

# **HISTORIC REPORT**

For an Existing Residential Building  
Located at 112 Central Avenue  
Capitola, California

For  
Clyde Dyrdaahl  
465 Mundell Way  
Los Altos, CA 94022

prepared by:

## **DILL DESIGN**

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November 30, 1999

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## INTRODUCTION

Architectural and historical research and evaluation for the property located at 112 Central in Capitola was conducted in November of 1999 by the firm of Dill Design and Charlene Duval, historian. Clyde Dyrdaahl, owner of the subject property, requested a report for submittal to the City of Capitola. Mr. Dyrdaahl is considering a project including construction of a new residence on the property.

Leslie A. G. Dill has a Master of Architecture with a certificate in Historic Preservation from the University of Virginia, and is licensed in California as an Architect. Franklin Maggi, an Architectural Historian with Ms. Dill's firm, has a Bachelor of Architecture with an area of concentration of Architectural History from the University of California, Berkeley. Charlene Duval has a Master of Social Science from San José State University and has been conducting historic research in the area for over 20 years. Leslie A. G. Dill and Franklin Maggi are listed with the Northwest Information Center as meeting the requirements to perform identification, evaluation, registration, and treatment activities within the professions of Historic Architect and Architectural Historian in compliance with state and federal environmental laws.

Franklin Maggi and Charlene Duval conducted a field survey of the subject property in November of 1999. The building and site were examined. Notes on the architecture, characteristic features of the buildings, and the neighborhood context were made. Photographs were taken of both the interior and exterior of the residence. The architectural descriptions within this report were written based on these notes and photographs. Additional research was undertaken that included visits to major repositories of local historic source material. These included the Capitola Historical Museum, the Santa Cruz County Recorder's Office, the Santa Cruz Public Library, and the California Room of the Martin Luther King Main Library in San José.

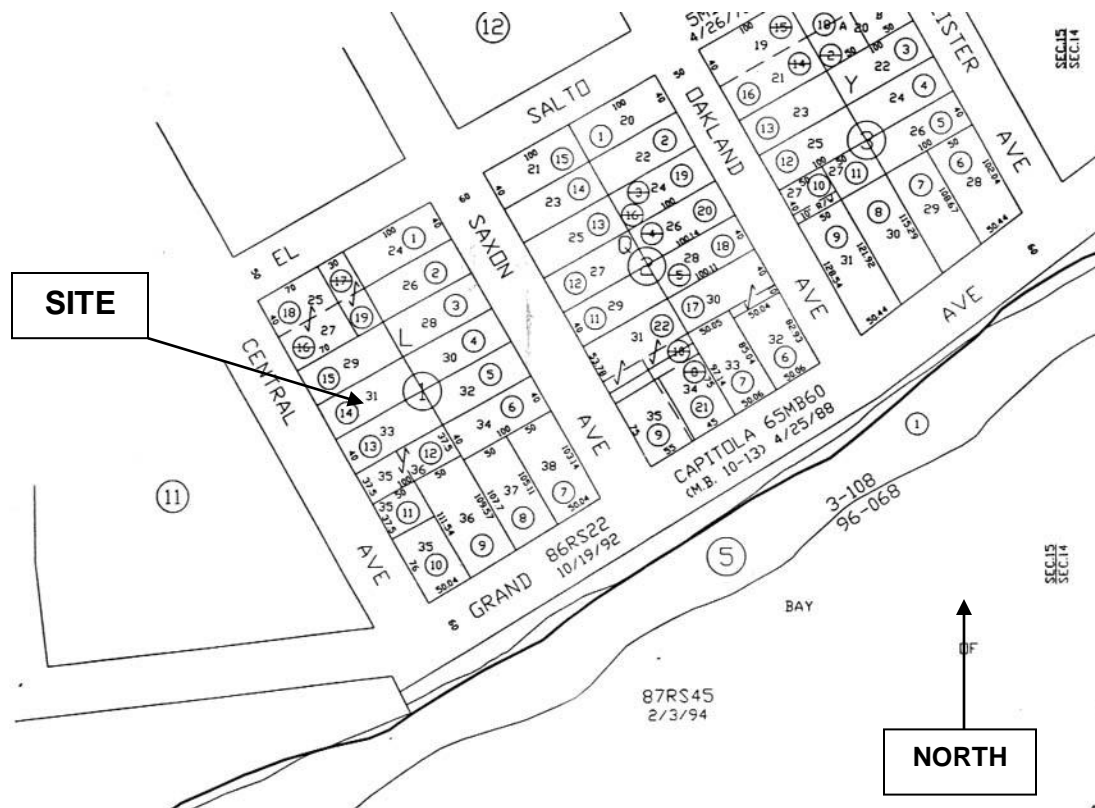
The building is currently listed on the Capitola's Historic Resources Inventory. It is not individually listed on the National Register of Historic Places or the California Register of Historic Resources.

