Monterey County Parks Reconnaissance Survey of Agricultural Resources In The South County Planning Area 2008-2009 Certified Local Government Grant

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Project Objectives/ Area Surveyed

Project Objectives/ Area Surveyed

Project Objectives and Area Surveyed

Project Objectives

In the late 1870s homesteaders were drawn to southern Monterey County, claiming 160 acre parcels in remote canyons and valleys. Most of the settlers were American born but a quarter was European immigrants, specifically from the Isle of Fohr and the northern Basque country. They brought with them an ancient building tradition, rammed-earth construction, introduced to European cultures by the Romans. The local Rural Adobe Network believes that, "the cluster of historic rammed earth structures in South Monterey County appears to be one of the largest and most unusual in the United States." Other families built wood frame houses and barns. Both building types reflect ranching and dry farming which dominated the area's agriculture well into the 20th century.

This South County Agricultural Survey Project continues an effort initiated in 1999 to identify resources associated with Monterey County's agricultural heritage. The project is consistent with Monterey County's Preservation Plan's goal "to identify, evaluate, designate, manage, preserve, protect and study historic resources that have historical, architectural and engineering significance and contribute to the heritage of Monterey County" and specifically with Objective 1A, the development of a thematic inventory of agricultural resources.

The project scope included the preparation of a historic context statement for the agricultural resources of the South County Area and a reconnaissance survey of approximately 50 agricultural complexes in the South County Planning Area, which is a rural, sparsely settled area that encompasses approximately 819, 840 acres. This project was partially funded by a Certified Local Government grant that was awarded to the County of Monterey by the California Office of Historic Preservation. The project was overseen by the Monterey County Historic Resources Review Board (HRRB) staff and was completed over a twelve month period.

The project was completed by individuals that meet the Secretary of the Interior's Professional Qualifications Standards in Architectural history and was prepared in accordance with the *Secretary of the Interior's Standards for Preservation Planning, Identification Evaluation and Registration; the National Register Bulletin #24- Guidelines for Local Surveys: A Basis for Preservation Planning; and National Register Bulletin #30- Guidelines for Evaluating and Documenting Rural Historic Landscapes.*

Description of Project Survey Area

This study covers the County of Monterey's South County Planning Area (South County Area). The survey area covers approximately 819,840 acres of rolling hills and mountains, long narrow valleys, two mountain ranges and long winding rivers that flow through the center of the county. This study and historic context primarily addresses the agricultural history of the area and the historic resources associated with the production of various crops as well as the ethnic groups involved in the development of agriculture in the South County Area. Additionally, the context and survey looks at the remaining collection of rammed-earth and adobe buildings that were constructed by many early families within the county.

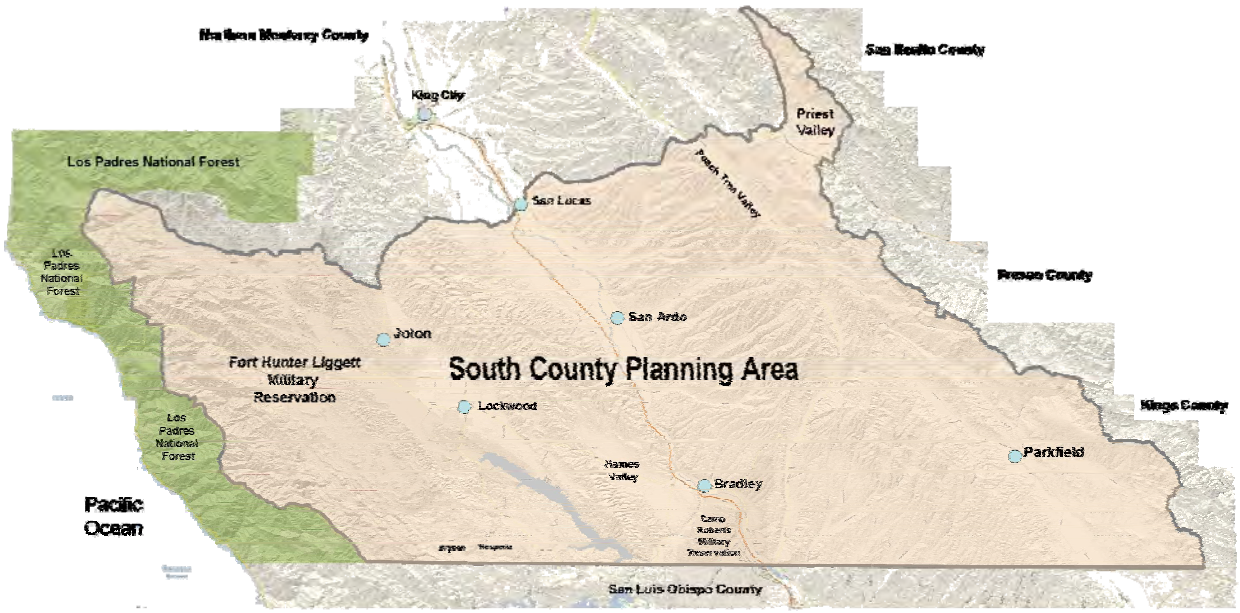

Figure 1. *Map showing the South County Planning Area.*

The South County Planning Area encompasses approximately 1,024 square miles of southern Monterey County and is bounded roughly on the north by the town of San Lucas by a line that follows an east-westerly series of roads; Jolon- San Lucas- Oasis Roads and Highway 198. The western boundary is terminated at the western boundary of Fort Hunter Liggett along the ridge of the Santa Lucia Mountains; the eastern boundary extends to the San Benito, Fresno, and Kings County lines, and the southern boundary ends at the San Luis Obispo County line. The South County Planning Area comprises primarily rural grazing lands, farmlands, hills and mountains, recreation areas and military reserve areas. Most of the parcels within the planning area are greater than 160 acres in size and the area is generally sparsely populated.

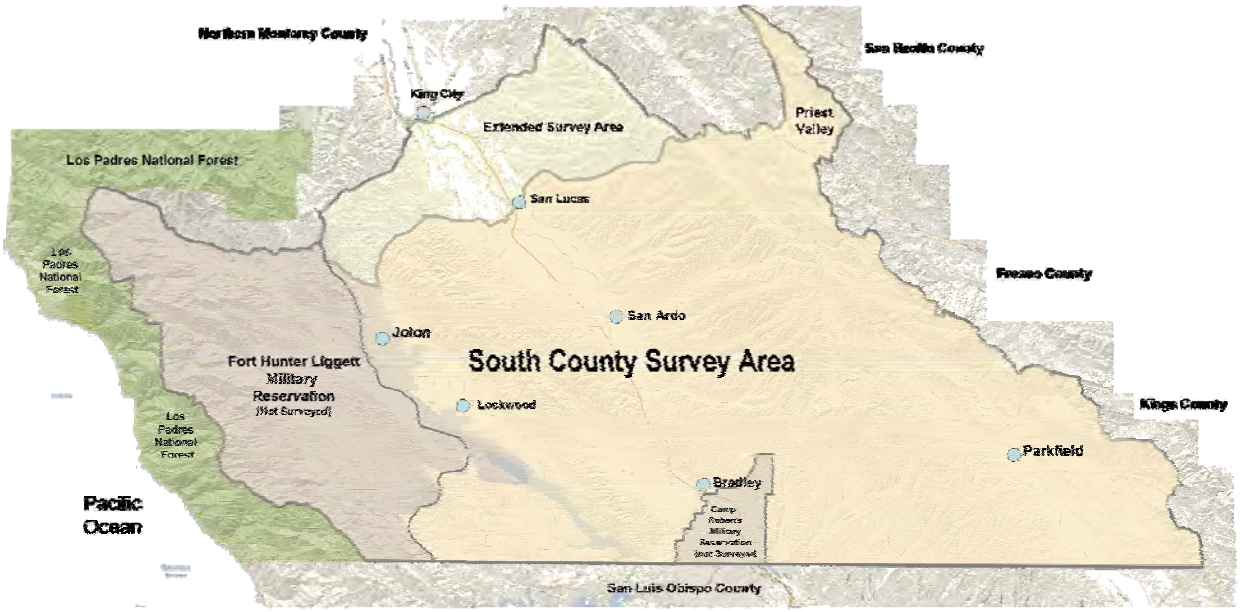

Figure 2. *Map Showing the yellow areas surveyed as part of this current study. Due to a lack of remaining properties within the South County Planning Area, the survey area was extended north to King City as shown.*

There are a few small towns within the South County Planning Area, including the towns of San Lucas, San Ardo, Bradley, Jolon, Lockwood, and Parkfield. There are also other small, sparsely populated communities, including Hames Valley, Priest Valley, Peachtree Valley, Bryson, and Hesperia. The two military reservations include Fort Hunter Liggett and Camp Roberts. These two military reserves were not included in the historic inventory, although they are mentioned in this historic context as they relate to the development of the South County Area. In addition to the agricultural lands and mountains and valleys, the South County Area also has a few small regions near San Ardo from which natural minerals are extracted; most notably, oil.

Due to the relatively few resources that exist from the early agricultural history of the county, the survey area was extended north to King City, and includes the lands south of Loanoak Road and Jolon Road. Some of the properties that were inventoried as part of this study are located within this yellow shaded area; likewise, although not technically within the South County Planning Area, this area also is covered in this historic context.

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Research Design and Methods Used

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The draft historic context and reconnaissance survey was developed in accordance with the *Secretary of Interior's Standards and Guidelines* for Historic Preservation; *the National Register Bulletin #24- Guidelines for Local Surveys: A Basis for Preservation Planning; and National Register Bulletin #30- Guidelines for Evaluating and Documenting Rural Historic Landscapes.* The Project was conducted in three phases to include: 1) preliminary study and archival research, 2) field survey and draft historic context preparation, and 3) preparation of final reports.

Preliminary Site Study and Archival Research

The first phase of work included gathering the necessary data for developing a historic context to build a foundation for conducting future historic resources surveys. The purpose of the preliminary archival research was to compile data on potentially significant individuals, historical events and development patterns in the South County Area. This research was used to build the foundation for developing the historic context. The steps undertaken as part of this phase included the following:

1. Meeting with the Cultural Affairs Manager and the Historic Resources Review Board (HRRB). The project team met with the Cultural Affairs Manager and the HRRB to identify the specific needs of the survey and context and to gather information on previous studies and resources that were available to the project team.

2. Review of the project area. The project team collected historic plat maps, Sanborn Maps, aerial photographs, previous reports and studies, reference books and articles that covered the project area to better understand how the area developed over time. The historic maps were used to identify specific development patterns through time.

3. Driving the project area. The project team drove around the project area to get a feel for the types of resources present and to identify potential research themes. The initial site visit was used to orient the project team to major streets and building stock, and to compare the built environment with information gained from the map review.

4. Assembling archival historical data. Archival research was oriented toward the identification of buildings and the physical development of the South County Area. Archival research was conducted at the California History Room at the California State Library, Sacramento; the City of Monterey Public Library, California History Room in Monterey; Monterey County Historical Society, Salinas; the Monterey County Agricultural and Rural Life Museum, King City, the San Antonio Valley

Historical Association (SAVHA) archives at the Rural Life Museum; the National Steinbeck Center, Salinas; the King City Library, King City; the San Ardo Public Library, San Ardo; and history files from the Monterey County Parks Department, Salinas.

5. Creating draft historic context outline and bibliography. Using the information compiled through archival research, the basic framework of the historic context was developed with the creation of a draft outline and bibliography. These were submitted to the Cultural Affairs Manager and submitted to the Office of Historic Preservation for review and comment.

Development of Draft Historic Context & Reconnaissance Survey

Using the draft historic context outline as a guide, the project team prepared a detailed chronological historical narrative of the South County Area and then added additional contextual information on the building types to form a historic context for the area. The second phase consisted of the following:

1. Conducting a survey of the entire planning area. The project team conducted a reconnaissance level survey of the agricultural complexes within the South County Planning Area and took representative photographs of the identified property types that illustrate the different stages of the development of the South County Area. The project team took notes on the properties and noted topographical and landscape features as well as relationships between properties. The team also took photographs and general notes on the character defining features of the landscape features and buildings

2. Preparing a draft historic context. The project team prepared a draft historic context of the South County Area that included information on the chronological development of the area. The context included information on the transition of the area from a mission area to an agricultural area as well as information on the settlement patterns, homesteading families, establishment of towns, and related industries. The context also includes examples of the representative architectural types and styles of buildings associated with each of these themes.

3. Inventory of agricultural complexes or related properties. The project team recorded the inventoried properties on State of California Department of Parks and Recreation Inventory Forms (Primary Record DPR 523A). One set of forms was created for each property and included a property description and photographs of each of the features within the rural landscape including views and vistas, overview photos of the property, photographs of each of the buildings and structures, waterways and landscape features. The inventory form set also included three maps to include one location map (as related to entire survey area), a topographic map, and a sketch map

on an aerial photograph showing the relationship of the cluster of buildings to the overall property boundaries.

4. Submitting the draft historic context and the inventory forms to the Cultural Affairs Manager (CLG) and the California Office of Historic Preservation (OHP) for review and comment. Edits were made to the context and inventory forms to address the comments received from the CLG and OHP.

5. Establishing integrity thresholds. The project team identified different property types that represent each historic context and identified the integrity thresholds for each of the property types identified in the survey, based on the seven aspects of integrity as outlined in National Register Bulletin 15.

6. Conducting a community meeting and conducting oral history interviews. The project manager, in coordination with the Cultural Affairs Manager, conducted a community meeting in the Lockwood Hall on August 4, 2009. Members of the public and the San Antonio Valley Historical Association (SAVHA) were invited to attend. There were approximately a dozen participants. The project team also conducted selected oral histories from two individuals; Howard Strohn and Wayne Harris, who shared specific information on their families, their overall knowledge of the history of the area, and answered specific questions that the researchers had in regard to the development of the historic context. The interviews and the public meeting were then transcribed and are appended to this report. Some information gained from the oral histories was used in finalizing the historic context.

Preparation of Final Reports

The last phase of the project included preparing the final reports. The project team edited the historic context based on comments received from the individuals that reviewed the report, identified possible future research and/or information gaps, provided results of the survey and suggestions as to how the findings will be incorporated into the local planning process. This phase also included inserting and completing sources/notes, maps, formatting and citations for the historic context. Following is the method for completing the third phase of the project:

1. Peer reviewing/editing the final historic context. The draft historic context was circulated to several individuals who each participated in identifying information gaps as well as typographical and grammatical edits. The draft historic context was reviewed by the Cultural Affairs Manager for content and clarity and was revised by the survey project manager and principal architectural historian.

2. Identifying areas for future study. Based on the information gained through the final edit of the historic context, the project team identified several topics for future study. This information is presented in this final report.

3. Presenting final historic context and findings to the County Staff and Historic Resources Review Board (HRRB). Once the project was complete and approved by the County and the OHP, Andrea Galvin of GPA presented the final findings to the HRRB to discuss the recommendations of the survey and to begin a forum of implementing some of the recommendations.

Identification of Rural Historic Landscape Characteristics

The South County Area is a large geographical area that historically has been shaped by years of cattle ranching and dry farming. As such, it possesses a significant concentration and continuity of agricultural complexes from the mid nineteenth century to the first few decades of the twentieth century. Therefore, as part of this study, the project team identified various property types that are found throughout the project area and described the rural historic landscape features of each.

A rural historic landscape is a geographical area that historically has been used by people, or shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads, waterways, and natural features. Rural landscapes commonly reflect the day-to-day occupational activities of people engaged in traditional work such as agriculture. They develop and evolve in response to both the forces of nature and the pragmatic need to make a living. The area contains vegetation, open space, and natural features that embody the historical values of the people living there. This area also contains several buildings, structures, objects and archeological sites within the overall landscape that were integrally related to the historic activities that occurred in South County.

The natural environment has influenced the character and composition of the area and they ways that the people have used the land. There are eleven landscape characteristics that were studied for each of the identified property types within the project area. Landscape characteristics are the tangible evidence of the activities and habits of the people that occupied, developed, used, and shaped the land to serve human needs; they may reflect the beliefs, attitudes, traditions, and values of the people. The eleven landscape characteristics that were studied as part of this report include:

Land uses and activities- are the major human forces that shape and organize rural communities. Topographic variations, availability of transportation, the abundance or scarcity of natural resources (especially water), cultural traditions, and economic factors influenced the ways people use the land.

Patterns of spatial organization- is the process by which the relationship of major physical components (predominant landforms and natural features), politics, economics, technology, and the natural environment have influenced the organization of communities by determining settlement patterns, proximity to markets, and the availability of transportation. Organization is reflected in road systems, field patterns, distance between farmsteads, proximity to water sources, and orientation of structures to sun and wind.

Response to the National Environment- is the process by which natural features (mountains, prairies, rivers, lakes, forests, and grasslands), climate, and the availability of natural resources (water, soil, fuel, stone, wood, etc.) influenced the location and organization of rural communities, the suitability of agricultural production, construction materials, and the siting and

location of clusters of buildings and structures. Traditions in land use, construction methods, and social customs commonly evolved as people responded to the physiography and ecological systems of the area where they settled.

Cultural traditions-are the religious beliefs, social customs, ethnic identity, trades and skills that affect the ways that land is used, occupied, and shaped. Some ethnic customs predate the origins of a community and were transmitted by early settlers and later perpetuated by successive generations, whereas some traditions originated during the early development of a community or were modified in response to the natural environment. Social customs may dictate the crops planted or livestock raised, traditional building forms, methods of construction, or stylistic finishes.

Circulation networks- are the systems for transporting people, goods, and raw materials from one point to another. They range in scale from livestock trails and footpaths, to roads, canals, major highways, and airstrips. Some internally served a rural community, while others, such as railroads and waterways, connected it to the surrounding region.

Boundary demarcations- delineate areas of ownership and land use, such as an entire farmstead or open range. They also separate smaller areas having special functions, such as a fenced field or enclosed corral. Fences, walls, tree lines, hedge rows, drainage or irrigation ditches, roadways, creeks, and rivers commonly marked historic boundaries.

Vegetation related to land use- includes crops, trees, and shrubs planted for agricultural and ornamental purposes as well as trees that have grown incidentally along fence lines, beside roads, or in abandoned fields. Vegetation may include indigenous, naturalized, and introduced species.

Buildings, structures, and objects- are the man made objects that serve human needs related to the occupation and use of the land. Their function, materials, date, condition, construction methods, and location reflect the historic activities, customs, tastes, and skills of the people who built and used them. Buildings are designed to shelter human activity, structures are designed for functions other than shelter, and objects are relatively small stationary or moving constructions.

Clusters- are the groupings of buildings, fences, and other features seen in a farmstead, ranch, or other complex that result from the function, social tradition, climate, or other influences, cultural or natural.

Archeological sites- are the sites of prehistoric or historic activities or occupation that may be marked by foundations, ruins, changes in vegetation, and surface remains that provide valuable information on how the land was historically used.

Small-scale elements- are the non- building or structures that are important to the overall setting of a rural landscape. They include foot bridges, road signs, gates, hay bales, abandoned machinery, pence posts, etc.

Overview of Subthemes

The South County Planning Area has a long, rich history, beginning with Native American habitation, early Spanish exploration, and the establishment of a mission. The vast landscape is distinguished by thick vegetation, low lying valleys and rivers, and endless vistas of rolling hills and oak trees. Prominent Hispanic and Anglo settlers came to the area in the 1840s through 1860s, establishing large ranchos. Soon thereafter, European immigrants as well as migrants from the East and Midwest established homesteads and cattle ranches up into the turn of the twentieth century; a few began to cultivate the land for agricultural purposes.

Like the Native American villages and Spanish missionary buildings, the ranchos and early farms were constructed close to water sources and pre-existing transportation routes. However, over time, new trails and roads were created into the outlying areas as more settlers took up claims in the remote mountain canyons.

By the end of the 1880s, the Southern Pacific Railroad had extended south through the Project Area, bringing both materials and access to new markets. A few towns were established along the rail line as a result. Changes in farming technologies and experimentation with the use of the land over the years have slowly changed the look of the natural landscape. Not surprisingly, several support services, related industries and agricultural organizations have developed to respond to the needs of the local farmers and workers such as packing, storage, and shipping industries as well as political and social organizations such as local granges. Over the many years that the South County Area has developed, many different ethnic groups have lived and worked in the area; some as ranch owners and others as hired help. Each group has made their mark on the land, whether through their agricultural practices, innovative technologies, building techniques, or cultural traditions.

The agricultural complexes that have developed over the years were influenced by the natural topography and reflect the day to day activities associated with the early cattle industry and later dry farming. The location, topography, circulation patterns, layout of buildings and structures and the building materials and styles tell a story about the people who lived here and their way of life as farmers. Many of the early ranch buildings and farmsteads were constructed using local materials and utilized building traditions that each cultural group brought with them. Most notable within the South County Area is the use of adobe construction for not only the early Spanish mission buildings, but also later for early twentieth century ranch buildings and homestead properties into the 1930s. Unfortunately, many of the earliest adobe buildings have been lost over the years, but sufficient numbers exist today to illustrate the historic layout, construction techniques and lifestyle of the early ranching periods within the South County Area.

The settlement pattern of the South County Area occurred in four distinct phases. These phases include the 1) original Native American inhabitants, 2) the Spanish missionaries and explorers, 3) the Mexican Ranchos, and 4) the American cattle ranches and homesteaders.

In developing this historic context, the following themes and subthemes were explored;

- Settlement Patterns
  - Early Inhabitants
  - Spanish Exploration and the Establishment of a Mission
  - Early Rancho and European Settlers
- Evolution of Agricultural Production
  - Ranching, Dry Farming
- Transportation and Marketing
  - Southern Pacific Railroad
- Support Services
  - Packing, Storage and Processing
- Agricultural Organizations
  - The Grange, Agricultural Extension
- Labor Groups
  - Chinese, Basques, Mexicans

The historic context first covers the settlement history in chronological order and describes the associated property types within each of the identified settlement periods. The description of the property types (rural historic landscapes and agricultural complexes) from each of the periods identify the spatial organization and land patterns, topography, vegetation, circulation patterns, water features, buildings and structures and visual characteristics of the resources associated with that period and give visual examples of each to better illustrate the concepts. The related themes and industries are discussed in support of the settlement patterns but are not fully developed as individual themes. A recommendation at the end of the report is to continue to develop this historic context by developing the related themes in more detail.

Although the historic context provides a brief overview of the Native American population that occupied the area prior to Spanish Exploration, this study does not cover archaeological features.

An overview of each development period, its significance and associated property types are located in the Historic Context section of this report. Each section is supported by maps and photos.

Project Constraints and Modifications

The scope of the project included the preparation of a historic context statement and a reconnaissance survey of up to fifty representative properties within the South County Planning Area. However, over the course of this study, the project scope was slightly modified due to several challenges and constraints that the project team experienced developing the report.

Some of the challenges and constraints that the project team experienced include the following:

1. There was very little written information readily available on the study area; therefore the project required piecing together several small bits of unrelated research material and sometimes conflicting sources of information to prepare the concepts and themes that were being compiled for the first time. Specifically, most sources of information did not provide enough of the specific information that was needed to answer some of the driving research questions for the study. Therefore, the project required the preparation of detailed tables and maps of the research data in order to understand the larger picture of how the study area developed over time. Due to the overriding lack of written information, the questions that were unanswered may be better answered through a comprehensive oral history program in the future, which was outside the scope of this project and is included as a recommendation for future study.

2. The size and sparsely populated nature of the survey area was geographically challenging to inventory fifty (50) agricultural complexes within the project budget and schedule. Specifically, some of the complexes were quite large in acreage and were geographically spread out. Some of the properties were not easily accessible from the public right-of-way and required owner permission to enter. Several of the large complexes were documented with the permission of the owner, but some property owners did not provide access or asked not to be included in the survey. Additionally, it was challenging to find fifty (50) extant agricultural related complexes within the South County Planning Area in general, as the area has always been sparsely populated and very few agricultural complexes remain in the study area. Therefore, in consultation with the CLG, the study area was enlarged beyond the boundaries of the South County Planning Area to include the areas just south of King City (south of Jolon Road and Loneoak Drive) for the purposes of including additional agricultural properties to inventory. However, because many of the agricultural complexes were quite large and included multiple acreages and multiple buildings and objects within clusters, these properties required additional inventory forms beyond a basic DPR 523A form, including multiple continuation sheets and at least three map sheets; a topographic map (showing only one quad of approximately 50 quads), a location map (within the entire survey area), and a large sketch map (showing the relationship of the clusters of buildings). Hence, due to the geographic distances between the properties (up to an hour's drive in some cases to get from one property to another) and the large number of related resources to record, the

project team photographed approximately forty (40) complexes and inventoried only thirty (30) complexes on DPR 523 form sets.

3. At the outset of the project, the project team, in consultation with the CLG identified several contexts and themes that were related to the agricultural development of the South County Area including the influence of ethnic groups and related industries, such as the shipping and packing industries, transportation, dairies, social organizations (grange halls) and labor camps. However, after research and survey, it became evident that most of the agriculturally related properties in the South County Area were connected to the cattle and dry crop farming industries and homesteading, and as such the historic context focused on these historic themes. However, the other themes are also important, but due to the relatively low number of extant related properties (one labor camp, two or three grange/community halls, a few potential dairies in the extended survey area, one grain silo, one potential storage or packing facility), these themes would need to be supplemented by further study. However, due to the large geographic area and related themes, studying each of these themes in great detail proved a challenge for this project scope and budget.

Therefore, in response to some of the challenges of this survey, the CLG, in consultation with the project team and the California Office of Historic Preservation, modified the final scope of work for this project to include thirty (30) inventory forms of representative agricultural properties and enlarged the survey area north to King City. Additionally, a few agriculturally related properties (labor camp, grange hall) were recorded, but not discussed in the historic context as separate themes. This context therefore focuses on the most relevant themes including the early development pattern of the South County before 1915, the influence of the cattle industry on the landscape and the influx of homesteaders and dry farming in the area. A few of the related themes are mentioned in brief as they relate to these overriding themes.

Evaluation Criteria for Historic Resources

National Register of Historic Places

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior.

The criteria for inclusion in the National Register of Historic Places include those properties that are:

A. Associated with events that have made a significant contribution to the broad patterns of our history; or
B. That are associated with the lives of persons significant in our past; or
C. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity who components may lack individual distinction; or
D. That has yielded, or may be likely to yield, information important in prehistory or history.

