

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4 *Resource Name or # (Assigned by recorder): Canepa 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 Location: ☐ Not for Publication ☒ Unrestricted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: 116 West Cliff Dr. City Santa Cruz Zip 95060

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 586731 mE/ 4091346 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# 004-311-06

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

This one-story house represents a Craftsman design from the early twentieth century. Houses from the Craftsman era, which lasted from about 1905 to 1925, embody a local design response to the Arts-and-Crafts movement, as presented in such historic magazines as *Craftsman*. The house is an early version of the style with its full-width gabled roof and recessed front porch (now enclosed). Other characteristic features include: dual-bevel drop siding, raised compact mass, rectangular footprint and moderately pitched roof, knee braces, and exposed rafter tails. The base of the house has been stuccoed and likely raised to accommodate an expansion of living space at the basement level. New windows have been added to the stem walls. The house sits behind a low, historic stone retaining wall and is 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.

*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

1912, city directories, 97 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) Canepa House

B1. Historic Name: Canepa House

B2. Common Name: 116 West Cliff Dr.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Craftsman

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

Constructed 1912.

*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: Beach

Period of Significance: 1912

Property Type: Residential

Applicable Criteria: (1)

(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. 116 West Cliff Dr. was constructed later, in 1912. 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. 1916-1989.
 Sanborn Fire Insurance Maps, 1888 -1950.
 Santa Cruz Daily Surf, "Blackburn Terrace", 5/16/1889.
 Santa Cruz Sentinel, "Old Santa Cruz" 5/16/1943.
 U.S. Federal Census, 1910-1930.
 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.)



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

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HRI #
Trinomial

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

* Date 5/6/2009

☒ Continuation ☐ Update

(Continued from page 2, DPR523b, B10)

Due to a lack of information pertaining to property ownership around the turn-of-the-century in Santa Cruz, it is unknown who built/first occupied the residence at 116 West Cliff Dr. The earliest known owners of the property are Serafino and Benedicta Canepa, an Italian family who immigrated from Sestri Levante region of Italy to San Francisco. After the 1906 Earthquake, they moved to the Santa Cruz area, first residing in Capitola and then later Santa Cruz. The Canepas were living in the house by 1920. A 1943 local newspaper article notes that Serafino Canepa was the oldest net fisherman in Santa Cruz. They lived in this house until about 1950. The subsequent owners were then Dominic and Josephine Bruno.

SIGNIFICANCE

The property was found eligible for the California Register of Historical Resources under Criterion (1). The house is associated with early development of the West Cliff/Beach Hill neighborhoods and would qualify under Criterion (1). The early persons associated with the building were Serafino and Benedicta Canepa. Neither 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, and the property was not found eligible for listing under Criterion (3), as the building is vernacular in form and detail, and lacks the more distinctive characteristics of the Craftsman 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 early twentieth 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; 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 on Blackburn Terrace 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 early twentieth century. Although altered by an enclosed front porch and new front stairs and stem wall cladding, the house generally retains its integrity with its Craftsman design. The form, craftsmanship and materials retain their integrity including: the full-width gabled roof, partially intact recessed front porch (now enclosed), raised compact mass, rectangular footprint, moderately pitched roof, knee braces, and exposed rafter tails.