

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 . *Resource Name or #: (Assigned by recorder) 8044 Soquel Drive

P1. Other Identifier: Harper Building

*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 Location: Not for Publication Unrestricted a. County: Santa Cruz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 8044 Soquel Drive City Aptos Zip 95003

d. UTM: (Give more than one for large and/or linear resources) Zone 10S 597916mE 4092682mN

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

Assessor's Parcel Number: 041 042 03

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

CONTRIBUTING BUILDING (NR SD)

The Harper Building is sited at 8044 Soquel Drive. Constructed in 1924 by Cox & McClintic, this building reflects the characteristics of frame commercial buildings built during the 1800s.

This commercial building of frame construction has walls that are clad in lap siding. Stucco covers the front façade, which faces north. It is likely that the two-story building with partial basement sits atop a mudsill or concrete perimeter foundation and it is evident that a flat roof shelters the building's rectangular plan. Square posts with brackets support a second-story balcony that spans the front of the building and is decorated by a decorative frieze and balustrade made of 2x4s. Located beneath the balcony, on the first story are two, side-by-side, centrally located doors flanked by picture windows; each door and window is topped by a multi-lite transom. Fenestration on the second-story consists of a centrally positioned ribbon of three, six-lite casement windows flanked by single six-light casement windows. Each window has an arched stucco reveal
(Continued page 2)

*P3b. Resource Attributes: (List attributes and codes) HP6, HP39-Library

*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

1924

*P7. Owner and Address:
James & Nikki Broadwell
7134 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)

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Resource Name or # (Assigned by Recorder)

8044 Soquel Drive

Recorded By: K. Oosterhous & C. Duval

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

Continuation

Update

above it. It is likely that changes have been made to the front façade of the building over time, possibly stucco of the building and replacement of windows. These changes however, do not detract from the overall significance of the building. The floor plan of the building is long and narrow - as the building sits on a very narrow lot that slopes to the rear, allowing for a partial basement and the accommodation of several offices.

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

The building located at 8044 Soquel Drive was constructed in 1924 by Cox & McClintic. In the early 1930s, the building had become known as the Harper Building and was owned by Charles E. and Lillian McFadden who also had also purchased the William Verhoeff farm on Trout Gulch Road. They were the parents of David Morris McFadden who in 1932-34 operated a library in an unused room on the first floor of the subject building. McFadden set up shelves made of apple-box schook and made arrangements with Minerva Waterman to bring books to Aptos every week from the City-County Library in Santa Cruz. This was the first library in Aptos. This building also housed Peter Jansse's real estate office when he returned to Aptos after living a few years in San Jose and Piedmont.

Sources

Sanborn Fire Insurance Maps
1888- Aptos.
1929

Santa Cruz News

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

Swift, C.

1993 Aptos Neighbors Honor David McFadden, the Man Who Brought Books to Town. *Mid County Post*. 1 June.

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Resource Name or # (Assigned by Recorder)

8041 Soquel Drive

Recorded By: K. Oosterhous & C. Duval

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

Continuation

Update

Swift, C.
n.d. The Heart of Aptos Village. *The Mid-County Post*. Clipping on file at the Aptos Museum/Aptos Chamber of Commerce.

Toney, F.
1979 Personal communication with C. Detlefs [Duval] and tour of Bay View Hotel.

Wilcox, Kay
1984 The Bay View Hotel. MS prepared for History of Santa Cruz, Sandy Lydon, Instructor, Cabrillo College.

HISTORIC RESOURCES INVENTORY

Ser. No. 58
HABS HAER Loc SHL No. NR Status 5
UTM: A 10/595780.4093871 C _____
B _____ D _____

IDENTIFICATION

1. Common name: Village House
2. Historic name: _____
3. Street or rural address: 8044 Soquel Drive
City Antos Zip 95003 County Santa Cruz
4. Parcel number: 041-042-03
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: Psuedo Victorian Commercial
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

This is a two-story commercial structure, rectangular in form. The front facade has a three-section window composition of tall windows one each side, three in the center; all are set beneath arches. The canopy extends the the sidewalk line; the shingle canopy is supported on posts with carved brackets. A fence of vertical rails sets atop the canopy. The store fronts have flat display windows with trimmed panels below. The doors are wood frame with glass. An arched entry leads to the apartment upstairs.



8. Construction date:
Estimated 1928 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 24 Depth 100
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1986

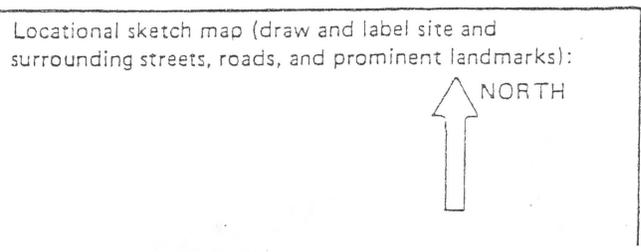
13. Condition: Excellent Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: extent unknown
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up
Residential _____ Industrial _____ Commercial Other: _____
16. 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: _____

SIGNIFICANCE

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

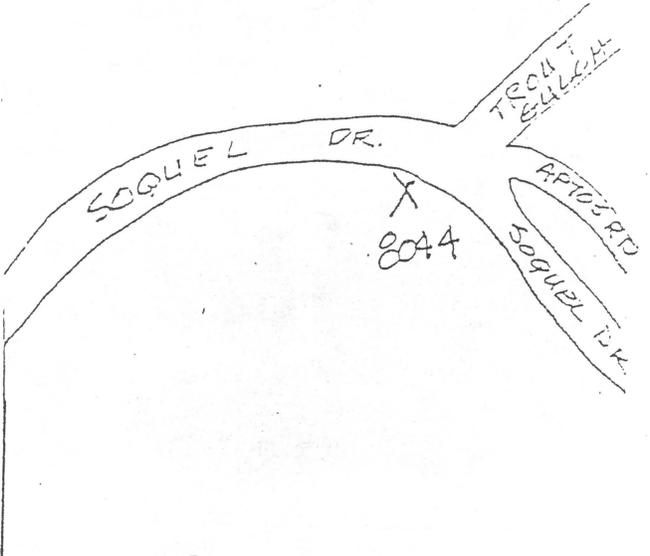
Built in the late 1920s, this two story commercial building shows an adaptation of Victorian gingerbread ornamentation. Its significance lies in its position as a bridge between earlier, outmoded, styles and the modern commercial designs of present day Aptos. It is also significant as a part of the Aptos 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

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



Village House (8044 Soquel Drive)

ADDENDUM—1994

PHYSICAL INSPECTION

Date: April 8, 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