



ARCHIVES
ARCHITECTURE

August 4, 2023

Pedro Luis Lizaur
C/o Stephanie Barnes-Castro, Architect
424 Laurent Street
Santa Cruz, CA 95060

RE: **Historic Property Evaluation – 1205 East Cliff Dr. Santa Cruz (APN 010-281-07)**

Dear Mr. Lizaur,

This letter and the attached DPR523 series forms constitute a historic resource evaluation for your property in the City of Santa Cruz, County of Santa Cruz, located at 1205 East Cliff Drive. More specifically, the evaluation is intended to analyze the impact on potential historic resources of your proposed demolition of the existing residential building on the property. This letter intends to meet the requirements of the City of Santa Cruz Department of Planning and Development for a historic evaluation that addresses this demolition in light of Municipal Code requirements and the California Environmental Quality Act.

An historic resource evaluation is sometimes required to accompany a project submittal for property entitlements when a city such as Santa Cruz determines that extant structure(s) on a property is (are) at least 50 years old. The property does not have to be listed on a historic resource inventory or register to warrant this type of evaluation as part of the development review and permitting processes. The now single-family house at 1205 East Cliff Drive was first occupied by at least 1928, and was expanded to its current form around 1955-1956. Therefore, the property meets the 50-year-old threshold for discretionary review, even though the property is not listed on the City's historic resource inventory known as the Santa Cruz Historic Building Survey.

Staff of the Department of Planning and Community Development reviews properties that have proposed significant alterations or demolitions to extant structures that are over 50 years old and that are not listed in the Historic Building Survey. As new proposals are submitted to the Department, the review of those properties over 50 are also publicly posted.

This report, in the form of this cover letter and DPR523 series forms, presents an evaluation and findings to allow the City's Zoning Administrator to make an informed decision on your proposed demolition of the building on this site. In order to provide the necessary background for the decision-maker, the policy and regulatory background is presented in this letter. Within the attached DPR523 forms, the related historic background and context for the property is presented from research conducted for this property, and a technical description of the

structures, site, and neighborhood context is detailed. Information is provided that identifies any prior historical resource survey or registration process that the property may have been the subject of. The suggested findings are proposed for formal review by Planning and Community Development Department staff. This cover letter concludes with a brief statement about the qualifications of the evaluator and the methodology used.

Policy and Regulatory Background

A historical evaluation, as presented in this letter to you, is used to determine and describe the historical significance of a building, structure, site, and/or object (a historic resource). Although the letter is directed to the property owner and their representatives, the document can be submitted to the Santa Cruz Department of Planning and Development for their review as a part of public agency discretionary processes such as demolition permits.

This letter, and the attached DPR523 series forms, constitute an historical and architectural evaluation of the property pursuant to both the City of Santa Cruz Municipal Code, and the Guidelines for Implementation of the California Environmental Quality Act (CEQA) – Preliminary Review of Projects and Conduct of Initial Study, to determine the significance of impacts to potential historical resources according to section 15064.5 of the California Code of Regulations. For the purposes of CEQA, the City of Santa Cruz is required to consider historical significance if a property meets the criteria for listing on the California Register. Generally, properties that are at least 50 years old are considered historic and require some level of evaluation and determination by the applicable public agency.

The City of Santa Cruz evaluates historic resources according to the guidelines of CEQA under Municipal Code Section 24.12.440. CEQA provides the framework for the evaluation and treatment of historic properties (Section 15064.5). CEQA defines a historical resource as: (1) a resource determined by the State Historical Resources Commission to be eligible for the California Register of Historical Resources (including all properties on the National Register); (2) a resource included in a local register of historical resources, as defined in Public Resources Code (PRC) Section 5020.1(k); (3) a resource identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); and or (4) any object, building, structure, site, area, place, record, or manuscript that public agency such as City of Santa Cruz determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the agency's determination is supported by substantial evidence in light of the whole record.

California Register of Historical Resources

A resource is eligible for listing in the California Register of Historical Resources if it:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

4. Has yielded, or may be likely to yield, information important in prehistory or history.

Properties eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historic resources and convey the reasons for their significance.

Integrity is considered when evaluating resources for listing in the California Register: location, design, setting, materials, workmanship, feeling, and association. Alterations over time or historic changes in use may themselves be significant.

