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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

For NPS use only

received AUG 20 1984  
date entered SEP 20 1984

1. Name

historic VALENCIA HALL, VALENCIA UNION HALL

and/or common VALENCIA HALL

RECEIVED  
MAR 15 1984

OHP

2. Location

street & number Valencia Road, between Bear Valley and Cox Roads N/A not for publication

city, town Aptos v/c. -x vicinity of Aptos

state California code 06 county Santa Cruz code 087

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: meeting hall

4. Owner of Property

name County of Santa Cruz

street & number 701 Ocean Street

city, town Santa Cruz N/A vicinity of state California 95060

5. Location of Legal Description

courthouse, registry of deeds, etc. County Recorder, County Governmental Center

street & number 701 Ocean Street

city, town Santa Cruz state California 95060

6. Representation in Existing Surveys

California Inventory of Historic Resources  
title Santa Cruz County General Plan has this property been determined eligible?  yes  no

date 1976  federal  state  county  local  
State Office of Historic Preservation, P. O. Box 2390

depository for survey records

city, town Sacramento state CA 95811

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# 7. Description

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<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____ N/A
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

**Describe the present and original (if known) physical appearance**

Valencia Hall is a one-room building constructed in the early 1880s to accommodate the lumbering community of Valencia. A fine example of late Victorian vernacular architecture in the area, its integrity has been maintained in spite of benign neglect and unfortunate modifications that have been made through the years. The hall is now the property of the County of Santa Cruz, which is developing a restoration program for the building in cooperation with Architectural Resources Group.

The hall is a single story structure that measures 30'x40' made entirely of redwood. The framing rests on wood perimeter girders that do not extend to the mudsill, apparently to accommodate the slope on which the structure is built. The girders sit on 4"x4" posts, which in turn rest on a cribbed pad of 2"x9"x19" members on the ground.

The floor framing is of 2"x12" wood joists at 24" on center that rest on wood girders. There are two rows of girders on the inside, approximately 5'6" from the exterior walls, which reduce the span of the joists to 19'6". Stumps from the redwood trees cleared from the site provide support for the girders. The floor sheathing is tongue and groove (7/8"x3-1/4") laid 90 degrees to the direction of the framing.

The roof is a simple king post carpenter truss that is spaced at 32" on center and rests on the exterior walls. The 1"x6" sheathing is covered with wood shingles secured with square nails. The original shingles have been covered with asphalt roofing.

The exterior siding is a channel rustic shiplap installed horizontally, and the skirting that extends from the floor line to the ground around the perimeter of the building is a "V" groove siding installed vertically. The transition from the siding to the skirting is accomplished by using a drip trim set on top of a 1-1/4"x7-1/2" horizontal trim.

The gable end at the south, or front, of the building features fish scale shingles in an area defined by a symmetrical diamond shape. The center of the diamond contains a five-pointed star constructed by placing progressively smaller stars on top of each other in a pyramid fashion.

The windows are original and are double hung, six over six lite sash. The double front door also appears to be original, although it has been changed to open out, rather than in, to accommodate the fire code.

The interior is finished in wood, and both walls and ceiling are covered in the same 7/8"x5-5/16" redwood tongue and groove paneling.

Modifications to the building have not significantly altered its historic fabric, nor are they irreversible. Perhaps because of the encroachment of Valencia Road at the front of the building, the porch was rebuilt and the steps, which had led directly to the road, were repositioned at the side of the porch. The roof was removed, but the outline on the facade remains and documents its configuration. In the 1920s the Farm Bureau raised funds to build an addition in the rear of the hall to provide stage and kitchen space measuring 12'0"x30'0". The original siding was removed and reused on the exterior of the addition, which is single-wall construction and poorly built. These structural deficiencies will be addressed in the proposed restoration of the building. A side exit was added, and a rudimentary lavatory was also added to the rear of the hall.

