

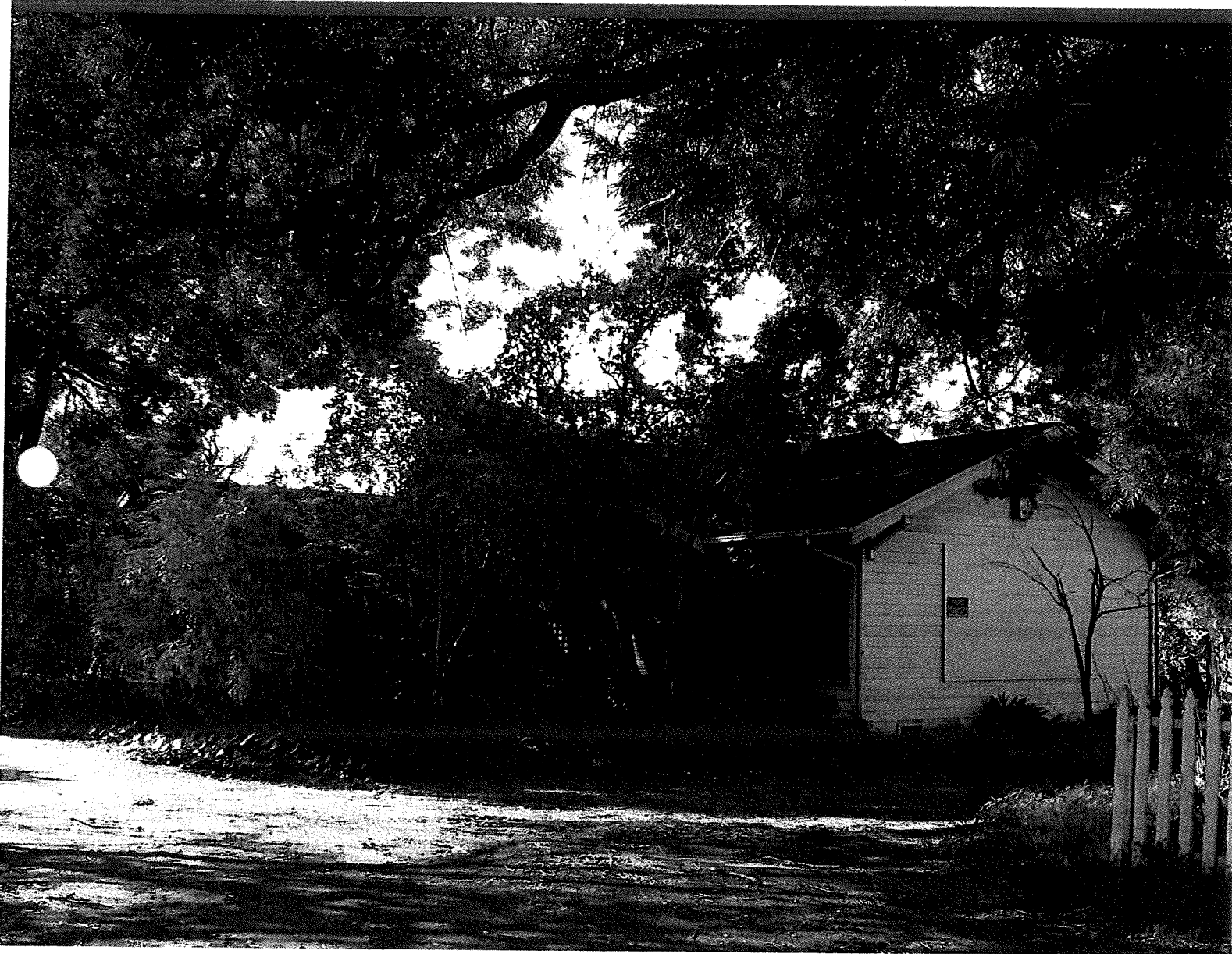
Agenda item 9A  
Attachment 2

HISTORIC RESOURCE EVALUATION

1438 Capitola Road  
Santa Cruz, California

MidPen Housing Corporation | Draft - February 2019

Architecture  
Planning  
Conservation



Architectural  
Resources Group

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## Appendix

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

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



## 1. INTRODUCTION

### 1.1 Project Background

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

In 2004, the subject property was documented as part of an update to the county's Live Oak Historic Resources Survey and recorded on a set of Department of Parks and Recreation (DPR) 523 forms.<sup>1</sup> 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).<sup>2</sup> 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.

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<sup>1</sup> 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.

<sup>2</sup> 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