

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 4 \*Resource Name or # (Assigned by recorder): McKay 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 Location: ☐ Not for Publication ☒ Unrestricted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: 114 Alhambra Ave. City Santa Cruz Zip 95062

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 588109 mE/ 4091437 mN

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

east side of Alhambra Avenue between East Cliff Drive & Forbes Street.

APN# 010-281-10

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

This one-story cottage, first constructed as a vacation rental in the Seabright neighborhood, is representative of local Tudor Revival design. The style, known for its use of picturesque medieval European imagery, was popular throughout the United States after World War I. With a rectangular footprint, the house features a distinctive gabled roof with rolled eaves. A pair of scalloped eyebrow dormers accentuates the curves of the roofing; these dormers encompass a fanlight. The house is clad in wide lap siding at the walls; at the gable ends are long shingles, common in the Monterey Bay Area in the 1920s in similar rustic cottage designs. The entry is recessed behind a wing wall. Fenestration consists primarily of wood casement windows. At the front façade, these are arranged as a tripartite focal window, as a small accent window, and in a row of paired casements. There is a simple one-car detached garage at the corner of the property, with narrow lap siding, vertical board gable, a gabled roof with exposed rafter tails, and a pair of swinging doors.

\*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

1926, Santa Cruz Evening News,  
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:

☐ 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

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) McKay House

B1. Historic Name: McKay Vacation House

B2. Common Name: 114 Alhambra Ave.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

\*B5. Architectural Style: Tudor Revival

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

Constructed ca. 1926.

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

Original Location: n/a

\*B8. Related Features:

Detached garage.

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Architecture

Area: Seabright

Period of Significance: 1926

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.)

This residence was constructed in 1926 on a portion of Lot 10 of the Alhambra Building Lots Subdivision. It was first owned and occupied by contractor Joseph M. McKay and his wife, Elizabeth, and it is likely that McKay constructed the building himself. The Alhambra Building Lots subdivision was developed with a number of similar vacation rental properties with uniquely styled houses such as this during the Interwar period as increased automobile usage enabled residents of nearby communities to acquire and build second homes along the coast. This particular property was first used as a residence and later utilized as a vacation rental until at least the mid-1970s.

(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. 1925-1989.  
Sanborn Fire Insurance Maps, 1905-1950.  
Santa Cruz Evening News, August 27, 1926.  
U.S. Federal Census, 1900-1930.

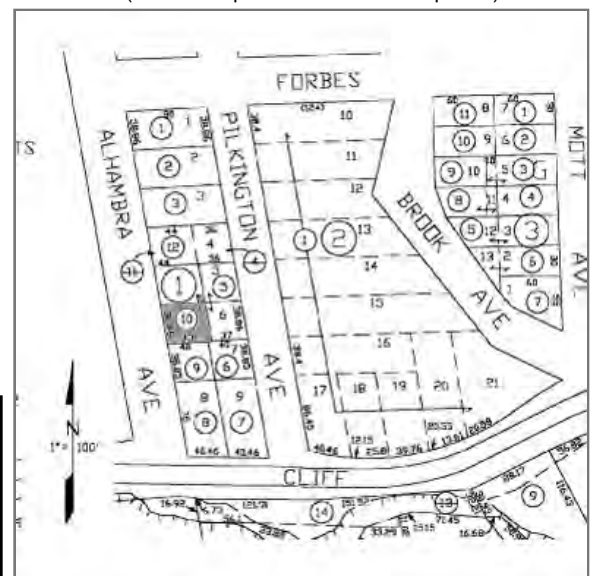
B13. Remarks: None

\*B14. Evaluator: Leslie Dill

\*Date of Evaluation: May 6, 2009

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary #  
HRI #  
Trinominal

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\* Map Name: Santa Cruz, Calif.

\* Scale: n.t.s.

\* Date of Map: 1954 (revised 1994)



TN\* / MN  
14 1/2°

Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)



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

Primary #  
HRI #  
Trinomial

Page 4 of 4 \*Resource Name or # (Assigned by recorder) McKay 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 the Seabright community, and thus would not appear to be eligible under Criterion (1). The early persons associated with the building, Joseph and Elizabeth McKay, are not significant figures in local history and would not enable eligibility under Criterion (2). The specific architect of the building has not yet been identified, but the design is a distinctive example of its type in Santa Cruz, and therefore would be eligible under Criterion (3) for its architecture as an example of the Tudor Revival style.

When considered for listing within the Historic Building Survey of the City of Santa Cruz however, 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 1920s building constructed to serve Santa Cruz's emerging resort/recreation 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 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. It maintains its original location on Alhambra Avenue, in the Seabright neighborhood of Santa Cruz; it 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. It retains its 1920s residential scale and feeling and continues, through its form, massing and detailing, to illustrate its associations with minor patterns of residential design and development in the twentieth century. The cottage retains its integrity with the Tudor Revival style, including its rolled eaves, scalloped eyebrow dormers, and long shingles in the gable ends, as well as its gabled form and multi-lite casement windows.