City of Santa Cruz Municipal Code

Guidelines for the designation and treatment of historic properties can be found in the City of Santa Cruz Municipal Code, Chapter 24.12 – Community Design, Part Five: Historic Preservation (Municipal Code Sections 24.12.400 – 24.12.450). To be considered a historic resource, a property must meet the criteria of the National Register, California Register, or City of Santa Cruz Historic Preservation criteria. National Register eligibility is not addressed in this evaluation for 1205 East Cliff Drive, as that process pertains more specifically to National Register nominations and National Register eligibility under Section 106 of NEPA, the National Environmental Policy Act. The City of Santa Cruz's Historic Preservation criteria are described in Chapter 24.12.440 - Santa Cruz Historic Building Survey:

The significant historic property is either a building, site, or object that is:

1. Recognized as a significant example of the cultural, natural, archaeological, or built heritage of the city, state, or nation; and/or
2. Associated with a significant local, state, or national event; and/or
3. Associated with a person or persons who significantly contributed to the development of the city, state, or nation; and/or
4. Associated with an architect, designer, or builder whose work has influenced the development of the city, state, or nation; and/or
5. Recognized as possessing special aesthetic merit or value as a building with quality of architecture and that retains sufficient features showing its architectural significance; and/or
6. Recognized as possessing distinctive stylistic characteristics or workmanship significant for the study of a period, method of construction, or use of native materials; and/or
7. Retains sufficient integrity to accurately convey its significance.

Qualifications

Archives & Architecture, LLC is a cultural resource management firm located in San Jose, California. Franklin Maggi, a partner in the firm and the author of this letter and the evaluator identified in the attached DPR523 forms, meets the Secretary of the Interior's qualifications within the field of architectural history to perform identification, evaluation, registration, and treatment activities in compliance with state and federal environmental laws, and is listed with the California Historical Resource Information System (CHRIS). The standards are outlined in 36 CFR Part 61.

The firm, founded in 1989 by the late Glory Anne Laffey, has been conducting historic resource surveys, individual historic property evaluations, and Secretary of the Interior's Standards review within the City of Santa Cruz and the greater Santa Cruz County for over 30 years. The firm prepared the Santa Cruz Historic Building Survey – Volume III for the Department of Planning and Community Development. Franklin Maggi conducted the individual property evaluations for that survey and prepared the final March 2013 report.

Methodology

The methodology used for this historic evaluation included an on-site visual inspection of the extant structure (July 2023), a preliminary investigation into the history of the property and its associations, and an evaluation of the property within the context of the development of the local area within the City of Santa Cruz.

Findings

As elaborated in the attached DPR523 forms, findings that the **demolition of the house and garage at 1205 East Cliff Drive can be made that the property does not meet the minimum criteria to be considered a historic resource under Municipal Code requirements, and demolition of the structures on this property would not have a significant effect on the environment under CEQA.**

Sincerely,



Franklin Maggi, Architectural Historian
Archives & Architecture, LLC

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

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*Resource Name or #: (Assigned by recorder) Howard and Katherine Adams House

P1. Other Identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Cruz

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Santa Cruz Date 2012 T11S; R2W; Mount Diablo B.M.

c. Address 1205 East Cliff Drive City Santa Cruz Zip 95062

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 587913mE/ 4091549mN

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

Assessor's Parcel Number: 010-281-07

Northwest corner of East Cliff Drive and Pilkington Avenue.

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

Located on East Cliff Drive across from the coastal cliffs and about two blocks east of the San Lorenzo River, this one and two-story house was built initially in 1928 as a small two-story cottage along Pilkington Avenue. Today, this portion of the building consists of a one-car garage with residential space above. The building was expanded about 1955-1956 with the addition of a second unit, one-story in height, within the open portions of the property next to East Cliff Drive. The house appears to have been a multi-unit residence in the past.

Located in the Lower Seabright neighborhood in the southeast portions of the City of Santa Cruz, the property sits within a diverse mix of houses of both transient and permanent occupancy that has evolved over the last 100+ years.

(Continued on page 2, DPR523L)

*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 northwest, July 2023.

*P6. Date Constructed/Age & Sources:

☒ Historic ☐ Prehistoric ☐ Both

Ca. 1928 and 1956,
Assessor/Sanborn, 67-95 years old.

*P7. Owner and Address:

Pedro Luis Lizaur

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

Franklin Maggi
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: 8/3/2023

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

None

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling State Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List)

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*Resource Name or # (Assigned by recorder) Howard and Katherine Adams House

*Recorded by Franklin Maggi

*Date August 3, 2023 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a Description)

The property today is a small rectangular corner lot 3,093 square feet in size and contains a single-family residence.

The house fills most of the lot except for a front yard setback along East Cliff Drive, and an area at the northwest corner of the property where the two-story section step backs from the western side property line to create a small outdoor private space. A narrow setback follows the Pilkington Avenue sidewalk until it reaches the rear two-story wing, at which point wall and single-car garage door are closely adjacent to the sidewalk.



