



ARCHIVES  
ARCHITECTURE

October 30, 2023

Christina Greenberg

**RE: Historic Property Evaluation - 118-122 Marine Parade Santa Cruz (APN 010-252-01)**

Dear Christina,

This letter and the attached DPR523 series forms constitute a historic resource evaluation for your property in the City of Santa Cruz, County of Santa Cruz, located at 118-122 Marine Parade. More specifically, the evaluation is intended to analyze the impact on potential historic resources of your proposed demolition of the existing residential buildings on the property. This letter intends to meet the requirements of the City of Santa Cruz Department of Planning and Development for a historic evaluation that addresses this demolition in light of Municipal Code requirements and the California Environmental Quality Act.

An historic resource evaluation is sometimes required to accompany a project submittal for property entitlements when a city such as Santa Cruz determines that extant structure(s) on a property is (are) at least 50 years old. The property does not have to be listed on a historic resource inventory or register to warrant this type of evaluation as part of the development review and permitting processes. The two single-family residences at the property at 118-122 Marine Parade were first occupied in the late nineteenth and early twentieth century, therefore property meets the 50-year-old threshold for discretionary review, even though the property is not listed on the City's historic resource inventory known as the Santa Cruz Historic Building Survey.

Staff of the Department of Planning and Community Development reviews properties that have proposed significant alterations or demolitions to extant structures that are over 50 years old and that are not listed in the Historic Building Survey. As new proposals are submitted to the Department, the review of those properties over 50 are also publicly posted.

This report, in the form of this cover letter and DPR523 series forms, presents an evaluation and findings to allow the City's Zoning Administrator to make an informed decision on your proposed demolition of the buildings on this site. In order to provide the necessary background for the decision-maker, the policy and regulatory background is presented in this letter. Within the attached DPR523 forms, the related historic background and context for the property is presented from research conducted for this property, and a technical description of the structures, site, and neighborhood context is detailed. The suggested findings are proposed for formal review by Planning and Community Development Department staff. This cover letter

concludes with a brief statement about the qualifications of the evaluator and the methodology used.

### **Policy and Regulatory Background**

A historical evaluation, as presented in this letter to you, is used to determine and describe the historical significance of a building, structure, site, and/or object (a historic resource). Although the letter is directed to the property owner and their representatives, the document can be submitted to the Santa Cruz Department of Planning and Development for their review as a part of public agency discretionary processes such as demolition permits.

This letter, and the attached DPR523 series forms, constitute an historical and architectural evaluation of the property pursuant to both the City of Santa Cruz Municipal Code, and the Guidelines for Implementation of the California Environmental Quality Act (CEQA) – Preliminary Review of Projects and Conduct of Initial Study, to determine the significance of impacts to potential historical resources according to section 15064.5 of the California Code of Regulations. For the purposes of CEQA, the City of Santa Cruz is required to consider historical significance if a property meets the criteria for listing on the California Register. Generally, properties that are at least 50 years old are considered historic and require some level of evaluation and determination by the applicable public agency.

The City of Santa Cruz evaluates historic resources according to the guidelines of CEQA under Municipal Code Section 24.12.440. CEQA provides the framework for the evaluation and treatment of historic properties (Section 15064.5). CEQA defines a historical resource as: (1) a resource determined by the State Historical Resources Commission to be eligible for the California Register of Historical Resources (including all properties on the National Register); (2) a resource included in a local register of historical resources, as defined in Public Resources Code (PRC) Section 5020.1(k); (3) a resource identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); and or (4) any object, building, structure, site, area, place, record, or manuscript that public agency such as City of Santa Cruz determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the agency's determination is supported by substantial evidence in light of the whole record.

### **California Register of Historical Resources**

A resource is eligible for listing in the California Register of Historical Resources if it:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Properties eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historic resources and convey the reasons for their significance.

Integrity is considered when evaluating resources for listing in the California Register: location, design, setting, materials, workmanship, feeling, and association. Alterations over time or historic changes in use may themselves be significant.

### **City of Santa Cruz Municipal Code**

Guidelines for the designation and treatment of historic properties can be found in the City of Santa Cruz Municipal Code, Chapter 24.12 – Community Design, Part Five: Historic Preservation (Municipal Code Sections 24.12.400 – 24.12.450). To be considered a historic resource, a property must meet the criteria of the National Register, California Register, or City of Santa Cruz Historic Preservation criteria. National Register eligibility is not addressed in this evaluation for 118-122 Marine Parade, as that process pertains more specifically to National Register nominations and National Register eligibility under Section 106 of NEPA, the National Environmental Policy Act. The City of Santa Cruz’s Historic Preservation criteria are described in Chapter 24.12.440 - Santa Cruz Historic Building Survey:

The significant historic property is either a building, site, or object that is:

1. Recognized as a significant example of the cultural, natural, archaeological, or built heritage of the city, state, or nation; and/or
2. Associated with a significant local, state, or national event; and/or
3. Associated with a person or persons who significantly contributed to the development of the city, state, or nation; and/or
4. Associated with an architect, designer, or builder whose work has influenced the development of the city, state, or nation; and/or
5. Recognized as possessing special aesthetic merit or value as a building with quality of architecture and that retains sufficient features showing its architectural significance; and/or
6. Recognized as possessing distinctive stylistic characteristics or workmanship significant for the study of a period, method of construction, or use of native materials; and/or
7. Retains sufficient integrity to accurately convey its significance.

