

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**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): Gardner 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 Location: ☐ Not for Publication ☒ Unrestricted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 Maple St.

City Santa Cruz Zip 95060

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 586589 mE/ 4091993 mN

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

north side of Maple Street between Cedar and Center Streets.

APN# 005-147-06

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

The most distinctive feature of this Stick style two-story house is its one-story inset front porch. It includes a Mansard roof above the characteristic beveled posts and beams that are filled with unusual drilled openwork spandrel panels and diagonal solid rails. The intersections of the posts and beams are accented by bulls-eyes. Local houses of this style represent a transition from the more upright and blocky Italianate designs of the 1880s, to the more highly decorated and asymmetrical Queen Anne designs of the 1890s. Further classic Stick style details of this two-story residence include: the patterned shingle work in the front gable end, the truncated hipped main roof, full-height window trim with elongated corbels, the flared shingled sill band, and the channel-rustic siding. A large addition was added to the east elevation of the original house sometime around the turn-of-the-century, between 1892 and 1905.

(continued on page 4, DPR523L)

\*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 north, 2009.

\*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

ca. 1888-1892, visual, 117+ plus 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 1D

Resource Name (Assigned by recorder) Gardner House

B1. Historic Name: None

B2. Common Name: 220 Maple St.

B3. Original Use: Single family residential

B4. Present Use: Multi-family residential

\*B5. Architectural Style: Stick

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

Constructed ca. 1888-1892. Large two-story addition added to the east elevation between 1892 and 1905.

\*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: late 1880s

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.)

The residence was constructed sometime between 1888-1892 on Block 7, Lot 6 of the Hihn Subdivision of the 1886-recorded Rodriguez Tract. It is unknown who constructed the residence at this time. The earliest identified occupant was Wilber Gardner, who lived here with his wife, Marie, as early as 1904. Wilber Gardner worked as a lawyer, and then later as an attorney for the City. The Gardners occupied the residence until at least the 1940s. By 1935, Frank and Cybil Tuttle, the Gardner's daughter and son-in-law, lived at the residence with the Gardners. At this time, Donald Bright rented the rear apartment, addressed as 217 Maple St. Frank Tuttle worked as a stamp-maker for Finn & Doyle, a local insurance and real estate business.

At some point before 1948, Frank and Cybril Tuttle purchased the main residence from the Gardners, and maintained occupancy. Frank Tuttle died in 1957, and Cybil Tuttle continued to live in the residence until at least 1975, while renting out the rear apartment at 217 Maple St. to John Riley. (Continued on page 5, DPR523b, B10)

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

\*B12. References:

City of Santa Cruz Standard Map, 1929, 1947.  
 Lehmann, Susan. Historic Context Statement for City of Santa Cruz. 2000.  
 Polk. R. L., Santa Cruz City Directory. 1892, 1902, 1916-1989.  
 Sanborn Fire Insurance Maps, 1886-1950.  
 Santa Cruz (County of) Voters Registrations.  
 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) Gardner 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) Gardner House

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

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

The two-story addition was added in front of the outhouse (the original outhouse building may still be encased in the rear portion of the addition). This new two-story residence enveloped most of the lot. At this point, the original building was addressed as 50 Maple St. (later addressed as 220 Maple St.) while the addition was addressed as 48 Maple St. (later addressed as 217 Maple St.). This building is a known contributor to the National Register's Downtown Neighborhood Historic District.

*(Continued from page 2, DPR523b, B10)*

**SIGNIFICANCE**

The property is presently listed on the California Register of Historical Resources under Criterion (1) and (3), as it is a known contributor to the Downtown Neighborhood Historic District under National Register Criteria A and C. The early persons associated with the building are not known at this time, and the later owners, the Gardners and the Tuttles, are not known for their contributions the development of the community, therefore 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 a late nineteenth century residence; and
5. The building possesses special aesthetic merit and value due to its quality of Stick style architecture, retaining sufficient features that show its architectural significance; and
6. The building possesses distinctive stylistic characteristics of the Stick style; 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 Maple Street in the downtown area of Santa Cruz. The property is still surrounded by much, but not all of its apparent mixed historic setting, including surrounding houses and commercial buildings of similar age and scale, and parcels with historical setbacks, parking, and streetscape. Although altered by a large side addition, the house retains its residential scale and feeling and the original facade continues, through its form, massing and detailing, to illustrate its associations with patterns of residential design and development in the late nineteenth century. The original portion of the house retains its integrity with its unique Victorian-era vernacular Stick design, including the patterned shingle work in the front gable end, the truncated hipped main roof, the full-height window trim with elongated corbels, the flared shingled sill band, and the channel-rustic siding, as well as the unique Mansard roof above Stick style beveled posts and beams that are filled with unusual drilled openwork spandrel panels and diagonal solid rails.