

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource Name or # (Assigned by Recorder): SCC01R

P1. Other Identifier: 78

\*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 Location: Not for Publication  Unrestricted \*a. County Santa Cruz  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 Watsonville West Date 1954 Revised 1994 Mt Diablo B.M.

c. Address: 2555 Valencia Road City Aptos ZIP: 95003

d. UTM: (Give more than one for large/or linear resources) 10S 600895mE 4095082mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
 Assessor's Parcel Number: 105-171-05

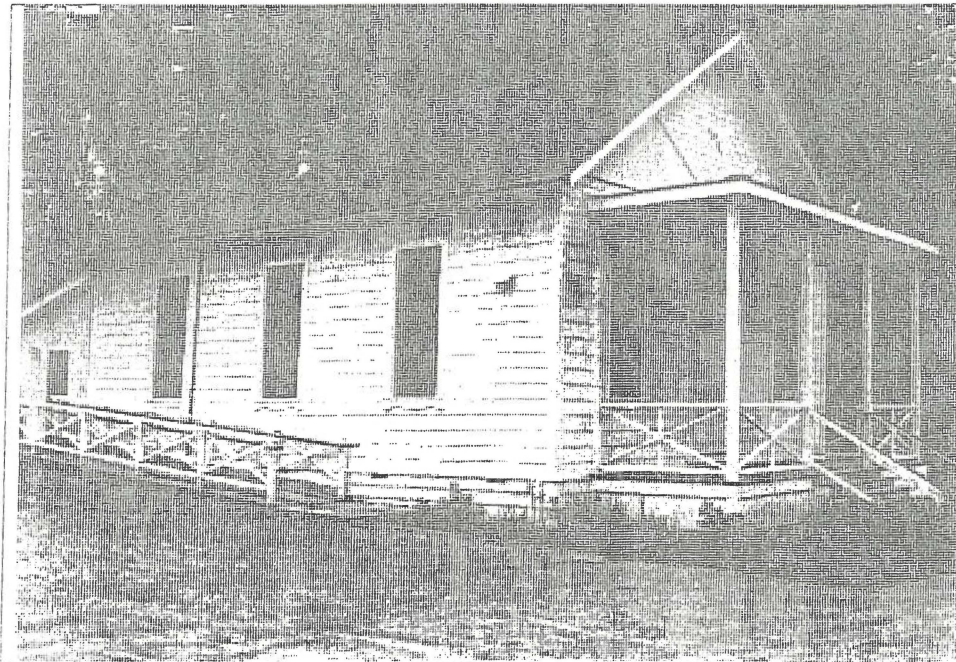
\*P3a. Description:: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This single-story structure was originally built as a simple rectangular National Style building and was expanded in its current configuration with a rear-shed addition. The main volume, symmetrical in form, has front and rear gabled ends and a steeply pitched roof with ridge running front-to-rear. What would have been originally wood shingles on the roof has been resurfaced with composition shingles. The eaves are modest in size and enclosed underneath. Copper gutters and downspouts have been added to the sides of the building.

Sitting on a contemporary raised concrete foundation, the original foundation consisted of redwood stumps. A new front porch has been added to replicate the original, topped with a low-slope roof over four thin posts. Cross-braced balcony rails frame the raised porch deck behind a central set of wood steps. A handicapped ramp is located on the side of the building that matches the front porch. Cladding consists of channel rustic drop siding, which is original except for the wall area below the water table that has been covered with plywood. The front gable end contains fish-scale wood shingles in a diamond shape framed by grooved paneling. A five-point star is located at the center of the gable. The front double-door is centered under an arched transom and is flanked by two tall, narrow six over six double-hung wood sash windows. The flat board casings are crowned at the top and have flared aprons. Three sets of similar windows are located on the sides of the building. The addition is board and batten and has new windows compatible with the original fenestration.

\*P3b. Resource Attributes: (List attributes and codes) HP13 - Community center/social hall

\*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 southwest

\*P6. Date Constructed/Age Sources:  
 1889  
 1986 DPR

\*P7. Owner and Address:  
 County of Santa Cruz  
 701 Ocean Street  
 Santa Cruz CA 95060

\*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".)

11 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)

\*Resource Name or # (Assigned by recorder): SCC01R

B1. Historic Name: Valencia Hall  
 B2. Common Name: None  
 B3. Original Use: Town hall  
 B4. Present Use: Hall  
 \*B5. Architectural Style: National Style  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
 Built 1889, relocated in 1996.

