

Agenda item 9C
Attachment 2

HISTORIC RESOURCE EVALUATION

1438 Capitola Road
Santa Cruz, California

MidPen Housing Corporation | Draft - February 2019

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Planning
Conservation



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1438 Capitola Road
Historic Resource Evaluation
Santa Cruz, California

Draft – February 2019

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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.

~~X~~ *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.

5. BIBLIOGRAPHY

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>.

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>.

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Murphy, Annie. 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.

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/>.

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.

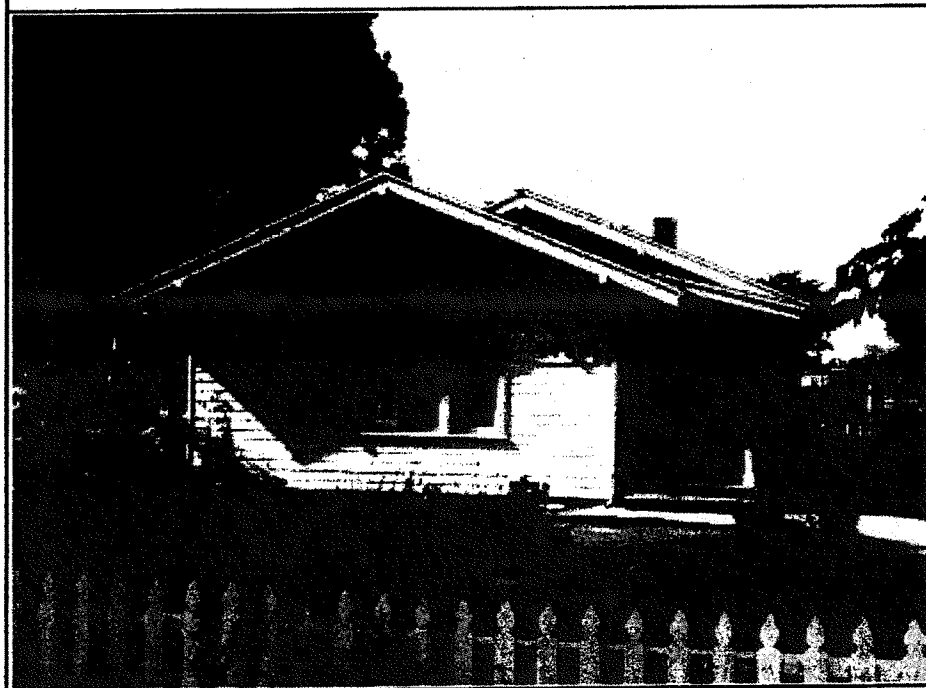
See BSO and Continuation Sheet

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

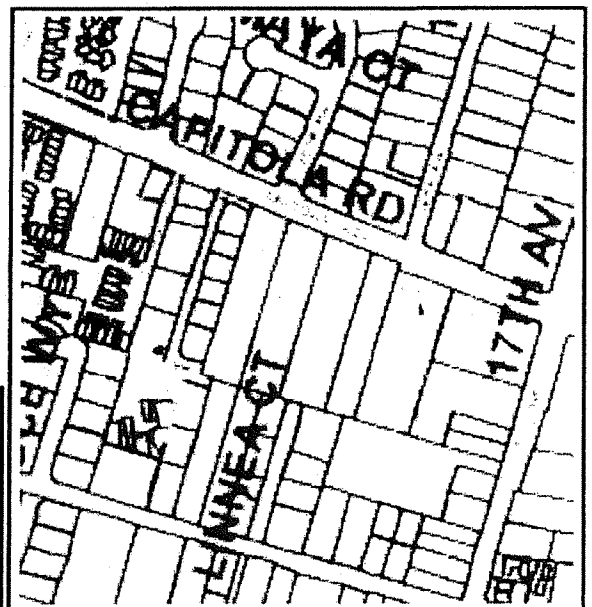
B13. Remarks:

*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

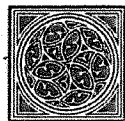
*Date: 8/19/05/05 x Continuation Update

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 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.

1438 Capitola Road, Santa Cruz, California
Historic Resource Evaluation

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



Architectural
Resources Group

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

Primary # _____
HRI # _____
Trinomial _____

NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # 1438 Capitola Road

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

Primary #

HRI#

Trinomial

Page 3 of 40

*Resource Name or # 1438 Capitola Road

*Map Name: Soquel, California, USGS 7.5-minute topographic quadrangle

*Scale: 1:24,000

*Date of Map: 1994



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*Recorded by Architectural Resources Group

Resource Name or # 1438 Capitola Road

*Date February 2019

☒ Continuation ☐ Update

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.

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Resource Name or # 1438 Capitola Road

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☒ Continuation ☐ Update

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

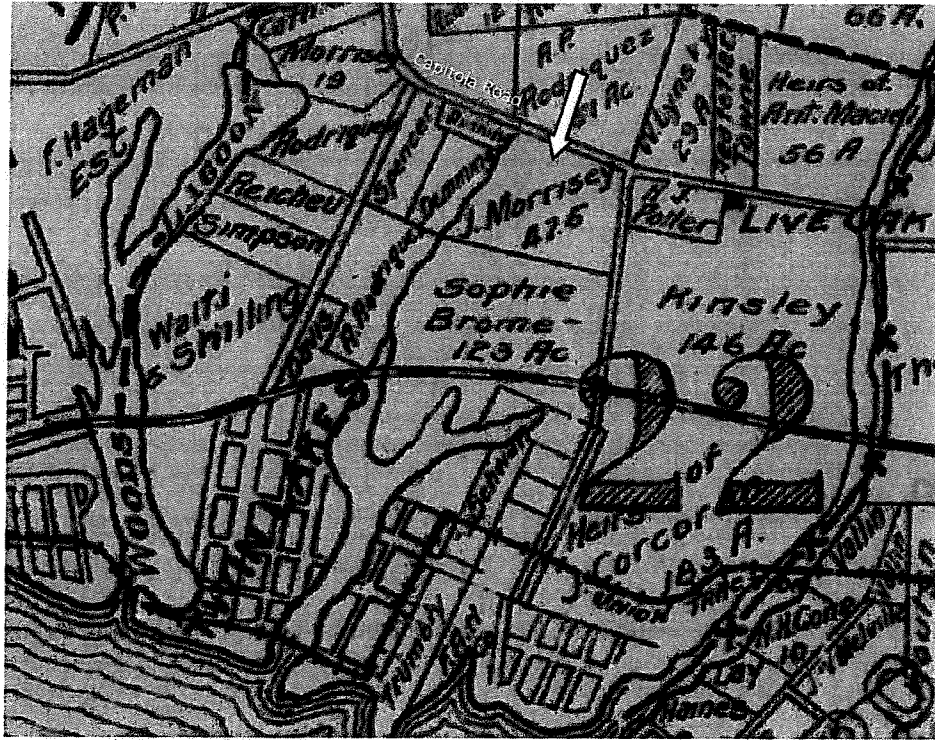


Figure 1. 1906 map of Santa Cruz depicting the Morrissey farm (location indicated by the arrow)¹⁵ (University of California, Santa Cruz Library, amended by author)

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).