### **Qualifications**

Archives & Architecture, LLC is a cultural resource management firm located in San Jose, California. Franklin Maggi, a partner in the firm and the author of this letter and the evaluator identified in the attached DPR523 forms, meets the Secretary of the Interior’s qualifications within the field of architectural history to perform identification, evaluation, registration, and treatment activities in compliance with state and federal environmental laws, and is listed with the California Historical Resource Information System (CHRIS). The standards are outlined in 36 CFR Part 61.

The firm, founded in 1989 by the late Glory Anne Laffey, has been conducting historic resource surveys, individual historic property evaluations, and Secretary of the Interior’s Standards

review within the City of Santa Cruz and the greater Santa Cruz County for over 30 years. The firm prepared the Santa Cruz Historic Building Survey – Volume III for the Department of Planning and Community Development. Franklin Maggi conducted the individual property evaluations for that survey and prepared the final March 2013 report.

### **Methodology**

The methodology used for this historic evaluation included an on-site visual inspection of the extant structure (October 2023), a preliminary investigation into the history of the property and its associations, and an evaluation of the property within the context of the development of the local area within the City of Santa Cruz.

### **Findings**

As elaborated in the attached DPR523 forms, findings that the **demolition of the houses and related garage and ancillary structure at 118-122 Marine Parade can be made that the property does not meet the minimum criteria to be considered a historic resource under Municipal Code requirements, and demolition of the structures on this property would not have a adverse effect on the environment under CEQA.**

Sincerely,



Franklin Maggi, Architectural Historian  
Archives & Architecture, LLC

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 17

\*Resource Name or #: (Assigned by recorder) Currier House and Rental

P1. Other Identifier: Canepa rentals

\*P2. Location:  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Santa Cruz

\*b. USGS 7.5' Quad Santa Cruz Date 2012 T11S; R2W; Mount Diablo B.M.

c. Address 118-122 Marine Parade City Santa Cruz Zip 95062

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 588398mE/ 4091645mN

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

Assessor's Parcel Number: 010-252-01

South side of Marine Parade between 1st and 2nd Avenues.

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

Located on the south side of Marine Parade between 1st and 2nd Avenues in the Seabright neighborhoods of Santa Cruz, this residential property contains two detached single-family houses, a garage with addition, and one ancillary building on a 0.207-acre site. The house at the corner of Marine Parade and 1st Avenue is estimated to have been built about 1888 (although may have been built as late as 1904), and the second house at mid-block sometime between 1905 and 1910. The earlier house appears to have always been used as a summer beach cottage, while the house at mid-block functioned mostly as a primary residence from around 1910 to sometime in the 1960s. Since then, both houses have been rentals but are currently vacant.

The property is part of the Seabright Park subdivision, first established in 1886 to the east of Seabright Avenue (then known as Railroad Avenue). *(Continued on next page)*

\*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 southeast, Oct. 2023 (118 Marine Parade)

\*P6. Date Constructed/Age & Sources:  
 Historic  Prehistoric  Both

Ca. 1888 and ca. 1906-1909, Sanborn maps/census, 84-135 years old.

\*P7. Owner and Address:

\*P8. Recorded by: (Name, affiliation, and address)

Franklin Maggi  
Archives & Architecture, LLC  
PO Box 1332  
San Jose CA 95109-1332

\*P9. Date Recorded: Oct. 27, 2023

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

None

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling State Record  Rock Art Record  Artifact Record  Photograph Record  Other (List)

Page 2 of 17 \*Resource Name or # (Assigned by recorder) Currier House and Rental

\*Recorded by Franklin Maggi \*Date Oct. 27, 2023  Continuation  Update

*(Continued from page 1, DPR523a, P3a Description)*

Now known as part of the Lower Seabright neighborhood in the southeast portion of the City of Santa Cruz, the property sits within a diverse mix of houses of both transient and permanent use. The larger residential area of Lower Seabright consists primarily of residences built in the late nineteenth and early twentieth century, although infill and replacement residences of both single and multiple family buildings has continued into the present. The early development of Lower Seabright extended from Woods Lagoon to the San Lorenzo River estuary above the beach, now known as Seabright State Beach, and north to the railroad right-of-way at Murray Street. Woods Lagoon is now known as Santa Cruz Harbor, and presently houses Santa Cruz Small Craft Harbor.

The two houses closely abut the Marine Parade sidewalk and right-of-way. The street was first platted and established in 1886 as a large thoroughfare. The subject corner house at 118 Marine Parade was built right up against the right-of-way and sidewalk, and the later construction of 122 Marine Parade matched its close adjacency, as did a number of other houses further east along this street.



View facing southeast, 122 Marine Parade

*Continued on next page)*

*(Continued from previous page)*

The property today contains the two houses, a pre-1928 narrow accessory structure along the south property line that may have been used as a garage or carriage house, and a garage (also pre-1928) that is adjacent to and accessed from 2nd Avenue. This garage nearest the street was expanded sometime after 1950 with the addition of a small L-shaped ancillary structure that appears to have been used for lodging. Another early outbuilding along the south property line behind the corner house was removed sometime between 1928 and 1950.



