

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): Modern Manor Apartments

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 Location: ☐ Not for Publication ☒ Unrestricted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: 321 Second St.

City Santa Cruz Zip 95060

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 587087 mE/ 4091434 mN

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

south side of Second Street between Cliff and Main Streets.

APN# 005-212-04

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

This apartment complex located at 321 Second St. is a unique Santa Cruz design with characteristic Art Moderne detailing in its streamlined massing and horizontality. Built in 1946, the mid-twentieth century style is further refined by ocean-liner details, including doors with porthole windows, steel pipe railings, curved corners at the rooflines, and steel multi-pane casement windows. Adjacent to the Santa Cruz Beach Boardwalk, this building sits atop a concrete foundation and has a flat roof. Style-defining elements of this Art Moderne building include: the wide band that encircles the roofline, curved corners at the roofline, steel pipe railing, and porthole or round windows in the doors. Encased in steel, multi-paned casement windows and single-pane stationary windows fenestrate this modernistic building. Today, Beach Hill remains an eclectic grouping of residential properties from houses built for single family occupancy to multi-family apartments and beachfront cottages and motels.

(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 south, 2009.

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both
1946, building permit, 63 years old.

*P7. Owner and Address:

*P8. Recorded By: (Name, affiliation, and address)

L. Dill/C. Duval/K. Oosterhouse
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) Modern Manor Apartments

B1. Historic Name: Modern Manor Apartments

B2. Common Name: 321 Second St. - Anchor Apartments

B3. Original Use: Apartments

B4. Present Use: Apartments

*B5. Architectural Style: Art Moderne

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

Constructed in 1946 (SC BP #6636, December 31, 1945). Addition constructed in 1957 (SC BP #3555, March 25, 1957).

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

Original Location: n/a

*B8. Related Features:

Carport (SC BP #16912, January 15, 1953).

B9a. Architect: Unknown

b. Builder: Ray A. Mallet

*B10. Significance: Theme Architecture

Area: Eastside

Period of Significance: 1946

Property Type: Residential

Applicable Criteria: (1), (3)

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

The ten-unit apartment building was constructed in 1946 by owner Ray A. Mallet. Mallet acted as the contractor for the building, and then lived in and operated the building as the Modern Manor Apartments until the late 1950s. The building reflected a resurgence in residential construction on Beach Hill in the post-World War II era, when tourists from the Central California region provided additional demand for lodgings near the beach and the Boardwalk.

In 1953, a carport was added to the complex. In 1957, new owner, Dwight W. Sweeney, constructed a \$13,000 addition to the apartments. By the late 1970s, owner Alan Goldstein renamed the complex the Beach Hill Apartments, and they are now known as the Anchor Apartments.

(Continued on page 4, DPR523L)

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

*B12. References:

City of Santa Cruz Building Permits
Lehmann, Susan. Historic Context Statement for City of Santa Cruz. 2000.
Polk. R. L., Santa Cruz City Directory. 1945-1989.
Sanborn Fire Insurance Maps, 1828 -1950.

(Sketch Map with north arrow required.)

B13. Remarks: None

*B14. Evaluator: Leslie Dill

*Date of Evaluation: May 6, 2009

(This space reserved for official comments.)



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)



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) Modern Manor Apartments

* Recorded By L. Dill/C. Duval/K. Oosterhouse * Date 5/6/2009 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a Description)

Contributing to this historic property is a rock wall that is located in front of the apartments. It defines the entrance to the parking area. Located parallel to the northeast elevation is a carport with a flat roof that was constructed in 1953.

Setback slightly from Second Street, an asphalt parking lot is located in front of the apartment building complex. This lot is long in width but narrow in depth. The neighborhood is one of mixed use, surrounding the apartment building are single-family dwellings, as well as multiple family units.

(Continued from page 2, DPR523b, B10 Significance)

SIGNIFICANCE

The property was found eligible for the California Register of Historical Resources under Criterion (1) and (3). This apartment complex is in original condition and representative of post-World War II pattern of development oriented towards the reemerging tourist industry in the Beach Hill neighborhood of Santa Cruz. The Art Moderne design is unique in style and embodies the distinctive characteristics of its period of construction, thus it appears that the property qualifies under both Criterion (1) and (3). The early person associated with the property, Ray A. Mallet, is not known for his contributions to the development of Santa Cruz beyond this property, thus it would not qualify 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 complex is a significant example of the built environment heritage of the City as a representative of post-World War II housing constructed to serve Santa Cruz's growing tourist population; and
6. The building complex possesses distinctive stylistic characteristics of its Art Moderne style; and
7. The building complex 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 in the Beach Hill neighborhood of Santa Cruz, an area identified by the City as retaining a large percentage of historic resources. The complex is surrounded by much of its apparent historic setting, including mixed surrounding parcels with a variety of setbacks, parking, and streetscape appearance, and a mixture of buildings many of which would have been present when this building was constructed. The apartment building retains its multi-family residential scale and feeling and continues, through its form, massing and detailing, to illustrate its associations with minor patterns of design and development in the mid-twentieth century. The design retains its integrity with the Art Moderne style, including: its blocky horizontal proportions, stucco finish, thin long awnings, flat roof, porthole windows, and pipe railings.