

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 8040-42 A Soquel

P1. Other Identifier: Leonard & Son (General Store/ Post Office)

*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 Location: Not for Publication Unrestricted a. County: Santa Cruz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 Revised T 11S R 1E B.M. Mt. Diablo

c. Address 8040-42 A Soquel City Aptos Zip 95003

d. UTM: (Give more than one for large and/or linear resources) Zone 10S 597880mE 4092687mN

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

Assessor's Parcel Number: 041 042 02

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

CONTRIBUTING BUILDING (NR 5D)

Leonard & Son (General Store/ Post Office) is located at 8040-8042. Constructed in 1897 for James Leonard, this building is an example of frame, twentieth century commercial architecture.

Constructed in 1897 this single-story building of frame construction appears to sit atop a mudsill foundation. Channel Rustic wood siding covers the exterior walls. A gable roof concealed by a parapet crowns the rectangular shaped building that sits on a deep and narrow lot. Visually and structurally the building is separated into two different bays defined by the two entrances. On the first bay sixteen-lite, stationary windows flank a two-part door - meaning that the top and bottom can open separately. This configuration is repeated on bay two.

Constructed for Van Kaathoven the design of the 1924 addition was in keeping with the original portion of the building. Constructed in 1924, this single-story commercial building was constructed as an addition to 8040 (Continued page 2)

*P3b. Resource Attributes: (List attributes and codes) HP6, HP14-Post Office

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



P5b. Description of Photo: (View, date, accession #)
Photo of the north elevation.
June 2002, K. Oosterhous

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both

1897 & 1924 addition

*P7. Owner and Address:
James & Nikki Broadwell
7143 SW 2nd Avenue
Portland, OR 97219

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

Kara Oosterhous
Dill Design Group
110 N Santa Cruz Ave
Los Gatos, CA 95030
Charlene Duval (Consultant)

*P9. Date Recorded: 06/02 Rev 3/7/03

*P10. Survey Type: (Describe)
Reconnaissance

*P11. Report Citation: (Site survey report and other sources or enter none) None

*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)

Page 2 of 2

Resource Name or # (Assigned by Recorder)

8040-42 A Soquel

Recorded By: K. Oosterhous & C. Duval

Date: 8/31/02 Rev 3/7/03

Continuation

Update

Soquel Drive. The building appears to sit atop a mudsill foundation and is topped by a gable roof hidden behind a parapet clad in vertical wood siding. Dual bevel drop siding covers the walls of this commercial building. A centrally located chamfered entrance, with two doors, provides access to the interior of the building. On each side of the entrance are small, single-lite, fixed windows with transoms, which in turn are followed by large, single-lite fixed windows topped by transoms. Square posts with brackets support the front porch that spans the entire length of the façade. This building shares a party wall with the adjacent property (8042 Soquel). The interior of the building has been altered to accommodate the restaurant located on the east end of the building that spills over into the adjacent building (8042 Soquel).

This building is set in the commercial center of Aptos, which is comprised of both historic and non-historic income producing businesses. It is also a contributing resource to the Aptos Village Historic District. Despite the new construction, this area of Aptos still possesses a sense of place. Overall, this building possesses integrity of location, setting, design, feeling, association, workmanship, and materials as it remains true to its historic design and appearance.

History

James Leonard built the original general store, Leonard & Company, at what is now 8040 Soquel Drive in March 1887. In 1889, the store offered "general merchandise, dry goods, boots and shoes, hats, caps, clothing, gents furnishing goods and ladies' notions," and paid the "highest price" for "country produce." The store also had millinery and dress making departments. The building burned in 1897, however, and Leonard moved a cottage he owned on Valencia Street to this site and reestablished his store, to become known as Leonard & Son, with his son Thomas J. Leonard. In 1908, the store and post office were operated by S. Charleston. Between 1909 and 1917, Peter Jansse, born in Holland, partnered with William (H. W. A) Verhoeff. In 1922, Cornelius Van Kaathoven purchased the Aptos Cash Store from Verhoeff. In 1924, Van Kaathoven built an addition on the east side of the store in order to have more room for the telephone department and the post office, as well as his store. The post office occupied the central portion of the original building (#8040), with the individual letter boxes located in the space previously occupied by the front door, providing 24-hour access to the boxes. The new entrance to the "Red and White Store" was located in the new building or annex (#8042). Large plate glass windows were installed at this time, as well as a porch that extended the entire length of the building. Van Kaathoven eventually sold the store to Fred Toney, who later sold it to Arne Jensen who was operating a TV shop in the building in the late 1960s and 1970s. In recent years the building has been occupied by the Café Sparrow.

