

PRIMARY RECORD

Other Listings
Review Code

Reviewer

Primary #
HRI #
Trinomial
NRHP Status Code

Date

Page 1 of 15 *Resource Name or #: (Assigned by recorder) Wilson & McGranahan Summer Residence

P1. Other Identifier: none

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Cruz and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 106 Beachgate Way City Aptos Zip 95003

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 596568 mE/ 4092399 mN

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

APN 03821312; east side of Beachgate Way, approximately 70 feet north of the intersection of Beachgate Way and Park Drive in Seacliff

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

The subject property is in the Seacliff Park neighborhood of Aptos on a bluff overlooking Seacliff State Beach and the Pacific Ocean. The neighborhood consists of one- and two-story single-family residences, varying greatly in architectural style, built between the 1920s and the 2020s. The residence is set back about 9 feet from the front property line and about five feet from the side (northeast) property line. On the southwest side is a driveway of stone paving blocks about 10 feet wide extending from the street to a detached single-car garage that appears to date from the 1920s. The garage sits at the southern corner of the property with no setback. The backyard is dominated by a wooden arbor that may be about 30 years old based on county assessor appraisal records. The arbor sits on a concrete patio covered in slate. The backyard is covered in artificial turf, with mature trees along the perimeter fence.

(Continued on page 3, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

P5b. Description of Photo: (view, date, accession #) Front elevation, 12/5/2023,
no accession #

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both 1925 / 98 years (deeds)

*P7. Owner and Address:

John and Gillian Montgomery

1275 Glen Eyrie Ave

San Jose, CA 95125

*P8. Recorded by: (Name, affiliation, and address) Bonnie Montgomery,
421 N 5th St, San Jose, CA 95112

*P9. Date Recorded: 1/4/2024

*P10. Survey Type: (Describe)

intensive

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

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Wilson & McGranahan Summer Residence *NRHP Status Code 6Z
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B1. Historic Name: Wilson & McGranahan Summer Residence
B2. Common Name: none
B3. Original Use: single-family residence B4. Present Use: single-family residence
*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1925. Roof over back door likely constructed between 1966 and 1969; last reroof after 1973; living room windows converted to French doors after 1973; second bathroom installed 1996, metal window replacements likely date to 1996.

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

*B8. Related Features:
Single-car garage, likely built around 1925; wooden arbor, likely built by 1992

B9a. Architect: unknown b. Builder: Wilson & McGranahan
*B10. Significance: Theme Residential, Commercial, and Institutional Architecture Area Aptos
Period of Significance 1925 Property Type beach house Applicable Criteria none
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Ohlone people have lived on the land now known as Santa Cruz County for thousands of years. The Spanish colonization of Alta California began in 1769, when Captain Gaspar de Portolá led an expedition to locate Monterey Bay. The Franciscan order founded Mission Santa Cruz on the banks of the San Lorenzo River on August 28, 1791. At its peak in 1796, the Franciscans gathered 523 native Ohlone into the Mission to Christianize them. In 1797, settlers from Spanish Colonial Mexico established the pueblo of Branciforte on the other side of the San Lorenzo River. During the Spanish period, this land was part of Mission Santa Cruz's grazing land for its livestock.

(Continued on page 4)

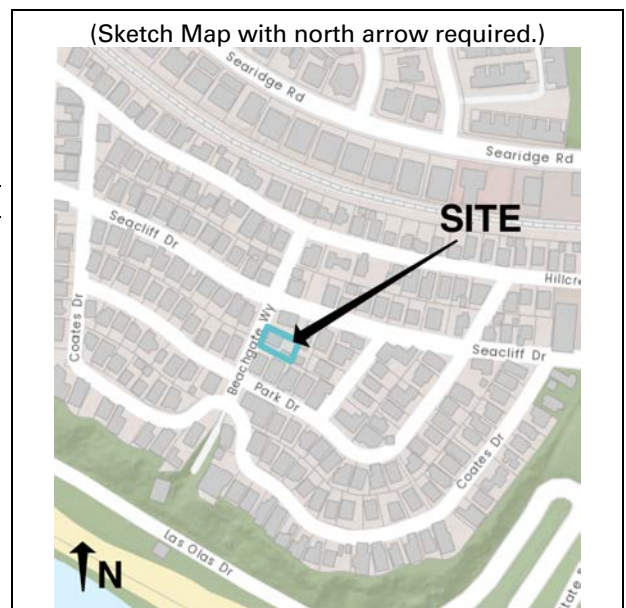
B11. Additional Resource Attributes: (List attributes and codes) none

*B12. References:
(See page 10, DPR523L)

B13. Remarks:
historic evaluation for Discretionary Application Review 231393

*B14. Evaluator: Bonnie Montgomery
*Date of Evaluation: January 4, 2024

This space reserved for official comments.)



