

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

# PRIMARY RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code NR-3

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

\*Resource Name or # (Assigned by Recorder): SCC09R

P1. Other Identifier: 48

\*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 Location: Not for Publication ☒ Unrestricted \*a. County Santa Cruz  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 1954 Revised 1994 R1W T11S

Mt Diablo B.M.

c. Address: 7992 Aptos Wharf Road

City Aptos

ZIP: 95003

d. UTM: (Give more than one for large/or linear resources) 10S 597467mE 4092783mN

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

Assessor's Parcel Number: 039-232-03

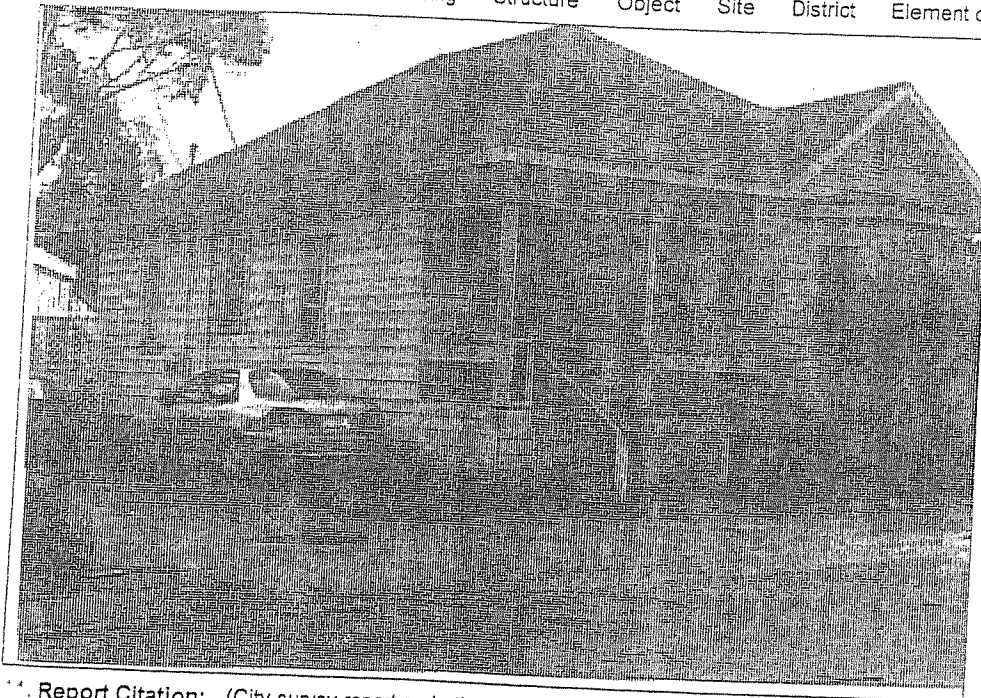
\*P3a. Description:: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story building with a hipped roof sits on a raised foundation. The eaves are boxed and the roof is covered with composition shingles. It is asymmetrical in plan with a gable-covered bay window at the southwest corner of the house. The porch is recessed beside the front-gabled bay and is supported by two large square posts. Turned balusters support the porch railing. The majority of the windows are one over one double-hung with wood sash. There is a centrally-located vent over the bay window. The windows in the bay as well as the window on the porch do not appear to be original to the structure. The building is sheathed in channel rustic siding.

\*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 #)

February 2001

View from northwest

\*P6. Date Constructed/Age Sources:

c1890

1986 DPR

\*P7. Owner and Address:

Robert &amp; Lou Unberger

P.O. Box 252

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

\*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.

