



ACCESS AGREEMENT SHORT FORM

File Number:

I, the the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name:	<input style="width: 95%;" type="text" value="Roy Hastings"/>	Date:	<input style="width: 95%;" type="text" value="11/19/2019"/>
Signature:	<input style="width: 100%; height: 20px;" type="text"/>		
Affiliation:	<input style="width: 100%;" type="text" value="R. L. Hastings & Associates, LLC"/>		
Address:	<input style="width: 35%;" type="text"/>	City/State/ZIP:	<input style="width: 30%;" type="text"/>
Billing Address (if different from above):	<input style="width: 100%;" type="text"/>		
Special Billing Information	<input style="width: 100%;" type="text"/>		
Telephone:	<input style="width: 200px;" type="text" value="(916) 359-0626"/>	Email:	<input style="width: 150px;" type="text" value="roy@rlhastings.com"/>
Purpose of Access:	<input style="width: 100%;" type="text" value="Project Planning"/>		
Reference (project name or number, title of study, and street address if applicable):	<input style="width: 100%;" type="text"/>		
	<input style="width: 100%;" type="text" value="1412, 1438, 1500, and 1514 Capitola Road"/>		
County:	<input style="width: 100px;" type="text" value="SCR"/>	USGS 7.5' Quad:	<input style="width: 200px;" type="text"/>

Sonoma State University Customer ID:	<input style="width: 95%;" type="text" value="1001088"/>
Sonoma State University Invoice No.:	<input style="width: 95%;" type="text"/>
Total Cost:	<input style="width: 95%;" type="text" value="450"/>

This is not an invoice. Sonoma State University will send separate Invoice

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
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SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<http://www.sonoma.edu/nwic>

November 19, 2019

NWIC File No.: 19-0798

Roy Hastings
R.L. Hastings & Associates, LLC
P.O. Box 552
Placerville, CA 95667

Re: Record search results for the proposed 1500 Capitola Road Family Housing Project at 1412, 1438, 1500, 1514 Capitola Road, Unincorporated Santa Cruz County, CA 95062 (Apsns 026-741-12, 13, 14, and 15).

Dear Mr. Roy Hastings:

Per your request received by our office on November 6, 2019, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Santa Cruz County. An Area of Potential Effects (APE) map was not provided; in lieu of this, the location map provided depicting the 1500 Capitola Road Family Housing project area will be used to conduct this records search. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

Review of this information indicates that there has been one architectural study that covers approximately 100% of the 1500 Capitola Road Family Housing project area (Snyder 2000: S-22987). This 1500 Capitola Road Family Housing project area contains no recorded archaeological resources. The State Office of Historic Preservation Historic Property Directory (OHP HPD) (which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places) lists one recorded building within the proposed 1500 Capitola Road Family Housing project area, Property # 014528, a house circa 1910 with a status code of 6Z, meaning this property was found ineligible for the National Register, California Register, or Local Designation through survey evaluation. In addition to these inventories, the NWIC base maps show three recorded buildings or structures within the proposed 1500 Capitola Road Family Housing project area, including 1500 Capitola Road, as listed above with a primary number: P-44-000425, also, P-44-000424 at 1514 Capitola Road, and P-44-000426 at 1438 Capitola Road.

At the time of Euroamerican contact, the Native Americans that lived in the area were speakers of the Awaswas language, part of the Costanoan language family (Levy 1978:485). There are no Native American resources in or adjacent to the proposed 1500 Capitola Road Family Housing project area referenced in the ethnographic literature.

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Santa Cruz County have been found in areas marginal to Santa Cruz Harbor and Monterey Bay, and inland near intermittent and perennial watercourses. The 1500 Capitola Road Family Housing project area is located approximately 275 meters northeast of the Northern tip of Schwan Lagoon and creek, and approximately one mile from the shore of Santa Cruz Harbor. Given the similarity of one or more of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed 1500 Capitola Road Family Housing project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the 1500 Capitola Road Family Housing project area. The 1940 Capitola USGS 15-minute topographic quadrangle depicts three buildings or structures within the 1500 Capitola Road Family Housing project area. With this in mind, there is a moderate potential for unrecorded historic-period archaeological resources to be within the proposed 1500 Capitola Road Family Housing project area.

The 1954 Soquel USGS 7.5-minute topographic quadrangle depicts four buildings or structures within the 1500 Capitola Road Family Housing project area. These unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

RECOMMENDATIONS:

1) There is a moderate potential for Native American archaeological resources and a moderate potential for historic-period archaeological resources to be within the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) Our research indicates that there are three recorded historic properties in the 1500 Capitola Road Family Housing project area, P-44-000424, P-44-000425, and P-44-000426. Therefore, it is recommended that the agency responsible for Section 106

compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings or structures:

Project Review and Compliance Unit
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816
(916) 445-7000

3) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

4) We recommend the lead agency contact the local Native American tribes regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916)373-3710.

5) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. **Project personnel should not collect cultural resources**. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

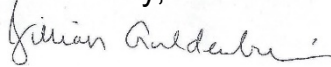
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: http://ohp.parks.ca.gov/default.asp?page_id=1069.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

A handwritten signature in cursive script that reads "Jillian Guldenbrein".

Jillian Guldenbrein
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resource File System, the following literature was reviewed:

Bowman, Roy H. and David C. Estrada

1980 *Soils Survey of Santa Cruz County, California*. United States Department of Agriculture, Soil Conservation Service, in cooperation with the University of California Agricultural Experiment Station. n.p.

Chase, John

1979 *The Sidewalk Companion to Santa Cruz Architecture*. Revised Edition. Paper Vision Press, Santa Cruz.

City Planning Department, Santa Cruz, California

1974 *Historic Preservation Plan, Santa Cruz, California*. City Planning Department, Santa Cruz, CA.

Clark, Donald Thomas

1986 *Santa Cruz County Place Names*. Santa Cruz Historical Society, Santa Cruz.

Department of Planning and Community Development, City of Santa Cruz

1989 *Santa Cruz Historic Building Survey – Vol. II*.

General Land Office

1860, 1873, 1891 Survey Plat for Township 11 South/Range 1 West.

Gudde, Erwin G.

1969 *California Place Names: The Origin and Etymology of Current Geographical Names*. Third Edition. University of California Press, Berkeley and Los Angeles.

Heizer, Robert F., editor

1974 *Local History Studies*, Vol. 18., "The Costanoan Indians." California History Center, DeAnza College, Cupertino, CA.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, revised by William N. Abeloe

1966 *Historic Spots in California*. Third Edition. Stanford University Press, Stanford, CA.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, William N. Abeloe, revised by Douglas E. Kyle

1990 *Historic Spots in California*. Fourth Edition. Stanford University Press, Stanford, CA.

Kroeber, A.L.

1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976)

Levy, Richard

1978 Costanoan. In *California*, edited by Robert F. Heizer, pp. 485-495. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Page, Charles Hall

1976 *Santa Cruz Historic Building Survey*. Moore's Graphic Art Service, Santa Cruz, CA.

Page, Charles Hall

1976 *Santa Cruz Renovation Manual, A Homeowner's Handbook*. Charles Hall Page & Associates, Inc. Santa Cruz, CA.

Snyder, John W. (P.S. Preservation Services)

2000 *Historic Property Survey Report, Capitola Road Improvement Project between Santa Cruz and Capitola, California*. **NWIC Report S-022987**

State of California Department of Parks and Recreation

1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Department of Parks and Recreation and Office of Historic Preservation

1988 *Five Views: An Ethnic Sites Survey for California*. State of California Department of Parks and Recreation and Office of Historic Preservation, Sacramento.

State of California Office of Historic Preservation **

2012 *Historic Properties Directory*. Listing by City (through April 2012). State of California Office of Historic Preservation, Sacramento.

Williams, James C.

1997 *Energy and the Making of Modern California*. The University of Akron Press, Akron OH.

Woodbridge, Sally B.

1988 *California Architecture: Historic American Buildings Survey*. Chronicle Books, San Francisco, CA.

Works Progress Administration

1984 *The WPA Guide to California*. Reprint by Pantheon Books, New York. (Originally published as *California: A Guide to the Golden State in 1939* by Books, Inc., distributed by Hastings House Publishers, New York.)

**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

Native American Heritage Commission
Native American Contact List
Santa Cruz County
11/14/2019

Amah Mutsun Tribal Band

Valentin Lopez, Chairperson
P.O. Box 5272
Galt, CA, 95632
Phone: (916) 743 - 5833
vlopez@amahmutsun.org

Costanoan
Northern Valley
Yokut

**Amah Mutsun Tribal Band of
Mission San Juan Bautista**

Irenne Zwierlein, Chairperson
789 Canada Road
Woodside, CA, 94062
Phone: (650) 851 - 7489
Fax: (650) 332-1526
amahmutsuntribal@gmail.com

Costanoan

**Costanoan Ohlone Rumsen-
Mutsun Tribe**

Patrick Orozco, Chairman
644 Peartree Drive
Watsonville, CA, 95076
Phone: (831) 728 - 8471
yanapvoic97@gmail.com

Costanoan

**Indian Canyon Mutsun Band of
Costanoan**

Ann Marie Sayers, Chairperson
P.O. Box 28
Hollister, CA, 95024
Phone: (831) 637 - 4238
ams@indiancanyon.org

Costanoan

**Muwekma Ohlone Indian Tribe
of the SF Bay Area**

Monica Arellano,
20885 Redwood Road, Suite 232
Castro Valley, CA, 94546
Phone: (408) 205 - 9714
marellano@muwekma.org

Costanoan

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 1412, 1438, 1500, 1514 Capitola Road, Santa Cruz County.



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY, PLANNING DIRECTOR

December 4, 2019

Amah Mutsun Tribal Band
Valentin Lopez, Chairperson
P.O. Box 5272
Galt, CA 95632

RE: Native American Consultation Request

Subject Property: 1412, 1438, 1500, 1514 Capitola Road, Live Oak
Unincorporated Santa Cruz County, CA 95062
USGS Soquel Quad - T11S, R1W, Section 17
APNs: 026-741-12, -13, -14, and -15

Dear Chairperson Lopez,

Mid-Pen is applying for HUD funds in the form of Project-based Vouchers (PBV) from the Housing Authority of the County of Santa Cruz for a proposed 57-unit mixed-use, commercial and affordable housing project located at 1412, 1438, 1500, and 1514 Capitola Road in the Live Oak area of unincorporated Santa Cruz County, California. R. L. Hastings & Associates is preparing the NEPA environmental review on behalf of the Mid-Pen and the County of Santa Cruz. Consultation with Native American groups or individuals and the State Historic Preservation Officer (SHPO) is a required part of the NEPA process.

Proposed Project

The proposed 57-unit project is to be located at 1412, 1438, 1500, and 1514 Capitola Road (APNs: 026-741-12, -13, -14, and -15) in the Live Oak area of unincorporated Santa Cruz County, California (see attached map). The project will include 57-affordable housing units, a dental clinic, a medical clinic, and commercial retail space on an approximately 3.65-acre parcel in 6 buildings.

Archaeological and Cultural Resources

Mid-Pen and the County of Santa Cruz would appreciate your providing information on any Native American resources that might be adversely affected by the development of this project.

If you have any questions or need additional information, please contact Roy Hastings at 916.397.6795, or by e-mail at roy@rlhastings.com or Tracy Hastings at 661.330.3569, or by e-mail at tracy@rlhastings.com.

Sincerely,

Julie Conway
Housing Manager



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

KATHLEEN MOLLOY, PLANNING DIRECTOR

December 4, 2019

Amah Mutsun Tribal Band of Mission San Juan Bautista
Irenne Zwierlein, Chairperson
789 Canada Road
Woodside, CA 94062

RE: Native American Consultation Request

Subject Property: 1412, 1438, 1500, 1514 Capitola Road, Live Oak
Unincorporated Santa Cruz County, CA 95062
USGS Soquel Quad - T11S, R1W, Section 17
APNs: 026-741-12, -13, -14, and -15

Dear Chairperson Zwierlein,

Mid-Pen is applying for HUD funds in the form of Project-based Vouchers (PBV) from the Housing Authority of the County of Santa Cruz for a proposed 57-unit mixed-use, commercial and affordable housing project located at 1412, 1438, 1500, and 1514 Capitola Road in the Live Oak area of unincorporated Santa Cruz County, California. R. L. Hastings & Associates is preparing the NEPA environmental review on behalf of the Mid-Pen and the County of Santa Cruz. Consultation with Native American groups or individuals and the State Historic Preservation Officer (SHPO) is a required part of the NEPA process.

Proposed Project

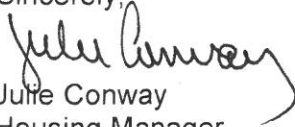
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If you have any questions or need additional information, please contact Roy Hastings at 916.397.6795, or by e-mail at roy@rlhastings.com or Tracy Hastings at 661.330.3569, or by e-mail at tracy@rlhastings.com.

Sincerely,


Julie Conway
Housing Manager



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

KATHLEEN MOLLOY, PLANNING DIRECTOR

December 4, 2019

Indian Canyon Mutsun Band of Costanoan
Ann Marie Sayers, Chairperson
P.O. Box 28
Hollister, CA 95024

RE: Native American Consultation Request

Subject Property: 1412, 1438, 1500, 1514 Capitola Road, Live Oak
Unincorporated Santa Cruz County, CA 95062
USGS Soquel Quad - T11S, R1W, Section 17
APNs: 026-741-12, -13, -14, and -15

Dear Chairperson Sayers,

Mid-Pen is applying for HUD funds in the form of Project-based Vouchers (PBV) from the Housing Authority of the County of Santa Cruz for a proposed 57-unit mixed-use, commercial and affordable housing project located at 1412, 1438, 1500, and 1514 Capitola Road in the Live Oak area of unincorporated Santa Cruz County, California. R. L. Hastings & Associates is preparing the NEPA environmental review on behalf of the Mid-Pen and the County of Santa Cruz. Consultation with Native American groups or individuals and the State Historic Preservation Officer (SHPO) is a required part of the NEPA process.

Proposed Project

The proposed 57-unit project is to be located at 1412, 1438, 1500, and 1514 Capitola Road (APNs: 026-741-12, -13, -14, and -15) in the Live Oak area of unincorporated Santa Cruz County, California (see attached map). The project will include 57-affordable housing units, a dental clinic, a medical clinic, and commercial retail space on an approximately 3.65-acre parcel in 6 buildings.

Archaeological and Cultural Resources

Mid-Pen and the County of Santa Cruz would appreciate your providing information on any Native American resources that might be adversely affected by the development of this project.

If you have any questions or need additional information, please contact Roy Hastings at 916.397.6795, or by e-mail at roy@rlhastings.com or Tracy Hastings at 661.330.3569, or by e-mail at tracy@rlhastings.com.

Sincerely,

Julie Conway
Housing Manager



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701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
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KATHLEEN MOLLOY, PLANNING DIRECTOR

December 4, 2019

Muwekma Ohlone Indian Tribe of the SF Bay Area
Monica Arellano
20885 Redwood Road, Suite 232
Castro Valley, CA 94546

RE: Native American Consultation Request

Subject Property: 1412, 1438, 1500, 1514 Capitola Road, Live Oak
Unincorporated Santa Cruz County, CA 95062
USGS Soquel Quad - T11S, R1W, Section 17
APNs: 026-741-12, -13, -14, and -15

Dear Ms. Arellano,

Mid-Pen is applying for HUD funds in the form of Project-based Vouchers (PBV) from the Housing Authority of the County of Santa Cruz for a proposed 57-unit mixed-use, commercial and affordable housing project located at 1412, 1438, 1500, and 1514 Capitola Road in the Live Oak area of unincorporated Santa Cruz County, California. R. L. Hastings & Associates is preparing the NEPA environmental review on behalf of the Mid-Pen and the County of Santa Cruz. Consultation with Native American groups or individuals and the State Historic Preservation Officer (SHPO) is a required part of the NEPA process.

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Sincerely,

Julie Conway
Housing Manager



COUNTY OF SANTA CRUZ

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701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

KATHLEEN MOLLOY, PLANNING DIRECTOR

December 4, 2019

Costanoan Ohlone Rumsen-Mutsun Tribe
Patrick Orozco, Chairman
644 Peachtree Drive
Watsonville, CA 95076

RE: Native American Consultation Request

Subject Property: 1412, 1438, 1500, 1514 Capitola Road, Live Oak
Unincorporated Santa Cruz County, CA 95062
USGS Soquel Quad - T11S, R1W, Section 17
APNs: 026-741-12, -13, -14, and -15

Dear Chairperson Orozco,

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Proposed Project

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If you have any questions or need additional information, please contact Roy Hastings at 916.397.6795, or by e-mail at roy@rlhastings.com or Tracy Hastings at 661.330.3569, or by e-mail at tracy@rlhastings.com.

Sincerely,

Julie Conway
Housing Manager

NATIVE AMERICAN HERITAGE COMMISSION
Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone: (916) 373-3710
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC



November 14, 2019

Roy Hastings
R.L. Hastings & Associates, LLC

VIA Email to: roy@rlhastings.com

RE: 1412, 1438, 1500, 1514 Capitola Road, Santa Cruz County

Dear Mr. Hastings:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information. If you have any questions or need additional information, please contact me at my email address: Nancy.Gonzalez-Lopez@nahc.ca.gov.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Gonzalez-Lopez".

Nancy Gonzalez-Lopez
Staff Services Analyst

Attachment



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: 711
KATHLEEN MOLLOY, PLANNING DIRECTOR

January 10, 2020

Ms. Julianne Polanco
State Historic Preservation Officer
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816

RE: HUD-Funded Project; Section 106 Consultation – 1500 Capitola Road Family Housing Project
1412, 1438, 1500, 1514 Capitola Road, Santa Cruz, CA 95062 (Unincorporated Area)
USGS Soquel Quad - T11S, R1W, Section 17
APNs: 026-741-12, -13, -14, and -15
Trigger: Application for HUD Project-Based Vouchers

Dear Ms. Polanco:

The purpose of this letter is to complete the SHPO consulting requirements pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations found at 36 CFR Part 800 prior to the above-referenced project receiving HUD funds from the Housing Authority of the County of Santa Cruz. The proposed mixed-use project includes two health clinics and a 57-unit affordable housing project, located at 1412, 1438, 1500, and 1514 Capitola Road in unincorporated Santa Cruz county, California. The project is located in the “Live Oak” neighborhood just outside the Santa Cruz city limits, in a Santa Cruz zip code (95062). The use of federal funds in the project requires that a NEPA environmental review be conducted on the project site, which includes Section 106 consultation with SHPO.

Conclusion

The County of Santa Cruz has concluded that the proposed project will not cause any significant impact to archaeological or historic resources in the project area and, therefore, has made a finding of “No Historic Properties Affected” per CFR 36 Part 800.4(d)(1), and determined that no additional studies or mitigations need to be undertaken. The County of Santa Cruz requests your concurrence in this finding.

Proposed Project

The proposed 57-unit project is to be located at 1412, 1438, 1500, and 1514 Capitola Road, Santa Cruz, CA, 95062 (APNs: 026-741-12, -13, -14, and -15). Please see attached map. The project will include 57 affordable apartments, a dental clinic, a medical clinic, and a small retail space in six new buildings with a total of 91,493 square feet in floor area. Surrounding area uses include commercial buildings to the north, east, and west, Live Oak Elementary School to the east, and single-family and multi-family housing to the south.

Area of Potential Effect (APE)

The APE is the project site itself and buildings adjacent to the site on all sides.

California Historical Resources Information System

A response letter from the California Historical Resources Information System (CHRIS) dated November 19, 2019 stated that the project site has a moderate potential for Native American and historic-period archeological resources. CHRIS noted that there has been one architectural study done on the project site with the conclusion that there were no archeological resources on the site, however, the SHPO Property Directory recorded one building with the notation that it was found ineligible for the National Register, California Register, and Local Designation. Additionally, the other two buildings on the site have been recorded and also found ineligible. CHRIS recommended a qualified archeologist conduct further study to identify cultural resources. Per County records, the site does not contain archaeological resources.

Native American Heritage Commission (NAHC)

A response letter from NAHC dated November 14, 2019 stated that a Sacred Lands File for the area of potential effect was completed with negative results. NAHC provided a list of 5 Native American contacts. Native American consultation letters were sent to all persons on the NAHC list as well as those Tribes on the HUD Tribal Directory Assessment Information list on December 4, 2019.

National Register of Historic Places

An internet search of the National Register of Historic Places found no result for registered historic sites within 0.5 miles of the project site.

The properties located at 1438 Capitola Road and 1500 Capitola Road were surveyed by historic resources consultants for the County in 1986 and 2004, respectively, and were found not to meet the County's criteria for designation as historic resources. In 2007, the County Board of Supervisors assigned them a rating of National Register-6 (NR-6), which is the rating given to properties that have been evaluated and determined to be ineligible for designation as historic resources. Nonetheless, in an abundance of caution, the County Historic Resources Commission reviewed the project proposal in 2019 and recommended that the applicant commission a new historic property evaluation and associated DPR forms for 1438 Capitola Road. As indicated in the updated DPR form dated February 2019 (enclosed), the project consultant, ARG, concurred with the NR-6 rating in the DPR form adopted by the Board of Supervisors for the property. Therefore, both 1438 and 1500 Capitola Road in Santa Cruz have been determined (again) not to meet County Criteria for designation as historic resources and have been assigned a rating of NR-6.

I hope this information is helpful to you. Please feel free to contact me with any questions or comments about this project.

Sincerely,



Stephanie Hansen
County of Santa Cruz

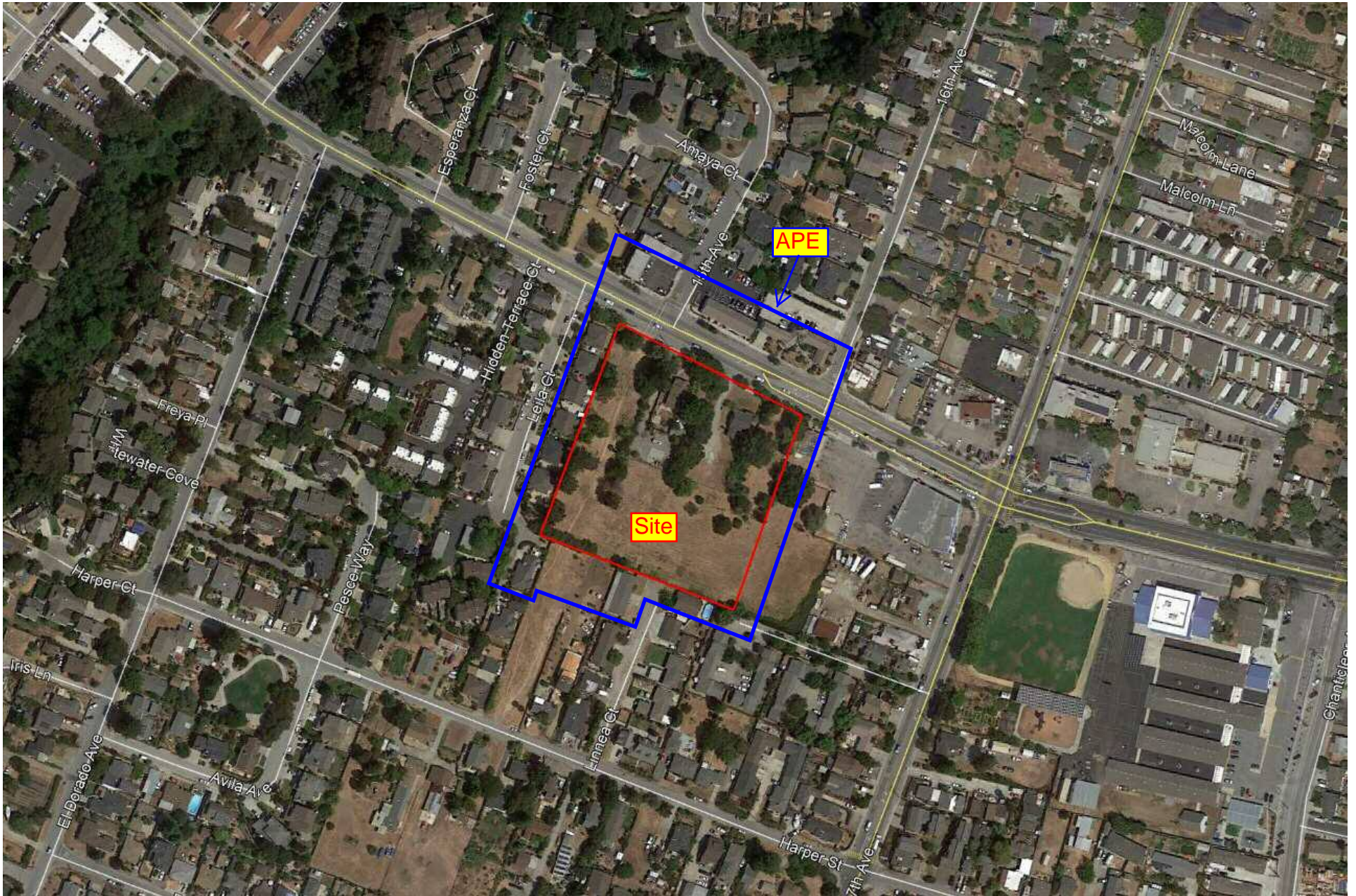
cc: R. L. Hastings & Associates, LLC
P.O. Box 552
Placerville, CA 95667

Enclosures:

1. USGS Topographic Map with Project Site outlined
2. Map of Area of Potential Effects (APE)
3. Google Street Maps & Aerial Photos of the project site
4. CHRIS response letter
5. Historic Resource Evaluation conducted by Architectural Resources Group, February 2019
6. NAHC response letter
7. TDAT
8. Tribal Consultation letters
9. NRHP Internet Search Results
10. Santa Cruz County GIS System Parcel Information Detail Reports
11. DPR form adopted by the Board of Supervisors for 1438 Capitola Road, dated 8/22/05
12. DPR form adopted by the Board of Supervisors for 1500 Capitola Road, dated April 1986

1500 Capitola Road Family Housing Project Site

1412, 1438, 1500, 1514 Capitola Road, Unincorporated Santa Cruz County, CA 95062



HISTORIC RESOURCE EVALUATION

1438 Capitola Road Santa Cruz, California

MidPen Housing Corporation | Draft - February 2019

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1438 Capitola Road
Historic Resource Evaluation
Santa Cruz, California

Draft – February 2019

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Appendix

- Appendix A: Department of Parks and Recreation (DPR) 523 Forms – 2004
- Appendix B: Department of Parks and Recreation (DPR) 523 Forms – 2019



1. INTRODUCTION

1.1 Project Background

At the request of the MidPen Housing Corporation, Architectural Resources Group (ARG) completed this Historic Resource Evaluation (HRE) for the property at 1438 Capitola Road (APN 026-741-013) in Santa Cruz, California (Figure 1). In 1916, the Wilson Bros., a local real estate firm, platted its first residential subdivision in the Live Oak community, and two years later, it sold the two-acre parcel at 1438 Capitola Road. From 1923 to 1930, Henry H. and Faye Merriman owned the property, which included a small bungalow (extant) and a rear chicken coop (demolished), and resided at the house with their son Robert Hale Merriman. Merriman graduated from high school in 1925 and subsequently worked various jobs in town and in lumber camps. He later obtained an economics degree from the University of Nevada, Reno, and began graduate studies of the University of California, Berkeley. While studying in the Soviet Union on a scholarship, he served as the highest-ranking American officer in the Spanish Civil War, until he died in battle in 1938. The property at 1438 Capitola Road, by then reduced to one acre, remained in the extended family until 1977 and would be acquired by the County of Santa Cruz Redevelopment Agency in 1994. It is currently vacant.