California Register of Historical Resources

The California State Historical Resources Commission has designed this program for use by state and local agencies, private groups and citizens to identify, evaluate, register and protect California's historical resources. The California Register is the authoritative guide to the state's significant historical and archeological resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act.

The criteria for inclusion in the California Register of Historical Resources include any object, building, structure, site, area, place, record, or manuscript which is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Generally, a resource shall be considered "historically significant" if the resource meets the criteria for listing on the California Register of Historical

Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852) which includes the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Monterey County Register of Historic Resources

Article V. of the County of Monterey's Historic Preservation Ordinance Outlines the criteria for designation of Landmarks and/or historic district (Section 18.50.010) as the following:

A. Historical and Cultural Significance:
   1. The resource or district proposed for designation is particularly representative of a district historical period, type, style, region, or way of life.
   2. The resource or district proposed for designation is, or contains, a type of building or buildings which was once common but is now rare.
      a. All pre-1875 adobe buildings are presumed to possess both cultural and/or architectural significance.
   3. The resource or district proposed for designation was connected with someone renowned.
   4. The resource or district proposed for designation is connected with a business or use which was once common but is now rare.
   5. The resource or district proposed for designation represents the work of a master builder, engineer, designer, artist, or architect whose talent influenced a particular architectural style or way of life.
   6. The resource or district propose for designation is the site of an important historic event or is associated with events that have made a meaningful contribution to the nation, state, or community.
   7. The resource or district proposed for designation has a high potential of yielding information of archaeological interest.
   8. A resource with historical or cultural significance should have integrity of design, setting, materials, workmanship, feeling and association.

B. Architectural and Engineering Significance:
   1. The resource or district proposed for designation exemplifies a particular architectural style or way of life important to the county.
   2. The resource or district proposed for designation exemplifies the best remaining architectural type of a community.

3. the construction material or engineering methods used in the resource or district proposed for designation embody elements of outstanding attention to architectural or engineering design, detail, material or craftsmanship.
4. A resource with architectural or engineering significance should have integrity of design, setting, materials, workmanship and association.

Evaluation of Integrity

Historic integrity is a measure of a property's evolution and current condition. A comparison of the changes experienced by a group of properties related by common historic contexts helps define the historic characteristics and qualities of integrity that qualify a rural property for listing. Recent changes that have erased historic characteristics, and do not have exceptional importance, make a property ineligible, even if scenic qualities are still present. Spatial organization, concentration of historic characteristics, and evidence of the historic period of development distinguish a rural historic landscape from its immediate surroundings.

A comparison of past and present characteristics within a single property helps determine whether the property retains historic integrity and what the boundaries should be.

The **National Register** of Historic Places defines integrity as the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. These seven aspects include location, setting, design, materials, workmanship, feeling and association.

The **California Register** utilizes the same seven aspects of integrity as the National Register. However, it defines integrity as the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.

Integrity for the California Register is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for

listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following defines the seven aspects of integrity.

- **Location** is the place where the historic property was constructed or the place where the historic event occurred.
- **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting** is the physical environment of a historic property.
- **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.

South County Historic Context Statement

1.0 Description of the South County Planning Area

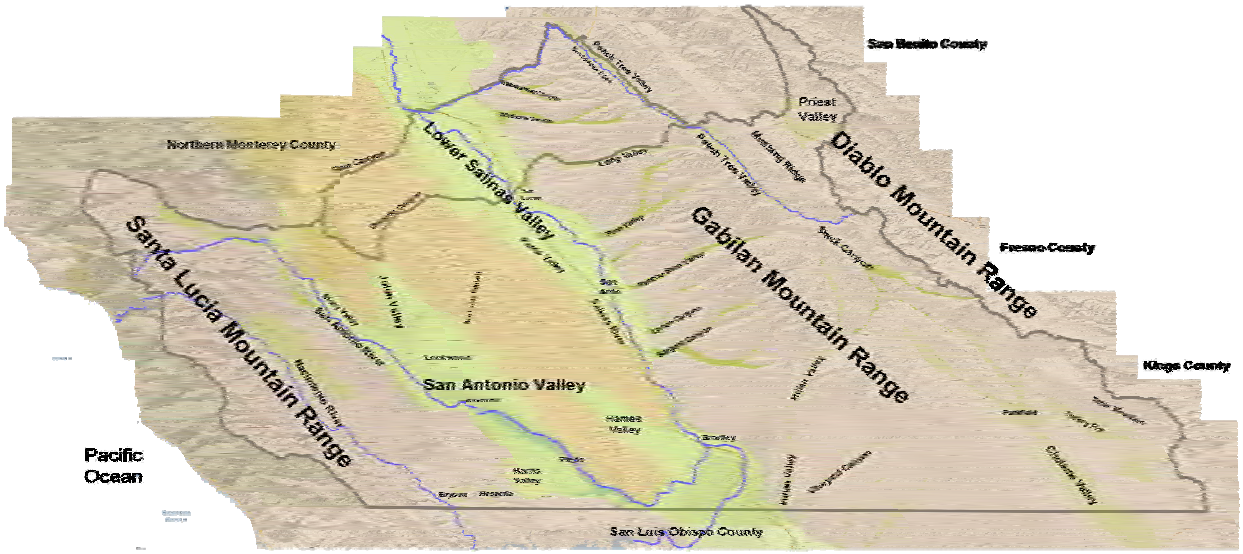


Figure 3. *Map showing the physical geography of the South County Planning Area with two major mountain ranges and a large valley in between.*

Geographically, the South County Area has a very rugged and mountainous terrain. Unlike the vast fertile flatlands of the San Joaquin and Salinas Valleys to the north and east, the South County survey area does not have abundant acres of flat open fields and irrigated plains for farming row crops. Instead, the majority of the area comprises a rural historic landscape that follows the natural lines of the topography with early farmsteads traversing several acres over rolling hills and transportation routes cutting through steeply pitched mountainous areas. The South County area has historically depended on agriculture for its survival, although due to the hilly terrain, the historic industry relied on cattle and horse grazing and dry crop farming as opposed to row crops that required fertile soils and irrigation. However, there are a few areas within valley lands in the center of the study area that have been irrigated over the years and which now produce various fruits and vegetables and more recently, vineyards.

There are two major mountain ranges in the South County area; the Santa Lucia Mountains that closely follow the coast, and the Diablo Mountain Range, which creates the eastern boundary of Monterey County, separating it from the California San Joaquin and Central Valleys. Along the coast, the sheer cliffs rise from the water to a considerable height forming the Santa Lucia Mountain Range. Approximately eighteen miles in width, the multi-layered coastal mountains soar to peaks almost 6,000 feet in height. Junipero Serra Peak, 5,862 feet above sea level and within the Santa Lucias, is the highest point in Monterey County. It was formerly known as Santa Lucia Peak, but the name was changed in 1907.[12] For several miles inland the coastal lands are heavily wooded with various species of oak, and redwoods near the ocean. Within the

mountain range, 12 oak species can be found, plus many species of wildlife. The Santa Lucia Fir (Abies bracteata), also called the Bristlecone Fir, is a rare species of tree that grows in the Santa Lucia Mountains and is recognizable by its shape and very sharp, stiff needles.[3]

Figure 4. *View looking west toward the Santa Lucia Mountain Range showing the heavily wooded mountainous terrain and the variety of trees. A Santa Lucia Fir can be seen in the foreground.*

There are two major rivers that run through the Santa Lucia Mountain Range; the Nacimiento River and the San Antonio River. The Nacimiento River runs 30 miles through the mountains, beginning in the northwest section of the range near Telephone Gap and Cone Peak and flowing irregularly in a southeastern fashion into northern San Luis Obispo County. The Nacimiento River parallels the San Antonio River, which rises up in the northeast slopes of Cone Peak and flows southeast about 40 miles. Presently this river flows into the man-made San Antonio Lake over San Antonio dam in the southern most section of the county. Before the building of modern dams, these streams were usually dry in summer but rushing torrents in the rainy season. [4]

Figure 5. ***View of the San Antonio Dam looking northwest from Nacimiento Lake Drive.***

Both of these rivers are flanked by the rugged hills and bordered by oaks and sycamores; they eventually flow into valley lands before converging near the present day town of Bradley. Historically, the usable areas within the narrow valleys of the Santa Lucia Mountains were used for grazing free range cattle and today the mountainous areas are primarily administered by the Los Padres National Forest and Fort Hunter Liggett Military Reservation.

Paralleling the Santa Lucia Mountain Range several miles to the east, the Diablo Mountain Range separates Monterey County from San Benito, Fresno and Kings Counties. In contrast to the steep heavily wooded Santa Lucia Mountain Range, a smaller mountain range, the Gabilan Mountain Range, is characterized by wide rolling grassy hills with several varieties of trees that intermittently dot the landscape. The varieties of trees in the Diablo and Gabilan Ranges include live oak, white oak, cottonwood, sycamore and willow. The natural grasses in this area include alfileria, clover, and bunch-grass; in the spring, the wide meadows and hills are covered in colorful yellow, pink, and purple wildflowers. The rolling hills are bisected by a dozen small canyons and valleys that run in a northeasterly manner, many of which have small creeks and streams running through them.

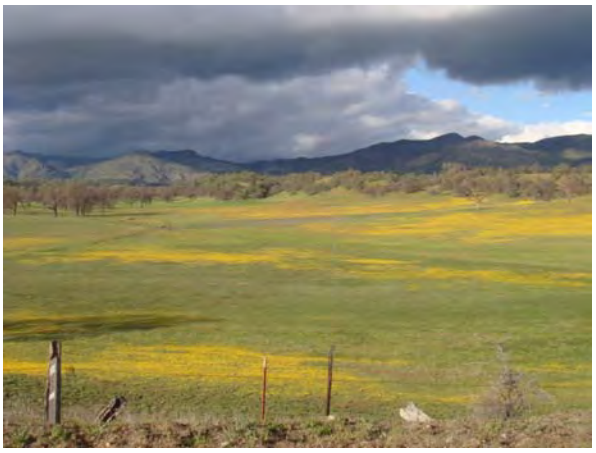


Figure 6a & 6b. ***View of the Diablo Mountain Range and valley areas with oak trees and natural grasses.***

Two of the larger valleys within the Diablo Mountain Range, Long Valley and Indian Valley, create natural crossings through the mountains and join two perpendicular valleys on the eastern side of the range that parallel the San Andreas Fault line. These two valleys are known as Peach Tree Valley and Cholame Valley. Meandering through the center of the Peach Tree Valley, the San Lorenzo Creek and its tributary, Lewis Creek, generally flow toward the northwest for a considerable distance before they converge and turn to the southwest to empty into the base of the Gabilan Mountains near present-day King City.

Figure 7. ***View of Peach Tree Valley and San Lorenzo Creek looking north from Highway 198.***

On the eastern side of these two valleys, the mountains once again rise up and form the Mustang Ridge, a sharp ridge that delineates the eastern boundary line for Monterey County down to the southern border of San Luis Obispo. Within this ridge area, there are vast deposits of bituminous rock and serpentine stone. The southern part of the mountain range, called Table Mountain, rises to an elevation of 3,473 feet and has been the location of several mining operations. The Diablo Mountain Range in general has plenty of natural water available, with small creeks and streams traversing the narrow canyons and an abundance of natural springs that mark the landscape. Historically, this mountain range has been used for grazing and moving cattle, although small portions of the valley areas were used as homesteads and for dry crop farming.

Figure 8. ***View looking southwest into Peach Tree Valley from Mustang Ridge; note the sharp rocks in the foreground as one increases elevation. The sharp rocks in the foreground are part of the rift zone of the San Andreas fault line.***

The Santa Lucia Mountain Range on the western edge of the county and the Diablo Mountain Range on the eastern edge border the long, wide Salinas Valley. Although the Salinas Valley encompasses the vast area within the low lands between the two mountain ranges, the valley itself is actually a combination of rolling hills and flat range lands. The towns of San Lucas, San Ardo, and Bradley are located in the Salinas Valley. A second valley, adjacent to the Santa Lucia Range is called the San Antonio Valley. The communities of Jolon and Lockwood are located here. The South County Area has several smaller valley areas that feed into the Salinas Valley. These include Stony Valley, Jolon Valley, Harris Valley, Hames Valley, and Paris Valley. Each of these valley areas has its own unique geomorphic and landscape features.

Figure 9. ***View of the Salinas River looking north from the Bradley Bridge with the Diablo Mountains in the distance.***

The most prominent natural feature that runs through the Salinas Valley is the Salinas River. This waterway divides the South County Area down the middle. Its course follows along the edge of the Gabilan Mountain Range. It is the principal river in Monterey County and flows for 170 miles from the midpoint of San Luis Obispo County northwest through Monterey County to the Monterey Bay. Numerous creeks and streams from the neighboring mountains feed into the Salinas River. Both the Nacimiento River and the San Antonio Rivers converge to meet the Salinas River near present day Bradley.

Figure 10. *Aerial view of the South County Planning Area showing the patchwork of agricultural crops along the banks of the Salinas River.*

Over the millenniums, fine alluvial soil has washed down from the neighboring mountains and accumulated in the valley floor. These fertile soils have made this region an ideal area for a variety of crops. Today viticulture is the dominant agricultural pursuit.

Figures 11a & 11b. *View of row crops in the valley lands and the oil fields near San Ardo.*

Both present day Highway 101 and the Southern Pacific Railroad follow the Salinas River through this valley area, connecting the towns of San Lucas, San Ardo and Bradley.

Original Inhabitants (Pre-1769)

Original Inhabitants (Pre-1769)

2.0 Original Inhabitants (Pre-1769)

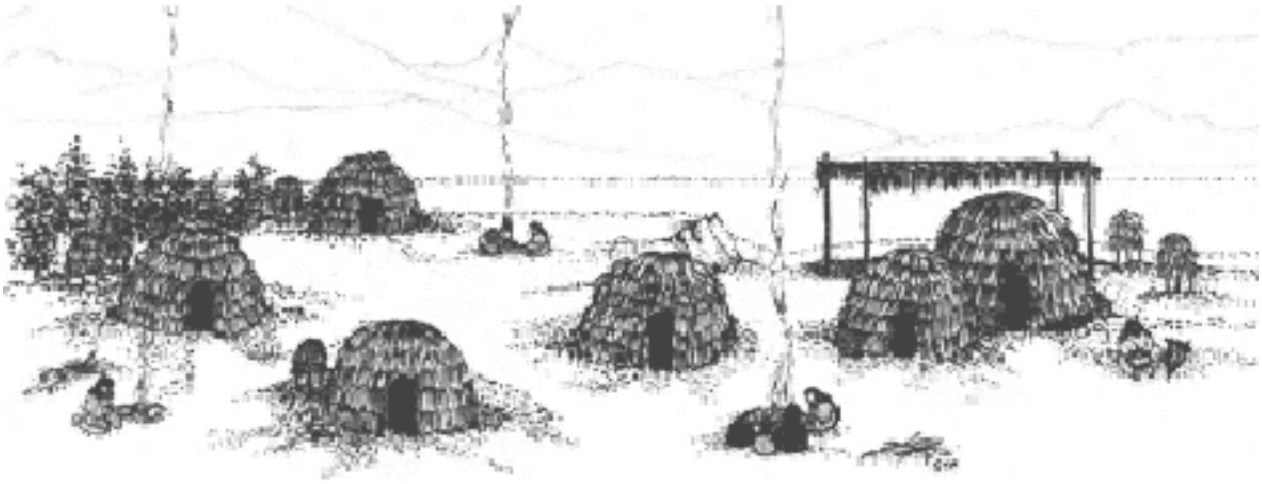


Figure 12. ***Drawing of a Salinan tribelet. (From the Mission San Miguel Archangel website; www.missionsanmiguel.org/history/salinans.html***

The original inhabitants of the South County Area were Native Americans. For centuries, there were three Native American groups that inhabited the general area that would become Monterey County; the Ohlone, Esselen, and Salinan peoples. However, only the Salinan group of peoples lived in the Southern Monterey County area. The Esselen group was located in the upper Carmel Valley and along the Big Sur coast, outside the survey area, and the Ohlone lived in the lower Salinas and San Benito Valleys. Sometimes the Salinans are referred to as the "People of the Oaks" because they lived within an area that was heavily wooded with many different varieties of oak trees and they used acorns as their primary food source.

The Salinan people lived off the land, following the mosaic of resources in the project area. Their communities were composed of "villages with conical shelters of willow and grass or rushes [that] were built along major rivers and streams of their homeland."[5] This ethnic group was the first to put their print on the landscape of South County. They lived in political organizations or small groups of villages called "tribelets." The houses of the Salinans were of different kinds, but a common type was rectangular in shape, about ten feet square. A framework consisted of four corner posts and one in the center. Roof poles connected the corners with the center. Across these poles bundles of thatch made from tulles and rye-grass were lashed in place with strips of bark so as to leave a smoke hole in the center. The walls were also made of tulle. Sweat-houses, known as temescals, were ordinarily small and circular in form, built of brush placed around a shallow excavation, arching over to meet at the top and partially covered with earth. A fire in the center of the house provided a kind of sauna bath in the heat and smoke. Both men and women among the Salinans frequented the temescal. Occasionally they made a larger sweat-house as a place to hold dances and ceremonies. [6]

The Salinan people managed their territory through careful burning techniques. The resulting grasslands led Spanish explorers to comment upon the "park-like" landscape. The Salinan Indians did not cultivate crops but rather hunted and gathered their food from the plethora of natural resources available in the South County area. Each tribelet had a clearly defined territory where they hunted and collected food. They spear-fished or trapped salmon and trout in the Salinas River and smaller streams, hunted reptiles, birds and small mammals in the fields, and gathered a wide variety of plants, roots, and seeds in the oak woodlands. Although the Salinans did hunt for some of their food, most of their diet consisted of vegetables, grasses, berries, and acorns that they gathered within their tribal boundaries. Plants were eaten fresh or dried and stored for later use. They ate six different species of acorns as well as seeds from the pine, the madrone, the sage, and other small shrubs and many grasses; elderberries, blackberries, strawberries, gooseberries, Indian potatoes, wild grapes, and prickly-pear cactus. Sugar and molasses were made from the sap of a reed grass and a tall leafy shrub. The flesh of most animals, fish and fowls, including reptiles and insects were also eaten. Although the Salinans traveled outside their tribal boundaries to visit and trade, they only hunted and gathered within their own tribal boundaries.[7]

Before the area was discovered by non-native peoples, there were twenty villages within a twenty mile radius of the San Antonio River near present day Jolon. In all, there were probably two to three thousand Salinan Indians in 1769.[8] Over the years, several hundred archaeological sites have been discovered throughout the county; each of these sites was at one time an Indian village, campsite, seasonal food processing station or a religious ceremonial site. There are many known Native American sites located within the study area that leave evidence of the Salinan cultural traditions. However, the buildings and settlements at that time were made of very rudimentary materials, such as brush or sticks; not built to last. Therefore, due to the nature of the Salinans' materials and construction techniques and the number of years that have passed since this area was solely occupied by native peoples, very few permanent structures or sites remain from this period. Some of the known sites include La Cueva Pintada (the Painted Cave), which is a natural cave that is painted with Salinan pictographs. In addition, several sites where they processed food have been recorded. Former village sites and food processing areas are evidenced by the presence of mortar bowls that were ground into the natural sand stone. These were used for grinding acorns. Many of these sites were located near natural water sources and oak groves in the valley areas. The walking trails and circulation routes that the Salinans utilized for centuries have disappeared or have been replaced by more recent transportation routes. Although there are many Native American sites located within the project study area, their identification and description is outside the scope of this current study.

3.0 Spanish Exploration & Mission Era: 1769 -1821

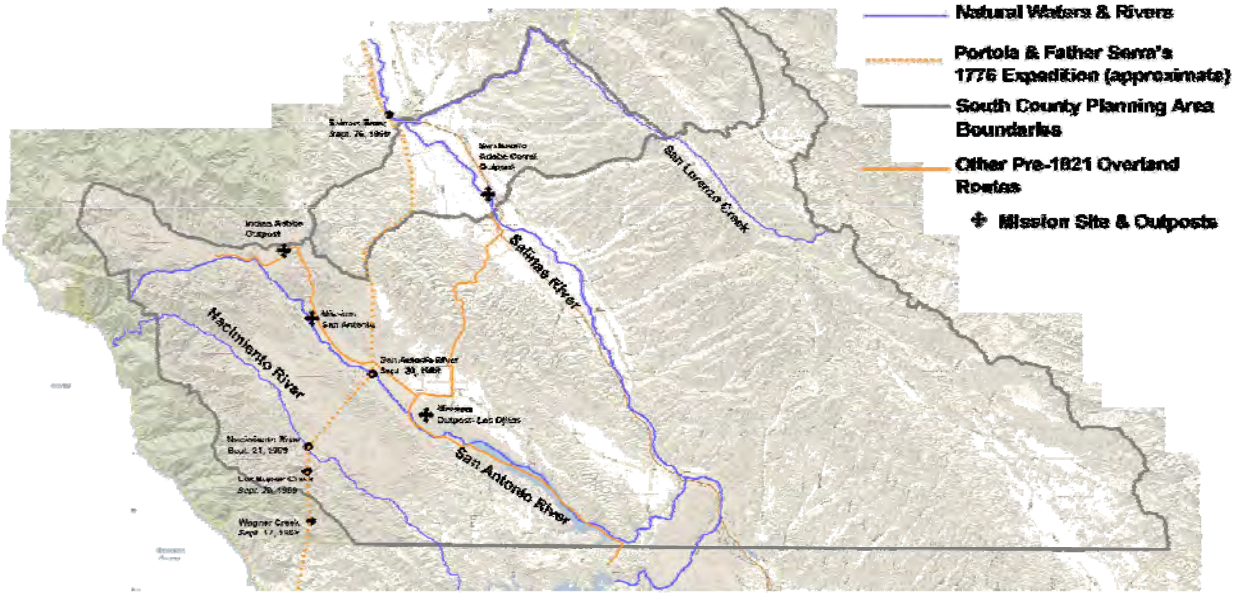


Figure 13. ***Map of Circulation Routes during the Mission period connecting the mission proper and its outposts. Also, the dotted line indicates the approximate route of Portola's 1769 Expedition and the route to Monterey Bay to the north.***

Spanish explorers and missionaries were the next group of people to settle the South County Area. South County was relatively untouched at the time of Spanish exploration, save for Native American settlements. South County's landscape started to change after the founding of Mission San Antonio.

On July 14, 1769, a group of Spanish explorers led by Don Gaspar de Portola and Father Junipero Serra set out from San Diego and traveled north on an expedition to form a chain of outposts and missions along the Alta California coast under the Spanish flag. The expedition included sixty-three to sixty-four men, including Captain Rivera, Lieutenant Pedro Fages, Engineer Miguel Costanso, Father Juan Crespi, Father Francisco Gomez, and the great scout, Sergeant Jose Ortega. The journey was supported by a 100-mule pack train, soldiers, and cowboys.[9]

Portola's expedition arrived in South County in September, 1769, and established several camps within the survey area. On September 17th, 1769, Portola's company camped on Wagner Creek in the southwestern corner of the study area, where they encountered about sixty "gentle and friendly" Salinans. They called the spot la Hoya (valley) de la Sierra de Santa Lucia. The men spent the next few days cutting a road for the next march. On September 20th, they camped near Los Burros Creek, about five miles from Wagner Creek in an "exceedingly narrow valley, scarcely room to form a camp." They named the camp "El Real de los Pinones" (the road of the pines) because they met three groups of Salinans harvesting pine nuts there.[10]

The following day, they reached the Nacimiento River and camped there for two days. At the time, Father Crespi observed that the river had thick stands of live oaks, alders, and cottonwoods. By September 24th, they traveled about five miles to the San Antonio River near present day Jolon. They were impressed by the great white oaks and live oaks that covered the valley floor. The following day they traveled to the Upper Jolon Valley and descended to the Salinas River via Kent Canyon. There they encountered a village of two hundred natives camping beneath a fallen live oak. When the men arrived, they noted that the banks of the Salinas River were lined with willows, cottonwoods, live oaks and other trees. Father Crespi named the River "El Rio de San Elziario." The men dubbed the camping place "El Real del Chocolate" likely after the river's muddy water- Father Crespi wrote, "The whole plain is verdant and the earth is soft and mellow, producing a variety of fragrant plants, rosemary, sage, and Castilian Rose bushes loaded with roses…"[11] Portola and his expedition then continued north out of the survey area toward the bay to the area that would become the town of Monterey.

In 1771, following the same route, Father Junipero Serra returned to the area with two other Franciscan Fathers, Padre Miguel Pieras and Buenaventura Sitjar. On July 14th they founded a mission along the San Antonio River by hanging a bell from an oak tree.[12] Serra named the mission San Antonio de Padua after the nearby river that he had named on his previous visit to the region. Mission San Antonio de Padua was the third and one of the largest missions to be established in the chain of twenty-one missions in the state. It was later moved up Los Robles Valley to its present location on San Miguel Creek due to a drought in 1772.[13] Padre Buenaventura Sitjar was left to care for the mission and lived there for thirty-seven years.

Figure 14. ***View of Mission San Antonio de Padua (n.d).(Courtesy of the Bancroft Library at the University of California, Berkeley online photo database; http://content.cdlib.org/ark:/13030/tf95801221.***

The purpose of the mission was to convert the local (and sometimes imported) Indians to Christianity. In the effort to restructure their beliefs and religious practices, the Spanish missionaries essentially modified the social, political, and economic organization of the Salinans living in the vicinity. By doing so, the Spanish missions made profound changes in how the Native Americans lived and also made significant changes to the landscape.

Padre Sitjar and his small group brought the Salinans to live at the mission and taught them how to construct buildings using adobe bricks in a traditional Spanish method. Over the course of the next decade, the Salinans built a church for the mission and several associated buildings (store rooms, padre's rooms, a small sacristy, and three other small rooms), effectively transforming the once pristine landscape into the first permanent settlement in the South County Area.