View facing northwest from 2nd Avenue showing garage and ancillary buildings

**118 Marine Parade**

This one-story board-wall house estimated to have been built in the late 1880s was originally rectangular in shape and had a full wrap-around porch along both street frontages at the corner of the property. It has a hipped roof that includes a centrally located brick chimney, and rear shed addition that includes a kitchen and bath. The two bedrooms along the 1st Avenue side were originally very narrow and probably served as bunk rooms. After 1950, most of the porch along 1st Avenue was enclosed expanding these rooms into regular-sized although yet small bedrooms. For a while the rear bedroom had an additional door to the outside that was removed and patched with siding. The front bedroom was expanded further up the porch a second time to include a closet.

*(Continued on next page)*

Page 4 of 17 \*Resource Name or # (Assigned by recorder) Currier House and Rental

\*Recorded by Franklin Maggi \*Date Oct. 27, 2023  Continuation  Update

*(Continued from previous page)*

The roof has aluminum ogee gutters and in some locations is gutterless with flat board fascias attached to closed soffits. The addition along 1st Avenue has open rafter tails. The roof is presently covered with tarps.

The cladding is a dual-bevel pattern that was likely installed over original board and batten around 1910 or so. The board-wall construction (that likely exists today under the siding) typically consists of wide redwood boards installed vertically and pinned to the floor framing and top plates. This type of wall assembly has no studs. Battens would have covered the exterior vertical joints, and an interior paper-based material would have provided the finished surface. The application of the horizontal siding in the twentieth century required the removal of the battens. The rear shed addition still contains the original board and batten structure with exterior plumbing pipes visible at a make-shift rear porch.

The front porch roof is separate from the main roof (as is the expanded area) and has a low-slope roof structure braced by thin 4x4 posts at the outer edge. Below the eaves are spandrels in an Eastlake-styled pattern of squared openings across the spandrel with small scroll-cut brackets at the posts. This ornament can be found in another early house in the neighborhood further east on Marine Parade and is likely original to the building. The outer edges of the porch contain some lightweight screening for plants.



West elevation viewed facing east (composite)

The front entry to the house contains a red-tinted concrete-based porch tucked under the roof. The front entry has an original nineteenth century door behind a wood-framed screen door. The red-tinted concrete porch and steps are typical of 1920s construction.

Fenestration includes 1880s-period thin double-hung wood windows with flat board trim, and at the wall of the addition along 1st Avenue the windows are also double-hung and similar, indicating that they were likely relocated and reused from the earlier wall. The windows at both the old and newer walls on both sides of the building are flanked by ornamental shutters with three vertical boards each (the center board being narrow).

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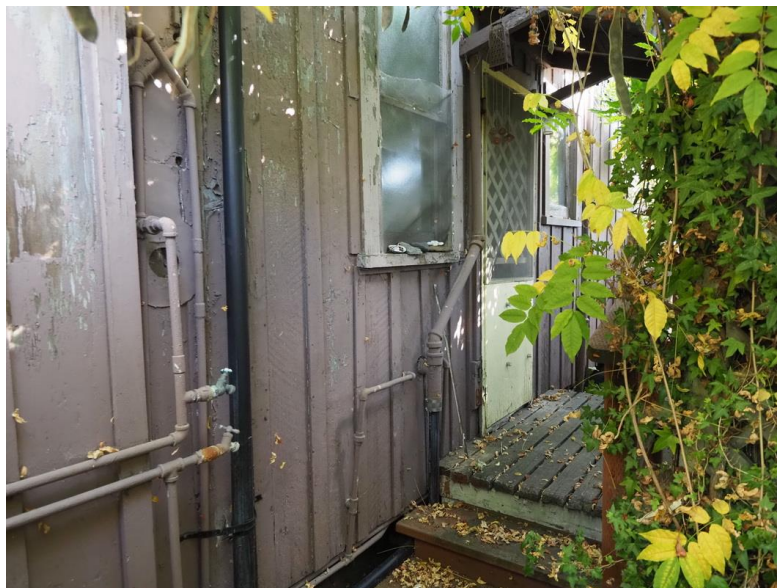
*(Continued from previous page)*

The house appears to be sitting on wood sleepers and/or wood or concrete/masonry piers. The perimeter bases at the sides of the building have small-spaced wood blocks nailed at the perimeter of the floor framing at grade.

The area around the sides of this house is overgrown and unkept, consistent with the condition of the structure itself. It has evidence of a lack of maintenance in recent years. At present it is uninhabitable due to water damage in the interior.



East elevation, viewed facing west



Rear elevation partial view, viewed facing east

(Continued from previous page)

**122 Marine Parade**

This one-story conventionally wood-framed house is estimated to have been built between 1905 (when not appearing on the 1905 Sanborn Map Company map for this neighborhood), and 1910 when Walter and Caroline Currier are listed as residents in both the 1910 Federal Census and Albert G. Thurston's *Resident and Classified Business Directory, Santa Cruz, Watsonville and Boulder Creek, 1910-11*. Earlier directories did not specifically identify persons associated with this property.

The house is rectangular in shape and sits adjacent to the sidewalk at mid-block along the south side of Marine Parade. It has a hipped roof but with a side gable over an angled window bay on the east elevation near the front of the building. The front roof plane also contains a dormer with a window to the attic. The rear of the building has an attached shed roof over the kitchen and bath. The roof is presently covered with asphalt shingles and has metal ogee gutters at the front.