In 2004, the subject property was documented as part of an update to the county's Live Oak Historic Resources Survey and recorded on a set of Department of Parks and Recreation (DPR) 523 forms.¹ A copy of the forms is included in Appendix A. In 2006, the Live Oak historic resource survey was finalized, and the following year, the county assigned the property National Register (NR) Rating Code NR-6, indicating it is not eligible for listing in the National Register of Historic Places (National Register), in the California Register of Historical Resources (California Register), or as a County of Santa Cruz Historic Resource. As such, it is not a historical resource under the California Environmental Quality Act (CEQA).² The purpose of this HRE report is provide an updated set of DPR 523 forms that address errors in the original documentation and to provide additional information on Robert Hale Merriman to determine if the property is associated with a significant person. The updated DPR 523 forms are included in Appendix B.

¹ Sheila McElroy, Department of Parks and Recreation (DPR) 523 forms for #002, Merriman House, 1438 Capitola Road, Santa Cruz, California, prepared by Circa: Historic Property Development, prepared for County of Santa Cruz, 2004.

² Annie Murphy, County of Santa Cruz Planning Department, letter to County of Santa Cruz Historic Resources Commission, RE: 1438 Capitola Road, the Merriman House: Review of the process assigning an NR-6 rating to the subject property (a property not eligible for designation as a historic resource) and the current status of the property, September 28, 2017.



Figure 1. Aerial photograph of the subject property (outlined in red) and immediate vicinity (Google Earth, amended by author)

1.2 Methodology

To complete this HRE, ARG visited the subject property on January 23, 2019 to photograph the single-family residence and the surrounding setting and to document the architectural features and condition of the residential property. Additionally, ARG reviewed documents compiled by local residents Judith Steen and Joe Michalak. Their extensive archive on the property includes copies of deeds, maps, newspaper articles, and genealogical records for the Merriman family. ARG augmented the Steen-Michalak collection with archival research at the following repositories:

- Santa Cruz County Recorder's Office
- Santa Cruz County Planning Department, Building and Safety Section
- Santa Cruz Public Library
- University of California, Santa Cruz Special Collections & Archives
- digital repositories, including the Sanborn Fire Insurance Company map collection, David Rumsey Historical Map Collection, United States Geological Survey (USGS) EarthExplorer, Newspapers.com, *San Francisco Chronicle* Historical Database, and Online Archive of California, Internet Archive

The background research included a review of historic photographs, maps, newspaper clippings, and primary and secondary documents regarding the development of Live Oak residential tracks by the Wilson Bros., bungalow residences, and Robert Hale Merriman's role in the Spanish Civil War and

inspiration for the character Robert Jordan in Ernest Hemingway's literary masterpiece *For Whom the Bell Tolls*.

Based on the site visit and background research, ARG prepared an updated set of DPR 523 forms for the subject property. The forms contain a physical description, construction history, and historic context of the residential property, and they are presented in Appendix B.

2. EVALUATIVE FRAMEWORK

The following section provides an overview of the National Register, California Register, and Historic Resources Inventory.

2.1 National Register of Historic Places

The National Register of Historic Places is the nation's master inventory of known historic resources and includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. As described in National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," a property must be found significant under one of four Criteria for Evaluation at the national, state, or local level:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important to prehistory or history.³

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."⁴ While a property's significance relates to its role within a specific historic context under one of the four criteria, its integrity refers to "a property's physical features and how they relate to its significance."⁵ To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

- *Location* is the place where the historic property was constructed or the place where the historic event occurred.
- *Setting* is the physical environment of a historic property.

³ National Park Service, "How to Apply the National Register Criteria for Evaluation," 1990, revised 2002, accessed February 22, 2019, <https://www.nps.gov/NR/PUBLICATIONS/bulletins/nrb15/>.

⁴ Ibid.

⁵ Ibid.

- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.⁶

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.⁷

Applying Criterion B: Person

The following section provides additional guidance for evaluating properties under National Register Criterion B and was excerpted from the National Register Bulletin "How to Apply the National Register Criteria for Evaluation."

Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, state, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements.

Several steps are involved in determining whether a property is significant for its associative values under Criterion B. First, determine the importance of the individual. Second, ascertain the length and nature of his/her association with the property under study and identify the other properties associated with the individual. Third, consider the property under Criterion B, as outlined below.

Examples of properties associated with a significant person:

- The home of an important merchant or labor leader
- The studio of a significant artist
- The business headquarters of an important industrialist

The persons associated with the property must be individually significant within a historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group.

Properties eligible under Criterion B are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance. In some instances, this may be the

⁶ National Park Service, "How to Apply the National Register Criteria."

⁷ Ibid.

person's home; in other cases, a person's business, office, laboratory, or studio may best represent his or her contribution. Properties that pre- or post-date an individual's significant accomplishments are usually not eligible.

The individual's association with the property must be documented by accepted methods of historical or archeological research, including written or oral history. Speculative associations are not acceptable. For archeological sites, well-reasoned inferences drawn from data recovered at the site are acceptable.

Each property associated with an important individual should be compared to other associated properties to identify those that best represent the person's historic contributions. The best representatives usually are properties associated with the person's adult or productive life. Properties associated with an individual's formative or later years may also qualify if it can be demonstrated that the person's activities during this period were historically significant or if no properties from the person's productive years survives. Length of association is an important factor when assessing several properties with similar associations.

A community or state may contain several properties eligible for associations with the same important person, if each represents a different aspect of the person's productive life. A property can also be eligible if it has brief but consequential associations with an important individual. (Such associations are often related to specific events that occurred at the property and, therefore, it may also be eligible under Criterion A.)

2.2 California Register of Historical Resources

The California Register of Historical Resources (California Register) is the authoritative guide to the state's significant historical and archeological resources. It serves to identify, evaluate, register, and protect California's historical resources. The California Register program 1) encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, 2) identifies historical resources for state and local planning purposes, 3) determines eligibility for historic preservation grant funding, and 4) affords certain protections under CEQA. All resources listed in or formally determined eligible for the National Register of Historic Places (National Register) are automatically listed in the California Register. In addition, properties designated under municipal or county ordinances are eligible for listing in the California Register.

The California Register criteria are modeled on the National Register criteria discussed above. An historical resource must be significant at the local, state, or national level under one or more of the following criteria:

1. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state or the nation.

Like the National Register, evaluation for eligibility to the California Register requires an establishment of historic significance before integrity is considered.⁸

2.3 County of Santa Cruz Historic Resources Inventory

The County of Santa Cruz defines a historic resource as “any structure, object, site, property, or district which has a special historical, archaeological, cultural or aesthetic interest or value as part of the development, heritage, or cultural characteristics of the County, State, or nation, and which either has been referenced in the County General Plan, or has been listed in the historic resources inventory adopted pursuant to SCCC 16.42.050 and has a rating of significance of NR-1, NR-2, NR-3, NR-4, or NR-5.”⁹

The National Register (NR) Rating Codes (also known as rating of significance) are based upon National Park Service guidelines as follows:

- NR-1. A property listed in the National Register of Historic Places.
- NR-2. A property that has been determined to be eligible for listing on the National Register by the U.S. Department of the Interior.
- NR-3. A property eligible, in the opinion of the County Historic Resources Commission, to be listed on the National Register of Historic Places.
- NR-4. Property which may become eligible for listing on the National Register if additional research provides a stronger statement of significance, or if the architectural integrity is restored. These buildings have either high architectural or historic significance, but have a low rating in the other categories.
- NR-5. A property determined to have local historical significance.
- NR-6. The County shall maintain a listing of those properties which have been evaluated and determined to be ineligible for designation as an historic resource based on the criteria in subsections (B) and (C) of this section and/or due to their deteriorated architectural integrity or condition. These properties shall be given a rating of significance of NR-6. An NR-6 rated property is part of the historic resource inventory but is not subject to the provisions of this chapter. An NR-6 rated property may be reevaluated periodically.

⁸ California Office of Historic Preservation, “California Register and National Register: A Comparison (for the purposes of determining eligibility for the California Register),” Technical Assistance Series #6 (Sacramento: California Department of Parks and Recreation, 2011), accessed February 22, 2019, <http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>.

⁹ County of Santa Cruz, “Santa Cruz County Code, Chapter 16.42, Historic Preservation,” November 20, 2018, accessed February 22, 2019, <https://www.codepublishing.com/CA/SantaCruzCounty/html/SantaCruzCounty16/SantaCruzCounty1642.html>.

Additionally, structures, objects, sites and districts shall be designated as historic resources if, and only if, they meet one or more of the following criteria and have retained their architectural integrity and historic value:

- 1) The resource is associated with a person of local, State or national historical significance.
- 2) The resource is associated with an historic event or thematic activity of local, State or national importance.
- 3) The resource is representative of a distinct architectural style and/or construction method of a particular historic period or way of life, or the resource represents the work of a master builder or architect or possesses high artistic values.
- 4) The resource has yielded, or may likely yield, information important to history.

3. EVALUATION

Based on the evaluation presented below, the single-family residence at 1438 Capitola Road is recommended as ineligible for listing in the National Register, in the California Register, and as a Santa Cruz County Historic Resource. ARG concurs with the previous assignment of the NR rating code (rating of significance) NR-6.

3.1 National Register of Historic Places

An evaluation of the subject property for individual significance under each National Register criterion is presented below.

National Register Criterion A (Association with Significant Events)

To be considered eligible for listing under Criterion 1, a property must be associated with one or more events important in a defined historic context. This criterion recognizes properties associated with single events, a pattern of events, repeated activities, or historic trends. The event or trends, however, must clearly be important within the associated context. Further, mere association of the property with historic events or trends is not enough, in and of itself, to qualify under this criterion: the specific association must be considered important as well.¹⁰

The subject property is recommended as ineligible for listing in the National Register under Criterion A. The Wilson Bros. were a prolific real estate firm and developed 13 residential tracks within the Live Oak community in the early twentieth century. The tracks were divided primarily into one- to three-acre parcels that it marketed as opportunities to own property and to earn a living from the land by raising poultry, flower bulbs, or vegetables. The firm sold parcels either undeveloped or outfitted with a small bungalow, chicken coop, and flock of chickens. It sought to capitalize on the county's rise as a leading producer of poultry and eggs. However, the subject property is not known to have played a singular role in this development trend. It was one of many such agricultural properties developed by the Wilson Bros. in the late 1910s and 1920s, and it does not appear to have been a successful venture, as it had five owners in the first six years and the Merrimans are not known to have earned a living raising

¹⁰ National Park Service, "How to Apply the National Register Criteria for Evaluation."

chickens. Lastly, any structures at the property associated with the poultry industry have been demolished. As such, the property at 1438 Capitola Road does not meet the threshold for listing in the National Register under this criterion.

National Register Criterion B (Association with Significant Persons)

This criterion “applies to properties associated with individuals whose specific contributions to history can be identified and documented.” It identifies properties associated with individuals “whose activities are demonstrably important within a local, State, or national historic context,” and is typically limited to those properties that have the ability to illustrate a person's important achievements.¹¹

The property is recommended as ineligible for listing in the National Register under Criterion B for an association with significant persons. David L. Wilson and Frank G. Wilson operated a successful real estate and insurance firm that shaped the Live Oak community in the early twentieth century. However, the subject property is one of many that the brothers developed, and the majority of the original structures have been demolished. It was not known to have played a significant role in their careers and thus, it is not illustrative of their contribution to the local community.

Owners and occupants of the subject property, including Charles and Sarah Emsley, John and Susie Goetsch, I.A. and Elsie Gravelle, V.E. Eckstein, F.E. Clark, Henry and Faye Merriman, and the Merriman’s extended family, are not known to have made a significant contribution to local, state, or national history.

By contrast, Robert Hale Merriman played an important role in the Abraham Lincoln Battalion and the International Brigade during the Spanish Civil War, rising to the rank of chief of staff of the International Brigade. As the highest-ranking American officer, his valor in leading American forces in battle, albeit on the losing side of the conflict, were widely documented in period newspaper articles and in secondary books on the history of the civil war. It is widely assumed that he inspired the character of Robert Jordan in Ernest Hemingway’s literary masterpiece *For Whom the Bell Tolls*.

However, as stated previously, properties that pre- or post-date an individual’s significant accomplishments are usually not eligible. The best representatives usually are properties associated with the person’s adult or productive life. Properties associated with an individual’s formative or later years may qualify if it can be demonstrated that the person’s activities during this period were historically significant or if no properties from the person’s productive years survives.

Robert Merriman’s association with the house at 1438 Capitola Road from 1923 to 1928 pre-dates his involvement in the Spanish Civil War from 1936 to 1938. It could be argued that Merriman learned important skills through his participation in high school activities, including drama productions and debate teams, and jobs at local businesses and lumber camps, while living in Santa Cruz. However, his experiences at the University of Nevada, Reno, from 1928 to 1932, and the University of California, Berkeley, from 1932 to 1935, proved more formative to the development of his leadership skills, moral compass, and quest for social justice. The skills he gained through the ROTC at the University of Nevada, Reno, proved critical when he joined the Lincoln Battalion, and his studies at the University of California, Berkeley, inspired him to travel to the Soviet Union and later defend the Spanish Republic during its bloody civil war. Robert Merriman had two primary residences during this later period: the Sigma Nu fraternity house in Reno, which was a rental property at an unknown location, and the apartment

¹¹ Ibid.

building at 2517 Virginia Street in Berkeley, which is still extant. His wife Marion Merriman recalled their Berkeley residence fondly in her memoir *American Commander in Spain*. As such, the apartment building at 2517 Virginia Street is recommended as the property that best represents Robert Merriman's formative years.

National Register Criterion C (Architectural Significance)

This criterion applies to properties that “embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.” “Distinctive characteristics” are the physical and design features that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular style. A master “is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality...A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect.”¹²

The subject property is recommended as ineligible for listing in the National Register under Criterion C. The residence is a modest example of the small bungalows widely constructed throughout California and nationwide in the early twentieth century. It is not associated with a master architect or builder, and it does not possess high artistic values. Thus, the building does not rise to the level of significance to be eligible under this criterion.

National Register Criterion D (Potential to Yield Information)

This criterion is generally applied to archaeological resources, and evaluation of the subject property for eligibility under Criterion D was beyond the scope of this report.

3.2 California Register of Historical Resources

The California Register criteria are tied to the National Register criteria and thus, the property is not eligible for the reasons listed above.

3.3 County of Santa Cruz Historical Resources

Likewise, the County of Santa Cruz's criteria for listing as a historic resource mirrors the National Register criteria, and the property is recommended as ineligible for the reasons outlined above.

3.4 Integrity Analysis

In order for a property to qualify for listing in the National Register or in the California Register, it must possess both significance under one or more of the criteria and sufficient integrity to convey that significance. Since the property was not found to display significance under any of the above criteria, an evaluation of the property's physical integrity is unnecessary.

¹² National Park Service, “How to Apply the National Register Criteria for Evaluation.”

4. CONCLUSION

The subject property at 1438 Capitola Road is recommended as ineligible for listing in the National Register, in the California Register, and as a County of Santa Cruz Historic Resource. While Robert Hale Merriman, who lived at the house from 1923 to 1928, played a significant role as an American volunteer in the Spanish Civil War, research completed for this HRE report indicates the extant apartment building at 2517 Virginia Street in Berkeley, California, best illustrates his formative years. ARG concurs with the assignment of the NR Rating Code (rating of significance) NR-6.

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1438 Capitola Road, Santa Cruz, California
Historic Resource Evaluation

Appendix A
Department of Parks and Recreation (DPR) 523 Forms - 2004



Architectural
Resources Group

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code NR6

Other Listings
 Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: #002

P1. Other Identifier: Merriman House

***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:** _____ **Date:** T _____ ; R _____ ; _____ of _____ of Sec _____ ; M.D. _____ B.M. _____

c. Address: 1438 Capitola Road

City: Santa Cruz

Zip: 95062

d. UTM: Zone: _____ mE/ _____ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
 APN 026-193-41

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 Single story Craftsman-style single family dwelling, irregular in plan, intersecting gable roofs, corner entry, boxed eaves with brackets on gable end and open eaves on sides. Sloped roof over entry porch. Entry porch has coffered square support posts. Porch deck has been replaced with brick. Combination wood-frame one-over-one sash windows, multi-pane over single sash, and three-part center window. Minor changes to doors and windows on secondary elevations. Brick chimney on side elevation. The property was the home of Robert Hale Merriman during his teen years. The property is sited on a flat parcel with surrounded by mature trees and recent landscaping.

See BSO and Continuation Sheet

Significance: The property retains the original features including material, elements, forms and setting of an early twentieth-century Live Oak chicken ranch and meets the County of Santa Cruz criteria for a historic resource NR6.

***P3b. Resource Attributes:** (List attributes and codes) HP2; NR6

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo: (View, date, accession #) front view

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both

ca. 1916-1920

***P7. Owner and Address:**

Redevelopment Agency
 701 Ocean Street #510
 Santa Cruz, CA 95060

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

Sheila McElroy
 Circa: Historic Property Development
 One Sutter St. # 910
 San Francisco, CA 94104
 with Ross Gibson & Phil Reader

***P9. Date Recorded:** 7/28/04

***P10. Survey Type:** (Describe)
 reconnaissance survey

***P11. Report Citation:**

Robert Hale Merriman Collection
 UC Berkeley

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

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

Primary #
HRI#

Page 2 of 3

*NRHP Status Code NR6

*Resource Name or # (Assigned by recorder) 002

B1. Historic Name:
B2. Common Name: Merriman House
B3. Original Use: Poultry Farm House
B4. Present Use: Vacant

*B5. Architectural Style: Craftsman Style

*B6. Construction History: (Construction date, alterations, and date of alterations)
Circa 1916-1920

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: poultry farm development; R. Merriman Area: Santa Cruz County

Period of Significance: 1916-

Property Type: Residence

Applicable Criteria: SC C1

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

The Merriman dwelling was the home of Robert Hale Merriman. In 1908, Robert Hale Merriman ("Bob") was born to Henry and Faye Merriman in Eureka, California, where his father was a logger. The family later relocated to the San Jose, then in the summer of 1922 they moved over the hill to Santa Cruz where they had relatives. The Merrimans stayed at the Live Oak poultry farm of Henry's sister and her husband, C. E. Freistas. Bob entered Santa Cruz High School as a sophomore. Bob graduated from Santa Cruz High in 1925, and worked for two years in the Sierra lumber camps. Then he went to Reno in '1927 to enroll at the University of Nevada as an economics major. He joined the Reserve Officers' Training Corps (R.O.T.C.) where he became a second infantry lieutenant. Bob met Marion Stone, a Santa Barbara native. They married when she graduated from the university in 1932. Bob became a U. C. Berkeley professor, and spent vacations in Soquel. He taught economics during the depths of the Depression. Bob supported the famous San Francisco General Strike, and won the Newton Booth Traveling Fellowship, to study firsthand the agricultural problems of various European countries. Bob was studying the economics of the Soviet Collectivist experiment in 1936 when the Spanish Civil War broke out. Bob left his studies and his wife in Moscow in late 1936, and went to Spain to be among the earliest Americans to join Europe's first Anti-Fascist movement. They gathered in Figueras near the French border, and in early 1937 organized a 96-member International Brigade. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

RL Polk St. Directory, Santa Cruz Co., 1924-1928; Santa Cruz Evening News 5/10/1932, 1/24, 2/2, 2/19 1938; American Commander in Spain by M. Merriman, 1986; Merriman files by P. Reader; For Whom the Bell Tolls by E. Hemmingway; A Field Guide to American House, McAlester and McAlester, 1997

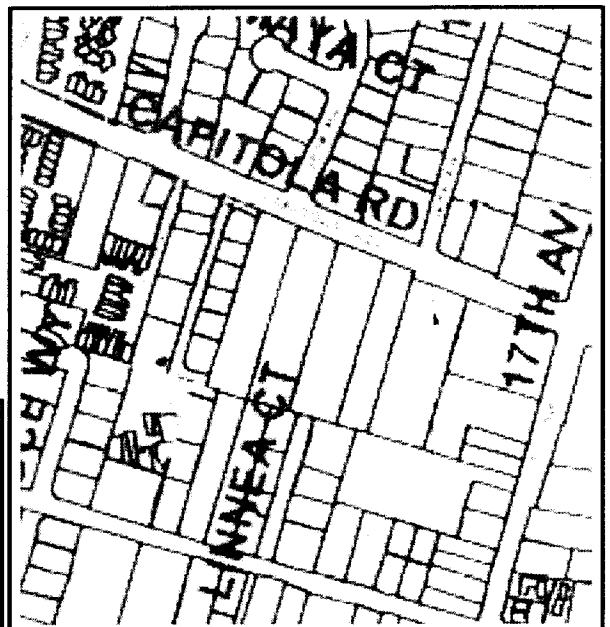
B13. Remarks:

*B14. Evaluator:

Sheila McElroy
Circa: Historic Property Development
One Sutter St. # 910
San Francisco, CA 94104

*Date of Evaluation: 8/22/05

(This space reserved for official comments.)



*Recorded by: Sheila McElroy

*Date: 8/19/05/05 x Continuation Update

The American fighters were dubbed the "Abraham Lincoln Brigade" to stress that defending democracy was not anti-American. In February 1937, Bob led a battalion in the battle of Jarama. Bob was injured by shrapnel, and Marion joined him in Spain to nurse him back to health. She involved herself working with refugees and keeping records, and was accepted as the only woman in the foreign brigades. Bob rose to command in the now 450-member Abraham Lincoln Brigade with Marion as his staff assistant. Bob became Chief of Staff of the International Brigade, which represented fighters from 54 countries. Ernest Hemmingway met with Bob and Marion in war-torn Madrid, and planned a radio broadcast to describe the deprivations under which the Loyalists fought. As conditions worsened, Bob convinced Marion that his forces desperately needed financial support, and sent her home on a fund-raising tour. She arrived in the States in November, 1937, stopping first in San Francisco and the on February 24, 1938, appeared in Santa Cruz at the Unitarian's Hackley Hall, under the sponsorship of the "Women's Alliance of the Unitarian Church," the "Women Today Club," and the Santa Cruz Chapter of "Friends of the Lincoln Brigade." Eight weeks later, the situation had changed radically. Bob disappeared in the battle of Gandesa in April. Early reports were that he had been captured by Franco, and held as a prisoner-of-war. but there was no paper work showing he'd ever been logged into prison. Merriman was thought to have been executed, although conflicting reports also suggested he died in battle. Ernest Hemingway turned Robert Merriman into the character Robert Jordan, in his novel "For Whom the Bell Tolls" published in 1940.

Significance: The property retains the original features including materials, elements, forms and setting of an early twentieth-century Live Oak chicken ranch and is associated with a significant person, and meets the County of Santa Cruz criteria for a historic resource NR6.

Appendix B
Department of Parks and Recreation (DPR) 523 Forms - 2019



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

P1. Other Identifier:

*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: Soquel

Date: 1994

T T11S;

R R1W; Sec 17;

B.M.

c. Address: 1438 Capitola Road

City: Santa Cruz

Zip: 95062

d. UTM: 590323.11 mE, 4092709.90 mN Zone: 10S

e. Other Locational Data: APN 026-741-013 (formerly 026-193-041)

***P3a. Description:**

The single-family residence at 1438 Capitola Road is located within the Live Oak community in unincorporated Santa Cruz County. The property is situated within a large block bounded by Capitola Road to the north, 17th Avenue to the east, Harper Street to the south, and El Dorado Avenue to the west; the cul-de-sac Leila Court extends south from Capitola Road just west of the subject property. The neighborhood is predominantly residential, with a combination of single- and multi-family properties. Commercial properties are located at the intersection of Capitola Road and 17th Avenue. (See continuation sheet.)

*P3b. Resource Attributes: HP2. Single-family property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Photo: North façade, view south, January 2019 (Architectural Resources Group)

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
ca. 1918 (deeds; field observation)

*P7. Owner and Address:

County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

*P8. Recorded by:

Architectural Resources Group
Pier 9, The Embarcadero, Suite 107
San Francisco, CA 94111

*P9. Date Recorded: February 2019

*P10. Survey Type: Intensive-level Survey

*P11. Report Citation: Architectural Resources

Group, "1438 Capitola Road, Santa Cruz, California, Historic Resource Evaluation Report," prepared for MidPen Housing Corporation, February 2019.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 40

*NRHP Status Code 6Z

*Resource Name or # 1438 Capitola Road

B1. Historic Name: Merriman House

B2. Common Name: None

B3. Original Use: single-family residence

B4. Present Use: vacant

*B5. Architectural Style: bungalow

*B6. Construction History:

ca. 1918 – The house and chicken coop is constructed (deeds; field observation).

1968-1974 – A chicken coop is demolished (aerial photographs).

1993 – Two ancillary structures are demolished (Building Permit Application #0009947M-00104624).

2003 – The residence is converted to a family resource center; a covered patio, storage unit, and sign are installed (Building Permit Application #APP-0047556T).

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: N/A

Area: N/A

Period of Significance: N/A

Property Type: N/A

Applicable Criteria: N/A

Historic Context

The following historic context provides an overview of the Wilson Bros. residential tract encompassing the subject property; the owners of the subject property, with an emphasis on the Merriman family; and a biography of Robert Hale Merriman and his role in the Spanish Civil War. (See continuation sheet.)

B11. Additional Resource Attributes: None

*B12. References: See continuation sheet.