This was also the first agrarian based community in the area. Padre Sitjar, with the labor of the Indians, constructed an elaborate water system of dams, aqueducts, irrigation ditches and reservoirs to bring water to the mission in order to turn a gristmill and to irrigate crops. The padres taught the Salinans to grow food on small plots of land and to spin and weave to make clothing.[14] The mission had several fruit trees, including olive trees and grape vines as well as open fields of wheat and *maiz* (corn). After harvest, the fruit was dried and stored, the olives were pressed to make oil, wine was made for the padres, and the grain was gathered to feed livestock. Many of the foodstuffs, such as the grapes, were carted north to Monterey for trade. The following photo shows part of the early water system; this is one of the mission diversion weirs that was located at the head of an old canal about 3 ½ miles north of the mission site.

Figure 15. ***Photo of diversion weir from Mission San Antonio. n.d. (Courtesy of the County of Monterey County Agriculture and Rural Life Museum Photo Archives).***

Traces of some of the structures associated with this water system are still present today. A canal channeled water from San Miguel Creek northwest from the mission to take advantage of the natural pressure and flow of the creek and the gradually sloping lands surrounding the mission. The canal ran to the north of the mission living quarters and collected in a pond (labeled Mill Pond) that was likely used for a variety of purposes. The aqueduct then ran farther to the southeast below the mission and split into two channels that surrounded the agricultural fields. A western branch of the aqueduct curved back toward the creek below the mission to an area near the tannery and the grist mill to power the grist mill (where wheat was ground into flour).

Raising livestock was one of the mission's primary sources of income. In those days, herds of sheep, cattle, and horses grazed on its many rolling acres of land; the Salinans were taught to look after livestock and were taught to ride horses, and rope and drive the cattle. They were referred to as *"vaqueros."* During this period, the cattle were raised for hides, tallow, and dried meat and were rounded up in late summer and early fall, just as they are today.[15] The mission had a brand that was used to mark the many cattle under their possession.

The mission grew rapidly. Within two years of its dedication, it had one hundred fifty eight converts.[16] At its peak, the native population at the mission was around 1,000 persons, but the Salinan population began to decline in the early 1800s.[17]

The layout of the mission took advantage of the natural landscape features within the valley; it was constructed on the flat valley floor. Adobe soil and plant materials were used to construct the mission buildings. The principal mission compound was built in a rectangular shape, enclosing a central courtyard. The arrangement of the buildings on the mission site was dictated by the social and religious functions of the mission. Most of the buildings were constructed around the church, with the Chapel in the center of the complex. The neophytes (term used to refer to the Indian converts) were separated from the living quarters of the missionaries and were housed in an area to the north of the mission in long, adobe brick buildings with tile roofs constructed over reeds. The unmarried men and women lived in separate dormitories. Married couples and young children lived in adobe houses that were rows of rooms used mainly for sleeping.

The mission's day to day activities were reflected in its design. Because the mission was self-sustaining, there were facilities for all daily necessities such as soap and candle making, weaving and leatherwork. Other facilities included a tannery, located to the southeast of the mission grounds and a circular threshing ground for wheat. The two main activities of the mission were growing food and tending cattle. Therefore, there were areas that were dedicated to both activities. Surrounding the mission grounds there were large areas for growing wheat and large areas for growing fruit. These areas were fenced to keep livestock out. Inside the fenced area was a small outbuilding, the vineyardist adobe, where the caretaker lived; it may have doubled as a winemaking room. There was an area to the east of the mission that had a corral to house the livestock (indicated in dark grey). For the most part, however, cattle ranged freely in the nearby hills and mountains.

There were few transportation routes within the South County Area during the mission period. Most of the major routes followed natural low lands and waterways and connected the missions, presidios and pueblos. One such route, known as El Camino Real, began as a footpath closely following the route of Portola's 1769 expedition and eventually connected all twenty-one California missions. This trail traversed the natural patterns of the landscape, but tended to follow obvious visual landmarks, rivers, and valleys and crossed mountainous areas through canyons.

In addition to the major foot and horse trails during this period, the mission also had early trails and roads connecting the mission to its outposts. Note the outpost located just north of present day San Lucas as well as the "Indian's Adobe" located to the north of the mission and the other mission outbuilding on the San Antonio River to the southeast. Vaqueros drove cattle over these routes to the outposts and to the Port of Monterey to be slaughtered. Horses and oxen pulled carts full of hides and tallow through the Quinado Canyon to the north of the Jolon Valley on their way to Monterey. In addition, a carreta trail led north from the Mission over Reliz Canyon to Soledad and then up the Salinas Valley to Monterey. Carts loaded with hides from the San Antonio Mission ranchos traveled along this trail.[18]

There was one major road coming into the mission from the San Antonio River and Jolon Valley areas, called Mission Road. This route still exists today, although it was not paved during the mission period. According to the diagram of the mission layout in the previous section, Mission Road continued into the Santa Lucia Mountains towards the coast. In addition, a secondary route through the mountains was located to the southwest of the mission. It is likely that this was the path of the present day Nacimiento-Ferguson Rd. Additionally, later maps of the South County Area show a route from the south that follows the route of the San Antonio River, traversing the Pleito Canyon area (through the present San Antonio Reservoir area).

The mission padres also established a few outposts in areas outside of the mission proper. These include the "Indian's Adobe," and a couple of adobe corrals and outpost buildings to house the vaqueros while they tended to the cattle. The Indian's Adobe was located one mile up Mission Creek on its north fork. It is speculated that this building might have been constructed for the person responsible for maintaining the mission's water system. This building was a modest, rectangular unfinished adobe building with a gable roof covered in Spanish tiles. It had small window openings with hand-hewn lintels, a rough coursed exterior, a fireplace, and tile floor.

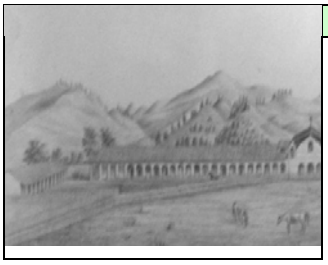
Another outpost constructed along the San Antonio River reportedly had buildings at one time. Eventually known as the Los Ojitos adobe, it was 39 by 29 feet with a covered porch. This adobe building was constructed to house the neophytes in charge of cattle; the site served as a principal watering hole for the mission cattle during the drier months. The walls were made of thick adobe bricks and the roof was supported by huge redwood beams lashed together with rawhide.[19] The building consisted of two large rooms measuring 29 x 39 feet. The eastern room had a fireplace with mission floor tiles and the window opening had a hand-hewn lintel. In addition to the adobe building, the grounds included a corral and reports indicate that there may have been two adobe buildings on the site during the mission period.[20] Eventually a ranching operation took over this site and it served as the area's first post office.

3.1 Identification of Properties Associated with Spanish Exploration and the Mission Era: 1769-1821

Most of the properties associated with the Spanish exploration and mission periods are located near Mission San Antonio in Stoney Valley, presently on the Fort Hunter Liggett lands. The location of the mission was determined by the availability of water and arable land, accessibility to trade routes, and the proximity to the center of a native population. The Mission San Antonio proper (the collection of houses, vineyards and orchards in the immediate vicinity of the church as well as the stock of cattle and other personal property in the possession of the priests) encompassed approximately 33 acres. It was located on San Miguel Creek, which was ideal for a pastoral based lifestyle. Herds of cattle grazed on the hundreds of acres surrounding the mission lands. Outposts (or Rancherias) were constructed in key locations within the mission lands to shelter the vaqueros tending cattle or water tenders that maintained the irrigation ditches and flumes that provided water to the mission and cattle. At least three known outposts were constructed during the mission period. There is a high potential for the presence of archaeological resources relating to this development period located in the study area. The following mission-era resources are located within the project study area:

A. Mission San Antonio Complex and surrounding lands (partially extant)
    1. Church
    2. Mission buildings and courtyard
    3. Partial dormitories
    4. Foundations of store rooms
    5. Threshing floor site
    6. Tannery
    7. Grist mill
    8. Wells
    9. Stock corral foundations
    10. Site of Vineyards and orchards
    11. Ruins of caretaker’s house
    12. Aqueducts and pond sites
B. Irrigation System (partially extant)
    1. Mill pond
    2. Aqueducts
    3. Wells
    4. Water Diversions
C. Mission Outpost buildings
    1. “Indian’s Adobe” (ruins)
    2. “Los Ojitos Adobe” (ruins)
D. El Camino Real (remnants extant)

3.2 Description of Properties Associated with Spanish Exploration and the Mission Era: 1769-1821



Land Use

The layout of the buildings from this period demonstrates how the mission and surrounding land was used. Historically, the mission was used as a center to convert Indians to Christianity, to raise and trade cattle, and to tend to the daily necessities of everyday living. The mission complex and associated outpost buildings were the first representation of agricultural land uses in the South County area. The mission's primary use was to convert the local Indians to Christianity, and therefore the mission includes a church in the center of the complex. Additionally, there are several other associated buildings (store rooms, padre's rooms, a small sacristy, and three other small rooms) used for everyday living.

Patterns of Spatial Organization

Overall, the mission and its surrounding landscape was laid out and utilized to support every kind of activity necessary for a self-sustaining agrarian-based community The principal mission compound was built in a rectangular shape, enclosing a central courtyard. The arrangement of the buildings on the mission site was dictated by the social and religious functions of the mission. Most of the buildings were constructed around the church, with the Chapel in the center of the complex. The neophytes were separated from the living quarters of the missionaries and were housed in an area to the north of the mission. The unmarried men and women lived in separate dormitories. Married couples and young children lived in adobe houses that were rows of rooms used mainly for sleeping. Work areas included the courtyard areas and the areas surrounding the mission and included a grist mill, tannery, and water features.

Response to Natural Environment

The layout of the mission took advantage of the natural landscape features within the valley; it was constructed on the flat valley floor with abundant grazing areas for cattle in the nearby hills. The mission was constructed next to San Miguel Creek to take advantage of the water to irrigate the fields. Adobe soil and plant materials were used from the surrounding area to construct the mission buildings, which was a natural insulating material during the cool and hot months of the year. Finally, the mission padres taught the Indians to cultivate the fertile soils of the valley land for food.

Cultural Traditions

The mission's day to day activities were reflected in its design. Because the mission was self-sustaining, there were facilities for all daily necessities such as soap and candle making, weaving and leatherwork. Other facilities included a tannery, located to the southeast of the mission grounds and a circular threshing ground for wheat. The two main activities of the mission were growing food and tending cattle. Therefore, there were areas that were dedicated to both activities. Inside a fenced area was a small outbuilding, the vineyardist adobe, where the caretaker lived; it may have doubled as a winemaking room. The mission also had a corral to house the livestock. For the most part, however, cattle ranged freely in the nearby hills and mountains.

Circulation Networks

There were few transportation routes within the South County Area during the mission period. Most of the major routes followed natural low lands and waterways and connected the missions, presidios and pueblos. One such route, known as El Camino Real, began as a footpath closely following the route of Portola's 1769 expedition and eventually connected all twenty-one California missions. This trail traversed the natural patterns of the landscape, but tended to follow obvious visual landmarks, rivers, and valleys and crossed mountainous areas through canyons. Within the mission, pathways connected the mission to the corrals and the corrals to the vineyards and tannery, gristmill, and threshing areas of the mission grounds.

Boundary Demarcations

The mission lands had very few boundary demarcations outside the mission complex. During this period, cattle grazed freely in the surrounding mountains and were driven on foot to nearby towns for trade. There was, however, some fencing within the mission complex including fencing around a large corral to the east of the mission quad and also fencing around the small orchard and vineyard to the southeast of the mission to keep cattle out of the crops and fields. The mission buildings were constructed in a square with an inner courtyard, which was used as a work area and created a barrier to the outer yard areas.

Vegetation Related to Land Use

The mission had several fruit trees, including olive trees and grape vines as well as open fields of wheat and maiz (corn). After harvest, the fruit was dried and stored, the olives were pressed to make oil, wine was made for the padres, and the grain was gathered to feed livestock. Many of the foodstuffs, such as the grapes, were carted north to Monterey for trade. Surrounding the mission grounds there were large areas for growing wheat and large areas for growing fruit. Large olive trees were planted near the church building.

Buildings, Structures, and Objects

Buildings constructed during this period were made out of adobe bricks covered with a lime based plaster with gable tiled roofs constructed over reeds. The buildings were simple in form and arranged in long, linear patterns with the entryways facing an inner courtyard. Hand-hewn lintels were used over doors and windows. Adobe walls were two to three feet thick. Window openings were small and boxed in with wood. The living quarters had adobe chimneys to provide heat. The mission padres also established a few outposts in areas outside of the mission proper including the "Indian's Adobe," and a couple of adobe corrals and outpost buildings to house the vaqueros while they tended to the cattle.

Cluster Arrangements

The mission was the first agrarian complex in the area and included a cluster of buildings around an inner courtyard. In addition to the primary living quarters and the church buildings, there were a few outbuildings and structures on the mission lands as well. These include the vineyardist quarter, which was located to the southeast of the mission proper in the center of the orchards, and a grist mill, tannery building, a cemetery, corral and stable buildings, and a water system. The tannery, grist mill and cemetery are located to the southeast of the mission quad; the corrals and stable were located to the east of the main buildings and the water system was located around the main building leading to the vineyards and fields.

Constructed Water Features

The mission padres constructed an elaborate water system of dams, aqueducts, irrigation ditches and reservoirs to bring water to the mission in order to turn a gristmill and to irrigate crops. A canal channeled water from San Miguel Creek northwest from the mission to take advantage of the natural pressure and flow of the creek and the gradually sloping lands. The canal ran to the north of the mission living quarters and collected in a pond. The aqueduct then ran farther to the southeast below the mission and split into two channels that surrounded the agricultural fields. A western branch of the aqueduct curved back toward the creek below the mission to an area near the tannery and the grist mill to power the grist mill.

Small-Scale Features

In addition to the large buildings and structures within the complex, there were several small-scale features that contributed to everyday living during this period. These features include the cemetery, grist mill, wells and aqueducts, and threshing floor. Remnants of these features remain in situ today. Additionally, the complex included foot paths and features used within the courtyard areas to making clothes, candles, food, etc.

3.3 Significance of Properties Associated with Spanish Exploration and the Mission Era: 1769-1821

This period of settlement was a very significant period in the development of South County's agricultural traditions. It represented the first shift from a hunting and gathering community to an agrarian based community when the Spanish explorers and missionaries introduced the practice of cultivating soil to the area. The Spanish also introduced new cultural practices and traditions including their religion, language, customs, building practices, manual trades, animal husbandry, etc. It was the first introduction of domesticating livestock, a tradition that continues to be a predominant cultural tradition in South County. This period also brought the introduction of new building practices (the use of adobe construction), which was also a prevalent construction technique for several years to follow. New roads were introduced, such as El Camino Real, which connected South County to other areas within the state.

However, one of the most significant contributions that the mission provided to South County's agricultural history was the construction of the water system on the mission. Father Sitar's system of diversion dams and weirs, aqueducts, canals and ponds not only provided water to irrigate the crops but it also provided power to operate the grist mill. It was the first and most elaborate water system of all of the missions and is significant as an individual resource.

Due to the age and rarity of properties dating to this period and due to the significance that these properties had on Monterey County's history, any property from this period that is still extant has the potential for eligibility to the National Register of Historic Places, the California Register of Historical Resources and or the County of Monterey's Register of Historical Resources. Although some of these properties may have changed over time or the landscape and setting features have changed over time, any property from this period is presumed to be historically significant.

Individual properties or contributing features to a cultural landscape or district that retain integrity are eligible for the National Register of Historic Places as buildings, structures, sites, objects, or a district (cultural landscape) under Criteria A, C, and D.

Additionally, properties from this period may be eligible for the California Register under Criteria 1, 3, or 4 if they exhibit enough integrity for the property to convey its historic associations.

Finally, properties from this period may be eligible for the County of Monterey Register Designation under A1, A2, A4, A6, A7, B1, B3, C1, C2 and C3.

3.4 Evaluation of Properties Associated with Spanish Exploration and the Mission Era: 1769-1821

Applicable Criteria:			**Minimum Eligibility Requirements: (Aspects of Integrity)**						
National Register of Historic Places			***L***	***S***	***D***	***W***	***M***	***F***	***A***
✓	*(a)*	*Associated with events that have made a significant contribution to the broad patterns of our history.*	✓	✓	✓			✓	✓
	(b)	*That are associated with the lives of persons significant in our past.*							
✓	*(c)*	*That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity who components may lack individual distinction.*	✓	✓	✓	✓	✓	✓	✓
✓	*(d)*	*That has yielded, or may be likely to yield, information important in prehistory or history.*	✓	✓				✓	✓
California Register of Historical Resources			***L***	***S***	***D***	***W***	***M***	***F***	***A***
✓	*(1)*	*Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*	✓	✓	✓		✓	✓	✓
	(2)	*Is associated with the lives of persons important in our past.*							
✓	*(3)*	*Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*	✓	✓	✓	✓		✓	✓
✓	*(4)*	*Has yielded, or may be likely to yield, information important in prehistory or history.*	✓	✓				✓	✓
County of Monterey Register Designation Criteria			***L***	***S***	***D***	***W***	***M***	***F***	***A***
A. Historical and Cultural Significance:									
✓	A1	*Is particularly representative of a distinct historical period, type, style, region, or way of life.*	✓	✓	✓	✓	✓	✓	✓
✓	A2	*Is, or contains, a type of building or buildings which was once common but is now rare.*	✓	✓	✓			✓	✓
	A3	*It was connected with someone renowned.*							
✓	A4	*Connected with a business or use which was once common but is now rare.*							
	A5	*It represents the work of a master builder, engineer, designer, artist, or architect whose talent influenced a particular architectural style or way of life.*							
✓	A6	*Is the site of an important historic event or is associated with events that have made a meaningful contribution to the nation, state, or community.*	✓	✓					✓
✓	A7	*It has the potential of yielding information of an archaeological interest.*	✓	✓			✓	✓	✓
B. Architectural and Engineering Significance:			***L***	***S***	***D***	***W***	***M***	***F***	***A***
✓	B1	*It exemplifies a particular architectural style or way of life important to the county.*	✓	✓	✓			✓	✓
	B2	*It exemplifies the best remaining architectural type of a community.*							
✓	B3	*The construction material or engineering methods used embody elements of outstanding attention to architectural or engineering design, detail, material or craftsmanship.*	✓	✓	✓	✓			✓
C. Community and Geographic Setting:			***L***	***S***	***D***	***W***	***M***	***F***	***A***
✓	C1	*It materially benefits the historic character of the community.*	✓	✓	✓	✓		✓	✓
✓	C2	*The unique location or singular physical characteristics represents an established and familiar visual feature of the community, area, or county.*	✓	✓	✓			✓	✓
✓	C3	*It has significant historic or architectural worth and promotes the goals of the County's Historic Preservation Ordinance.*	✓	✓	✓	✓	✓	✓	✓

Spanish Exploration and Mission Era (1769-1821)

Essential Aspects of Integrity:

• *Location:*	The mission buildings are located along San Miguel Creek within the Stoney Valley area.
• *Setting:*	The buildings are set within the valley floor along San Miguel Creek and were surrounded by rolling hills spotted with oak and fir trees. The property contained several acres of land and was sparsely populated with buildings, save for the mission complex. The mission buildings are clustered in a quad and had a few associated structures and buildings located outside the complex walls, including a fenced corral and stable buildings and a vineyard, orchard, and fields of wheat and corn. There were very few roads that consisted of wagon and horse trails.
• *Materials:*	The building materials for the mission complex and outbuildings consisted of adobe brick construction covered in lime plaster. The roof material was clay tile laid on wood beams and strapped with reeds. The windows and doors were made of hand-hewn wood surrounds, lintels, and casings. The floors were packed dirt or clay tile. The materials used for the outbuildings consist of adobe and stone. The material used for fencing is presumed to be wood sticks.
• *Design:*	The mission complex was designed in a square pattern around a central courtyard area. The complex also included two wings of dormitories enclosed by a wall. The church was located in the center of the complex. The buildings were constructed of adobe and consisted of long, linear buildings with entry doors facing the interior of the courtyard; covered walkways provided access from room to room from within the inner courtyard. The adobe buildings had walls that were two to three feet thick; their exteriors were covered in lime plaster. The roof consisted of long, side gabled roofs covered in clay tile and supported by large wood beams. There were also associated outbuildings located on the outside of the mission complex. These include the cemetery, tannery, grist mill, threshing area, ponds, wells, aqueducts, corral and stables, vineyard's quarter, vineyard, orchards, and fields of wheat and corn.
• *Workmanship:*	The buildings from this period were hand made. The adobe walls were rough and white-washed with lime plaster to protect the adobe from water. The wood members were hand-hewn and have tool marks on them. The clay tiles were hand-made and are irregular in shape and form. The stone buildings and aqueducts were also hand-made out of stone gathered in the vicinity.
• *Feeling:*	The mission complex has a feeling of missionary life in the late eighteenth and early nineteenth century. The buildings have a feeling of being hand-made and the complex has a feeling of the daily life of the missionaries and Indians. The complex has evidence of the operational activities of the mission including preparing hides and tallow, cultivating and preparing food, making clothing, making candles and soap, attending mass, etc.
• *Association:*	The buildings are associated with the Spanish Exploration and the establishment and operation of missions from 1769-1821.

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4.0 Land Grants and First Settlers: 1821–1862

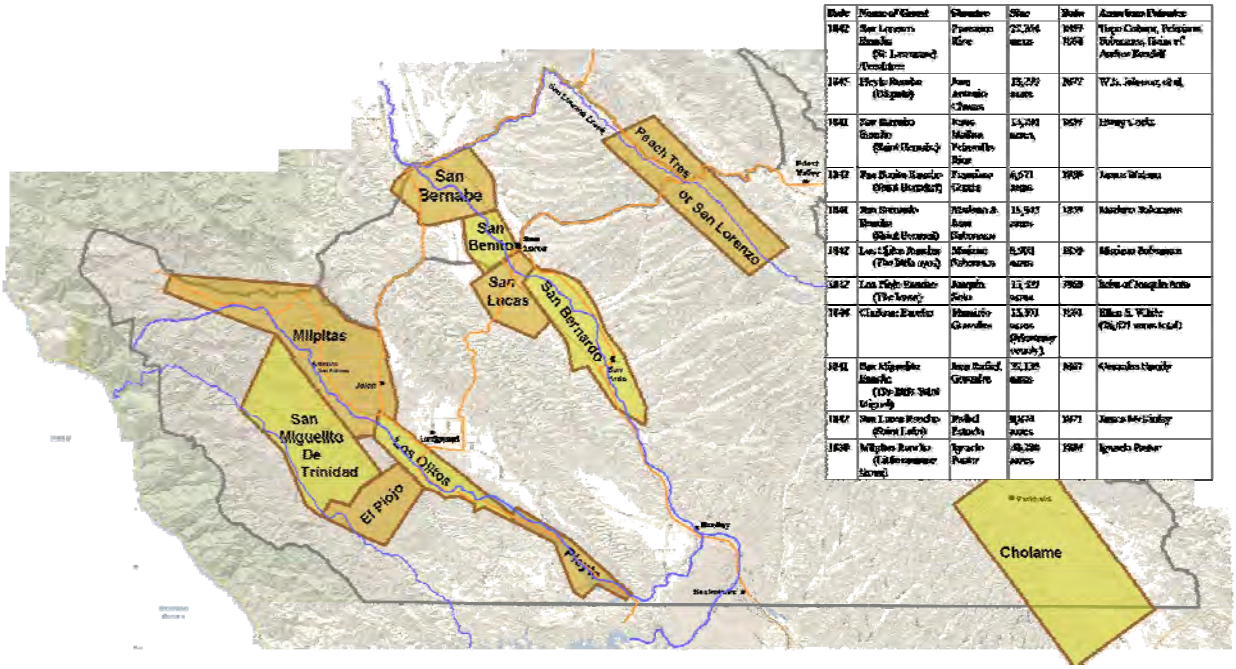


Figure 16. ***Map showing the name and location of the land grants in the South County area. Table indicates original land grants under Mexican rule and the patent date under American laws.***

The next period of South County settlement saw the first official subdivision of land into private ownership. During this period, large ranchos were established, forming the foundation of a prosperous cattle industry. The rancho, carved from the pasture lands and fields once used by the herds and flocks of the mission became the dominant social and economic institution of the new regime.[21]

During the previous mission period, Alta California was under Spanish rule and Imperial Spain held all title to the colonized land by virtue of discovery. However, in April, 1822, the padres of the missions and the officers of the Presidio of Monterey swore allegiance to Mexico, changing the social and economic structure of land ownership. Under the new Mexican rule, the commandants of the presidios and the Alcades of the pueblos were given the authority to grant lots of land to private individuals within their jurisdiction. Later, former mission land was granted to private individuals outside the pueblos. These grants of land, known as Rancho Grants, were intended to encourage agriculture and industry, to reward soldiers, and to provide land to settlers who held no property.