East and north (front) elevations, viewed facing southwest

*(Continued from previous page)*

The style of the building can be associated with Colonial Revival, which was popular in the United States from the 1890s to the 1930s. However, the window bay and its details on the side elevation are more typical of earlier Queen Ann buildings common to Santa Cruz and California in the late 1880s through the turn of the century. The transitional design of this structure is further expressed in the curved battered wall bases along the front and side elevations, which can be found on some early Craftsman houses locally in Santa Cruz County.

The front porch is offset to the right on the street elevation and recessed into the roof volume, typical of Neoclassical and Colonial Revival cottages of the first decade of the twentieth century. An additional metal roofing overhang partially covers the front wood steps as they drop to a concrete curb at the inside edge of the sidewalk. The front door (or modern origin) is angled 90 degrees to the sidewalk, and the remaining porch to the right of top of stairs is enclosed with multi-lite wood windows above a short wall.



Front elevation, viewed facing south

*(Continued from previous page)*

The cladding of the house consists of tri-bevel redwood teardrop drop-siding, a pattern that first appears regionally shortly after 1900 and was in use until after 1910. The vertical joints at the building corners are rounded, while at the angled window bay, they are flat wood pieces. The battering of the walls is just above the floor line and extends upward cantilevered above a continuation of the wall plane and beveled siding at the stem walls. While the angled window bay sits on concrete curbs that extend outward from the building envelope, the walls in general have a mix of foundation support, with a continuous footing along the east elevation, and spaced concrete blocks along the north and west elevations. This disparity in building support indicates that the concrete was likely retrofit at some point in time.



Detail view of siding



Detail view of siding at window bay

*(Continued from previous page)*

The detailing of the angled window bay also has a retrofit appearance. The gable is shingled above a spandrel above segmented wall cladding with dropped pendants at the outside edge. The three window frames below are not seamlessly integrated into the composition but appear to be applied below. As would be typical of a building of this genre, it would have closed soffits. However, open rafter tails extend from the roof around all sides of the building, and over the angled window bay they extend almost as outriggers, an unusual detail given the more refined wall components below.

The fenestration at the bay includes upper leaded glass windows. Other windows throughout the house are mostly original double hung sash with dog ears, including a leaded glass one at the front.

The garage and ancillary structures to the southeast of the house are vernacular in construction. The single car garage is a simple gabled building with corrugated metal siding, hinged entry doors, and has a mix of shingled and lap siding in the gables. The L-shaped addition appears to be a mix of salvaged materials and contains small rooms. To the rear of the house is an additional small ancillary building of unknown use.

The residential structure at 122 Marine Parade is in deteriorated condition as are the accessory and ancillary structures to its east and south. One interior wall between what was probably the living and dining rooms has been removed.