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Property Name: Wilson & McGranahan Summer Residence

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(Continued from page 1, DPR523a, P3a)

The residence is a 960-square-foot single-story wood-frame bungalow constructed in 1925. The structure is irregular in form with six room units and twelve corners (Figure 1) built on a concrete foundation. A 10-by-25-foot wing on the northeast side is slightly shorter in height than the main volume of the structure. Both roofs are flat with parapet walls lined with red Spanish tile. The same tiles appear on a shed roof over the entry porch and a roof over the kitchen door. White foam appears to cover the flat roofs (Figure 2). The walls are clad in stucco. The entry porch is on the western corner of the structure with a stucco-covered brick chimney on the southwest elevation. Fenestration includes original fixed and casement multi-lite wood windows as well as replacement metal windows. Designed in the Spanish Colonial Revival style, the house displays these character-defining features: an irregular plan set low to the ground; a flat roof with parapets and red terra-cotta tile roofing; stucco walls and decorative wall surfaces with low-relief terra-cotta sculpture; a porch with rounded arch openings, a tile roof, and wing wall.

Facing Beachgate Way to the northwest, trees, awnings, and a wooden fence provide privacy and security, but they obscure the front façade. A photo dated January 9, 1973, in the files of the county assessor's office, shows historical details that remain but are not clearly visible (Figure 3). The front façade is asymmetrical, with a shorter bedroom wing starting at the north corner and a taller main volume that ends with the entry porch at the west corner. The fenestration of the bedroom wing is a pair of eight-lite wooden casement windows flanked by single-lite fixed windows and topped with a circa 1990s black canvas awning. A window box, supported by two curved wooden posts, is attached to the stucco. The main volume is set about one foot ahead of the bedroom wing, with an original downspout along that wall (Figure 4). The 1973 photo in Figure 3 shows the original windows: paired 10-lite wooden sash windows surmounted by an arch and a round low-relief terra-cotta sculpture. These windows were likely fixed, matching the set of two windows flanking the chimney on the side elevation. Prior to 1997, according to assessment records, these windows were converted to French doors, and two wide wooden steps constructed to allow access to the front yard (Figure 5). Arched black canvas awnings hide the arch details in the stucco and obscure the terra-cotta medallions (shown in Figure 5 inset).

On the southwest side elevation facing the paving stone driveway, the same stones form a walk to the entry porch at the west corner of the house (Figure 6). Two concrete steps lead to a concrete porch landing. An arched opening stands opposite the replacement front door, which is a fan lite with four panels. As shown in Figure 3, the arched opening on the front elevation of the entry porch provided access to the residence via two concrete steps. Those concrete steps remain, but a metal railing now blocks entry from this side of the porch (Figure 7). The entry porch is capped with a shed roof of red Spanish tile.

The southwest side elevation continues to the south a pair of wooden ten-lite fixed wooden windows that flank a stucco-covered brick chimney. These windows are likely identical to the pair of windows on the front elevation that have been converted to French doors. These windows are likewise topped by contemporary black canvas awnings that follow the arch in the stucco. No terracotta medallions appear above these windows (Figure 8). The southwest elevation extends another two feet to create a bedroom wing with a small fixed rectangular window with a wooden sash and a larger metal replacement sliding window in its original wooden sash (Figure 9).

Figure 10 shows a wooden fence, built since 1973, attached to the south corner of the residence at one end and to the perimeter fence on the other. A metal replacement sliding window in its original wooden sash, identical to the one on the southwest elevation completes the bedroom wing. Figure 1 shows that, circa 1966, there were two other corners that formed a 3-foot wall and a 13-foot wall extending to the east corner of the house. Those corners are still visible at the junction of the tile roof addition with the flat roof (see Figure 2), but an approximately 40-foot addition to the kitchen and original bathroom in the late 1960s has eliminated those two corners in the house's footprint. The original wood sashes of the kitchen and bathroom windows appear to have been reused. The bathroom window has since been replaced with a metal sliding window in the wooden sash. The kitchen windows, a pair of wood casement windows, each with six lites, may be originals reused in the addition. *(Continued on next page)*

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The back door matches the ten-lite French doors on the front elevation. Modern gutters and downspouts drain the roof addition, which creates a deep overhang over the back patio (Figure 11). About twenty years ago, the current owners attached a piece of pressure-treated wood underneath the gutters. To that they attached another arbor constructed of tree stakes, that attaches to the perimeter fence. The northeast elevation has two windows: one is a replacement kitchen garden window, the other is a new window added in 1996 to illuminate the conversion of a closet to a bathroom. Another original downspout is on the southeast elevation, draining the flat roof of the shorter bedroom wing (Figure 12).