B13. Remarks: None

*B14. Evaluator: Architectural Resources Group

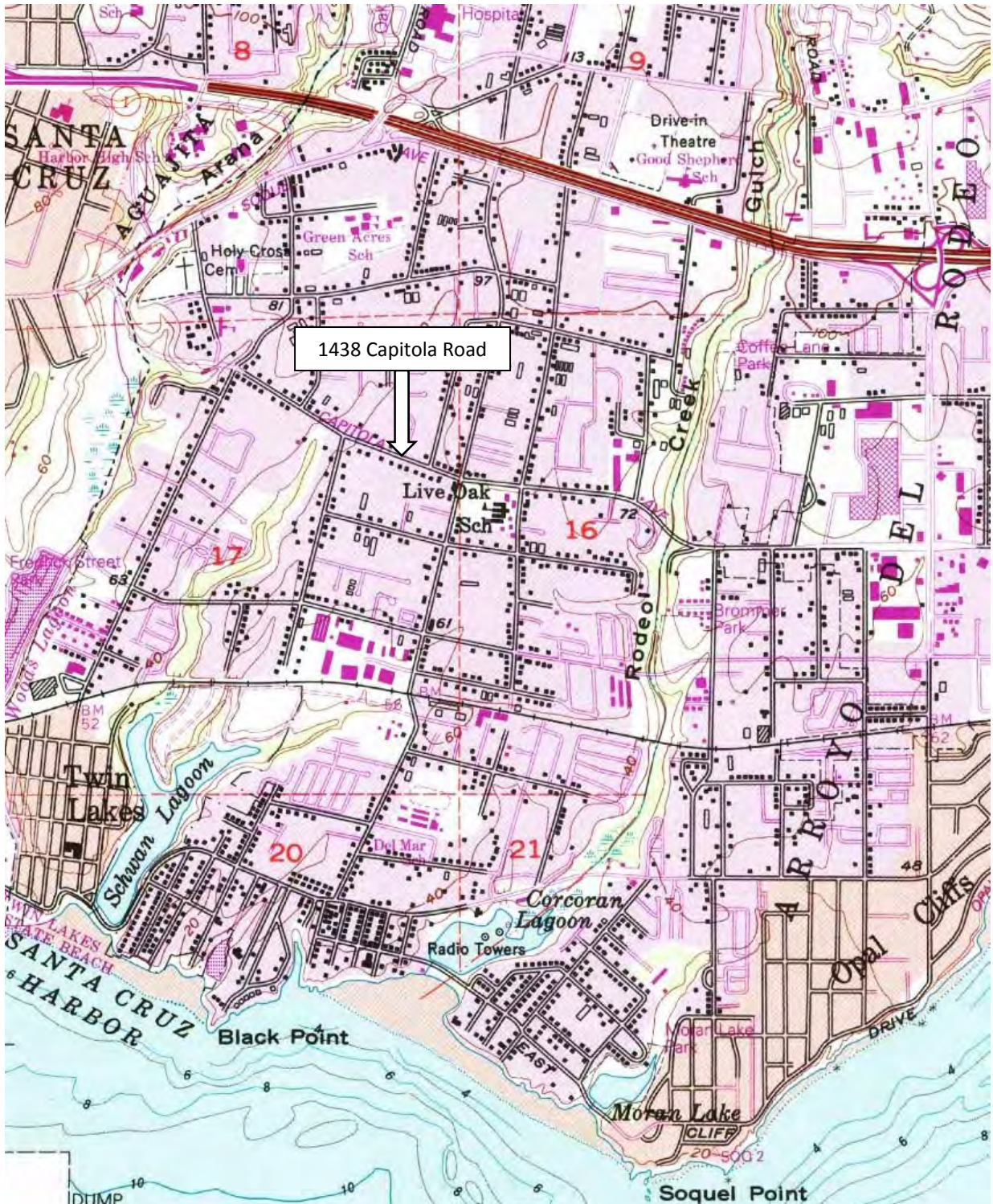
*Date of Evaluation: February 2019

(This space reserved for official comments.)

Sketch Map (subject property outlined in red)



LOCATION MAP



Continuation of P3a. Description:

The one-acre parcel is long, narrow, and flat, measuring approximately 102 feet wide by 424 feet deep. The house is set back slightly from the street with a fenced yard in front. A narrow, curvilinear paved pathway leads south from the sidewalk to the house. A small, fenced backyard containing a sauna, raised garden beds, and animal pens, is located at the rear of the building, and a wood deck enclosed on three sides is located just west of the house. Two paved driveways extend south and connect with a parking lot situated south of the fenced backyard. The remainder of the parcel is undeveloped.

The one-story, wood frame bungalow has an L-shaped plan, concrete foundation, and wood clapboard siding. The gable roof has a wide eave overhang with exposed rafter tails and wood brackets. Asphalt shingles cover the roof. The windows and doors are boarded up, but in 2004, the windows were described as consisting of 1) wood sash, one-over-one, 2) wood sash, multi-light-over-one, and 3) wood sash, tripartite picture.¹ (A description of the doors was not included in the 2004 documentation.) An inset entry porch is located at the northwest corner of the house. The porch has a concrete patio paved with brick and wood square supports. A shallow, boxed pop out is located underneath the eave overhang south of the porch on the west façade. The south façade contains a rear entrance covered with a shed roof awning supported by wood brackets and accessed by a concrete ramp with a metal pipe handrail. A gabled wing extends from the south end of the east façade. The wing has a secondary entrance accessed by a small wood platform. A shallow, gabled projection is located to the north on the east façade. An exterior brick chimney extends through the roof slope of the gabled projection, and a small brick chimney is located on the west roof slope of the house.

Continuation of B10. Significance:

Wilson Bros. Poultry Tracts

By the late nineteenth century, the Live Oak community had formed east of downtown Santa Cruz, with large farms initially producing grain crops, such as wheat, oats, and barley. It had enough students to establish its own school, and it maintained a separate identity from Santa Cruz for many decades. By the turn of the twentieth century, the farms began to be subdivided into smaller residential tracts. In 1897, Midway Park was the first subdivision recorded in Live Oak. Many of the new developments consisted of one- to two-acre parcels with a house and infrastructure to raise poultry, flower bulbs, or truck gardens. Thus, Live Oak retained a semi-rural character as families settled on the “ranchettes.”²

Live Oak’s chicken industry got its start in 1897 when Henry Henney moved from Ohio to Santa Cruz and purchased 1.5 acres at the intersection of Capitola Road and Soquel Drive (approximately 0.75 mile northwest of the subject property). Henney operated the community’s first commercial hatchery, starting the trend of small-scale chicken operations. Individual property owners raised poultry and eggs that they sold to a co-op, which provided an economic safety net; chicken manure also could be sold to local flower growers as a secondary income stream. Henry Henney and others also founded the Santa Cruz Poultry Association, which promoted poultry production and sponsored an annual egg-laying contest. R.E. Burton, a professor and president of the poultry association, in turn, founded an experimental poultry farm at Santa Cruz High School. Due to these efforts, Santa Cruz became the state’s second leading egg producer, just behind Petaluma in Sonoma County.³

The rapid rise of the poultry industry, however, was not without controversy. In 1919, the Santa Cruz city council debated limiting poultry plants to a single area due to complaints of the noise and smell of their feathered neighbors. City District Attorney Ralph A. Smith stated that the facilities reduced adjacent property values in half and that “unless

¹ Sheila McElroy, Department of Parks and Recreation (DPR) 523 forms for #002, Merriman House, 1438 Capitola Road, Santa Cruz, California, prepared by Circa: Historic Property Development, prepared for County of Santa Cruz, 2004

² Guerra & McBane, “Historical Resources Assessment, 2340 Harper Street, Santa Cruz, CA,” prepared for Habitat for Humanity Monterey Bay, June 2018, 10; Phil Reader, “A Chronology of Live Oak History,” in “Live Oak Historic Resources Update Report and Survey, County of Santa Cruz, Draft Report,” CIRCA: Historic Property Development, September 6, 2006.

³ Phil Reader, “A Chronology of Live Oak History;” Ross Eric Gibson, “Ernest Hemingway’s Forgotten Santa Cruz Hero: How Bob Merriman Inspired ‘For Whom the Bell Tolls,’” unpublished document, 2006, 3-4.

you have lived close to a plant and experienced the aroma and the flies you can't catch my idea. The early morning crowing of the roosters is the least of the objections."⁴

The Wilson Bros. was a leading proponent of the ranchette in Live Oak, developing upward of 13 residential tracts subdivided into one- to three-acre parcels. The real estate and insurance firm was composed of David L. Wilson (1877-1957) and his younger brother Frank G. Wilson (ca. 1888-1958), who were both well-known residents of Santa Cruz. Their grandfather Jasper Wilson and father David Wilson were prominent local builders, with the family's 1870s homes noted as extant 80 years later.⁵ In 1908, David L. Wilson married Helen R. Harris, and they had one son Jesse Wilson. That same year, he founded his successful real estate business, and two years later, formed a partnership with his younger brother. (Frank G. Wilson married Mildred B. Tanner, and they had two children Virginia and Tanner G. Wilson.) The brothers also established the Santa Cruz Realty Board, with David L. Wilson serving as the first president, and Frank G. Wilson serving as his successor.⁶

The Wilson Bros. had a prominent office located centrally in Santa Cruz, with several cars parked outside to whisk potential buyers to outlying properties.⁷ It began subdividing land on the Morrissey, Rodriguez, Kinsely, and Corcoran properties in Live Oak and marketing small, one- to three-acre, income-producing ranches. The tracts contained small parcels of land that it would either develop with residences and model poultry plants or sell as improved land with access to water, electricity, and roads.⁸ Developed properties included a complete package to begin agricultural production upon purchase. As described in an advertisement, a typical three-acre property just outside city limits came with a "neat, freshly painted 3-room house with pantry," chicken house with fenced runs that could house up to 200 birds, barn, shed, well and pump, garden, half-acre orchard, and two acres planted with corn.⁹

In 1916, the Wilson Bros. subdivided the farm of James and Bridget Morrissey in Live Oak. James Morrissey (ca. 1845-1923) and his wife Bridget Morrissey (ca. 1852-1932), were Irish immigrants who owned a 47.5-acre grain farm at the southwest corner of Capitola Road and 17th Avenue. Morrissey had been living in Santa Cruz since 1860 and Bridget Morrissey since 1868. In 1880, they married and acquired the ranch.¹⁰ In what became known as Wilson Bros. Tract No. 1, the Wilson Bros. constructed model properties to entice buyers: "On Seventeenth avenue Wilson Brothers are now constructing two model poultry plants, each containing a modern bungalow, tank and tank house; garage and feed room, and patent chicken-house for 500 hens."¹¹ Other people purchased lots in Tract No. 1 with plans to erect buildings themselves.¹² The Wilson Bros. sold properties at \$400 to \$455 per acre, with a small down payment and the remainder due in five years. It advertised that properties had rich soil perfect for raising poultry or growing flower bulbs, berries, or

⁴ "Council Called on the Put Poultry Plants in District; Too Many are Near Homes," *Santa Cruz Evening News*, September 20, 1919.

⁵ "David L. Wilson, Early SC Real Estate Man, Dies," *Santa Cruz Sentinel*, February 26, 1957.

⁶ "Change in Local Firm," *Santa Cruz Sentinel*, September 14, 1911; "Duck Hunters Hold Reunion," *Santa Cruz Evening News*, January 15, 1927; "David L. Wilson, Early SC Real Estate Man, Dies," *Santa Cruz Sentinel*, February 26, 1957; "Frank G. Wilson, Early Santa Cruz Real Estate Man, Dies," *Santa Cruz Sentinel*, June 25, 1958.

⁷ "Change in Local Firm," *Santa Cruz Sentinel*, September 14, 1911.

⁸ "Change in Local Firm," *Santa Cruz Sentinel*, September 14, 1911; "Duck Hunters Hold Reunion," *Santa Cruz Evening News*, January 15, 1927; "David L. Wilson, Early SC Real Estate Man, Dies," *Santa Cruz Sentinel*, February 26, 1957; "Frank G. Wilson, Early Santa Cruz Real Estate Man, Dies," *Santa Cruz Sentinel*, June 25, 1958.

⁹ Wilson Bros. real estate advertisement, *Santa Cruz Sentinel*, September 26, 1911.

¹⁰ U.S. Federal Census, 1920; California Death Index, 1905-1939, both accessed at Ancestry.com; "James Morrissey Called by Death," *Santa Cruz Evening News*, March 6, 1923; "Resident Here 54 Years Dies at Her Home," *Santa Cruz Evening News*, March 25, 1932.

¹¹ "Many New Deals in Real Estate In and About Town," *Santa Cruz Evening News*, September 19, 1919.

¹² *Ibid.*

vegetables; proximity to the railroad station, Live Oak school, and beach; and no city taxes.¹³ By 1923, all lots within Wilson Bros. Tract No. 1 had been sold.¹⁴



Figure 1. 1906 map of Santa Cruz depicting the Morrissey farm (location indicated by the arrow)¹⁵ (University of California, Santa Cruz Library, amended by author)

¹³ Wilson Bros. Tract No. 1 advertisement, *Santa Cruz Evening News*, March 1, 1919.

¹⁴ Wilson Bros. subdivisions advertisement, *Santa Cruz Evening News*, May 26, 1923.

¹⁵ Punnett Brothers, *Official Map of the County of Santa Cruz*, Sheet 5 (San Francisco: Punnett Brothers, 1906).

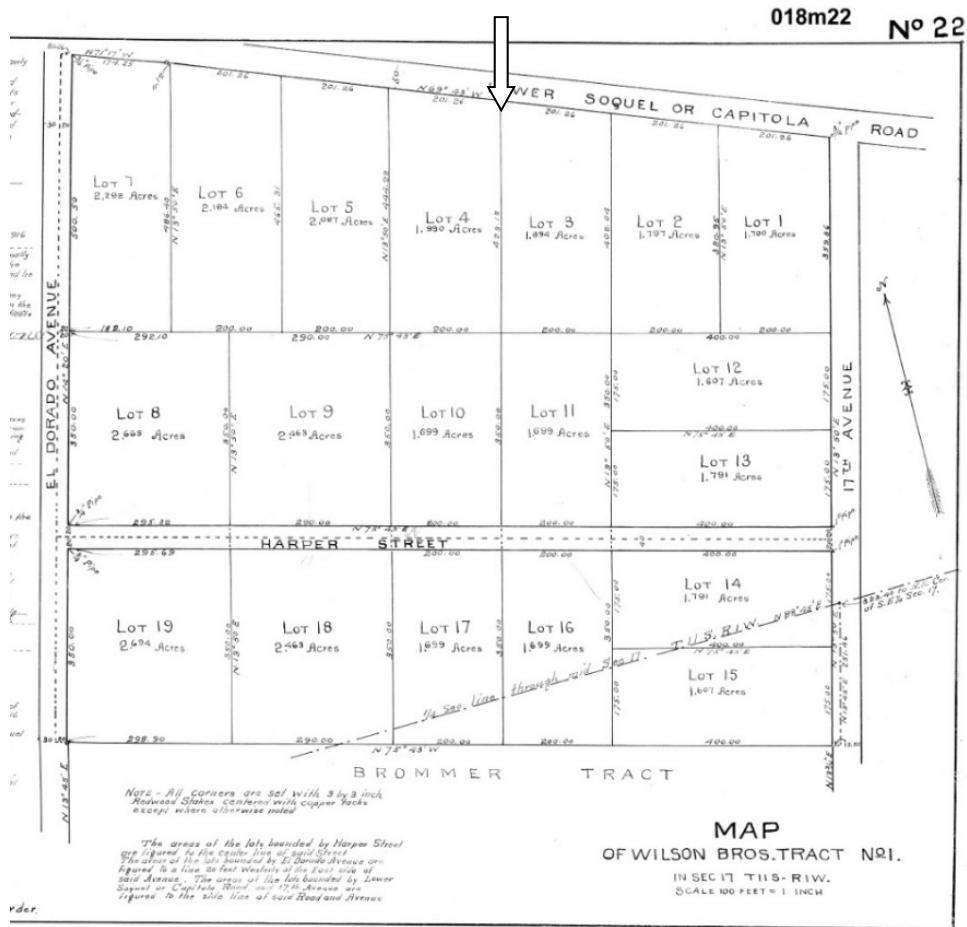


Figure 2. 1916 map of Wilson Bros. Tract No. 1; the subject property initially encompassed a two-acre parcel spanning portions of Lots 3 and 4 (location indicated by the arrow)¹⁶ (Santa Cruz County Recorder’s Office)

¹⁶ L.G. Williams, *Map of Wilson Bros. Tract No. 1 in Sec. 17, T11S, R1W, Santa Cruz, California*, prepared for James Morrissey, recorded on June 6, 1916, on file at the Santa Cruz County Recorder’s Office.

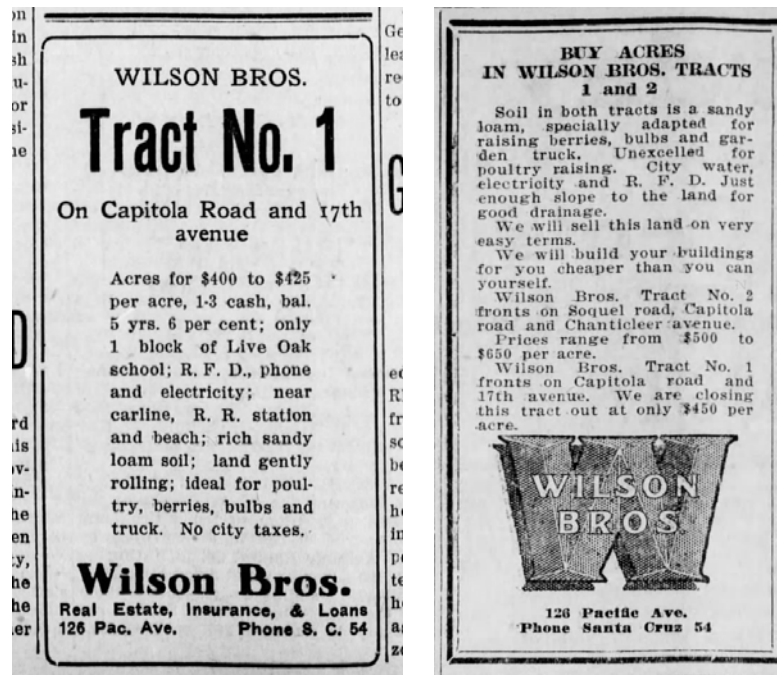


Figure 3. Advertisements for the Wilson Bros. tracts published in the *Santa Cruz Evening News* on March 1, 1919 (left) and February 24, 1922 (right) (Newspapers.com)

Bungalow Architecture

Within its various subdivisions, the Wilson Bros. built upward of 250 homes, predominantly small bungalows similar to the house at 1438 Capitola Road.¹⁷ The California bungalow developed in Southern California in the late nineteenth century and proliferated in trade magazines and popular literature in the early 1900s as a small, progressive residence that promoted a relaxed, informal lifestyle and connection with the outdoors. Modest bungalows are typically one- to one-and-one-half story, detached buildings with low-profile roofs, wide eave overhangs, and prominent front porches. They have compact floor plans with open interiors. The homes could be scaled up or down in size and cost and feature a wide array of styles. In particular, they feature a rustic look with dark stained wood siding and stone detailing. Exteriors are broken up with porches, projecting bays, and receding planes to avoid box-like forms. Porch piers and walls are often sloped or flared to break up rectangular lines. The California bungalow would be replicated widely in subdivisions nationwide until falling from favor in the 1930s.¹⁸ Character-defining features of bungalows include:

- One- to one-and-one-half story height
- Low-pitched, gabled or hipped roofs
- Wide eave overhangs with exposed rafter tails
- Decorative beams (often false), braces, and brackets under gables
- Partial- or full-width porches
- Tapered, square porch columns
- Gabled or shed-roof dormers

¹⁷ "Change in Local Firm," *Santa Cruz Sentinel*, September 14, 1911; "Duck Hunters Hold Reunion," *Santa Cruz Evening News*, January 15, 1927; "David L. Wilson, Early SC Real Estate Man, Dies," *Santa Cruz Sentinel*, February 26, 1957; "Frank G. Wilson, Early Santa Cruz Real Estate Man, Dies," *Santa Cruz Sentinel*, June 25, 1958.

¹⁸ Herbert Gottfried and Jan Jennings, *American Vernacular: Buildings and Interiors, 1870-1960* (New York: W.W. Norton & Company, 2009), 187-189; John Mack Faragher, "Bungalow and Ranch House: The Architectural Backwash of California," *Western Historical Quarterly* 32, no. 2 (Summer 2001): 150-155.

- Exterior chimneys
- Sloped or flared walls¹⁹

The original construction date for the bungalow at 1438 Capitola Road is unknown as it the original building permit is not on file at the Santa Cruz County Building and Safety section. It is presumed that the house was constructed ca. 1918 when it was acquired by the first owners, Charles and Sarah Emsley. Likewise, the original architect or builder of the subject property is unknown. The Wilson Bros. engaged Doane & Powers to construct a model bungalow on 17th Avenue and a separate bungalow, both with “model poultry plants” in Tract No. 1.²⁰ The general contractors Clarence M. Doane and O.E. Powers, advertised as specializing in bungalows.²¹ However, archival research did not reveal if the subject property was constructed by Doane & Powers or another contractor engaged by the Wilson Bros. or the property owner. Regardless, the house features characteristics of bungalows, including its low profile, projecting bays, gable roof with wide eave overhang and brackets, wood clapboard cladding, and exterior brick chimney.

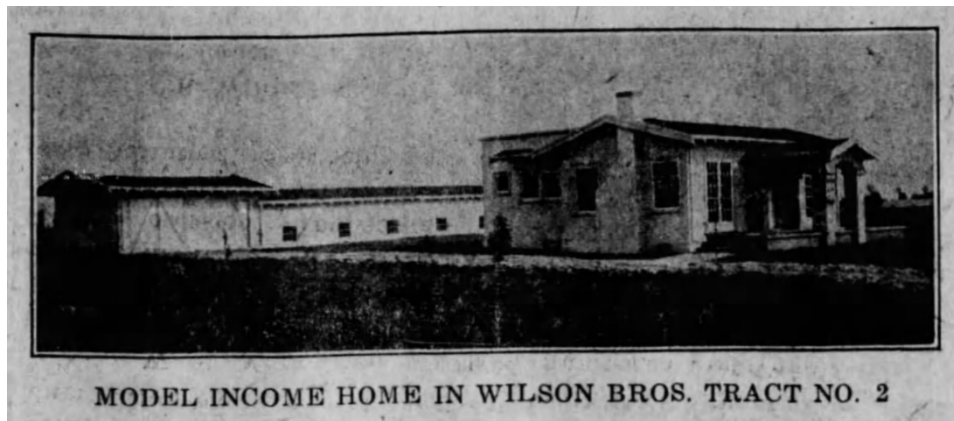


Figure 4. Advertisement depicting a typical bungalow and poultry house constructed by the Wilson Bros.; it was published in the *Santa Cruz Evening News* on May 28, 1923 (Newspapers.com)

Merriman Family

Although Live Oak/Santa Cruz became an important center for chicken production in the state, the subject property does not appear to have been a successful venture, given that it had six owners in the span of five years. Following its purchase by in 1918 by Charles and Sarah Emsley, the two-acre ranch was owned by John and Susie Goetsch (1920-1921), I.A. and Elsie Gravelle (1921-1922), V.E. Eckstein (1922), and F.E. Clark (1922-1923), before being purchased by Henry and Faye Merriman in 1923.²²

¹⁹ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2017), 567-569.

²⁰ “Wilson Bros. Confident of City’s Future,” *Santa Cruz Evening News*, July 16, 1919.

²¹ Doane & Powers advertisement, *Santa Cruz Evening News*, February 14, 1919; “Contractors Busy, Carpenters Scarce,” *Santa Cruz Evening News*, October 27, 1919.

²² Morrissey to Emsley, August 29, 1918, Book D283, Page 154; Emsley to Gortsch, April 29, 1920, Book D293, Page 349; Gortsch to Gravelle, October 26, 1921, Book D312, Page 78; Gravelle to Eckstein, February 20, 1922, Book D310, Page 463; Eckstein to Clark, April 26, 1922, Book D316, Page 14; Clark to Merriman, April 24, 1923, Book 7, Page 142; deeds on file at the Santa Cruz County Recorder’s Office.



Figure 5. 1931 aerial photograph that indicates the subject property (location indicated by the arrow) contained a residence (extant) and rear chicken coop and ancillary structure (non extant)²³ (University of California, Santa Cruz Library, amended by author)

Henry Merriman (1886-1986) and his wife Faye (née Cook) Merriman (1887-1942) moved around California frequently. The couple were residing in Eureka in Humboldt County when their only child Robert Hale Merriman was born in 1908.²⁴ By 1910, the family resided in a rental house at 233 Channel Street in Stockton, with Henry Merriman's parents William H. and Jennie Merriman and sisters Erma, Lola, and Wilma Merriman. By 1920, they had relocated to San Jose, renting a house at 560 William Street.²⁵ They reportedly lived in Los Angeles between 1920 and 1923, as Robert Merriman had been enrolled in the Los Angeles Unified School District's Franklin High School prior to the move to Santa Cruz.²⁶ In 1923, the Merrimans purchased the two-acre property at 1438 Capitola Road. Henry Merriman worked as a logger and at an auto repair shop and Faye Merriman wrote romance novels.²⁷ Although the property had a rear chicken coop (non extant), the Merrimans are not known to have supported themselves by raising chickens or eggs. Robert Merriman's wife Marion (née Stone) Merriman recalled her in-laws in her memoir published in 1986:

His father [Henry Merriman] had been a quiet but sturdy man, a mechanic and sometimes lumberjack who had moved his wife and child through a wholesome if not financially successful life in California's seashore and mountain logging towns.

²³ Fairchild Aerial Surveys, 1931-B Santa Cruz County Flight C-1437 B17, aerial photographs of Santa Cruz taken on April 1, 1931, on file at the University of California, Santa Cruz Library).

²⁴ California Birth Index, 1905-1995, accessed at Ancestry.com.

²⁵ U.S. Federal Census, 1910, 1920, accessed at Ancestry.com.

²⁶ "Society," *Santa Cruz News*, April 26, 1923.

²⁷ Gibson, "Ernest Hemingway's Forgotten Santa Cruz Hero."

