

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 5 *Resource Name or # (Assigned by recorder): Fagan Family 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 Location: ☐ Not for Publication ☒ Unrestricted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: 341 Union St.

City Santa Cruz Zip 95060

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 586242 mE/ 4092694 mN

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

south side of Union Street east of Mission Street.

APN# 006-401-03

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

This large vernacular house at 341 Union St. is a form of nineteenth century design known as National style. This building type dates from as early as the pre-railroad American era, from the 1850s to the 1870s, although National style houses continued to be built as late as 1880s, in the form of Victorian Farm Houses like this one. The house appears to have been constructed in the early 1870s, in what was then a small densely populated neighborhood above Santa Cruz's downtown southwest of Mission Hill. Typical of that timeframe, the one-and-one-half-story house has the distinctive proportions of a balloon-frame building, including a raised rectangular footprint, low eaves, and moderately steep roofline with relatively narrow spans. Original materials and detailing include: the cross-gabled form, accent gables, boxed eaves, symmetrical window placement, multi-lite double-hung windows, inset porch location, and a small, one-story square bay window with a separate hipped roof. The classical porch columns may be a later alteration.

*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
early 1870s, Sanborn maps, 121+ 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 5

*NRHP/CRHR Status Code 5S3

Resource Name (Assigned by recorder)

Fagan Family House

B1. Historic Name: Fagan Family House

B2. Common Name: 341 Union St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: National

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

Constructed ca. 1870s. Remodeled in 1890s, including partial expansion to rear. Porch and foundation repaired in 1970s (SC BP #A21595).

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

Original Location: n/a

*B8. Related Features:

Rear ancillary building constructed by 1928.

B9a. Architect: Unknown

b. Builder: John B. Perry

*B10. Significance: Theme Architecture

Area: Mission

Period of Significance: 1880s

Property Type: Residential

Applicable Criteria: None

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

This early National style house appears to have been constructed in the 1870s on Union Street within a larger collection of houses associated with the John B. Perry family. According to the 1866 Foreman & Wright Map of the City of Santa Cruz, John B. Perry owned Lot 23, a 1.952-acre parcel off Mission and Union Streets that included at that time the subject property. Perry, a master carpenter who drew his own plans, built the Perry family home in 1853 on the parcel (since relocated to Escallona Drive). The 1.952-acre property was eventually subdivided into four lots with five houses built on them.

In 1859, Perry's daughter, Mary, wed Albion P. Jordan, co-owner of the Davis & Jordan lime works. The partners eventually owned over 5,000 acres of land, which is the site of today's University of California, Santa Cruz campus. In 1864, Perry built the Jordan home that is extant on the campus today. Jordan sold his share of the company in 1865 for \$100,000. He died the following year. (Continued on page 4, DPR523L)

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

*B12. References:

(See page 5, DPR523L)

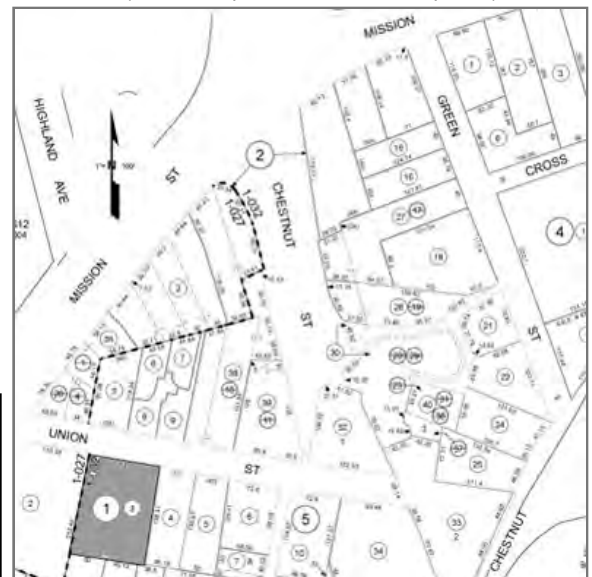
(Sketch Map with north arrow required.)

