

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 1D

Other Listings
Review Code

Reviewer

Date

Page 1 of 4 *Resource Name or # (Assigned by recorder): 213 Elm St.

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 Location: ☐ Not for Publication ☒ Unrestricted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: 213 Elm St.

City Santa Cruz Zip 95060

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 586597 mE/ 4092044 mN

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

south side of Elm Street between Cedar and Center Streets.

APN# 005-147-12

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

This residence is an example of an archetypical vernacular Neoclassical style bungalow from the early twentieth century. The design incorporates all of the standard Neoclassical features of the time, including: raised compact mass with a moderately pitched hipped roof and rectangular footprint, hipped-roof dormer, horizontal tri-bevel wood drop siding and flat-board trim, asymmetrical recessed front porch, shallow cantilevered angled bay window with a tripartite focal window, high accent window with diamond panes under the porch roof, Tuscan post columns, solid porch railings, and boxed eaves. This house was constructed ca. 1907-1900 and is surrounded by three identical style houses. This building is a known contributor to the National Register of Historic Places Downtown Neighborhood District.

*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 south, 2009.

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

ca. 1907-1909, Sanborn maps, 100 + 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:

- | | | | | |
|--|--|---|--|--|
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input checked="" type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP/CRHR Status Code 1D

Resource Name (Assigned by recorder) 213 Elm St.

B1. Historic Name: None

B2. Common Name: 213 Elm St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Neoclassical

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

Constructed ca. 1907-1909.

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

Original Location: n/a

*B8. Related Features:

None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture

Area: Central

Period of Significance: 1909

Property Type: Residential

Applicable Criteria: A(1), C(3)

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

Built in a small development that was subdivided in 1905, this bungalow is surrounded on either side by identical residences. The house was constructed sometime between 1907 and 1909, and was first addressed as 45 Elm St. The earliest identified occupants of the property were Harry and Louisa Nugent. Harry was a carpenter at that time, but soon was working at the Vapor Dry Cleaners. In the 1920s, the house was being rented to George and Madeline Kristinich, and although the property changed ownership during the 1930s, the Kristinichs continued to live on the property for a time. During the 1930s the owner-of-record was Anna S. Downey, but by the 1960s, the house was owned by Mrs. Heidloff.

The property was included in the National Register's Downtown Historic District. It is considered to be a contributor to the district due to its architectural design, consistent with the period of historical significance for this neighborhood. (Continued on page 4, DPR523L)

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

*B12. References:

Baldwin, Arnold. Map of the City of Santa Cruz. 1923.
 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. Federal Census, 1900-1930.

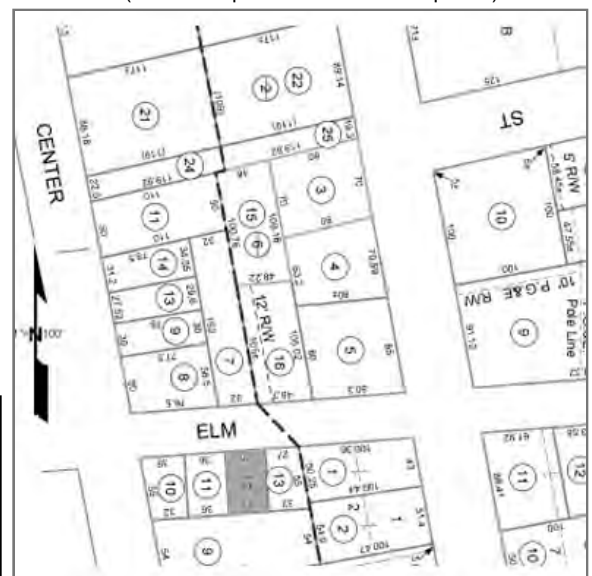
B13. Remarks: None

*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

Page 3 of 4 *Resource Name or # (Assigned by recorder) 213 Elm St.

* 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) 213 Elm St.

* Recorded By F. Maggi/L. Dill/J. Kusz

* Date 5/6/2009

☒ Continuation ☐ Update

(Continued from page 2, DPR523b, B10)

SIGNIFICANCE

The property is already listed on the California Register of Historical Resources for Criterion (1) and (3), as it is a known contributor to the National Register of Historic Places' Downtown Neighborhood Historic District for Criteria A and C. The early persons associated with the building are not well known, and the later owners are not known for contributions important to the community, thus the property would not appear to be individually eligible for the California Register under Criterion (2).

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 residence; and
5. The building possesses special aesthetic merit and value due to its quality of Neoclassical architecture, retaining sufficient features that show its architectural significance; and
6. The building possesses distinctive stylistic characteristics of the Neoclassical 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 Elm Street, in downtown Santa Cruz. The house is surrounded by most of its historic residential setting, including adjacent houses of similar age, scale, and design, and neighboring parcels of a similar scale and setback, as well as mature street trees and other landscaping. The house retains its early twentieth century residential scale and feeling and continues, through its form, massing and detailing, to illustrate its associations with Neoclassical design in Santa Cruz. The exterior of the house retains historic materials and workmanship, including the recessed porch, classical porch columns, boxed eaves, central hipped dormer, shallow bay window, tri-bevel siding, and associated trim.