While the first inhabitants of this region were Native Americans of the Ohlone or Costanoan language group, this report is not intended nor should be used to address pre-historic issues. A qualified archeologist should undertake pre-historic investigation. The historic overview involving the area's Spanish and Mexican periods is provided to determine the potential for historical resources related to this era.

The consultant disclaims any knowledge of asbestos at the project site, and has not undertaken nor intends to undertake or report on any conditions relating to asbestos or other safety hazards that might or might not exist at the site and building.

## HISTORIC BACKGROUND

Understanding the historical context of a neighborhood and region is the first step in the evaluation of properties of potential historical, architectural, and/or cultural significance. The property that is the subject of this report is located in a neighborhood known as Depot Hill in the city of Capitola. The following historic background is intended to place the development of this neighborhood within the context of the city and region.



Location Map (from Santa Cruz County Assessor)

### Historic Background of Capitola

Camp Capitola was founded in 1869 by Frederick Hihn on a sheltered beach that had formerly been an Indian village and known during the Mexican era as *La Playa de Soquel* (the Beach of Soquel). Capitola Village was located on the *Rancho Soquel*, 1,668 acres granted to Martina Castro (Lodge) in 1834. In 1844, Martina Castro requested and was granted the *Rancho Soquel Augmentacion*, an additional 32,702 acres, that included the vast redwood forests of what is today the Nisene Marks State Forest. Martina Castro was the granddaughter of Joaquin Isidro Castro Martina Botillér, who came to California with his family as part of the Anza colony in 1776. In 1833, her father, José Joaquin Castro, was granted the *Rancho San Andres*, two square leagues that included what later became the town of Watsonville (Rowland 1980; Laffey 1998).

In 1850, Martina Castro divided her vast holdings among her eight children. A wharf was constructed at the mouth of Soquel Creek in the early 1850s. This locale was known as Lodges Beach and also as Soquel Landing. In 1857, Frederick A. Hihn contracted to build a new wharf, which was over 400 feet long and twenty-four feet wide. Now known as the Capitola Wharf, this wharf has been damaged and rebuilt many times through its long history. Soquel Landing was the shipping point for potatoes grown near Soquel and for lumber from the Soquel watershed. By 1865, Frederick A. Hihn had acquired much of the Soquel ranchos from the heirs of Martina Castro (Rowland 1980; Laffey 1998).

Frederick Hihn was one of the most influential men in the development of Santa Cruz County during the last half of the nineteenth century. A native of Germany, Hihn came to California in 1849. He settled in Santa Cruz in 1851 where he opened a grocery store. Among the long list of his many political and economic activities are included the development of the Santa Cruz and Soquel water systems in 1856 and construction of the road from Soquel to join the road from the Santa Clara Valley in 1858. He was one of the organizers of the San Lorenzo Valley Railroad in 1861, the California Coast Railroad in 1867 and the Santa Cruz & Watsonville Railroad in 1872. He was the president of the Santa Cruz Railroad from 1873-1881. He owned sawmills at Aptos, Valencia, Glenwood, Gold Gulch, Laurel, Boulder Creek and Kings Creek. He was the assemblyman from Santa Cruz from 1870 to 1872, served as a County Supervisor in the 1890s, and was a Santa Cruz school trustee. In 1902, he was appointed as one of the first five trustees for the new California State Polytechnic College in San Luis Obispo. (Lydon and Swift 1978; Clark 1986; Laffey 1998).