In order to receive a land grant, an applicant was required to submit a petition, containing the name, religion, residence, occupation, and the size of the family along with a description of the

land, and at times a map of the tract (diseño) to government officials. The diseño and land description were often very vague, using sloughs, trees, hills, and other features that were not very permanent to delineate boundaries. In turn, officials would look into the availability of the land, the character of the applicant and post a petition to solicit objections to the approval of the application. The officials then stated their findings in an "*Informe*" and the confirmation would be granted by the Viceroy, making the title to the land official.[22]

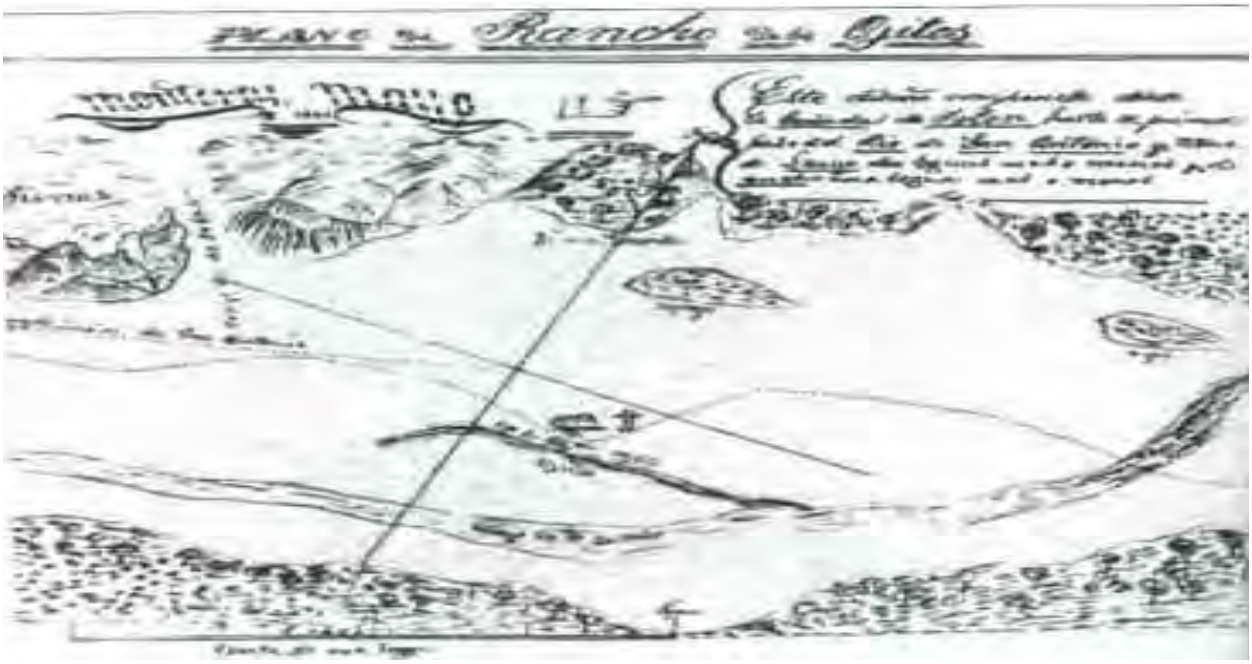


Figure 17. ***A Diseño for the Rancho de los Ojitos. (From "Images of America; San Antonio Valley" by Susan Raycraft and Ann Keenan Beckett, page 32.)***

However, grants were made with certain conditions. For example, the owner had to construct a dwelling and occupy it within one year, build fences and possibly plant fruit trees on the boundaries. Additionally, land grants were required to recognize the rights of the previous inhabitants (Indians). Once granted, the new rancho owners symbolized his ownership by breaking branches, pulling up grass, and throwing stones. The land belonged to them and they symbolically could do as they pleased.[23]

Although a process to grant land was in place, no rancho grants were given in the South County Area for about sixteen years. Instead, between the years 1822 and 1831, the padres of Mission San Antonio established a few outposts and ranches in the South County area to manage the numerous head of cattle that were owned by the mission and to support the mission occupants. The Padres at San Antonio de Padua reported in 1827 that the livestock of the mission included 1,827 cattle, 11,000 sheep, 500 mares and colts, and 300 tamed horses.[24] However, the numbers of cattle would significantly increase over the next several years.

One of the mission ranches was the great Rancho de San Benito, which was located about six leagues west of the mission; it was the location where the mission herds were sent for slaughter.

The horses of this rancho were famous for their tough hoofs and speed.[25] The mission also had an outpost located north along Santa Lucia Creek called the "Indian's Adobe" and a second southern outpost located on the San Antonio River called Los Ojitos Adobe. These outposts were used to water the livestock during the dry months.

However, under the colonization laws of Spain, the mission lands (not including the mission proper) were occupied by the mission only by permission and were to be used for grazing purposes only. This changed under Mexican rule. The Board of Land Commissioners regarded the missions as private land claims and, at the time of the confirmation hearings, they subjected the missions to the same process of confirmation and patenting as the ranchos. Therefore the government administrators took possession of the Mission ranches. In 1831, the Mexican government formally secularized the missions, giving the public control over the former mission lands. The Franciscans were replaced, missions were converted to parish churches, and land holdings were redistributed. After secularization, a few people stayed on at the mission properties, whereas some were absorbed into the local ranching community and others went further into the wilderness to live.[26] Mission San Antonio slowly fell into a state of neglect and several Mexican ranchos were carved from the pasture lands and fields once used by the herds and flocks of the mission.[27] Former mission neophytes became servants and ranch hands on the newly established ranchos.[28]

Between the years 1838 and 1846, eleven ranchos were formally granted within the South County Area, a few of which were on former San Antonio Mission lands. The eleven ranchos granted in the South County Area were on average a bit larger than the typical 9,000 acre grant and included ranchos San Lorenzo, San Bernabe, San Benito, San Lucas, San Bernardo, Milpitas, Los Ojitos, Pleyto (Pleito), San Miguelito, El Piojo, and Cholame.

During the Mexican Rancho years, stock raising (cattle and sheep) was the main form of agriculture in South County. The hide and tallow trade dominated the economy therefore other forms of agricultural production for export were not pursued. From 1822 to 1860, South County was dominated by cattle ranches. The life of the ranchero was spent mostly on horseback with his vaqueros, rounding up the herds of cattle and driving them to various locations for grazing, trade, or slaughter. The cattle were rounded up twice a year during a *rodeo* in the spring to brand the calves and again during the late summer for slaughter, or *matanza*, at Rancho San Benito.

The life of those living in Southern Monterey County during the Rancho period was dreary and lonely. This was not the romantic version of the ranchero riding a richly caparisoned horse over his estate during the day and returning at sunset to the hacienda, there to join his wife in greeting the guests for an evening of polite conversation and dancing to the music of expertly strummed guitars.[29] Both people and buildings were few and far between. In keeping with the requirements of the land grant, the "ranch headquarters" was simply a modest main house, rudimentary out buildings and a small vegetable garden. The buildings were constructed of adobe and some timber. The rest of the land was left open for cattle to roam and graze. Rancho land was not typically divided by physical markers such as fencing surrounding the entire property, so most of

South County Area physically remained open space at this time, while other parts of the County were becoming more populated.

Unlike other locations within the state, nearly all of the grantees of the land grants in the South County Area were of Mexican or Spanish descent. As such, the area predominantly reflected Mexican values and traditions. However, there were also several Indians living on most of the ranchos during this period, many of whom were ex-neophytes from Mission San Antonio. The men worked on the ranchos as vaqueros and the women helped with household duties. Some of the Indian families lived on small plots along the creeks, while others remained close to the mission. The most noted of the Indians was the family of Eusebio and Perfecta Encinales. Eusebio worked 500 acres of land at the head of the San Antonio Valley. He irrigated a vineyard and orchard and raised sheep, hogs, and cattle while living in the "Indian's Adobe" on the Milpitas Rancho, which had formerly been owned by the mission.[30]

The South County Area remained fairly unpopulated for several years; the Mexican rancheros and vaqueros were outnumbered by the head of cattle. In contrast, the rest of California saw an increase in population in the late 1840s as people rushed to the northern gold mines. The Gold Rush brought a large population boom to the Mexican territory of California. Some migrants came to the Santa Lucia Mountains to mine, although not nearly as many as those who trekked to northern California's "gold belt" of Amador and Placer Counties. Yet, a few of the new migrants, having not made the fortune that they sought, established residency in the area by building a home on lands that were owned by the government, and sometimes on land grants.

Additionally, some of the land within the South County Area changed hands as the owners of the grants partitioned their land into smaller parcels or leased out the land for ranching. As a result of the land ownership changes and the vague boundaries of the Mexican diseňos, a few disputes ensued over the actual ownership of the land. In addition, the Mexican government had also been warring with the United States government, who had an interest in California and the newly discovered gold areas. However, in 1848, the Mexican government and the United States government entered into the Treaty of Guadalupe Hidalgo, which was a peace treaty between the two countries to end the Mexican-American War. As a result of this treaty, the Mexican government ceded California to the U.S. government and obligated the new government to confirm land titles and to ensure the safety of the pre-existing property rights of the Mexican citizens in the transferred territories.

The treaty was the first step in the transition from a Mexican regime to a new American government and California officially became the 31st state of the United States in 1850. Thus, to settle private land claims in California, the United States Congress passed an Act in 1851 that provided a three-man commission to examine and pass on the validity of all titles and grants issued by the Spanish and Mexican governments. The resulting documentation was a U.S. Patent on the land, officially recognizing ownership by the United States government.

Unfortunately, the policy followed by the Commission placed an unreasonable burden of proof on the grant holders, which led to lengthy court actions and kept the cases in litigation for ten

and fifteen years. While the grant holders waited for patent to their land they had no certain title. Further, since many grants were in a specified area but had no definite boundaries, squatters moved onto the land, farmed it for a decade, and were known to take up arms to drive off the claimants during the long wait for a court decision.[31] The newly established United States government honored the Monterey County land grants in general, although several were purchased later by incoming settlers.

Although several rancho owners in South County had occupied the land since the early 1840s, many of them did not receive a patent until the late 1850s and into the 1880s. As a result, many of the lands were patented to descendants of previous owners or to new owners, some of which were not of Mexican descent. Following is a table showing the eleven original Mexican land grants in the South County Area and the date and Patentee of the land under the new American government over a decade later. Note that half of the patentees are of non-Hispanic descent.

Date	Name of Grant	Grantee	Size	Date	American Patentee
1842	San Lorenzo Rancho (St. Lawrence) /Peachtree	Francisco Rico	22,264 acres	1859 1860	Topo Coburn, Feliciano Soberanes, Heirs of Andrew Randall
1845	Pleyto Rancho (Dispute)	Jose Antonio Chaves	13,299 acres	1872	W.S. Johnson, et al,
1841	San Bernabe Rancho (Saint Bernabe)	Jesus Molina Petronillo Rios	13,296 acres,	1859	Henry Cocks
1842	San Benito Rancho (Saint Benedict)	Francisco Garcia	6,671 acres	1859	James Watson
1841	San Bernardo Rancho (Saint Bernard)	Mariano & Juan Soberanes	13,345 acres	1859	Mariano Soberanes
1842	Los Ojitos Rancho (The little eyes)	Mariano Soberanes	8,900 acres	1859	Mariano Soberanes
1842	Los Piojo Rancho (The louse)	Joaquin Soto	13,329 acres	1860	heirs of Joaquin Soto
1844	Cholame Rancho	Mauricio Gonzales	13,301 acres (Monterey county)	1861	Ellen E. White (26,621 acres total)
1841	San Miguelito Rancho (The little Saint Miguel)	Jose Rafael Gonzales	32,135 acres	1867	Gonzales Family
1842	San Lucas Rancho (Saint Luke)	Rafael Estrada	8,874 acres	1871	James McKinley
1838	Milpitas Rancho (Little summer farms)	Ignacio Pastor	43,280 acres	1886	Ignacio Pastor

Table 1. ***Table illustrating the eleven original Mexican land grants in the South County Area and their date and recipient of the U.S. Patent.***

Despite the ongoing disputes over land ownership and the transition of government in California, the increase in population in the 1850s that resulted from the gold rush and American Statehood had a positive result on the South County Area. The influx of settlers into California increased the demand for cattle, and resulted in an economic boom for rancho owners. In response to the

urgent demand for livestock in the mines and the new cities of Sacramento and San Francisco, the custom of slaughtering cattle for their hides and tallow immediately gave way to the more profitable practice of driving the animals to market to sell as beef on the hoof.[32] Cattle and other livestock were driven from southern Monterey County to the coast and the northern markets through the San Antonio and Salinas Valleys where they were joined by hundreds of other livestock.[33] Hence, the already large herds of cattle in the county continued to increase through the 1850s until 1860 when there was reportedly 98,700 head of cattle in the area. Throughout the second half of the nineteenth century, Monterey County tied with Santa Barbara, after Los Angeles for second place in number of cattle in the state. The cattle boom continued in South County until 1862.

4.1 Identification of Properties Associated with Land Grants and First Settlers: 1821-1862

There are a few properties that were associated with this second phase of settlement within the South County Area. The types of properties consist of rancho buildings (residences) as well as corrals and outposts. Some of the buildings were constructed by the mission on their vast mission lands and later used by the rancheros, once granted the land by the Mexican government. However, many of the buildings from this period are no longer standing as they were constructed of adobe brick which deteriorated over the years. Some of the buildings were located on the present day Fort Hunter Liggett grounds and were removed by the army or used as target practice. It is difficult to understand exactly how these early rancho properties operated as many of the historic photographs show only a small glimpse of a main house or ruins. There are some historical writings that talk about the life on the ranchos but do not provide illustrations. Therefore, the following descriptions of early settlement properties have been compiled through these historic photographs and accounts.

A. Large Ranchos:
    3. San Lorenzo Rancho/ Peachtree
    4. Pleyto Rancho
    5. San Bernabe Rancho
    6. San Benito Rancho
    7. San Bernardo Rancho
    8. Los Ojitos Rancho
    9. Los Piojo Rancho
    10. Cholame Rancho
    11. San Miguelito Rancho
    12. San Lucas Rancho
    13. Milpitas Rancho
B. Corrals
C. Adobe brick or block outpost buildings
D. Rancho Complexes:
    1. vast acreage of granted land (irregular shaped grants in large valleys near rivers and streams
    2. rough property boundaries and no fencing surrounding property
    3. one or two small adobe buildings (vaqueros residence)
    4. vegetation: small vegetable garden and one or two shade trees
    5. some stick fencing near residence

Rancho Milpitas

Figure 18. ***Historic Photo of "Indian's Adobe" and surrounding area (from "Lost Adobes of Monterey County" by Don Howard).***

The first rancho to be granted was Rancho Milpitas, which was located on former Mission San Antonio lands. It was granted to Ignacio Pastor who was a former Mission San Antonio Indian on May 5, 1838. Milpitas, meaning little gardens or cornfields, was the largest of the land grants, encompassing 43,280.65 acres. It included the present day Jolon Valley area as well as the former mission buildings, grounds, and outbuildings such as the "Indian's Adobe."

Another known property on the Milpitas Rancho that dated to this period was the Jose Maria Gil Adobe, which was constructed on 260 acres of land formerly belonging to the Mission San Antonio. The building was constructed between 1848 and 1850 and consisted of a large hipped roof adobe building with a veranda supported by cement columns (columns not original). According to Don Howard, author of "The Lost Adobes of Monterey," this was formerly Mission San Antonio's mule ranch. It is located in the Salsupiedes Ranch area, about one mile west of Jolon near the San Antonio River and near the present day gate of Fort Hunter Liggett.

Rancho San Bernabe

In 1841, another three ranchos were granted. These included San Bernabe, San Bernardo, and San Miguelito Ranchos. Granted to Jesus Molina, San Bernabe encompassed 13,296 acres of valley lands along the Salinas River, just south of present day King City. In 1836, Spaniard Raphael Gonzales constructed a residence made of adobe bricks on his 13,296 acre Rancho San Bernabe. By this time, Mission San Antonio had fallen into disrepair; therefore, some of the mission's roof and floor tiles were reportedly used for chinking throughout the adobe.[34] The adobe was located on the Rancho San Bernabe grounds, about 2 miles from the present day Highway 101-Jolon Road cutoff.

Rancho San Bernardo

The San Bernardo Rancho, named after St. Bernard, was granted to Mariano Soberanes on June 16, 1841 and included a fairly long plot of land, 13,345 acres, along the Salinas River near present day San Ardo.

Rancho San Miguelito

Rancho San Miguelito, was granted to Jose Rafael Gonzales on July 24, 1841. It consisted of 22,135 acres and was located just south of the Milpitas Rancho and east of the Nacimiento River on present day Fort Hunter Liggett. Its name means "little St. Michael of the Trinity."

In 1841, Raphael Gonzales constructed an adobe building on his Rancho San Miguelito, where he pastured more than five thousand head of cattle. It was located on the present day San Miguelito Loop Road about 1 mile off of the Nacimiento Summit Road on the present day Fort Hunter Liggett property.

Rancho San Benito

Figure 19. ***Photo of the San Benito Corral. Label on the back of the photo states that this is a San Lucas Adobe building and that it was a stopping point between the missions in the mission days and was located near the San Lucas Bridge. (Photograph taken by Slevin. Courtesy of the County of Monterey Agriculture and Rural Life Museum Photo Archives)***

On March 11, 1842, Governor Alvarado granted 6,671 acres to Francisco Garcia for the Rancho San Benito, which was named after St. Benedict. This rancho was one of the smaller land grants given in the South County area but was located within the fertile valley lands along the Salinas River, just north of present day San Lucas. This rancho encompassed the former mission outpost San Benito, including the livestock corrals where cattle were sent to slaughter.

In 1822, Father Padro Cabot from Mission San Antonio had Indians construct an adobe corral on the lands of the Rancho San Benito before it was formally granted to Francisco Garcia. The corral was used to hold cattle for branding or slaughter. The corral was 462 x 522 feet and contained a building constructed out of adobe bricks. The building had a wood gabled roof covered with clay tiles, a tile floor, and three rooms each measuring 24 varas in width (a vara is a Spanish linear measurement equivalent to approximately 32 to 43 inches). This building was documented in 1973 by Don Howard in his book, *Lots Adobes of Monterey County*. Mr. Howard maintained that this building was a vaquero's residence. This corral was located just east of the junction of Oasis and the San Lucas-Lockwood Roads.

Francisco Garcia constructed the Rancho San Benito Adobe in 1842 on his land grant located along the west bank of the Salinas River, about two miles northwest of present day San Lucas. Garcia was a Mexican cattle rancher and this building served as the headquarters for the rancho. Howard described it as a "colorful adobe brick house" with eight rooms, a tile roof, and surrounded by chili crops.[35] In 1850, Garcia sold the property to Englishman James Watson and his son Tomas, who were cattle traders and buyers.

Rancho Los Ojitos

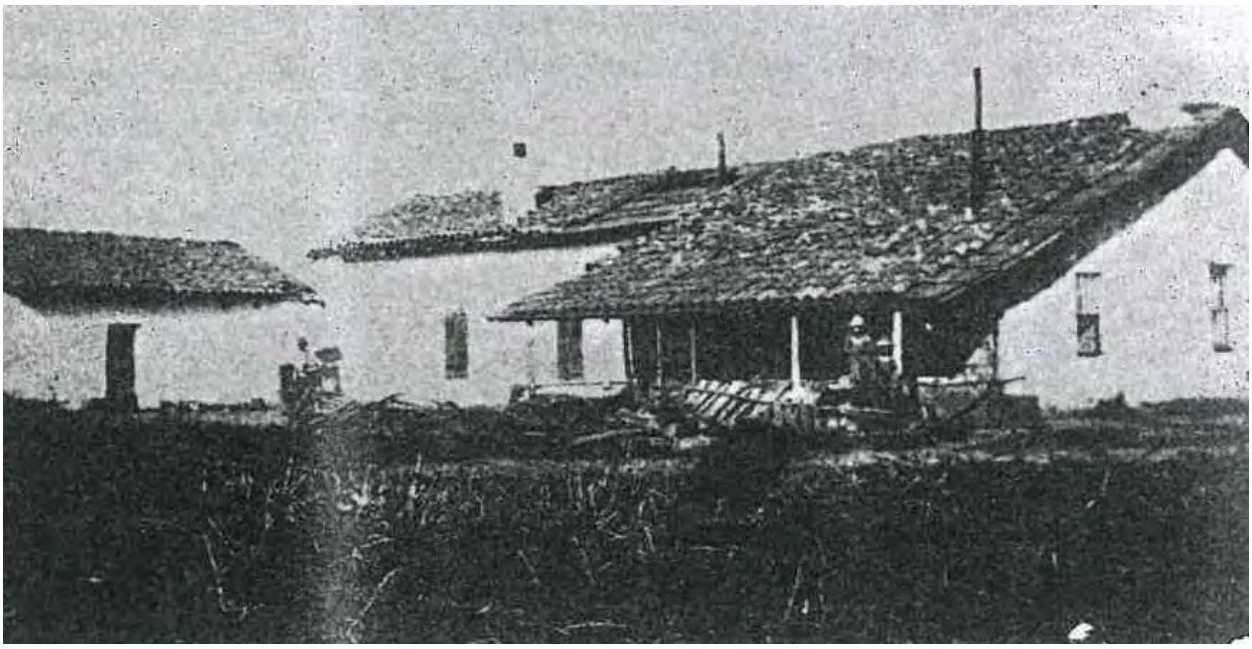


Figure 20. ***Photo of Mariano Soberanes rancho home on Rancho Los Ojitos. (From "Lost Adobes of Monterey County" by Don Howard, p. 94.)***

In 1810, Father Juan Bautista Sancho and Padro Cat had a corral constructed at Los Ojitos to enclose cattle to feed the large number of neophyte Indians working on the foundations of the mission church. At that time, some of the mission vaqueros may have constructed an adobe outpost to house themselves while attending the vast mission herds. Later, Mariano Soberanes was granted the Rancho Los Ojitos property and built his rancho home, shown above. According to Don Howard, this adobe was unique because rawhide thongs rather than nails were used in its construction. The four room residence was rectangular in shape with a side gabled roof and an extended roof over a porch. The roof was covered with clay tiles salvaged from Mission San Antonio. The windows were tall and narrow wood framed double hung windows. There were two interior fire places and the exterior walls were white washed. An outbuilding of similar construction was adjacent to the main house. The residence is set within a natural landscape.

A second rancho was granted the following month on April 4, 1842 to Mariano Soberanes, who named it Los Ojitos, meaning little eyes, due to two small springs of water that looked like eyes within the low lands of the rancho. The rancho consisted of 8,900 acres and was located on land formerly owned by the Mission San Antonio along the San Antonio River, just south of present day Lockwood. With the rancho lands, Soberanes inherited the mission outbuilding, Los Ojitos Adobe.

Rancho San Lucas

The next rancho to be granted was Rancho San Lucas, which was located at the intersection of two transportation routes near present day San Lucas (present east/west bound highway 198 and north/south bound highway 101). The 8,872 acre rancho was named after Saint Luke. Although it was one of the smaller land grants, its location contributed to the rancho becoming very active in the cattle trade industry in the years to follow.

Rancho El Piojo

On August 20, 1842, Governor Alvarado granted 13, 329.28 acres of land to Joaquin Soto. This grant, called El Piojo (the louse) was located just south of the lands of ranchos San Miguelito and Los Ojitos. This rancho is located on lands presently owned by Fort Hunter Liggett.

Rancho San Lorenzo

In the high Peach Tree Valley, Francisco Rico was granted nearly 22,263 acres of land on November 16, 1842. This rancho was known as Rancho San Lorenzo after Saint Lawrence; however, there were three separate land grants by this same name in Monterey County, so the rancho was also known as Peach Tree. This was a fairly large land grant, almost perfectly rectangular in shape, and was located in the current Peach Tree Valley between the Gabilan Mountain Range and Mustang Ridge of the Diablo Mountain Range.

Rancho Cholame

The Cholame Rancho was granted to Maurico (Mariano) Gonzales by Governor Micheltorena on February 5, 1844. The Cholame, named for a Salinan Indian Village, is divided between present day Monterey and San Luis Obispo Counties; 13,301 of the total 26,262 acres are located within the South County Area. It is located within the present day Cholame Valley and includes the present day town of Parkfield.

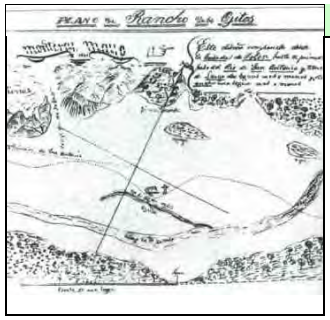
Rancho Pleyto

The last rancho to be granted was the El Pleyto (Pleito) rancho, meaning “dispute” or “lawsuit.” This rancho consisted of 13,299.27 acres and was granted to Jose Antonio Chaves by Governor Pio Pico. It was a long, narrow plot of land that followed the San Antonio River near the southern boundary of the Monterey/San Luis Obispo County line. Today, what was once the Rancho Pleyto is now located under the San Antonio Reservoir.

4.2 Description of Land Grants and First Settlers Properties: 1821-1862

Land Use

The land use that shaped the area during this period was cattle ranching on large ranchos. This land use was influenced by the topographic nature of the South County Area in that the terrain was mostly comprised of rolling wooded hills that were not conducive to crop farming. However, there were a few low lying areas within the region near water sources and transportation routes. For these reasons, the Mexican rancheros selected these locations for their ranch houses.



Patterns of Spatial Organization

The organization of this area depended on the relationship of the major physical components, such as mountain ranges and fertile valleys. The original rancho properties encompassed vast expanses of land. Land grants were given to individuals who had worked for the former Mexican or Spanish governments, who were soldiers or who had connections within the government. In addition, the location of the ranchos in the South County Area was influenced by proximity to the mission. A major transportation route, El Camino Real, ran through the middle of the survey area and provided access to many of the early rancho properties. The extensive holdings of the ranchos provided vast open land for grazing cattle. A typical rancho complex consisted of only a handful of buildings. Vaqueros drove the cattle from each rancho to Monterey for trade.

Response to Natural Environment

The natural environment influenced settlement patterns in two ways; first, in the location of the clusters of buildings, and second, in the use of natural and available materials for their construction techniques. The ranchos were located on the best lands for grazing and near rivers and streams. The rancheros utilized materials from the surrounding landscape to build their complexes. Adobe blocks were made on site, baked in the sun and then stacked to form walls. Oak trees were abundant and were used to construct the roof beams. They also utilized clay tiles taken from the mission buildings after secularization or reused some of the old mission outpost buildings as their rancho headquarters.

Cultural Traditions

The cultural traditions during this period included cattle drives, slaughter, and rodeos. Because most of the cattle ranged freely over the rancho property and into the hills, the cattle had to be collected and driven either to slaughter or to faraway markets for trade. This created trails across hilly areas. Rancho San Benito was a stopping point along route because they had a large adobe corral where the cattle would slaughtered (the matanza). One social custom was the annual rodeo, whereby vaqueros competed and showed off their skills, including roping, and trick riding. People would come from miles around to participate in the rodeo.

Circulation Networks

During the first settlement period, livestock trails, footpaths, and the El Camino Real were the dominant transportation routes. Most of these early circulation networks are no longer extant; however remnants of the original route of the El Camino Real are visible near Jolon. By 1862, several more transportation routes had been established through the area, including a road following the Salinas River and a road connecting the San Benito Ranch to Priest Valley. The latter passed by Rancho San Lorenzo in the Peach Tree Valley and today is roughly the route of Highway 198 (this was known as the San Lucas Lateral and only went to Peach Tree Road until the 1920s).

