

PH0076520

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

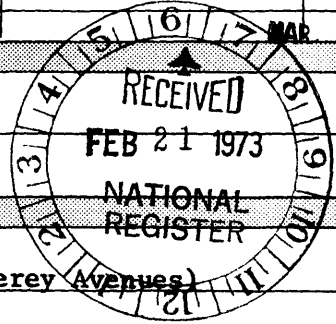
(Type all entries - complete applicable sections)

STATE:
California

COUNTY:
Santa Cruz

FOR NPS USE ONLY

ENTRY NUMBER	DATE
	MAR 20 1973



1. NAME

COMMON:
Superintendent's Office

AND/OR HISTORIC:
Hihn Building

2. LOCATION

STREET AND NUMBER:
201 Monterey Avenue (corner of Capitola and Monterey Avenues)

CITY OR TOWN:
Capitola

STATE California	CODE 006	COUNTY: Santa Cruz	CODE 087
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3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME:
James and Barbara Reding

STREET AND NUMBER:
114 Cliff Avenue (P.O. Box 755)

CITY OR TOWN:
Capitola

STATE: California	CODE 006
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5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Santa Cruz County Recorders Office

STREET AND NUMBER:
701 Ocean Street

CITY OR TOWN:
Santa Cruz

STATE: California	CODE 006
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6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Capitola Subdivision #6, being part of Rancho Soquel, Santa Cruz County

DATE OF SURVEY: **April 1922** Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Santa Cruz County Recorders Office

STREET AND NUMBER:
701 Ocean Street

CITY OR TOWN:
Santa Cruz

STATE: California	CODE 006
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7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The structure is of vague classical styling, reminiscent of similar structures found in early California Portugese fishing villages. It is of local redwood construction, two stories high (34 feet) with a steeply pitched gabled roof having vented windows in the gabled ends. The entire structure has been brought up to code during a recent restoration process. No sure evidence exists as to the exact original paint colors, except that the original paint appears to have been white, off white, or some pastel colors. In classic fashion, the trim colors and doors seem to have been mostly white. The colors today are of earth tone, dark green with a lighter green trim. The present foundation is granite aggregate concrete that has been topped and structurally tied with modern reinforced concrete. The exterior wall has flush drop-siding about 8" in width having horizontal ship lapped joints. The gables are covered with scalloped-butt shingles. The studs are full 2 x 4's on 16" centers. The floor joists are full 2 x 8's on 16" centers. The framing is all redwood balloon type with full 2" x 4" x 22' on 16" centers. The structure appears rather long and narrow with the steep roof pitch and gables. The main entrance doorway is set on an angle which is repeated with the windows similarly located on the second floor above with a little triangular false balcony below the window. The long elevation on Monterey Avenue contains a small hipped-roof stoop supported on scroll brackets located directly under the side gable incorporating a belt course which is used as a cornice. The first and second floor areas are divided by a simplified classical belt course. The second floor cornice work is rather wide extending from moulds to the second floor window heads which serve as frieze which contains small circular medallions about six inches in diameter and space about twelve inches on center. The original windows are mostly four light double hung sash, the front windows on the first floor are fixed commercial sash. The windows are narrow, tall and rather irregularly spaced, with vertical fenestration only partly in register. The main entrance doorway is set on an angle. The typical original doors appear to have been five panel (two lower vertical panels, horizontal center panel and tall vertical upper panels) of redwood. The main interior wall surfaces have raised panel dado and chair-rail with sand lime plaster on wood lath above. The rooms of lesser importance have four foot high vertical board wainscott with sand lime plaster on wood lath above. The ceilings are sand lime plaster. During the restoration process, where the plaster was defective on the walls and the ceiling, it was replaced with sheet rock.