East elevation at Pilkington Avenue, viewed facing west.

There are three entries to the building. The main front entry is accessed from the sidewalk along East Cliff Drive along the west interior property line where an open porch slightly inset into the building form leads to a door tucked into an alcove behind a step-out in the side building wall. This porch is stepped up from the sidewalk and consists of a wood deck. The wall cladding adjacent the deck area is wood board and batten, and centered along this wall is a wide brick chimney (see photo next page).

(Continued on next page)

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Main entry to house from East Cliff Drive, viewed facing north.

A second side entry along Pilkington Avenue is through a windowed door accessed through a wood gate and concrete steps.

The two-story section appears to have originally been a two-car garage or open carport that at some point was reduced in size to accommodate an entry door. The infill of the right half of the original opening also has a high slider window of modern origin. The garage door itself is of recent vintage. The door on the right has a slight step-up from the nearby sidewalk.

The roofline of the two-story section is hipped and has been since the earliest aerials were taken in 1931 that show this structure. That roof, as well as the roof over the one-story portion of the building is covered in asphalt shingles. Both roof areas have ogee gutters. The rear two-story roof has 2x4 open rafter tails under a beaded board roofing deck. The roof over the one-story has larger 2x8 open rafter tails with plywood roof decking above. This roof over the front wing is trimmed with 2x8 fascia boards.

(Continued on next page)

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The exterior walls of the building are unarticulated and covered with wood shingles. It is presumed the cladding is original to both sections of the building but cannot be determined for certain. The earliest photo found (in the Assessor's files) appears to be from the 1960s but lacks clarity to confirm the siding at that time.



Detail view of front façade, viewed facing west along East Cliff Drive.

The originality of the fenestration also cannot be determined. Most of the large fixed windows have wood sash and narrow flat board trim. However, some windows have been replaced with sliders along Pilkington Avenue and elsewhere. The windows at the second level of the rear two-story section are original wood with dog-eared sash and narrow flat board trim. The second level windows facing south above the front wing appear to be replacements, shortened to accommodate the embedded rake of the one-story roof of the front wing.

Both the site and the house are in very good condition. The front yard is framed with a handmade fence, and the publicly viewable portions of the open site are landscaped with small plants and an artificial turf lawn.

(Continued on next page)

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*Resource Name or # (Assigned by recorder) Howard and Katherine Adams House

*Recorded by Franklin Maggi

*Date August 3, 2023 ☒ Continuation ☐ Update

(Continued from previous page)



Pilkington Avenue elevation of rear two-story section, viewed facing west.



Detail view of north wall of two-story section.

(See page 13 for two neighborhood context photos)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinomial

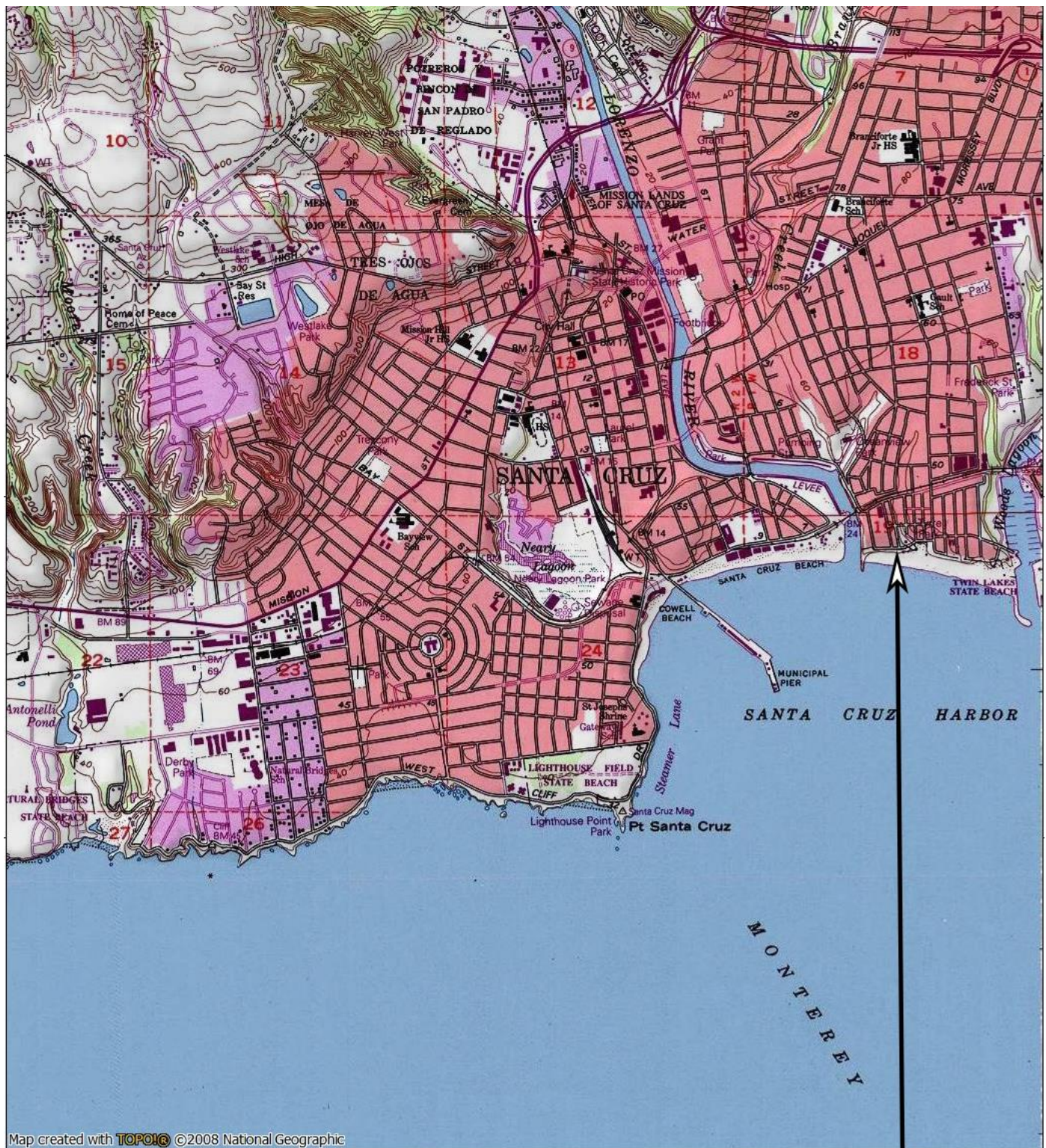
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*Resource Name or # (Assigned by recorder) Howard and Katherine Adams House

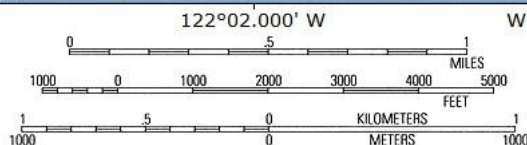
*Map Name: USGS Santa Cruz

*Scale: n.t.s.

*Date of Map: 2012



DPR523J



SITE

TN/MN
13°
07/27/23

* Required information

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

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*NRHP Status Code 6z

*Resource Name or # (Assigned by recorder) Howard and Katherine Adams House

B1. Historic Name: None

B2. Common Name: None

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)

Two-story section constructed circa 1928. One-story section constructed 1955-1956. No other exterior changes noted except for window replacement at date unknown.

*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 Lower Seabright Neighborhoods

Period of Significance 1928-1956 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.)

The Single-family residential structure at 1205 East Cliff Drive in Santa Cruz was initially constructed on Lot 9 of the twenty lot 1891 subdivision named *Alhambra Building Lots in East Santa Cruz*. The tract was laid out by Thomas B. Pilkington (Jr.). The map for this tract followed his father's earlier 1876 *Map of Building Sites in Branciforte Offered for Sale* that was located to the immediate west, that had covered the area to the San Lorenzo River between the ocean cliffs northward to what is now Murray Street (then known as Laguna Street). The Alhambra tract covered the southern half of Camp Alhambra, a vacation resort that Thomas Pilkington (Senior) had established in 1880. The boundaries of the 1891 tract were East Cliff Drive on the south, Alhambra Street on the west, Second Street on the north (now Forbes Street), and a ravine or small creek that ran parallel to Brook Street (now Brook Avenue). Pilkington Street was created as a part of this subdivision.

This area east of the San Lorenzo River along the bluff called "East Cliff" later became known as Seabright, a small unincorporated community adjacent to the City of Santa Cruz until annexed in 1904-1905.