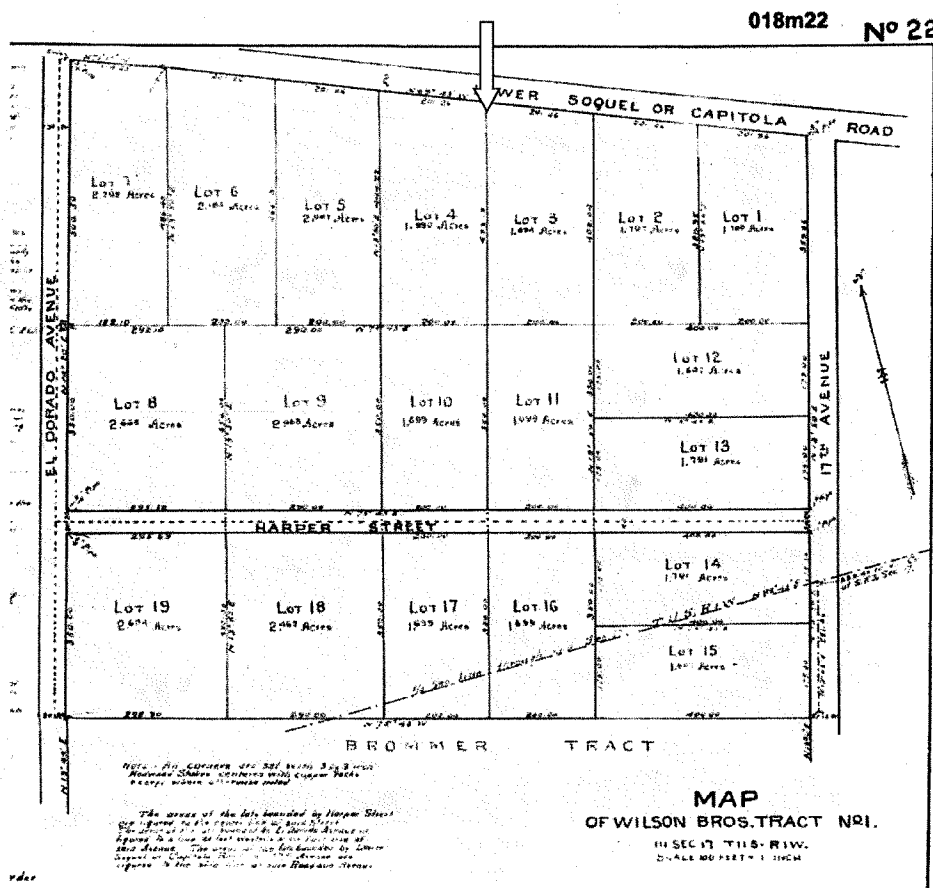


Figure 2. 1916 map of Wilson Bros. Tract No. 1; the subject property initially encompassed a two-acre parcel spanning portions of Lots 3 and 4 (location indicated by the arrow)¹⁶ (Santa Cruz County Recorder's Office)

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.

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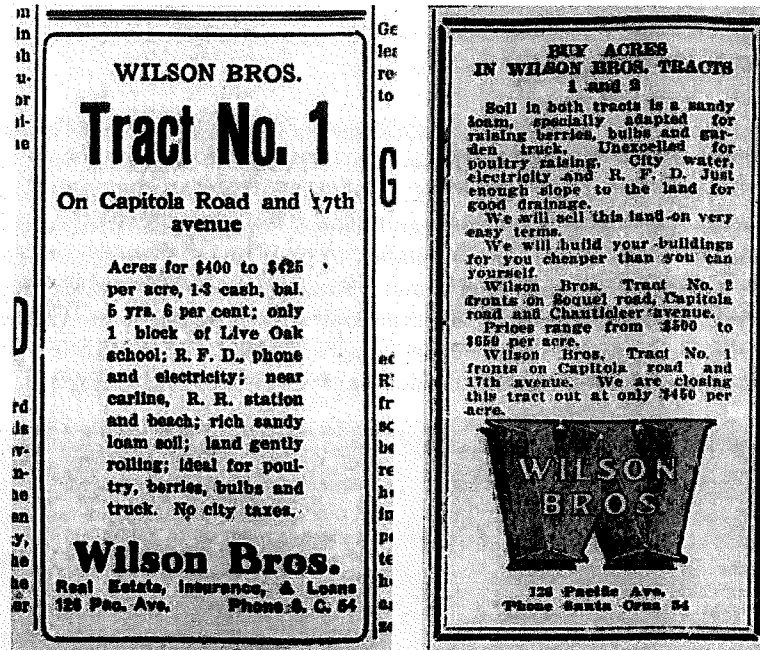


Figure 3. Advertisements for the Wilson Bros. tracts published in the *Santa Cruz Evening News* on March 1, 1919 (left) and February 24, 1922 (right) (Newspapers.com)

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 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.

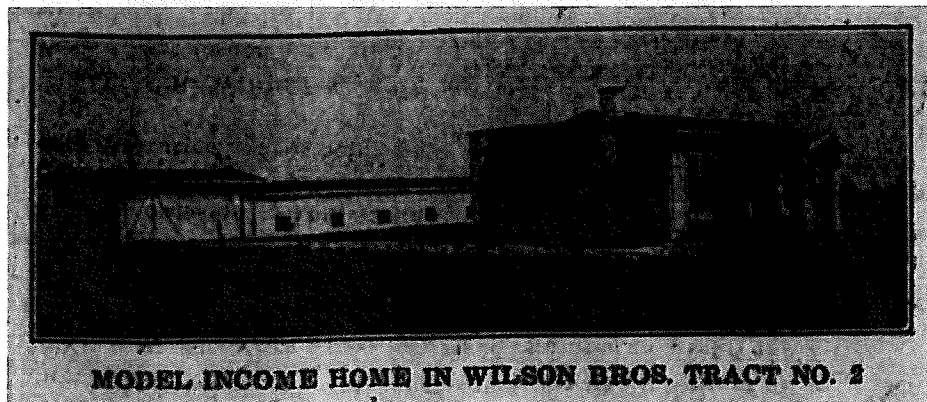


Figure 4. Advertisement depicting a typical bungalow and poultry house constructed by the Wilson Bros.; it was published in the *Santa Cruz Evening News* on May 28, 1923 (Newspapers.com)

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.

