

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): Dickinson 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 Location: ☐ Not for Publication ☒ Unrestricted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: 220 Cleveland Ave.

City Santa Cruz Zip 95060

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 585619 mE/ 4092130 mN

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

northwest corner of Cleveland Avenue and Rigg Street.

APN# 006-201-08

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

This one-and-one-half-story house located at 220 Cleveland Ave. represents an architect-designed Craftsman design from 1912. Houses from the Craftsman design period, lasting from about 1905 to 1925, embody a local design response to the Arts-and-Crafts movement, as presented in such historic magazines as *Craftsman*. Constructed straddling two lots, the house sits prominently in Santa Cruz's Westside neighborhood. Its size is further emphasized by battered lower walls, a cruciform gabled second story above a broad side-gabled roof, deep eaves, and projecting bell-cast porch roof. The frame house has a horizontal, raised mass and full-depth gabled roof. The front porch wraps the outer corner and is covered by a forward shed roof extension and a double-gabled roof to the side. A square bay window faces to the southwest side. The front porch was repaired in 1977, and the interior underwent remodeling in 1991. (Continued on page 4, DPR523L)

*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 west, 2009.

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

1912, city directories, 97 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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP/CRHR Status Code 3CS

Resource Name (Assigned by recorder) Dickinson House

B1. Historic Name: Dickinson House

B2. Common Name: 220 Cleveland St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Craftsman

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

Constructed 1912. Repairs to front porch (SC BP #A23635, April 15, 1977). Kitchen remodel and second-floor bathroom addition (SC BP #B91-334, June 3, 1991).

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

Original Location: n/a

*B8. Related Features:

Related detached outbuilding, construction date unknown.

B9a. Architect: G. W. Reid

b. Builder: G. W. Reid

*B10. Significance: Theme Architecture

Area: Westside

Period of Significance: 1912 - 1968

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.)

John and Theda Dickinson built this large architect-designed Craftsman Bungalow in Santa Cruz's Westside neighborhood in 1912. The large residence was constructed on Lots 4 and 5 of the Willow Brook Subdivision, and was designed by local architect/builder G. W. Reid. Little is known at this time about Reid, other than he was located in Santa Cruz and practiced during the early twentieth century.

The Dickinson's ran a curio shop for many years on Pacific Ave., and Theda Dickinson made this her home for over half a century, even after John passed away in the early 1930s. By 1969, the residence was owned by James Dougherty. Dougherty repaired the front porch in 1977, and remodeled the kitchen and added a second floor bathroom to the residence in 1991.

(Continued on page 4, DPR523L)

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

*B12. References:

City of Santa Cruz building permits.
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. 1916-1989.
Sanborn Fire Insurance Maps, 1905-1950.
U.S. Census, 1920, 1930.

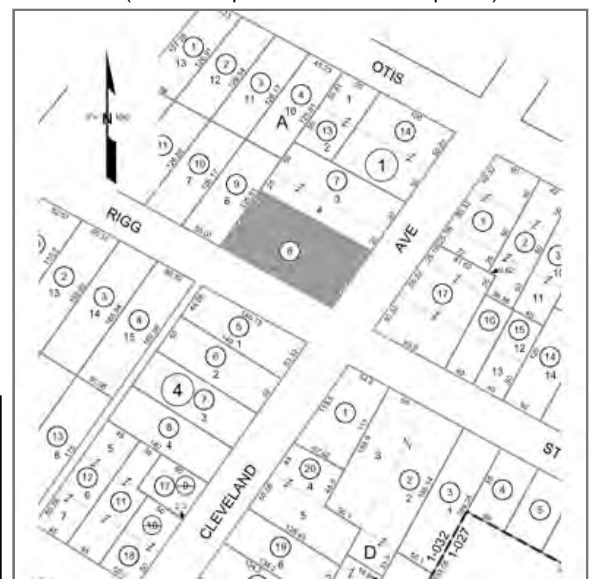
B13. Remarks: None

*B14. Evaluator: Leslie Dill

*Date of Evaluation: May 6, 2009

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





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) Dickinson House

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

(Continued from page 1, DPR523a, P3a Description)

Characteristic features of the house include: its moderate roof pitch, multiple knee braces, stained-shingle gabled ends, exposed rafter tails and heavy bargeboards, wood lap siding, heavy porch railings, and multi-lite patterns within the casement window sash. Fenestration consists primarily of tripartite focal windows at the front façade, and ribbons of casement and double-hung windows. A unique design element is the composition of the porch posts. Tapered wood porch posts rest on stone pedestals that step into full-height stone pillars at the outer corners. Alterations include a small shed dormer and added roof balcony at the front roof slope.

A related detached outbuilding is visible at the rear of the parcel, facing Rig Street. It has a hipped roof, deep eaves with exposed rafter tails, lap siding, and swinging garage doors.

(Continued from page 2, DPR523b, B10 Significance)

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 associated with the building were John and Theda Dickinson. The Dickinsons were merchants, but are not 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). Little is known about the listed architect for the building, G. W. Reid, but it is an excellent and distinctive example of of Craftsman architecture of the period, and would therefore be eligible for listing under Criterion (3).

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 an early twentieth century building constructed to serve Santa Cruz's emerging population during the turn-of-the-century; and
5. The building possesses special aesthetic merit and value due to its quality of Craftsman architecture, retaining sufficient features that show its architectural significance; and
6. The building possesses distinctive stylistic characteristics of the Craftsman style; and
7. The building retains sufficient integrity to accurately convey its significance.

Integrity

The property maintains most of its historical integrity as per the National Register's seven aspects of integrity. It maintains its original location on the north corner of Cleveland and Rig Streets, on Santa Cruz's Westside. The house is surrounded by much of its historic residential setting, including adjacent houses of similar age, scale, and design, and neighboring parcels of a similar scale and setback, along with mature street trees and other traditional residential landscaping. The immediate setting of the house retains its residential setbacks and traditional landscaping. It retains its early twentieth century residential scale and feeling and continues, through its form, massing and detailing, to illustrate its associations with distinctive Craftsman design in Santa Cruz. The exterior of the house retains its integrity with a distinctive massing, materials and workmanship, including: the raised form, side-gabled roof and cruciform gabled second-story roof, lap siding, wood windows, bell-cast porch, exposed rafter tails, and unique stone porch posts. Although the front roof has been altered, the majority of the character-defining materials and workmanship have been preserved.