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple family property

*B12. References:

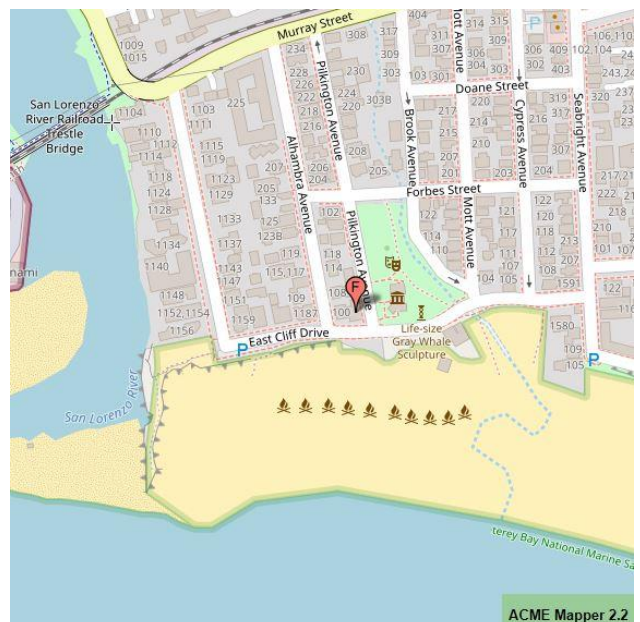
(See page 12)

B13. Remarks: Proposed demolition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: August 3, 2023

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary #
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*Resource Name or # (Assigned by recorder) Howard and Katherine Adams House

*Recorded by Franklin Maggi

*Date August 3, 2023 ☒ Continuation ☐ Update

(Continued from previous page, DPR523B, B10 Significance)

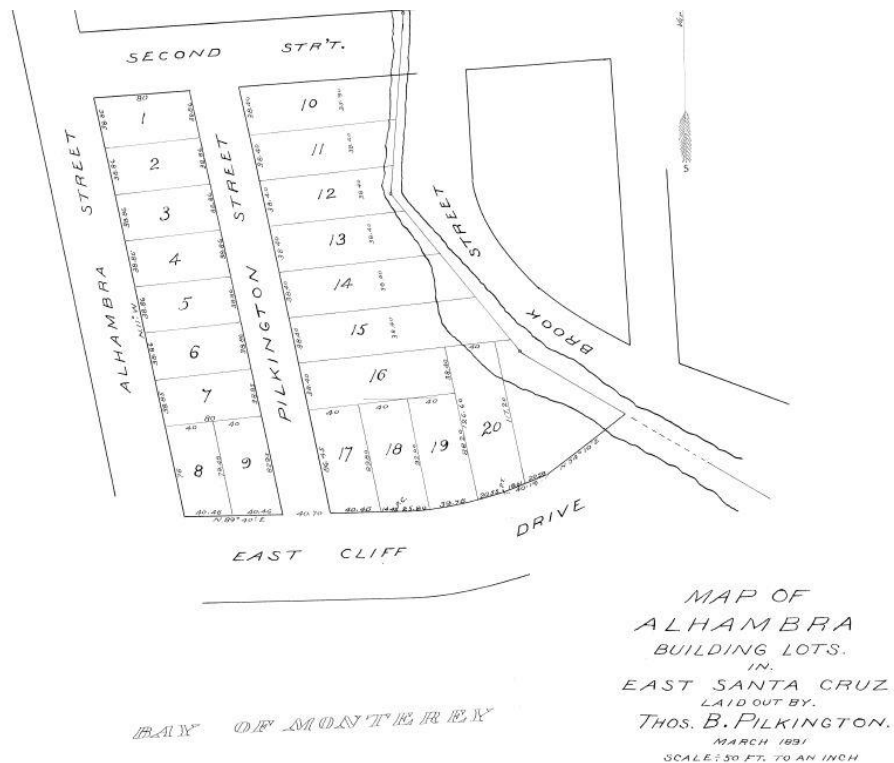
Seabright, named after Sea Bright of New Jersey, evolved as a 12-acre summer resort under F.N. Mott after he purchased it in 1884, with visitors coming from San Jose and the central valley to stay at the Seabright Hotel and buy lots and build summer cottages.

To the west of Mott's Seabright and the small ravine to the side of what is now the Santa Cruz Natural History Museum, and extending and to the 1876 residential subdivision of Thomas Pilkington, Pilkington operated Camp Alhambra for two years until he leased out the operation. The Alhambra subdivision in 1891 foreshadowed the end of Camp Alhambra, although for a time camping continued on open portions of the property.

Thomas and Caroline Pilkington had obtained this land from Caroline's cousin, a real estate speculator in early-American Santa Cruz. They were then able to obtain a patent on its ownership. His land was framed by the San Lorenzo River, the bluffs, and the ravine, and the railroad. According to Seabright historian E.M.C. Forbes in her 1915 *Reminiscences of Seabright*, Pilkington arrived in San Francisco in 1849 from Mexico and had served in the Mexican War there. During his early ownership, he grew hay and farmed the land.