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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."

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☒ Continuation ☐ Update

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*)

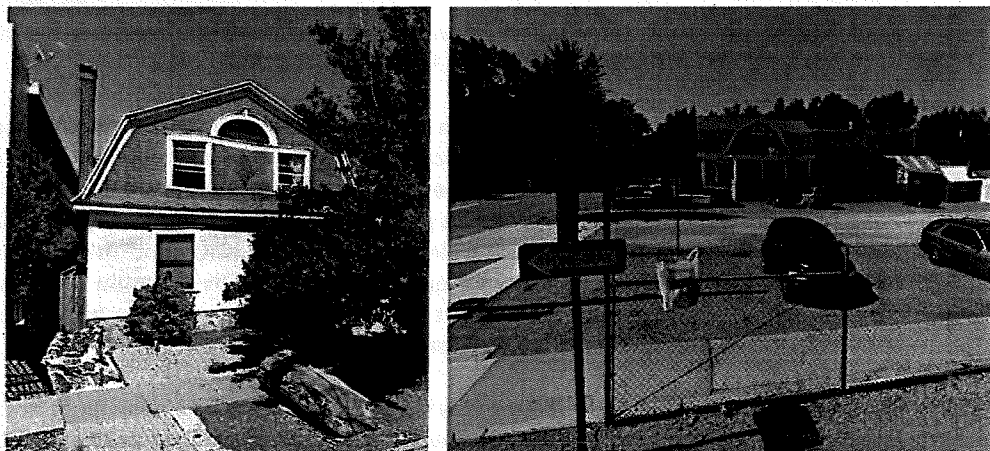


Figure 7. The building currently addressed as 826 N. Center Street (left) does not match the building in the 1930s Sigma Nu photographs. The majority of the buildings on the block have been demolished (right). (Google Earth)

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.

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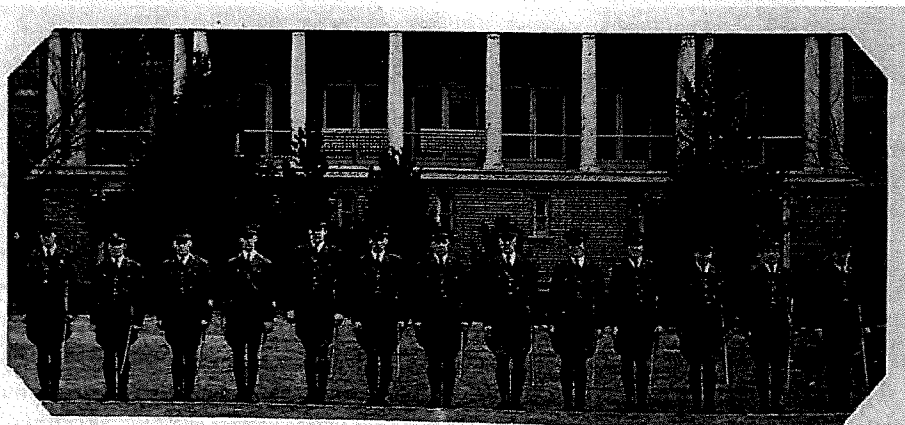
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program.”⁴⁰ The military training would prove critical when Merriman fought during the Spanish Civil War. On May 9, 1932, the couple graduated college and were married on the same day.⁴¹



Cadet Officers: Douglas, Fox, Richards, Lindly, Merriman, Boerlin, Dodson, Elges, Usnick, Stuart, Riel, States, Mitchell.

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.

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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.

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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.

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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)

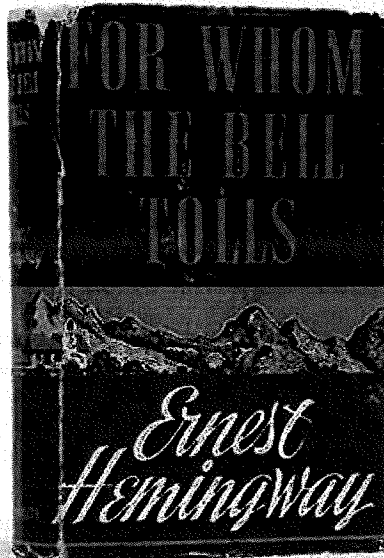


Figure 13. First edition of *For Whom the Bell Tolls* (Biblio)

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.
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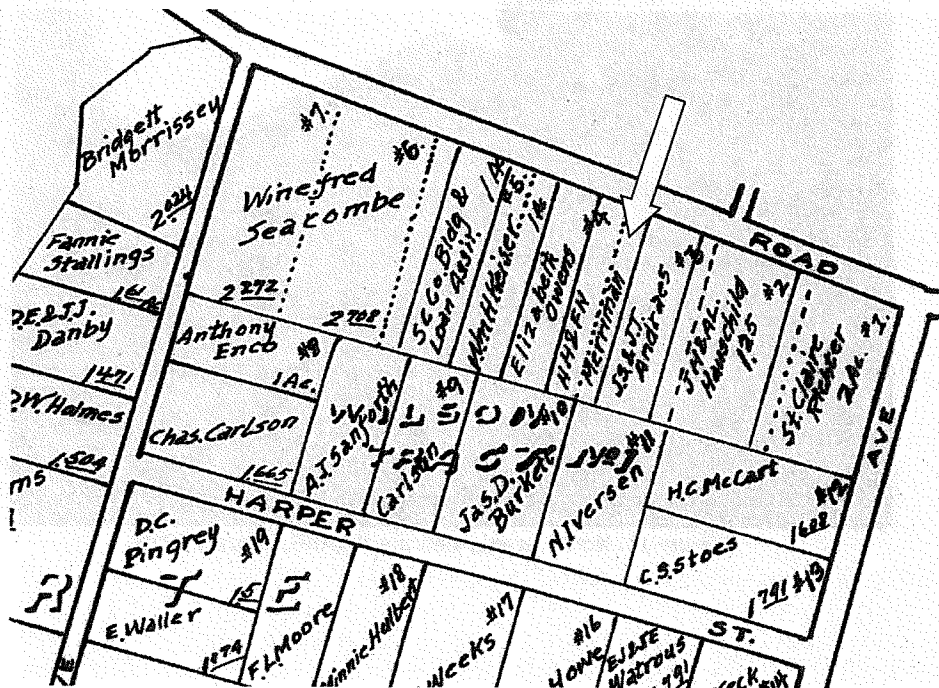
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Subsequent Ownership of 1438 Capitola Road