In 1869, Frederick Hihn leased the land near Soquel Landing to S. P. Hall, a former contractor and builder of Soquel's Congregational Church. At the suggestion of Hall's daughter Lulu, a tent camp was set up along the beach and visitors began arriving in 1870. The Halls operated their tent camp for five years on the beach at Camp Capitola, the resort having been named, also at Lulu Hall's suggestion, after the heroine of popular novel *Capitola's Peril* by E.D.E.N. Southworth (Swift 1998a; Swift 1999b). Tourists arrived in Capitola by way of Hihn's Santa Cruz-Watsonville Railroad, which had been completed in 1876 (Lydon and Swift 1978). In 1880 the South Pacific Coast Railroad was completed from San José, making a shorter faster access to Capitola from San José and points north (MacGregor 1968).

Frederick Hihn had little involvement in Camp Capitola until 1882 when he forced out leases of the camp. The first subdivision maps were drawn in 1882; and by 1884, the seaside resort included a dance hall, shooting gallery, bowling alley and skating rink. Much of the beach and southern bluff had also been subdivided for home sites. In 1883, the narrow gauge railroad had been broad-gauged, facilitating the arrival of tourists and new homeowners, especially from the Santa Clara Valley, to the seaside resort (Swift 1998b; Swift 1999).

Hihn opened the large, three-story, Capitola Hotel in 1895. Capitola was called one of the most popular seaside resorts in California. In 1904, Fred Swanton's Santa Cruz Capitola and Watsonville Railway brought electric rail service to Capitola, which made the resort even more accessible and popular with tourists (Lydon and Swift 1978; McCaleb 1995).

In 1913, F. A. Hihn died at the age of 84, leaving his Capitola property to his daughter Katherine Henderson. In 1919, she sold Hihn's interests to Henry Allen Rispin who immediately made plans to further develop Capitola as a year-round resort. Rispin's plan was to sell lots to wealthy and influential businessmen who would be attracted by exclusive clubs, concrete hotels, and beautifully landscaped golf

courses. His plans ended with his bankruptcy in 1929. Fires during these years also changed the landscape of Capitola, the Hotel Capitola burned in 1929 and most of the commercial district burned in 1933. The village was rebuilt and in 1949 was incorporated into the City of Capitola (Swift and Lydon 1978; Laffey 1998; Swift 1998c).

### **Development of Depot Hill**

In the early 1880s the area now known as Depot Hill was subdivided into lots as part of F. A. Hihn's Camp Capitola survey, adopted in May 1884. R. D. Berry of Soquel and E. J. Delaney of San José were identified as contact persons for the purchase of lots (Map Book 2:23). Delaney's primary occupation was that of an orchardist, owning ten acres on Lincoln Avenue in the Willow Glen area near San José (Foote 1888). Hihn focused on Santa Clara Valley for buyers in the early years of the marketing of the subdivision. The first lots developed on Depot Hill in the mid-1880s were owned by well-known community leaders of San José and Santa Clara, including Adolph Pfiester, Daniel J. Porter, John Pieper, J. E. Rucker, A. Steiger, Jacob Lenzen, A. R. Woodhams, and Charles and A. T. Herrmann (Swift 1999). Many of these new property owners were of German descent. They were associated with the San José Germania Verein, a German social club, organized in 1856 by Adolph Pfiester and others. In 1868, the San José Turn Verein was established (Duval 1996; Garboske 1996; Munro-Fraser 1881). During the nineteenth century, German-American social organizations were founded to maintain contacts with the old way of life and in the case of the Turners, to promote physical exercise. These clubs fostered cooperation among older and newer German residents (Adams et al 1990; Brand 1998). The summer migration of these San José residents via the train to their summer homes was extensive, and many of their homes continue to be owned by descendants of the original builders. Depot Hill was also the destination of families from the central valley beginning in the 1890s. Most notable were the "English cottages" of the Robertsons and Rawlins of Hanford. Their estate later became known as *El Salto*, owned by Lewis E. Hanchett of San Francisco, later San José's "transit tycoon" and developer of the still-fashionable Hanchett Park on The Alameda (Lydon and Swift 1978; McCaleb 1881; Arbuckle 1985).