A 240-square-foot garage, circa 1920s, stands in the backyard along two corners of the property line. The structure is rectangular in form on a concrete slab and under a low-pitched full-width, front-facing gable roof of composition shingles. The rafters are exposed with gutters and downspouts attached for drainage. The walls are clad in tri-bevel drop siding. A replacement metal door with one lite and two panels is at the corner of the northeast elevation. A wooden garage door with mechanical hinge lift spans the front elevation (Figure 13). The decorative diamond shown on the door in 1973 (see Figure 3) has been replaced with a design that mimics the paired arched windows and awnings on the front elevation.

(End of DPR523a, P3a)

(Continued from page 2, DPR523b, B12)

Mexico gained its independence from Spain in 1821. From the 1820s to the early 1840s, the Mexican government granted large tracts of formerly Mission lands to private individuals. The subject property is part of the historic Rancho Aptos. Mexican Governor José Figueroa granted its 6,686 acres to Rafael de Jesus Castro in 1833. After Mexico ceded California to the United States, the Treaty of Guadalupe Hidalgo, signed February 2, 1848, provided that land grants would be honored. The United States government made a final survey of the rancho in 1858 (Santa Cruz County [hereafter SCC] Recorded Maps Volume 22, Page 9). Rafael Castro received his patent on April 23, 1860 (BANC MSS Land Case Files 172 SD).

In the 1850s, Rafael Castro built a 500-foot-long wharf just north of the bluffs on which the neighborhood of Seacliff Park now stands. Castro shipped hides, flour, and lumber from this wharf. In 1867, Titus Hale leased Castro's wharf; he repaired and extended it another 500 feet. His primary business was cutting oak firewood and shipping it to San Francisco from this wharf (Lydon, 2024).

In 1872, Claus Spreckels purchased Rancho Aptos from Rafael Castro. Born in Germany in 1828, Spreckels immigrated to New York in 1844. In 1856, Spreckels and his wife and son arrived in San Francisco. By 1872, he had become rich running a factory refining sugar cane imported from Hawaii and Asia. The economic potential of refining sugar from beets played some large part in Spreckels' decision to purchase Rancho Aptos. Spreckels partnered with Frederick Hihn, another German immigrant who owned vast acreage in Santa Cruz County, to bring a railroad line into the county. The line would carry freight and also allow Bay Area tourists to reach the beaches in a matter of hours rather than days. Spreckels opened his Aptos Hotel in June 1875, about 11 months before the rail line was complete. The hotel stood near Aptos Creek on today's Claus Court (Allen, 1995).

Spreckels also used the wharf Castro built, extending it in 1880 to accommodate his own ships that hauled redwood lumber from Aptos to Hawaii, then reloaded with sugar cane and shipped to his San Francisco refinery. A major storm destroyed the wharf in 1889, leaving only pilings still be seen at low tide. Spreckels' Aptos hotel was grand, but it failed financially. Aptos lost the competition for tourism to Santa Cruz and Capitola, and the town became more associated with the rough-and-tumble nature of its burgeoning logging and sawmill industries. Spreckels dismantled the Aptos Hotel in 1889 and used the lumber in his beet sugar refinery near Salinas (Allen, 1995).

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After Claus Spreckels died in 1908, his heirs created the San Christina Investment Company to manage the family's personal property, including the Aptos Ranch. On July 5, 1922, the company sold the ranch to Fred L. Somers of Pomona. The deeds were recorded on August 28, 1922 (SCC Official Records [hereafter OR] Volume 317, Page 278; Volume 321, Pages 7, 10). On that same day, Somers sold the ranch to other investors (see, for example, SCC OR Volume 321, Pages 13, 14, 16; Volume 322, Pages 1, 2).

Investors worked on two fronts to reawaken Aptos as a resort town: developing the beach with entertainment and amenities for bathing, and subdividing the Aptos ranch into neighborhoods of summer homes. Seacliff Park was surveyed into house lots in phases. Subdivision No. 1, surveyed in August 1924, consists of the three blocks between the top of the bluff and Coates Drive (SCC Recorded Maps Volume 18, Page 50). The subject property is in Block H of Subdivision No. 2, surveyed in September 1924 (SCC Recorded Maps Volume 18, Page 54). Subdivision 2 consists of 12 blocks in a curvilinear warped grid, extending from Coates Drive to the railroad right-of-way. Figure 14 shows three of those blocks, including the subject property (Lot 2, Block H). The Santa Cruz *Evening News* reported sales of lots in the first two Seacliff Park subdivisions on October 27, 1924, but building did not commence until the spring of 1925. The Santa Cruz *Evening News* reported that Sunday, February 1, 1925, was a particularly fine day, with many visitors from Santa Cruz and Watsonville enjoying the beach at Seacliff and being shown lots in Seacliff Park. The *News* reported that nine houses had already been erected.