Bob's mother [Faye Merriman] wrote romances for lending libraries. She did not aspire to be a great novelist, but contented herself with turning out, one after another, not very risqué but interesting enough potboilers that sold for a dime. The books were meant to take the humdrum out of the lives of their readers, who were mostly women quite like herself.²⁸

Robert Merriman

After his family moved to Santa Cruz and purchased the subject property, Robert Merriman (also known as Bob Merriman) matriculated at the local high school as a sophomore and graduated in 1925. Merriman was active in extracurricular activities, participating in community plays and the Boy Scouts; serving as the business manager of the school newspaper and yell leader for football games; and establishing the Follies fundraiser, a pageant where men dressed in drag in support of the newly established Miss California pageants. He also joined the debate team and placed fourth in a statewide debating competition at Stanford University. A high school friend, Gorman Woody recalled that Merriman enjoyed hiking in nearby redwood forests.²⁹ Following his graduation, he reportedly worked at local businesses, including Owens Grocery on Soquel Avenue, or at various logging camps, taking him away from the family home on Capitola Road.³⁰ Marion Merriman recalled that between high school and college, "he bounded around Sierra Nevada lumber camps working hard and saving money for whatever purpose might come along."³¹

In 1928, Robert Merriman enrolled in the University of Nevada, Reno as an economics major. He supported himself by working various jobs, including as a salesperson at the J.C. Penny department store. He remained active on campus, playing football and then serving as assistant yell leader after injuring his back. He also worked at the student newspaper *Sagebrush* and joined the Sigma Nu fraternity, serving as the house manager. As recalled by his wife, "even though Bob tossed his dirty socks in great heaps beneath his bed the fraternity let him get away with it because he ran the house so well."³² Established in 1921, the Sigma Nu fraternity leased several properties before purchasing the house at 826 University Avenue (now N. Center Street) in 1932.³³ By this time, Merriman had left the fraternity:

He was becoming disillusioned with his fraternity brothers' hazing activities, which he felt were cruel, especially 'tubbing' pledges in icy water until they passed out. He was offended by the fraternity and sorority system, believing it unfair and dehumanizing...Bob realized that fraternity life exerted a tremendous pressure to conform and that he wanted to live by his own standards, not those imposed by a fraternity."³⁴

²⁸ Marion Merriman and Warren Lerude, *American Commander in Spain: Robert Hale Merriman and the American Lincoln Brigade* (Reno: University of Nevada Press, 1986), 8.

²⁹ Gibson, "Ernest Hemingway's Forgotten Santa Cruz Hero," 4-8; Merriman and Lerude, *American Commander in Spain*, 8; "Boy Scouts Home After Splendid Two Weeks at Camp Eagle's Nest; Many Tests Successfully Passed," *Santa Cruz Evening News*, August 20, 1923; "Boy Scout Troop B, Will 'Carry On' for Another Year," *Santa Cruz Evening News*, September 10, 1923; "Society," *Santa Cruz Evening News*, April 20, 1925; ²⁹ "Big Graduating Class to Receive Diplomas June 17," *Santa Cruz Evening News*, June 4, 1925; "'Dreamland' Program is Now Complete," *Santa Cruz Evening News*, July 13, 1927; "Goodfellows Will Organize," *Santa Cruz Evening News*, August 8, 1927; "Art Theater Folk Busy Preparing for 'Pin' Play," *Santa Cruz Evening News*, September 20, 1927; "Good New Play at High School," *Santa Cruz Evening News*, November 1, 1927; Hope Swinford, "Art Theater Group Gives 'Candida,'" *Santa Cruz Evening News*, February 3, 1928.

³⁰ "Perfect Weather Draws Throngs to Opening Day's Program of State Poultry Show, Farm Bureau Fair," *Santa Cruz Evening News*, October 5, 1926; "Bob Merriman Recovering From Wounds," *Santa Cruz Evening News*, March 13, 1937; Gibson, "Ernest Hemingway's Forgotten Santa Cruz Hero," 4, 8.

³¹ Merriman and Lerude, *American Commander in Spain*, 7.

³² *Ibid.*, 8-9.

³³ William Cobb, "Delta Xi Chapter of Sigma Nu Fraternity House celebrates its 100th Anniversary," *Nevada 150*, February 10, 2014, accessed February 26, 2019, <http://www.nevada150.org/william-cobb-delta-xi-chapter-of-sigma-nu-fraternity-celebrates-its-100th-anniversary/>.

³⁴ Merriman and Lerude, *American Commander in Spain*, 12-13.

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It appears Merriman lived in an unknown rental building during his tenure at Sigma Nu, and he eventually moved to an off-campus apartment. The 1932 Reno city directory lists his address as 728 1/2 N. Virginia Street (non extant).³⁵



Figure 6. Photographs of the Sigma Nu fraternity house at 826 University Avenue (later N. Center Street), mid-1930s³⁶ (left: University of Nevada, Reno Library; right: *Reno Gazette Journal*)



Figure 7. The building currently addressed as 826 N. Center Street (left) does not match the building in the 1930s Sigma Nu photographs. The majority of the buildings on the block have been demolished (right). (Google Earth)

Shortly after enrolling at college, he met Marion Stone (1909-1991), who had moved with her family to the city in 1923 and was studying English and Spanish at the University of Nevada, Reno. In her memoir, Marion Merriman recalls that they met at a dance hall and that she was charmed by Merriman's warmth, manners, and good looks.³⁷ They quickly started dating and took short trips to Santa Cruz to visit with Henry and Faye Merriman.³⁸ In 1930, Robert Merriman enrolled in an advanced Reserved Officer Training Course (ROTC) program at the University of Nevada, Reno, after completing the basic course with high marks. After two years of additional instruction, he was commissioned as a second lieutenant of infantry in the reserve corps of the U.S. Army.³⁹ Marion Merriman recalls that he joined the ROTC as a way to make money, since cadets were paid \$8.50 per month, and that he "did like the maneuvering, strategy, and planning of the

³⁵ Merriman and Lerude, *American Commander in Spain*, 15; U.S. City Directories, 1822-1995, accessed at Ancestry.com.

³⁶ Guy Clifton, "Sigma Nu Marks 100 Years at University of Nevada," *Reno Gazette Journal*, April 14, 2014.

³⁷ Merriman and Lerude, *American Commander in Spain*, 6-8.

³⁸ "House Guests of Merrimans," *Santa Cruz Evening News*, August 29, 1929.

³⁹ "Santa Cruz Boy to Win Commission in Nevada R.O.T.C.," *Santa Cruz Evening News*, October 2, 1930.

program.”⁴⁰ The military training would prove critical when Merriman fought during the Spanish Civil War. On May 9, 1932, the couple graduated college and were married on the same day.⁴¹

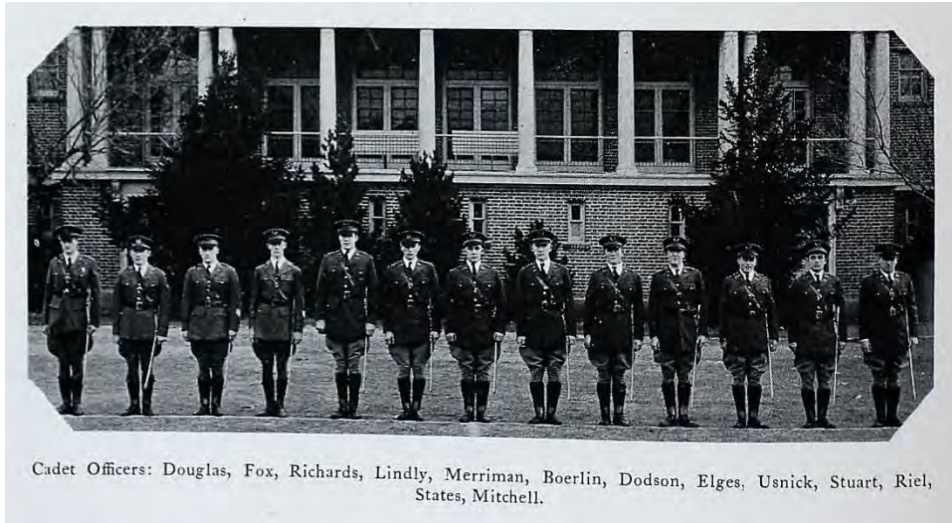


Figure 8. ROTC cadets at University of Nevada, Reno, 1931; Robert Merriman is the fifth person from the left⁴² (Ancestry.com)

As an undergraduate, Robert Merriman studied economics, in part due to the economic turmoil caused by the Great Depression and concern for the wellbeing of his fellow Americans. Acting on the advice of a professor, he enrolled in graduate school at the University of California, Berkeley in the fall of 1932, and Robert and Marion Merriman moved to California. He served as a teaching fellow to noted economics professor and department head Ira B. Cross. Under Dr. Cross' tutelage, Merriman continued his studies and took an interest in the Soviet Union.⁴³ He also learned about working conditions and the importance of unions while employed at an automobile assembly plant in Richmond during the summer of 1933. He was outraged that employees did not have access to bathrooms or adequate breaks and suffered injuries, such as battery acid burns, due to a lack of safety protocols.⁴⁴

While at the University of California, Berkeley, the Merrimans lived at a one-bedroom apartment at 2517 Virginia Street (extant), situated just north of the campus. Despite the diminutive square footage, they hosted guests and parties and invited two of Marion Merriman's younger sisters to live with them. She remembered their time at the apartment fondly:

The apartment was in a two-story stucco building with a red tile roof. Bay windows extended from either side. It was small but cheerful. There was a breathtaking view of the green hills of Berkeley, heavy foliage and gnarled tree trunks, strong oaks and lovely maples.

We had a small kitchen with a little electric refrigerator in the corner, a tile sink, and plenty of cabinets for what little we owned. The living room became the bedroom when we lowered the Murphy bed from the wall. It sat next to a small couch, and when the bed was extended the room literally became wall-to-wall beds.⁴⁵

⁴⁰ Merriman and Lerude, *American Commander in Spain*, 14.

⁴¹ "Merriman-Stone Wedding in Reno, Nev., Chapel," *Santa Cruz Evening News*, May 10, 1932; "Former Santa Cruzan Married in Nevada," *Santa Cruz Sentinel*, May 10, 1932; Merriman and Lerude, *American Commander in Spain*, 16.

⁴² Francis R. Smith, ed., *The Artemisia*, vol. 28 (Reno: Associated Students of the University of Nevada, Reno, 1931), 196.

⁴³ Merriman and Lerude, *American Commander in Spain*, 15, 17-19, 22, 25.

⁴⁴ *Ibid.*, 23.

⁴⁵ *Ibid.*, 20.



Figure 9. 2517 Virginia Street, Berkeley (Google Earth)

Spanish Civil War

Following the normalization of relations between the United States and the Soviet Union, Robert Merriman decided to travel and study economics in Moscow.⁴⁶ After winning the Newton Booth Traveling Scholarship, the Merrimans left Berkeley in January 1935, with the intent to stay in Moscow as long as funds held out, likely a year. He planned to meet with Soviet academics and economists and to travel to the countryside to examine agricultural conditions in the U.S.S.R.⁴⁷ However, a civil war broke out in Spain in 1936, and Robert Merriman leapt into the fight to save the Spanish Republic. He would be killed in battle in April 1938. A full account of the Spanish Civil War (1936-1938), the role of the Lincoln Battalion and the International Brigade, Robert Merriman's leadership and valor, as well as Ernest Hemingway's reporting on the conflict have been extensively documented, and a list of relevant publications is included in the bibliography. The following summary of Robert Merriman's role in the Spanish Civil War is excerpted from Adam Hochschild's book *Spain in Our Hearts: Americans in the Spanish Civil War*:

In 1936 the couple [Robert and Marion Merriman] was living in Moscow, where Bob had gone to gather material for his Ph.D. thesis on Soviet agriculture, when a bloody civil war broke out in Spain. A large group of right-wing army officers, from whom a tough-talking young general, Francisco Franco, soon emerged as leader, tried to seize power from the country's democratically elected government. Hitler and Mussolini immediately rushed aircraft, tanks and their crews to Franco's Nationalists, as they called themselves, while the beleaguered government of the Spanish Republic appealed to the United States, Britain and France to sell it arms. The pleas were in vain: the democracies did not want to get drawn into a new European war. The only major nation finally willing to sell weapons to the Republic was Joseph Stalin's Soviet Union. It demanded much in return: high positions for Soviet and Spanish Communists in the Republic's military and security police. But the Nationalists were at the gates of Madrid, and the Republic was in no position to refuse.

Over the next three years, more than 40,000 men from 53 countries, most but far from all of them Communists, volunteered to fight for the Republic. From Russia, Bob Merriman traveled to Spain, arriving there just as the first contingent of recruits came from the United States. The authorities of the International Brigades, as this multinational force of volunteers was known, quickly discovered that Merriman had gone through ROTC training at Nevada and was a

⁴⁶ Merriman and Lerude, *American Commander in Spain*, 26.

⁴⁷ *Ibid.*, 28, 39-40.

reserve lieutenant in the U.S. Army. Few of the other Americans had had any military experience. In short order he found himself appointed commander of the Abraham Lincoln Battalion, as the ill-equipped and hastily trained American unit was called, and in February 1937, he led it into action in defense of Madrid.

Back in Moscow, Marion later wrote, "I was in something of a trance. I was unable to concentrate on anything. ... I read every word I could find on the war in Spain. I prayed for some word from Bob that he was all right." She supported herself doing secretarial work for an American journalist, hoping the war would end soon. "Then the shattering news arrived." It was a four-word telegram: Wounded. Come at once.

She found him in a Spanish military hospital, his upper body encased in plaster, recovering from the effects of a bullet that had shattered his shoulder. He was determined to return to the front when he had healed. Unwilling to leave him, Marion decided to enlist herself. Unlike almost all other foreign volunteers, she spoke some Spanish, and was soon in uniform, doing clerical work at the International Brigades headquarters, the sole American woman there.

After several months of recuperation, Bob Merriman went back to work, first supervising the training of newly arriving American volunteers, and then leading them in a fierce, weeklong, house-to-house battle to capture the town of Belchite. "Broke into houses, cleaned out houses—snipers and threw grenades. ... Grenade thrown from window into us. ... Worked too much as a soldier," he wrote self-critically in his diary, "and directed too little." By this point, the tall, personable former Berkeley instructor had begun to attract attention from the many correspondents covering the war, among them Ernest Hemingway, who was reporting for the North American Newspaper Alliance, and his lover Martha Gellhorn, later to become his third wife.

Hemingway described how Bob "was a leader in the final assault. Unshaven, his face smoke-blackened, his men tell how he bombed his way forwards, wounded six times slightly by hand-grenade splinters in the hands and face, but refusing to have his wounds dressed until the cathedral was taken." Bob was now a major, chief of staff of the XV International Brigade, which included almost all the American, British and Canadian volunteers, and some Spanish troops as well. Among those he impressed was the American embassy's military attaché, Colonel Stephen Fuqua, who reported to Washington, "Major Merriman ... is the backbone and moving spirit of the XV Brigade. ... He is a fine manly type, over six feet in height, physically sound with the endurance of an ox, pleasing personality, filled with initiative, overflowing with energy, he moves about everywhere in the command honored and respected by all, he is unquestionably the domina[n]t figure in the brigade."

The Spanish Republic, however, was losing territory to the Nationalists, who now controlled more than half of Spain. The Soviet supply of arms was slowly drying up, while Nazi Germany and Fascist Italy were sending Franco more weapons and men than ever. The German Luftwaffe was delighted to try out its new Stuka dive bombers and Messerschmitt bf109 fighters in combat for the first time. The International Brigades dispatched Marion back to the United States, to raise funds for medical aid and other relief. She crossed the country on a speaking tour, then made San Francisco her base for more fundraising. Where she and Bob five years earlier had ridden ferries across the Bay to go dancing on Nob Hill, the water was now crossed by the new Bay Bridge which, with its sister span across the Golden Gate, had changed the look of the city forever. She followed the news from Spain anxiously. A letter from Bob said, "I wait every day for your handwriting."

In March 1938, the Nationalists began the heaviest offensive of the war: a drive from the western part of the country, which they controlled, towards the Mediterranean, to split the Spanish Republic in two. The International Brigades bore the brunt of the attack, reeling in retreat under skies dark with Nazi aircraft. Advancing Nationalist troops overran a XV Brigade command post abandoned in such a rush that Bob had left personal effects behind. Triumphant Nationalist officers displayed to correspondents his diary and a photograph of Marion. For a few days she feared that he had been captured or killed. But then word came that he was safe.

Franco's well-equipped soldiers continued their relentless advance, however, and by April 2 they had leapfrogged ahead of some of the retreating Americans and other International Brigades volunteers. Bob was seen on a hilltop, rallying soldiers to try to slip through the Nationalist positions ahead of them. But he never reached Republican territory. A survivor reported that Merriman had led a column of men through the night, only to find himself and part of the group cornered by Nationalist troops, who shouted "¡Manos arriba!" ["Hands up!"] in the darkness.

A few days later, a United Press dispatch appeared in Bay Area newspapers. The American unit had been "cut to pieces," it said. "Among those missing was Maj. Robert Merriman of Berkeley, Calif. ... Captured officers of the International Brigade are shot at once."

Rumors nonetheless circulated that Bob was being held in a Nationalist prison camp near Bilbao. More than 100 UC professors signed a letter to Secretary of State Cordell Hull asking for his help. Bob's mother wrote to Eleanor Roosevelt. A group of scholars in Britain sent a telegram to Franco appealing for Bob's life. In June, a headline in a Nevada newspaper read, "Merriman is believed safe." But it was only the same Bilbao rumor again. "After months of searching in every possible way," Marion wrote, "I finally had to accept that Bob was not in a prison camp in Bilbao nor was he anywhere else."⁴⁸



Figure 10. Commissar Dave Doran (left) and Marion and Robert Merriman (right) in Spain, March 1937 (Marion Merriman Wachtel)

⁴⁸ Adam Hochschild, "Berkeley's Bravest: The Cal Scholar Who Inspired Hemingway's Spanish Civil War Hero," *California* (Winter 2016), accessed January 28, 2019, <https://alumni.berkeley.edu/california-magazine/spring-2016-war-stories/berkeley-s-bravest-cal-scholar-who-inspired-hemingways>.



Figure 11. Headline announcing the capture of Robert Merriman in the April 23, 1938 edition of the *Santa Cruz Evening News* (Newspapers.com)

For Whom the Bell Tolls

In 1940, Ernest Hemingway published *For Whom the Bell Tolls*, regarded as the greatest literary work on the Spanish Civil War and a literary masterpiece. The book tells the story of Robert Jordan:

In 1939 Franco's forces won the war, establishing him as Spain's dictator for the rest of his life. The following year, Hemingway published *For Whom the Bell Tolls*, which remains the best-known novel of the Spanish Civil War in any language. The hero, Robert Jordan, is an American volunteer, a teacher of Spanish literature at the University of Montana who is killed after blowing up a railway bridge behind enemy lines. In this tall, athletic, fearless university instructor from the American West who loses his life in Spain, there was an unmistakable suggestion of Robert Merriman.⁴⁹

Hemingway arrived in March 1937 in Spain to cover the conflict and the movements of the Lincoln Battalion and International Brigade for the North American Newspaper Alliance. Hemingway knew of the valor of Robert Merriman, and the two men spoke at Hemingway's hotel room at the Florida Hotel in Madrid, as recounted by Marion Merriman:

I was shaking badly when we entered the Hotel Florida and went directly up the stairs to Hemingway's room. Bob steadied me, then knocked on the door.

"Hello, I'm Merriman," Bob said as Hemingway, looking intense but friendly, opened the door. "I know," Hemingway said. Bob introduced me, and the writer greeted me warmly.

Then Hemingway and Bob fell into conversation about the war and the broadcast they planned. They were joined by John Dos Passos, Josephine Herbst, and a scattering of American volunteers and correspondents who sipped

⁴⁹ Hochschild, "Berkeley's Bravest."
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Hemingway's scotch and compared notes and stories. I slipped into an old chair, still quite shaken by the action outside.

I studied Bob and Hemingway. They got along. Each talked for a moment, then listened to the other. How different they were, I thought, Bob at twenty-eight, Hemingway at least a good ten years older. Hemingway seemed complex. He was big and bluff and macho. He didn't appear to be a braggart but he got across the message, through an air of self-assurance, that he could handle what he took on.

Bob was taller than Hemingway by several inches. They looked at each other through the same kind of round glasses, Bob's frames of tortoise shell, Hemingway's of steel.

Hemingway was animated, gesturing as he asked questions, scratching his scalp through thick dark hair, perplexed, then scowling, then, something setting him off, laughing from deep down. He wore a sweater, buttoned high on his chest, and a dark tie, loosened at the neck.

Bob was clean shaven. Hemingway needed a shave. He didn't appear to be growing a beard, he just seemed to need a shave, the scrubble roughing his cheeks and chin. He looked like he had had a hard night. He had a knot on his forehead, probably suffered in some roustabout skirmish.

Hemingway sipped a scotch, as did Bob. Someone offered me a drink, and I thought I'd never been as happy in my life to get a drink of whiskey. Even in the relatively safe room I remained frightened. The sheer madness of the war would not leave my mind.

I wanted to write down my impressions of the bombing, to record the horror for friends in America. I thought of Hemingway's own skill in describing what was happening. Hemingway had filed a story from Madrid a few days earlier, on April 11, giving explicit detail:

During the morning, twenty-two shells came into Madrid. They killed an old woman returning home from market, dropping her in a huddled black heap of clothing, with one leg, suddenly detached, whirling against the wall of an adjoining house. They killed three people in another square, who lay like so many tom bundles of old clothing in the dust and rubble when the fragments of the '155' had burst against the curbing. A motor car coming along the street stopped suddenly and swerved after the bright flash and roar and the driver lurched out, his scalp hanging down over his eyes, to sit down on the sidewalk with his hand against his face, the blood making a smooth sheen down over his chin.

I never thought I would live to see such horror. But I had. In Madrid. On that day, April 23, 1937.

As Bob and Hemingway talked, the contrast between them struck me time and again. Bob was an intellectual, and he looked like one. Hemingway was an intellectual, but he looked more like an adventurer. Bob looked like an observer. Hemingway looked like a man of action.⁵⁰

It is widely believed that Robert Merriman influenced the character development of the book's central character Robert Jordan:

Hemingway knew what the war was all about. We did not know it then, of course, but Hemingway was also storing impressions for a book he planned to write, *For Whom the Bell Tolls*. Bob, I learned later, was one of Hemingway's

⁵⁰ Merriman and Lerude, *American Commander in Spain*, 132-133.
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heroes in Spain and would play a part in the book. Bob, the economics teaching fellow from Nevada and California, would serve as part of a composite for the professor from Montana, the fictional character Robert Jordan.⁵¹



Figure 12. Ernest Hemingway (center) in Spain ca. 1937 (John F. Kennedy Presidential Library and Museum)

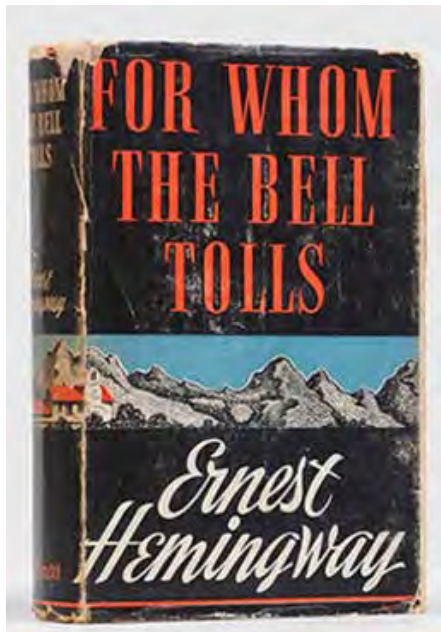


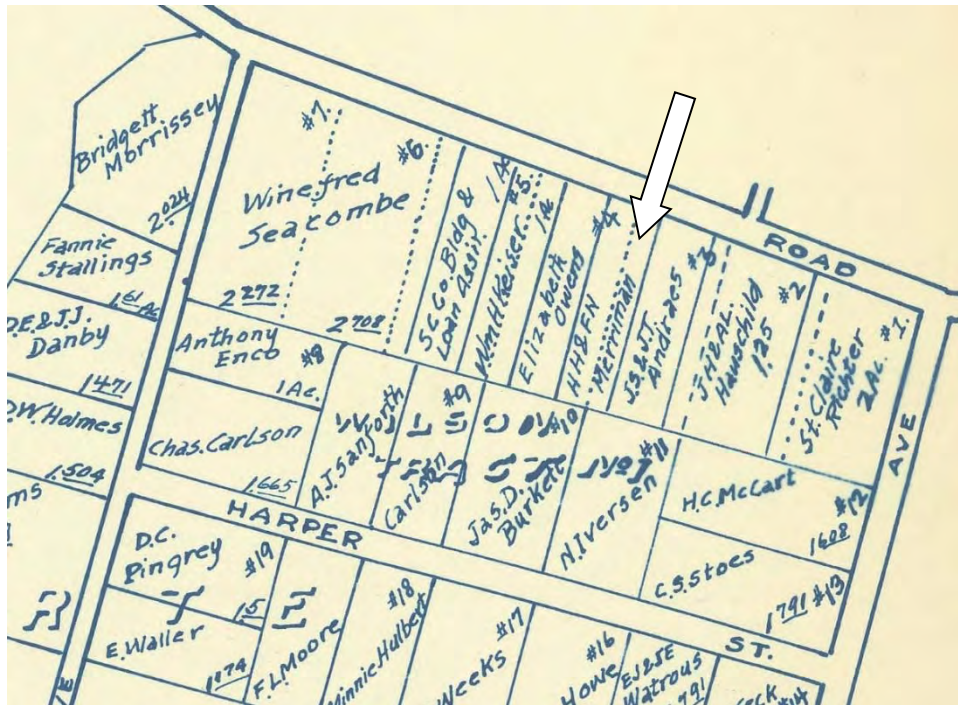
Figure 13. First edition of *For Whom the Bell Tolls* (Biblio)

⁵¹ Ibid., 134. See also Cecil D. Eby, "The Real Robert Jordan," *American Literature* 38, no. 3 (November 1966): 380-386. The renowned Hemingway scholar Allen Josephs disagrees with the assertion that Robert Jordan originated with Robert Merriman. Allen Josephs, *For Whom the Bell Tolls: Ernest Hemingway's Undiscovered Country* (New York: Twayne Publishers, 1994), 82-84.
DPR 523L (1/95) *Required information

Subsequent Ownership of 1438 Capitola Road

In 1928, coinciding with their son’s enrollment in college, Henry and Faye Merriman divided the property in half and sold the western portion to G. Adrian, who constructed a residence and poultry house (non extant). The Merrimans retained the eastern one-acre parcel with the original bungalow and chicken coop.⁵² Two years later, they sold the property to Henry Merriman’s sister and brother-in-law, Lola I. and Walter Goulard, and moved to Los Angeles.⁵³ (By 1934, they had moved to Muroc in the Mojave Desert in Kern County; they lived there until at least 1942.⁵⁴) By this time, the poultry industry had largely died out in Santa Cruz, in part due to the decline of egg and poultry prices during the Great Depression and to the spread of Pullorum Disease and coccidiosis that devastated flocks of birds. The majority of the poultry farms in Live Oak and beyond closed during the 1930s.⁵⁵

In 1936, Clarence and Erma (née Merriman) Freitas moved from Stockton to live with the Goulards, who owned the subject property for nearly five decades.⁵⁶ According to aerial photographs, the rear poultry house and was demolished between 1968 and 1974. The property was sold to Herbert and Rosemarie Lack in 1977 and to James and Gertie Johnson in 1985, before being acquired by the County of Santa Cruz Redevelopment Agency in 1994.⁵⁷



A 1929 map showing the subdivision of the subject property (location indicated by the arrow); the Merrimans own the eastern 1-acre parcel and Elizabeth Owens acquired the western 1-acre parcel⁵⁸ (University of California, Santa Cruz Library, amended by author)

⁵² Grant Deed, Merriman to Adrian, September 26, 1928, Book 141, Page 275, on file at the Santa Cruz County Recorder’s Office; “Live Oak Club Meets Wednesday,” *Santa Cruz Evening News*, October 22, 1928.