### **112 Central Avenue**

Lot 31 of Block L of Hihn's Camp Capitola subdivision was purchased on November 3, 1891 by Herman and Louisa Hannemann (Deeds 79:432; Map Book 5:63). Hannemann, a native of Germany, was naturalized in Indiana in 1874 and was living in San José by 1876 (Santa Clara County Voter Registration 1892). A carriage maker by trade, Hannemann conducted his occupation at various locations in downtown San José until about 1893 when his name was no longer listed in San José City Directories. It appears that about this time, he took up residence at his cottage in Capitola. In the 1904-05 directory of Santa Cruz County, Hannemann was listed as living on Central Avenue in Capitola and his occupation was a fisherman. On July 10, 1905, the Hannemann's sold their Depot Hill cottage to Harvey Swickard (Deeds 176:96). In the 1914, voter registration, however, Hannemann was still living in Capitola and identified as "retired." On February 14, 1920, he died at the age of 74, leaving his wife Louisa. His obituary stated that he had lived in Capitola for thirty years (*Santa Cruz Evening News* 2/16/1920). Based on the sketchy historical records that are available for Capitola during this period, it is not possible to determine exactly where Hannemann was living during his entire residency. It is possible that after selling to Swickard, he relocated to another location in Capitola. He may also have stayed on in the house for a period of time.

Harvey Swickard came to California via Panama from Ohio with his parents in 1852 when he was nine years old. His father Andrew, who had hoped to regain his health in California, died in 1861. Harvey served in the State Militia during the Civil War and then settled on a 323-acre farm in the Edenvale area of Santa Clara County with his mother Susannah and his wife Isabel. Here, they had a successful wheat farm, which was highlighted in a book done by the San José Mercury in 1896, and raised their eight children: Andrew W., James B., John H., Olive (Thornberg), Emma B. (Hellyer), Charlotte (Stuart Grant), Ella (Dawson), and Sue (Boyce) (Thompson & West 1876; San José Mercury 1896; *Santa Cruz News* 4/1/1931). In 1908, Harvey and Isabel retired to their Capitola cottage where they lived together until 1920 when Isabella passed away (*Santa Cruz Evening News* 8/5/1920). She had been a member of the First Congregational Church of Santa Cruz from January 1908 until her death (Genealogical Society 1990). Harvey maintained ownership of the Capitola house, where he was living at his death on April 1, 1931 at the age of 87 (*San José Mercury Herald* 4/2/1931; Bernal Files). Ownership of Lot 31 then passed to his children on January 15, 1932 (Declaration of Distribution 218:238). At some point the family acquired the adjacent lot to the north, Lot 29, as on February 17, 1936, Lots 29 and 31 were sold by the heirs to their sisters Emma Hellyer (Mrs. George T.) and Lottie (Charlotte) Stuart (Official Records 302:288). The two sisters owned the two lots until February 4, 1941 when they sold them to Clifford C. Weidemann (Official Records 395:274). This sale concluded thirty-six years of Swickard family ownership. Between 1938 and 1945, five (John, James, Andrew, Olive, and Emma) of the Swickard children passed away. Ella died in 1968 at the age of 93 (Bernal Files).

The Swickards appear to have owned two houses by 1922, the other built on Lot 29 (114 Central Avenue) after 1905 (Bowman 1922). That lot was empty on the 1905 Sanborn, which shows this portion of Depot Hill. It is also possible that the Swickards occupied one of these houses at least on and off by 1908, the year Mrs. Swickard joined the church. The Hannemanns may have continued to occupy one of these cottages. Unfortunately, the records either do not exist or have not been located that can confirm this hypothesis.