\*B7. Moved? Yes Date: 1996 Original Location:

\*B8. Related Features: Valencia General Store & Post Office

B9. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Social, Arts, Recreation Area Aptos Hills

Period of Significance 1889-1976 Property Type Quasi Public Applicable Criteria A & C

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

Valencia Hall was built by Frederick A. Hihn and completed in 1889. In May of that year, the Lyceum and Literary Society, which had been organized in the hall in April, and the Sunday School issued a resolution thanking Hihn for his "great benevolence and kindness in erecting the Valencia Hall for their pleasure and benefit." Hihn built the Hall to serve as the center of a community composed of Valencia lumber mill workers and their families. The hall stands as a reminder of Hihn's ambitious plans for the area. The town of Valencia did not develop as planned by Hihn, but Valencia Hall continued to be used for social events, meetings, church services and community activities. In 1921, the Valencia Farm Bureau was organized in the Hall. The Farm Bureau was instrumental in bringing electricity to the area, organizing the water company, promoting road and bridge improvements, and encouraging improved agricultural methods. In 1932, the Hihn family deeded the Hall to the Farm Bureau, who retained ownership as the Valencia Farm Center until 1976, when it was deeded to the County of Santa Cruz. The building was closed in 1986, and in 1996, a community volunteer effort began which included relocation and restoration. Working in coordination with the Santa Cruz County Parks Department, volunteers built a new foundation, replaced the historic porch, restored windows, designed and installed a septic and irrigation system and repainted the exterior. On October 30, 1999 the building was reopened for community use.

Valencia Hall reflects the evolution of the Valencia area through its continuous use as a meeting place for over a century. The building has been previously reviewed by the State Historic Preservation Officer and was listed on the National Register in 1984, register number 1984-09-20. It is also locally listed as an NR-1.

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

\*B12. References

- Happenings at Hihn's Mill, *Santa Cruz Daily Surf*, 15 May 1889.
- Hibble, J., Valencia Hall and Post Office, on file at Aptos Chamber of Commerce.
- Manning, P. Brief History of Valencia Hall, 2000.

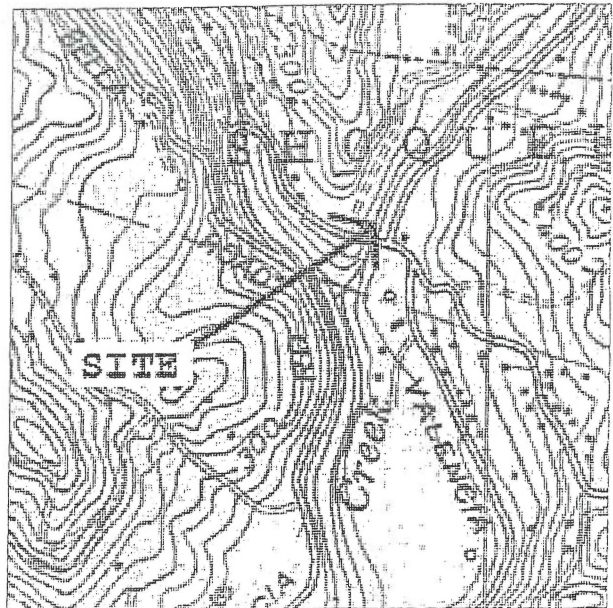
B13. Remarks: None

\*B14. Evaluator: Franklin Maggi

\*Date of Evaluation: March 2001

NORTH ↑

(This space reserved for official comments)



Ser. No. 78  
HABS      HAER      Loc  SHL No.      NR Status       
UTM: A      C       
B      D     

HISTORIC RESOURCES INVENTORY

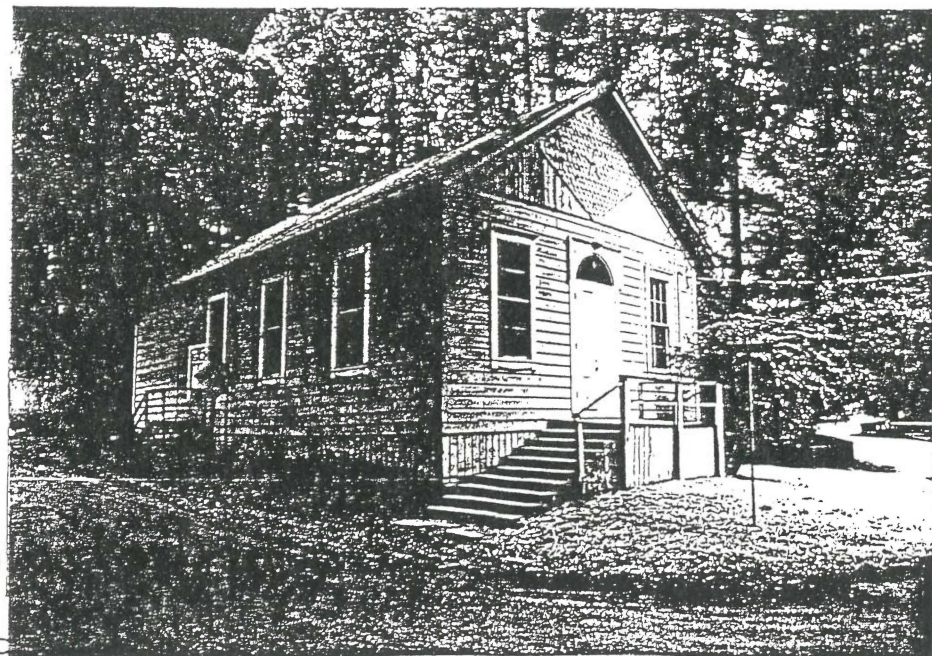
IDENTIFICATION

1. Common name: Valencia Hall
2. Historic name: Valencia Hall
3. Street or rural address: Valencia Road AT BEAR VALLEY ROAD APTOS HILLS AREA  
City Aptos Zip 95003 County Santa Cruz
4. Parcel number: 10521106
5. Present Owner: Santa Cruz County Address: 701 Ocean Street  
City Santa Cruz Zip 95060 Ownership is: Public  Private
6. Present Use: Community Hall Original use: Community Hall