⁵³ Deed, Merriman to Goulard, September 3, 1930, Book 177, Page 418, on file at the Santa Cruz County Recorder’s Office; “Live Oak Notes,” *Santa Cruz Evening News*, January 14, 1930; U.S. Federal Census, 1930, accessed at Ancestry.com.

⁵⁴ California Voter Registrations, 1900-1968; U.S. Federal Census, 1940; World War II draft registration card, accessed at Ancestry.com.

⁵⁵ Phil Reader, “A Chronology of Live Oak History.”

⁵⁶ U.S. Federal Census, 1920, 1930, accessed at Ancestry.com.

⁵⁷ Gibson, “Ernest Hemingway’s Forgotten Santa Cruz Hero.”

⁵⁸ W.F. Mielke, *Atlas of Santa Cruz County, California* (Santa Cruz: Standard Map Service, 1929), 26.

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Beginning in the mid-twentieth century, Live Oak slowly became a suburb of Santa Cruz rather than a separate, semi-rural community. Residents debated incorporating but dropped the idea due to the expense. The City of Santa Cruz also never expanded its city limits to include the community; thus, the Live Oak community remains unincorporated.⁵⁹ At present, only the bungalow at 1438 Capitola Road is extant from the original construction of the property. The remaining infrastructure, including the wood deck, sauna, and animal pens, were installed by the Redevelopment Agency when the property was converted to a family resource center in 2003.⁶⁰

Additional Photographs



Figure 14. North façade, view south (ARG, January 2019)

⁵⁹ Phil Reader, "A Chronology of Live Oak History."

⁶⁰ Building permits on file at the Santa Cruz County Planning Department, Building and Safety Section.
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Figure 15. Porch on the west façade, view east (ARG, January 2019)



Figure 16. Shallow pop-out on the west facade, view northeast (ARG, January 2019)



Figure 17. East and south façades, view northeast (ARG, January 2019)



Figure 18. South façade, view north (ARG, January 2019)



Figure 19. Gabled projection on the east façade, view northwest (ARG, January 2019)



Figure 20. East façade, view west (ARG, January 2019)



Figure 21. Exterior brick chimney on the east façade, view southwest (ARG, January 2019)



Figure 22. Wood patio on the west side of the house, view south (ARG, January 2019)



Figure 23. Enclosed rear yard with raised beds and sauna, view southwest (ARG, January 2019)



Figure 24. Animal pens in the rear enclosed yard, view east (ARG, January 2019)



Figure 25. Ancillary structure within the enclosed yard, view east (ARG, January 2019)



Figure 26. Rear paved area, view northeast (ARG, January 2019)



Figure 27. Paved driveway leading to the rear of the parcel, view south (ARG, January 2019)



Figure 28. Grass field at the rear of the parcel, view southeast (ARG, January 2019)



Figure 29. Adjacent vacant parcel located within the original parcel boundary of 1438 Capitola Road (ARG, January 2019)

Aerial Photographs



Figure 30. 1931 aerial photograph; the arrow indicates the location of the subject property (University of California, Santa Cruz Library, amended by author)



Figure 31. 1931 aerial photograph; the arrow indicates the location of the subject property (University of California, Santa Cruz Library, amended by author)



Figure 32. 1952 aerial photograph; the arrow indicates the location of the subject property (USGS EarthExplorer, amended by author)



Figure 33. 1952 aerial photograph; the arrow indicates the location of the subject property (USGS EarthExplorer, amended by author)



Figure 34. 1968 aerial photograph; the arrow indicates the location of the subject property (USGS EarthExplorer, amended by author)



Figure 35. 1968 aerial photograph; the arrow indicates the location of the subject property (USGS EarthExplorer, amended by author)



Figure 36. 1974 aerial photograph (USGS EarthExplorer, amended by author)



Figure 37. 1974 aerial photograph (USGS EarthExplorer, amended by author)

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1438 Capitola Road, Santa Cruz, California
Historic Resource Evaluation

Appendix B
Department of Parks and Recreation (DPR) 523 Forms - 2019



Architectural
Resources Group

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

P1. Other Identifier:

*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: Soquel

Date: 1994

T T11S;

R R1W; Sec 17;

B.M.

c. Address: 1438 Capitola Road

City: Santa Cruz

Zip: 95062

d. UTM: 590323.11 mE, 4092709.90 mN Zone: 10S

e. Other Locational Data: APN 026-741-013 (formerly 026-193-041)

***P3a. Description:**

The single-family residence at 1438 Capitola Road is located within the Live Oak community in unincorporated Santa Cruz County. The property is situated within a large block bounded by Capitola Road to the north, 17th Avenue to the east, Harper Street to the south, and El Dorado Avenue to the west; the cul-de-sac Leila Court extends south from Capitola Road just west of the subject property. The neighborhood is predominantly residential, with a combination of single- and multi-family properties. Commercial properties are located at the intersection of Capitola Road and 17th Avenue. (See continuation sheet.)

*P3b. Resource Attributes: HP2. Single-family property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Photo: North façade, view south, January 2019 (Architectural Resources Group)

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
ca. 1918 (deeds; field observation)

*P7. Owner and Address:

County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

*P8. Recorded by:

Architectural Resources Group
Pier 9, The Embarcadero, Suite 107
San Francisco, CA 94111

*P9. Date Recorded: February 2019

*P10. Survey Type: Intensive-level Survey

*P11. Report Citation: Architectural Resources

Group, "1438 Capitola Road, Santa Cruz, California, Historic Resource Evaluation Report," prepared for MidPen Housing Corporation, February 2019.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # 1438 Capitola Road

B1. Historic Name: Merriman House

B2. Common Name: None

B3. Original Use: single-family residence

B4. Present Use: vacant

*B5. Architectural Style: bungalow

*B6. Construction History:

ca. 1918 – The house and chicken coop is constructed (deeds; field observation).

1968-1974 – A chicken coop is demolished (aerial photographs).

1993 – Two ancillary structures are demolished (Building Permit Application #0009947M-00104624).

2003 – The residence is converted to a family resource center; a covered patio, storage unit, and sign are installed (Building Permit Application #APP-0047556T).

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: N/A

Area: N/A

Period of Significance: N/A

Property Type: N/A

Applicable Criteria: N/A

Historic Context

The following historic context provides an overview of the Wilson Bros. residential tract encompassing the subject property; the owners of the subject property, with an emphasis on the Merriman family; and a biography of Robert Hale Merriman and his role in the Spanish Civil War. (See continuation sheet.)

B11. Additional Resource Attributes: None

*B12. References: See continuation sheet.

B13. Remarks: None

*B14. Evaluator: Architectural Resources Group

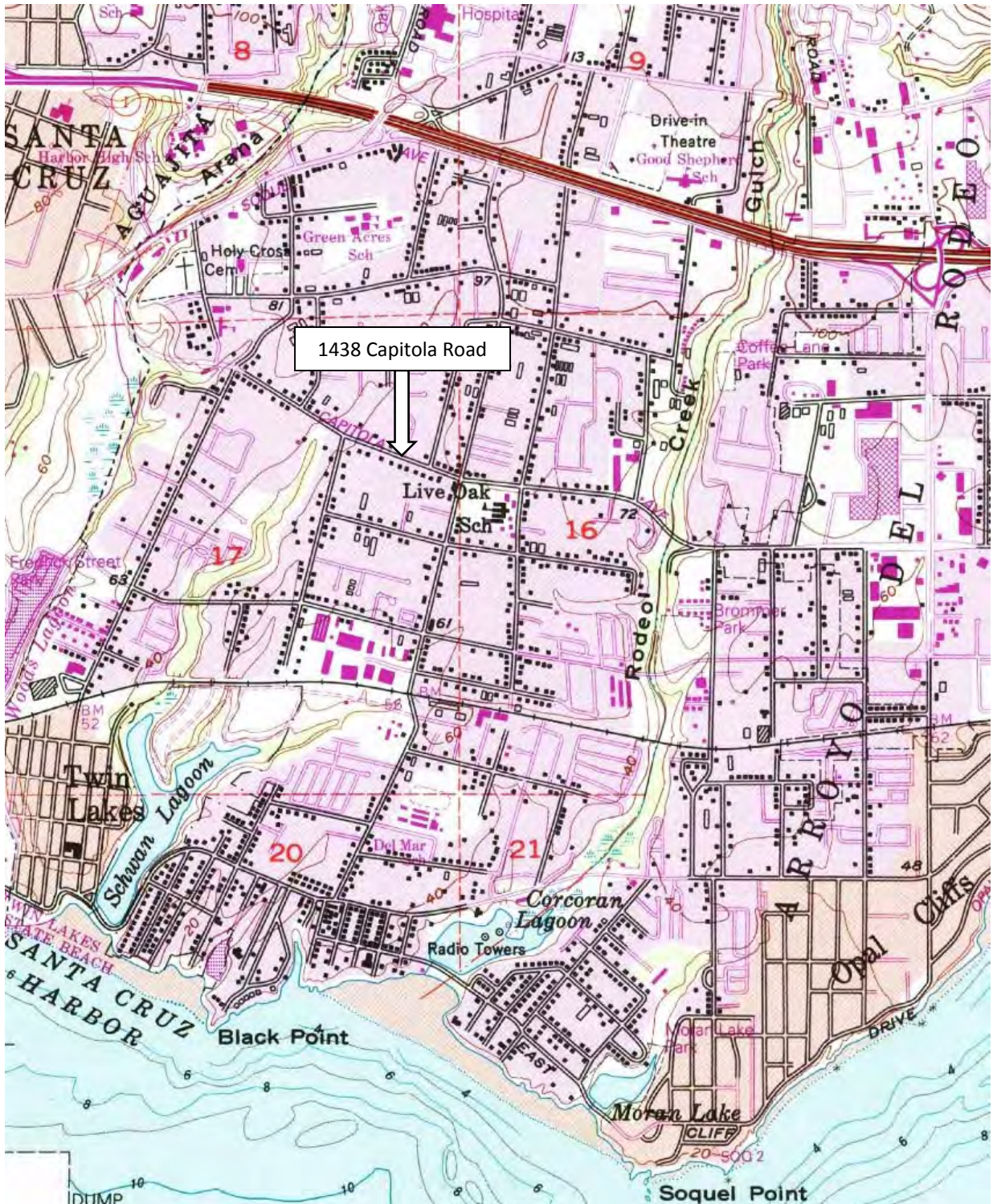
*Date of Evaluation: February 2019

(This space reserved for official comments.)

Sketch Map (subject property outlined in red)



LOCATION MAP



Continuation of P3a. Description:

The one-acre parcel is long, narrow, and flat, measuring approximately 102 feet wide by 424 feet deep. The house is set back slightly from the street with a fenced yard in front. A narrow, curvilinear paved pathway leads south from the sidewalk to the house. A small, fenced backyard containing a sauna, raised garden beds, and animal pens, is located at the rear of the building, and a wood deck enclosed on three sides is located just west of the house. Two paved driveways extend south and connect with a parking lot situated south of the fenced backyard. The remainder of the parcel is undeveloped.

The one-story, wood frame bungalow has an L-shaped plan, concrete foundation, and wood clapboard siding. The gable roof has a wide eave overhang with exposed rafter tails and wood brackets. Asphalt shingles cover the roof. The windows and doors are boarded up, but in 2004, the windows were described as consisting of 1) wood sash, one-over-one, 2) wood sash, multi-light-over-one, and 3) wood sash, tripartite picture.¹ (A description of the doors was not included in the 2004 documentation.) An inset entry porch is located at the northwest corner of the house. The porch has a concrete patio paved with brick and wood square supports. A shallow, boxed pop out is located underneath the eave overhang south of the porch on the west façade. The south façade contains a rear entrance covered with a shed roof awning supported by wood brackets and accessed by a concrete ramp with a metal pipe handrail. A gabled wing extends from the south end of the east façade. The wing has a secondary entrance accessed by a small wood platform. A shallow, gabled projection is located to the north on the east façade. An exterior brick chimney extends through the roof slope of the gabled projection, and a small brick chimney is located on the west roof slope of the house.

Continuation of B10. Significance:

Wilson Bros. Poultry Tracts

By the late nineteenth century, the Live Oak community had formed east of downtown Santa Cruz, with large farms initially producing grain crops, such as wheat, oats, and barley. It had enough students to establish its own school, and it maintained a separate identity from Santa Cruz for many decades. By the turn of the twentieth century, the farms began to be subdivided into smaller residential tracts. In 1897, Midway Park was the first subdivision recorded in Live Oak. Many of the new developments consisted of one- to two-acre parcels with a house and infrastructure to raise poultry, flower bulbs, or truck gardens. Thus, Live Oak retained a semi-rural character as families settled on the “ranchettes.”²

Live Oak’s chicken industry got its start in 1897 when Henry Henney moved from Ohio to Santa Cruz and purchased 1.5 acres at the intersection of Capitola Road and Soquel Drive (approximately 0.75 mile northwest of the subject property). Henney operated the community’s first commercial hatchery, starting the trend of small-scale chicken operations. Individual property owners raised poultry and eggs that they sold to a co-op, which provided an economic safety net; chicken manure also could be sold to local flower growers as a secondary income stream. Henry Henney and others also founded the Santa Cruz Poultry Association, which promoted poultry production and sponsored an annual egg-laying contest. R.E. Burton, a professor and president of the poultry association, in turn, founded an experimental poultry farm at Santa Cruz High School. Due to these efforts, Santa Cruz became the state’s second leading egg producer, just behind Petaluma in Sonoma County.³

The rapid rise of the poultry industry, however, was not without controversy. In 1919, the Santa Cruz city council debated limiting poultry plants to a single area due to complaints of the noise and smell of their feathered neighbors. City District Attorney Ralph A. Smith stated that the facilities reduced adjacent property values in half and that “unless

¹ Sheila McElroy, Department of Parks and Recreation (DPR) 523 forms for #002, Merriman House, 1438 Capitola Road, Santa Cruz, California, prepared by Circa: Historic Property Development, prepared for County of Santa Cruz, 2004

² Guerra & McBane, “Historical Resources Assessment, 2340 Harper Street, Santa Cruz, CA,” prepared for Habitat for Humanity Monterey Bay, June 2018, 10; Phil Reader, “A Chronology of Live Oak History,” in “Live Oak Historic Resources Update Report and Survey, County of Santa Cruz, Draft Report,” CIRCA: Historic Property Development, September 6, 2006.

³ Phil Reader, “A Chronology of Live Oak History;” Ross Eric Gibson, “Ernest Hemingway’s Forgotten Santa Cruz Hero: How Bob Merriman Inspired ‘For Whom the Bell Tolls,’” unpublished document, 2006, 3-4.

you have lived close to a plant and experienced the aroma and the flies you can't catch my idea. The early morning crowing of the roosters is the least of the objections."⁴

The Wilson Bros. was a leading proponent of the ranchette in Live Oak, developing upward of 13 residential tracts subdivided into one- to three-acre parcels. The real estate and insurance firm was composed of David L. Wilson (1877-1957) and his younger brother Frank G. Wilson (ca. 1888-1958), who were both well-known residents of Santa Cruz. Their grandfather Jasper Wilson and father David Wilson were prominent local builders, with the family's 1870s homes noted as extant 80 years later.⁵ In 1908, David L. Wilson married Helen R. Harris, and they had one son Jesse Wilson. That same year, he founded his successful real estate business, and two years later, formed a partnership with his younger brother. (Frank G. Wilson married Mildred B. Tanner, and they had two children Virginia and Tanner G. Wilson.) The brothers also established the Santa Cruz Realty Board, with David L. Wilson serving as the first president, and Frank G. Wilson serving as his successor.⁶

The Wilson Bros. had a prominent office located centrally in Santa Cruz, with several cars parked outside to whisk potential buyers to outlying properties.⁷ It began subdividing land on the Morrissey, Rodriguez, Kinsely, and Corcoran properties in Live Oak and marketing small, one- to three-acre, income-producing ranches. The tracts contained small parcels of land that it would either develop with residences and model poultry plants or sell as improved land with access to water, electricity, and roads.⁸ Developed properties included a complete package to begin agricultural production upon purchase. As described in an advertisement, a typical three-acre property just outside city limits came with a "neat, freshly painted 3-room house with pantry," chicken house with fenced runs that could house up to 200 birds, barn, shed, well and pump, garden, half-acre orchard, and two acres planted with corn.⁹

In 1916, the Wilson Bros. subdivided the farm of James and Bridget Morrissey in Live Oak. James Morrissey (ca. 1845-1923) and his wife Bridget Morrissey (ca. 1852-1932), were Irish immigrants who owned a 47.5-acre grain farm at the southwest corner of Capitola Road and 17th Avenue. Morrissey had been living in Santa Cruz since 1860 and Bridget Morrissey since 1868. In 1880, they married and acquired the ranch.¹⁰ In what became known as Wilson Bros. Tract No. 1, the Wilson Bros. constructed model properties to entice buyers: "On Seventeenth avenue Wilson Brothers are now constructing two model poultry plants, each containing a modern bungalow, tank and tank house; garage and feed room, and patent chicken-house for 500 hens."¹¹ Other people purchased lots in Tract No. 1 with plans to erect buildings themselves.¹² The Wilson Bros. sold properties at \$400 to \$455 per acre, with a small down payment and the remainder due in five years. It advertised that properties had rich soil perfect for raising poultry or growing flower bulbs, berries, or

⁴ "Council Called on the Put Poultry Plants in District; Too Many are Near Homes," *Santa Cruz Evening News*, September 20, 1919.

⁵ "David L. Wilson, Early SC Real Estate Man, Dies," *Santa Cruz Sentinel*, February 26, 1957.

⁶ "Change in Local Firm," *Santa Cruz Sentinel*, September 14, 1911; "Duck Hunters Hold Reunion," *Santa Cruz Evening News*, January 15, 1927; "David L. Wilson, Early SC Real Estate Man, Dies," *Santa Cruz Sentinel*, February 26, 1957; "Frank G. Wilson, Early Santa Cruz Real Estate Man, Dies," *Santa Cruz Sentinel*, June 25, 1958.

⁷ "Change in Local Firm," *Santa Cruz Sentinel*, September 14, 1911.

⁸ "Change in Local Firm," *Santa Cruz Sentinel*, September 14, 1911; "Duck Hunters Hold Reunion," *Santa Cruz Evening News*, January 15, 1927; "David L. Wilson, Early SC Real Estate Man, Dies," *Santa Cruz Sentinel*, February 26, 1957; "Frank G. Wilson, Early Santa Cruz Real Estate Man, Dies," *Santa Cruz Sentinel*, June 25, 1958.

⁹ Wilson Bros. real estate advertisement, *Santa Cruz Sentinel*, September 26, 1911.

¹⁰ U.S. Federal Census, 1920; California Death Index, 1905-1939, both accessed at Ancestry.com; "James Morrissey Called by Death," *Santa Cruz Evening News*, March 6, 1923; "Resident Here 54 Years Dies at Her Home," *Santa Cruz Evening News*, March 25, 1932.

¹¹ "Many New Deals in Real Estate In and About Town," *Santa Cruz Evening News*, September 19, 1919.

¹² *Ibid.*

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vegetables; proximity to the railroad station, Live Oak school, and beach; and no city taxes.¹³ By 1923, all lots within Wilson Bros. Tract No. 1 had been sold.¹⁴



Figure 1. 1906 map of Santa Cruz depicting the Morrissey farm (location indicated by the arrow)¹⁵ (University of California, Santa Cruz Library, amended by author)

¹³ Wilson Bros. Tract No. 1 advertisement, *Santa Cruz Evening News*, March 1, 1919.

¹⁴ Wilson Bros. subdivisions advertisement, *Santa Cruz Evening News*, May 26, 1923.

¹⁵ Punnett Brothers, *Official Map of the County of Santa Cruz*, Sheet 5 (San Francisco: Punnett Brothers, 1906).

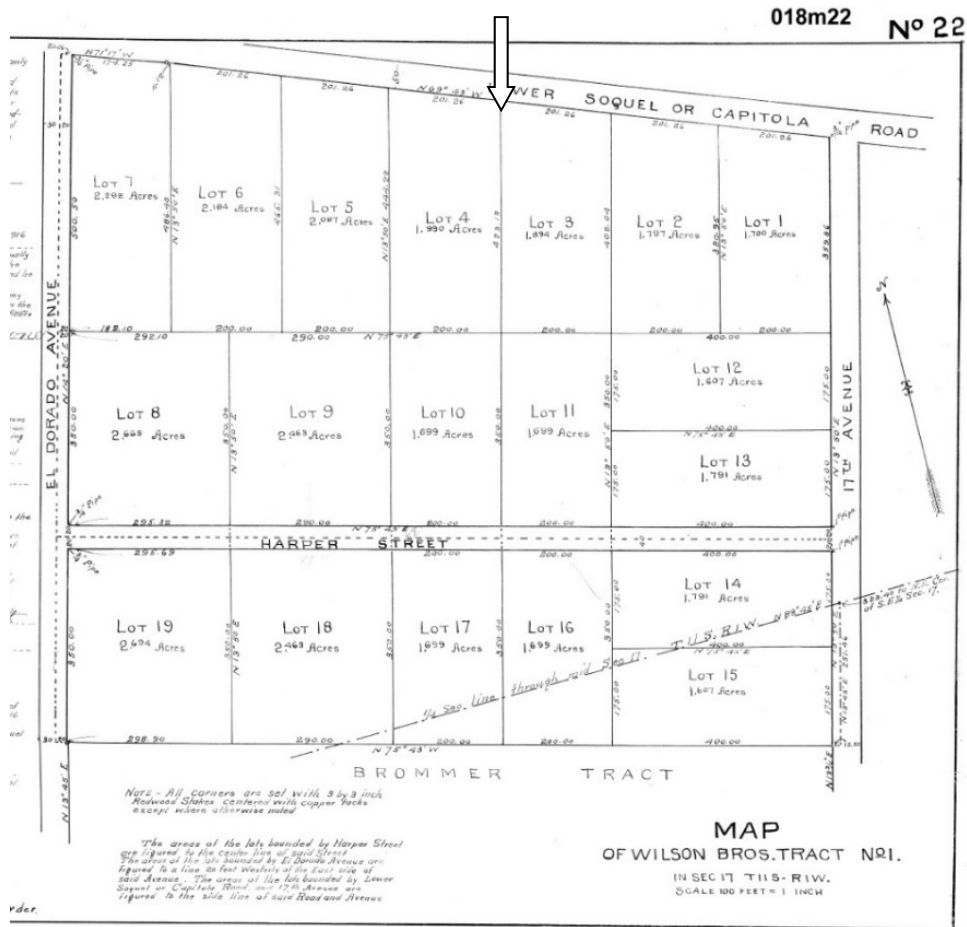


Figure 2. 1916 map of Wilson Bros. Tract No. 1; the subject property initially encompassed a two-acre parcel spanning portions of Lots 3 and 4 (location indicated by the arrow)¹⁶ (Santa Cruz County Recorder’s Office)

¹⁶ L.G. Williams, *Map of Wilson Bros. Tract No. 1 in Sec. 17, T11S, R1W, Santa Cruz, California*, prepared for James Morrissey, recorded on June 6, 1916, on file at the Santa Cruz County Recorder’s Office.

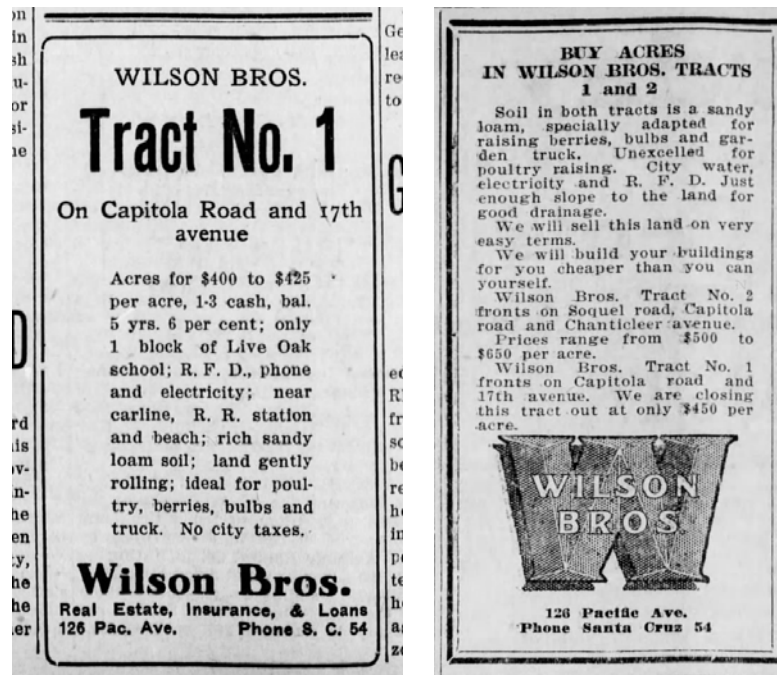


Figure 3. Advertisements for the Wilson Bros. tracts published in the *Santa Cruz Evening News* on March 1, 1919 (left) and February 24, 1922 (right) (Newspapers.com)

Bungalow Architecture

Within its various subdivisions, the Wilson Bros. built upward of 250 homes, predominantly small bungalows similar to the house at 1438 Capitola Road.¹⁷ The California bungalow developed in Southern California in the late nineteenth century and proliferated in trade magazines and popular literature in the early 1900s as a small, progressive residence that promoted a relaxed, informal lifestyle and connection with the outdoors. Modest bungalows are typically one- to one-and-one-half story, detached buildings with low-profile roofs, wide eave overhangs, and prominent front porches. They have compact floor plans with open interiors. The homes could be scaled up or down in size and cost and feature a wide array of styles. In particular, they feature a rustic look with dark stained wood siding and stone detailing. Exteriors are broken up with porches, projecting bays, and receding planes to avoid box-like forms. Porch piers and walls are often sloped or flared to break up rectangular lines. The California bungalow would be replicated widely in subdivisions nationwide until falling from favor in the 1930s.¹⁸ Character-defining features of bungalows include:

- One- to one-and-one-half story height
- Low-pitched, gabled or hipped roofs
- Wide eave overhangs with exposed rafter tails
- Decorative beams (often false), braces, and brackets under gables
- Partial- or full-width porches
- Tapered, square porch columns
- Gabled or shed-roof dormers

¹⁷ "Change in Local Firm," *Santa Cruz Sentinel*, September 14, 1911; "Duck Hunters Hold Reunion," *Santa Cruz Evening News*, January 15, 1927; "David L. Wilson, Early SC Real Estate Man, Dies," *Santa Cruz Sentinel*, February 26, 1957; "Frank G. Wilson, Early Santa Cruz Real Estate Man, Dies," *Santa Cruz Sentinel*, June 25, 1958.