S E E I N S T R U C T I O N S

FEB 21 1973

SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input checked="" type="checkbox"/> Social/Humanitarian | |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | |
| <input type="checkbox"/> Conservation | | | |

FEB 21 1973

STATEMENT OF SIGNIFICANCE

According to Mr. George W. Courtney, Historic Preservation Chairman, Santa Clara Valley Chapter, A.I.A., this structure of vague classical styling, constructed from local redwood, is an excellent example of the style of architecture which was used by the Portuguese when they settled small farming and fishing villages and towns along the California coastline in the latter part of the 19th Century. Although no precise date of construction exists it is estimated that the Superintendent's Office was built in 1883 based upon pictures, maps, and conversations with local residents. It is Capitola's oldest commercial structure and is an excellent example of Santa Cruz County's commercial architecture prior to the turn of the century. It served as headquarters for Frederick A. Hihn's Capitola operations. Hihn was an early Capitola developer having acquired numerous tracts of land sometime after the partitioning of the original land grant in 1860. In 1874, Hihn and S. A. Hall, a builder, merchant and owner of land in the area, began a joint effort to develop the land as a camping resort naming it Camp Capitola. Tents were supplied for guests who came from as far as San Francisco. Hihn was also instrumental in the construction of a narrow gauge railroad to the new resort development, the Santa Cruz-Watsonville Railroad, which was later purchased by Southern Pacific and converted to standard gauge in 1884.

On July 4, 1874, the grand opening of the resort was observed with a 10-day celebration. A large open air pavilion was built by Mr. Hall, the host. This was decorated with redwood boughs and woodwardia ferns. A clambake was one of the highlights of the occasion and picnics, dancing and beach activities were enjoyed. A public dining room was provided and a livery stable was built near the present firehouse and railroad trestle. As time went on, small furnished cottages were built and Capitola was on its way to becoming a well-known resort.

The F. A. Hihn Company established Capitola as California's first seaside resort town (other communities along the California coast are older, but Camp Capitola was the first community which was founded specifically as a seaside resort).¹ Frank Reanier, Hihn's Capitola Manager, had his public

¹According to Mr. Phillip Walker, a member of the Capitola City Council, former Mayor of Capitola, and locally recognized historian for the community. An article on page 26 of the California Living Section, San Francisco Chronicle, April 13, 1969, also states that Capitola may be the first of California's seaside resort towns.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Santa Cruz County Recorders Office
 Capitola Museum
 Phillip Walker, former Mayor of Capitola and recognized local historian. Interviews with local citizens having up to 85 years of local property ownership in their family and/or residency. My next door neighbor is 86 years old (Mrs. Lynn); her grandfather built her house when she was a little girl. The house overlooks the village of Capitola and she remembers the building ever since she was a little girl as being the office for Camp Capitola.
 "Highlights of Capitola History" by: Bertrude Chandler Forward.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE N	LONGITUDE W	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees	Minutes	Seconds
NW	° ' "	° ' "		36°	58'	23"
NE	° ' "	° ' "		121°	57'	00"
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 34' x 70'

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE

UTM
 10/59350
 4092200
 00

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
James Reding, Owner, advised by George W. Courtney, A.I.A., Architect

ORGANIZATION: **James Reding** DATE: **29 December 1972**

STREET AND NUMBER:
114 Cliff Avenue (P.O. Box 755)

CITY OR TOWN: **Capitola** STATE: **California** CODE: **006**

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National State Local

Name *[Signature]*
 Title State Liaison Officer
 Date FEB 12 1972

NATIONAL REGISTER VERIFICATION

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

[Signature]
 Chief, Office of Archeology and Historic Preservation

Date 3/20/73

ATTEST:
[Signature]
 Keeper of The National Register
 Date 3/16/73

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INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE California	
COUNTY Santa Cruz	
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(Number all entries)

8. SIGNIFICANCE (Continued)

offices downstairs and his private office upstairs with his living quarters. The superintendent was in charge of street repairs, beach clean-up, granting concessions, cottage rentals and maintenance plus any and all other activities related to the operation of the company town community. The building remained as the superintendent's office for the town until the late 1920's.

On January 2, 1973, the Santa Cruz County Board of Supervisors recommended that the State of California recognize the structure as a "POINT OF HISTORICAL INTEREST".

FEB 21 1973



FOR TAX PURPOSES ONLY
CITY OF CAPITOLA

Tax Area Code
3-000

35-18



STOCKTON AVE.

WEST END AVE.

CAPITOLA

CALIFORNIA AVE.

STOCKTON AVE.

AVE.

CAPITOLA (MB. 10-13)
4/25/88

SAN JOSE AVE.

CAPITOLA SUB. NO. 6
(MB 18-36) 5/13/22

SAN JOSE AVE.

PARK AVE.

AVE.

AVE.

BAY



Note - Assessor's Parcel Block 8
Lot Numbers Shown in Circles