Forbes noted that the original boundaries of Mott's Seabright community eventually grew to include the land to the west where the two Pilkington subdivision were created.

In response to the needs of Seabright residents to have a more direct connection to Santa Cruz, Pilkington donated the land along the cliff for what became East Cliff Drive. After local residents helped fund a direct connection to Santa Cruz along the bluff, the entire connection was named East Cliff Drive in 1913.

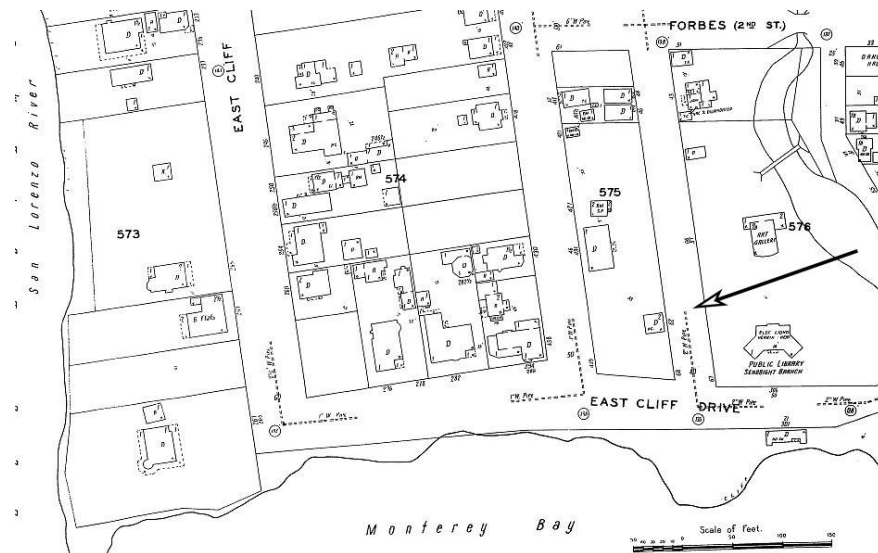


1891 subdivision by Thomas B. Pilkington, Jr.

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By 1928, the park to the east now known as Tyrrell Park had been established with an art gallery in the old Tyrrell house and the Seabright Branch Public Library. An expanded library building is now the Santa Cruz Museum of Natural History, and the art gallery is no longer extant.



Excerpt from 1928 Sanborn map showing the early two-story portion of the subject house.

Property History

Little information can be found about the small 400 square foot two-story structure that was built on the subject property around 1928. The Sanborn Company Fire Insurance map of 1928 (above) for this area shows it addressed as 62 Pilkington Avenue and the building has a notation of PC, which is not listed in references for Sanborn map abbreviations. A later address for this structure is 103-107 Pilkington Avenue (implying two units). The assessor's data sheets show a mix of construction dates and lacks clarity. By the publication of the 1950 Sanborn map, the footprint of this two-story building on the property remained the same. The Assessor noted a build date of the one-story section of 1956 when then addressed on East Cliff Drive. However, an earlier record shows build dates of 1929 and then 1935 when addressed as 103 and 107 Pilkington, and then later in 1956 the build date for the Pilkington address was noted as 1928. A 445 square foot addition is referenced as 1939 as an addition to make a duplex. With no noticeable changes to the building in the 1950 Sanborn map, and no listings of the earlier addresses of 62 and 103-107 Pilkington Avenue in the local Polk City Directories except for 1950, it is difficult to clarify the early construction sequence. In 1950, John S. Hartwell, an assistant District Attorney is residing at 107 Pilkington Avenue with his wife Sara.

At the time of publication of the 1928 Sanborn maps for Santa Cruz, most of the block except for two lots at the north end was identified as one parcel. A large house was located on the east side of Alhambra Avenue midway up the street from East Cliff Drive that was then addressed as 431 Alhambra Avenue and is now addressed as 114 Alhambra Avenue. It first appears in Polk directories in 1927. It is likely that the two-story section of the subject property was built the following year in 1928 as an ancillary rental unit for the house on Alhambra Avenue.

1205 East Cliff Drive, the subject property, first appears in Polk directories in 1956-1957 when owned by Howard Adams. The house at that point in time appears to be as it exists today, a one-story section at the corner, and a two-story section along Pilkington Street.