Boundary Demarcations

The rancho boundaries were not clearly defined by markers or fencing during this period. Most cattle were branded and were free to roam. The early diseňos made reference to dominant land features or pre-existing buildings or would indicate natural springs, large landmark trees, etc. to determine property boundaries. In accordance with the land grant requirements, the rancho included a main house, garden and some fencing.

Vegetation Related to Land Use

Various types of vegetation bear a direct relationship to long-established patterns of land use. Vegetation includes not only crops, trees, or shrubs planted for agricultural and ornamental purposes, but also trees that have grown up incidentally along fence lines, beside roads, or in abandoned fields. Little information was found about the vegetation during this period, except for accounts that a few of the adobe ranchos would plant gardens near the main residence for subsistence purposes, although the types of vegetables are not known. However, historic photographs show several of the buildings from this period with trees surrounding the main residence, presumably for shade.

Buildings, Structures, and Objects

There were few buildings during this period; there are a few historic photographs of some of these early buildings and structures. Rancho buildings from this period were hand made using adobe block or brick. The rancho buildings' shape was rectangular with a simple side gabled roof covered in clay tiles. Many of the buildings had a full or partial width front porch supported by plain wood posts under an extended shed roof on the long side of the building. The houses are surrounded by smaller out buildings and in some cases, vertical wood fencing and gardens. The wood used in these buildings was hand hewn and the windows were small, narrow openings.

Cluster Arrangements

Groupings of buildings, fences, and other features that characterized these ranchos resulted from the function, social traditions, climate, and other cultural or natural influences. Building clusters were rather small, consisting of a primary residence (ranch headquarters) and a few associated outbuildings (privy, storage shed). A few trees may have shaded the buildings. Fencing protected small vegetable gardens from unwanted animals.

Constructed Water Features

There are no known constructed water features from this period. The rancho headquarters would have a well or spring near the property.

Small-Scale Features

The small-scale features are unknown.

4.3 Significance of Land Grants and First Settlers: Properties 1821-1862

There may be a few ruins or early buildings associated with this period of settlement in the survey area. The period from 1821 to 1862 marked the change in government from Spanish to Mexican and then to American rule. Additionally, this was the period of time that the missions were secularized and the mission land holdings became government land. The governor granted loyal individuals large plots of land, called ranchos, which signified the first ownership of land apart from the mission. Only a few individuals owned large acreages of land. This period is also significant because both Mexican and Spanish cultures began to mix; the cultural traditions of cattle drives, Matanzas, and rodeos persisted for many years. The cattle industry became the main industry, which set the tradition of the livestock business in the area. As a result of the secularization of the mission and the granting of rancho lands, private individuals took over the former mission buildings and outposts that were constructed during the mission period.

Many of the adobe buildings have deteriorated over the years from water damage and neglect. However, despite their rarity and relatively poor condition, any building from this period that is still intact is presumed to be historically significant. The Maria Jose Gil Adobe still stands on the Fort Hunter Liggett property and is listed on the National Register of Historic Places.

Properties that retain integrity from this period are eligible for the National Register of Historic Places as buildings or sites under Criteria A. Some properties may be eligible for the National Register under Criterion B if they are associated with an individual that has made a significant contribution to the broad patterns of South County's History.

Additionally, properties from this period may be eligible for the California Register under Criteria 1 if they exhibit enough integrity for the property to convey its historic associations.

Finally, properties from this period may be eligible for the County of Monterey Landmark Designation under A2, A6, A7, B1, C1, and C3.

4.4 Evaluation of Land Grants and First Settlers Properties: 1821-1862

Applicable Criteria:			Minimum Eligibility Requirements: (Aspects of Integrity)						
National Register of Historic Places			***L***	***S***	***D***	***W***	***M***	***F***	***A***
✓	*(a)*	*Associated with events that have made a significant contribution to the broad patterns of our history.*	✓	✓	✓		✓	✓	✓
✓	*(b)*	*That are associated with the lives of persons significant in our past.*	✓	✓	✓			✓	✓
	(c)	*That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity who components may lack individual distinction.*							
✓	*(d)*	*That has yielded, or may be likely to yield, information important in prehistory or history.*	✓	✓				✓	✓
California Register of Historical Resources			***L***	***S***	***D***	***W***	***M***	***F***	***A***
✓	*(1)*	*Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*	✓	✓	✓		✓	✓	✓
✓	*(2)*	*Is associated with the lives of persons important in our past.*	✓	✓	✓			✓	✓
	(3)	*Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*							
✓	*(4)*	*Has yielded, or may be likely to yield, information important in prehistory or history.*	✓	✓				✓	✓
County of Monterey Landmark Designation Criteria			***L***	***S***	***D***	***W***	***M***	***F***	***A***
A. Historical and Cultural Significance:									
✓	A1	*Is particularly representative of a distinct historical period, type, style, region, or way of life.*	✓	✓	✓	✓	✓	✓	✓
✓	A2	*Is, or contains, a type of building or buildings which was once common but is now rare.*	✓	✓	✓			✓	✓
	A3	*It was connected with someone renowned.*							
	A4	*Connected with a business or use which was once common but is now rare.*							
	A5	*It represents the work of a master builder, engineer, designer, artist, or architect whose talent influenced a particular architectural style or way of life.*							
	A6	*Is the site of an important historic event or is associated with events that have made a meaningful contribution to the nation, state, or community.*							
✓	A7	*It has the potential of yielding information of an archaeological interest.*	✓	✓			✓	✓	✓
B. Architectural and Engineering Significance:			***L***	***S***	***D***	***W***	***M***	***F***	***A***
✓	B1	*It exemplifies a particular architectural style or way of life important to the county.*	✓	✓	✓			✓	✓
	B2	*It exemplifies the best remaining architectural type of a community.*							
	B3	*The construction material or engineering methods used embody elements of outstanding attention to architectural or engineering design, detail, material or craftsmanship.*							
C. Community and Geographic Setting:			***L***	***S***	***D***	***W***	***M***	***F***	***A***
✓	C1	*It materially benefits the historic character of the community.*	✓	✓	✓			✓	✓
	C2	*The unique location or singular physical characteristics represents an established and familiar visual feature of the community, area, or county.*							
✓	C3	*It has significant historic or architectural worth and promotes the goals of the County's Historic Preservation Ordinance.*	✓	✓	✓	✓	✓	✓	✓

Ranchos and First Settlers (1821-1862)

Essential Aspects of Integrity:

• *Location:*	The rancho properties were located on vast expanses (8,000 + acres) of land within the best valley areas, near the Salinas River, San Antonio River or other rivers or streams. A few outposts and rancho headquarters buildings were constructed in the center of the rancho lands in the valley floor.
• *Setting:*	Vast amounts of flat valley areas and rolling hills were covered in natural grasses and scattered oak trees with unobstructed views. The area was sparsely populated with buildings, structures and objects, save for the rancho headquarters' building, which was made of adobe. The grazing lands were not obstructed with fencing. There were a few dirt wagon roads and cattle trails across the landscape. Larger mountain ranges covered in chaparral and woodlands were visible in the distance. The rancho outpost buildings had one or two buildings with some fencing around the headquarters building and a few shade trees.
• *Materials:*	The building materials of the ranchos consisted of natural materials. The main residence was constructed out of adobe brick. The roofing material for the main residence included clay tile over wood beams. Flooring material was packed dirt. Fencing was made of sticks. Roads, circulation areas, and footpaths were unpaved dirt. Doors and windows were constructed out of wood.
• *Design:*	The buildings that may remain from this period would include a few adobe buildings. The buildings were rectangular in form with thick adobe brick walls. The roofs had long, side gables and often a covered porch. The roof was covered in clay tile. The windows were framed in wood. The buildings had a few shade trees associated with the rancho buildings. Ruins from these buildings may indicate the size, width of walls, and construction technique.
• *Workmanship:*	The buildings were hand -made; the adobe was mixed and dried at the location of the building in large block forms and then stacked to make walls. The wood was hand-hewn from wood collected from the Santa Lucia Mountains. The roof members were strapped together and covered with clay tiles. Some tiles were salvaged from the mission buildings.
• *Feeling:*	The feeling of these early buildings is that of early building practices in Southern Monterey County and the lifestyle of the vaqueros who tended the cattle on the rancho properties.
• *Association:*	Buildings or ruins from this period were associated with the early settlers and ranchos of South County prior to 1862.

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5.0 Large Cattle Ranching Operations: 1865 – 1915

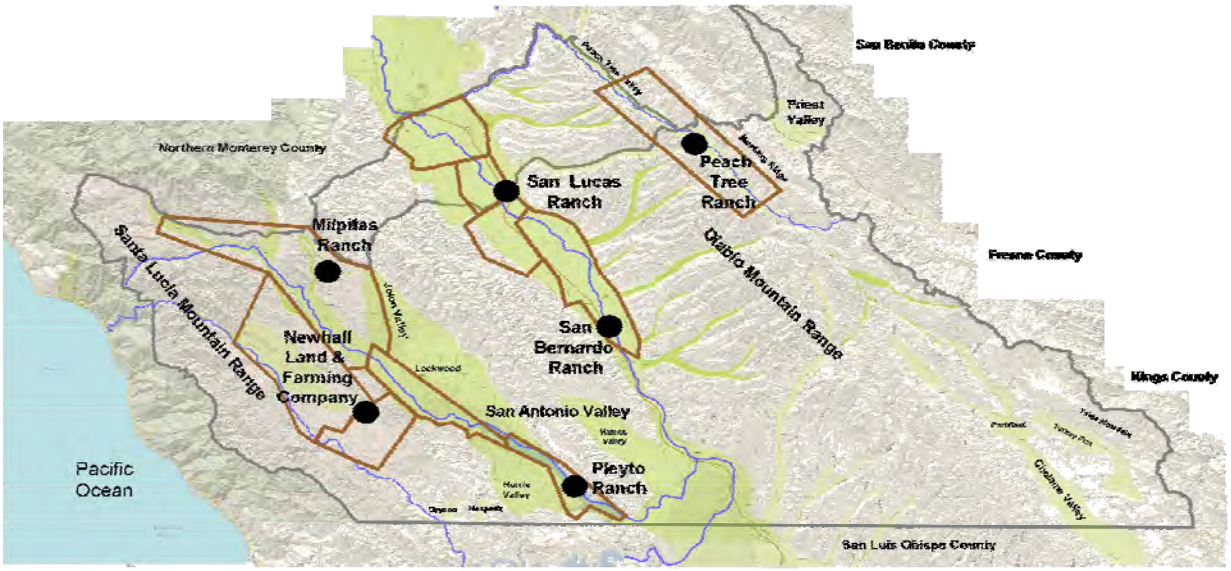


Figure 21. *Map showing the approximate locations of the large cattle ranches in the South County Area from 1865-1915.*

The next period of settlement in the South County Area was from 1865 to 1915. During this period, South County experienced many changes including 1) a shift from a cattle based economy to dry farming to other agricultural markets, 2) an influx of settlers and immigrants moving to the area, and 3) the establishment of a railroad line through the region that spurred the development of small towns. The cultural landscape that existed through the 1970s largely reflects the changes that occurred during this period of settlement.

During the previous Rancho Period, the land in South County was used primarily for raising cattle and livestock. It was occupied by only a few families owning vast land grants. Cattle ranching proved profitable in South County because the industry was not highly reliant upon water and cattle fed on limitless pasture land. However, the landscape began to change in 1862 with two major events; the first was a devastating drought and the second was the passing of the Homestead Act. These two events precipitated the genesis of dry farming and the division of the ranchos.

During the rancho years, South County depended on the cattle industry. However, beginning in 1862, thousands of cattle were lost due to two years of severe drought (1862-1865). This was followed by two years of winter floods, causing many ranchers to lose not only their herds but also to lose hundreds in potential revenue. Many rancheros never recovered. These disastrous years marked a shift from raising cattle to dry farming.

In addition to the droughts, with the signing of the Treaty of Guadalupe Hidalgo, Mexico ceded Upper California and New Mexico to the United States, which precipitated the breaking up of the former rancho lands. However, although provisions in the treaty included protection of property and civil rights of Mexican nationals living within the new boundaries of the United States, disputes over land ownership pursued. U.S. Patents were given to descendants of the former rancho owners or to American nationals for the former rancho lands from 1860 to 1889.

The large cattle and livestock operations developed on former ranchos within the best valley areas. New ownership expanded their agricultural operations beyond just cattle ranching to include dry farming. Some of the larger cattle operations from the period include the San Bernardo Ranch, Rancho San Lucas, the Peach Tree Ranch, Pleyto Ranch, Milpitas Ranch, Ranchos El Piojo and San Miguelito, and the Salsipuedes Ranch. Following is a description of each of these large cattle and horse ranches that operated during the 1865-1915 period.

5.1 Identification of Large Cattle Ranches: 1865-1915

A. Large Cattle Companies:

1. San Bernardo Ranch
2. Rancho San Lucas
3. Peach Tree Ranch
4. Pleyto Ranch
5. Milpitas Ranch
6. Ranchos El Piojo and San Miguelito
7. Salsipuedes Ranch

B. Irrigation Systems (San Bernardo)

1. Irrigation canals
2. Waterways
3. dams

C. Ranching Complexes:

1. vast acreage in valley areas and rolling hills (natural grasses and oak trees), utilization of natural landscape features
2. rivers and streams (natural waterways within valley areas)
3. clusters of multiple buildings, structures, and objects
4. main residence(s) or ranch house (typically adobe)
5. multiple horse or livestock barn(s) (front gable adobe or wood transverse crib barns)
6. associated outbuildings (bunk houses, stables, workshops, machine sheds, privies, storage sheds, wood sheds, pump houses, granaries, etc.)
7. garages and machine sheds/ shops
8. large graded dirt areas surrounding building clusters
9. roadways, circulation routes (main road leading to house, pathways between buildings, animal pathways on vast acreage)
10. well, windmill, water pumps, cisterns
11. vegetation (shade trees around cluster of buildings, vegetable and flower gardens, plantings demarking entries and roadways)
12. fencing, corrals, pathways
13. watering troughs, natural springs

D. Adobe buildings

1. Rectangular form with gable roof and shed roof over porch
2. Square form with hipped or pyramidal roof and veranda
3. Small outbuildings constructed in adobe

Rancho San Lucas

Figure 22. ***Birdseye View of Rancho San Lucas, San Lucas. (Courtesy of www.trescony.com).***

The San Lucas Ranch, owned by Alberto Trescony, was made up of portions of the former Rancho San Lucas, Rancho San Benito and a league of the Rancho San Bernardo. In the 1860s, Mr. Trescony owned 22,000 acres of land. In 1862 he paid $3,000 in gold for the 8,874-acre Rancho San Lucas and made it his base of operations. He built an adobe ranch house, adobe barn and blacksmith shop there in 1865 and a granary and bunkhouse three years later.[36] These buildings are all still standing today. In 1867, Trescony added a 2,760-acre league of the Rancho San Bernardo grant and in 1885, 6,700 acres of the San Benito Rancho. The ranch property includes a charming, picturesque, red-tiled roof adobe building shaded by Chinese elms. Numerous springs watered the property. Later Salinas River water irrigated the mesa land. In 1876, Alberto's son, Julius, moved to the ranch and started cultivating barley, which proved to be a profitable venture.

Peach Tree Ranch

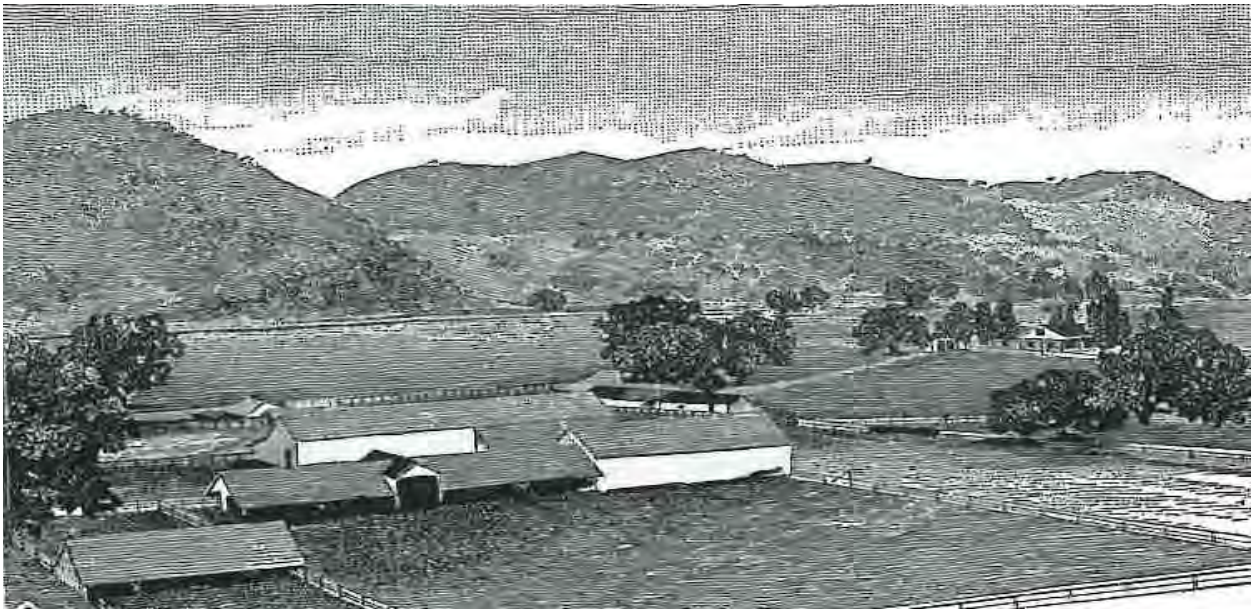


Figure 23. ***View showing the ranch house and out-buildings of the Peach Tree Ranch in the late nineteenth century. (From "Monterey County Illustrated" by E.S. Harrison, publisher, p. 42.***

The Peach Tree Ranch is located on the former Rancho San Lorenzo lands in the Peach Tree Valley between the Diablo Mountain Range and Mustang Ridge. Parts of this property were heavily wooded with white oaks, live oaks, and pines on the summits. It was owned by the firm Miller and Lux of San Francisco, who purchased the land from the heirs of Feliciano Soberanes and Andres Randall. During this settlement period, the Peach Tree Ranch covered forty-five thousand acres within the low rolling hills and valley areas of the upper Diablo Mountains. Seventeen thousand acres were under cultivation and the remainder was used for raising stock. A number of natural springs and access to the San Lorenzo and Panchorico Creeks, provided sufficient water to produce ample feed for the livestock. In addition to being a cattle ranch, the Peach Tree Ranch was also a dairy and a portion of the ranch was used for farming alfalfa and for pasturage. The entire ranch was enclosed in more than seventy-five miles of board and wire fencing.[37]

Pleyto Ranch

Figure 24. ***Image of Casa Blanca, the ranch headquarters for the Pleyto Ranch owned by William Pinkerton. (From "Images of America San Antonio Valley" by Susan Raycraft and Ann Keenan Beckett, p.38.***

In 1868 William Pinkerton purchased the entire 13,299 acre Pleyto (Pleito) land grant that had formerly been owned by Jose Antonio Chaves. It was located in the southern portion of the San Antonio Valley and ran for 16 miles along the San Antonio River along the bottom of a deep valley. The land was distinguished by low rolling hills, covered with oaks and cottonwoods. The ranch was well watered from the San Antonio River. There were numerous natural springs, including an artesian well, which was the only one in Southern Monterey County.[38] During this period, the ranch was owned by partners Pinkerton and Jackson; Jackson owned the western half that included Harris Valley. The rich bottom lands were used to grow wheat, grain, fruit and vines; about five hundred and fifty acres were used for timber and grazing land and four hundred acres were river bed. Mr. Pinkerton ran flocks of sheep over the unfenced lands. The ranch headquarters, Casa Blanca, was a whitewashed adobe building shaded by giant oaks. Built during the mission era, the large, one story adobe building had a wide, moderately pitched hipped roof covered in wood shingles. The wide veranda, supported by wood posts surrounded the entire building. It had two interior chimneys and tall, wide multi-light wood double hung windows. The grounds were not landscaped.[39] This ranch no longer exists as it is now located at the bottom of the San Antonio Reservoir.

Ranchos El Piojo and San Miguelito

Figure 25. ***View of a rodeo during this period on the valley lands of a cattle ranch. (From "Monterey County Illustrated" by E.S. Harrison, publisher, p. 45).***

The Newhall Land and Farming Company purchased two former ranchos El Piojo and San Miguelito, to make up a thirty-five thousand four hundred and sixty-five acre ranch. Located in a long valley, it had an abundance of water with a multitude of streams and bubbling springs, luxuriant pasture lands and stretches of timber. Heavy black alluvial soil with sandy loam supported the abundant growth of grasses and trees. Some of the natural grasses included alfileria, clover, wild oats, and other natural grasses. The valley is traversed by the Nacimiento River, the Piedra River, Gavilan Creek, and Piojo Creek, which provide a year-round supply of water. Oak and pine trees grow throughout the valleys and on the hillsides.

The Newhall Land and Farming Company ranch was used solely for raising and grazing cattle and had one of the largest herds of cattle in the state.[40] This ranch no longer operates today as it is located on the present Fort Hunter Liggett land holdings.

San Bernardo Ranch

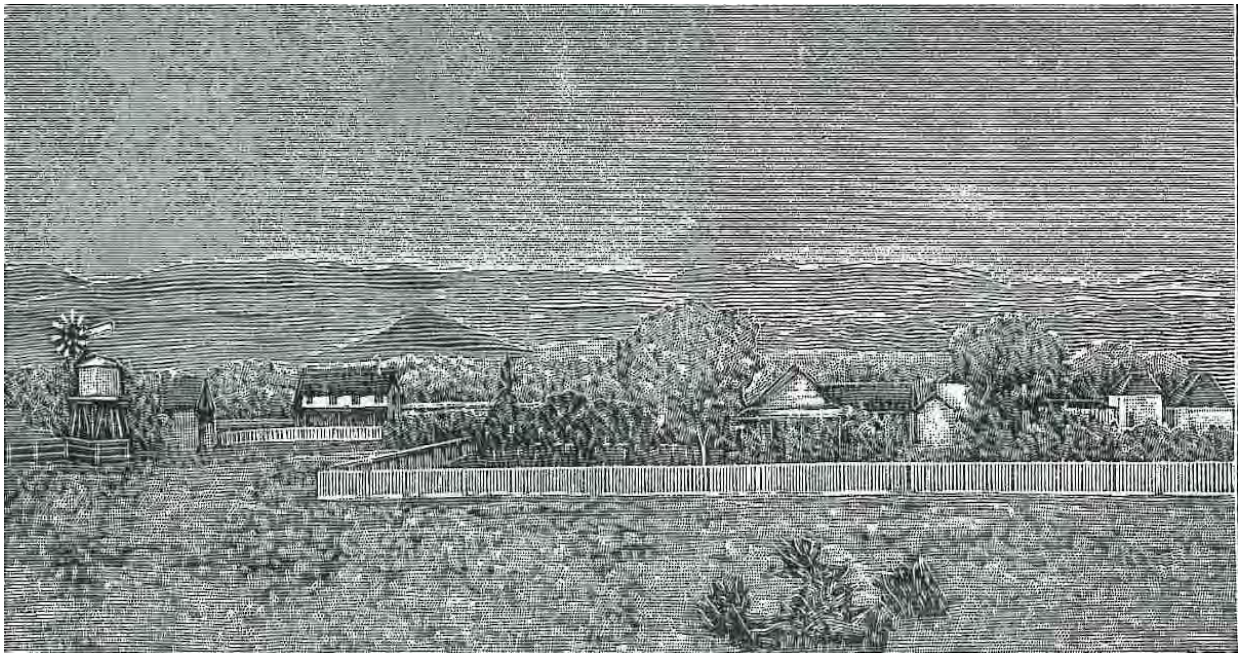


Figure 26. ***Illustration of San Bernardo Ranch, circa 1888. (From "Monterey County Illustrated" by E.S. Harrison, publisher, p. 37.***

The San Bernardo Ranch was the property of Meyer Brandenstein & his partner, Edmond (or possibly Larare) Godchaux on land formerly granted to Mariano Soberanes. Mr. Brandenstein purchased the land in 1871. It was twelve miles long and contained about 20,000 acres. Most of the immense tract, about 13,000 acres, was farming land and about seven thousand acres of rolling hills was used as pasture. The entire ranch was enclosed by fifty miles of picket fencing which illustrated the ranch's prosperity. Water was available from the Salinas River and good, pure wells could be obtained anywhere on the ranch by digging from ten to sixty feet. Plenty of timber grew on the low-lying hills including oaks, cottonwood, sycamore and willow. Pepper trees, Monterey pine, eucalyptus, English walnut, and cypress were planted around the residence.

An early drawing of the residence and out-buildings on the San Bernardo Rancho shows a couple of residences, a large gabled barn, an elevated water tank, a windmill, and ancillary buildings. The entire property was surrounded by a picket fence and there are several fruit trees within the fence. The cluster of ranch buildings was located on flat lands and surrounded by cultivated fields. Rolling hills can be seen in the background. In addition to cattle, the ranch grew barley, wheat, and alfalfa. Today, it is located on the southwest side of Railroad Street in the town of San Ardo.