On July 14, 1925, the Santa Cruz Land Title Company granted Santa Cruz builders George G. Wilson and James R. McGranahan Lot 2 in Block H (SCC OR Volume 51, Page 470). The Santa Cruz *Evening News* noted the two builders' activity in Seacliff Park the following day with a rendering of a two-story Spanish Colonial Revival that Wilson & McGranahan were building "on the cliffs overlooking Aptos Beach" (Figure 15). The rendering is not of the subject property, but an identical house still stands at 616 Seacliff Drive (Figure 16). The Santa Cruz Land Title Company granted the 616 Seacliff lot to Wilson & McGranahan on December 17, 1925 (SCC OR Volume 62, Page 44). The July 14, 1925, article reported that a few foundations for new houses would be laid that month in Seacliff Park. Presumably, one of those homes was 106 Beachgate Way.

Wilson & McGranahan may have sold this Spanish Colonial bungalow to a Fresno couple, James R. and Hazel M. Baird, who enjoyed it for a couple of seaside seasons, but the Bairds sold the bungalow back to Wilson & McGranahan on November 1, 1927 (SCC OR Volume 92, Page 53). Wilson & McGranahan declared the subject property in their inventory of rental properties when Alice McGranahan sued her husband for divorce in 1932 (SCC OR Volume 227, Page 375). The two builders retained their real-estate holdings, but they dissolved their partnership soon afterwards. George G. Wilson received the subject property in the division of their assets, which he deeded to his wife Jeannie Wilson on July 13, 1933, along with three other lots in Santa Cruz County (SCC OR Volume 254, Page 78).

George Grant Wilson, according to naturalization records, was born in Edinburgh, Scotland, in 1887. He immigrated to the United States in 1911. He worked as a carpenter and ship joiner in Everett, Massachusetts. George and his wife and children are found in Everett in the 1920 census, but the family relocated to Santa Cruz in time for Alfred J. Wilson's birth on April 29, 1922. James Richard McGranahan, according to his obituary in the Santa Cruz *Sentinel* (March 19, 1964), was born in Jamesville, California, in 1884 and came to Santa Cruz in 1921. A search of the San Francisco *Building and Engineering News* found them receiving contracts to build private residences, commercial buildings, hospitals, churches, and schools, mostly in Santa Cruz County, but later also in Santa Clara and Monterey counties. Their partnership dissolved soon after McGranahan's divorce in 1932.

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On July 6, 1935, Jeannie Wilson granted the subject property to Orpha Pye (SCC OR Volume 289, Page 380). In 1930, according to voter registration rolls, and the federal census, Elmo L. Pye, a salesman, lived with his wife Orpha Sill Pye in San Francisco. Sometime before 1935, the couple separated. In the 1936 voter registration rolls, Orpha was living in Aptos with her new husband, engineer Francis J. O'Shaughnessy. Mr. and Mrs. O'Shaughnessy spent most of their time in San Francisco, according to census and city directory listings. On June 26, 1945, Francis J. and Orpha O'Shaughnessy sold the subject property to Ernest P. Castro (SCC OR Volume 501, Page 495).

Ernest P. Castro, born in Aptos in 1903, was one of dozens of great grandchildren of Rafael Castro. He and his father, Peter Joaquin Castro, operated a service station on the north side of Route 1 near the entrance to Seacliff Park. Castro appears to have used 106 Beachgate Way as a rental for the eight years he owned it. In February 1953, he sold the property to William H. and Grace M. Grimm, according to county assessment records.

The Santa Cruz *Sentinel* announced on November 4, 1951, that "Mr. and Mrs. William H. Grimm have arrived from Kansas and have taken up residence at Aptos." Mr. Grimm had recently retired from the railroad and relocated to be near their daughter, Marcella Hudson. She had moved to Seacliff Park in 1949 with her husband and three daughters and lived at 511 Poplar St. This may have been the first time that anyone lived full time at 106 Beachgate Way. The Grimms are listed in the 1958 and 1959 Santa Cruz County directories.

Seacliff Park was a residential development with restrictive covenants, to insure that the right class of people (including only white people) lived there. Building likely slowed during the Great Depression, as it did everywhere in California, and stopped entirely during World War II, with national restrictions on using building materials for civilian purposes. Figure 17 shows an aerial photograph taken on April 1, 1948, when building restrictions were beginning to lift. Lots near the cliff had been fully developed, but many lots behind the cliff were still vacant. A 1954 U.S. Geological Survey quadrangle map published in 1954 shows that few additional houses had been built since 1948 (Figure 18). Block H had only three houses: 106 Beachgate Way (built 1925), 334 Park Drive (likely also built 1925), and 331 Seacliff Drive (build date unknown, demolished and replaced in 2008). An aerial photograph taken on July 31, 1964 (Figure 19), shows four additional houses on the block.