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# 8. Significance

<b>Period</b>	<b>Areas of Significance—Check and justify below</b>			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates**                      c. 1884                      **Builder/Architect**                      unknown

**Statement of Significance (in one paragraph)**

Built by F. A. Hihn in the 1880s, Valencia Hall is associated with a critical period in the history of Santa Cruz County, one that encompassed the decline of the influence of the Californios; the ascendancy of American and European settlers who entered the area following statehood; the division of the ranchos; large-scale timbering, and the establishment of small farms and orchards. The hall reflects the evolution of the Valencia area, as well, through its continuous use as a meeting place for those who have been involved in this development.

Valencia Hall was built by Hihn on Valencia Creek as a meeting place for the workers in the mill that he had recently established and as the center of a community proposed by him to accommodate the millhands and their families. It stands as a singular reminder of his ambitious plans for the area, and is one of the few buildings erected by him extant. A German immigrant lured to California by the discovery of gold, Hihn came to Santa Cruz in 1851, after less than successful business ventures in San Francisco and Sacramento, and began a career that would make him one of the most prosperous visionaries and entrepreneurs in the history of the County. Like the Castro family before him, which had received considerable grants of land from the Mexican government, he acquired thousands of acres, including the timberlands on which he carried on the operations of the Valencia mill. Unlike them, however, he transformed his holdings into a commercial empire that included, besides lumbering, mining, land development, trade and transportation. He was involved with the development of rail lines between his mill site and Aptos, between Santa Cruz and Watsonville, encouraged electrification, the establishment of water systems, founded a bank, and engaged in politics. In addition to serving on the Board of Supervisors of Santa Cruz County, he also held a seat in the State Assembly. Other than Valencia, he laid out the community of Felton, subdivisions in Aptos and Live Oak, and founded Camp Capitola, which grew and prospered to become a leading resort on Monterey Bay.

He founded the community of Valencia on land he had purchased from Francisca Gonzales Valencia Melville, the granddaughter of Rafael Castro, grantee of Rancho Aptos. Mrs. Melville had been given the property in 1855, upon her marriage to Carlos Valencia and, although she was widowed and had remarried, the Valencia name remained associated with the area, the creek that runs through it, and the mill and community established by Hihn. On nearly two thousand acres of virgin timberland, he began his Valencia lumbering operation which, between the years 1884 and 1892, reportedly had the capacity for producing 30,000 to 70,000 board feet per day. By the turn of the century, this rapacity had consumed the available timber and the mill was closed. Because Hihn did not believe in the traditional company town, he sold lots and small farms to those who worked in the mill, and gradually the area became largely agricultural and an apple producing district in the County.

During this transition, the hall continued to be used for social events, meetings, church services and school commencements. In 1921, and at the urging of the County Farm Advisor Henry Washburn, the residents of the area organized the Valencia Farm Bureau in the hall. This organization, an affiliate of the Santa Cruz County Farm

# 9. Major Bibliographical References

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Fehlman, C. E. Economic History of Santa Cruz County, California: 1850-1947.  
Unpublished paper. 1947

Harrison, E. S. History of Santa Cruz County, California. San Francisco: Pacific  
Press Publishing Company, 1892

# 10. Geographical Data

Acreege of nominated property 0.62 acre

Quadrangle name Loma Prieta

Quadrangle scale 1:24,000 (USGS)

UTM References

A 

1	0	6	0	10	9	7	0	4	0	9	4	8	7	0
Zone			Easting				Northing							

B 

Zone			Easting				Northing							

C 

Zone			Easting				Northing							

D 

Zone			Easting				Northing							

E 

Zone			Easting				Northing							

F 

Zone			Easting				Northing							

G 

Zone			Easting				Northing							

H 

Zone			Easting				Northing							

Verbal boundary description and justification Beginning at the intersection of the centerline of Valencia Road and Bear Valley Road as shown and delineated on the Parcel Map of the lands of Newell filed for record in Parcel Maps, Volume 17, Page 42; thence from said point of beginning North 39° 05' 00" East 184.20 feet along the centerline of Bear