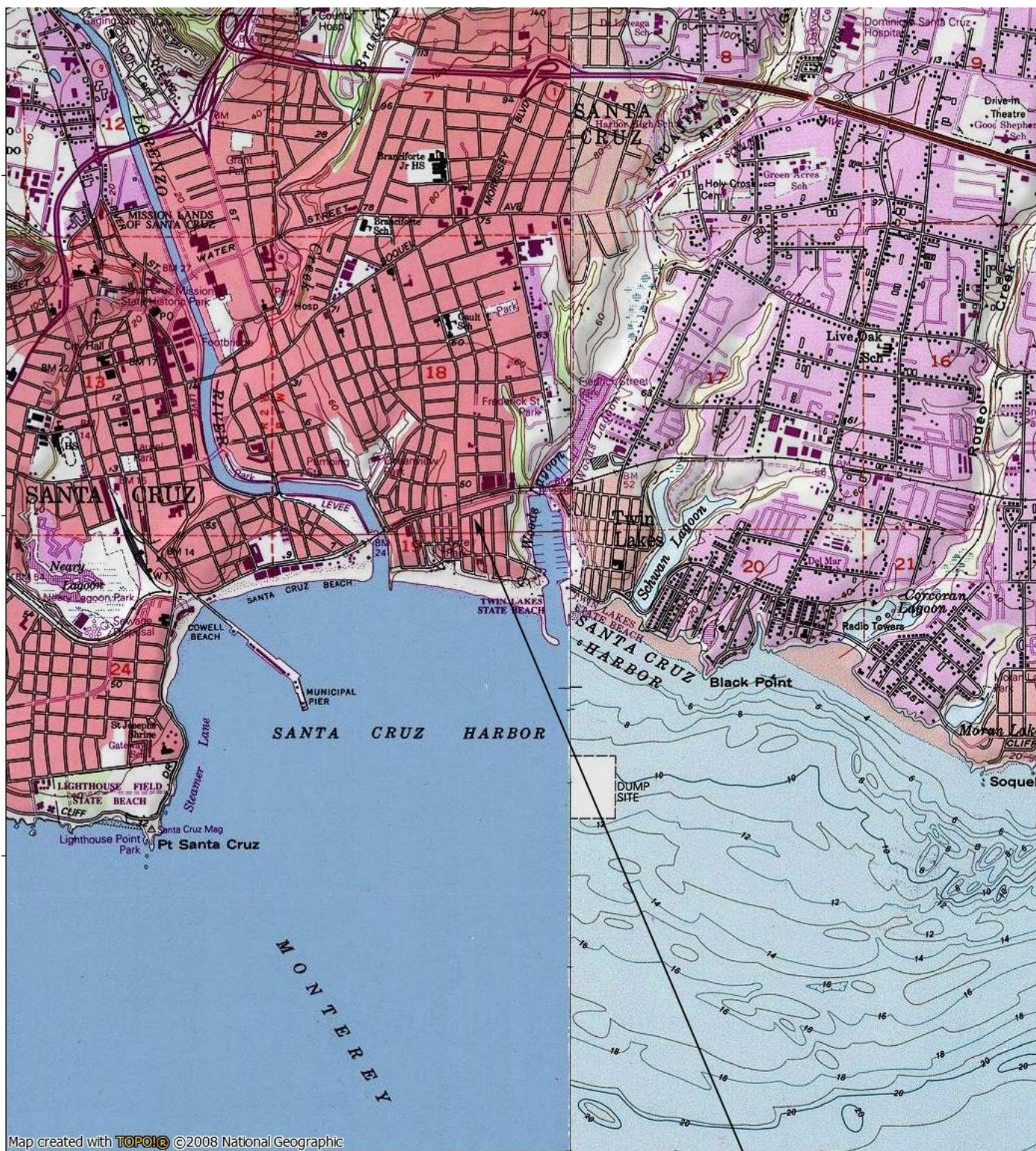


Garage and addition, viewed facing east towards 2nd Avenue

\*Map Name: USGS Santa Cruz / Soquel

\*Scale: n.t.s.

\*Date of Map: 2012 and 1994



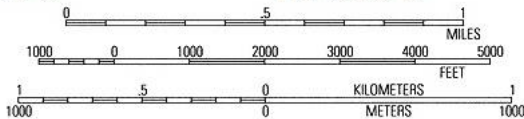
Map created with **TOPOIG** ©2008 National Geographic

122°02.000' W

122°01.000' W

122°00.000' W

WGS84 121°59.000' W



**SITE**

TN \* MN  
13°

10/26/23

**State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD**

**Primary #  
HRI #**

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**\*NRHP Status Code** 6z

**\*Resource Name or # (Assigned by recorder)** Currier House and Rental

B1. Historic Name: Currier house and rental

B2. Common Name: Canepa rentals

B3. Original use: Single family residential B4. Present Use: Multi-family residential

**\*B5. Architectural Style:** National style and Queen Anne.

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

118 Marine Parade constructed ca. 1888 and modified post ca. 1910. 122 Marine Parade constructed ca. 1906-1909. Ancillary structure and garage by 1928 with ancillary structure expanded post 1950.

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

**\*B8. Related Features:**

Garage and ancillary building

B9a Architect: Unknown b. Builder: Unknown

**\*B10. Significance:** Theme Architecture Area Lower Seabright Neighborhoods  
**Period of Significance** ca. 1888-1906 **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 two single-family residential structures located on the property currently addressed as 118-122 Marine Parade in the Seabright neighborhoods of Santa Cruz were constructed on Lot 1 of Block C of the 1886 Seabright Park subdivision. The 6 block 48-lot subdivision, created by Henry Meyrick, covered the area north of Seabright Beach to the then Southern Pacific Railroad right-of-way, from Seabright Avenue (then Railroad Avenue) eastward for two blocks. The tract established Marine Parade South and North, First Avenue, and Atlantic Avenue east of Railroad Avenue.

Seabright, named after the borough of Sea Bright on the Jersey Shore of New Jersey, initially was developed as a 12-acre summer resort of permanent structure built to the west of Railroad Avenue in 1884 under Forest N. Mott. Visitors came from San Jose and the Central Valley to stay at the Seabright Hotel and buy lots and build summer cottages.

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple family property, HP38. Women's property

**\*B12. References:**

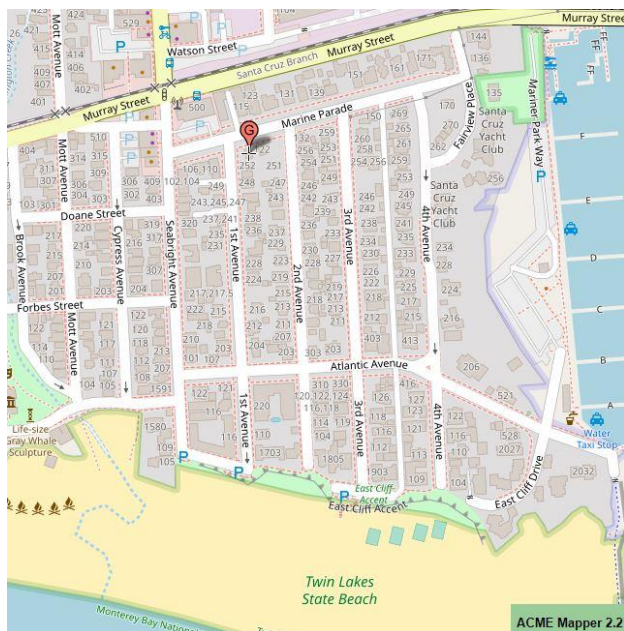
(See page 17)

B13. Remarks: Proposed demolitions

**\*B14. Evaluator:** Franklin Maggi

**\*Date of Evaluation:** Oct. 27, 2023

(This space reserved for official comments.)