According to assessor records, on May 19, 1966, widowed Grace Grimm sold 106 Beachgate to the S & D Construction Company. The assessor appraised the property after the sale and drew the footprint shown in Figure 1. The 1964 aerial photograph conforms to that footprint. President Olin R. Shanrock, Jr., and Secretary-Treasurer Bob Desimpel incorporated this general contracting firm for business and industry in San Jose in 1965. Classified ads in the Santa Cruz *Sentinel* offered the house for rent during the winters of 1966 and 1967, listing the San Jose phone number of S & D Construction for inquiries. S & D employee Gary Childs and his wife Necia are listed at 106 Beachgate in the 1967 and 1969 Santa Cruz County directories. On August 20, 1969, S & D Construction sold the house to Theodore M. and Ursula M. Hider (SCC OR Book 1970, Page 527). It is likely that the unpermitted addition to the kitchen and bath plus the addition of a tile roof occurred between 1966 and 1969 while S & D Construction owned the property (see Figures 2 and 11).

Theodore Hider, an engineer at IBM in San Jose, and his wife Ursula, had a tragic connection to Aptos beaches. Their 22-year-old son Ralph drowned while surfing at Manresa Beach State Park on May 4, 1969. His body was found on May 17 at La Selva Beach. The Hiders appear to have occupied 106 Beachgate only during the summer. The address was listed as vacant in the 1973 and 1976 Santa Cruz County directories. On May 12, 1977, Theodore and Ursula Hider sold the property to Larry and Sharon Bunker (SCC OR Volume 2759, Page 223).

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Larry and Sharon Bunker lived in San Jose, where Larry was the president of Trendtec, a company supplying temporary technical labor to electronics firms. The 1978 Santa Cruz County directory indicates that the Bunkers rented 106 Beachgate to Theo and Ethel Roper, a retired couple. The Bunkers advertised the house for rental during the winter months in the Santa Cruz *Sentinel* in 1988 and 1989. An aerial photograph taken on March 14, 1985 (Figure 20), is too blurry to see the tile roof over the kitchen addition.

The Bunkers sold the property to James D. and Elaine M. Healy of Orinda on October 23, 1992 (SCC OR Volume 5133, Page 565). The Healys converted a bedroom closet into a second bathroom, according to a building permit issued on February 27, 1996. Replacement windows in other rooms likely date from this period as well. The Healys sold the property to William I. and Elizabeth R. Nowicki on August 28, 1998 (SCC Instrument No. 1998-0050783). William and Elizabeth lived in Los Altos and met while graduate students in computer science at Stanford. The Healys sold the house to the Montgomery family of San Jose on October 27, 2000 (SCC OR Instrument No. 2000-0052101). Two months later, an aerial photograph clearly shows the tile roof over the kitchen addition (Figure 21).

Joseph W. Montgomery, Jr., a real estate appraiser in San Jose, his wife Anita, and two of their sons and their wives, Theodore P. and Carol C. Montgomery and John and Gillian Montgomery, owned 106 Beachgate Way in common until April 2, 2008. John and Gillian Montgomery then purchased the house from other family members (Instrument No. 2008-0013709). Since January 27, 2011, the house has been held in the name of the John and Gillian Montgomery Revocable Trust (Instrument No. 2011-004432). Gillian Montgomery reported that the family improved the property by building the arbor connecting the kitchen door roof to the side perimeter fence, installing artificial turf in the backyard, and planting trees.

Seacliff Park today is a hodgepodge of single-family residences built between 1925 and the present day. A survey of the entire neighborhood is beyond the scope of this report, but a chronology of the development of Block H will perhaps be representative of the age of the housing inventory. The table below lists the age of each residence based on deeds, building permits, assessor data, aerial photography, and USGS mapping.