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

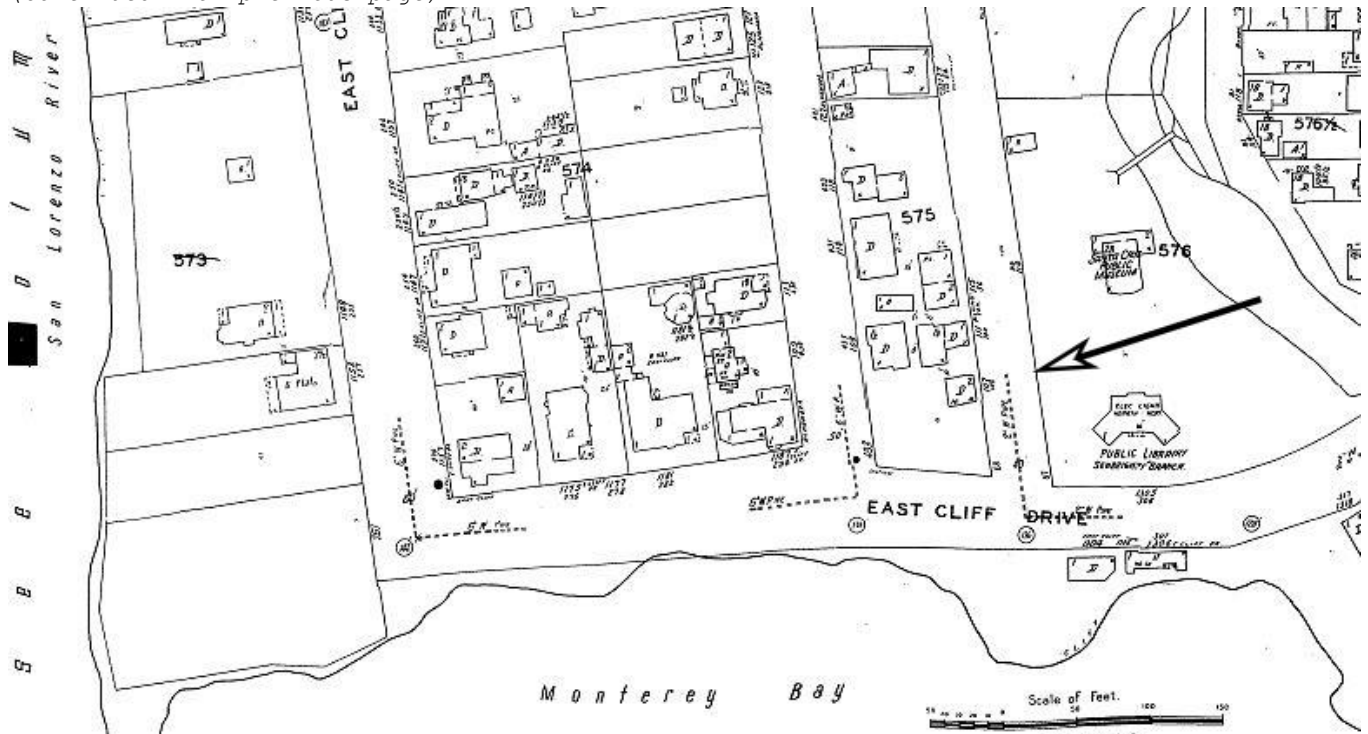
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*Resource Name or # (Assigned by recorder) Howard and Katherine Adams House

*Recorded by Franklin Maggi

*Date August 3, 2023 ☒ Continuation ☐ Update

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Excerpt from 1950 Sanborn map showing development around the subject property.

Occupants and Owners

Howard R. Adams, sometimes listed in directories as Harold Adams, is listed as the owner/occupant of the property in 1956-1957. Subsequent directory listings list him there with his wife Katherine. In some directory listings Howard is identified as an assistant sales manager of American Box Company. During this period in Santa Cruz County, there were multiple persons with the name of Harold or Howard Adams. No further information could be verified about this particular Howard Adams associated with this address. The house remained under their ownership and occupancy through 1971 and was listed as vacant the next year.

By 1973, M. C. Gould is the identified resident. This appears to be Meaghan Carrie Gould. Ms. Gould then remained the occupant for a number of years into contemporary times. No further information was uncovered other than directory listings for M. C. Gould.

Subsequent occupants/owners were not researched as a part of this study.

Integrity

The property maintains its integrity to its 1956 form as well as can be determined as per the National Register's seven aspects of historical integrity. The building retains its original location and setting along the coastal cliffs, the original form and most likely much of its original exterior materials relate to the 1956 one-story addition that likely matched the exterior materials of the small two-story section along Pilkington Avenue. Both original materials and massing from 1956 do not appear to have been comprised with alterations over time. The building maintains its residential feeling, through its evolved form, and illustrates its association with some remaining historic residential architecture in this Seabright neighborhood within these two subdivisions created in the nineteenth century by the two Thomas Pilkingtons.