Clifford Wiedemann owned the house at 112 Central Avenue and the adjacent house and lot for about nine years, then selling to Robert D. and Edna McClure on May 11, 1950 (Official Records 772:182). The McLures sold 112 Central to Duncan and Mary McIntyre on November 22, 1955 (Official Records 1048:213). There have been several subsequent owners since the McIntyre's ownership (Pollack 1999). Clyde Dyrdaahl currently owns the property.

## DESCRIPTION

This one-story, wood-framed, single-family residential structure sits on a moderately sized lot among similarly sized parcels in the Depot Hill area near downtown Capitola. Also located on the lot is a second building, one and one-half stories in height, at the left rear corner. This ancillary building is of recent construction.

The residence sits at the end of a row of four cottages of similar scale. The cottages are set back from the coastline behind a modern residence located at the corner of Grand Avenue and Central Avenue. Residences across the street and to the northwest of the subject property are a mix of designs from the turn of the century, and include recent residential infill buildings.

According to historic record, the original residence appears to have been built in the early to mid 1890s. This time frame is consistent with the vernacular style of the cottage. The details and general character of the building stem from local Victorian design adaptations. The defining features include semi-steep gabled roofs, boxed eaves, large flat trim, doubled vertically shaped windows, and an asymmetrical layout.



F. Maggi / Nov. 1999 / View from street

The original building was T-shaped with a rear wooden porch. This porch was originally open or screened. Along the driveway side of the building, the original wooden front entry porch is set into the T-shape of the building. The front entry door at this porch faces the side property line, and the rear portion of the original porch has been enclosed as interior closet space. The porch structure has been replaced and new railings installed that are in character with the original age of the building. The front entry door has six panels of glass and appears to be original to the building.

The roof has two side gables and one front facing gable, and is covered with composition shingles. The projecting eaves are boxed underneath and are terminated with metal gutters.



Sometime after 1915, the building was expanded to include a small living room addition on the side opposite the front porch, a rear addition incorporating a bath and expanded kitchen space, and a recent chimney on the southeast side of the building. The sidewall of the front room was removed to open the space between this room and its addition. The additions, constructed as sheds attached to the main cottage shape, were sheathed and trimmed with dissimilar materials. A 10-lite glass front door was added with the front addition, as well as a two-over-two double hung window. The addition to the rear has a mix of siding styles and recycled windows. The original windows of the main part of the structure have been replaced with double glazed double hung windows.



F. Maggi / Nov. 1999 / Rear view

The original structure is covered with channel rustic redwood siding. This siding type was common in the region from the mid 1860s to the end of the century. The siding is trimmed with wide flat boards.

The additions are sheathed in v-groove horizontal lap siding, which first came into use in the late 1880s and was used well into the twentieth century, including a revival in the 1940s and 1950s during the evolution of ranch house designs. The chimney is sheathed in plywood. False shutters frame the front windows, an embellishment not historic to the building.

The interior contains three rooms with a kitchen and bath area at the rear. The interior walls have been covered with textured sheetrock in the main rooms, and the rear kitchen area is finished in knotty pine. The only remnant of the original interior is a v-groove panel ceiling in one of the rooms. The original floors are not visible under the various flooring materials installed throughout the house.

The flooring is uneven throughout the structure due to settlement. Various attempts have been made to shore the building with small concrete piers along the perimeter.

A white picket fence frames the front yard and the remaining site has been landscaped and been well maintained. While generally in good condition, the building and site have lost some of their original design integrity due to the additions and the interior modifications. The scale of the structure, however, is consistent with the neighborhood character.

## EVALUATION FOR SIGNIFICANCE

Two sets of criteria were utilized in evaluating the potential of the structure at 112 Central Avenue to be considered a historic resource as defined in the California Environmental Quality Act. The first set of criteria is defined within that of the National Register of Historic Places, which was established by the National Park Service. The California State Historic Resources Commission developed the second set of criteria for the California Register.