Milpitas Ranch

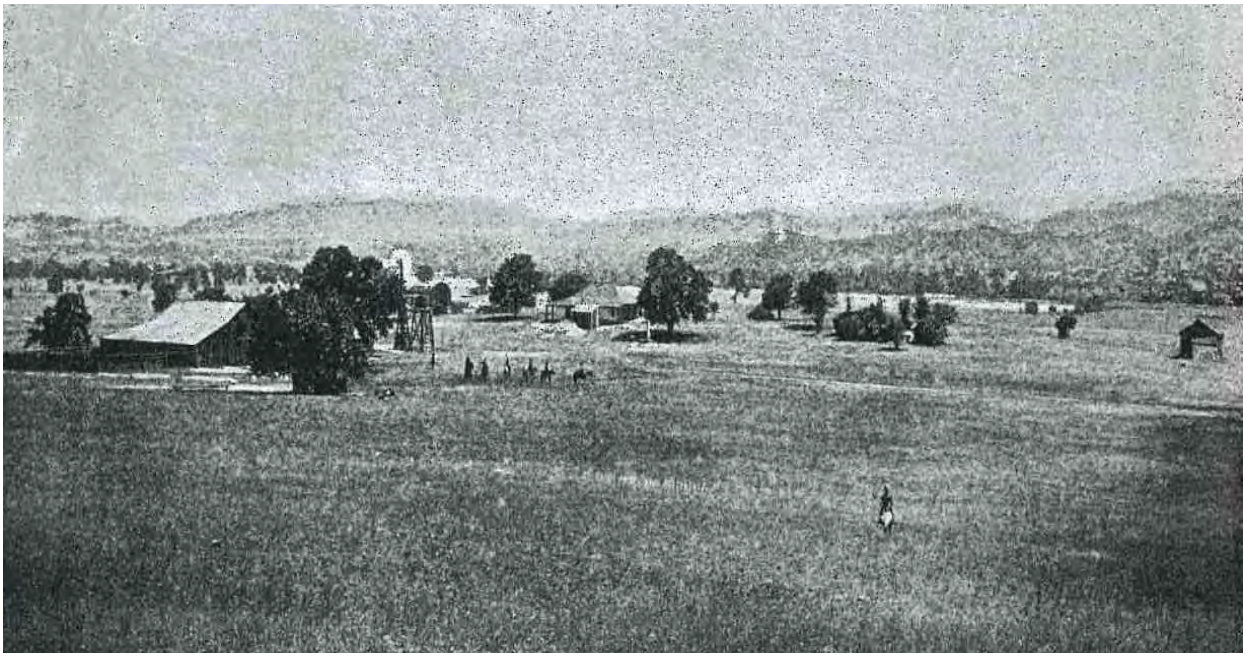


Figure 27. ***View of Ranch house and surroundings on the Milpitas Ranch. (From "Monterey County Illustrated" by E.S. Harrison, publisher, p. 44).***

In 1859 William Leonard Earl came to the South County Area to manage a relative's three-quarter share of the Milpitas land grant. His wife's cousin, Benjamin Rush, sold his share of the Milpitas and the Earls built the family home on the east bank of the San Antonio River. The L-shaped, one story adobe was plastered white with a shingle roof and had seven rooms.

In 1872, Mr. Faxon D. Atherton owned the immense Milpitas Ranch. This ranch encompassed forty-three thousand acres of land including the former Mission San Antonio lands that were granted to Ignacio Pastor in 1838. This ranch covered the upper western part of the South County Area near present day Jolon. The land was principally rolling hills, with ten thousand acres devoted to farming and the rest used for grazing immense herds of cattle that were kept on the ranch. The soil was a combination of gravelly loam and adobe, which was good for growing grain. A variety of oaks could be found on the property as well as numerous springs. During this period, Mr. Atherton dammed Mission Creek to irrigate alfalfa fields.[41]

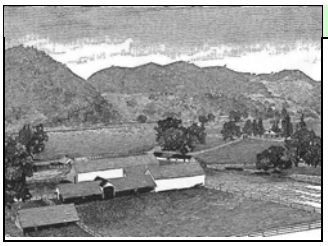
The principal industry on the Milpitas Ranch was stock-raising, although dairying was conducted as a minor interest. The former mission grounds produced olive trees and fruit trees that grew without irrigation.[42]

5.2 Description of Large Cattle Ranches: 1865-1915

Rural Historic Landscape Characteristics:

Land Use

Large cattle ranches were historically used for raising large numbers of cattle. Cattle ranching during this period included breeding, feeding, branding, weighing, driving, and slaughtering cattle. Additionally, many of the cattle ranches were also involved with dry farming to feed the cattle as well as crop farming in the lower valley areas. These activities can be seen in the landscape as the ranchers pastured their cattle on open fields; complexes of ranching operations are centered around a collection of buildings and structures used for breeding, feeding, branding, weighing, and slaughtering cattle.



Patterns of Spatial Organization

The large cattle ranches were located on the former rancho lands in the valleys near water sources. The land boundaries encompassed several thousand acres of land. Each ranching operation had a headquarters complex that included a main residence, barns, and associated outbuildings, corrals, and working areas. The Pleyto Ranch, Newhall Land and Farming Company, and the Milpitas Ranch were located in proximity to El Camino Real, whereas the San Lucas and San Bernardo Ranches were located within the Salinas Valley along the river and Southern Pacific Railroad line.

Response to Natural Environment

The location of the ranches and land use was influenced by the two large mountain ranges that flanked the central valley areas with rich soil deposits suitable for farming. Therefore the large ranches were located near water sources. The area's heavily wooded areas and climate is dry for several months out of the year. As such, ranchers took up cattle ranching and some dry farming, which was conducive to these conditions. Large ranches near the Salinas River (San Bernardo Ranch) also participated in other farming activities that required water and experimented with irrigation systems in the lower valley area.

Cultural Traditions

The early Spanish inhabitants brought the tradition of cattle ranching to the area. This included the practice of cattle roping and driving. In the previous settlement period, the cattle roamed freely, which required branding of the cattle to distinguish between herds. The ranchers also practiced roping cattle and breaking horses within the corrals on the ranch. The rodeo continued to be a cultural tradition during this period. With the introduction of the railroad, the practice of driving cattle to market was supplemented with loading cattle onto the train for transport.

Circulation Networks

Transportation routes were few; the mountainous terrain required roads to follow the natural canyons and valleys, resulting in long and winding roads. The regional network of roads included El Camino Real, Nacimiento-Ferguson Road, the Southern Pacific Railroad, and regional roadways that later turned into highways (the path of highways 101 and 125-Cattleman Road). The local network of roads included roads that connected new town centers to each other. The large ranches had smaller footpaths and livestock paths that traversed the rolling hills. The presence of the railroad created new towns and access points for ranchers to ship their cattle to market. Alberto Trescony established a road to the Jolon Area from San Lucas during this period; the roads were not paved during this period.

Boundary Demarcations

The invention of barbed wire in the 1870s changed the look of boundary demarcations in this period. Previously, cattle ranged on government owned land; with barbed wire, ranchers could contain their herds within the boundaries of their ranch. The large ranches had vertical stick and barbed wire fencing as well as wood post fencing on their properties. Prosperous ranches had vertical board or picket fences separating garden and orchard areas from grazing areas surrounding the main residence. The ranches also had wood board fencing defining corral areas to enclose cattle during branding and milking activities.

Vegetation Related to Land Use

This period saw an increase in vegetation from the previous period. The ranches had small orchards associated with the property, fruit trees, and small shrubs or ornamental trees surrounding the main residence. Trees were used to line the fence at entrances or driveways leading to the main residence. A written account of San Bernardo Ranch stated there was plenty of timber for fuel (live oak, white oak, cottonwood, sycamore and willow) and that there were ornamental trees around the residence (Pepper, Monterey pine, eucalyptus, English walnut, and cypress)

Buildings, Structures, and Objects

The typical large cattle ranch included a cluster of several buildings, structures, and objects. The building types included a main residence (in some cases constructed of adobe), multiple large barns, bunk houses, wash houses, workshops, and other associated outbuildings (privy, pump house, root cellar, granary, etc.). Structures on these complexes included a windmill (or elevated water tank), corrals, cattle squeezes, scales, animal shelters, and separating bins. Objects include machinery, watering troughs, feed troughs, and post and rail fencing.

Cluster Arrangements

The buildings, structures, and objects of a large cattle ranch are clustered within a large complex. Often, the buildings are painted in a uniform manner. Within the large cattle ranch, the living area is separated by the working area by a large open unpaved area. The house is near domestic outbuildings, whereas the barns are removed. The barns are typically transverse crib barns and are surrounded by corrals and separating bins. A few of the large cattle ranches also had dairy buildings with open side aisles to move the cows through. The house and domestic buildings are surrounded by shade and ornamental trees and picket type fencing.

Constructed Water Features

Ranchers Brandenstein and Godchaux experimented with new irrigation systems to provide water for crops in the valley areas (San Bernardo Ranch). This consisted of canals and weirs to divert, collect and channel the water from the Salinas River into the fields. This was the first irrigation system in the area. Additionally, most ranches had wells with pumps and windmills. However, most water features were natural water features including rivers and streams and natural springs. Ranchers provided watering troughs for the cattle.

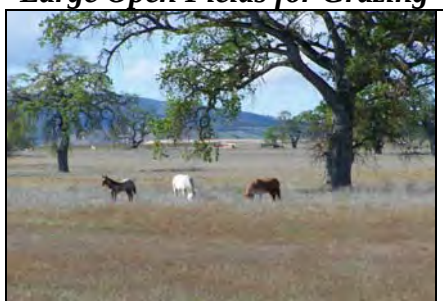
Small-Scale Features

The small scale features on the ranching complexes include fencing and corrals, foot paths, piles or collections of machinery.

Large Cattle Ranches (1865-1915)

Identification of Associated Property Features

Large Open Fields for Grazing



- Large open fields with natural grasses
- Oak or other trees provide shade for animals
- Field areas are bounded by wood post and barbed wire fencing
- Natural streams provide water for herds
- Ranches have feeding and watering areas within the open fields to feed and water livestock

Main Residence

- Modest wood framed or adobe construction
- One or two stories
- Horizontal wood siding or smooth plaster finish on adobe
- Tall and narrow double hung windows
- Simple gable roof covered in wood shingles
- Adobe buildings have hipped roof with clay tiles
- Several small shed additions
- House surrounded by vertical stick or picket fencing

Barn

- Large, long, wood framed building
- Gable roof covered in wood shingles or metal
- No windows
- Large sliding doors on each gable end
- Interior central isle with two side aisles

Blacksmith Shop

- Wood framed construction
- Simple craftsmanship
- Board and batten siding
- Shed addition
- Large entry door
- Few small windows
- Used to repair and manufacture parts for ranch, shoe horses
- Equipment, forge stored inside

Large Cattle Ranches (1865-1915)

Identification of Associated Property Features

Dairy Building

- Long, narrow, one story wood framed building
- Gable roof covered in wood shingles or metal
- Open side aisles with stanchions for milking cows
- Few small windows
- Wood posts support side aisles
- Surrounded by corrals

Large Animal Barns

- Large wood framed building
- Front gable roof covered in wood shingles or metal
- Vertical board siding
- Wide side aisles covered by drop shed roofs
- Large wood doors on gable ends
- Sliding cross buck doors on side aisles
- Shed extensions
- Used for storing hay, animals, and equipment

Cluster of Barns and Outbuildings

- Concentration of large and small buildings
- Painted in a uniform manner
- Clustered around open work areas
- Barns and outbuildings connected by corrals and fencing
- Outbuildings include storage sheds, grain bins, milk parlors, animal shelters, etc.
- Open grassy fields surrounding building clusters
- Working buildings separated from domestic buildings

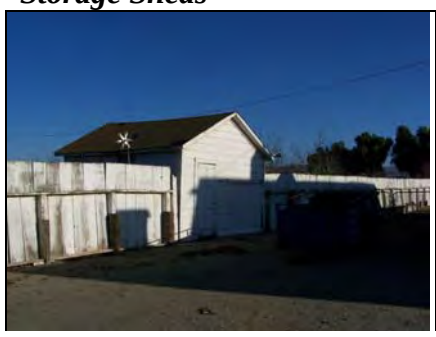
Corrals and Animal Pens

- Wood post and board fencing
- Square and rectangular pens separate and direct animals to feeding, sheering, milking or branding areas
- Corrals also contain feeding troughs and watering troughs
- Many corrals have cattle squeezes for loading animals onto trucks or wagons for transport
- Corrals used for roping and branding have unpaved dirt floors

Large Cattle Ranches (1865-1915)

Identification of Associated Property Features

Storage Sheds



- Simple, one story, wood framed buildings
- Moderately pitched front gable roof covered in wood shingles or metal
- Horizontal or vertical board siding
- No windows
- Single wood door
- Located within a cluster of buildings
- Painted to match the rest of the buildings

Breeding Sheds

- Simple, one story, wood framed buildings
- Moderately pitched front gable roof covered in wood shingles or metal
- Horizontal or vertical board siding
- No windows
- Single wood door
- Used for housing calves or small animals
- Located within the corral areas; often has attached corral
- Painted to match the rest of the buildings

Equipment Sheds

- Single story long wood framed building
- Shed roof covered in wood shingles or metal
- Open side supported by wood posts
- Used to shelter farming equipment
- Attached tool shed or machine shop
- Located within the ranching compound near the fields

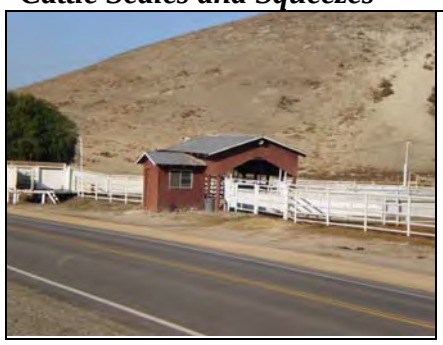
Worker's Housing

- Simple wood framed construction
- Front or side gable roof covered in wood shingles
- Wood siding; board and batten
- Tall and narrow wood framed windows
- Modestly ornamented
- Located within the ranching complex but removed from the main residence; often located near work areas

Large Cattle Ranches (1865-1915)

Identification of Associated Property Features

Cattle Scales and Squeezes



- Cattle scales are covered wood framed structures with moderately pitched gable roof, open on sides covering a scale to weigh livestock.
- Cattle squeeze is a wood framed structure with a ramp to load cattle into trucks
- Surrounded by wood board fencing
- Located near roads or large circulation areas within ranching complex
- Painted to match associated buildings and structures

Animal Shed

- Single story wood framed building
- Shed roof
- Open on one side; supported by wood posts
- Horizontal or vertical board siding
- Dirt floor
- Associated with corrals and pens
- Used to shelter and feed livestock
- Painted to match other associated buildings and structures

Feeding and Watering Areas

- Open field areas with natural grasses
- Open concrete watering troughs
- Minimal buildings
- Located within the rolling fields, near roads
- Water pumps associated with watering troughs to pump water from natural springs
- Heavily trampled ground around watering troughs

5.3 Significance of Large Cattle Ranches: 1865-1915

This period of settlement in the South County Area was from 1865 to 1915. During this period, South County experienced many changes including 1) a shift from a cattle based economy to dry farming to other agricultural markets, 2) an influx of settlers and immigrants moving to the area, and 3) the establishment of a railroad line through the region that spurred the development of small towns. The cultural landscape that existed through the 1970s largely reflects the changes that occurred during this period of settlement.

During the previous Rancho Period, the land in South County was used primarily for raising cattle and livestock. It was occupied by only a few families owning vast land grants. Cattle ranching proved profitable in South County because the industry was not highly reliant upon water and cattle fed on limitless pasture land. However, the landscape began to change in 1862 with two major events; the first was a devastating drought and the second was the passing of the Homestead Act. These two events precipitated the genesis of dry farming and the division of the ranchos.

During the rancho years, South County depended on the cattle industry. However, beginning in 1862, thousands of cattle were lost due to two years of severe drought (1862-1865). This was followed by two years of winter floods, causing many ranchers to lose not only their herds but also to lose hundreds in potential revenue.

However, large cattle and livestock operations developed on former ranchos (or continued operations). These were located within the best valley areas. New ownership expanded their agricultural operations beyond just cattle ranching to include dry farming. Some of the larger cattle operations from the period include the San Bernardo Ranch, Rancho San Lucas, the Peach Tree Ranch, Pleyto Ranch, Milpitas Ranch, Ranchos El Piojo and San Miguelito, and the Salsipuedes Ranch. Following is a description of each of these large cattle and horse ranches that operated during the 1865-1915 period.

The significance of the large cattle ranches in South County include 1) the recovery of the cattle industry after the severe droughts and floods,2) a shift from a few ranchos to large corporations running cattle, 3) a shift from granted land to purchased land, 4) a switch from Spanish and Mexican land owners to non-Hispanic land owners,5) a switch from small isolated outposts to larger clusters of cattle complexes, representing the prosperity of the cattle industry, 6) the introduction of new technologies such as barbed wire, the windmill and irrigation systems, 7)the introduction of new property types including barns, representing a shift from free range cattle to corrals, 8) introduction of new building techniques (rammed earth adobe), and 9) a shift from driving cattle on hoof to shipping cattle by rail.

5.4 Evaluation of Large Cattle Ranches: 1865-1915

Applicable Criteria:			**Minimum Eligibility Requirements: (Aspects of Integrity)**						
National Register of Historic Places			***L***	***S***	***D***	***W***	***M***	***F***	***A***
✓	*(a)*	*Associated with events that have made a significant contribution to the broad patterns of our history.*	✓	✓	✓	✓	✓	✓	✓
✓	*(b)*	*That are associated with the lives of persons significant in our past.*	✓	✓	✓	✓		✓	✓
✓	*(c)*	*That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity who components may lack individual distinction.*	✓	✓	✓	✓	✓	✓	✓
	(d)	*That has yielded, or may be likely to yield, information important in prehistory or history.*							
California Register of Historical Resources			***L***	***S***	***D***	***W***	***M***	***F***	***A***
✓	*(1)*	*Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*	✓	✓	✓	✓	✓	✓	✓
✓	*(2)*	*Is associated with the lives of persons important in our past.*	✓	✓	✓	✓		✓	✓
✓	*(3)*	*Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*	✓	✓	✓	✓	✓	✓	✓
	(4)	*Has yielded, or may be likely to yield, information important in prehistory or history.*							
County of Monterey Register Designation Criteria			***L***	***S***	***D***	***W***	***M***	***F***	***A***
A. Historical and Cultural Significance:									
✓	A1	*Is particularly representative of a distinct historical period, type, style, region, or way of life.*	✓	✓	✓	✓	✓	✓	✓
✓	A2	*Is, or contains, a type of building or buildings which was once common but is now rare.*	✓	✓	✓			✓	✓
	A3	*It was connected with someone renowned.*							
✓	A4	*Connected with a business or use which was once common but is now rare.*	✓	✓	✓			✓	✓
	A5	*It represents the work of a master builder, engineer, designer, artist, or architect whose talent influenced a particular architectural style or way of life.*							
	A6	*Is the site of an important historic event or is associated with events that have made a meaningful contribution to the nation, state, or community.*							
	A7	*It has the potential of yielding information of an archaeological interest.*							
B. Architectural and Engineering Significance:			***L***	***S***	***D***	***W***	***M***	***F***	***A***
✓	B1	*It exemplifies a particular architectural style or way of life important to the county.*	✓	✓	✓	✓	✓	✓	✓
✓	B2	*It exemplifies the best remaining architectural type of a community.*	✓	✓	✓	✓	✓	✓	✓
	B3	*The construction material or engineering methods used embody elements of outstanding attention to architectural or engineering design, detail, material or craftsmanship.*							
C. Community and Geographic Setting:			***L***	***S***	***D***	***W***	***M***	***F***	***A***
✓	C1	*It materially benefits the historic character of the community.*	✓	✓	✓			✓	✓
✓	C2	*The unique location or singular physical characteristics represents an established and familiar visual feature of the community, area, or county.*	✓	✓	✓	✓		✓	✓
✓	C3	*It has significant historic or architectural worth and promotes the goals of the County's Historic Preservation Ordinance.*	✓	✓	✓	✓	✓	✓	✓

Large Cattle Ranching Operations (1865-1915)

Essential Aspects of Integrity:

• *Location:*	The large cattle ranches are located on vast expanses (8,000 + acres) of land on former rancho lands within the best valley areas, near the Salinas River, San Antonio River or other rivers or streams. The ranching complexes are located in valley areas near transportation routes.
• *Setting:*	Vast amounts of flat valley areas and rolling hills covered in natural grasses and studded with oak trees; ranching complexes are located within valley areas; larger mountain ranges covered in chaparral and woodlands are visible in the distance. Ranching complexes include clusters of buildings, structures, and objects that are enclosed by wood post and/or barbed wire fencing; fruit and shade trees surround the main residence and ranching complex. Dirt roads and paths lead to the ranching complex and into the surrounding pastures.
• *Materials:*	The building materials of large cattle ranches consist of natural materials. The main residence is constructed out of adobe block, rammed earth adobe, or wood. The roofing material for the main residence includes clay tile or wood shingle. Foundation materials on adobe may include stone. Wood constructed buildings are constructed on grade or may have stone foundations. The barns are constructed of adobe or wood and have wood shingle roofs. Associated outbuildings are made of adobe or wood with wood or metal roofing material. Fencing consists of wood posts and barbed wire, wood post and planks, or wood pickets. Roads, circulation areas, and footpaths are unpaved dirt. Doors and windows are constructed out of wood.
• *Design:*	These large ranching complexes were well maintained. The buildings were built in construction techniques and styles that were popular at the time including adobe and wood frame. The overall complex comprised several buildings including a main residence, barns, work areas, bunk houses, outbuildings, etc. The orientation of the buildings varies from ranch to ranch; however, in each case, the buildings are arranged with the entrances to the buildings facing an open unpaved work and circulation area. If the complex contains more than one residence, then the residences are grouped. However, bunk houses and worker's housing is typically separated from the owner's house. For example, the main residence for Peach Tree Ranch is located on a small knoll, whereas the worker's housing is located close to the road. The barns are transverse crib type barns and are surrounded by corrals, fencing, animal shelters, cattle squeezes, and sorting and weighing areas. Typically the fencing and the buildings are painted in a uniform manner. (see individual descriptions and character defining features of each building and structure type.)
• *Workmanship:*	Many of the buildings associated with large cattle ranches are utilitarian in form and are therefore not highly ornamental. The main residences of the original cattle ranches are not of high style. However, a few of the main residences are constructed of adobe and have thick walls and wood framed doors and windows. The barns and outbuildings are simply constructed with wood posts and plank siding.
• *Feeling:*	The feeling of these large cattle ranches is that of a working ranch from 1865-1915. The majority of the buildings on the ranches were constructed during this period. The complex conjures a feeling of a rancher, his wife, and several ranch hands raising, feeding, branding, loading, driving, milking, and breeding cattle. The ranch hands lived on the ranch in separate housing or lived on nearby homestead properties. The days were dry and the work was hard. Working with cattle was a dirty job.
• *Association:*	Ranches from this period are associated with the early cattle industry in Southern Monterey County, specifically with the period from 1865 (upswing in the industry after the droughts and floods) to 1915. Many of these ranches were operated by large companies and handled several thousand head of cattle.

6.0 Homesteaders and Dry Farming: 1865 – 1915

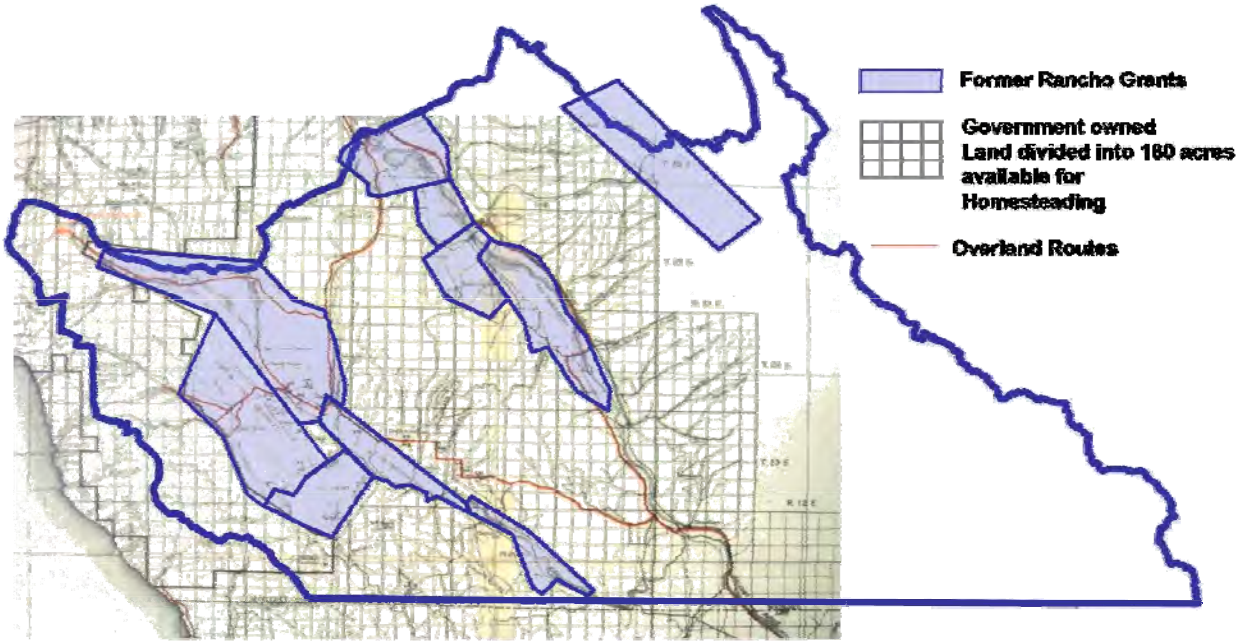


Figure 28. ***Map showing the areas of land owned by the government that were partitioned into 160 acre parcels of land that were available for homesteading.***

A major event that changed the South County landscape in the 1860s was the passing of the Homestead Act in 1862. This federal law gave an applicant title to 160 acres of undeveloped land outside the original thirteen colonies. As a result of the Act, any citizen or applicant for citizenship could occupy a section of land (160 acres) if they built a homestead and improved the land over a five year period. However, the Homestead Act did not impact the South County Area for nearly a decade; the Monterey County Great Register indicates that the most common dates for first registry were in the late 1870s.[43] This was due to a number of factors including the droughts, its remoteness and lack of access to transportation, and the American Civil War. Due to the war, many people did not move west until after 1865, whereas some migrants only made it as far as the Midwestern regions and then later ventured farther west after unsuccessfully managing homesteads in harsher inland climates.

By the late 1870s, homesteaders began to arrive in the South County Area. They came from a variety of places. Some came from as close as the town of Monterey, whereas others came from as far as the Midwest, Mexico, and Europe. The Monterey County Great Register indicates that over half of the registrants from the 1870s were born in the United States, but about a quarter were born in European countries and several were from Mexico.[44] Millions of foreigners flocked to the United States during this period, attracted by the availability of free land. Many of these groups of immigrants encouraged their friends and family members to leave their home lands to join them in California. Many of the new settlers dry farmed, raised cattle, and some squatted on

un-surveyed land.[45] With few exceptions, those that registered with the County gave their occupation as farmer, rancher, laborers, or stock raiser.[46]

Because the best lands along the Salinas and San Antonio Rivers had already been claimed through Land Grants, the only land left for small farmsteads was located on hilly areas, canyons, and smaller valleys. Homesteaders were able to find sections of land in Long Valley, Pine Valley, Priest Valley, Indian Valley, Slack Canyon, Hames Valley, Sapaque Valley and Harris Valley. These farmers cultivated small crops of barley, wheat, and corn, and raised swine, poultry, and sheep on their farms. A few raised horses or cattle.