¹⁸ Herbert Gottfried and Jan Jennings, *American Vernacular: Buildings and Interiors, 1870-1960* (New York: W.W. Norton & Company, 2009), 187-189; John Mack Faragher, "Bungalow and Ranch House: The Architectural Backwash of California," *Western Historical Quarterly* 32, no. 2 (Summer 2001): 150-155.

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- Exterior chimneys
- Sloped or flared walls¹⁹

The original construction date for the bungalow at 1438 Capitola Road is unknown as it the original building permit is not on file at the Santa Cruz County Building and Safety section. It is presumed that the house was constructed ca. 1918 when it was acquired by the first owners, Charles and Sarah Emsley. Likewise, the original architect or builder of the subject property is unknown. The Wilson Bros. engaged Doane & Powers to construct a model bungalow on 17th Avenue and a separate bungalow, both with “model poultry plants” in Tract No. 1.²⁰ The general contractors Clarence M. Doane and O.E. Powers, advertised as specializing in bungalows.²¹ However, archival research did not reveal if the subject property was constructed by Doane & Powers or another contractor engaged by the Wilson Bros. or the property owner. Regardless, the house features characteristics of bungalows, including its low profile, projecting bays, gable roof with wide eave overhang and brackets, wood clapboard cladding, and exterior brick chimney.

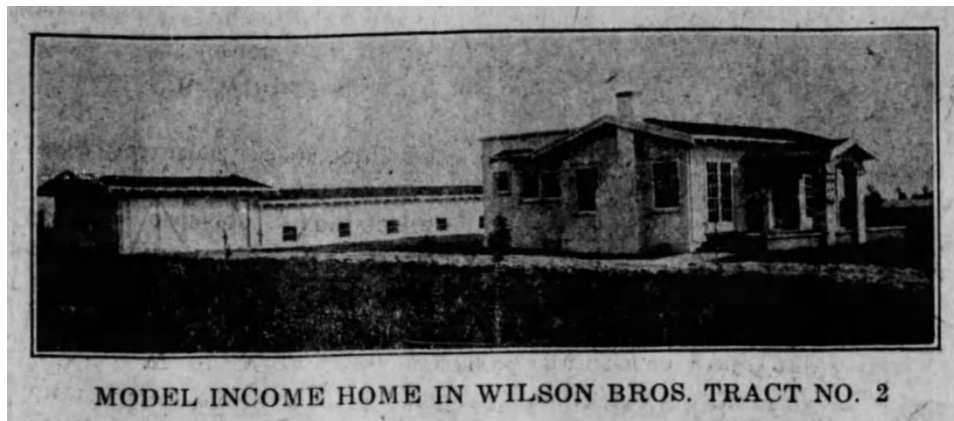


Figure 4. Advertisement depicting a typical bungalow and poultry house constructed by the Wilson Bros.; it was published in the *Santa Cruz Evening News* on May 28, 1923 (Newspapers.com)

Merriman Family

Although Live Oak/Santa Cruz became an important center for chicken production in the state, the subject property does not appear to have been a successful venture, given that it had six owners in the span of five years. Following its purchase by in 1918 by Charles and Sarah Emsley, the two-acre ranch was owned by John and Susie Goetsch (1920-1921), I.A. and Elsie Gravelle (1921-1922), V.E. Eckstein (1922), and F.E. Clark (1922-1923), before being purchased by Henry and Faye Merriman in 1923.²²

¹⁹ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2017), 567-569.

²⁰ “Wilson Bros. Confident of City’s Future,” *Santa Cruz Evening News*, July 16, 1919.

²¹ Doane & Powers advertisement, *Santa Cruz Evening News*, February 14, 1919; “Contractors Busy, Carpenters Scarce,” *Santa Cruz Evening News*, October 27, 1919.

²² Morrissey to Emsley, August 29, 1918, Book D283, Page 154; Emsley to Gortsch, April 29, 1920, Book D293, Page 349; Gortsch to Gravelle, October 26, 1921, Book D312, Page 78; Gravelle to Eckstein, February 20, 1922, Book D310, Page 463; Eckstein to Clark, April 26, 1922, Book D316, Page 14; Clark to Merriman, April 24, 1923, Book 7, Page 142; deeds on file at the Santa Cruz County Recorder’s Office.



Figure 5. 1931 aerial photograph that indicates the subject property (location indicated by the arrow) contained a residence (extant) and rear chicken coop and ancillary structure (non extant)²³ (University of California, Santa Cruz Library, amended by author)

Henry Merriman (1886-1986) and his wife Faye (née Cook) Merriman (1887-1942) moved around California frequently. The couple were residing in Eureka in Humboldt County when their only child Robert Hale Merriman was born in 1908.²⁴ By 1910, the family resided in a rental house at 233 Channel Street in Stockton, with Henry Merriman's parents William H. and Jennie Merriman and sisters Erma, Lola, and Wilma Merriman. By 1920, they had relocated to San Jose, renting a house at 560 William Street.²⁵ They reportedly lived in Los Angeles between 1920 and 1923, as Robert Merriman had been enrolled in the Los Angeles Unified School District's Franklin High School prior to the move to Santa Cruz.²⁶ In 1923, the Merrimans purchased the two-acre property at 1438 Capitola Road. Henry Merriman worked as a logger and at an auto repair shop and Faye Merriman wrote romance novels.²⁷ Although the property had a rear chicken coop (non extant), the Merrimans are not known to have supported themselves by raising chickens or eggs. Robert Merriman's wife Marion (née Stone) Merriman recalled her in-laws in her memoir published in 1986:

His father [Henry Merriman] had been a quiet but sturdy man, a mechanic and sometimes lumberjack who had moved his wife and child through a wholesome if not financially successful life in California's seashore and mountain logging towns.

²³ Fairchild Aerial Surveys, 1931-B Santa Cruz County Flight C-1437 B17, aerial photographs of Santa Cruz taken on April 1, 1931, on file at the University of California, Santa Cruz Library).

²⁴ California Birth Index, 1905-1995, accessed at Ancestry.com.

²⁵ U.S. Federal Census, 1910, 1920, accessed at Ancestry.com.

²⁶ "Society," *Santa Cruz News*, April 26, 1923.

²⁷ Gibson, "Ernest Hemingway's Forgotten Santa Cruz Hero."

Bob's mother [Faye Merriman] wrote romances for lending libraries. She did not aspire to be a great novelist, but contented herself with turning out, one after another, not very risqué but interesting enough potboilers that sold for a dime. The books were meant to take the humdrum out of the lives of their readers, who were mostly women quite like herself.²⁸

Robert Merriman

After his family moved to Santa Cruz and purchased the subject property, Robert Merriman (also known as Bob Merriman) matriculated at the local high school as a sophomore and graduated in 1925. Merriman was active in extracurricular activities, participating in community plays and the Boy Scouts; serving as the business manager of the school newspaper and yell leader for football games; and establishing the Follies fundraiser, a pageant where men dressed in drag in support of the newly established Miss California pageants. He also joined the debate team and placed fourth in a statewide debating competition at Stanford University. A high school friend, Gorman Woody recalled that Merriman enjoyed hiking in nearby redwood forests.²⁹ Following his graduation, he reportedly worked at local businesses, including Owens Grocery on Soquel Avenue, or at various logging camps, taking him away from the family home on Capitola Road.³⁰ Marion Merriman recalled that between high school and college, "he bounded around Sierra Nevada lumber camps working hard and saving money for whatever purpose might come along."³¹

In 1928, Robert Merriman enrolled in the University of Nevada, Reno as an economics major. He supported himself by working various jobs, including as a salesperson at the J.C. Penny department store. He remained active on campus, playing football and then serving as assistant yell leader after injuring his back. He also worked at the student newspaper *Sagebrush* and joined the Sigma Nu fraternity, serving as the house manager. As recalled by his wife, "even though Bob tossed his dirty socks in great heaps beneath his bed the fraternity let him get away with it because he ran the house so well."³² Established in 1921, the Sigma Nu fraternity leased several properties before purchasing the house at 826 University Avenue (now N. Center Street) in 1932.³³ By this time, Merriman had left the fraternity:

He was becoming disillusioned with his fraternity brothers' hazing activities, which he felt were cruel, especially 'tubbing' pledges in icy water until they passed out. He was offended by the fraternity and sorority system, believing it unfair and dehumanizing...Bob realized that fraternity life exerted a tremendous pressure to conform and that he wanted to live by his own standards, not those imposed by a fraternity."³⁴

²⁸ Marion Merriman and Warren Lerude, *American Commander in Spain: Robert Hale Merriman and the American Lincoln Brigade* (Reno: University of Nevada Press, 1986), 8.

²⁹ Gibson, "Ernest Hemingway's Forgotten Santa Cruz Hero," 4-8; Merriman and Lerude, *American Commander in Spain*, 8; "Boy Scouts Home After Splendid Two Weeks at Camp Eagle's Nest; Many Tests Successfully Passed," *Santa Cruz Evening News*, August 20, 1923; "Boy Scout Troop B, Will 'Carry On' for Another Year," *Santa Cruz Evening News*, September 10, 1923; "Society," *Santa Cruz Evening News*, April 20, 1925; ²⁹ "Big Graduating Class to Receive Diplomas June 17," *Santa Cruz Evening News*, June 4, 1925; "'Dreamland' Program is Now Complete," *Santa Cruz Evening News*, July 13, 1927; "Goodfellows Will Organize," *Santa Cruz Evening News*, August 8, 1927; "Art Theater Folk Busy Preparing for 'Pin' Play," *Santa Cruz Evening News*, September 20, 1927; "Good New Play at High School," *Santa Cruz Evening News*, November 1, 1927; Hope Swinford, "Art Theater Group Gives 'Candida,'" *Santa Cruz Evening News*, February 3, 1928.

³⁰ "Perfect Weather Draws Throngs to Opening Day's Program of State Poultry Show, Farm Bureau Fair," *Santa Cruz Evening News*, October 5, 1926; "Bob Merriman Recovering From Wounds," *Santa Cruz Evening News*, March 13, 1937; Gibson, "Ernest Hemingway's Forgotten Santa Cruz Hero," 4, 8.

³¹ Merriman and Lerude, *American Commander in Spain*, 7.

³² *Ibid.*, 8-9.

³³ William Cobb, "Delta Xi Chapter of Sigma Nu Fraternity House celebrates its 100th Anniversary," *Nevada 150*, February 10, 2014, accessed February 26, 2019, <http://www.nevada150.org/william-cobb-delta-xi-chapter-of-sigma-nu-fraternity-celebrates-its-100th-anniversary/>.

³⁴ Merriman and Lerude, *American Commander in Spain*, 12-13.

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It appears Merriman lived in an unknown rental building during his tenure at Sigma Nu, and he eventually moved to an off-campus apartment. The 1932 Reno city directory lists his address as 728 1/2 N. Virginia Street (non extant).³⁵



Figure 6. Photographs of the Sigma Nu fraternity house at 826 University Avenue (later N. Center Street), mid-1930s³⁶ (left: University of Nevada, Reno Library; right: *Reno Gazette Journal*)



Figure 7. The building currently addressed as 826 N. Center Street (left) does not match the building in the 1930s Sigma Nu photographs. The majority of the buildings on the block have been demolished (right). (Google Earth)

Shortly after enrolling at college, he met Marion Stone (1909-1991), who had moved with her family to the city in 1923 and was studying English and Spanish at the University of Nevada, Reno. In her memoir, Marion Merriman recalls that they met at a dance hall and that she was charmed by Merriman's warmth, manners, and good looks.³⁷ They quickly started dating and took short trips to Santa Cruz to visit with Henry and Faye Merriman.³⁸ In 1930, Robert Merriman enrolled in an advanced Reserved Officer Training Course (ROTC) program at the University of Nevada, Reno, after completing the basic course with high marks. After two years of additional instruction, he was commissioned as a second lieutenant of infantry in the reserve corps of the U.S. Army.³⁹ Marion Merriman recalls that he joined the ROTC as a way to make money, since cadets were paid \$8.50 per month, and that he "did like the maneuvering, strategy, and planning of the

³⁵ Merriman and Lerude, *American Commander in Spain*, 15; U.S. City Directories, 1822-1995, accessed at Ancestry.com.

³⁶ Guy Clifton, "Sigma Nu Marks 100 Years at University of Nevada," *Reno Gazette Journal*, April 14, 2014.

³⁷ Merriman and Lerude, *American Commander in Spain*, 6-8.

³⁸ "House Guests of Merrimans," *Santa Cruz Evening News*, August 29, 1929.

³⁹ "Santa Cruz Boy to Win Commission in Nevada R.O.T.C.," *Santa Cruz Evening News*, October 2, 1930.

program.”⁴⁰ The military training would prove critical when Merriman fought during the Spanish Civil War. On May 9, 1932, the couple graduated college and were married on the same day.⁴¹

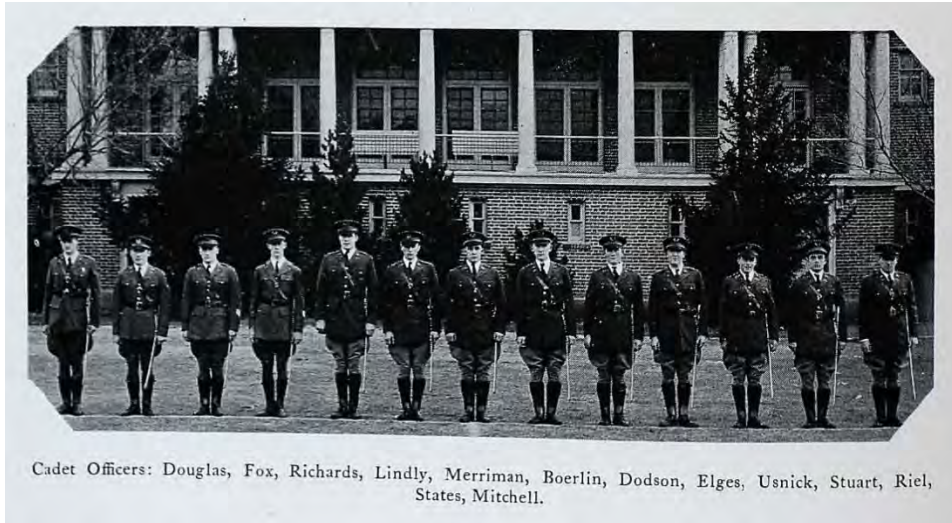


Figure 8. ROTC cadets at University of Nevada, Reno, 1931; Robert Merriman is the fifth person from the left⁴² (Ancestry.com)

As an undergraduate, Robert Merriman studied economics, in part due to the economic turmoil caused by the Great Depression and concern for the wellbeing of his fellow Americans. Acting on the advice of a professor, he enrolled in graduate school at the University of California, Berkeley in the fall of 1932, and Robert and Marion Merriman moved to California. He served as a teaching fellow to noted economics professor and department head Ira B. Cross. Under Dr. Cross' tutelage, Merriman continued his studies and took an interest in the Soviet Union.⁴³ He also learned about working conditions and the importance of unions while employed at an automobile assembly plant in Richmond during the summer of 1933. He was outraged that employees did not have access to bathrooms or adequate breaks and suffered injuries, such as battery acid burns, due to a lack of safety protocols.⁴⁴

While at the University of California, Berkeley, the Merrimans lived at a one-bedroom apartment at 2517 Virginia Street (extant), situated just north of the campus. Despite the diminutive square footage, they hosted guests and parties and invited two of Marion Merriman's younger sisters to live with them. She remembered their time at the apartment fondly:

The apartment was in a two-story stucco building with a red tile roof. Bay windows extended from either side. It was small but cheerful. There was a breathtaking view of the green hills of Berkeley, heavy foliage and gnarled tree trunks, strong oaks and lovely maples.

We had a small kitchen with a little electric refrigerator in the corner, a tile sink, and plenty of cabinets for what little we owned. The living room became the bedroom when we lowered the Murphy bed from the wall. It sat next to a small couch, and when the bed was extended the room literally became wall-to-wall beds.⁴⁵

⁴⁰ Merriman and Lerude, *American Commander in Spain*, 14.

⁴¹ "Merriman-Stone Wedding in Reno, Nev., Chapel," *Santa Cruz Evening News*, May 10, 1932; "Former Santa Cruzan Married in Nevada," *Santa Cruz Sentinel*, May 10, 1932; Merriman and Lerude, *American Commander in Spain*, 16.

⁴² Francis R. Smith, ed., *The Artemisia*, vol. 28 (Reno: Associated Students of the University of Nevada, Reno, 1931), 196.

⁴³ Merriman and Lerude, *American Commander in Spain*, 15, 17-19, 22, 25.

⁴⁴ *Ibid.*, 23.

⁴⁵ *Ibid.*, 20.



Figure 9. 2517 Virginia Street, Berkeley (Google Earth)

Spanish Civil War

Following the normalization of relations between the United States and the Soviet Union, Robert Merriman decided to travel and study economics in Moscow.⁴⁶ After winning the Newton Booth Traveling Scholarship, the Merrimans left Berkeley in January 1935, with the intent to stay in Moscow as long as funds held out, likely a year. He planned to meet with Soviet academics and economists and to travel to the countryside to examine agricultural conditions in the U.S.S.R.⁴⁷ However, a civil war broke out in Spain in 1936, and Robert Merriman leapt into the fight to save the Spanish Republic. He would be killed in battle in April 1938. A full account of the Spanish Civil War (1936-1938), the role of the Lincoln Battalion and the International Brigade, Robert Merriman's leadership and valor, as well as Ernest Hemingway's reporting on the conflict have been extensively documented, and a list of relevant publications is included in the bibliography. The following summary of Robert Merriman's role in the Spanish Civil War is excerpted from Adam Hochschild's book *Spain in Our Hearts: Americans in the Spanish Civil War*:

In 1936 the couple [Robert and Marion Merriman] was living in Moscow, where Bob had gone to gather material for his Ph.D. thesis on Soviet agriculture, when a bloody civil war broke out in Spain. A large group of right-wing army officers, from whom a tough-talking young general, Francisco Franco, soon emerged as leader, tried to seize power from the country's democratically elected government. Hitler and Mussolini immediately rushed aircraft, tanks and their crews to Franco's Nationalists, as they called themselves, while the beleaguered government of the Spanish Republic appealed to the United States, Britain and France to sell it arms. The pleas were in vain: the democracies did not want to get drawn into a new European war. The only major nation finally willing to sell weapons to the Republic was Joseph Stalin's Soviet Union. It demanded much in return: high positions for Soviet and Spanish Communists in the Republic's military and security police. But the Nationalists were at the gates of Madrid, and the Republic was in no position to refuse.

Over the next three years, more than 40,000 men from 53 countries, most but far from all of them Communists, volunteered to fight for the Republic. From Russia, Bob Merriman traveled to Spain, arriving there just as the first contingent of recruits came from the United States. The authorities of the International Brigades, as this multinational force of volunteers was known, quickly discovered that Merriman had gone through ROTC training at Nevada and was a

⁴⁶ Merriman and Lerude, *American Commander in Spain*, 26.

⁴⁷ *Ibid.*, 28, 39-40.

reserve lieutenant in the U.S. Army. Few of the other Americans had had any military experience. In short order he found himself appointed commander of the Abraham Lincoln Battalion, as the ill-equipped and hastily trained American unit was called, and in February 1937, he led it into action in defense of Madrid.

Back in Moscow, Marion later wrote, "I was in something of a trance. I was unable to concentrate on anything. ... I read every word I could find on the war in Spain. I prayed for some word from Bob that he was all right." She supported herself doing secretarial work for an American journalist, hoping the war would end soon. "Then the shattering news arrived." It was a four-word telegram: Wounded. Come at once.

She found him in a Spanish military hospital, his upper body encased in plaster, recovering from the effects of a bullet that had shattered his shoulder. He was determined to return to the front when he had healed. Unwilling to leave him, Marion decided to enlist herself. Unlike almost all other foreign volunteers, she spoke some Spanish, and was soon in uniform, doing clerical work at the International Brigades headquarters, the sole American woman there.

After several months of recuperation, Bob Merriman went back to work, first supervising the training of newly arriving American volunteers, and then leading them in a fierce, weeklong, house-to-house battle to capture the town of Belchite. "Broke into houses, cleaned out houses—snipers and threw grenades. ... Grenade thrown from window into us. ... Worked too much as a soldier," he wrote self-critically in his diary, "and directed too little." By this point, the tall, personable former Berkeley instructor had begun to attract attention from the many correspondents covering the war, among them Ernest Hemingway, who was reporting for the North American Newspaper Alliance, and his lover Martha Gellhorn, later to become his third wife.

Hemingway described how Bob "was a leader in the final assault. Unshaven, his face smoke-blackened, his men tell how he bombed his way forwards, wounded six times slightly by hand-grenade splinters in the hands and face, but refusing to have his wounds dressed until the cathedral was taken." Bob was now a major, chief of staff of the XV International Brigade, which included almost all the American, British and Canadian volunteers, and some Spanish troops as well. Among those he impressed was the American embassy's military attaché, Colonel Stephen Fuqua, who reported to Washington, "Major Merriman ... is the backbone and moving spirit of the XV Brigade. ... He is a fine manly type, over six feet in height, physically sound with the endurance of an ox, pleasing personality, filled with initiative, overflowing with energy, he moves about everywhere in the command honored and respected by all, he is unquestionably the domina[n]t figure in the brigade."

The Spanish Republic, however, was losing territory to the Nationalists, who now controlled more than half of Spain. The Soviet supply of arms was slowly drying up, while Nazi Germany and Fascist Italy were sending Franco more weapons and men than ever. The German Luftwaffe was delighted to try out its new Stuka dive bombers and Messerschmitt bf109 fighters in combat for the first time. The International Brigades dispatched Marion back to the United States, to raise funds for medical aid and other relief. She crossed the country on a speaking tour, then made San Francisco her base for more fundraising. Where she and Bob five years earlier had ridden ferries across the Bay to go dancing on Nob Hill, the water was now crossed by the new Bay Bridge which, with its sister span across the Golden Gate, had changed the look of the city forever. She followed the news from Spain anxiously. A letter from Bob said, "I wait every day for your handwriting."

In March 1938, the Nationalists began the heaviest offensive of the war: a drive from the western part of the country, which they controlled, towards the Mediterranean, to split the Spanish Republic in two. The International Brigades bore the brunt of the attack, reeling in retreat under skies dark with Nazi aircraft. Advancing Nationalist troops overran a XV Brigade command post abandoned in such a rush that Bob had left personal effects behind. Triumphant Nationalist officers displayed to correspondents his diary and a photograph of Marion. For a few days she feared that he had been captured or killed. But then word came that he was safe.

Franco's well-equipped soldiers continued their relentless advance, however, and by April 2 they had leapfrogged ahead of some of the retreating Americans and other International Brigades volunteers. Bob was seen on a hilltop, rallying soldiers to try to slip through the Nationalist positions ahead of them. But he never reached Republican territory. A survivor reported that Merriman had led a column of men through the night, only to find himself and part of the group cornered by Nationalist troops, who shouted "¡Manos arriba!" ["Hands up!"] in the darkness.

A few days later, a United Press dispatch appeared in Bay Area newspapers. The American unit had been "cut to pieces," it said. "Among those missing was Maj. Robert Merriman of Berkeley, Calif. ... Captured officers of the International Brigade are shot at once."

Rumors nonetheless circulated that Bob was being held in a Nationalist prison camp near Bilbao. More than 100 UC professors signed a letter to Secretary of State Cordell Hull asking for his help. Bob's mother wrote to Eleanor Roosevelt. A group of scholars in Britain sent a telegram to Franco appealing for Bob's life. In June, a headline in a Nevada newspaper read, "Merriman is believed safe." But it was only the same Bilbao rumor again. "After months of searching in every possible way," Marion wrote, "I finally had to accept that Bob was not in a prison camp in Bilbao nor was he anywhere else."⁴⁸



Figure 10. Commissar Dave Doran (left) and Marion and Robert Merriman (right) in Spain, March 1937 (Marion Merriman Wachtel)

⁴⁸ Adam Hochschild, "Berkeley's Bravest: The Cal Scholar Who Inspired Hemingway's Spanish Civil War Hero," *California* (Winter 2016), accessed January 28, 2019, <https://alumni.berkeley.edu/california-magazine/spring-2016-war-stories/berkeley-s-bravest-cal-scholar-who-inspired-hemingways>.



Figure 11. Headline announcing the capture of Robert Merriman in the April 23, 1938 edition of the *Santa Cruz Evening News* (Newspapers.com)

For Whom the Bell Tolls

In 1940, Ernest Hemingway published *For Whom the Bell Tolls*, regarded as the greatest literary work on the Spanish Civil War and a literary masterpiece. The book tells the story of Robert Jordan:

In 1939 Franco's forces won the war, establishing him as Spain's dictator for the rest of his life. The following year, Hemingway published *For Whom the Bell Tolls*, which remains the best-known novel of the Spanish Civil War in any language. The hero, Robert Jordan, is an American volunteer, a teacher of Spanish literature at the University of Montana who is killed after blowing up a railway bridge behind enemy lines. In this tall, athletic, fearless university instructor from the American West who loses his life in Spain, there was an unmistakable suggestion of Robert Merriman.⁴⁹

Hemingway arrived in March 1937 in Spain to cover the conflict and the movements of the Lincoln Battalion and International Brigade for the North American Newspaper Alliance. Hemingway knew of the valor of Robert Merriman, and the two men spoke at Hemingway's hotel room at the Florida Hotel in Madrid, as recounted by Marion Merriman:

I was shaking badly when we entered the Hotel Florida and went directly up the stairs to Hemingway's room. Bob steadied me, then knocked on the door.

