

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): Snyder 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 Location: ☐ Not for Publication ☒ Unrestricted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: 423 High St.

City Santa Cruz Zip 95060

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 585774 mE/ 4092761 mN

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

south side of High Street west of Storey Street.

APN# 006-081-11

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

This two-story house at 423 High St. and built in 1926, was designed by local Santa Cruz architect Lee Dill Esty and represents an eclectic design based on Monterey style forms and detailing. It also exhibits influences of prominent California architect, Julia Morgan, for whom Esty worked. After World War I, the Eclectic Revival or Period Revival styles grew in prominence to become characteristic of both residential and nonresidential construction. Styles such as Spanish Eclectic, Mission Revival, Mediterranean, and Monterey, and others remained popular until the 1940s. This house features a Monterey style cantilevered second story that is incorporated into the design by recessing a corner of the first floor. This detail is balanced by an inset balcony on the offset opposite side of the façade. Asymmetrically paired near the center of the façade is a large, deeply recessed entry arch and a tall, narrow arched accent window. The heavily textured stucco walls, red tile roof, multi-lite windows, heavy shutters, and attic lattice vents all contribute to the striking design.

\*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  
1926, news article, 83 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) Snyder House

B1. Historic Name: Synder House

B2. Common Name: 423 High St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

\*B5. Architectural Style: Monterey

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

Constructed 1926. Pool installation (SC BP #A14427).

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

Original Location: n/a

\*B8. Related Features:

None.

B9a. Architect: Lee Dill Esty

b. Builder: Unknown

\*B10. Significance: Theme Architecture

Area: Westside

Period of Significance: 1926

Property Type: Residential

Applicable Criteria: (2), (3)

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

Architect Lee Dill Esty designed this home, which was built for Bert Snyder in 1926. Snyder was a partner in Rittenhouse & Snyder, a local building and investment association. Snyder also represented Santa Cruz County in the California State Assembly in 1927-28 and in 1931-32. He also served in the California State Senate from 1933-36. His son, Bert B. Snyder, Jr., was on the Santa Cruz City Council from 1959-62, and served as Mayor in 1961-62.

The home remained in the Snyder family through the 1950s. The house features lamps and grillwork fixtures by metal artisan, John Otter, better known as 'Otter the Lampmaker'. Otter's career in Santa Cruz began in the 1920s, creating fixtures for buildings such as the Rio Del Mar Hotel, Hawaiian Gardens in Capitola, and many private homes. In the 1960s, the residence was owned by Jack Michaelson who installed a pool in the back yard.

(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.  
Personal communication -Judy Steen, 8/4/09  
Lehmann, Susan. Historic Context Statement for City of Santa Cruz. 2000.  
Polk. R. L., Santa Cruz City Directory. 1925-1989.  
Sanborn Fire Insurance Maps, 1928 -1950.  
U.S. Federal Census, 1930.

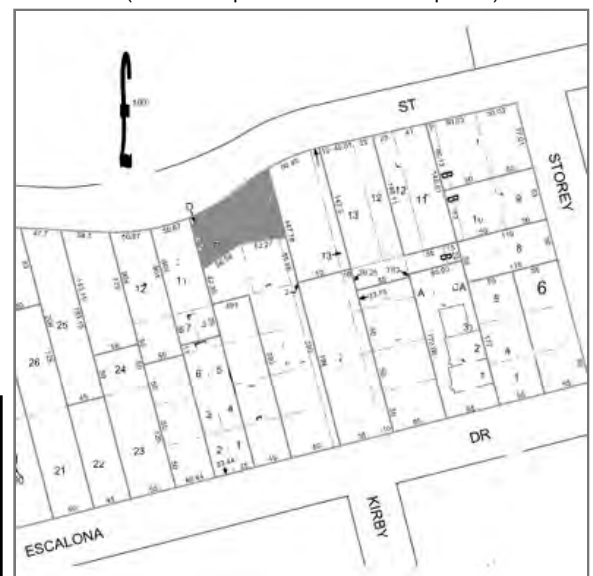
B13. Remarks: None

\*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) Snyder House

\* 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) Snyder House

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

\* Date 5/6/2009

☒ Continuation ☐ Update

(Continued from page 2, DPR523b, B10)

Lee Dill Esty

Lee Dill Esty was born in Maine in 1876, and came to Santa Cruz as child in 1879. The son of J. D. Esty, an early Santa Cruz County Supervisor, Esty was associated with the early Arts-and-Crafts movement and was an employee of Julia Morgan. In Santa Cruz, he designed the Pogonip Club House, the replica of the Santa Cruz Mission, Santa Cruz City Hall, the Modern Baking Company and various auto industry-related buildings in downtown Santa Cruz. He also designed many private residences in Santa Cruz. In 1931, he went into business with C. J. Ryland and D. M. McPhetres. Lee Dill Esty died in 1943.

SIGNIFICANCE

The property was found eligible for the California Register of Historical Resources under Criterion (2) and (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). The early persons associated with the building was Bert Snyder. Snyder is associated with local politics serving as a State Assemblyman and in the California State Senate. He is known for contributions that are significant to the development of the local community, therefore the property appears eligible for the California Register under Criterion (2). The architect for the building is identified as Lee Dill Esty, a locally significant architect in the City of Santa Cruz. The residence was found eligible for listing under Criterion (3), as the building is a distinctive example of Monterey style residential architecture from the 1920s.

When considered for listing within the Historic Building Survey of the City of Santa Cruz, the property meets the following criteria:

3. The property is associated with Bert Snyder who contributed to the development of Santa Cruz as a local political leader; and
4. The building is associated with Lee Dill Esty, a locally significant architect; and
5. The building possesses special aesthetic merit and value due to its quality of Monterey style architecture, retaining sufficient features that show its architectural significance; and
6. The building possesses distinctive stylistic characteristics of the Monterey style including ornamentation designed by metal artisan, John Otar; 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 High Street, in the upper Mission Hill area of Santa Cruz. The property is still surrounded by much of its apparent historic setting, including surrounding residential buildings of similar age, scale and design and parcels with similar setbacks, parking, and streetscape. It retains its Interwar period residential scale and feeling and continues, through its form, massing and detailing, to illustrate its associations with architect-designed construction in the twentieth century. The front façade retains its integrity its Monterey style design and workmanship, including: the cantilevered upper story, inset balcony, tile roofs, heavily textured stucco, arched entry, arched focal window, etc.