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)

\*Required information

BUILDING STRUCTURE AND OBJECT RECORD

\*NRHP Status Code: 4S

Page 2 of 2

\*Resource Name or # (Assigned by recorder): SCC09R

B1. Historic Name: Rice 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 c1889

\*B7. Moved? Not known

Date:

Original Location:

\*B8. Related Features: None

B9. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Residential architecture

Area Aptos

Period of Significance 1870's-1910' Property Type Residential Applicable Criteria A & B

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

David M. Rice, a native of Missouri, came to Santa Cruz in 1858. He is said to have run a hotel in Aptos as early as 1860, however, census records show him living in Nevada County at that time. By 1870, he was operating a saloon in Soquel. By 1874, he and his wife, Jennie, were proprietors of the Rice Hotel, probably on Aptos Wharf Road, which was then the center of Aptos. The site of this hotel may have been the same site as the subject building, as in 1879, Jennie M. Rice, wife of David Rice, acquired ownership of the property, which was identified as being next to Arano's Store. Rice's wife Jennie Rice was the daughter of Issac Graham, a well-known American immigrant to Mexican California, who settled near Branciforte in 1833. Jennie was one of his heirs after his death in 1863. The Rice Hotel, reported to have 12 rooms, operated until at least 1888. By 1889, Rice identified himself as a saloonkeeper, and their new house, owned by Jennie M. Rice, was located on property valued at \$50 and the house was valued at \$975. In May 1889, the Rice family was the subject of considerable controversy, as the sons beat up a local schoolteacher who was boarding at the Rice home (the school was located across the street). The sons alleged that the schoolteacher had insulted their mother. The article mentions the Rice house, but not a hotel. In 1890, D.M. Rice purchased A.J. Jennings' store in the village at the northeast corner of Trout Gulch Road and Aptos Street. He operated this store until 1896 when it and the adjacent empty building (formerly a saloon) burned. In 1900, Rice's occupation was listed as "own income," unlike in an earlier census and directories where he was identified as a hotelkeeper. The family remained in Aptos until about 1915 when they moved to Calxico, Mexico. David Rice died in 1916 and Jennie in 1923. Two of their sons, Charles and William Rice, inherited the parcel. A third son, Jessie, died in 1918.

Built by early Aptos area pioneers, the building is associated with personages important to the history of Aptos and would appear to be eligible for the National Register under Criterion B. It was previously reviewed by the State Historic Preservation Officer who found it might become eligible as a separate property, and it appears to have sufficient integrity for listing. It would therefore qualify for local listing as an NR-3.

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

\*B12. References

- A Sensation at Aptos, Santa Cruz Daily Surf, 5/31/1889.
- Aptos Directories
- Collins, A., Rice's Hotel, The Hostels of Aptos, Historical Sketches, January 1990.
- County of Santa Cruz, Deeds, B. F. Porter to Jennie M. Rice, 11/26/1879, Book 29:Page 232.
- Death of D. M. Rice, Santa Cruz Daily Surf, 7/10/1916.
- Hihn Collection Map, #31, HBE, undated (c1925).
- Pioneer Mother Passes at Indio, The Evening News, 4/25/1923.
- [Rice buys Aptos Store], Santa Cruz Daily Surf, 2/6/1890.
- Rowland, L., Santa Cruz, the Early Years, 1980.
- The Aptos Fire, Santa Cruz Daily Surf, 5/12/1896.

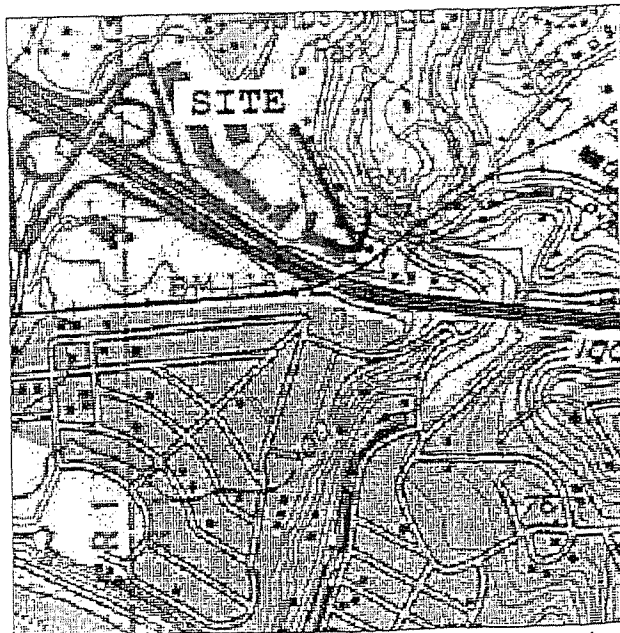
B13. Remarks: None

\*B14. Evaluator: Franklin Maggi

\*Date of Evaluation: March 2001

NORTH

(This space reserved for official comments)



