

Other Listings  
Review Code                      Reviewer                      Date

Page 1 of 5                      \*Resource Name or # (Assigned by recorder): Casa Manana

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 Location:     Not for Publication     Unrestricted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:    1802                      West Cliff Dr.                      City    Santa Cruz                      Zip    95060

d. UTM:(give more than one for large and/or linear resources)                      Zone    10S ;    584611 mE/                      4089732 mN

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

                    northwest corner of West Cliff Drive and Stockton Avenue.                      APN#    003-273-45

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

This one-and-one-half-story house sits in a very prominent location along the curve of West Cliff Drive east of Natural Bridges State Beach. It was constructed in 1948 in a Neo-Craftsman style, designed by Kansas architectural firm Garlinghouse Company. During the mid-twentieth century many distinguished house designs such as this were executed in a style that were a transition between the revival styles of the 1920s and 30s and the post-War Ranch style design of the 1950s. The house has a side-gabled form with a front-gabled accent; the roof slopes are moderately steep; the entry is inset into the front façade. The house features stonework of limestone, granite, and Arizona sandstone. The interior of the house reportedly features an exceptional fireplace embedded with two dozen varieties of stones, mineral, and ore fragments. The house has been recently remodeled, including replacement windows and the heavy timber trim added. A new garage has recently been added at the rear of the residence.

\*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 northeast, 2009.

\*P6. Date Constructed/Age and Source:

Historic     Prehistoric     Both  
1948, building permit, 61 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) Casa Manana

B1. Historic Name: Casa Manana - Hall House

B2. Common Name: 1802 West Cliff Dr.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

\*B5. Architectural Style: Neo-Craftsman

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

Constructed 1948.

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

Original Location: n/a

\*B8. Related Features:

Garage constructed recently.

B9a. Architect: Garlinghouse Company

b. Builder: Joe and Harry Mellon

\*B10. Significance: Theme Architecture

Area: Westside

Period of Significance: 1949

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.)

This residence was constructed in 1948 for Mr. and Mrs. Joseph P. Hall and called "Casa Manana". It was designed by the Kansas architectural firm Garlinghouse Company. Joseph Hall was a journalist and publisher/editor of the *California Mining Journal*. His interest in stone and mineral components is evident in the exterior and parts of the interior of the home.

The house was built by San Jose carpenters, Joe and Harry Mellon, and features stonework of limestone, granite and Arizona sandstone completed by George Nelsen of Boulder Creek. The interior of the house features an exceptional fireplace embedded with two dozen varieties of stones, mineral and ore fragments.

(Continued on page 4, DPR523L)

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

\*B12. References:

Lehmann, Susan. Historic Context Statement for City of Santa Cruz. 2000.  
 Polk. R. L., Santa Cruz City Directory. 1945-1989.  
 Santa Cruz (County of) Voters Registrations.  
*Santa Cruz Sentinel*. Hall Home Provides West Cliff Landmark. 7/15/1948.

