

HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

1. Common name: Frédéric A. Hihn Aptos Subdivision
2. Historic name: \_\_\_\_\_
3. Street or rural address: Valencia, Aptos Road  
City Aptos Zip 95003 County Santa Cruz
4. Parcel number: multiple
5. Present Owner: multiple Address: \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private \_\_\_\_\_
6. Present Use: Mixed use Original use: \_\_\_\_\_

DESCRIPTION

- 7a. Architectural style: Vernacular Residential 1870-1900
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

The Aptos Hihn subdivision is a collection of late 1800's residences exhibiting styles from the very plain pioneer hall and parlor design to the more elaborate details of the Queen Anne style.

Attach Photo Envelope Here

SEE PAGES 12 THROUGH 17

8. Construction date:  
Estimated 1870-1900 actual \_\_\_\_\_
9. Architect \_\_\_\_\_
10. Builder \_\_\_\_\_
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage @ 3 acres
12. Date(s) of enclosed photograph(s)  
May 1986

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: \_\_\_\_\_
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known X 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.)

Frederick A. Hihn was Santa Cruz County's first millionaire. He was a pioneer merchant, lumber mill owner and agriculturist. He built the original Camp Capitola and the Santa Cruz Railroad to Watsonville.

Hihn was also an early real estate developer. During Aptos' building boom, from the 1880's to the turn of the century, he subdivided his property in the area of Aptos. Hihn also built many of the houses in the subdivisions on a speculative basis.

This became the first planned residential subdivision in Aptos. The addition of the FA Hih residential subdivision attracted residents to the small town. The residences were constructed over several years and have remained a part of the town's living areas for over 100 years. The significance of this area is the collection of houses that date from 1870's through the 1890's exhibiting the construction of that period and the subdivision plan credited to F.A. Hihn.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_ 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, Koch  
A Field Guide to American Houses,  
McAlister

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

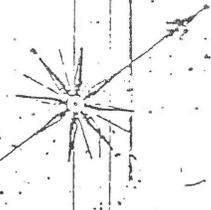
Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

# Hihn Aptos Subdivision 1908



R.J. MARTINSON'S  
APPLE ORCHARD

WATER INCLUDES 1/2 INCH AND 1/4 INCH  
STRAIGHT LINES TO SHOW THE POSITION OF  
THESE LINES AND THE LOCATION OF THE  
PROPERTY LINE - THIS IS NOT A  
TO BE USED - SEE THE PLAN FOR THE  
ON A SCALE OF 1/2 INCH TO THE FOOT



Hihn Cos. APPLE M. HQS.

COUNTY

APOTOS RD.