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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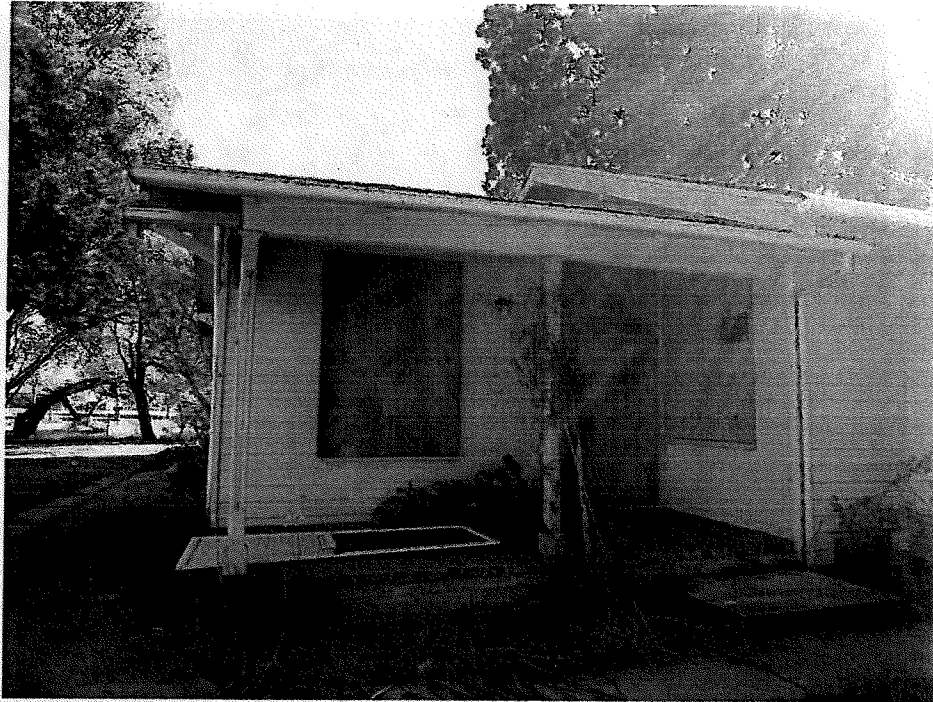


Figure 15. Porch on the west façade, view east (ARG, January 2019)

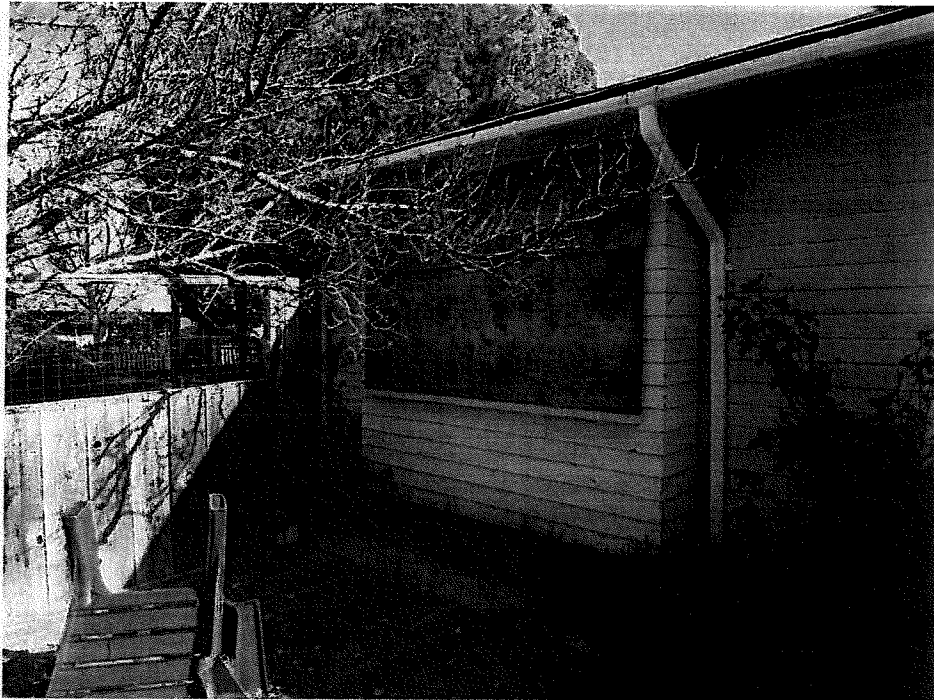


Figure 16. Shallow pop-out on the west facade, view northeast (ARG, January 2019)

