

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

NR-1

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or # (Assigned by Recorder): SCC10R

P1. Other Identifier: 50

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 Location: Not for Publication X Unrestricted *a. County Santa Cruz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

*b. USGS 7.5' Quad Soquel Date 1954 Revised 1994 R1W T11S Mt Diablo B.M.

c. Address: 7996 Soquel Drive City Aptos ZIP: 95003

d. UTM: (Give more than one for large/or linear resources) 10S 597471mE 4092800mN

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

Assessor's Parcel Number: 039-232-01

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

This two-story building is rectangular in shape, with a roof gabled to the front and rear gabled roof. A National Style building in the American folk tradition, it is representative of buildings of this type, built throughout the country during the 1860s era of railroad expansion. There are at least two generations of additions, one on the south façade at the side of the building and another on the east facade at the rear of the building. The steeply-pitched roof is covered with contemporary composition shingles and penetrated by skylights. The eaves are boxed and lack ornamentation in the current configuration. The primary volume is sheathed in dual beveled wood siding that does not appear to be original to the building. A mix of window types includes six over six double hung sash, skylights, aluminum sliders, and stained glass. The windows in the two-story volume have decorative shutters, and the front windows flank a centrally-located front door under a small gabled porch. This porch is not original to the building. It is supported by square posts and framed by an open railing. Access is from the side, and the roof is front gabled over open rafters. The site is at the edge of a parking lot and the additions attached to the original structure are of plywood shed construction.

Resource Attributes: (List attributes and codes) HP2 - Single family property

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



P5b. Description of Photo:

(View, date, accession #)

February 2001

View from south

*P6. Date Constructed/Age Sources:

c1850

1986 DPR

*P7. Owner and Address:

Dennis Jacobsen

P.O. Box 1004

Aptos CA 95003

*P8. Recorded by:

A. Engle/C. Duval

Dill Design Group

110 North Santa Cruz Ave

Los Gatos CA 95030

*P9. Date Recorded: March 2001

*P10. Survey Type: (Describe)

Survey Update

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

Dill Design Group, Historic Inventory Update Year 1, for the County of Santa Cruz, March 2001.

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

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code: 5S

*Resource Name or # (Assigned by recorder): SCC10R

B1. Historic Name: José Arano House
B2. Common Name: None
B3. Original Use: Single family residential B4. Present Use: Single family residential

*B5. Architectural Style: National Style

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built c 1867. Remodeled with new porch, siding, etc after 1910.

*B7. Moved? No Date: N/A Original Location:

*B8. Related Features: None

B9. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Residential and commerial dev Area Aptos

Period of Significance 1870s-1920s Property Type Residential Applicable Criteria None

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

José Arano, a native of Barcelona, Spain, arrived in Santa Cruz County in 1854 at age 17. Local oral history has his arrival in the Aptos area in the 1850s; however, in the 1860 census, he was living in Watsonville and working in a hotel. He married Augustia Castro, the 18-year old daughter of Rafael Castro, in 1862. In 1867, Rafael Castro leased Arano the site of this building for 10 years, for \$5 per year. At the end of the lease period, he was entitled to remove any improvements that Arano had built. It was probably at this time that the house at the corner of Soquel and Aptos Wharf Drive was constructed. By 1870, the building housed a grocery business and the first Aptos post office. This was the center of Aptos until 1878 when Arano built the Anchor House Hotel, later known as the Bay View Hotel, further east on Soquel-Watsonville Road (Soquel Drive). After the railroad was constructed through Aptos in 1876, the site near the depot was a better location for business. After the Aranos moved to the hotel, it is said that their grocery store/house was used briefly as the schoolhouse. When the new school was constructed across the street, the old house became a community hall. The Aranos owned the property until at least the 1920's. It appears to have been used as a residential rental, probably lived in by the Edward Sawyer family in the early 1900's. In the recent past, it was the property of Ray Palmer, former owner of Palmer Glass.

The building is an important reflection of early commercial development in the area, and was owned by a prominent local family. The building was previously reviewed for eligibility for the National Register and was found to be eligible for local listing only. Because of a lack of integrity to its original configuration and fabric, the building remains ineligible for listing. However, it remains an important reminder of local community development patterns and would continue to qualify as an NR-4.

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

*B12. References

- Jos. Arano, *Santa Cruz Sentinel*, 11/6/1875.
- Memories of Don Rafael Castro and his Day when California's Historic Hospitality Thrived, *The Evening News*, 5/16/1929.
- Hihn Collection Map, #31, HBE, undated [c1925].
- Santa Cruz Sentinel*, 4/2/1870.
- U.S. Census, 1860, 1870, 1880, 1900, 1910.
- Waid, B. H., *My Inherited Destiny, Ten First Families of California*, 1985.
- County Leases, Castro to Arano, 1/18/1867.

