

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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) 8065 Aptos Street

P1. Other Identifier:

*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 Location: Not for Publication Unrestricted a. County: Santa Cruz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 8065 Aptos Street City Aptos Zip 95003

d. UTM: (Give more than one for large and/or linear resources) Zone 10S 598104mE 409265mN

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

Assessor's Parcel Number: 041 022 08

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

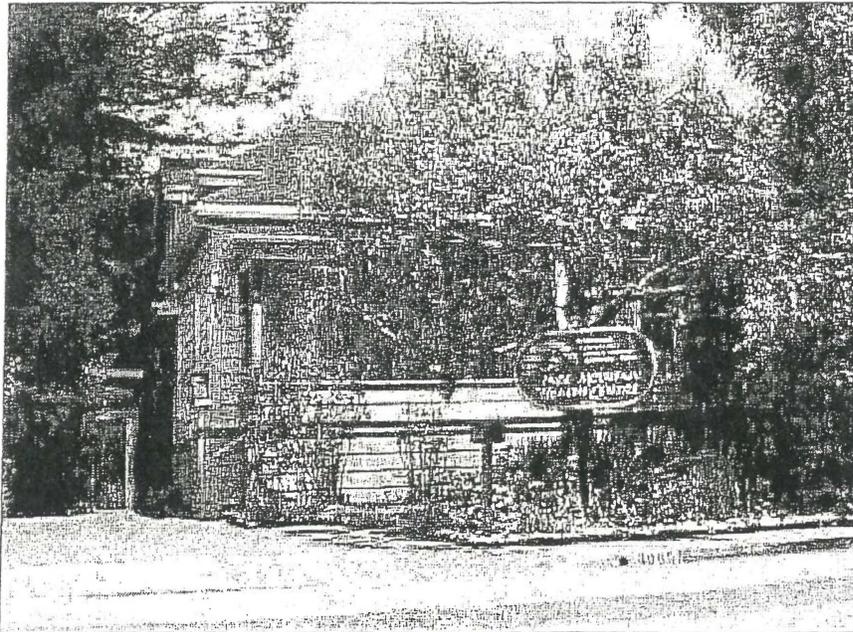
CONTRIBUTING BUILDING (NR 5D)

Constructed circa 1890, the overall mass of this two-story restrained Victorian-style house is contained within its square plan, which is sheltered beneath a hipped roof. Decorative features that define this building as Victorian include turned spindle porch supports and decorative trim with cutouts located beneath the slightly overhanging eaves for the front porch and shingle imbrications on the front facing-gable end.

Resting atop a cripple wall on concrete perimeter foundation, this two story house of frame construction supports a hipped roof with dormers, each clad in composition shingles. Channel Rustic siding, decorative trim in the form of a wide frieze and a water table accentuate the walls of the house. A three-quarter front porch, sheltered beneath a hip roof, denotes the front elevation. Beneath the front porch lies a two-over-two, double-hung window with wood sash and the main entrance to the house, which displays a replacement door
(Continued page 2)

*P3b. Resource Attributes: (List attributes and codes) HP2, HP6

*P4 Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, data, accession #)
Photo of the southwest elevation.
June 2002, K. Oosterhous

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both

circa 1890

*P7. Owner and Address:
Gary & Dena Dolowich
200 Alta Drive
La Selva Beach, CA 95076

*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)

8065 Aptos Street

Recorded By: K. Oosterhous & C. Duval

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

Continuation Update

topped by an original transom. Wide architrave trim surrounds all doors and windows. A large two story addition, located at the rear, was constructed post 1986. This addition features a hipped roof and dormers.

Some of the historic residential buildings within the neighborhood have been converted into office or business space. The housing stock is a mixture of historic and new construction. The Works Progress Administration (WPA) installed the sidewalks and curbing (1940) located throughout the neighborhood. Historic vegetation permeates the neighborhood in conjunction with non-historic vegetation. Despite the new construction, this small, primarily residential neighborhood still possesses a sense of place.