(Continued on next page)

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*Recorded by Franklin Maggi *Date August 3, 2023 ☒ Continuation ☐ Update

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Evaluation

The property was not found to be eligible for the California Register of Historical Resources, nor does it appear to meet the minimum criteria for listing on the Santa Cruz Historic Building Survey.

When considering California Register eligibility, the property must meet at least one of the three relevant Criteria for listing. Following are findings resulting from this study:

Criterion (1): The property is not individually significant within the development of the Seabright residential area of Santa Cruz and is not associated with any significant events in local history, and thus would not appear eligible under this criterion. While the two Pilkington subdivisions from the nineteenth century facilitated a number of early residences, many remaining today, this neighborhood as a whole has not been identified by the City of Santa Cruz as a potential historic district. The neighborhood today is a mix of older residential structures and newer houses and apartment buildings. Many of the earlier residences have been modified over time. Because early news articles mention that many of the early twentieth century houses in this neighborhood were designed by local resident Marie Thompson, an architect, who appears to be an important personage in Santa Cruz history, the Department of Planning and Community Development should survey this area in the context of the Historic Building Survey process. It is not likely that Thompson designed the early 1928 structure on the subject site however, as she died in 1926.

Criterion (2): The two-story portion of the building was likely built for transient use as a summer cottage, and no persons have been identified with its occupancy except in 1950. The residence when expanded in 1956 and occupied by the Adams family covers most of the remaining historic period, 1956-1971. Members of this family have not been found to be associated with significant contributions to the community as a whole, and therefore would not result in the property being considered a historic resource based on personages.

Criterion (3): The residential building as presently expanded reflects a modest mid-century building that has character-defining features associated with vernacular architecture with a Craftsman sensibility, including shingle siding, wood windows and doors. There may have been some alterations to the 1928 two-story section, perhaps even the garage. Any alterations have unified the character of the building and it is now an integrated design. However, the architecture is not distinctive, and therefore the property does not qualify for the California Register under Criterion (3).

Santa Cruz City Ordinance

The subject property is not currently listed, nor does it meet the minimum criteria for listing on the Santa Cruz Historic Building Survey, as the property is not recognized as a significant example of the built heritage of the city, state, or nation. Similar to the California Register findings, the property is not associated with a significant local, state or national event and it is not associated with persons significant to the city, state, or national history. Additionally, the property was not known to be designed by a significant architect nor possesses special aesthetic merit or value as a building with quality in architecture. The building on this site does not possess distinctive stylistic characteristic or workmanship.

The subject property does not meet the criteria for inclusion onto the Historic Building Survey as outlined in Santa Cruz City Ordinance Section 24.12.440. It does not meet the criteria for designation as a landmark as outlined in Ordinance Section 24.12.420. Additionally, the subject property is not included in an historic district or in an historic overlay district as defined in Ordinance Section 24.08.1020.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*Date August 3, 2023 ☒ Continuation ☐ Update

(Continued from page 7, DPR523b, B12 References)

Brown, R. and T. Bliss. *Images of America Santa Cruz's Seabright*, 2017.
Chase, J. L. *The Sidewalk Companion to Santa Cruz Architecture*, 2005.
Forbes, E.M.C. *Reminiscences of Seabright*, 1915.
Lehmann, S. Historic Context Statement for City of Santa Cruz, 2000.
Polk. R. L. and Western Directory Co., *Santa Cruz City Directories*, 1902-1975.
Sanborn Fire Insurance Maps, 1928-50.
Santa Cruz, City of.
 Santa Cruz Historic Building Survey, 1976.
 Santa Cruz Historic Building Survey Volume II, 1989.
 Santa Cruz Historic Building Survey Volume III, 2013
Santa Cruz, County of, Assessor. Residential Building Record for 1205 East Cliff Drive and 103-107 Pilkington Avenue.
Santa Cruz Evening News. Marie Thompson obit, Aug 23, 1926.
Santa Cruz Sentinel. Thomas Pilkington obituary, April 27, 1933.
US Census Bureau, census 1930-1950.
USGS aerials. 1931, 1940, 1957, 1964.



USGS Flight c-1437 Frame b-3 March 13, 1931, showing two-story structure at rear of site at right center of image across Pilkington Avenue from the then Seabright Branch Library.

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*Resource Name or # (Assigned by recorder) Howard and Katherine Adams House

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(Continued from page 5)



East Cliff Drive context, viewed facing northeast.
The adjacent house appears to be that relocated from the south side of East Cliff Drive and expanded with a new second story around the 1960s.



East Cliff Drive and Pilkington Avenue context, viewed facing north.