### **National Register of Historic Places**

To meet the criteria of the National Register of Historic Places, a building, site, or object must have architectural and historical integrity, and satisfy at least one of the following conditions:

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

### **California Register of Historic Resources**

In order for a resource to be eligible for the California Register of Historic Resources, a building, site or object must meet three standards of review:

1. A property must be significant at the local, state or national level, under one or more of the following criteria:
  - It is associated with events or patterns of events that have made a significant contribution to the broad patterns of the history and cultural heritage of California and the United States.
  - It is associated with the lives of persons important to the nation or California's past.
  - It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
  - It has yielded, or may be likely to yield, information important to the prehistory or history of the State or the Nation.
2. The resource must retain enough of its historic character or appearance to be recognizable as a historic property, and to convey the reason for its significance; and
3. It is fifty years old or older (except for rare cases of structures of exceptional significance).

Resources already listed, or determined eligible for the National Register, or California Historic Landmarks #770 or higher are also, by definition, eligible for the California Register. A property is automatically eligible for the register if it has been listed under any state, national or local historic resource criteria, unless the preponderance of evidence indicates otherwise.

The property at 112 Central Avenue is not associated with individuals who would qualify the building for either the National or California Registers. It appears that Herman and Louisa Hannemann constructed the building. Herman Hannemann was a carriage maker in San José. In the 1890s Hannemann relocated to Capitola. He was a fisherman. Hannemann is not known to have made a significant contribution to the broad patterns of history, at either the local, state or national levels.

The subsequent owners, Harvey and Isabel Swickard and their heirs also are not known to have made significant contributions to the broad patterns of history. Harvey Swichard was a farmer in Santa Clara Valley who retired to 112 Central Avenue in the early twentieth century. The family owned the property for thirty-six years.

The building was evaluated for significance based on age, integrity, and architectural value. While the building meets the 50 year-old threshold of both the national and California registers, and enough integrity remains of the original structure on the exterior to meet minimum requirements for eligibility. The building itself lacks distinctive characteristics or high artistic values that represents a significant or distinguishable entity in the community. The building therefore does not meet the minimum eligibility requirements to qualify for the national or California registers as an individual building of merit.

### **Potential for Neighborhood Historic District**

The potential exists that Depot Hill may qualify as an historic district that meets the minimum eligibility requirements for listing on the National and California registers. The early development of this neighborhood included a number of well-known community leaders of San José and Santa Clara. Many of these early property owners were of German descent and were associated with San José's Germania Verein and Turn Verein. It cannot be determined within the scope of this report if this subgroup constituted a primary ethnic group associated with the Depot Hill neighborhood, or if this ethnic group was more a contributing factor to the development of a larger community of summer homes.

The determination of the eligibility of the neighborhood for the national or California registers is beyond the scope of this report, and would require extensive definition and evaluation of the boundaries, historical context, period of significance, and integrity of the area. Whether or not the subject building would be a contributor to this potential district would be speculative at this time.

### **Impacts of the Proposed Project**

Under the California Environmental Quality Act, a "project that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment". In this context, a historic resource is one that is listed in or determined to be eligible for listing in the California Register of Historic Resources.

The proposed project includes the possible demolition or relocation of the building at 112 Central Avenue in order to accommodate the construction of a new residence. The California Environmental Quality Acts identifies demolition of historic structures as a significant impact on the environment. In defining historic, the structure must be on or be eligible for the National Register of Historic Places, a California State Landmark above #770, a California Point of Historic Interest or be listed or eligible for listing on a local register. The threshold for significance, for listing on a local register to be eligible for the California Register, must be established through a public process and can be quantitative or qualitative. Because the building at 112 Central Avenue would not qualify for the National or California Registers based on the stated criteria for eligibility, and because there is no established criteria for inclusion of this site in an historic district, it does not appear that demolition or relocation of the building will have a significant impact on the environment in the context of historic resources as defined by the California Environmental Quality Act.