Building Chronology of Block H, Seacliff Park Subdivision No. 2

Lot	Address	Build Date	Source	Notes
2	106 Beachgate Drive	1925	Deed	Subject property
8	334 Park Drive	1925	Assessor	
10	338 Park Drive	1961	Assessor	
11	340 Beach Drive	1978	Assessor	
12	104 Beachgate Drive	1978	Assessor	
1	108 Beachgate Drive	1979	Assessor	
5	115 Loma Place	1990	Assessor	Replaced house built between 1948 and 1964
7	107 Loma Place	1995	Building Permit	
4	327 Seacliff Dr	2005	Building Permit	
9	336 Park Drive	2006	Building Permit	Replaced house built between 1954 and 1964
6	113 Loma Place	2007	Building Permit	Replaced house built between 1954 and 1964
3	331 Seacliff Drive	2008	Building Permit	Replaced house built between 1925 and 1948

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Only three houses (25%) in this block are older than 50 years. Four houses (33%) were demolished between 1990 and 2008 that would now be at least 50 years old today. The median build date of these 12 houses is 1985. Seacliff Park developed too slowly for its housing inventory to be considered sufficiently historic to create an historic district or a conservation area. Each house in the neighborhood can only be assessed on its individual merits, not as a contributor to a district.

EVALUATION

To evaluate the property located at 106 Beachgate Way for its historic significance and eligibility for listing in the California Register of Historical Resources, the CRHR uses generally the same guidelines as the National Register of Historic Places (developed by the National Park Service); as such, selected language from those guidelines will be quoted below to help clarify the evaluation discussion. To be potentially eligible for individual listing on the CRHR, a structure must usually be more than 50 years old, must have historic significance, and must also retain its physical integrity. Built in 1925, this residence meets the age requirement.

In addition, the report uses the *County of Santa Cruz Survey of Historic Resources Update and Context Statement* (Lehmann, 1994) as a standard for evaluating this property. According to the *Secretary of the Interior's Standard for the Treatment of Historic Properties*, development of historic contexts is the foundation for decisions about identification, evaluation, registration, and treatment of historic properties. The Wilson & McGranahan Summer Residence falls under Context 2: Residential, Commercial, and Institutional Architecture, beach house property type.

Criterion A/1: Properties can be eligible for the National Register (Criterion A) or California Register (Criterion 1) if they are associated with events that have made a significant contribution to the broad patterns of national or state history. No single event at this property made a significant contribution to national or state history. This beach bungalow built in 1925 is representative of the type of residence built when the neighborhood began to be developed, but its significance is lost among the neighborhood's housing inventory that spans almost 100 years. It does not appear individually eligible for the National Register or California Register under Criterion A/1.

Criterion B/2: Properties may be eligible for the National Register (Criterion B) or the California Register (Criterion 2) if they are associated with the lives of persons significant in our past. The house is named for its builders, George G. Wilson and James R. McGranahan, who owned it for its first eight years. Subsequent owners were not significant to the history of the city, state, or nation; therefore, the property does not appear to be eligible for the National Register or California Register under Criterion B/2.

Criterion C/3: Properties may be eligible for the National Register (Criterion C) or the California Register (Criterion 3) if they 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. This Spanish Colonial Revival bungalow built in 1925 is typical of the style built in Santa Cruz and throughout California in the 1920s, but its design and materials are not distinctive. George G. Wilson and James R. McGranahan, local builders active between 1924 and 1932, deserve further study, but they were not distinguished men among their peers. The property would therefore not appear to qualify for the National Register or California Register under Criterion C/3.

Criterion D/4: All research and physical investigation of the project's site has focused only on the ground above the structure. Therefore, no informed determination can be made regarding this property's potential to yield archeological information important in prehistory or history or its eligibility for either the National Register or California Register under Criterion D/4.

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When considering the property under the County of Santa Cruz Ordinance No. 4922 (Chapter 16.42 of the County Code relating to historic preservation), a historic resource is defined 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 listed in the County General Plan, or has been listed in the Historic Resources Inventory adopted pursuant to Section 16.42.080 of this Chapter and has a rating of significance of NR-1, NR-2, NR-3, NR-4, or NR-5.”

“Protected Historic Resources” are those structures, objects, properties, sites, and districts as designated by Certified Resolution of the Board of Supervisors and thereby incorporated by reference and made a part of Chapter 16.42 of the County Code. Designation criteria are similar to that of the National and California Registers.

In evaluating 106 Beachgate Way under the Santa Cruz County Code, the property does not appear to qualify for listing on the Inventory.

INTEGRITY

Integrity refers to a property’s ability to convey its significance. Significance is conveyed by the retention of a resource’s visual and physical characteristics and its surroundings. The National Register criteria recognize seven aspects to integrity: location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity, a property will always possess several, and usually most, of these aspects.

The modern test of integrity according to the California Office of Historic Preservation is to stand on the sidewalk and ask yourself the following question: “Does the resource display enough of what made it significant for its historical period that it can be easily grasped by the average passerby?” Properties must have sufficient integrity in addition to meeting the criterion for significance to be considered a qualified historic resource.