*(Continued from previous page, DPR523B, B10 Significance)*

Seabright today consists of residential neighborhoods within the eastern Santa Cruz city limits extending from the coast to Soquel Avenue between the San Lorenzo River and the Santa Cruz Harbor and Arana Gulch and Wetland. The subject property at 118-122 Marine Parade lies within a sub-area of today's Seabright known as Lower Seabright that is south of the Santa Cruz Branch right-of-way that had previously been a part of the Union Pacific and earlier Southern Pacific Railroad line.

The larger area that was to become today's Seabright had been the common pasture lands of Branciforte in the Spanish/Mexican periods prior to the signing of the Treaty of Guadalupe Hidalgo in 1848 when the United States acquired California. During the early American period, John and Mary Ann Silvey Woods from Missouri purchased 105 acres in the area to the west of what is now Santa Cruz Harbor to a gulch now known as Pilkinton Creek and began farming operations. By the 1860s this area had been split, with Henry Meyrick purchasing 57 acres after the Civil War west of what then had been named Woods Lagoon, and H. B. Doane buying the land that would be developed into the 150-lot Seabright subdivision by Forest Mott in 1884.

Development in the area first occurred when Thomas Pilkington recorded a subdivision in 1878 near the bluffs of the San Lorenzo River. Pilkington also established Camp Alhambra resort on his property that same year adjacent to the creek that has his name.

Samual Hall of Capitola leased land west of Woods Lagoon from Meyrick in 1880 and attempted to create a resort similar to Camp Alhambra, known at that time as Lake Marina. It included a large campground west of the lagoon that was circled by a pleasure drive he called Marine Parade. Lake Marina was short-lived, and Meyrick began to sell off sections of his acreage.



Lake Marina circa 1880, with Woods Lagoon to the left and the Marine Parade circle south of the railroad (Library of Congress).

*(Continued on next page)*



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The area between Mott's 1884 subdivision and Woods Lagoon was recorded in 1886 by Henry Meyrick as Seabright Park. Henry Meyrick (1840-1917) was born in Massachusetts and served in the Civil War before settling in Santa Cruz where he remained until moving to San Jose around 1895. He is buried in the San Francisco National Cemetery. In Santa Cruz, he worked in real estate.

Santa Cruz Sentinel  
 08 Sep 1886, Wed - Page 1

**SEABRIGHT PARK,**  
 Addition to Santa Cruz.

SEABRIGHT PARK.

A Description of Meyrick's Addition to Santa Cruz.

In the best interests of Santa Cruz we are glad to publish some tangible particulars of what promises to be an important extension of our water front and a most charming addition to our residential seaside, in fact a new Beach Hill of much larger extent than the old one, with upwards of a mile and a half of beautifully level beach, smooth water, bathing and boating; grand old oak trees down to the water's edge and all within eighty rods of the present Santa Cruz bathing beach.

All old residents, and probably thousands of visitors here, are more or less familiar with the natural beauties and attractions of the tract long known as Woods' Lagoon, but heretofore this attractive picnic ground and bathing place has been hard to find and accessible only by a very round-about route. However, all is changed, thanks in the first place to a new and enterprising settler, F. N. Mott, who having purchased an adjoining tract and given it the well chosen name of

Seabright, cut it up into building lots and created there in a few months a most attractive little settlement composed chiefly of San Jose people of the very best class.

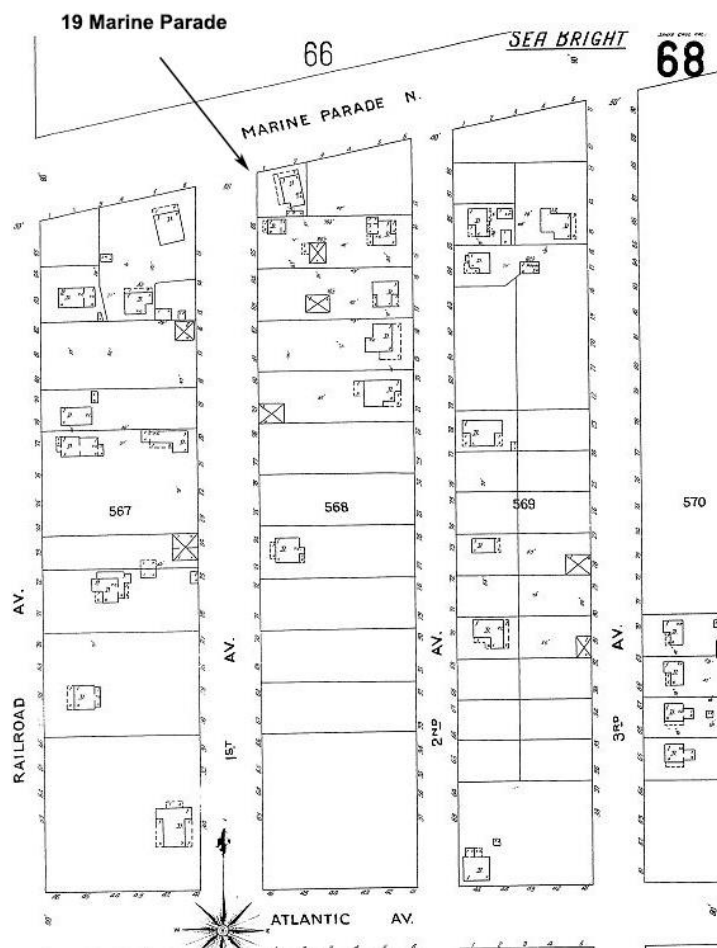
These gentlemen have all built there model seaside homes, every one different in style and worth a journey to see, and the Southern Pacific Company has handsomely recognized and seconded Mr. Mott's enterprise by establishing, on the Woods' Lagoon tract adjoining, a new broad-gauge railroad station, "Seabright," so encouraging the owner, Henry Meyrick, that he has now laid out this beautiful plateau running right from the railroad down to the bathing beach into broad avenues and handsome building sites.