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1933

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1870-  
1920

San José Mercury

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Santa Clara County

1867- Great Register of Voters.  
1892

Santa Cruz County

1904- Directories. On file at the Santa Cruz Public Library.  
1920

Santa Cruz County

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1922

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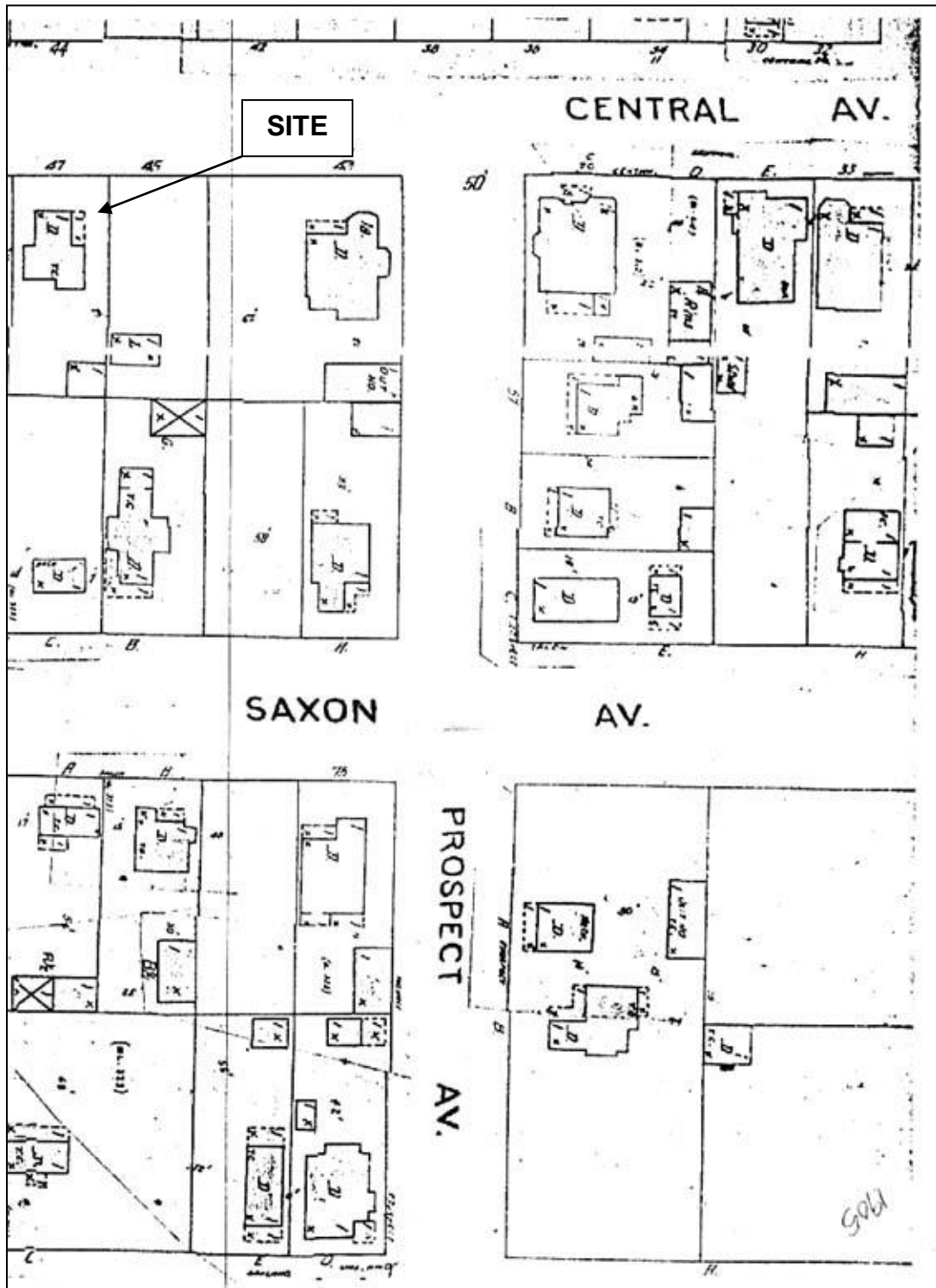
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1915 Sanborn Fire Insurance Map