DESCRIPTION

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

Valencia Hall is a simple one room rectangular building. From its high gable roof to its foundation of piers and tree stumps, the Hall is all redwood. The interior of the building makes extensive use of tongue and groove siding, both for the walls and the floor. The exterior of the building is of shiplap siding. The exception to this is the front of the building where decorative fishscale shingles are used in triangular patterns. At the center of this decorative work is a five pointed star assembled out of wood molded laminated together. The original rear wall of the building has been removed and a stage area added with a lean-to roof. Adjacent to the stage is a small bathroom also of later vintage. The building appears to have original windows. Eight of these are double hung sash windows. The ninth window is half round fixed fanlight consisting of two quarter-round panes of clear glass, which is positioned in the transom area of the main entrance way. The porch has been removed in favor of a side stair.



8. Construction [date] Estimated 1876 Factual
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage      Depth       
or approx. acreage 1
12. Date(s) of May 1980 photograph(s)

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

**SIGNIFICANCE**

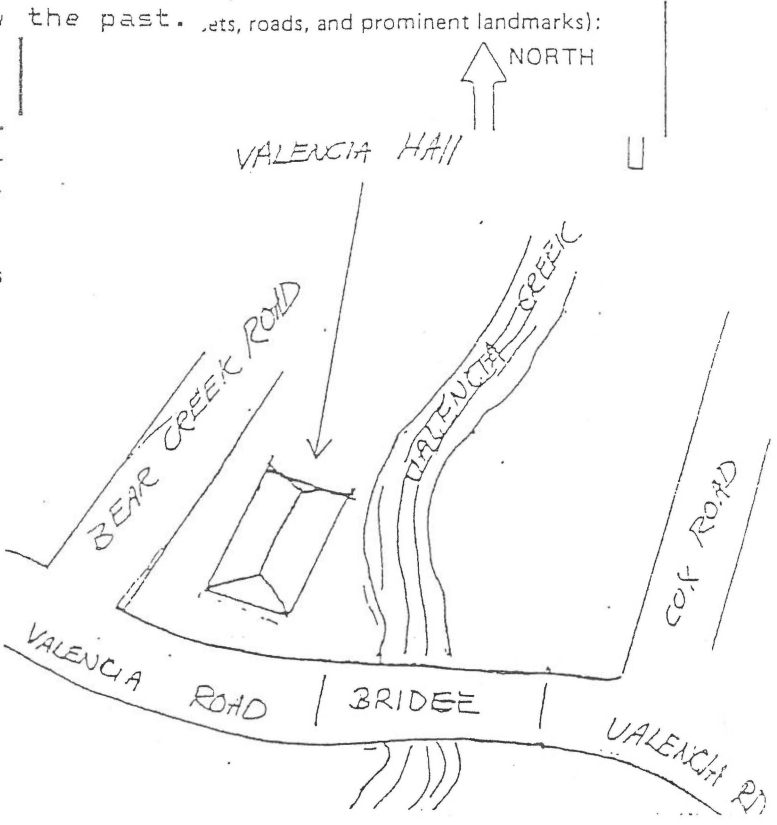
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Valencia Hall was the community center of the town of Valencia which was developed around F.A. Hihn's Valencia Lumber Mill. The Hall has been in continuous public use since it was built. It is one of only two remaining buildings of the original village. The names of some of the most important families are connected to the area. Raphael Castro's vast land holdings included the area and his daughter's married name (Valencia) has been associated with the land since the days of Mexican rule. F.A. Hihn was one of the richest men in Santa Cruz and like the Castro family before him, he was one of the biggest landowners in the County. It was Hihn who had the Hall built as a center for the Village which had developed around his mill. Hihn originally owned all the land of the village but soon his mill workers were able to purchase parcels and settle permanently in the area. Those who did buy land established apple orchards and the area soon became an important apple producing center. At present, and for the last forty years, the Hall has been run by the Valencia Farm Center, a group of local farmers who are descendants of the original families who bought land from H.A. Hihn. The County of Santa Cruz now owns the structure and plans to allow community groups to use the Hall as they have in the past. (sets, roads, and prominent landmarks):

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 \_\_\_\_\_  
Government \_\_\_ Military \_\_\_\_\_  
Religion \_\_\_ Social/Education 1

21. Sources (List books, documents, surveys, personal interviews and their dates),  
American Architecture Since 1760, Whiffen  
National Register Nomination

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



Valencia Hall (Valencia road at Bear Valley Road)

**ADDENDUM—1994**

**PHYSICAL INSPECTION**

**Date:** June 15, 1994

**Result of Inspection:** Structure is apparently endangered by eroding hillside into the river. Building is to be moved further up the hill when funding is available.

**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:** 3 (community organizations)

**Property type:** community hall