Sources

Johnston, P.

1973 *Aptos and the Mid Santa Cruz County Area, 1890 to World War II.* Edited by Elizabeth Spedding Calciano. UCSC Regional History Project.

Sanborn Fire Insurance Maps

1888- Aptos.

1929

Santa Cruz News

1924 Social Affairs at Aptos; Dinners at Deer Park Inn. 10 November.

1924 Parent-Teacher Club Meets at Aptos, Many Improvements. 22 November.

Santa Cruz Sentinel

1929 Interesting History of Aptos and Its Development. 17 May.

1954 Peter Jansse, 'Mayor' of Aptos, Succumbs. 11 May.

Santa Cruz Surf

1908 Postal Robbers. 9 April.

Swift, C.

1980 A Personal History of Aptos. *Green sheet.* 16 July

Ser. No. 35
 HAER HAER Loc Loc SHL No. SHL No. NR Status 5
 UTM: A 101597808, 4092707 C C
 B B D D

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: Vantress Design Associates, Cafe Sparrow
2. Historic name: General Store and Post Office
3. Street or rural address: 8040 and 8042A Soquel Drive
- City Aptos Zip 95003 County Santa Cruz
4. Parcel number: 041-042-02
5. Present Owner: Vantress, Marian Address: 646 Beach Drive
- City Aptos CA Zip 95003 Ownership is: Public Private X
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

- 7a. Architectural style: Commercial Psuedo False Front
- 7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This structure is a Commercial False Front building housing two symmetric businesses. Each of the ground floor facades are comprised of two large multi-paned display windows flanking a recessed entry. Above the windows is a projecting shed roof that extends over the sidewalk, sheltering it. Rising above the shed roof is the false front bill-board, a shiplap covered flat extension originally used for the purpose of advertising. It is capped by a small cornice.

The wood shake overhang united this channel rustic wood sided structure with its neighbor, represents either a replacement or a new addition. The existence of a broadwalk before 8040 and 8042 suggests the former explanation and preserves the old-timey character of the Aptos Village commercial district.



8. Construction date:
 Estimated _____ Factual 1899
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
 Frontage 90 Depth 59
 or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1986

13. Condition: Excellent Good Fair Deteriorated No longer in existence
14. Alterations: unknown - may have been rebuilt in 1898 and was rehabilitated c. 1977
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 in the 1870s, this building operated as a general merchandise store and post office for almost 100 years. Repaired and opened in the late 1970s, the structure retains commercial uses in keeping with the historical uses of the Aptos Village area.

The structure is a very important historic building, the oldest in the line of buildings along the west side of Soquel Drive that are known as Aptos Village. This structure sets the style of the Western unadorned commercial architecture that is replicated in the newer structures apart of Aptos Village.

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

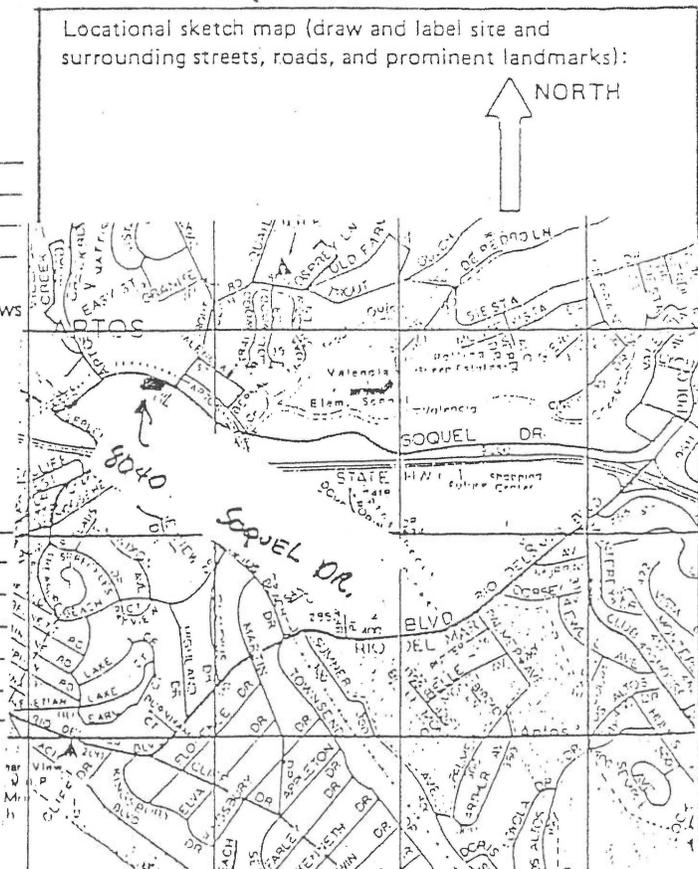
21. Sources (List books, documents, surveys, personal interviews and their dates).