Many homesteaders did not come to California with a reserve of expendable finances, so many of these complexes were built by hand using natural materials that were available on their land. The buildings were simple in form, often with only a couple of rooms. A common house form was a saltbox type of residence with a simple side gabled roof or a one story, two-room, hall and parlor type house. A few log cabins were also constructed along with a barn for cattle and other small associated outbuildings. The complexes were surrounded by a few shade trees and some fencing.

A few homesteaders came to the South County Area in the 1860s, although the majority did not settle in the area until the 1870s and 1880s. Many of the earliest settlers appear to have been of Hispanic descent or were former neophytes from Mission San Antonio. Some of the early Hispanic and Indian settlers include Carmen Dunn, the Abadee family, Antonio Boronada, and Cruz Diaz. Some of the early non-Hispanic settlers included Thomas Beasley, John Reynolds and Job Wood. These homesteaders took up hog, cattle, and sheep raising, as well as dry farming.

More homesteaders came in the 1870s. Many were from the Midwestern states and some from overseas. Some of the families that settled in the 1870s included the Bushnells (London), the Palmers, the Gautx (French) family, the Martinez (Isle of Föhr) family, the Saylers, the Smith Copley-Taylors (England), and the Gillett (Ohio) family. These families too took up raising sheep, hogs, cattle, chickens and dry farming wheat, barley, oats and hay. Mr. Martinez installed the first windmill in the area and also encouraged other families to immigrate from the Isle of Föhr, including the Paulsens, Hensens, Fruddens, Wollensens, and Arfstens.

In the 1880s, more families populated the area including the Martinus family, Jim Lowe, Charles Liddle, the Patterson family, the McGowans (Irish), Frank Gause (Italy), the Wollensen (German) family and the Miller family. Several of the settlers from the 1880s constructed their residences out of rammed earth adobe constructed in forms. Most houses had a fireplace and sandstone or hard packed earth floors. Many of the residences had full width porches or verandas surrounding the residence. In addition to the main house, several of the homesteaders built barns or other associated outbuildings necessary for their every day farming practices.

Of particular interest in the South County area is the abundant use of adobe construction as a building method. An article on the Patterson adobe explains the process of constructing the

building. “The residence is constructed of rammed earth (packed earth) walls seventeen inches thick. The adobe mud was mixed in a large wooden box, which acted as a type of pug mill with a vertical rotating shaft and paddles to mix the soil-aggregate-water mixture to a uniform and moist consistency. The adobe was mixed by a horse or mule harnessed to the shaft and walking in a circle. Then, the adobe was carted to the building site by wagon and placed and packed into the wall forms by hand in lifts approximately 10-12” in height. The wooden wall forms were then raised after each lift.” Some reports indicate that some of the houses had basements that were dug to provide the earth to construct the adobe house.

Most of the homestead properties were spread out, as each section was a minimum of 160 acres. However, despite the size of each section of land, several homesteaders concentrated in small valley areas, forming tight knit communities. Some of the communities include Priest’s Valley, Lockwood, Jolon, Hames Valley, Parkfield, Harris Valley, Bryson and Hesperia. Some homesteaders would settle in lands adjacent to friends. Such was the case with several families from the Isle of Föhr in the Lockwood area or the Smith, Copley, and Saylor families in Long Valley. As a result of the influx of settlers to the area, small community centers formed to meet the social, spiritual, and everyday needs of the homesteaders. The town centers typically consisted of a post office, hotel, school, church, market, and community hall.

Two significant events took place during this settlement period that expanded the market of dry farming in South County. This included the invention of the Combine Harvester, a steam powered machine that harvested wheat and barley, and the expansion of the Southern Pacific Railroad through South County in 1886. With the Southern Pacific Railroad three rail stops were established along route at San Lucas, San Ardo, and Bradley, providing an access point to transport South County’s agricultural products to larger markets.

As the homesteaders experimented with advances in the mechanization of dry farming and livestock raising, and after the railroad was laid through the area in the late 1880s, several homesteaders profited from larger production and access to wider markets. As a result, several homesteaders were able to purchase more land and expand their holdings. Some families added residences or buildings to their farming complexes, whereas others would purchase land from neighbors and build new residences for relatives. It was a common practice for young men in the South County area to work on adjacent farms or larger cattle ranches to save enough money to purchase their own land and start their own farming operation.

In addition to the men, women were an integral component to the homestead and dry farming tradition, as they worked on the homestead while the men were out in the fields. They fed animals, prepared meals, pumped water, washed clothes, cleaned house, and worked the gardens. Some historic photographs also show women working in the fields threshing wheat with the men.

The practice of livestock raising and dry farming persisted into the mid-twentieth century; several of the same families continue to cultivate the lands of their grandfathers. Much of South County continues to look and feel like the area did during this early settlement period.

6.1 Identification of Homesteader and Dry Farming Properties 1865-1915

There are several property types that are associated with the homesteaders and the development of towns from 1865 to 1915. They include:

A. Homestead Complexes:
   1. minimum 160 acre square parcels on government owned land; rolling hills, wooded mountains, small narrow valleys (natural grasses and oak trees)
   2. near small streams or natural springs
   3. small clusters of buildings, structures, and objects
   4. small original homestead residence(s)
      a. rammed earth adobes
      b. log cabins
      c. wood framed salt box
      d. wood framed hall and parlor type
   5. larger, two story wood framed residences after the railroad
   6. horse or livestock barn(s) (wood transverse crib barns)
   7. associated outbuildings (stables, workshops, machine sheds, privies, storage sheds, smoke houses, granaries, etc.)
   8. roadways, circulation routes (main road leading to house, pathways between buildings, animal pathways on vast acreage)
   9. windmill, water pumps, elevated water tanks, cisterns
   10. grain storage silos, granaries
   11. vegetation (shade trees around cluster of buildings, vegetable and flower gardens, plantings demarking entries and roadways)
   12. fencing, corrals
   13. watering troughs, natural springs
   14. agricultural machinery (threshers, etc.)

B. Rammed Earth Adobe buildings
   15. Rectangular form with gable roof and shed roof over porch
   16. Square form with hipped or pyramidal roof and veranda
   17. Small outbuildings constructed in adobe

C. Log Cabins

Carmen Dunn resided in a one story adobe building on public lands, located on the present day Jolon Road. The residence still maintained the construction techniques of the prior settlement period including a long, rectangular plan, adobe brick construction, side gable roof and small wood windows. It has been speculated that this building may have been constructed by Francisco Garcia, prior to 1862. In addition to the adobe residence, there is a wood barn located to the west of the building. Homestead records indicate that Epitacio Garcia owned the Dunn Adobe at one time.

The Abade family, Antonio Boronda and Cruz Diaz also constructed adobe buildings in the South County Area prior to 1870. Abade was a Mexican well digger and woodchopper. He constructed an adobe with a granite cobble foundation in the San Lucas Canyon, also on the Milpitas land. It was located just south of the Jolon-Murray Creek Road about two miles east of present day Jolon. Antonio Boronda constructed an adobe measuring 32 feet x 16 feet with 16 inch walls. It had two doors with a lintel over the northern entrance. The adobe bricks had large pieces of Monterey shale that was used as tempering with some bita mulch that was used as a binding agent. The residence was located in Reliz Canyon on one of the direct routes to Mission San Antonio. Cruz Diaz emigrated from Mexico to the Via Grana District of the San Antonio Valley in 1870 and constructed a residence made of plastered adobe brick with a side gable roof and porch. It had a wood shingle roof and trees planted near the house. The complex was surrounded by a wood picket fence.[47]

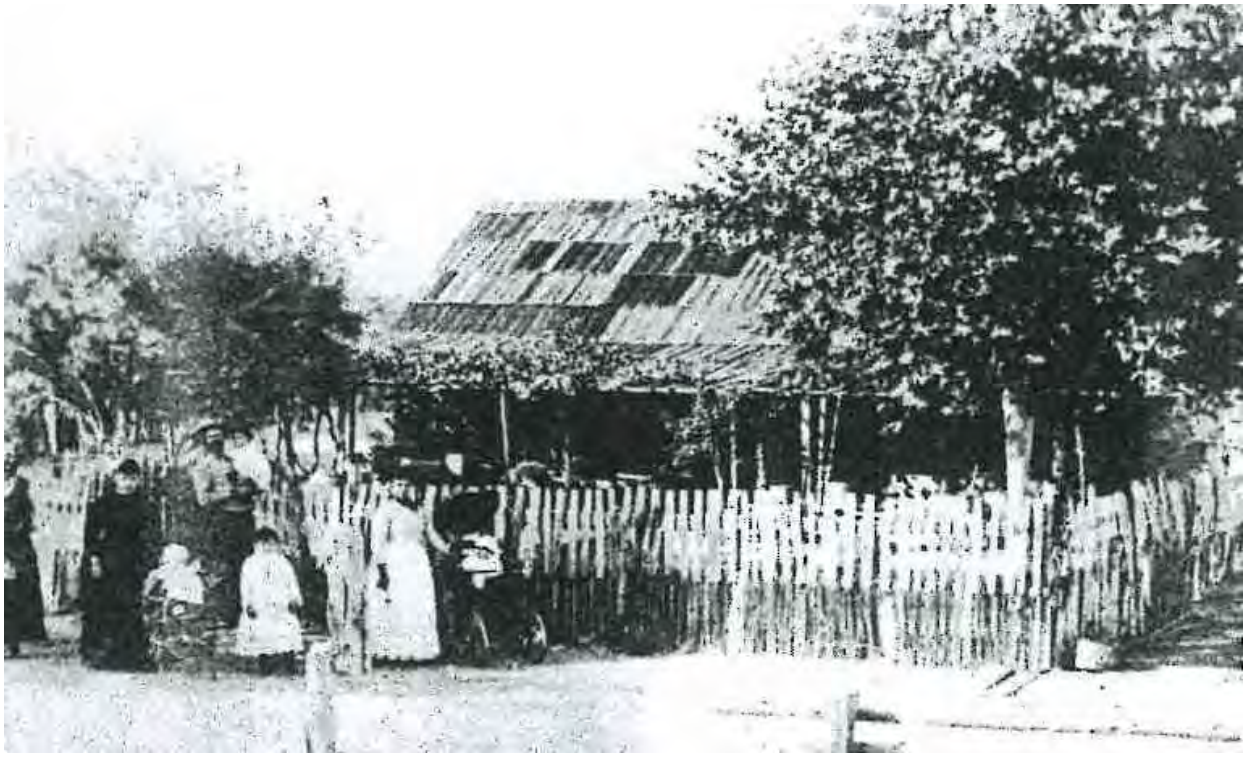


Figure 29. Photo of Cruz Diaz Adobe. It is constructed in the typical Spanish adobe style with a side gabled roof and a porch under a shed roof. (From Lost Adobes of Monterey County by Don Howard, p. 42)

Thomas Beasley was an Englishman who came to the area in the 1860s. He constructed a two story adobe residence on the former Milpitas land grant. The walls were three feet thick and it had one fireplace made of adobe. An outdoor staircase led to one large attic room. Two pear trees were planted nearby as was the custom of many early California adobes.

John Reynolds came from London, England to the Priest Valley area and established the Reynolds Ranch where he raised cattle, hogs, and grain. His home was located along present day Highway 198. Job Wood and Isabel Sands constructed a residence in the Sapaque Valley near the present day Bryson. It was located south of Sapaque Creek. Although the residence is no longer standing, it was a gable roofed adobe building that was built in two stages. The main adobe was plastered and the smaller annex was not plastered (probably indicating a later addition). In addition to the adobe residence, the complex also included cattle corrals.

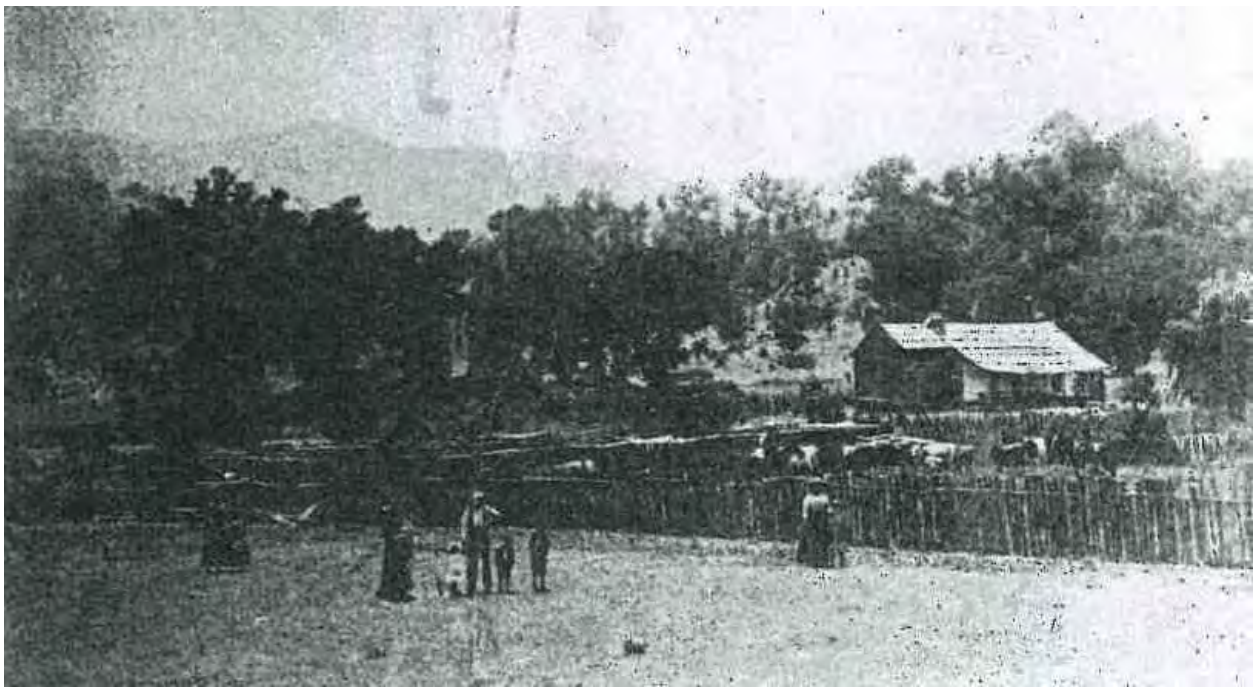


Figure 30. ***View of the Job Wood Adobe with its associated picket corrals. This is a typical scene of an early homestead from the 1860s and 1870s. (From "Lost Adobes of Monterey County" by Don Howard, p.99).***

More homesteaders came in the 1870s. Many were from the Midwestern states and some from overseas. Some of the families that settled in the 1870s included the Bushnells, the Palmers, the Gautx family, the Martinez family, the Saylers, the Smith Copley-Taylors, and the Gillett family.

Samuel Palmer came to the South County Area in 1870 from Westchester County, New York and settled in the Priest Valley area on the east side of present day highway 198, about 35 miles from present day King City. Palmer was a dry farmer and also raised cattle and hogs on his ranch. At first he built a log cabin and later built a larger house. He eventually started a store

and had a post office on the ranch. Also in 1870, Henry Bushnell came to the area from Illinois. He established a homestead in the Lockwood area within the San Antonio Valley. The residence was made of adobe and kilned brick and measured 12 feet x 13.5 feet and had brick footings reaching nearly 3.5 feet from the surface of the ground. It was covered by a side gabled roof with a fireplace in the shape of a pyramid that was constructed without mortar. Later an annex was built adjacent to the original adobe.[48]

The following year, Justin Gautx came to the South County Area from France. He acquired 629 acres and built a ranch, called Los Lobos Ranch or "43 Ranch". He built an adobe house about four miles south of present day San Ardo. His home was long and linear with a gable roof and a full width porch supported by wood posts. The doors and windows were framed by wood and pointed lintels over the windows and doors provided a modicum of decoration. He was a well-known horse breeder and he also raised pigs, sheep and barley. The property also includes a large barn as well as pens for hogs and corrals for sheep.

Figure 31. ***Photos of Los Lobos Ranch. View of main barn and original adobe residence. (Photo taken by Galvin Preservation Associates Inc.***

In 1874, Jan Henry Martinez immigrated to the Lockwood area from the Isle of Föhr. He was motivated to move to the area for economic gain and raised wheat, hogs, chickens, milk cows,

horses and mules. He homesteaded 160 acres and eventually enlarged his holdings to about 7,000 acres. Mr. Martinez installed the first windmill in the area and also encouraged other families to immigrate from the Isle of Föhr, including the Paulsens, Hensens, Fruddens, Wollensens, and Arfstens.

Samuel and Elizabeth Thomas Smith settled in the area in 1875. The Smiths originally came from England and homesteaded 160 acres on Long Valley Road near the present day San Lucas and Highway 101 junction. On the Smith Ranch, Samuel raised cattle and grew wheat and barley as well as oats and hay. The following photos show some present views from the Smith homestead.

Figure 32. ***Current view of Smith homestead. (photo taken by Galvin Preservation Associates Inc.***

In 1879, Edward Gillett came to the South County Area from Kirkland, Ohio for health reasons. He settled in the Lockwood area about ¾ miles east of Jolon Road. He originally held 160 acres and raised hogs, horses, and cattle and harvested hay.

In the 1880s, more families populated the area including the Martinus family, Jim Lowe, Charles Liddle, the Patterson family, the McGowans, Antonio Laguna, the Wollensen family and the Miller family. Phil Martinus also moved to the Lockwood area and moved into an adobe that was built by Ramon Laguna. The building was made of adobe brick from the surrounding area.

Charles Liddle and his wife Rachel Ray moved to the South County area from England. They lived in the Sapaque Valley west of present day Bryson near the confluence of Turtle Creek and the Nacimiento River. Their residence was made of rammed earth that was constructed in forms. After the adobe portion of the structure was completed a redwood frame and a shake roof was added. Inside the building there was a fireplace and chimney made of native sandstone and the floors were hard packed earth. A porch surrounded the home on three sides and the walls were kalsomined with fresh white lime. The house had a hipped roof and was surrounded by a picket fence.

Figure 33. ***View of the Liddle Adobe. (From "Lost Adobes of Monterey County" by Don Howard, p. 63.)***

Another one of the homesteading families from the 1880s was that of Benjamin Franklin Patterson who came to the South County Area from Oregon in 1882. He established a ranch about two miles southeast of the Lockwood area in the San Antonio Valley. The original Patterson home burnt down in 1899 so they built a new adobe home by 1900, which still stands today. The Pattersons raised cattle, hogs, and chickens and grew wheat and barley. The farmstead was originally 160 acres but grew to 3,300 acres. In addition to the old adobe residence, the farming complex had a blacksmith shop and a cistern. An article on the Patterson adobe explains the process of constructing the building. "The residence is constructed of rammed earth (packed earth) walls seventeen inches thick. The adobe mud was mixed in a large wooden box, which acted as a type of pug mill with a vertical rotating shaft and paddles to mix the soil-aggregate-water mixture to a uniform and moist consistency. The adobe was mixed by a horse or mule harnessed to the shaft and walking in a circle. Then, the adobe was carted to the building site by wagon and placed and packed into the wall forms by hand in lifts approximately 10-12" in height. The wooden wall forms were then raised after each lift." The main residence has a low pitched cross-gabled hip roof with Italianate trim and is surrounded by a wide veranda, picket fence and is shaded by large oak trees.

Figure 34. ***Current view of the Patterson Adobe. (Photo taken by Galvin Preservation Associates Inc.***

In 1885, Irishman Will McGowan came to the area from Wisconsin and settled in the Glau Canyon area. He was a pastor and established St. Mark's Episcopal Church in Jolon. He lived in an adobe building with a side gabled roof with tall narrow windows on the gable end. The five room house was constructed three bricks thick and had fireplaces in two of the rooms.

In 1886, Hans Wollensen and his wife Laura emigrated from Germany and constructed a home two miles south of Lockwood, just west of the Jolon-Bradley Road. The Northern section of the adobe is the original homestead building and includes a living room, dining room and bedrooms made of adobe brick. A Southern annex was added in 1920 and includes a kitchen made of rammed earth. There is a veranda porch around a portion of the adobe and the exterior was covered with a concrete veneer. There is a large basement left from the excavation of adobe to make the rammed earth portion of the house. There is a deep well on the property with a windmill and piped water. The hipped roof is covered with hand-riven shakes and the wood used on the building is redwood. The ranch also had a barn and livestock.

Figure 35. ***View of Wollensen Ranch in 1909 showing the house and its surroundings. A few oak trees shade the house but most of the property is grazed. There are wood post and wire fences surrounding the property. (Courtesy Wollensen family photos).***

In 1887 Frank Gause moved to the South County Area from Italy and settled in the Argyle District northeast of Jolon Valley. His adobe house was located on a knoll and the dirt used to construct his home was taken from the cellar. The house consisted of rammed adobe walls with large angular pieces of Monterey shale. The house had one large bedroom and a parlor with a fireplace. A-135 foot deep well provided the household water. The family ground their own flour using four large grinding wheels on an axle.

6.2 Description of Homestead and Dry Farming Properties: 1865-1915

Rural Historic Landscape Characteristics:

Land Use

The traditional land uses on small homesteads during this period include dry farming (wheat and barley) and small cattle, horse, swine, and sheep farms. Dry farming was predominant in the area because it was an industry that did not require irrigated water. New inventions in agricultural machinery such as the harvester, steam powered tractors, and the side hill combine mechanized the process for dry farming, allowing farmers to process more hay and to cut grasses on hilly areas. Over the years, the landscape changed as farmers removed trees that proved obstacles for dry farming and new machines plowed rows into the open fields.

Patterns of Spatial Organization

Homestead properties consisted of 160-acre square lots that were laid out in a grid over rolling hills with open pasture land and were geographically spaced out. Many of the homesteads were located in valley lands with a small cluster of buildings located at the end of a dirt drive near a small town center, near friends, and near transportation routes. The properties utilized natural land forms; building clusters were located on knolls and in areas protected from the wind (such as the base of a hill) or near a natural spring or water source.

Response to Natural Environment

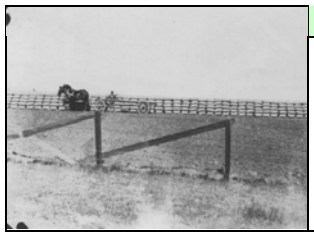
The natural environment of South County is made up of two large mountain ranges separated by a large valley area and rolling Oak Savannahs and grasslands. Homesteaders responded to the natural environment by taking up dry farming and raising livestock; two industries that were conducive to the natural surroundings because there was ample natural grasslands for both grazing and dry farming. Additionally, homesteaders built their residences with natural materials such as adobe and wood, which was readily available in the area.

Cultural Traditions

Most homesteads were self sustaining and required knowledge of farming practices, building traditions, and ongoing maintenance of the buildings, machinery, and land. The small town areas were tight-knit communities; neighbors worked for one another, helped each other build homes, and traded services or livestock. Examples of local traditions include the use of adobe block and rammed earth adobe in construction techniques, the practice of butchering, storing, and curing meat, repairing and inventing machinery in personal blacksmith and tool shops, and the tradition of passing down farming practices to younger generations.

Circulation Networks

Small homesteads have several circulation networks. Livestock trails and footpaths provide circulation over the hills on the homestead properties. Dirt driveways lead from the main residence to the local road. The network of local roads connects the homesteads to the small town centers and to the local market, post office, churches, and community centers. The El Camino Real provided a stage route from San Luis Obispo County through the Jolon Valley to King City. The railroad follows the Salinas River, connecting three town centers and providing access to shipping livestock to markets outside the South County Area.



Boundary Demarcations

Small homesteads used boundary demarcations to delineate their areas of ownership and land use and to separate smaller functional areas. Most homestead properties are surrounded by wood post and barbed wire fences to contain free ranging animals. They also have smaller fences surrounding the boundaries of the building clusters. These fences were made of either vertical wood or woven sticks or wood post and board fences. The fences near the main residence or barn were used to contain a small orchard or to enclose a corral. A few homesteads had hedge rows or trees lining the main drive or entry into the property as well.

Vegetation Related to Land Use

Natural vegetation includes live oak, white oak, cottonwood, sycamore and willow. The natural grasses in this area include alfileria, clover, and bunch-grass; in the spring, the wide meadows and hills are covered in colorful yellow, pink, and purple wildflowers. Cultivated vegetation includes open fields of wheat and barley and a few small fruit trees located near the cluster of buildings. Ornamental and shade trees include willows, olive, Chinese Elm and oak trees. Other vegetation includes small shrubs and bushes that have grown up incidentally along fence lines and beside roads.

Buildings, Structures, and Objects

The primary homestead buildings include a main residence and barn. Several residences and barns are constructed out of adobe block or rammed earth. Associated outbuildings may include storage sheds, an outhouse, root cellar, granary, machine sheds, a blacksmith or tool shop, chicken coop, pig pens, etc. Associated structures include wells, pumps, water towers, windmills, watering and feeding troughs, corrals, sorting pens, chutes and cattle squeezes, and wood or wire fences. Objects may include active or abandoned agricultural machinery, tractors, vehicles, storage bins, silos, barrels, sheering, milking, sorting equipment, etc.

Cluster Arrangements

Homestead properties include a small grouping of buildings, fences, and other features that reflect the everyday use of the property. The organization of the cluster is not designed but rather responds to the particular needs of each homestead. Most homestead properties exhibit less than a dozen vernacular buildings that are concentrated in a cluster surrounding an open unpaved area used for circulation. Buildings related to home such as storage sheds, root cellars, privies, windmills, etc. are located in close proximity to the main residence, whereas the corrals, chicken coops, animal pens, silos, granaries, pump houses, machine sheds and agricultural machinery are located near the main barn, creating a functioning work area. The cluster arrangements are surrounded by shade and fruit trees and low fencing made of wood or interwoven sticks.