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

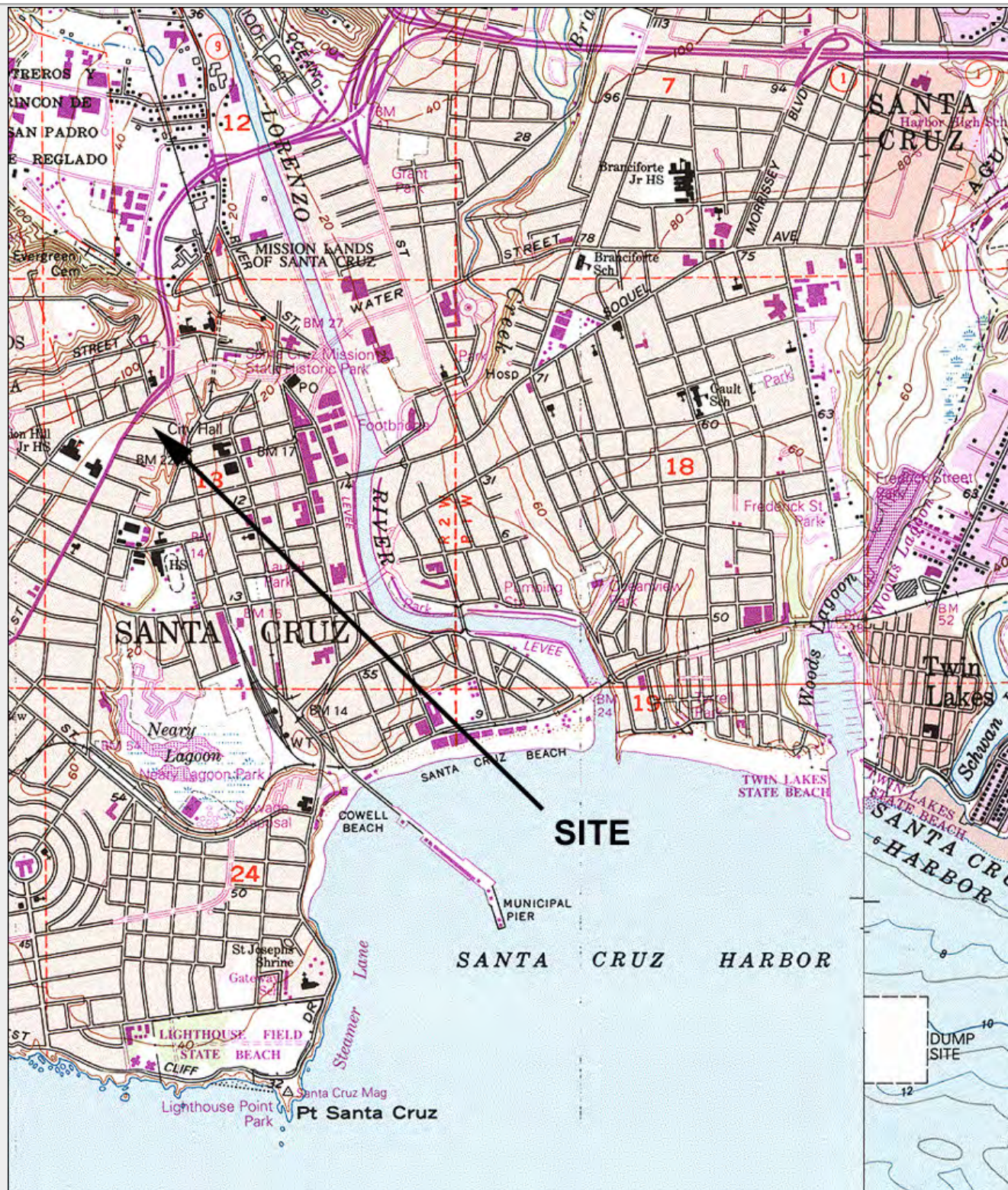
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* Map Name: Santa Cruz, Calif.

* 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

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

(Continued from page 2, DPR523b, B10 Significance)

After Albion Jordan's death, John Perry built two more homes on the Union Street property where his widowed daughter relocated to; one in 1867 and another in 1868. John Perry died in 1871, but his wife and two sons continued to live in the Perry home at the corner of Mission and Union Streets for another 14 years. Mary (Perry) Jordan remarried in 1873. Her second husband, Dr. Pierce B. Fagen, had two sons by a previous marriage. It is believed that between 1871 and 1873, two additional houses were built, including the subject property at 341 Union St.