An official map of this tract has now gone on the county records as "The Seabright Park Addition to Santa Cruz."

Every lot on the "Seabright Park" map will be found officially numbered, and staked off on the ground, and they are all for sale at fixed, moderate prices, such as will attract and encourage the best class of improving purchasers. We append a correct diagram map, showing every lot, its size and number; one-sixth of them have been already sold to Santa Cruz, San Jose and Oakland buyers of the most desirable class.

(Continued from previous page)

Following Mott's naming of the beach community, Seabright Park was not as successful as Mott's subdivision and evolved slowly. Although planned at that time to fill the area between Railroad Avenue and Woods Lagoon, only the first two blocks east of Railroad Avenue saw development until the end of the century. By the time of the publication of the first map of Seabright by the Sanborn Map Company in 1905, development had remained sparse and only extended to 3rd Avenue and contained only around 33 residential structures. Even when the next map was published in 1928, the tract still had many undeveloped properties, although the subdivision by then extended to the lagoon.



Excerpt from 1905 Sanborn Map Company maps of Santa Cruz page 68

**Property History**

The subject property was initially purchased from Henry Meyrick around September 14, 1887, by Mary Gilman who bought Lots 1, 2, and 3 of Block C for \$500. She was apparently a speculator, as at the same time she also bought two other lots on the block. It is not known if Gilman built the house on the corner of 1st Avenue, which was clearly designed for transient occupancy, as the two bedrooms were so small, they could only serve as bunk rooms.

(Continued on next page)

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 15 of 17 \*Resource Name or # (Assigned by recorder) Currier House and Rental

\*Recorded by Franklin Maggi \*Date Oct. 27, 2023  Continuation  Update

*(Continued from previous page)*

No transactions, records or building permits, or persons identified with the property could be found until Samuel R. Husbands and his wife sold the property Jabus M. Monteith around October 14, 1905. Husbands lived for a number of years on the north side of Marine Parade across from the intersection with 2nd Avenue. Monteith was a real estate agent at the time, and only held the property for a year and a half, although during this time he filed a homestead on it shortly after purchasing the property in 1905.

By the time of the publication of the 1905 Sanborn Map Company map for this area, the house at the corner of 1st Avenue and a small outbuilding existed at the site. Around August 9, 1906, Monteith sold the property to Walter Currier.

The Currier family can be verified at this property beginning in 1910 when Walter and Caroline C. Currier are listed as occupants in both the Federal Census and a local directory of householders. Their occupancy is associated with the house now addressed as 122 Marine Parade. Addressing at the time listed them at 21 Marine Parade, which was changed to 122 Marine Parade after World War II. In subsequent years, the older corner house then addressed as 19 Marine Parade was usually identified in directories as vacant, typical for houses used in the area as summer rentals.

Caroline C. Currier (1863-1938) came to Santa Cruz from South Dakota with her husband Walter and son Bennie during the first decade of the twentieth century and they can be first verified as being in Santa Cruz in 1904 when Walter Currier purchased properties in the Seabright Park subdivision. They first appear in local directories in Santa Cruz in 1908 on Loma Prieta Avenue. She married Walter Barron Currier (1859-1824) in 1883, and they had two children, Bennie and Abbie. Both Walter and Caroline had been born in Wisconsin, he in Clifton, and she in Martell.

They had been living in South Dakota prior to moving to California sometime after 1900. Their daughter Abbie remained in South Dakota with her husband Fred Carpenter, who later became a judge in Turner County. Bennie came to California with his parents and later married in Santa Cruz. In Santa Cruz, besides speculating in real estate, the Curriers operated a bulb garden on River Street.

The city directory in 1910 shows the Curriers living on Marine Parade at the corner of 2nd Avenue. This is the house that is now addressed as 122 Marine Parade. If the Curriers had lived at 118 Marine Parade when they moved to the property, the directory would have listed them at the corner of Marine Parade and 1st Avenue.

Prior to 1910, city directories and census enumerations do not list street addresses in the Seabright area of Santa Cruz County. Unless a property address is mentioned in a local newspaper such as the *Santa Cruz Evening News*, *Santa Cruz Surf*, or *Santa Cruz Sentinel*, there is no other practical way to determine occupancy.

During the period that Walter and/or Catherine lived on Marine Parade, the corner house, addressed as 19 Marine parade (and now 118 Marine Parade) was usually listed in city directories as vacant, or for a time the residence of their son Bennie. In 1936, Geo Currier is listed as a resident.