Overall, this house possesses integrity of location, setting, design, feeling, association, workmanship, and materials as it remains true to its historic design and appearance despite the recent changes. It is a contributing resource to the Aptos Village Historic District.

History

The house located at 8065 Aptos Street was constructed sometime between 1888 and 1892. By 1893, Lot 4 of Block A of Hihn's subdivision was owned by Mrs. Alice Hernandez who appears to have used this house as a rental. Nothing has been learned to date of Alice Hernandez or a possible tie between her and the Bernals. By the 1950s, the house was owned by Arnold E. and Lillian L. Johanson. Arnold was the son of P. A. Johanson, an Aptos area farmer in 1920. Ronald Emons owned the house in the mid 1960s.

Sources

Collins, A.

n.d. Research files at Aptos Museum/Aptos Chamber of Commerce.

Map of the Town of Aptos

n.d. Annotated copy of original Santa Cruz County Recorded Map 37:2. On file at UCSC Map Room.

Sanborn Fire Insurance Maps

1888- Aptos.

1929

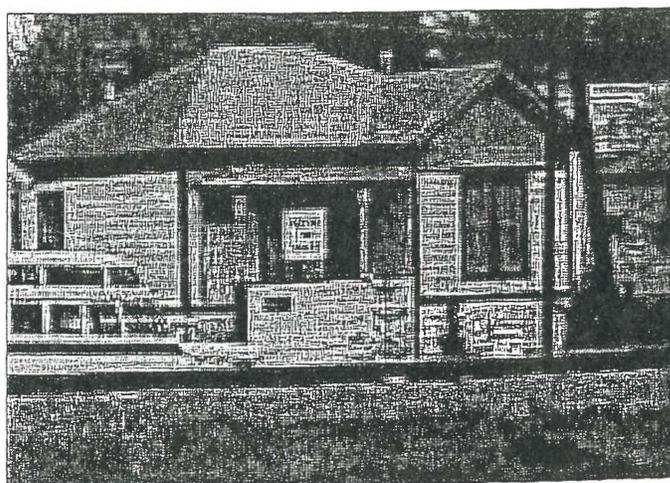
Santa Cruz County

n.d. Assessor's Map, T11S, R1E, Sec 18, [after 1945].

U. S. Population Census

1920 Aptos.

Photo of subject
property taken in
1979 by C. Duval.



HISTORIC RESOURCES INVENTORY

Ser. No. 08
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status 5
UTM: A 101598005 4092674 C _____
B _____ D _____

