Anne houses, but incorporates popular Stick style materials and detailing. The prominent angled bay window under an accent gabled roof, the inset porch (now enclosed), and the main hipped roof are typical of an 1890s Queen Anne design. The ornamental king-post truss in the gable end, the full-height flat-board window trim, and the board-and-batten frieze band are characteristic of the earlier Stick style. The house sits behind a low, historic stone retaining wall and is in a small, but prominent grouping of three historic houses along West Cliff Dr. overlooking the beach area to the southeast. These houses have vehicular access from Viaduct St., with garages that face the rear. This house is similar in design to the nearby house at 112 West Cliff Dr.

*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
ca. 1895, visual, 116+ 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

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) Dabadie-Pieracci House

- B1. Historic Name: Laura Dabadie House
 B2. Common Name: 120 West Cliff Dr.
 B3. Original Use: Single family residential B4. Present Use: Single family residential
 *B5. Architectural Style: Queen Anne with Stick influences
 *B6. Construction History: (Construction date, alterations, and date of alterations)
 Constructed ca. 1895.

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

*B8. Related Features:
 Garage located at rear of property.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture Area: Beach
 Period of Significance: ca. 1895 Property Type: Residential Applicable Criteria: (1), (3)

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

This house was constructed as part of a small subdivision called the Blackburn Terrace Tract, which was developed Harriet Blackburn in 1889. Blackburn was an early land developer in the City of Santa Cruz. Both 112 and 120 West Cliff Dr. were constructed ca. 1895. The tract also included the now-demolished Concha Del Mar residence at the southeast end overlooking the beach. The tract was initially developed for the construction of summer vacation homes due to its proximity to the beach and sweeping views, in concert with the development of Neptune Baths that had been constructed in 1893. By the beginning of the 1900s, these houses were primarily occupied by the many Italian families engaged in the local fishing industry, who had immigrated to the Santa Cruz region in the mid 1870s, mostly from the seafaring area of Riva Trigoso, in the Liguria region of Italy. The Italians established themselves near the wharves where they worked on the west side of town (known as La Baranca) which was located on the lower part of Bay St. Some families also lived on Blackburn Terrace, overlooking the wharf. Many of these Italian families remain in the area today. (Continued on page 4, DPR523L)

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

- *B12. References:
 City of Santa Cruz Standard Map, 1929.
 Lehmann, Susan. Historic Context Statement for City of Santa Cruz. 2000.
 Polk. R. L., Santa Cruz City Directory. 1892, 1902, 1916-1989.
 Sanborn Fire Insurance Maps, 1888-1950.
 Santa Cruz (County of) Voters Registrations.
 U.S. Federal Census, 1900-1930.
 Wright, Thomas. Map of the Blackburn Tract in the City of Santa Cruz. 1875.

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) Dabadie-Pieracci House

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

(Continued from page 2, DPR523b, B10)

Due to a lack of resources regarding property ownership around the turn-of-the-century in Santa Cruz, it is unknown who built the residence. The earliest known owner of this house was Laura Dabadie, the daughter of a local ship carpenter, who lived here along with her niece and nephew, according to the 1910 U. S. Census. By the 1920s, the residence was owned by Velia and Louis Pieracci. Both were Italian immigrants; Louis arrived in the United States in 1905, and Velia arrived in 1920. The Pieraccis began living in the subject property during the mid 1920s. Louis died in 1935, and Velia eventually remarried Joseph Amiel, and they continued to live in the subject property until sometime after the mid-century. By the 1950s, 120 West Cliff Dr. was a part of the Viaduct Court development, a post-World War II housing development.

SIGNIFICANCE

The property was found eligible for the California Register of Historical Resources under Criterion (1) and (3). The house is associated with early development of the West Cliff/Beach Hill neighborhoods, and would qualify under Criterion (1). The early persons associated with the building were Laura Dabadie and then Velia and Louis Pieracci. Neither of these residents not known for contributions that are important to the development of the local community. 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, although vernacular, has distinctive characteristics of the Queen Anne style from the late nineteenth century.

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 late nineteenth century residence associated with the early development of the community, including the community of Italian immigrants who constituted a significant portion of the local fishing; 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 Queen Anne style; and
7. The building retains sufficient integrity to accurately convey its significance.

Integrity

The property maintains much, but not all, of its apparent historical integrity as per the National Register's seven aspects of integrity. It maintains its original location on West Cliff Drive on Blackburn Terrace southwest of the downtown area of Santa Cruz. The house is surrounded by a mixed residential setting in a small block above a steep retaining wall across the street and railroad tracks behind. The area includes two adjacent houses of a related age and history, and a few other residences of a similar scale and setback. The retaining wall across the street once incorporated historic stonework, but this has been recently altered. The immediate setting of the house, its landscaping and low front retaining wall, has historic components. The house retains its residential scale and feeling and continues, through its form, massing and detailing, to illustrate its associations with patterns of residential design and development in the late nineteenth century. Although altered by an enclosed front porch, the house generally retains its integrity with its Victorian-era Queen Anne design. The form, craftsmanship and materials retain their integrity including: the asymmetrical footprint, main hipped roof, angled bay window with gabled accent roof, inset porch (now enclosed), ornamental king-post truss in the gable end, full-height flat-board window trim, and board-and-batten frieze band.