

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4 \*Resource Name or # (Assigned by recorder): Castagnola-Olivieri 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 Location: ☐ Not for Publication ☒ Unrestricted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: 112 West Cliff Dr. City Santa Cruz Zip 95060

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 586731 mE/ 4091338 mN

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

southwest side of West Cliff Drive south of Pacific Avenue.

APN# 004-311-05

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

This Victorian-era cottage embodies the transition from Stick style of the 1880s to the more elaborate Queen Anne design period beginning in the 1890s, displaying characteristics typical of both designs. It has an asymmetrical form characteristic of Queen Anne houses, as well as a prominent angled bay window with its gabled roof, the inset porch (now enclosed), and a main hipped roof. The ornamental king-post truss in the gable end, the full-height flat-board window trim, and the board-and-batten frieze band are characteristic of the Stick style.

The residence sits behind a low, historic stone retaining wall and is located in a small, but prominent grouping of three historic houses along West Cliff Dr. overlooking the beach area to the southeast. These houses have vehicular access from Viaduct St., with garages that face the rear. This house is similar in design to the nearby house at 120 West Cliff Dr.

\*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 southwest, 2009.

\*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both  
ca. 1895, visual, 116+ 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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP/CRHR Status Code 3CS

Resource Name (Assigned by recorder)

Castagnola-Olivieri House

B1. Historic Name: Domenico and Catherine Castagnola

B2. Common Name: 112 West Cliff Dr.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

\*B5. Architectural Style: Queen Anne with Stick influences

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

Constructed ca. 1895.

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

Original Location: n/a

\*B8. Related Features:

Detached garage located to the rear of the residence, construction date unknown.

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Architecture

Area: Beach

Period of Significance: ca. 1895

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.)

This house was constructed as part of a small subdivision called the Blackburn Terrace Tract, which was developed Harriet Blackburn in 1889. Blackburn was an early land developer in the City of Santa Cruz. Both 112 and 120 West Cliff Dr. were constructed circa 1895. The tract also included the now-demolished Concha Del Mar residence at the southeast end overlooking the beach. The tract was initially developed for the construction of summer vacation homes due to its proximity to the beach and sweeping views, in concert with the development of Neptune Baths that had been constructed in 1893. By the beginning of the 1900s, these houses were primarily occupied by the many Italian families engaged in the local fishing industry, who had immigrated to the Santa Cruz region in the mid-1870s, mostly from the seafaring area of Riva Trigoso, in the Liguria region of Italy. The Italians established themselves near the wharves where they worked on the west side of town (known as La Baranca) which was located on the lower part of Bay St. Some families also lived on Blackburn Terrace, overlooking the wharf. Many of these Italian families remain in the area today. (Continued on page 4, DPR523L)

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

\*B12. References:

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. 1892, 1902, 1916-1989.  
Sanborn Fire Insurance Maps, 1892 -1950.  
Santa Cruz Daily Surf, "Blackburn Terrace", 5/16/1889.  
Santa Cruz (County of) Voters Registrations.  
U.S. Federal Census, 1900-1930.  
Wright, Thomas. Map of the Blackburn Tract in the City of Santa Cruz. 1875

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.)





Map created with TOPO!® ©2003 National Geographic ([www.nationalgeographic.com/topo](http://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) Castagnola-Olivieri House

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

\* Date 5/6/2009

☒ Continuation ☐ Update

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

A dearth of records from this time period makes it impossible to determine the original owners of the property. By 1910, the property was occupied by Domenico and Catherine Castagnola, who were part of the large group of Italians who immigrated here from Italy; Domenico worked as a fisherman. This property was later owned by Agostino and Amelia Olivieri, who emigrated here from Italy in 1913. Agostino also worked as a fisherman and Amelia worked at the Miramar Fish Restaurant on the Municipal Wharf. They lived in the house until at least the 1970s.

**SIGNIFICANCE**

The property was found eligible for the California Register of Historical Resources under Criterion (1) and (3). The house is associated with early development of the West Cliff/Beach Hill neighborhoods, and would qualify under Criterion (1). The earliest persons associated with this property are unknown at this time, and the earliest-known persons associated with the building were Domenico and Catherine Castagnola, and then later Agostino and Amelia Olivieri. None of these residents are known for contributions that are important to the development of the local community, therefore the property would not appear to be eligible for the California Register under Criterion (2). The specific architect of the building has not yet been identified, but the property was found eligible for listing under Criterion (3), as the building, although vernacular, displays distinctive characteristics of the Queen Anne style.

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 a late nineteenth century residence associated with the early development of the community, including the community of Italian immigrants who constituted a significant portion of the local fishing; 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
6. The building possesses distinctive stylistic characteristics of the Queen Anne style; and
7. The building retains sufficient integrity to accurately convey its significance.

**Integrity**

The property maintains much, but not all, of its apparent historical integrity as per the National Register's seven aspects of integrity. It maintains its original location on West Cliff Drive, to the southwest of downtown Santa Cruz. The house is surrounded by a mixed residential setting in a small block above a steep retaining wall across the street and railroad tracks behind. The area includes two adjacent houses of a related age and history, and a few other residences of a similar scale and setback. The retaining wall across the street once incorporated historic stonework, but this has been recently altered. The immediate setting of the house, its landscaping and low front retaining wall, has historic components. The house retains its residential scale and feeling and continues, through its form, massing and detailing, to illustrate its associations with patterns of residential design and development in the late-nineteenth century. Although altered by an enclosed front porch, the house generally retains its integrity with its Victorian-era Queen Anne design. The form, craftsmanship and materials retain their integrity including: the asymmetrical footprint, main hipped roof, angled bay window with gabled accent roof, inset porch (now enclosed), ornamental king-post truss in the gable end, full-height flat-board window trim, and board-and-batten frieze band.