\*Required information

# HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ Loc \_\_\_\_\_ SHL No. \_\_\_\_\_ NR Status 5  
UTM: A 10/597545.4092608 C \_\_\_\_\_  
B \_\_\_\_\_ D \_\_\_\_\_

## IDENTIFICATION

1. Common name: \_\_\_\_\_
2. Historic name: Judge Rice House
3. Street or rural address: 7992 Aptos Wharf Road  
City Aptos Zip 95003 County Santa Cruz
4. Parcel number: 03923203
5. Present Owner: UMBERGER ROBERT & LOU Address: P.O. BOX 252  
City APTOS CA Zip 95001 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Office Original use: Residence

## DESCRIPTION

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

This is a single story rectangular form structure. The front facade is divided between a recessed porch and a gable covered bay. The porch is supported by two square posts and has a railing of turned balustrade capped by lower boxes. The bay has a three part slanted projecting window with a small roof, some window sash appears to be original. The structure is sheathed in horizontal board. The composition shingle roof is new.



8. Construction date:  
Estimated 1890 Factual \_\_\_\_\_
9. Architect UNKNOWN
10. Builder UNKNOWN
11. Approx. property size (in feet)  
Frontage 160 Depth 117  
or approx. acreage 19,400  $\div$
12. Date(s) of enclosed photograph(s)  
May 1986

13. Condition: Excellent \_\_\_\_\_ Good X Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: rehabilitated c1985, porch railing, minor modifications
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings X Densely built-up \_\_\_\_\_  
Residential X Industrial \_\_\_\_\_ Commercial X Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ X Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? \_\_\_\_\_ Moved? \_\_\_\_\_ Unknown? X
18. Related features: \_\_\_\_\_

#### SIGNIFICANCE

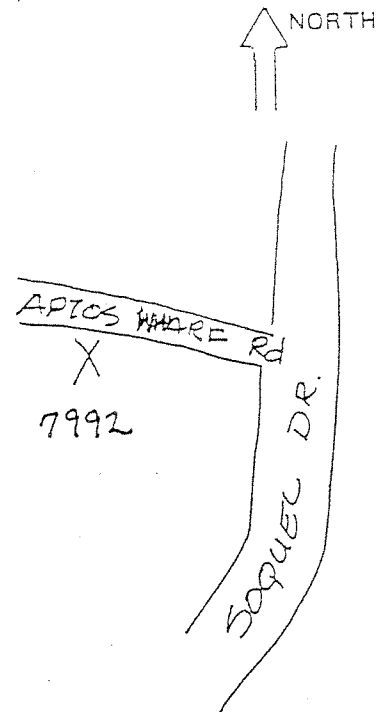
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This Neo-Classic style house, built in the 1890s, is significant as the home of Judge David Rice. In the 1840s, Rice built one of the first hotels in Aptos, a structure with twelve rooms for visitors. David Rice was the son-in-law of Isaac Graham, pioneer lumberman, shipbuilder and associate of John C. Fremont in the California rebellion. Rice's wife, Matilda Graham Rice, inherited Isaac Graham's considerable property in Aptos.

This building is significant in local history as the home of an important business man - politician and his wife, the surviving daughter of a local pioneer, Isaac Graham. Recently, rehabilitated for commercial office use the architectural integrity remains intact.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 2 Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement 1  
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  
Register-Pajaronian 2/5/73
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

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



Judge Rice House (7992 Aptos Wharf Rd.)

ADDENDUM—1994

PHYSICAL INSPECTION

Date: February 2, 1994

Result of Inspection: Structure appears 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: 1 (tourism), 2 (architecture)

Property type: house