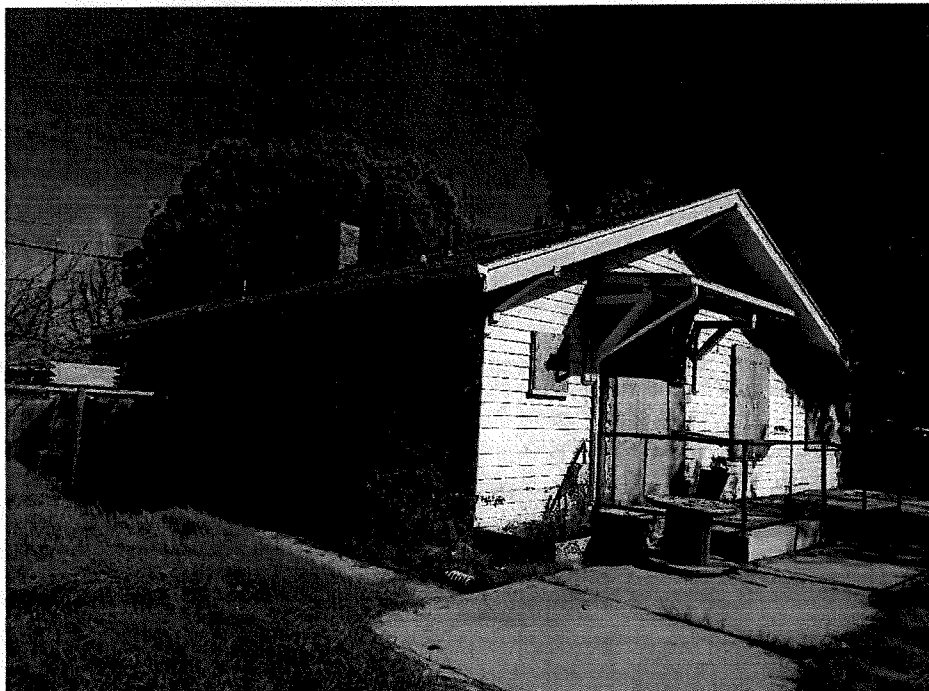


Figure 17. East and south façades, view northeast (ARG, January 2019)

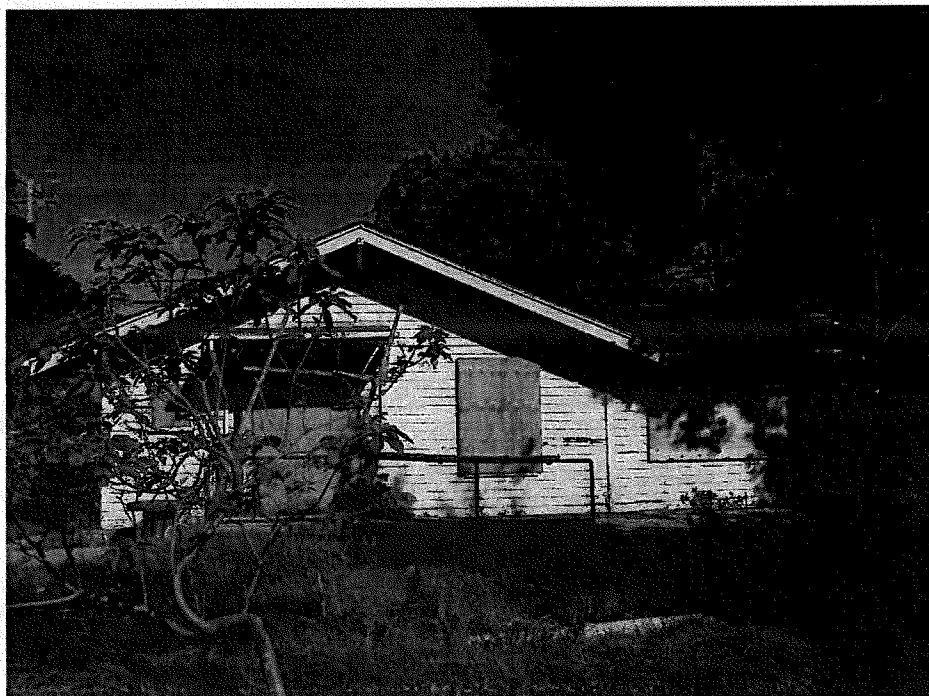


Figure 18. South façade, view north (ARG, January 2019)

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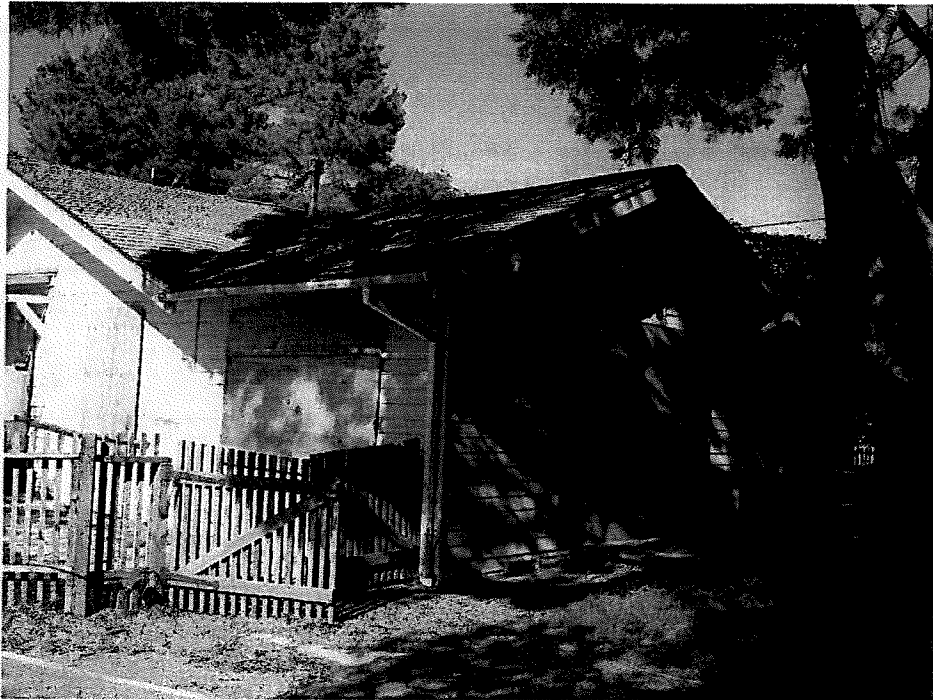


Figure 19. Gabled projection on the east façade, view northwest (ARG, January 2019)