TROUT ROAD

VALENCIA

CASTRO

8063  
8065  
8067

← 8055  
← 8057  
← 8059  
← 8061

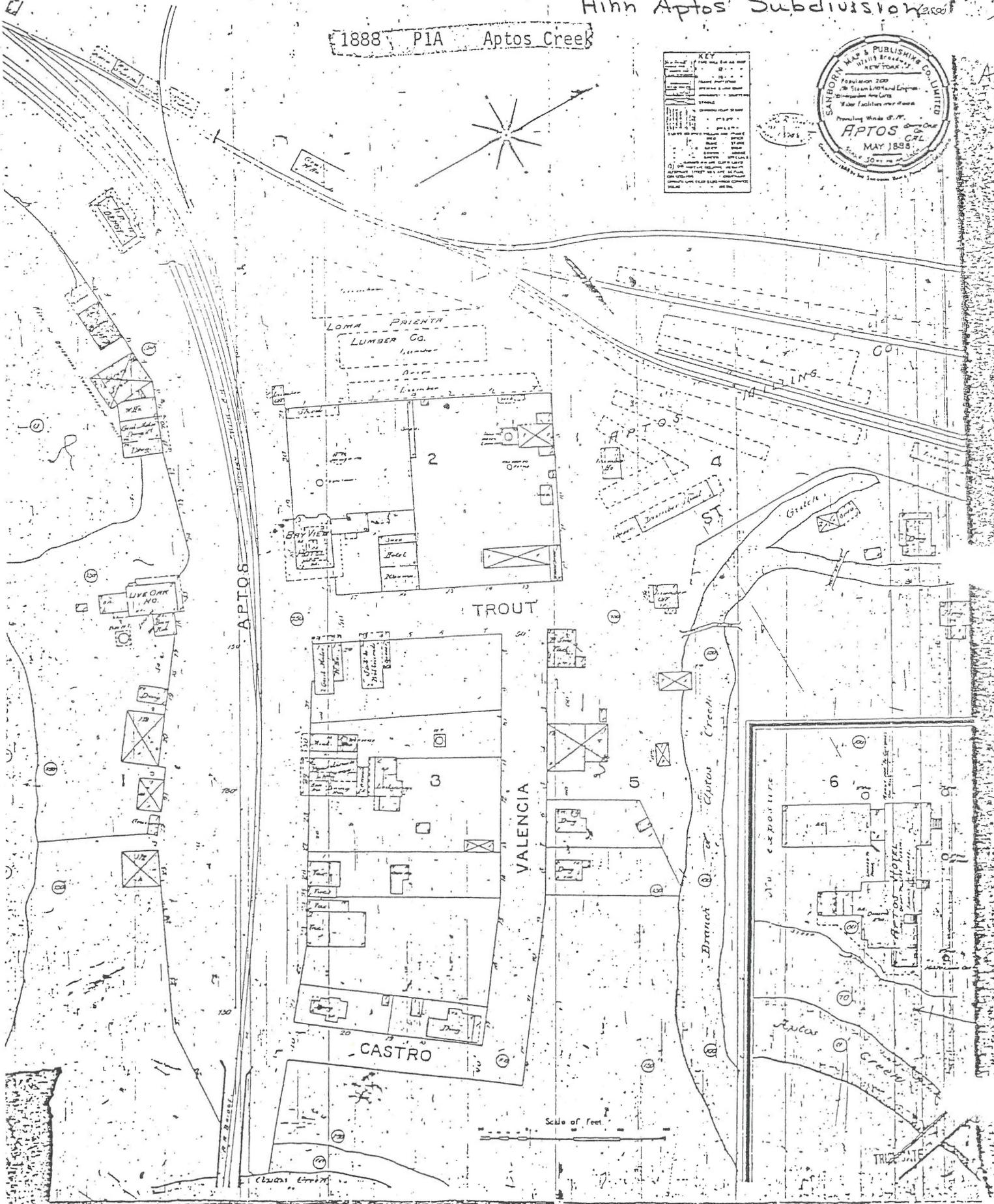
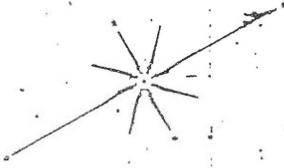
Scale of Feet.

TRIPLE COPY

# Hihn Aptos Subdivision

1888 PIA Aptos Creek

KEY	
1	1/4 Acre
2	1/2 Acre
3	3/4 Acre
4	1 Acre
5	1 1/4 Acre
6	2 Acre
7	3 Acre
8	4 Acre
9	5 Acre
10	6 Acre
11	7 Acre
12	8 Acre
13	9 Acre
14	10 Acre
15	11 Acre
16	12 Acre
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88	84 Acre
89	85 Acre
90	86 Acre
91	87 Acre
92	88 Acre
93	89 Acre
94	90 Acre
95	91 Acre
96	92 Acre
97	93 Acre
98	94 Acre
99	95 Acre
100	96 Acre



Scale of feet

Hihn Aptos Subdivision (Valencia Road and Aptos Rd.)

ADDENDUM—1994

**PHYSICAL INSPECTION**

**Date:** February 2, 1994

**Result of Inspection:** See following forms(12-17).

**CONSULTANT'S PRELIMINARY RECOMMENDATIONS:**

Should be surveyed as possible district. (Forms 12-17)

(Change of rating pending public hearing before the Historical Resources Commission with final approval by the Board of Supervisors).