The Wilson & McGranahan Summer Residence at 106 Beachgate Way retains most aspects of historic integrity. It is in its original location and continues its use as a beach house. It is of recognizably Spanish Colonial Revival design. Modern window replacements and awnings detract from the original materials and workmanship, but these are reversible. The house stood in a block with mostly vacant lots between 1925 and 1973. The feeling of space and openness without fences is easily seen in Figure 3, but that has since been lost in a dense block of beach houses that occupy most of their lots.

CONCLUSIONS AND RECOMMENDATIONS

The residence at 106 Beachgate Way is a representative, but not distinctive example of the Spanish Colonial Revival bungalow style of the 1920s. It has mostly been used as a summer vacation rental, with no association with important historical personages. If the neighborhood housing inventory mostly dated from an historical period, an argument could be made that the house would be a contributor to historic district or conservation area. Individually, the house does not qualify for the National Register, California Register, or for listing on the county inventory of historic resources.

(End of DPR523b, B10)

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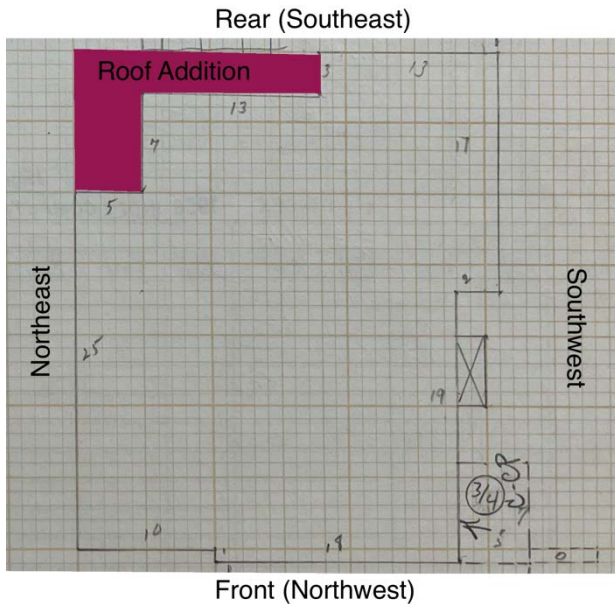
(Continued from page 2, DPR523b, B12)

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Figure 5. Front (northwest) elevation, main volume; inset, detail of terra-cotta medallion. (Source: Site visit, December 5, 2023.)



Figure 6. Side (southwest) elevation, entry porch. (Source: Site visit, December 11, 2023).



Figure 7. Front (northwest) elevation, concrete steps to porch blocked by metal railing; replacement front door. (Source: Site visit, December 5, 2023).

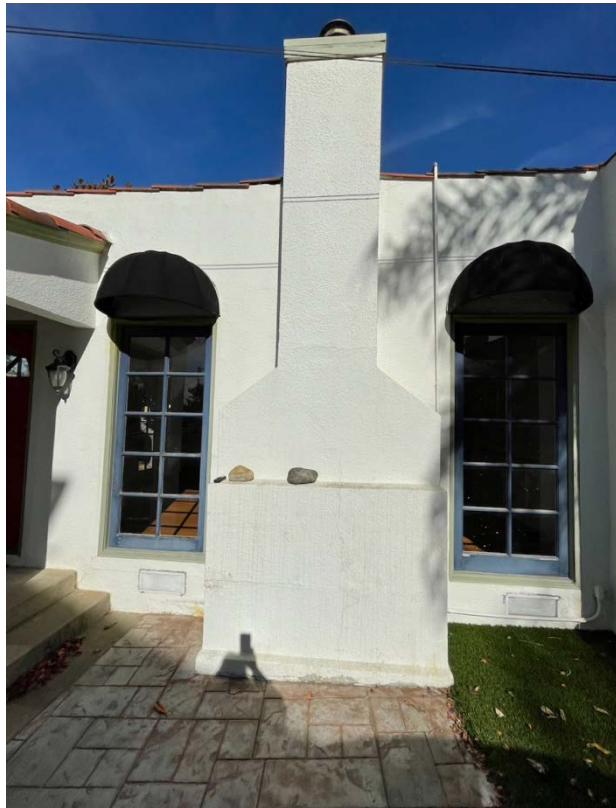


Figure 8. Side (southwest) elevation, chimney flanked with windows (Source: Site visit, December 5, 2023.)

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Figure 9. Southwest elevation, bedroom wing. (Source: Site visit, December 5, 2023).



Figure 10. Rear (southeast) elevation. (Source: Site visit, December 5, 2023.)



Figure 11. Northeast elevation, back door and roof addition. (Source: Site visit, December 5, 2023).



Figure 12. Northeast elevation. (Source: Site visit, December 5, 2023).



Figure 13. Garage. (Source: Site visit, December 5, 2023).