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state code county code

# 11. Form Prepared By

name/title Staff, Santa Cruz County Historical Museum  
Santa Cruz County Society for Historical  
organization Preservation, Inc.

date 10/26/83

street & number 118 Cooper Street

telephone (408)425-2540

city or town Santa Cruz

state California 95060

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Miriam Mitchell-William

title Deputy State Historic Preservation Officer

date 8/13/84

For NPS use only

I hereby certify that this property is included in the National Register

for  
Alvarez Byers  
Keeper of the National Register

Entered in the  
National Register

date 9-20-84

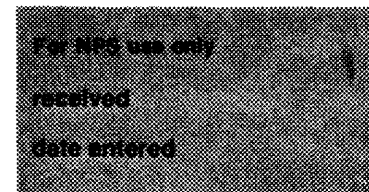
Attest:

Chief of Registration

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**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

Item number 6

Page 1

Representation in Existing Surveys (continued)

Santa Cruz County General Plan  
9/30/80               county

Records at Santa Cruz County  
Historical Museum  
118 Cooper Street  
Santa Cruz, CA 95060

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET 1

ITEM NUMBER 8 PAGE 1

Bureau, from the time of its founding was instrumental in bringing electricity to the area, organizing a water company, promoting road and bridge improvements, as well as encouraging improved agricultural methods. The Farm Bureau's arrangement with the Hihn family for use of the hall continued to be an informal one, based largely upon the community's accustomed access to the building, until 1932, when the trustees of the Hihn estate required the group to assume all liability for the building if it was to continue using it. Because of the residents' proprietary feeling for the building that had been the focal point of their community for so long, the Farm Bureau incorporated as the Valencia Farm Center, and the hall, exclusive of the land on which it stood, was deeded to it. The Valencia Farm Center retained ownership of the hall until 1976, when it deeded it to the County of Santa Cruz. The County purchased the land, as well, and is presently developing a restoration program for the hall to guarantee its continued use by the growing Valencia community.

Although remembered for his accomplishments that influenced the development of the County, few structures remain to recall Hihn's enterprise outside the City of Santa Cruz. In Capitola, for example, only the Superintendent's Office (State Historical Landmark No. 860) from the several major buildings that comprised Camp Capitola still stands, and in Valencia, the hall is the only reminder of his involvement with that area that began with his purchase of land on the Rancho Soquel Augmentation.

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**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET 2

ITEM NUMBER 9

PAGE 1

Johnston, Paul D. Aptos and the Mid-Santa Cruz County Area from the 1890s through World War II. An interview conducted by Elizabeth S. Calciano. Santa Cruz, Calif.: University of California, Santa Cruz, University Library, 1973.

Lydon, Sandy and Carolyn Swift. Soquel Landing to Capitola-by-the-Sea. Cupertino, Calif.: California History Center, De Anza College, 1978.

Files of the Santa Cruz County Historical Museum, Santa Cruz, California.

Valencia Hall, Santa Cruz County, Historic Building Analysis. Prepared by Dan Peterson, A.I.A. and Associates. N.d.

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CONTINUATION SHEET 3

ITEM NUMBER 10

PAGE 1

Valley Road to a point; thence leaving said centerline South 61° 48' 00" East 115.00 feet, more or less, to the centerline of the east branch of Valencia Creek; thence southerly along the centerline of the east branch of Valencia Creek 130.00 feet more or less to the centerline of Valencia Road; thence along the centerline of Valencia Road North 87° 45' 00" West 80.00 feet more or less to a point; thence continuing along said last mentioned center line North 73° 15' 00" West 137.00 feet more or less to the point of beginning.

A portion of APN 105-211-02

Boundaries encompass the building and its remaining grounds and are drawn upon lot lines which resulted from subdivision of the original parcel in 1976 prior to purchase by the County of Santa Cruz.



VALENCIA HALL  
Valencia Road between Bear  
Valley and Cox Roads  
Aptos, Santa Cruz, CA