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

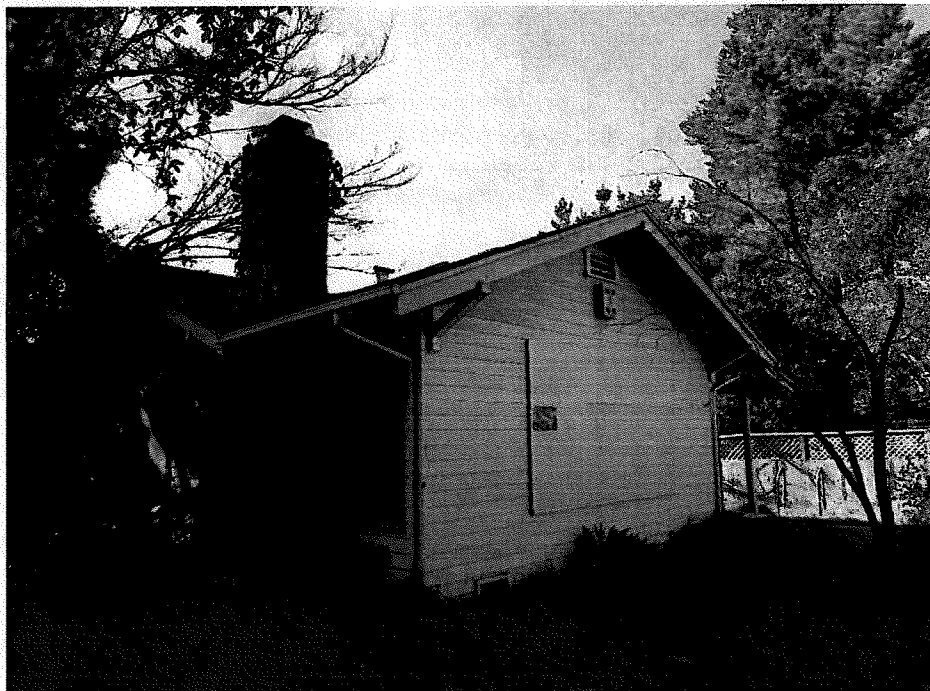


Figure 21. Exterior brick chimney on the east façade, view southwest (ARG, January 2019)



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

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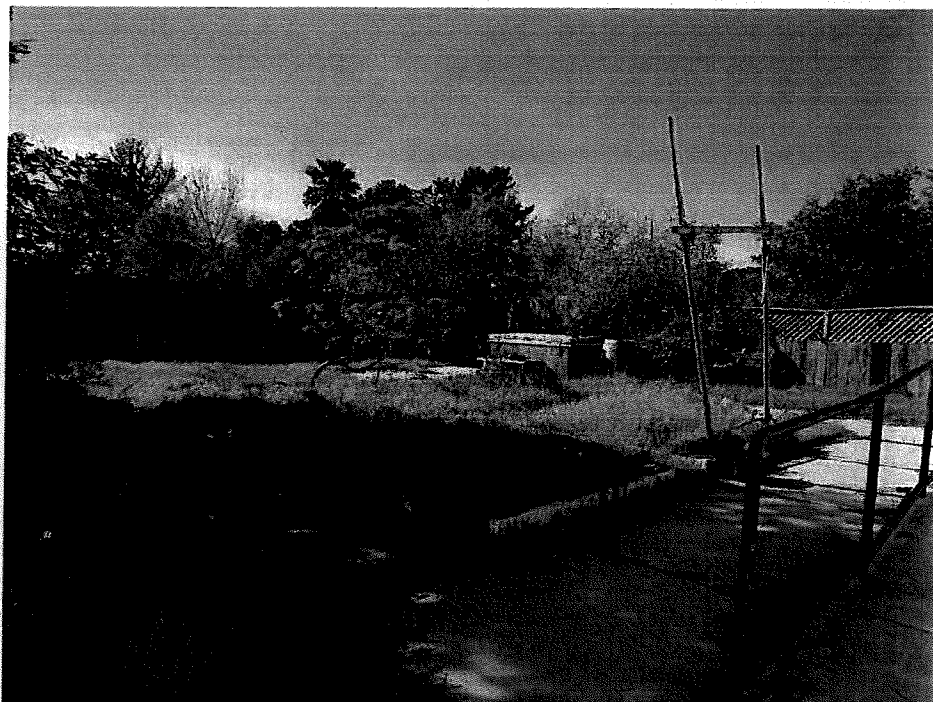


Figure 23. Enclosed rear yard with raised beds and sauna, view southwest
(ARG, January 2019)



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

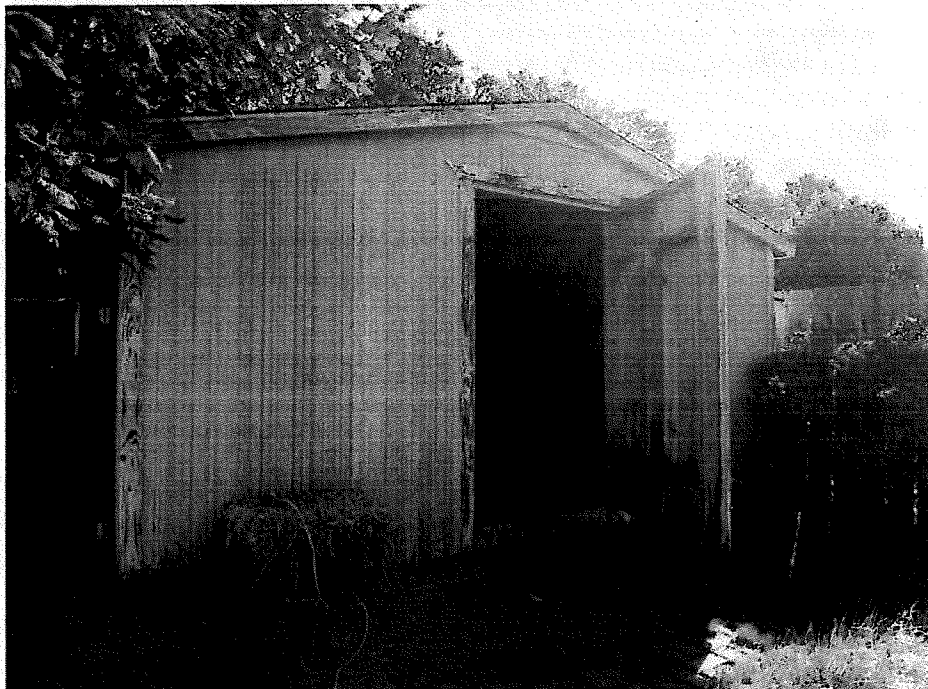


Figure 25. Ancillary structure within the enclosed yard, view east (ARG, January 2019)