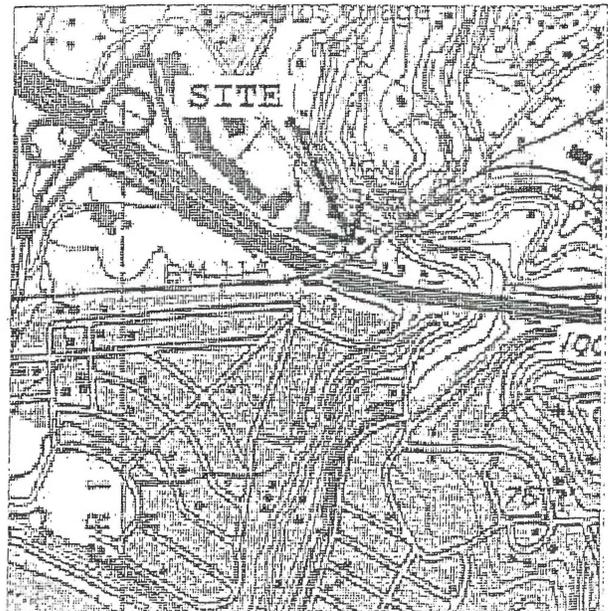
B13. Remarks: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: March 2001

NORTH

(This space reserved for official comments)



Ser. No. 30

HABS _____ HAER _____ Loc SHL No. _____ NR Status 5

UTM: A 101597496.4021001 C _____

B _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____
2. Historic name: Jose Arano House
3. Street or rural address: 7996 SOQUEL DRIVE
 City Aptos Zip 95003 County Santa Cruz
4. Parcel number: 03923201
5. Present Owner: Raymond Palmer Address: P.O. Box 519
 City Aptos Zip 95001 Ownership is: Public _____ Private X
6. Present Use: Residence Original use: Store/Residence

DESCRIPTION

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

This two and one half story structure is basically rectangular with additions to the side and rear. The fenestration is offset between the floors on the main facade end gable. The center entrance is covered by a gable roof supported on paired columns. No windows are visible on the sides. Skylights have been placed in the roof. Shutters are at each window and window crowns are of classic design.

The original pre-1859 building is severely altered, however, elements exist as a part of the present edifice. Additions to the sides and the removal of a full width porch with flat roof and railing, the center second story door are most noticeable. Extensive interior remodelings are reported to have removed all but the building's structural components.



8. Construction date:
 Estimated 1850 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
 Frontage 58 Depth 130
 or approx. acreage 7540 #
12. Date(s) of enclosed photograph(s)
May 1986

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

SIGNIFICANCE

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

Constructed by Jose Arano in the 1850s this structure is one of the oldest in the County. Originally a residence above and general store below the building was also the Post Office for many years.

Jose Arano parlayed his fortunes-derived from business in this structure into subsequent business ventures including developing the Bay View Hotel. Married to the youngest daughter of Don Raphael Castro, Jose Arano was one of the founding fathers of Aptos Village.

The significance of this building is found in the association with Jose Arano one of the founders of Aptos Village in the 1850's. Although the original form of the building is discernible, extensive remodeling has destroyed the architectural integrity of the simple design. The loss of architectural integrity is unfortunate, however the historic association warrants preservation planning under the County historic preservation ordinance criteria.

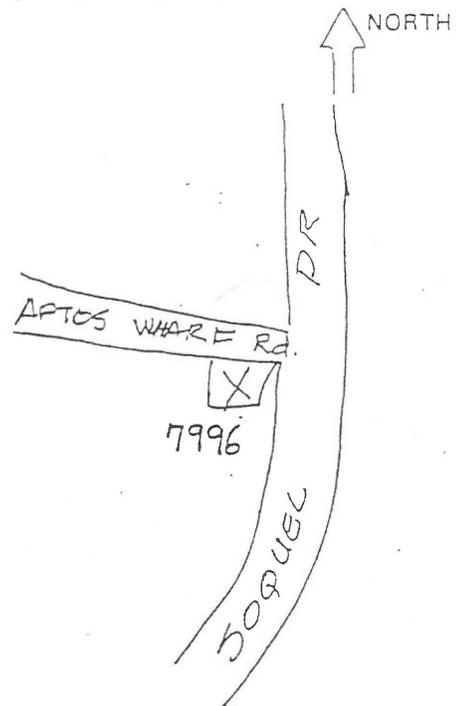
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ___ Arts & Leisure ___
Economic/Industrial 1 Exploration/Settlement 2
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

Sanborn Maps 1888, 1906
Parade of the Past, Margaret Koch
American Architecture Since 1760, Whiffen
Octagon Files

22. Register-Pajaronian 2/5/73
Date form prepared April 1986
By (name) _____
Organization The Firm of
Address: BONNIE L. BAMBURG
247 N. Third Street
City San Jose, CA Zip 95112
Phone: (408) 971-1421

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



Jose Arrano House (7996 Soquel Drive)

ADDENDUM—1994

PHYSICAL INSPECTION

Date: April 22, 1994

Result of Inspection: No apparent changes.

CONSULTANT'S PRELIMINARY RECOMMENDATIONS:

No Change.

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

Context: 2 (architecture)

Property type: house