In 1885, the original Perry family home was moved from the Mission and Union Street lot to its current site at 114 Escalona Dr. On the Mission and Union Street property, Mary (Perry) Jordan Fagen built a large new home in 1885 (since demolished in 1955). Though remodeled, all four of the other houses shown on the property on the 1888 Sanborn Map: 341, 335, 333, and 331 still exist on Union Street.

The 341 Union St. house and property was split from the larger estate and sold by Mary Fagen to George Tuttle in 1891. At the time of the sale, the *Santa Cruz Surf* noted that the residence had been formerly occupied by the family of Dr. P. B. Fagen, and afterwards by Peter A. Jordan, Mary Jordan Fagen's son from her first marriage. The article also mentioned that Tuttle planned on making many extensive improvements on the property.

By 1914, the property was owned by merchant Arthur May and his wife Stella, and by 1917 they had built a garage at the rear of the residence. The May family appears to have remained on the property until the early 1940s, and during World War II, it was rented out. By the late 1940s, the property had been acquired by John Libhart, who used the building as a boarding house. The foundation and porch were repaired in the 1970s by then-owner James Stickel.

SIGNIFICANCE

The property was not found eligible for the California Register of Historical Resources. The building is not individually significant to the development of the upper downtown neighborhoods in Santa Cruz, and thus would not appear to be eligible under Criterion (1). The early persons associated with the building were members likely members of the Perry/Jordan/Fagen families. Since there were four generations of the Perry/Jordan/Fagen families who lived on Union Street properties, it is difficult to determine who lived in which house at what time. Members of these families, although associated with early Santa Cruz, are not known specifically for their contributions within local history, therefore the property would not appear to be eligible for the California Register under Criterion (2). The property was not found eligible for listing under Criterion (3) as the building is not a distinctive representative of National style architecture, and was possibly slightly modified in the 1890s from the original design.

When considered for listing within the Historic Building Survey of the City of Santa Cruz, 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 nineteenth century residential architecture, associated with the early development of the community; and
5. The building possesses special aesthetic merit and value due to its quality of architecture, retaining sufficient features that show its architectural significance; and
7. The building, although expanded over the years, retains sufficient integrity to accurately convey its significance from its early construction period.

(Continued on next page)

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* Date 5/6/2009

☒ Continuation ☐ Update

(Continued from previous page)

Integrity

The property maintains most of its apparent historical integrity as per the National Register's seven aspects of integrity. The house maintains its original location on Union Street, above the downtown to the southwest of Mission Hill in Santa Cruz. The property is still surrounded by much of its understood historic setting, including surrounding houses of similar age, scale and design and parcels with similar setbacks, parking, and streetscape. The house continues, through its form, massing and detailing, to illustrate its associations with distinctive nineteenth century vernacular design in Santa Cruz. The exterior of the house retains its integrity with the National style, including the overall form, materials, and workmanship.

(Continued from page 2, DPR523b, B12 References)

Baldwin, Arnold. Map of the City of Santa Cruz. 1923.
Chase, John, *Sidewalk Companion to Santa Cruz Architecture*, 2005.
City of Santa Cruz Standard Map, 1929.
Damkroeger, D.A., Map of City of Santa Cruz, 1888.
Foreman & Wright, Map of Santa Cruz, 1866.
Punnett Brothers, Map of the City of Santa Cruz. 1905.
Sanborn Fire Insurance Maps. 1888, 1892, 1905, 1928, 1950.
Santa Cruz County. Recorder's Office. Deed Books,
Santa Cruz County. Recorder's Office. Surveyor's Map.Vol. 109 of Maps, p. 35.
Santa Cruz Surf, A Union Street Sale: The Fagan House, Purchased by an Oakland Capitalist, 8/18/1891.
Steen, J., communication with Jessica Kusz, 2009.
Standard Map of Santa Cruz. 1947.
U. S. Census, 1880, 1900.