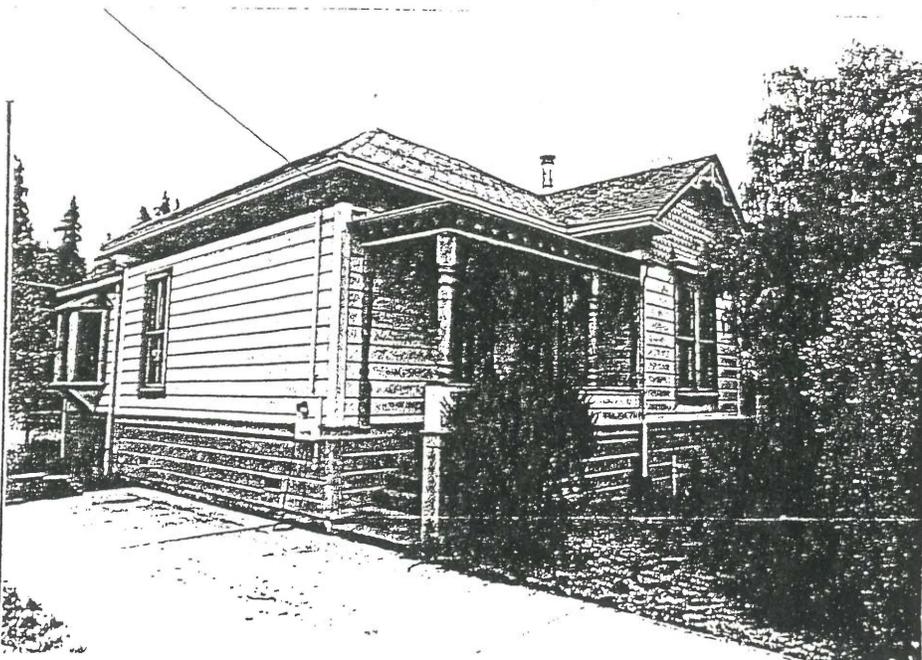
IDENTIFICATION

1. Common name: _____
2. Historic name: Hihn - Aptos Subdivision
3. Street or rural address: 8065 Aptos Street
City Aptos Zip 95003 County Santa Cruz
4. Parcel number: 041-022-08
5. Present Owner: Gary and Sena Dolowich Address: 200 Alta Drive
City La Selva Beach Zip 95076 Ownership is: Public _____ Private X
6. Present Use: Residence Original use: Residence

DESCRIPTION

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

A one story structure with projecting gable on the front facade. The porch extends across the remaining facade with dentils above turned posts. The gable is filled with fishscale shingles and an ornamental brace and pendant. There is an addition to the rear. The structure is sheathed in horizontal board with shiplap joints.



8. Construction date:
Estimated 1890 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 50 Depth 70
or approx. acreage 3500 ϕ
12. Date(s) of enclosed photograph(s)
May 1986

13. Condition: Excellent Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: ~~Rear Addition~~ _____
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: ~~mature Redwood Trees~~ _____

SIGNIFICANCE

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

Frederich 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.

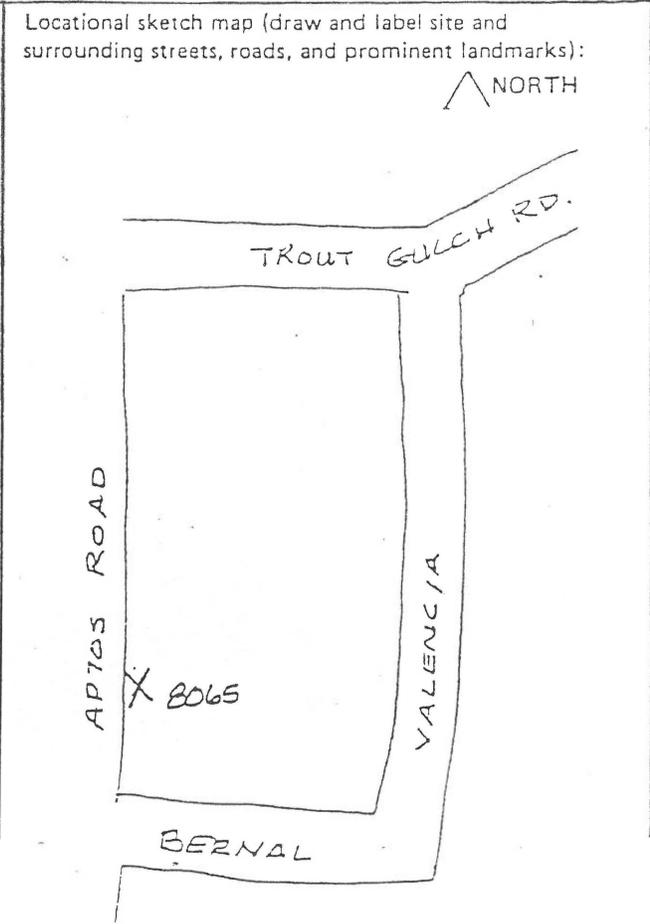
Hihn was also an early real estate developer. During Aptos' building boom, from the 1880s to the turn of the century, he subdivided his property in the area of Aptos. Hihn also built many of the houses in the subdivisions on a speculative basis.

The significance of this building is as a component of the F.A. Hihn subdivision. This provides an important association with the early development of Aptos and an important personage. The building retains sufficient original architectural design and materials to make it important for these attributes as a good example of 1880's architecture.

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, Margaret Koch
A Field Guide to American Houses, McAlister

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



8065 Aptos Street

ADDENDUM—1994

PHYSICAL INSPECTION

Date: February 2, 1994

Result of Inspection: No apparent structural changes.

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: house