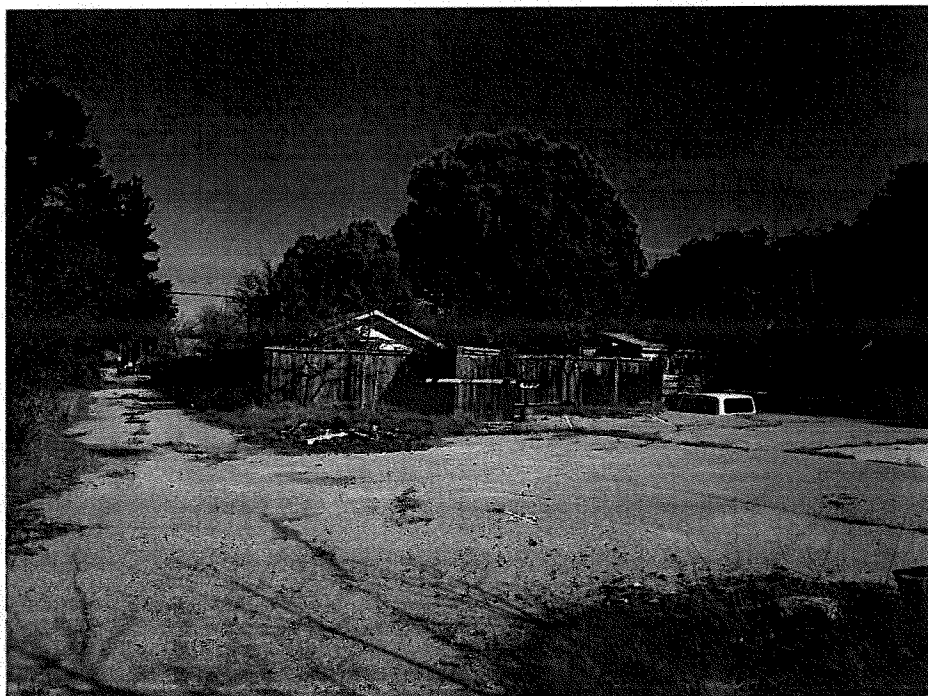


Figure 26. Rear paved area, view northeast (ARG, January 2019)

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

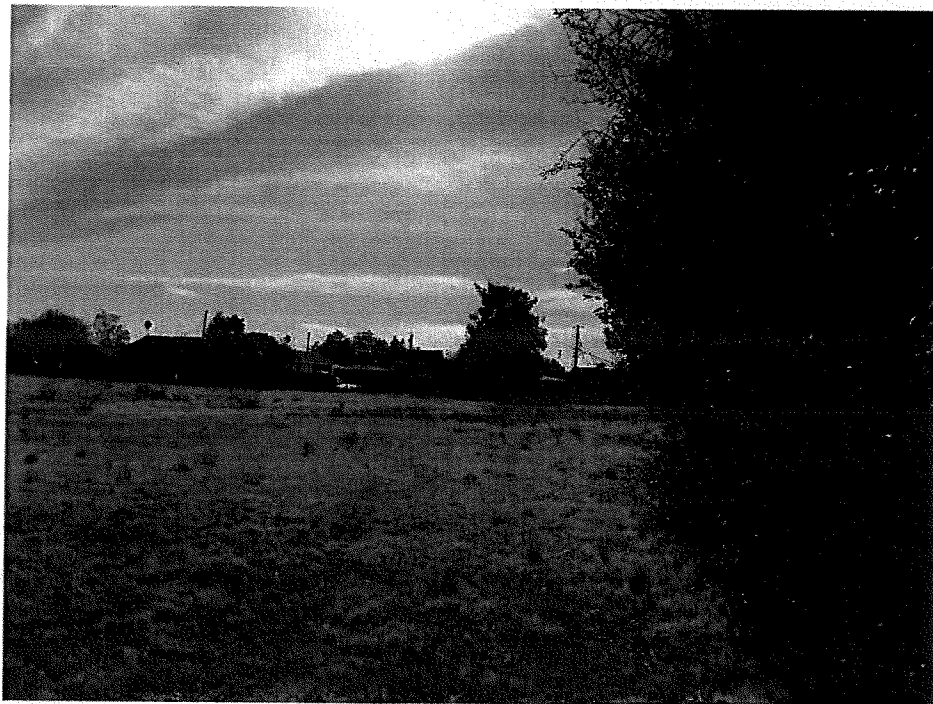


Figure 28. Grass field at the rear of the parcel, view southeast (ARG, January 2019)

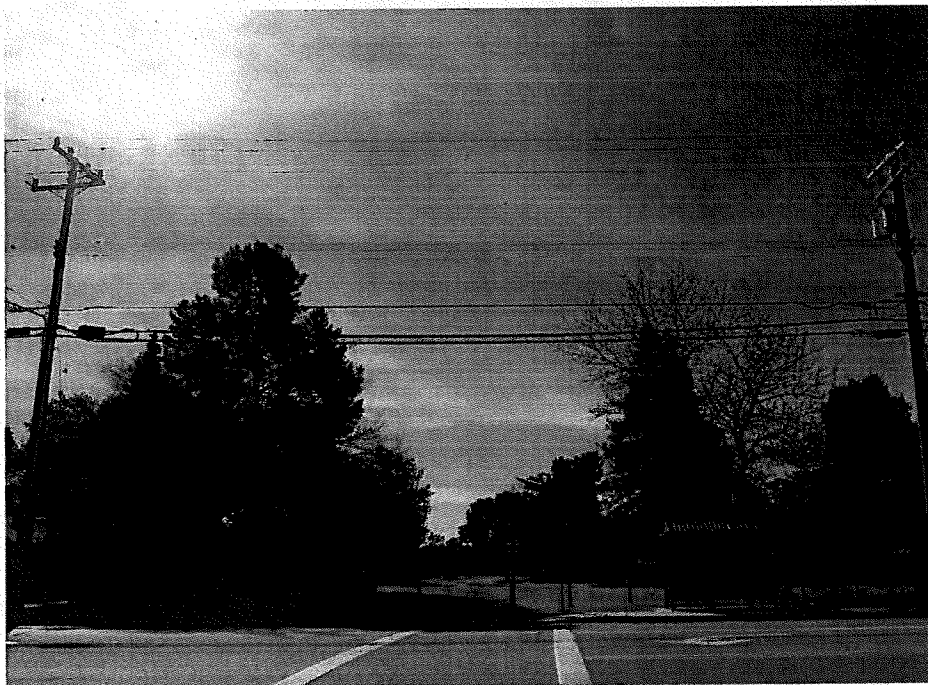


Figure 29. Adjacent vacant parcel located within the original parcel boundary of 1438 Capitola Road (ARG, January 2019)

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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)