Sanborn Maps 1888, 1908
 Interview M. Vanters, owner

Old Country Pizza Gazette, Vol-1#2 1/9/76

Edna Kimbro (9/88)

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



General Store and Post Office (8040 and 8040 Soquel Drive)

ADDENDUM—1994

PHYSICAL INSPECTION

Date: February 2, 1994

Result of Inspection: Structures appear to be unchanged.

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: commercial building

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

- 1. Common name: Abtos Dry Goods Store and Cafe Sparrow
- 2. Historic name: _____
- 3. Street or rural address: 8042 Soquel Drive
City Abtos Zip 95003 County Santa Cruz
- 4. Parcel number: 04104202
- 5. Present Owner: VANTRESS, MARIAN Address: 646 BEACH DRIVE
City Abtos CA Zip 95003 Ownership is: Public _____ Private X
- 6. Present Use: Commercial Original use: Commercial

DESCRIPTION

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

This one story commercial building is rectangular in form. The front facade is divided between the lower display area and the upper sign board by a shingled canopy. The display windows slant and recess to the entry doors.

Molded panels formerly beneath the display windows have been removed. The structure is bevel sided. The overhand continues that present along 8042 and 8040 Soquel Drive.



- 8. Construction date:
Estimated 1920 Factual _____
- 9. Architect Unknown
- 10. Builder Unknown
- 11. Approx. property size (in feet)
Frontage 90 Depth 59
or approx. acreage _____
- 12. Date(s) of enclosed photograph(s)
May 1986

13. Condition: Excellent Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: unknown
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: A part of Aptos Village

SIGNIFICANCE

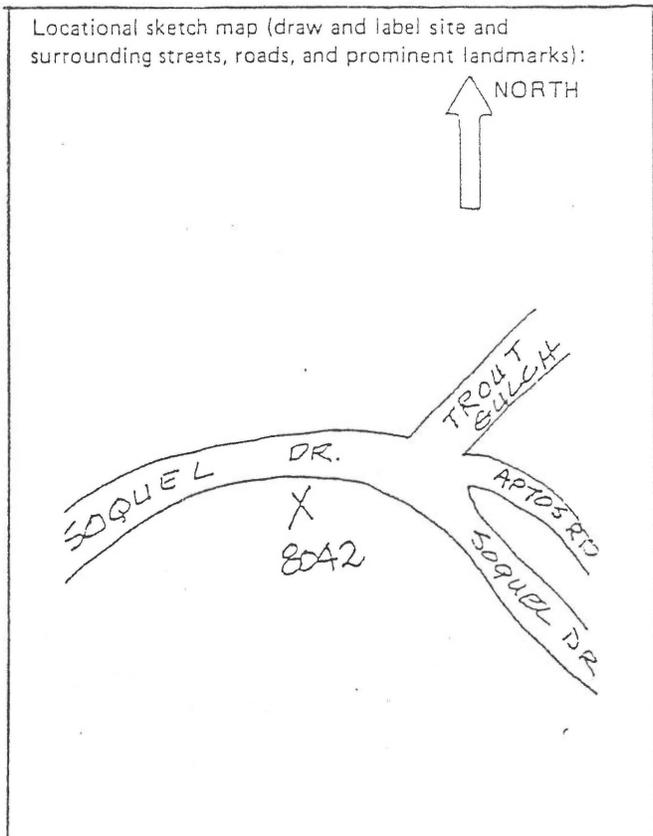
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Built in the 1920s, this False Front style building represents one of the earliest commercial styles. The front of the structure is covered by a rectangular facade which advertises the business within. This example of the style is a significant reminder of a design that was highly popular throughout the early west. The Drygoods building is an important architectural element in the Aptos Village streetscape.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture 2 Arts & Leisure _____
 Economic/Industrial 1 Exploration/Settlement _____
 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
 Edna Kimbro (9/88)

22. Date form prepared April 1985
 By (name) The Firm of
 Organization BONNIE L. BAMBURG
 Address 247 N. Third Street
 City San Jose, CA 95112 Zip
 Phone: (408) 971-1421



Aptos Dry Goods Store (8041 Soquel Drive)

ADDENDUM—1994

PHYSICAL INSPECTION

Date: February 2, 1994

Result of Inspection: No apparent structural change.

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: commercial building