Around the time of Catherine's death, Carrie Adams, the widow of J. G. Adams was briefly listed as the resident of the Currier house at 21 Marine Parade, and by 1939 Armeus Lalande and his wife Katherine are shown as residents. They remained only briefly, and by 1946 T. L. and Minnie M. Cook lived in the corner house at 19 Marine Parade and 122 Marine Parade was vacant. It was during the early post-war period that Santa Cruz addressing was changed on Marine Parade, and by then the Cooks had been replaced by M. L. Robbins. Around this time Jack Ethan and Ermine Florence Fitzgerald acquired the property and were listed in local directories as residing at 122 Marine Parade.

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Jack Fitzgerald (1892-1970) was born in Kansas and grew up in Corcoran, Kings County, California. He was a veteran of World War I and was by this time retired. During the Fitzgerald ownership, 118 Marine Parade was usually listed as vacant in city directories. By the early 1960s, the property had been acquired by Ralph Edmonds until both houses became rentals owned by various members of the Canepa family of Santa Cruz until recently.

#### **Evaluation**

The property was not found to be eligible for the Santa Cruz Historic Building Survey based on its association with its period of owner-occupation by Walter and Caroline Currier, nor later more recent owners until the 1970s. The two houses are not distinctive architecturally, and the older house at 118 Marine Parade, which appears to have served as a vacation rental throughout its existence, has lost its architectural integrity. Although the immediate neighborhood has older houses built during the early years of Seabright, the neighborhood appears to lack integrity as a potential historic district due to its slow evolution and ongoing replacement construction in the recent past. This sub-neighborhood of Seabright has not been surveyed for historic significance by the City of Santa Cruz.

When considering potential eligibility of the property for the California Register of Historical Resources, which affects how the property is assessed under the California Environmental Quality Act when reviewed under discretionary entitlements by the City of Santa Cruz, the property must meet at least one of the three relevant Criteria for listing (the fourth generally pertains to archaeology). Following are findings recommended under California Register eligibility resulting from this study:

- Criterion (1) - Patterns and Events: The property is not individually significant within the development of the Seabright residential area of Santa Cruz and is not associated with any significant events in local history, and thus would not be eligible under this criterion. The two houses on this property appear to have been built during the first two decades after the 1886 recording of the Seabright Park subdivision. The earlier house at 118 Marine Parade has always been a rental, while 122 Marine Parade has been owner/occupied during most of the historic period until purchased in the 1970s by members of the Canepa family. While this subdivision from the nineteenth century facilitated a few early residences in Seabright neighborhood, as a whole the area developed slowly, and today is a diverse mix of both old and newer structures. Many of the earlier residences appear to have been modified over time or replaced. The neighborhood has not been identified by the City of Santa Cruz as a potential historic district.
- Criterion (2) - Personages. The property is primarily associated with Walter and Caroline Currier, a family who resided at this address for around 30 years until Caroline's death in the late 1930s. The Currier family is known to have operated a bulb garden on River Street and were involved in real estate speculation. A review of their lives as well as other persons associated with the property during its historic period over fifty years ago finds none that appear to be important persons in the history of Seabright and Santa Cruz as a whole. The property is therefore not considered to be historically significant due to any association with important personages.
- Criterion (3): The two residential buildings on this site were reviewed for architectural distinction. 118 Marine Parade appears to be a nineteenth century vacation house of board wall construction. While of architectural interest as a remaining building type from this early era of Seabright, the house was modified and re-siding during the twentieth century and has lost its historic integrity. The house at 122 Marine Parade was built during the early twentieth century and stylistically is a mix of Victorian, Colonial Revival and Craftsman features. While it retains much of its historic integrity, it is not a distinctive example of residential architecture in the area from the period in which it was constructed. It therefore would not qualify for the California Register under Criterion (3).

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#### Santa Cruz City Ordinance

The subject property is not currently listed and does not appear to meet the criteria for listing on the Santa Cruz Historic Building Survey, as it is not a significant example of the built heritage of the city. Similar to the California Register findings, the property is not associated with a significant local, state or national event, nor is associated with persons significant in the city's history. The two houses on this property do not possess special aesthetic merit and value as buildings with quality in architecture and the older house lacks historic integrity.

The buildings on the subject property do not meet the criteria for inclusion in the Historic Building Survey as outlined in Santa Cruz City Ordinance Section 24.12.440 and do not meet the criteria for designation as landmarks as outlined in Ordinance Section 24.12.420. The subject property is not included in an historic district or in an historic overlay district as defined in Ordinance Section 24.08.1020.

#### Integrity

The subject property retains a moderate level of integrity as per the National Register's seven aspects:

- The houses are in their original location on Marine Parade in Lower Seabright.
- The houses retain many of their original design features, although 118 Marine Parade is missing its original siding and has been expanded.
- The neighborhood setting has changed significantly, although has some of its historic character from its period of early development.
- Most of the materials of the historic portions of the two houses exterior exist, although some covered up such as with the house at 118 Marine Parade.
- The features of the two houses do not have distinctive characteristics and composition and therefore are not representative of artisanship.
- The neighborhood has lost much of its original feeling from the late nineteenth and early twentieth century when initially developed.

*(Continued from page 11, DPR523b, B12 References)*

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