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HISTORICAL MAPS AND PHOTOGRAPHS

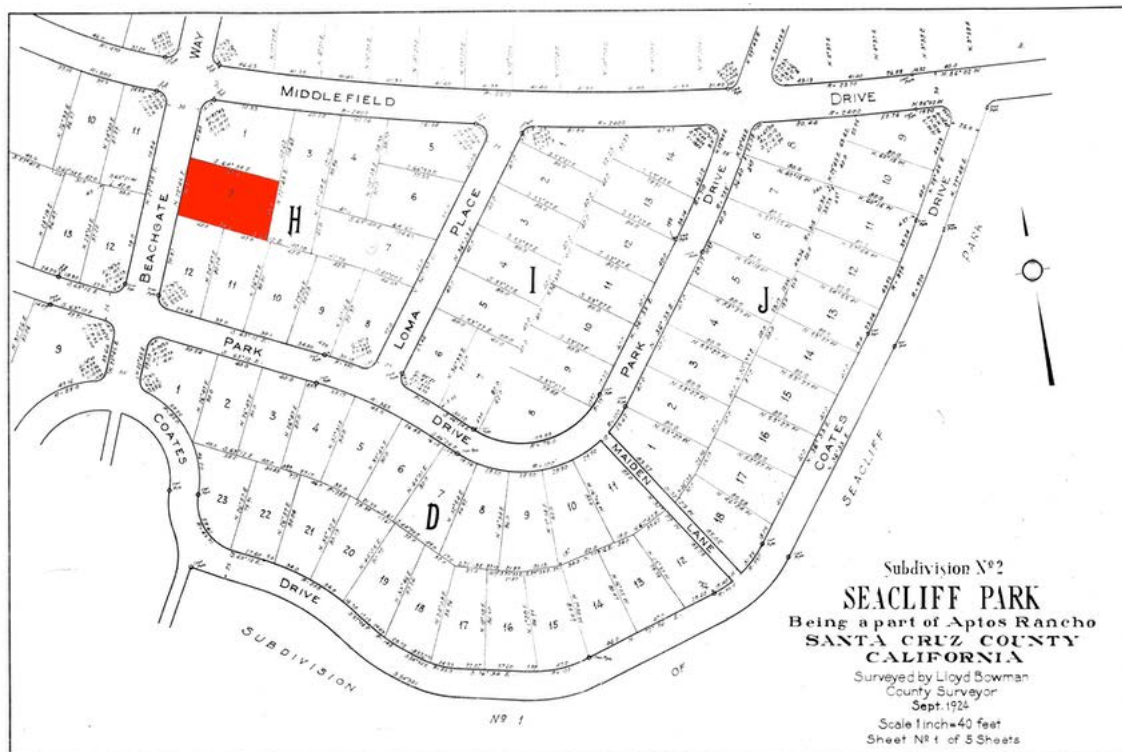


Figure 14. Seacliff Park Subdivision No. 2, Sheet 1, with subject property (Lot 2, Block H) highlighted in red. (Source: SCC Recorded Maps Volume 18, Page 54.)



Figure 15. Rendering of house being constructed in Seacliff Park by Wilson & McGranahan. (Source: Santa Cruz Evening News, July 14, 1925.)



Figure 16. 616 Seacliff Drive, Aptos, as photographed by Google Street View in March 2015.

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Figure 17. April 1, 1948, aerial photograph cdf5_3-20, cropped to Seacliff Park subdivisions 1 and 2.

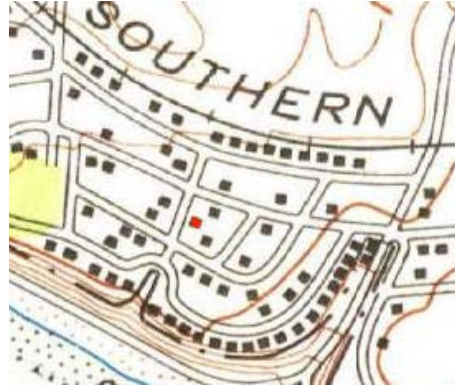


Figure 18. U.S. Geological Survey, Soquel Quadrangle, 1954, cropped to Seacliff Park subdivisions 1 and 2. Subject property highlighted in red.



Figure 19. July 31, 1964, aerial photograph ha-yb_70, cropped to Block H, Seacliff Park Subdivision No. 2.



Figure 20. March 14, 1985, aerial photograph wac-85ca_13-165, cropped to Block H, Seacliff Park Subdivision No. 2.



Figure 21. January 1, 2001, aerial photograph HM_2001_USA, Frame 3044-44, cropped to Block H, Seacliff Park Subdivision No. 2.