B13. Remarks: None

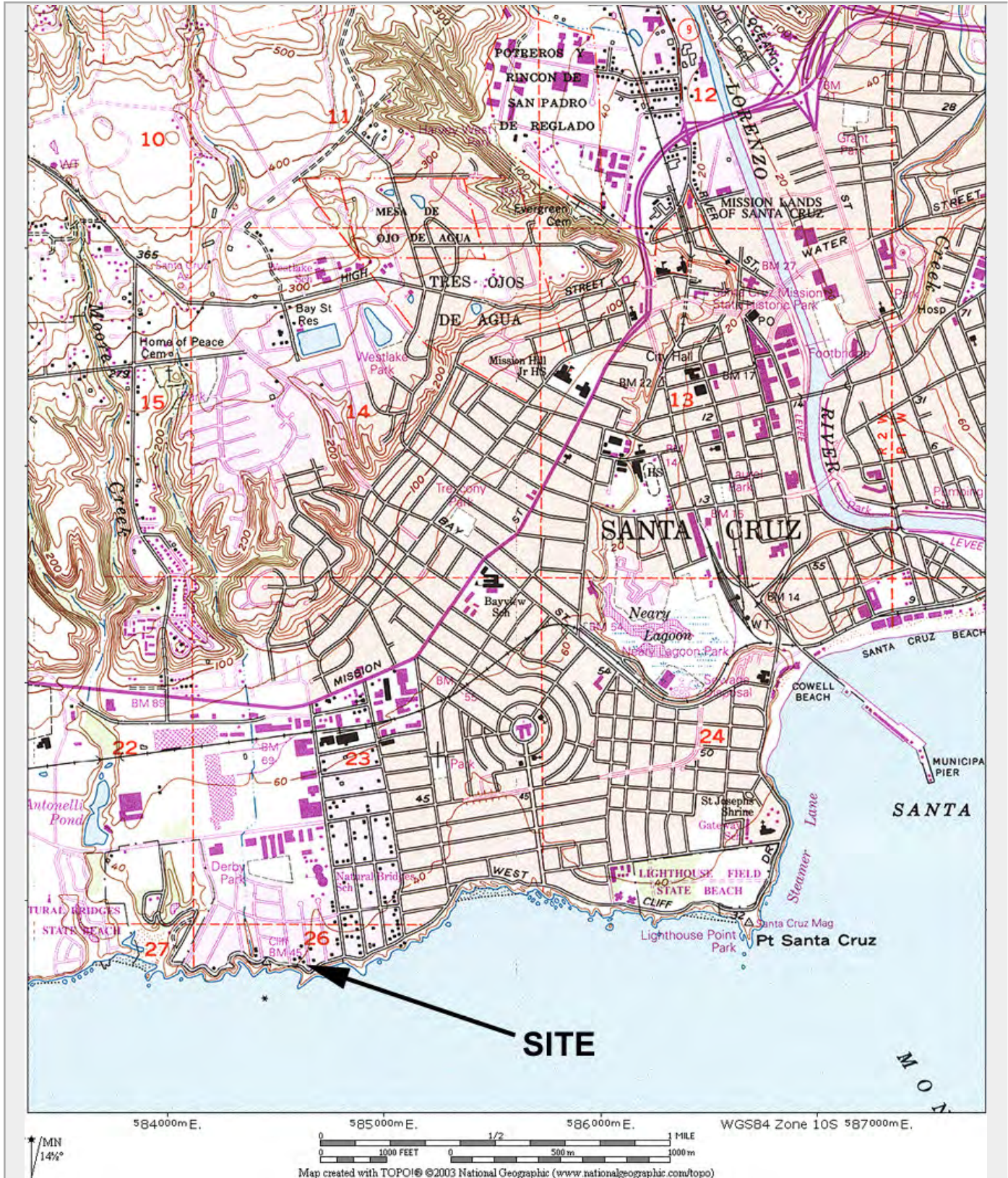
\*B14. Evaluator: Leslie Dill

\*Date of Evaluation: May 6, 2009

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





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\* 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 Westside neighborhoods, and thus would not appear to be eligible under Criterion (1). Joseph Hall, the owner at the time of construction, was a journalist and publisher/editor of the *California Mining Journal* and although Hall wouldn't necessarily enable eligibility for the California Register under Criterion (2), he is a notable personage and lends significance to the house. The architect of the residence was the Garlinghouse Company. Because of Halls association with mining, and the fact that the house design itself reflects his substantial involvement in this field in its use of a variety of natural rock material in its construction, the house is found eligible for listing under Criterion (3), as the building is a distinctive representative of its time as a mid-century Neo-Craftsman design.

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 1940s construction associated with the resort/recreation residential development; and
5. The building possesses special aesthetic merit and value due to its quality of architecture, retaining sufficient features that show its architectural significance.

Integrity

The property maintains some, 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, an important residential thoroughfare that follows the coastline to the west of downtown Santa Cruz. The house is still surrounded by some, but not all of its apparent historic setting, including surrounding residential properties with similar setbacks and scale; the subject parcel features traditional landscaping and an open feeling. Although heavily altered, the house retains its late 1940s residential scale and feeling and continues, through its form, massing and much of its detailing, to illustrate its association with architect-designed, mid-twentieth-century residential development along this street. The house retains only some of its integrity with the Neo-Craftman style, including its low form, wide dormers and moderately steep roof, while the original handiwork has been preserved in the stonework walls. The alterations, including replacement windows and new kneebraces and bargeboards, are not typical of the historic design.

# CONTINUATION SHEET

Page 5 of 5 \*Resource Name or # (Assigned by recorder) Casa Manana

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



View from Stockton Avenue showing front entry, viewed facing northwest.