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 \_\_\_\_\_

Page 1 of 2 Resource Name or #: (Assigned by recorder) 112 Central Avenue

P1. Other Identifier: none

P2. Location:  Not for Publication  Unrestricted a. County Santa Cruz  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Soquel Date Revised 1994 T 11.S ; R 1.W ; Unsectioned ; Mt. Diablo B.M.

c. Address 112 Central Avenue City Capitola Zip \_\_\_\_\_

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN

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

Assessor's Parcel Number: 36-13-014,

Northeast side of Central Avenue between El Salto Avenue and Grand Avenue

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

This one story, wood-framed, single family residential structure sits on a moderately sized lot among similarly sized-parcels in the Depot Hill area near downtown Capitola. A one and one-half story garage/cottage of recent construction is located at the rear of the site. Located among other similarly scaled cottages built around the turn of the century, it is a vernacular Victorian era building. Features include semi-steep gabled roof, boxed eaves, large flat trim, vertically shaped windows and an asymmetrical layout. The original building was T-shaped with a rear wooden porch. Additions have occurred on both sides of the building and at the rear porch. A chimney is of recent construction.

The original building is sheathed in channel rustic redwood lap siding, and the additions were sheathed with various other siding materials. The front door is original, a new door added to the side addition, and all the original windows have been replaced with double insulated glazing or salvaged windows. Most of the interior finishes have been replaced.

P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

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



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

View from street / 11/1999

P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
Circa 1892

P7. Owner and Address:

Clyde Dyrdaahl  
465 Mundell Way  
Los Altos, CA 94022

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

Franklin Maggi  
Leslie A.G. Dill, Architect  
110 N Santa Cruz Ave  
Los Gatos CA 95030

P9. Date Recorded: 11/30/1999

P10. Survey Type: (Describe)

Intensive

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

Dill Design / Historic Report for Single Family residence at 112 Central Ave, Capitola, CA for Clyde Dyrdaahl, November 30, 1999.

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

DPR 523A (1/95)

**BUILDING, STRUCTURE AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code None

Resource Name or #: (Assigned by recorder) 112 Central Avenue

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original use: Single family residential

B4. Present Use: Single family residential

\*B5. Architectural Style:

Vernacular Folk Victorian.

\*B6. Construction History: (Construction date, alterations, and date of alterations)

\*B7. Moved?  No  Yes  Unknown Date: Original Location: n/a

\*B8. Related Features: Recent vintage garage/cottage constructed at rear of site.

B9a Architect: Not known

b. Builder: Not known

\*B10. Significance: Theme early summer cottages development Area Capitola coast

Period of Significance 1890s – 1920s Property Type Single family residential Applicable Criteria n/a

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

The Depot Hill area began development in the 1880s when subdivided into lots as part of F. A. Hihn's Camp Capitola survey, adopted in May 1884. The first lots were owned by well-known community leaders from San Jose and Santa Clara, many of German descent. The summer migration to this area by these San Jose residents via the train was extensive and many of the homes continue to be owned by descendants of the builders.

Herman and Louisa Hannemann purchased the property at 112 Central Avenue in 1891. Herman was a native of Germany who had been a carriage maker in San Jose until he moved to this location. While in Capitola, he continued work as a fisherman. The house was sold to Harvey Swichard in 1905. Swichard had been a farmer in the Edenvale area of Santa Clara County and retired to this cottage where he lived with his wife until 1920. The Swichard family owned the property for 38 years, and following their ownership it has passed through a number of different owners.

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

\*B12. References:

- Bernal files. California Room / San Jose Public Library.
- Harrison, E.S. *History of Santa Cruz County*. 1892.
- Koch, M. *Santa Cruz County: Parade of the Past*. 1973.
- Sanborn Fire Insurance Map / 1915.
- San Jose Mercury. *Santa Clara Cnty & Its Resources*. 1896.
- Santa Cruz Directories. 1904-1920.
- Verado, J. D. & D. Verado. *Santa Cruz Cnty: Restless Paradise: An Illustrated History*. 1987.

B13. Remarks: Proposed removal from site

\*B14. Evaluator: Franklin Maggi

\*Date of Evaluation: Nov. 30, 1999

(This space reserved for official comments.)