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

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

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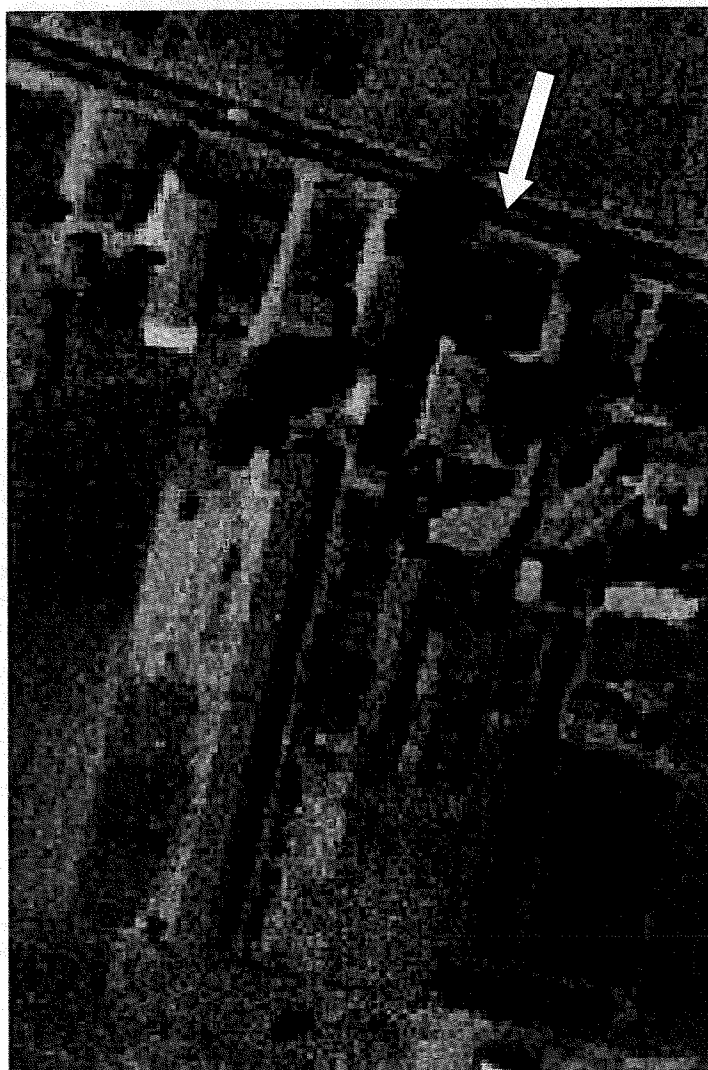


Figure 33. 1952 aerial photograph; the arrow indicates the location of the subject property (USGS EarthExplorer, amended by author)

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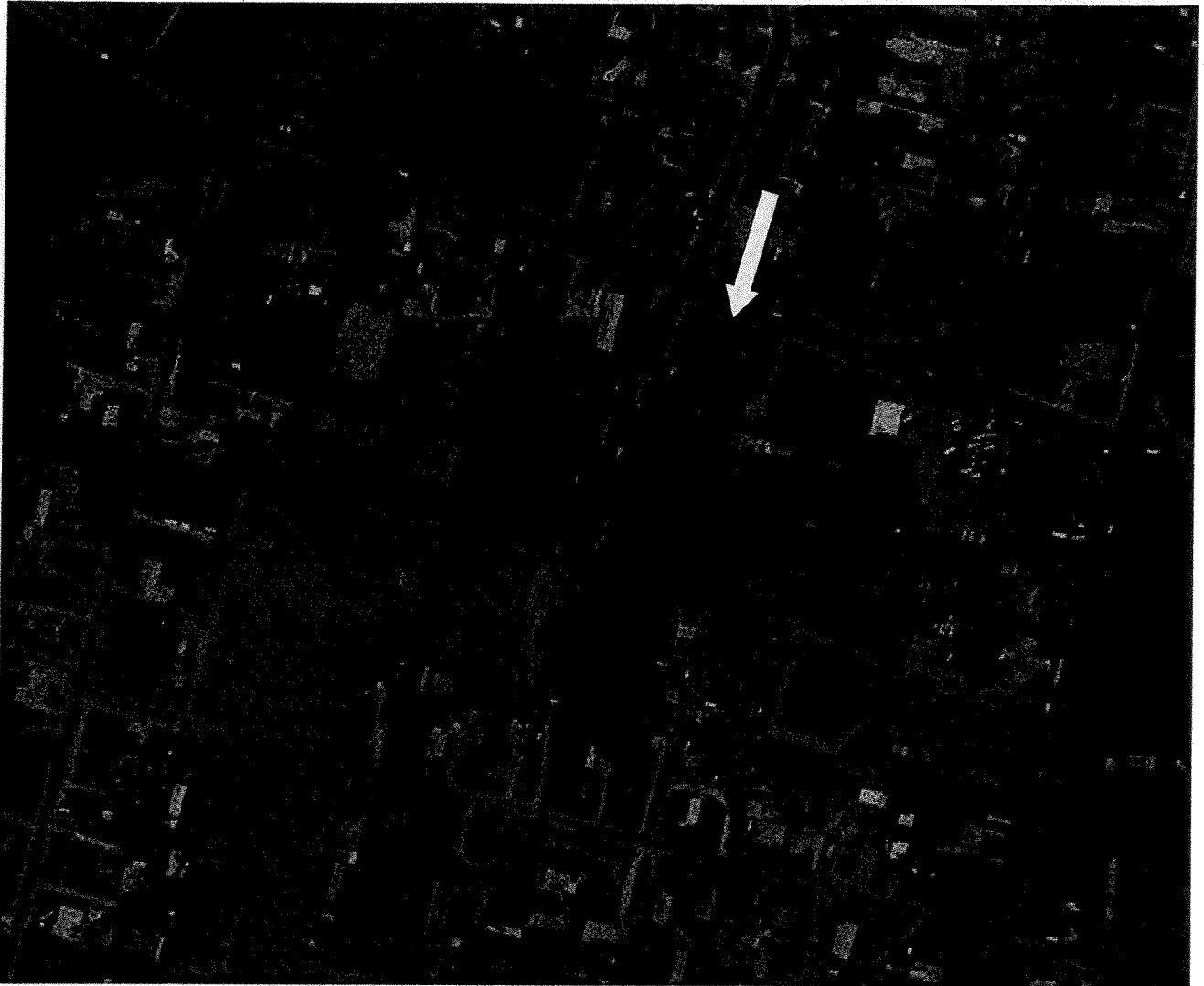


Figure 34. 1968 aerial photograph; the arrow indicates the location of the subject property (USGS EarthExplorer, amended by author)

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

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



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

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