"Hello, I'm Merriman," Bob said as Hemingway, looking intense but friendly, opened the door. "I know," Hemingway said. Bob introduced me, and the writer greeted me warmly.

Then Hemingway and Bob fell into conversation about the war and the broadcast they planned. They were joined by John Dos Passos, Josephine Herbst, and a scattering of American volunteers and correspondents who sipped

⁴⁹ Hochschild, "Berkeley's Bravest."
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Hemingway's scotch and compared notes and stories. I slipped into an old chair, still quite shaken by the action outside.

I studied Bob and Hemingway. They got along. Each talked for a moment, then listened to the other. How different they were, I thought, Bob at twenty-eight, Hemingway at least a good ten years older. Hemingway seemed complex. He was big and bluff and macho. He didn't appear to be a braggart but he got across the message, through an air of self-assurance, that he could handle what he took on.

Bob was taller than Hemingway by several inches. They looked at each other through the same kind of round glasses, Bob's frames of tortoise shell, Hemingway's of steel.

Hemingway was animated, gesturing as he asked questions, scratching his scalp through thick dark hair, perplexed, then scowling, then, something setting him off, laughing from deep down. He wore a sweater, buttoned high on his chest, and a dark tie, loosened at the neck.

Bob was clean shaven. Hemingway needed a shave. He didn't appear to be growing a beard, he just seemed to need a shave, the scrubble roughing his cheeks and chin. He looked like he had had a hard night. He had a knot on his forehead, probably suffered in some roustabout skirmish.

Hemingway sipped a scotch, as did Bob. Someone offered me a drink, and I thought I'd never been as happy in my life to get a drink of whiskey. Even in the relatively safe room I remained frightened. The sheer madness of the war would not leave my mind.

I wanted to write down my impressions of the bombing, to record the horror for friends in America. I thought of Hemingway's own skill in describing what was happening. Hemingway had filed a story from Madrid a few days earlier, on April 11, giving explicit detail:

During the morning, twenty-two shells came into Madrid. They killed an old woman returning home from market, dropping her in a huddled black heap of clothing, with one leg, suddenly detached, whirling against the wall of an adjoining house. They killed three people in another square, who lay like so many tom bundles of old clothing in the dust and rubble when the fragments of the '155' had burst against the curbing. A motor car coming along the street stopped suddenly and swerved after the bright flash and roar and the driver lurched out, his scalp hanging down over his eyes, to sit down on the sidewalk with his hand against his face, the blood making a smooth sheen down over his chin.

I never thought I would live to see such horror. But I had. In Madrid. On that day, April 23, 1937.

As Bob and Hemingway talked, the contrast between them struck me time and again. Bob was an intellectual, and he looked like one. Hemingway was an intellectual, but he looked more like an adventurer. Bob looked like an observer. Hemingway looked like a man of action.⁵⁰

It is widely believed that Robert Merriman influenced the character development of the book's central character Robert Jordan:

Hemingway knew what the war was all about. We did not know it then, of course, but Hemingway was also storing impressions for a book he planned to write, *For Whom the Bell Tolls*. Bob, I learned later, was one of Hemingway's

⁵⁰ Merriman and Lerude, *American Commander in Spain*, 132-133.
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heroes in Spain and would play a part in the book. Bob, the economics teaching fellow from Nevada and California, would serve as part of a composite for the professor from Montana, the fictional character Robert Jordan.⁵¹



Figure 12. Ernest Hemingway (center) in Spain ca. 1937 (John F. Kennedy Presidential Library and Museum)

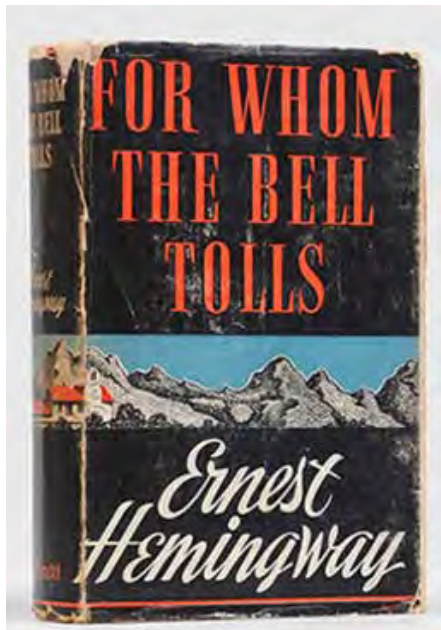


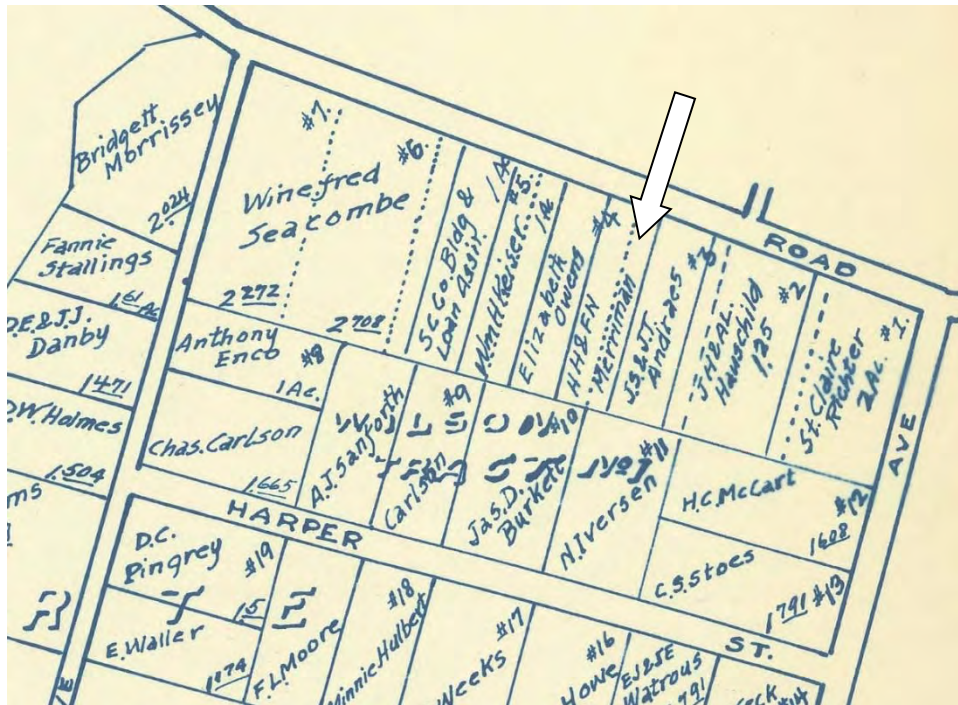
Figure 13. First edition of *For Whom the Bell Tolls* (Biblio)

⁵¹ Ibid., 134. See also Cecil D. Eby, "The Real Robert Jordan," *American Literature* 38, no. 3 (November 1966): 380-386. The renowned Hemingway scholar Allen Josephs disagrees with the assertion that Robert Jordan originated with Robert Merriman. Allen Josephs, *For Whom the Bell Tolls: Ernest Hemingway's Undiscovered Country* (New York: Twayne Publishers, 1994), 82-84.
DPR 523L (1/95) *Required information

Subsequent Ownership of 1438 Capitola Road

In 1928, coinciding with their son’s enrollment in college, Henry and Faye Merriman divided the property in half and sold the western portion to G. Adrian, who constructed a residence and poultry house (non extant). The Merrimans retained the eastern one-acre parcel with the original bungalow and chicken coop.⁵² Two years later, they sold the property to Henry Merriman’s sister and brother-in-law, Lola I. and Walter Goulard, and moved to Los Angeles.⁵³ (By 1934, they had moved to Muroc in the Mojave Desert in Kern County; they lived there until at least 1942.⁵⁴) By this time, the poultry industry had largely died out in Santa Cruz, in part due to the decline of egg and poultry prices during the Great Depression and to the spread of Pullorum Disease and coccidiosis that devastated flocks of birds. The majority of the poultry farms in Live Oak and beyond closed during the 1930s.⁵⁵

In 1936, Clarence and Erma (née Merriman) Freitas moved from Stockton to live with the Goulards, who owned the subject property for nearly five decades.⁵⁶ According to aerial photographs, the rear poultry house and was demolished between 1968 and 1974. The property was sold to Herbert and Rosemarie Lack in 1977 and to James and Gertie Johnson in 1985, before being acquired by the County of Santa Cruz Redevelopment Agency in 1994.⁵⁷



A 1929 map showing the subdivision of the subject property (location indicated by the arrow); the Merrimans own the eastern 1-acre parcel and Elizabeth Owens acquired the western 1-acre parcel⁵⁸ (University of California, Santa Cruz Library, amended by author)

⁵² Grant Deed, Merriman to Adrian, September 26, 1928, Book 141, Page 275, on file at the Santa Cruz County Recorder’s Office; “Live Oak Club Meets Wednesday,” *Santa Cruz Evening News*, October 22, 1928.

⁵³ Deed, Merriman to Goulard, September 3, 1930, Book 177, Page 418, on file at the Santa Cruz County Recorder’s Office; “Live Oak Notes,” *Santa Cruz Evening News*, January 14, 1930; U.S. Federal Census, 1930, accessed at Ancestry.com.

⁵⁴ California Voter Registrations, 1900-1968; U.S. Federal Census, 1940; World War II draft registration card, accessed at Ancestry.com.

⁵⁵ Phil Reader, “A Chronology of Live Oak History.”

⁵⁶ U.S. Federal Census, 1920, 1930, accessed at Ancestry.com.

⁵⁷ Gibson, “Ernest Hemingway’s Forgotten Santa Cruz Hero.”

⁵⁸ W.F. Mielke, *Atlas of Santa Cruz County, California* (Santa Cruz: Standard Map Service, 1929), 26.

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Beginning in the mid-twentieth century, Live Oak slowly became a suburb of Santa Cruz rather than a separate, semi-rural community. Residents debated incorporating but dropped the idea due to the expense. The City of Santa Cruz also never expanded its city limits to include the community; thus, the Live Oak community remains unincorporated.⁵⁹ At present, only the bungalow at 1438 Capitola Road is extant from the original construction of the property. The remaining infrastructure, including the wood deck, sauna, and animal pens, were installed by the Redevelopment Agency when the property was converted to a family resource center in 2003.⁶⁰

Additional Photographs



Figure 14. North façade, view south (ARG, January 2019)

⁵⁹ Phil Reader, "A Chronology of Live Oak History."

⁶⁰ Building permits on file at the Santa Cruz County Planning Department, Building and Safety Section.
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Figure 15. Porch on the west façade, view east (ARG, January 2019)



Figure 16. Shallow pop-out on the west facade, view northeast (ARG, January 2019)



Figure 17. East and south façades, view northeast (ARG, January 2019)



Figure 18. South façade, view north (ARG, January 2019)



Figure 19. Gabled projection on the east façade, view northwest (ARG, January 2019)



Figure 20. East façade, view west (ARG, January 2019)



Figure 21. Exterior brick chimney on the east façade, view southwest (ARG, January 2019)



Figure 22. Wood patio on the west side of the house, view south (ARG, January 2019)



Figure 23. Enclosed rear yard with raised beds and sauna, view southwest (ARG, January 2019)



Figure 24. Animal pens in the rear enclosed yard, view east (ARG, January 2019)



Figure 25. Ancillary structure within the enclosed yard, view east (ARG, January 2019)



Figure 26. Rear paved area, view northeast (ARG, January 2019)



Figure 27. Paved driveway leading to the rear of the parcel, view south (ARG, January 2019)



Figure 28. Grass field at the rear of the parcel, view southeast (ARG, January 2019)



Figure 29. Adjacent vacant parcel located within the original parcel boundary of 1438 Capitola Road (ARG, January 2019)

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Aerial Photographs



Figure 30. 1931 aerial photograph; the arrow indicates the location of the subject property (University of California, Santa Cruz Library, amended by author)



Figure 31. 1931 aerial photograph; the arrow indicates the location of the subject property (University of California, Santa Cruz Library, amended by author)



Figure 32. 1952 aerial photograph; the arrow indicates the location of the subject property (USGS EarthExplorer, amended by author)



Figure 33. 1952 aerial photograph; the arrow indicates the location of the subject property (USGS EarthExplorer, amended by author)



Figure 34. 1968 aerial photograph; the arrow indicates the location of the subject property (USGS EarthExplorer, amended by author)



Figure 35. 1968 aerial photograph; the arrow indicates the location of the subject property (USGS EarthExplorer, amended by author)



Figure 36. 1974 aerial photograph (USGS EarthExplorer, amended by author)



Figure 37. 1974 aerial photograph (USGS EarthExplorer, amended by author)

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State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code NR6

Other Listings
 Review Code

Reviewer

Date

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*Resource Name or #: #002

P1. Other Identifier: Merriman House

*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: _____ Date: T ; R ; _ of Sec ; M.D. B.M.

c. Address: 1438 Capitola Road City: Santa Cruz Zip: 95062

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
 APN 026-193-41

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 Single story Craftsman-style single family dwelling, irregular in plan, intersecting gable roofs, corner entry, boxed eaves with brackets on gable end and open eaves on sides. Sloped roof over entry porch. Entry porch has coffered square support posts. Porch deck has been replaced with brick. Combination wood-frame one-over-one sash windows, multi-pane over single sash, and three-part center window. Minor changes to doors and windows on secondary elevations. Brick chimney on side elevation. The property was the home of Robert Hale Merriman during his teen years. The property is sited on a flat parcel with surrounded by mature trees and recent landscaping.

See BSO and Continuation Sheet

Significance: The property retains the original features including material, elements, forms and setting of an early twentieth-century Live Oak chicken ranch and meets the County of Santa Cruz criteria for a historic resource NR6.

*P3b. Resource Attributes: (List attributes and codes) HP2; NR6

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo: (View, date, accession #) front view

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both

ca. 1916-1920

*P7. Owner and Address:
 Redevelopment Agency
 701 Ocean Street #510
 Santa Cruz, CA 95060

*P8. Recorded by: (Name, affiliation, and address)
 Sheila McElroy
 Circa: Historic Property Development
 One Sutter St. # 910
 San Francisco, CA 94104
 with Ross Gibson & Phil Reader

*P9. Date Recorded: 7/28/04

*P10. Survey Type: (Describe)
 reconnaissance survey

*P11. Report Citation:
 Robert Hale Merriman Collection
 UC Berkeley

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 002

- B1. Historic Name:
- B2. Common Name: Merriman House
- B3. Original Use: Poultry Farm House
- B4. Present Use: Vacant

*B5. Architectural Style: Craftsman Style

*B6. Construction History: (Construction date, alterations, and date of alterations)
Circa 1916-1920

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: poultry farm development; R. Merriman Area: Santa Cruz County

Period of Significance: 1916-

Property Type: Residence

Applicable Criteria: SC C1

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

The Merriman dwelling was the home of Robert Hale Merriman. In 1908, Robert Hale Merriman ("Bob") was born to Henry and Faye Merriman in Eureka, California, where his father was a logger. The family later relocated to the San Jose, then in the summer of 1922 they moved over the hill to Santa Cruz where they had relatives. The Merrimans stayed at the Live Oak poultry farm of Henry's sister and her husband, C. E. Freistas. Bob entered Santa Cruz High School as a sophomore. Bob graduated from Santa Cruz High in 1925, and worked for two years in the Sierra lumber camps. Then he went to Reno in '1927 to enroll at the University of Nevada as an economics major. He joined the Reserve Officers' Training Corps (R.O.T.C.) where he became a second infantry lieutenant. Bob met Marion Stone, a Santa Barbara native. They married when she graduated from the university in 1932. Bob became a U. C. Berkeley professor, and spent vacations in Soquel. He taught economics during the depths of the Depression. Bob supported the famous San Francisco General Strike, and won the Newton Booth Traveling Fellowship, to study firsthand the agricultural problems of various European countries. Bob was studying the economics of the Soviet Collectivist experiment in 1936 when the Spanish Civil War broke out. Bob left his studies and his wife in Moscow in late 1936, and went to Spain to be among the earliest Americans to join Europe's first Anti-Fascist movement. They gathered in Figueras near the French border, and in early 1937 organized a 96-member International Brigade. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

RL Polk St. Directory, Santa Cruz Co., 1924-1928; Santa Cruz Evening News 5/10/1932, 1/24, 2/2, 2/19 1938; American Commander in Spain by M. Merriman, 1986; Merriman files by P. Reader; For Whom the Bell Tolls by E. Hemmingway; A Field Guide to American House, McAlester and McAlester, 1997

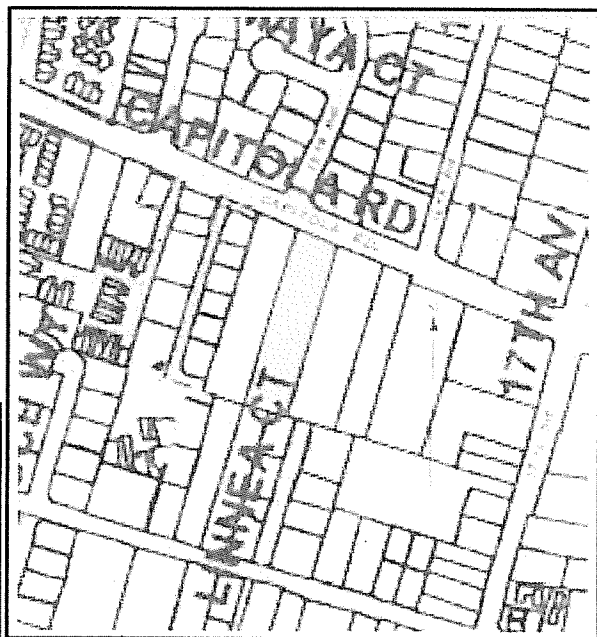
B13. Remarks:

*B14. Evaluator:

Sheila McElroy
Circa: Historic Property Development
One Sutter St. # 910
San Francisco, CA 94104

*Date of Evaluation: 8/22/05

(This space reserved for official comments.)



*Recorded by: Sheila McElroy

*Date: 8/19/05/05 x Continuation Update

The American fighters were dubbed the "Abraham Lincoln Brigade" to stress that defending democracy was not anti-American. In February 1937, Bob led a battalion in the battle of Jarama. Bob was injured by shrapnel, and Marion joined him in Spain to nurse him back to health. She involved herself working with refugees and keeping records, and was accepted as the only woman in the foreign brigades. Bob rose to command in the now 450-member Abraham Lincoln Brigade with Marion as his staff assistant. Bob became Chief of Staff of the International Brigade, which represented fighters from 54 countries. Ernest Hemmingway met with Bob and Marion in war-torn Madrid, and planned a radio broadcast to describe the deprivations under which the Loyalists fought. As conditions worsened, Bob convinced Marion that his forces desperately needed financial support, and sent her home on a fund-raising tour. She arrived in the States in November, 1937, stopping first in San Francisco and then on February 24, 1938, appeared in Santa Cruz at the Unitarian's Hackley Hall, under the sponsorship of the "Women's Alliance of the Unitarian Church," the "Women Today Club," and the Santa Cruz Chapter of "Friends of the Lincoln Brigade." Eight weeks later, the situation had changed radically. Bob disappeared in the battle of Gandesa in April. Early reports were that he had been captured by Franco, and held as a prisoner-of-war, but there was no paper work showing he'd ever been logged into prison. Merriman was thought to have been executed, although conflicting reports also suggested he died in battle. Ernest Hemingway turned Robert Merriman into the character Robert Jordan, in his novel "For Whom the Bell Tolls" published in 1940.

Significance: The property retains the original features including materials, elements, forms and setting of an early twentieth-century Live Oak chicken ranch and is associated with a significant person, and meets the County of Santa Cruz criteria for a historic resource NR6.

HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status 6
UTM: A 10/590585.4092473 C _____
B _____ D _____

HISTORIC RESOURCES INVENTORY

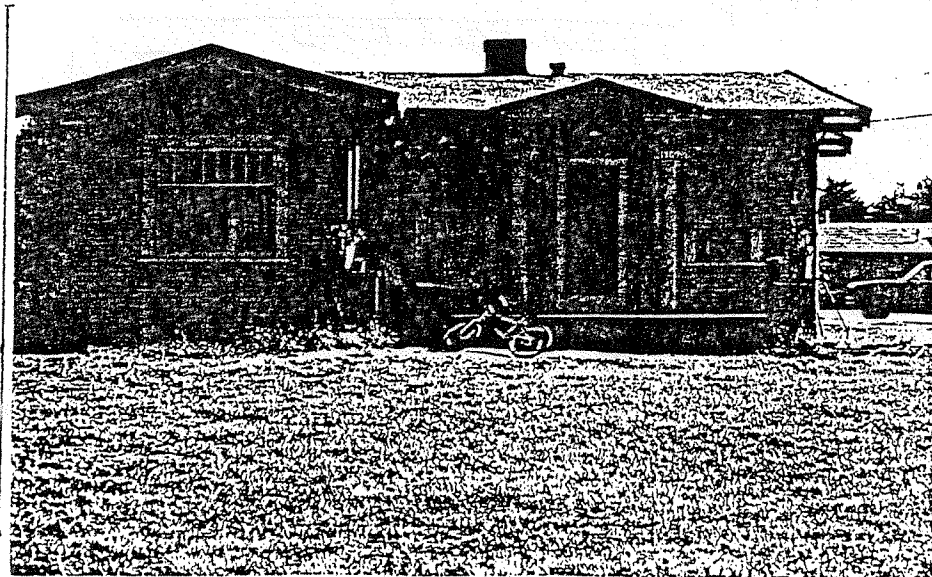
IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 1500 Capitola Road Live Oak
City Santa Cruz, CA Zip 95062 County Santa Cruz
4. Parcel number: 02619342
5. Present Owner: Dell Acqua, Luigi and Alice Address: 141 San Juan Ave.
City Santa Cruz, CA Zip 95062 Ownership is: Public _____ Private X
6. Present Use: residence Original use: residence

DESCRIPTION

- 7a. Architectural style: Craftsman Bungalow
- 7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This structure is a small single story Craftsman bungalow. It has a rectangular plan with a center gable over the entry and two small dormers. Exposed rafters, clapboard siding and banded windows mark the extent of Craftsman influence. Doric columns supporting a round arch over the entry are an added formal note.



8. Construction date:
Estimated 1910 Factual _____
9. Architect: Unknown
10. Builder: Unknown
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage 1
12. Date(s) of enclosed photograph(s)
May 1986

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___
14. Alterations: Added wing
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential X Industrial ___ Commercial ___ Other: ___
16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? ___ Moved? ___ Unknown? X
18. Related features: _____

SIGNIFICANCE

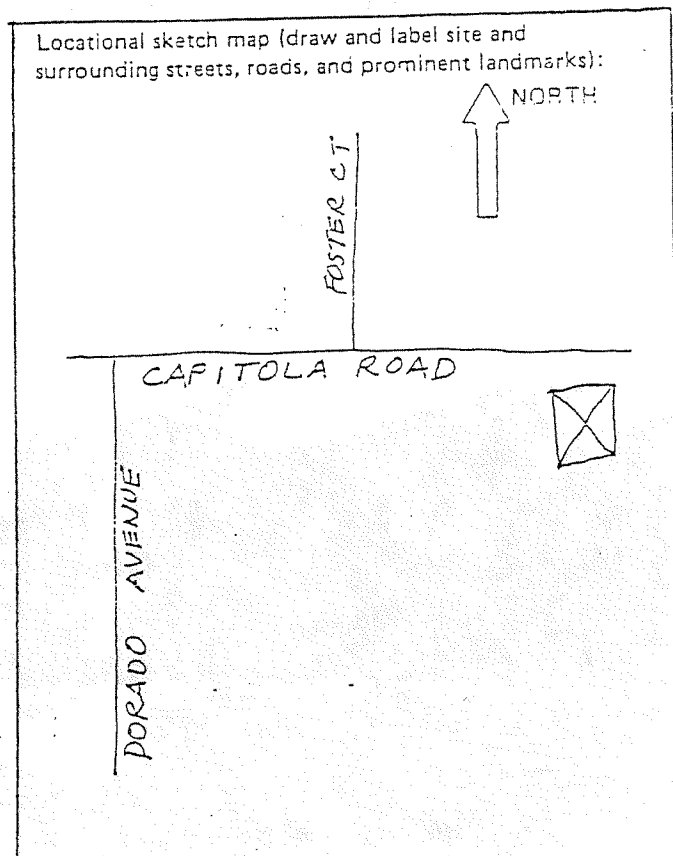
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The structure is indicative of the modest architecture and small homes that comprise a large segment of Live Oak. This structure is an intact example of the Craftsman bungalow, a style popular in the early part of the 20th Century.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates).

A Field Guide to American Houses,
McAlister

22. Date form prepared April 1986
By (name) The Firm of
Organization CONNIE I BAMBIDGE
Address: 247 N Third Street
City San Jose, CA Zip 95112
Phone: _____



1500 Capitola Rd.

ADDENDUM—1994

PHYSICAL INSPECTION

Date: July 18, 1994

Result of Inspection: No apparent changes.

CONSULTANT'S PRELIMINARY RECOMMENDATIONS:

Could be dropped from inventory because of loss of integrity of setting due to location in commercial area. No change pending review of 6 rating.

(Change of rating pending public hearing before the Historical Resources Commission with final approval by the Board of Supervisors).

NATIONAL PARK SERVICE
**NATIONAL REGISTER
OF HISTORIC PLACES**



National Register of Historic Places

1819


United States buys Florida from Spain.

State Listings

Historic Districts

Vacant/Not In Use

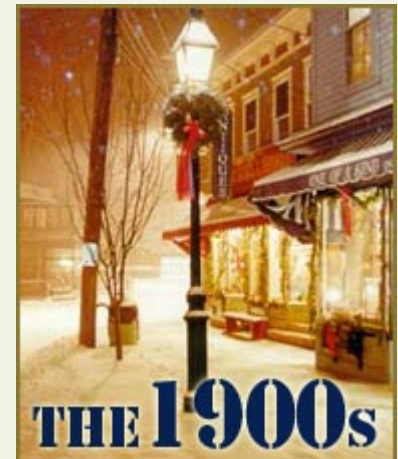
CALIFORNIA - Santa Cruz County

	Bank of Santa Cruz County (added 1982 - - #82002273) Also known as 1955;County Bank of Santa Cruz 1502 Pacific Ave. , Santa Cruz
	Historic Significance: Event Area of Significance: Commerce Period of Significance: 1975-2000, 1900-1924 Owner: Private Historic Function: Commerce/Trade Historic Sub-function: Financial Institution Current Function: Commerce/Trade Current Sub-function: Financial Institution








Metallic Arts Inc
 Cast Historical Plaques
 Bronze, Aluminum or Brass

	Bayview Hotel (added 1992 - - #92000259) Also known as Anchor House 8041 Soquel Dr. , Aptos
	Historic Significance: Event Area of Significance: Entertainment/Recreation Period of Significance: 1900-1924, 1875-1899 Owner: Private Historic Function: Domestic Historic Sub-function: Hotel Current Function: Domestic Current Sub-function: Hotel



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 Buy and Sell History Online

	Bockius, Godfrey M., House (added 1989 - - #89000937) Also known as Orr, Frank and Zoe Ann, House 322 E. Beach St. , Watsonville
	Historic Significance: Person, Architecture/Engineering Architect, builder, or engineer: Chalmers, Alex Architectural Style: Italianate Historic Person: Bockius, Godfrey M. Significant Year: 1870 Area of Significance: Politics/Government, Commerce, Agriculture, Architecture Period of Significance: 1900-1924, 1875-1899, 1850-1874 Owner: Private Historic Function: Domestic

	<p>Historic Sub-function: Single Dwelling Current Function: Domestic Current Sub-function: Single Dwelling</p>
	<p>Branciforte Adobe (added 1979 - - #79000552) 1351 N. Branciforte Ave. , Santa Cruz</p>
	<p>Historic Significance: Information Potential, Event Area of Significance: Exploration/Settlement, Historic - Aboriginal, Prehistoric Cultural Affiliation: Mexican, Spanish, Native American Period of Significance: 1825-1849, 1800-1824, 1000-500 AD Owner: Private Historic Function: Domestic Historic Sub-function: Single Dwelling Current Function: Domestic Current Sub-function: Single Dwelling</p>
	<p>Brown, Allan, Site (added 1981 - - #81000178) Also known as CA-SCR-20 Address Restricted , Santa Cruz</p>
	<p>Historic Significance: Information Potential Area of Significance: Science, Education, Prehistoric, Social History Cultural Affiliation: Ohlone Period of Significance: 1749-1500 AD, 1499-1000 AD, 1000-500 AD Owner: Local Historic Function: Domestic, Funerary Historic Sub-function: Graves/Burials, Village Site Current Function: Education</p>
	<p>Carmelita Court (added 1986 - - #86000456) 315--321 Main St. , Santa Cruz</p>
	<p>Historic Significance: Person, Architecture/Engineering Architect, builder, or engineer: Roberts,Joseph Architectural Style: Other, Classical Revival Historic Person: Roberts,Joseph Significant Year: 1905, 1866 Area of Significance: Exploration/Settlement, Architecture Period of Significance: 1900-1924, 1875-1899, 1850-1874 Owner: Local Historic Function: Domestic Historic Sub-function: Camp, Secondary Structure Current Function: Domestic Current Sub-function: Multiple Dwelling, Single Dwelling</p>
	<p>Castro, Jose Joaquin, Adobe (added 1976 - - #76000531) NW of Watsonville at 184 Old Adobe Rd. , Watsonville</p>
	<p>Historic Significance: Event, Architecture/Engineering Architect, builder, or engineer: Castro,Jose Joaquin</p>

	<p>Architectural Style: Other</p> <p>Area of Significance: Exploration/Settlement, Agriculture, Architecture</p> <p>Period of Significance: 1825-1849</p> <p>Owner: Private</p> <p>Historic Function: Domestic</p> <p>Historic Sub-function: Single Dwelling</p> <p>Current Function: Domestic</p> <p>Current Sub-function: Single Dwelling</p>
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	<p>Cope Row Houses (added 1982 - - #82002274)</p> <p>Also known as Abbott Row House</p> <p>412--420 Lincoln St. , Santa Cruz</p>
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	<p>Historic Significance: Event, Architecture/Engineering</p> <p>Architect, builder, or engineer: Cope, William T.</p> <p>Architectural Style: No Style Listed</p> <p>Area of Significance: Architecture, Community Planning And Development, Commerce</p> <p>Period of Significance: 1875-1899</p> <p>Owner: Private</p> <p>Historic Function: Domestic</p> <p>Historic Sub-function: Single Dwelling</p> <p>Current Function: Domestic</p> <p>Current Sub-function: Single Dwelling</p>
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	<p>Cowell Lime Works Historic District (added 2007 - - #07001220)</p> <p>Also known as Henry Cowell Company; Henry Cowell Lime & Cement Company</p> <p>University of California, Santa Cruz campus; High St. and Glen Coolidge Dr. , Santa Cruz</p>
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	<p>Historic Significance: Event</p> <p>Area of Significance: Industry</p> <p>Period of Significance: 1900-1924, 1875-1899, 1850-1874</p> <p>Owner: State</p> <p>Historic Function: Domestic, Industry/Processing/Extraction</p> <p>Historic Sub-function: Manufacturing Facility, Processing Site, Secondary Structure, Single Dwelling</p> <p>Current Function: Education, Vacant/Not In Use</p> <p>Current Sub-function: College</p>
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	<p>Davenport Jail (added 1992 - - #92000422)</p> <p>1 Center St. , Davenport</p>
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	<p>Historic Significance: Event</p> <p>Area of Significance: Social History</p> <p>Period of Significance: 1925-1949, 1900-1924</p> <p>Owner: Private</p> <p>Historic Function: Government</p> <p>Historic Sub-function: Correctional Facility</p> <p>Current Function: Recreation And Culture</p> <p>Current Sub-function: Museum</p>
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	Felton Covered Bridge (added 1973 - - #73000451) Covered Bridge Rd. , Felton
	<p>Historic Significance: Event, Architecture/Engineering Architect, builder, or engineer: Unknown Architectural Style: Other Area of Significance: Transportation, Architecture, Engineering Period of Significance: 1875-1899 Owner: Local Historic Function: Transportation Historic Sub-function: Road-Related Current Function: Education, Recreation And Culture Current Sub-function: Monument/Marker</p>

	Felton Presbyterian Church (added 1978 - - #78000774) Also known as Faye G. Belardi Memorial Library 6299 Gushee St. , Felton
	<p>Historic Significance: Architecture/Engineering Architect, builder, or engineer: Unknown Architectural Style: Other Area of Significance: Architecture Period of Significance: 1875-1899 Owner: Local Historic Function: Religion Historic Sub-function: Religious Structure Current Function: Education Current Sub-function: Library</p>

	Garfield Park Branch Library (added 1992 - - #92000268) Also known as Garfield Park Library 705 Woodrow Ave. , Santa Cruz
	<p>Historic Significance: Architecture/Engineering, Event Architect, builder, or engineer: White, W.H., Weeks, W.H. Architectural Style: Classical Revival Area of Significance: Architecture, Social History Period of Significance: 1925-1949, 1900-1924 Owner: Local Historic Function: Education Historic Sub-function: Library Current Function: Education Current Sub-function: Library</p>

	Glen Canyon Covered Bridge (added 1984 - - #84001194) Also known as Delaveaga Covered Bridge Branciforte Dr. , Santa Cruz
	<p>Historic Significance: Event, Architecture/Engineering Architect, builder, or engineer: McKay, G.H. Architectural Style: No Style Listed Area of Significance: Architecture, Transportation Period of Significance: 1925-1949, 1875-1899 Owner: Local</p>


	<p>Historic Function: Transportation Historic Sub-function: Pedestrian Related, Road-Related Current Function: Transportation Current Sub-function: Road-Related</p>
	<p>Golden Gate Villa (added 1975 - - #75000482) Also known as The Monte Carlo 924 3rd St. , Santa Cruz</p>
	<p>Historic Significance: Architecture/Engineering Architect, builder, or engineer: Welch,Thomas J. Architectural Style: Queen Anne Area of Significance: Architecture Period of Significance: 1875-1899 Owner: Private Historic Function: Domestic Historic Sub-function: Multiple Dwelling, Single Dwelling Current Function: Commerce/Trade, Domestic Current Sub-function: Single Dwelling</p>
	<p>Grace Episcopal Church (added 2006 - - #06001158) Also known as First Church of Christ Scientist,Boulder Creek; 12547 CA 9 , Boulder Creek</p>
	<p>Historic Significance: Architecture/Engineering Architectural Style: Gothic Revival Area of Significance: Architecture Period of Significance: 1900-1924 Owner: Private Historic Function: Religion Historic Sub-function: Religious Structure Current Function: Recreation And Culture Current Sub-function: Museum</p>
	<p>Hihn Building (added 1973 - - #73000450) Also known as Superintendent's Office 201 Monterey Ave. , Capitola</p>
	<p>Historic Significance: Event, Architecture/Engineering Architect, builder, or engineer: Unknown Architectural Style: Other Area of Significance: Architecture, Social History Period of Significance: 1875-1899 Owner: Private Historic Function: Commerce/Trade, Domestic Historic Sub-function: Camp, Professional Current Function: Commerce/Trade Current Sub-function: Professional</p>
	<p>Hinds, A. J., House (added 1983 - - #83001241) 529 Chestnut St. , Santa Cruz</p>
	<p>Historic Significance: Person, Architecture/Engineering Architect, builder, or engineer: Williams,John H.</p>


	<p>Architectural Style: Stick/Eastlake Historic Person: Hinds, Alfred J. Significant Year: 1888 Area of Significance: Architecture, Commerce Period of Significance: 1875-1899 Owner: Private Historic Function: Domestic Historic Sub-function: Single Dwelling Current Function: Work In Progress</p>
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	<p>Hotel Metropole (added 1979 - - #79000553) Also known as Plaza Books; Paper Vision 1111 Pacific Ave. , Santa Cruz</p>
	<p>Historic Significance: Event, Architecture/Engineering Architect, builder, or engineer: Kay, Charles Architectural Style: Other, Italianate Area of Significance: Architecture, Commerce Period of Significance: 1900-1924, 1825-1849 Owner: Private Historic Function: Commerce/Trade, Domestic Historic Sub-function: Department Store, Hotel Current Function: Commerce/Trade Current Sub-function: Specialty Store</p>

	<p>Judge Lee House (added 1980 - - #80000868) Also known as Julius Lee Home 128 E. Beach St. , Watsonville</p>
	<p>Historic Significance: Architecture/Engineering Architect, builder, or engineer: Weeks, W.H., Jennings, J.S. Architectural Style: Queen Anne Area of Significance: Architecture Period of Significance: 1875-1899 Owner: Private Historic Function: Domestic Historic Sub-function: Single Dwelling Current Function: Domestic Current Sub-function: Single Dwelling</p>

	<p>Lettunich Building (added 1992 - - #92001278) 406 Main St. , Watsonville</p>
	<p>Historic Significance: Architecture/Engineering, Event Architect, builder, or engineer: Et al., Weeks, William Henry Architectural Style: Other, Chicago Area of Significance: Commerce, Architecture Period of Significance: 1900-1924 Owner: Private Historic Function: Commerce/Trade Historic Sub-function: Business, Financial Institution, Professional Current Function: Commerce/Trade Current Sub-function: Business, Professional</p>

	<p>Live Oak Ranch (added 1975 - - #75000483) Also known as Hagemann House 105 Mentel Ave. , Santa Cruz</p>
	<p>Historic Significance: Event, Architecture/Engineering Architect, builder, or engineer: John,Emil Architectural Style: Other, Italianate, Stick/Eastlake Area of Significance: Conservation, Agriculture, Architecture Period of Significance: 1875-1899, 1850-1874 Owner: Private Historic Function: Domestic Historic Sub-function: Single Dwelling Current Function: Agriculture/Subsistence, Domestic Current Sub-function: Agricultural Outbuildings, Single Dwelling</p>

	<p>Looff Carousel and Roller Coaster on the Santa Cruz Beach Boardwalk (added 1987 - - #87000764) Also known as The Big Dipper Along Beach St. , Santa Cruz</p>
	<p>Historic Significance: Event Area of Significance: Entertainment/Recreation Period of Significance: 1900-1924 Owner: Private Historic Function: Recreation And Culture Historic Sub-function: Fair Current Function: Recreation And Culture Current Sub-function: Fair</p>

	<p>Madison House (added 1984 - - #84001195) Also known as Mitchell Resetar House 335 East Lake , Watsonville</p>
	<p>Historic Significance: Architecture/Engineering Architect, builder, or engineer: Weeks,William H. Architectural Style: Mission/Spanish Revival Area of Significance: Architecture Period of Significance: 1925-1949 Owner: Private Historic Function: Domestic Historic Sub-function: Single Dwelling Current Function: Commerce/Trade Current Sub-function: Business</p>

	<p>Mangels Ranchhouse (added 1978 - - #78003513) Aptos Creek Rd. , Aptos</p>
	<p>Owner: Private</p>

	<p>Mansion House Hotel (added 1983 - - #83001242) Also known as Mansion House 418-424 Main St. , Watsonville</p>

Historic Significance: Architecture/Engineering, Event
 Architect, builder, or engineer: Beck, Thomas
 Architectural Style: Second Empire
 Area of Significance: Architecture, Commerce
 Period of Significance: 1925-1949, 1900-1924, 1875-1899, 1850-1874
 Owner: **Private**
 Historic Function: Commerce/Trade, Domestic
 Historic Sub-function: Hotel
 Current Function: Commerce/Trade
 Current Sub-function: Restaurant



McHugh and Bianchi Building (added 1999 - - #72001551)
 Also known as **Hotaling's Block**
 Pacific Ave. and Mission St. , Santa Cruz

Historic Significance: Event, Architecture/Engineering
 Architect, builder, or engineer: Unknown
 Architectural Style: Other, Italianate
 Area of Significance: Architecture, Commerce
 Period of Significance: 1850-1874
 Owner: **Private**
 Historic Function: Commerce/Trade
 Historic Sub-function: Business
 Current Function: Commerce/Trade
 Current Sub-function: Specialty Store




Mission Hill Area Historic District (added 1976 - - #76000530)
 Mission St. , Santa Cruz


Historic Significance: Information Potential, Event,
 Architecture/Engineering
 Architect, builder, or engineer: Multiple
 Architectural Style: Colonial Revival, Queen Anne,
 Stick/Eastlake
 Area of Significance: Politics/Government, Education,
 Exploration/Settlement, Agriculture,
 Architecture, Landscape Architecture,
 Historic - Aboriginal, Military,
 Community Planning And Development,
 Commerce
 Cultural Affiliation: American Indian
 Period of Significance: 1900-1924, 1875-1899, 1850-1874
 Owner: **Local , Private**
 Historic Function: Commerce/Trade, Domestic, Education,
 Government, Religion
 Historic Sub-function: Hotel, Religious Structure, School, Single
 Dwelling, Specialty Store
 Current Function: Domestic, Education, Landscape, Religion
 Current Sub-function: Park, Religious Structure, School, Single
 Dwelling



Neary-Rodriguez Adobe (added 1975 - - #75000484)
 Also known as **Neary-Hopcroft Adobe**
 130-134 School St. , Santa Cruz

	<p>Historic Significance: Event, Architecture/Engineering Architect, builder, or engineer: Unknown Architectural Style: Mission/Spanish Revival Area of Significance: Military, Architecture Period of Significance: 1800-1824, 1750-1799 Owner: State Historic Function: Defense, Social Historic Sub-function: Clubhouse, Military Facility Current Function: Commerce/Trade, Domestic Current Sub-function: Single Dwelling</p>
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	<p>Octagon Building (added 1971 - - #71000193) Also known as Hall of Records Corner of Front and Cooper Sts. , Santa Cruz</p>
	<p>Historic Significance: Architecture/Engineering Architect, builder, or engineer: Unknown Architectural Style: No Style Listed Area of Significance: Architecture Period of Significance: 1900-1924, 1875-1899 Owner: Local Historic Function: Government Historic Sub-function: Government Office Current Function: Recreation And Culture Current Sub-function: Museum</p>

	<p>Old Riverview Historic District (added 1988 - - #87000626) Blue Gum Ave., Capitola Ave., Riverview Ave., Riverview Dr., and Wharf Rd. , Capitola</p>
	<p>Historic Significance: Event, Architecture/Engineering Architect, builder, or engineer: Unknown Architectural Style: Bungalow/Craftsman Area of Significance: Exploration/Settlement, Entertainment/Recreation, Architecture Period of Significance: 1925-1949, 1900-1924, 1875-1899 Owner: Local , Private Historic Function: Domestic, Transportation Historic Sub-function: Camp, Multiple Dwelling, Rail-Related, Single Dwelling Current Function: Commerce/Trade, Domestic, Transportation Current Sub-function: Multiple Dwelling, Rail-Related, Single Dwelling</p>

	<p>Pacific Avenue Historic District (added 1992 - - #87000004) Also known as Pacific Garden Mall Roughly bounded by Pacific Ave., Water, Front, and Cathcart Sts. , Santa Cruz</p>
	<p>Historic Significance: Architecture/Engineering, Event Architect, builder, or engineer: Weeks, William H., Et al. Architectural Style: Other, Italianate, Renaissance Area of Significance: Commerce, Exploration/Settlement,</p>

Politics/Government, Architecture
 Period of Significance: 1925-1949, 1900-1924, 1875-1899
 Owner: **Federal , Local , Private**
 Historic Function: Commerce/Trade, Government
 Historic Sub-function: Business, Courthouse, Post Office,
 Specialty Store
 Current Function: Commerce/Trade, Government
 Current Sub-function: Business, Courthouse, Post Office,
 Specialty Store



Phillipshurst-Riverwood (added 1983 - - #83004369)
 Also known as **Blake Hammond Manor**
 CA 9 , Ben Lomond

Historic Significance: Person, Architecture/Engineering
 Architect, builder, or engineer: Farr,Albert
 Architectural Style: Other, Tudor Revival
 Historic Person: Musgrave,Dr. William E.,et al.
 Significant Year: 1923, 1913
 Area of Significance: Architecture, Landscape Architecture,
 Health/Medicine
 Period of Significance: 1925-1949, 1900-1924
 Owner: **Private**
 Historic Function: Domestic
 Historic Sub-function: Single Dwelling
 Current Function: Domestic
 Current Sub-function: Single Dwelling



Redman House (added 2004 - - #04000734)
 1635 W. Beach Dr. , Watsonville


Historic Significance: Architecture/Engineering
 Architect, builder, or engineer: Weeks, William H.
 Architectural Style: Late Victorian, Queen Anne
 Area of Significance: Architecture
 Period of Significance: 1875-1899
 Owner: **Private**
 Historic Function: Domestic
 Historic Sub-function: Single Dwelling
 Current Function: Vacant/Not In Use, Work In Progress





Rispin Mansion (added 1991 - - #91000286)
 2200 Wharf Rd. , Capitola


Historic Significance: Person
 Historic Person: Rispin, Henry Allen
 Area of Significance: Community Planning And Development
 Period of Significance: 1925-1949, 1900-1924
 Owner: **Local**
 Historic Function: Domestic
 Historic Sub-function: Single Dwelling
 Current Function: Vacant/Not In Use

Robinson, Elias H., House (added 1998 - - #97001634)

	363 Ocean St. , Santa Cruz
	<p>Historic Significance: Architecture/Engineering Architect, builder, or engineer: Damkroeger, Daniel A. Architectural Style: Stick/Eastlake Area of Significance: Architecture Period of Significance: 1875-1899 Owner: Private Historic Function: Domestic Historic Sub-function: Single Dwelling Current Function: Domestic Current Sub-function: Multiple Dwelling</p>

	Sand Hill Bluff Site (added 2008 - - #08000528) Also known as CA-SCR-7 Address Restricted , Santa Cruz
	<p>Historic Significance: Information Potential Area of Significance: Exploration/Settlement, Native American, Economics, Conservation, Prehistoric Cultural Affiliation: Prehistoric Native California Period of Significance: 5000-6999 BC, 3000-4999 BC Owner: State Historic Function: Agriculture/Subsistence, Commerce/Trade, Domestic, Industry/Processing/Extraction Historic Sub-function: Camp, Processing, Processing Site, Trade (Archeology) Current Function: Agriculture/Subsistence, Landscape, Vacant/Not In Use Current Sub-function: Agricultural Fields, Unoccupied Land</p>

	Santa Cruz Downtown Historic District (added 1989 - - #89001005) Also known as Downtown Neighborhood Roughly Rincon St., Church St., Chestnut St., Walnut St., Cedar St., Laurel St., Myrtle St., and Lincoln St. , Santa Cruz
	<p>Historic Significance: Event, Architecture/Engineering Architect, builder, or engineer: Unknown Architectural Style: Italianate, Queen Anne, Stick/Eastlake Area of Significance: Exploration/Settlement, Architecture Period of Significance: 1925-1949, 1900-1924, 1875-1899, 1850-1874 Owner: Private Historic Function: Domestic Historic Sub-function: Single Dwelling Current Function: Domestic Current Sub-function: Multiple Dwelling, Single Dwelling</p>

	Scott, Hiram D., House (added 1977 - - #77000348) Also known as Scott House 4603 Scotts Valley Dr. , Scotts Valley
	<p>Historic Significance: Person, Event, Architecture/Engineering</p>

Architect, builder, or engineer: Unknown
 Architectural Style: No Style Listed
 Historic Person: Scott,Hiram D.
 Significant Year: 1936, 1853
 Area of Significance: Exploration/Settlement, Architecture
 Period of Significance: 1925-1949, 1850-1874
 Owner: **Local**
 Historic Function: Domestic
 Historic Sub-function: Single Dwelling
 Current Function: Education, Landscape, Recreation And
 Culture
 Current Sub-function: Museum, Park



Six Sisters-Lawn Way Historic District (added 1987 - -
 #87000623)
 Roughly bounded by San Jose Ave., Capitola Ave., and Esplanade
 , Capitola

Historic Significance: Event, Architecture/Engineering
 Architect, builder, or engineer: Unknown
 Architectural Style: Other
 Area of Significance: Entertainment/Recreation, Architecture
 Period of Significance: 1900-1924, 1875-1899
 Owner: **Local , Private**
 Historic Function: Domestic
 Historic Sub-function: Multiple Dwelling, Single Dwelling
 Current Function: Domestic
 Current Sub-function: Multiple Dwelling, Single Dwelling



Stoesser Block and Annex (added 1983 - - #83001243)
 331-341 Main St. , Watsonville

Historic Significance: Architecture/Engineering
 Architect, builder, or engineer: Waters,James, Weeks,William H.
 Architectural Style: Italianate
 Area of Significance: Architecture, Commerce
 Period of Significance: 1925-1949, 1850-1874
 Owner: **Private**
 Historic Function: Commerce/Trade
 Historic Sub-function: Business
 Current Function: Commerce/Trade
 Current Sub-function: Business



US Post Office--Santa Cruz Main (added 1985 - - #85000139)
 Also known as **Santa Cruz Main Post Office**
 850 Front St. , Santa Cruz

Historic Significance: Architecture/Engineering
 Architect, builder, or engineer: Taylor,James Knox, et al.
 Architectural Style: Renaissance
 Area of Significance: Architecture
 Period of Significance: 1900-1924
 Owner: **Federal**
 Historic Function: Government

	<p>Historic Sub-function: Post Office Current Function: Government Current Sub-function: Post Office</p>
	<p>Valencia Hall (added 1984 - - #84001201) Valencia Rd. , Aptos</p>
	<p>Historic Significance: Person, Event, Architecture/Engineering Architectural Style: Late Victorian Historic Person: Hihn,F.A. Significant Year: 1884 Area of Significance: Exploration/Settlement, Architecture, Social History Period of Significance: 1900-1924, 1875-1899 Owner: Local Historic Function: Social Historic Sub-function: Meeting Hall Current Function: Social Current Sub-function: Meeting Hall</p>
	<p>Venetian Court Apartments (added 1987 - - #87000574) Also known as Venetian Court 1500 Wharf Rd. , Capitola</p>
	<p>Historic Significance: Event, Architecture/Engineering Architect, builder, or engineer: Roth, Henry J., Wolfe & Higgins Architectural Style: Other, Mission/Spanish Revival Area of Significance: Architecture, Commerce Period of Significance: 1925-1949 Owner: Private Historic Function: Domestic Historic Sub-function: Single Dwelling Current Function: Domestic Current Sub-function: Hotel, Single Dwelling</p>
	<p>Veterans Memorial Building (added 1992 - - #92000423) Also known as Vets Hall 842--846 Front St. , Santa Cruz</p>
	<p>Historic Significance: Architecture/Engineering, Event Architect, builder, or engineer: Davis-Pearce Co., Branagh, John E. Architectural Style: Other, Mission/Spanish Revival Area of Significance: Social History, Architecture Period of Significance: 1925-1949 Owner: Local Historic Function: Social Historic Sub-function: Meeting Hall Current Function: Social Current Sub-function: Meeting Hall</p>
	<p>Watsonville City Plaza (added 1983 - - #83001244) Also known as The Plaza Bounded by Main, Peck, Union, and E. Beach Cts. , Watsonville</p>

Historic Significance: Event, Architecture/Engineering
 Architect, builder, or engineer: Weeks, William H.
 Architectural Style: No Style Listed
 Area of Significance: Landscape Architecture, Community
 Planning And Development
 Period of Significance: 1900-1924, 1875-1899, 1850-1874
 Owner: **Local**
 Historic Function: Landscape
 Historic Sub-function: Plaza
 Current Function: Landscape
 Current Sub-function: Plaza



Watsonville-Lee Road Site (added 1976 - - #76000532)
 Also known as **Costanoan-Ohlone Cemetery Site;Ca-SCr-107**
 Address Restricted , Watsonville

Historic Significance: Information Potential
 Area of Significance: Historic - Aboriginal, Religion
 Cultural Affiliation: Costanoan-Ohlone
 Period of Significance: 1000-500 AD
 Owner: **Private**
 Historic Function: Domestic, Funerary
 Historic Sub-function: Cemetery, Graves/Burials, Village Site
 Current Function: Agriculture/Subsistence,
 Industry/Processing/Extraction

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Tribal Data Not Available



Tribal data is not available as of October 2017. Please send comments and updated information to EnvReview@hud.gov.

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