Constructed Water Features

Most homesteads have some form of constructed water features. The typical features include a well and windmill or water tank to store, extract, and pump water for domestic purposes. Additionally, many of the homestead properties have small irrigation ditches to channel water and man made ponds to collect water from natural springs and runoff to water livestock in the hills. Many of the homestead properties also have watering troughs and pumps scattered throughout their grazing lands to water livestock during dry months.

Small-Scale Features

Most small homestead properties have a few small-scale features. The properties were not formally landscaped, but many of the properties have collected obsolete or non-functioning mechanical and/or agricultural objects. Although these objects may not be presently used, these features exemplify the local cultural traditions of maintaining, recycling, repairing and collecting old farming equipment. Additionally, as buildings and structures are abandoned, many are left to deteriorate in a state of arrested decay; the ruins become part of the landscape and a reminder of past homes or property uses that are no longer extant. Other small scale features include cattle guards, rows of rocks, chicken pens, etc.

Influx of Homesteaders and Dry Farming (1865-1915)

Identification of Associated Property Features

Small adobe homestead residence (1860-1890)	
	• adobe, one story single family residence, no foundation • Side or front gabled roof covered in wood shingle or clay tile • adobe block/ brick construction • Salt box or long, narrow hall and parlor type • Tall, narrow wood doors and windows • Covered porch supported by wood posts • Small shed additions to side and/or rear • Shaded by trees, set within small cluster of buildings at the end of a dirt driveway
Small wood homestead residence (1860-1890)	
	• Wood framed, one story single family residence, no foundation • Side or front gabled roof covered in wood shingle or metal • Horizontal wood siding • Salt box or hall and parlor type • Tall, narrow wood doors and windows • Covered porch supported by wood posts • Small shed additions to side and/or rear • Shaded by trees, set within small cluster of buildings at the end of a dirt driveway
Small homestead residence (1860-1890)	
	• Wood framed, one story single family residence, no foundation • Side or front gabled roof covered in wood shingle, clay tile or metal • Horizontal wood siding or adobe block/ brick construction • Salt box or hall and parlor type • Tall, narrow wood doors and windows • Covered porch supported by wood posts • Small shed additions to side and/or rear • Shaded by trees, set within small cluster of buildings at the end of a dirt driveway
Large homestead residence (1860-1890)	
	• Two-story, wood framed single family residence • Simple box, “I” shaped, or traditional building types • Side gable or cross gable roof; shallow overhanging eaves covered in clay tile, wood shingle or metal roofing material • Colonial Revival or folk Victorian styles • Horizontal wood siding, wood cased tall and narrow windows, wood paneled door • Small entry porches supported by simple wood posts • Minimal decoration

Influx of Homesteaders and Dry Farming (1865-1915)

Identification of Associated Property Features

Large homestead residence (1890-1915)	
	• Two-story, wood framed single family residence • Square or irregular floor plan • Italianate, Victorian, or Craftsman architectural styles • Hipped or cross gable roof with shall overhanging eaves covered in wood shingles • Full width front porch, balconies, interior chimneys • Carved ornamentation, decorated cresting, verge board, porch supports, balusters, etc. • House surrounded by picket fencing and large shade trees
Large rammed earth adobe homestead residence (1890-1915)	
	• One story, square shaped, single family residence • Rammed earth construction with thick walls covered in plaster • Hipped roof or cross gable roof over pyramid roof with wide overhanging eaves supported by wood posts • Veranda surrounding residence • Milled woodwork, decorated friezes, verge boards, porch supports, cresting, etc. • Wood framed windows and doors
Transverse crib barns	
	• Wood framed construction • Front gabled roof covered with wood shingles • Central isle with interior stables • Dropped side aisles covered by shed roofs • Transverse crib extended over barn doors • Large sliding barn doors on each gable end • Surrounded by pens and corrals
Machine, blacksmith, and tool shops	
	• Simple, wood framed construction • Shed roof • Often open on one side • Wood framed doors and windows • Interior work benches, forges, and other associated tools for repairing equipment • Some have open covered areas for storing and repairing farming equipment

Influx of Homesteaders and Dry Farming (1865-1915)

Identification of Associated Property Features

Storage Sheds

- Small, wood framed buildings
- Shed or gable roof covered with wood shingles
- Solid door, few windows, all wood construction
- No ornamentation
- Some storage sheds may be constructed out of adobe, particularly root cellars

Corrals, Pens, Stables

- Wood framed, single story, simple rectangular plan
- Side gable roofs (or sometimes shed roof) covered in wood shingles or sheet metal
- Cross buck type (“X” configuration) stable doors (half-doors)
- Interior stalls for feeding
- Large door opening into corral or pen area
- Wood board fencing

Granaries

- Small to medium sized, single story, simple wood framed construction
- Used to store loose grain
- Simple gable roof covered in wood shingles or metal
- Structural members are located on the exterior of the building with horizontal wood siding on the interior
- Elevated on posts for ventilation
- One door on gable end, no windows

Outhouses

- Located near main residence or within fields
- Very small, simple box form with a front gable roof
- Vertical board or board and batten siding
- Wood shingle roofing material
- Single solid wood front door
- Privy and pit located inside outhouse

Influx of Homesteaders and Dry Farming (1865-1915)

Identification of Associated Property Features

Elevated Water Tanks

- Wood framed construction
- Elevated round cylindrical tank constructed out of vertical wood planks tied together with metal cable or straps
- Supported on typical 4” x 4” post and beam construction platform
- Ladder leading up to the water tank
- Located near main residence
- Some water tanks are housed within a tank house (building)

Wells, pumps, and windmills

- Metal trellised pyramid shaped tower
- Complete windmill includes metal blades, turbine and fan
- Attached pump to bilge water from well below
- Horizontal pipe (sucker rod) attached to pump to release water into collection basin
- Concrete lined collection basin, or cistern
- Some collection basins are covered with wood planking
- Below ground well

Small Grain Silo and Grain Elevators

- Round, cylindrical metal silos
- Conical metal roofs with small opening in top
- Some are elevated on wood platforms
- Small door or chase along the bottom of the silo to release the grains
- Adjacent elevator or structure to hold boom to load silo with loose grain

Abandoned Farming Equipment

- Old harvesters, bailers, side hill combines, tractors, etc. are left abandoned in place once retired from use. Some are stored in garages or sheds; many are left in situ within or near the farm complex

Influx of Homesteaders and Dry Farming (1865-1915)

Identification of Associated Property Features

Watering and Feeding Troughs	
	• Metal, wood, or concrete construction • Long, narrow, open basin • Located near barns or scattered out in fields near roads • Typically worn condition; area surrounding feeding and watering troughs are often muddy from high cattle traffic • Some are associated with pumps and springs
Private drive leading from public road to main residence	
	• Dirt or gravel road leading from public road to main residence • Natural grasses and weeds grow between tire tracks • Road is lined with ornamental trees, shrubs, and/or wood post and wire fencing • Some private drives are blocked by metal gates or cattle guards • One drive leading in and out of cluster of buildings with main residence, barn, and other associated buildings
Clusters of buildings	
	• Cluster of buildings located near water sources, at the base of hills protected from wind, and near transportation routes • Clusters include main residence, barn, associated outbuildings and structures and objects • Cluster includes a tall windmill that can be seen for miles • Clusters include shade trees and ornamental plantings surrounding the cluster • The center of the cluster has a large unpaved open space used for circulation and work areas
Foot trails leading into the open fields and valleys	
	• Narrow dirt trails and footpaths leading through lower valleys and canyons • Bordered with wood post and barbed wire fencing • Rolling natural grasses

Influx of Homesteaders and Dry Farming (1865-1915)

Identification of Associated Property Features

Private roads leading to homestead properties	
	• Gravel or dirt wagon roads follow the natural terrain • Located in low valleys and canyons • Roads traverse natural landscape features such as trees, rock beds, and hills • Located along boundary demarcations, property boundaries and along fence lines • Roads lead from public to private property
Open fields of natural grasses used for grazing	
	• Acres of open terrain with natural grasses • Oak trees scattered on rolling hills • Property boundaries marked by wood post and barbed wire fencing • Flat areas planted with wheat and barley for dry farming • Wildflowers cover the landscape in the spring • Animal and foot trails are located on the rolling hills and along fence lines • Loose natural vegetation collects along fence lines (tumble weeds)
Natural and man-made water features	
	• Graded land to create ponds and collection pools near natural springs to contain water for the dryer months • Elevated berms and channels carved into the natural topography • Tall natural grasses surrounding water pools • Used for watering cattle and livestock within the vast fields • Located in the mountainous areas and high valley areas
Irrigation Ditches and Tree Rows	
	• Irrigation ditches divert and channel water to collection ponds in wet months • Ditches typically border roadways • Tree rows provide demarcation of properties as well as wind breaks near building clusters • Trees are planted in rows of the same variety

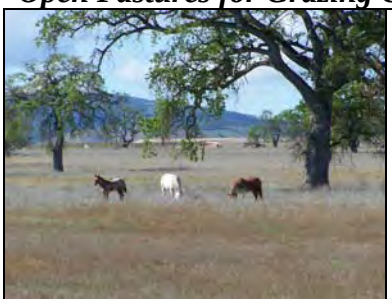
Influx of Homesteaders and Dry Farming (1865-1915)

Identification of Associated Property Features

Agricultural Crops

- Some alfalfa fields are located in lower valley areas, near water sources since it requires water to grow
- Fields are located on flat land in fertile alluvial soils at the base of small mountain ranges
- Fields are planted in rows
- Fields are bounded by wood post and wire fencing
- Natural vegetation collects along the fence lines (tumble weeds)

Open Pastures for Grazing Cattle and Livestock



- Large open valleys with natural grasses for grazing
- Located between mountain ranges
- Oak trees scattered on the lower valley areas
- Small creeks and streams traverse the open valleys
- Small post and wire fencing surrounds field boundaries

6.3 Significance of Homesteads and Dry Farming Properties: 1865-1915

The properties associated with homesteaders and dry farming represent a change in the settlement pattern from a few large landowners to many small homesteaders, as property owners took up a 160-acre homestead and farmed their own land. This period also saw a shift in agricultural practices from purely cattle ranching to dry farming and other smaller enterprises such as sheep and hogs. Many of the earliest settlers to the area were of Spanish or Hispanic descent, however, with the passing of the Homestead Act, several migrants and immigrants came from the Midwest and Europe bringing new traditions and cultural customs in agricultural and building practices including the use of rammed earth adobe. Advances in the mechanization of dry farming changed the pattern of the landscape, as farmers were able to process more acres of wheat and hay, leaving an imprint of the machines on the fields. Finally, this period represents an increase in settlers into the area which spurred the development of small town centers with associated social buildings.

Properties that retain integrity from this period are eligible for the National Register of Historic Places as a Rural Historic Landscape under Criteria A and C. Some properties may be eligible for the National Register under Criterion B if they are associated with an individual that has made a significant contribution to the broad patterns of South County's History.

Additionally, properties from this period may be eligible for the California Register under Criteria 1 and 3 if they exhibit enough integrity for the property to convey its historic associations.

Finally, properties from this period may be eligible for the County of Monterey Register Designation under A1, A2, A4, A6, and A7; B1, B2, and B3; and C1, C2, and C3.

Following is a discussion of the essential aspects of integrity that represent this property type and the minimum aspects of integrity that are necessary for the properties to meet each of the aforementioned designation criteria.

6.4 Evaluation of Homesteads and Dry Farming Properties: 1865-1915

Applicable Criteria:			**Minimum Eligibility Requirements: (Aspects of Integrity)**						
National Register of Historic Places			***L***	***S***	***D***	***W***	***M***	***F***	***A***
✓	*(a)*	*That are associated with events that have made a significant contribution to the broad patterns of our history.*	✓	✓	✓		✓	✓	✓
✓	*(b)*	*That are associated with the lives of persons significant in our past.*	✓		✓	✓			✓
✓	*(c)*	*That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity who components may lack individual distinction.*	✓	✓	✓	✓	✓	✓	✓
	(d)	*That has yielded, or may be likely to yield, information important in prehistory or history.*							
California Register of Historical Resources			***L***	***S***	***D***	***W***	***M***	***F***	***A***
✓	*(1)*	*Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*	✓	✓	✓		✓	✓	✓
✓	*(2)*	*Is associated with the lives of persons important in our past.*	✓		✓	✓			✓
✓	*(3)*	*Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*	✓	✓	✓	✓	✓	✓	✓
	(4)	*Has yielded, or may be likely to yield, information important in prehistory or history.*							
County of Monterey Register Designation Criteria			***L***	***S***	***D***	***W***	***M***	***F***	***A***
A. Historical and Cultural Significance:									
✓	A1	*Is particularly representative of a distinct historical period, type, style, region, or way of life.*		✓	✓	✓	✓	✓	✓
✓	A2	*Is, or contains, a type of building or buildings which was once common but is now rare.*	✓	✓	✓	✓		✓	✓
	A3	*It was connected with someone renowned.*							
✓	A4	*Connected with a business or use which was once common but is now rare.*	✓		✓	✓		✓	✓
	A5	*It represents the work of a master builder, engineer, designer, artist, or architect whose talent influenced a particular architectural style or way of life.*							
✓	A6	*Is the site of an important historic event or is associated with events that have made a meaningful contribution to the nation, state, or community.*	✓	✓	✓			✓	✓
✓	A7	*It has the potential of yielding information of an archaeological interest.*	✓	✓					✓
B. Architectural and Engineering Significance:			***L***	***S***	***D***	***W***	***M***	***F***	***A***
✓	B1	*It exemplifies a particular architectural style or way of life important to the county.*		✓	✓	✓	✓		✓
✓	B2	*It exemplifies the best remaining architectural type of a community.*	✓	✓	✓	✓	✓	✓	✓
	B3	*The construction material or engineering methods used embody elements of outstanding attention to architectural or engineering design, detail, material or craftsmanship.*							
C. Community and Geographic Setting:			***L***	***S***	***D***	***W***	***M***	***F***	***A***
✓	C1	*It materially benefits the historic character of the community.*	✓	✓	✓			✓	✓
✓	C2	*The unique location or singular physical characteristics represents an established and familiar visual feature of the community, area, or county.*	✓	✓	✓			✓	✓
✓	C3	*It has significant historic or architectural worth and promotes the goals of the County's Historic Preservation Ordinance.*	✓	✓	✓	✓	✓	✓	✓

Influx of Homesteaders and Dry Farming (1865-1915)

Small Homestead (Rural Historic Landscape):

Aspects of Integrity:

• *Location:*	On a 160 acre parcel (or more) on former government owned land in smaller valley areas of Jolon, Lockwood, Harris Valley, Hames Valley, Stony Valley, Pine Valley Parkfield area, Choalme Valley, Paris Valley, Indian Valley, Long Valley, Priest's Valley, and the canyon and hilly areas of Hesperia, Bryson, Pancho Rico Valley, Lynch Canyon, Sargent Canyon, Slack Canyon, Sweetwater Canyon, Wildhorse Canyon, Pine Canyon, and Quinado Canyon
• *Setting:*	Rolling hills covered in oak trees and natural grasses; sparsely populated with buildings and structures; large mountain ranges to the east and west covered in woodland areas, small creeks and streams running within canyon and valley areas; property boundaries marked by wood post and rail fencing or barbed wire; small clusters of buildings located within the property near transportation routes and in areas protected from wind and/or near water sources; shade and fruit trees surrounding the small cluster of buildings; fencing and corrals to enclose livestock; roads and trails leading into the fields and along fence lines; open fields of cultivated wheat or barley; natural springs, wells, windmills, and water towers
• *Materials:*	Building materials for the main residences include adobe brick or block, rammed earth, and/or timber framed construction. Roofing materials for early residences include clay tile, wood shake, and metal. Doors and windows are made of wood construction. Fencing materials include wood board, vertical or woven sticks (palos) and barbed wire. Material for most outbuildings, corrals and pens is wood boards. Some outbuildings and root cellars were made of adobe construction.
• *Design:*	Small homesteads include a main residence and a few associated outbuildings. Early residences were single story in the saltbox or hall and parlor form. Some early homestead buildings were square in form with a wide overhanging hipped roof covering a veranda supported by simple wood posts. Two story residences include side gable roofs or hipped roofs. Small associated outbuildings include a simple front gable roofed crib barn, store rooms, machine sheds, blacksmith or machine shops, granaries, silos, outhouses, root cellars, cisterns, pump houses and smoke houses. Small scale features include feeding and watering troughs, animal pens, cattle squeezes, water towers, wells, rocks aligning walkways or paths, agricultural machinery, and specialized features such as sheep dipping troughs or chicken coops. Landscape features include small orchard areas, flower gardens, shade trees, as well as bushes, trees, or shrubs lining the driveway. The layout of the small homesteads was not designed; the buildings were clustered in small groupings at a convenient distance from the main residence with the entrances opening onto an open unpaved drive or circulation area. Storage sheds, privies, root cellars, water towers, and smoke houses were located close to the main residence, whereas the animal pens, machine sheds, granaries, silos, and agricultural equipment were located closer to the barn. Not all homesteads would exhibit all of these design features; most homestead properties are limited to a main residence, a main barn, and only a few associated outbuildings. The types of outbuildings, machinery, and pens depended on the types of livestock that were raised.
• *Workmanship:*	(See character defining features of individual buildings and structures on the previous pages) Most buildings, structures, and objects are vernacular in form and therefore do not exhibit high workmanship. However, a few of the main residences do exhibit decorative ornamentation and high craftsmanship. Most all buildings and structures were built by hand by the landowners and neighbors and exhibit local workmanship and cultural traditions. Specifically, the adobe buildings are constructed using adobe block or rammed earth adobe, which is prevalent in this area of Monterey County.
• *Feeling:*	Homestead properties from this period feel like small single family complexes of residences and buildings that reflect the day to day activities of dry farming and small livestock operations. The families that lived in many of these homes worked hard on the land themselves and did not live luxurious lifestyles. The life of these homesteaders included rising early, and working the fields by hand all day. Many women worked at home while the men were in the fields and tended to the daily chores of feeding animals, pumping water, preparing meals, cleaning house and washing clothes. The cluster of buildings reflects both the operational activities of dry farming and livestock raising and the daily duties of survival.
• *Association:*	Homestead properties are associated with the early migration across the United States and the settlement of the South County area from 1865 to 1915 that resulted from the Homestead Act of 1862. These properties reflect the lifestyle, building practices, and agricultural traditions of homesteaders and dry farmers in rural South County before 1915.

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7.2 Establishment of a Rail Line and New Towns: 1865 – 1915

With the influx of immigrants and settlers between 1865 until 1886, a few small towns and communities began to develop. They were often times first established by a post office, and then followed by a general store, and later saloons, hotels, and community halls. The first communities to be established were located along El Camino Real, which was the first transportation route through the South County Area. These communities include the towns of Jolon, Pleyto, and Lockwood. Although not located along El Camino Real, the small communities of Priest Valley and Parkfield also developed on the eastern side of the county within the Diablo Mountain Valley areas. In 1886, the Southern Pacific Railroad extended its line south from Soledad, bypassing the towns along El Camino Real. The railroad followed the Salinas River through Ranchos San Lucas and San Bernardo. Three new towns were established along the rail line, including San Lucas, San Ardo, and Bradley. The railroad ultimately had a large impact on the South County Area, by providing the transportation of goods and services to and from outside communities. As a result, South County's agricultural industry prospered in the late nineteenth and early twentieth century.

Unfortunately, not all towns prospered by the turn of the century as a few were bypassed by the rail line. The town of Jolon, for example, was in steady decline from losing its status as a major stage stop. The railroad had replaced several major routes, including the El Camino Real and a new roadway was created that paralleled the rail line and the Salinas River. The town of Pleyto was eventually submerged under the San Antonio Reservoir after the construction of a dam on the San Antonio River in 1964, and the town of Lockwood never prospered after being bypassed by the railroad. Nonetheless, South County's population and agricultural industries grew once the Southern Pacific Railroad connected it to other regions in the State. Following is a summary of the towns that developed in the South County Area between 1865 and 1915.

Jolon

Figure 36. ***Photo of Dutton's Hotel and the Jolon Station. (Courtesy of the County of Monterey Agriculture and Rural Life Museum photo archives).***

One of the first communities that grew in the mid 1800s was the town of Jolon. This town was located on the site of a small Indian village.[49] When Mission San Antonio was established, the Jolon Valley was part of the Mission's holdings. Because of its proximity to the mission, Jolon became a major stage stop on the El Camino Real (which ran roughly along the present day Jolon Road). From 1855 to the late 1800s, a stage coach route was used as a mail route through Jolon. The town served as a major trading post for the miners heading for the Los Burros mines and for settlers on the Big Sur coast. Because of this, Jolon was a major trade center along the El Camino Real.

In the early twentieth century the town of Jolon grew to a considerable size. In addition to two hotels (The Dutton Hotel and the Tidball Hotel) there were three saloons, two blacksmith shops, two stores, and a large dance hall across the road from Dutton's Hotel. One account described a jail, the Episcopal Church, a little "China Town" for the Chinese who panned gold, and two places called China Gulch.[50] The Episcopal Church is still standing and both the Dutton Hotel and Tidball Hotel are listed on the National Register of Historic Places.

Pleyto

Figure 37. View of the town of Pleyto. (Courtesy of the County of Monterey Agriculture and Rural Life Museum photo archives).

William Pinkerton laid out the town of Pleyto after he bought 13,100 acres of the Rancho San Bartolome in 1868. In 1870, a post office was established in the town. At its peak, Pleyto had a store, hotel, blacksmith shop, dance hall and school and was a stage stop along the old El Camino Real.[51] The Pinkerton family built an adobe house on the rancho some time during the late 1800s and rented out the buildings in town.[52] Today Pleyto is located under the San Antonio Reservoir.

Lockwood

Figure 38. ***Photo of Lockwood. (Courtesy of the County of Monterey Agriculture and Rural Life Museum photo archives).***

The area that is now known as Lockwood is located on the west side of the Salinas River in the lower San Antonio Valley. The area had an influx of settlers around the 1870s. This led to the development of a small town which served the small farming community in the late nineteenth century. Some of the early settlers of the Lockwood area had come from the Milpitas Rancho farther north up the San Antonio River. Jolon area squatters, forced out by Faxon D. Atherton, pulled up stakes and moved to Lockwood. At the same time, settlers from the Island of Fohr (located off the west coast of German Schleswig-Holstein in the North Frisian Islands) began to arrive.

The first Lockwood settlers purchased 160 acre sections from earlier homesteaders, and brought or sent for relatives to help expand the acreage and work the farms. Several early families in the Lockwood area are now in their fourth and fifth generation of farming the family holdings, some of which now comprise several thousand acres. [53] In 1888, a post office was established in the home of Lair Patterson, who served as the first post master of the area. It was named after the first woman to run for President of the United States, Belva Ann Lockwood. During its heyday, the town had six buildings including a livery stable, a general store, a saloon, a hotel, a community hall, and the Pleasant View School. [54]

Parkfield

Homesteaders also settled in the southeastern part of Monterey County in an area that would later become the town of Parkfield. Situated in the Cholame Valley, Parkfield is surrounded by prominent hills and mountains in the center of a rich agricultural district. A post office was created in Parkfield in January 1884. It was one of the first towns to develop before the Southern Pacific Railroad laid tracks through the County.

Parkfield flourished because natural gas and petroleum were found in the vicinity. The town grew to 900 people by the early 1900s and included three grocery stores, two livery stables, three blacksmith shops, two saloons, one hotel and restaurant, a two-story community hall and a public school.[55] The mines eventually flooded and homesteaders found it hard living off the land. Parkfield's prosperity was short-lived and only a few ranchers and miners live on the land today. After the turn of the twentieth century, it was connected by daily automobile stage to the town of San Miguel which is located about twenty-five miles to the south in San Luis Obispo County. Since the close of the mines, the economic base has shifted to grain and livestock.

Priest Valley

Homesteaders also travelled to the northeastern part of South County to the area known today as Priest Valley. This area never developed a town center. Homesteaders, miners and workers traded in neighboring towns to the north such as Gilroy and Hollister and later San Lucas and San Ardo.[56] In 1894-1895, coal was found in the outlying canyons through to Fresno and San Benito Counties. This discovery created a brief frenzy in coal mining operations in the late 1800s. However, the coal found in this area was not pure enough for commercial purposes so mining in this area never flourished. Priest Valley never boomed in population; however several homestead families from the turn of the century are still farming their family's land today.

San Lucas

Figure 39. ***Photo of San Lucas showing bandstand. (Courtesy of the County of Monterey Agriculture and Rural Life Museum photo archives***

The town of San Lucas was established in 1886 as a direct result of the Southern Pacific Railroad. At the time, the land was owned by Alberto Trescony who was in the cattle and sheep business and had established an extensive ranching operation near the Salinas River. Alberto Trescony granted the Southern Pacific Railroad Company right-of-way and ten acres of land for a depot, warehouses, stockyards and driveways. The Southern Pacific Railroad laid tracks through Rancho San Lucas in 1886 and the Southern Pacific Milling Company constructed a grain warehouse along the railroad.

The town had a school, three church buildings, hotel, livery stable, blacksmith shop, a butcher shop, garages, barber shop, soft drink parlor and amusement room, stock corrals, post office, real estate office, city water works, no saloons, two fraternal lodges, as well as other large businesses. A grain warehouse stored and shipped about ten thousand tons of grain.

Trescony constructed the Jolon-San Lucas Road over the small mountain range into the Jolon Valley, which made the town more accessible to people from the western part of the county. San Lucas became the main trade center for the neighboring areas of Lockwood, Jolon, Pine Valley and Long Valley to the east. Unfortunately, San Lucas was plagued by fires. Much of the town was burned and was not rebuilt.[57]

San Ardo

Figure 40. ***Photo of the Southern Pacific Railroad Depot in San Ardo. (Courtesy of the County of Monterey Agriculture and Rural Life Museum photo archives).***

In 1874, two businessmen from San Francisco, Meyer Brandenstein and Edmond Godchaux purchased land originally granted to Mariano Soberanes. They established the San Bernardo Ranch, using the land for cattle grazing.[58] The Southern Pacific Railroad established a stop near the San Bernardo Ranch, but the name "San Bernardo" was changed shortly thereafter to San Ardo.[59]

San Ardo became a shipping center due to grain growing in the surrounding areas. As such the Southern Pacific Milling Company built a grain warehouse along the railroad. Up until 1900, San Ardo was exclusively a barley, hay and stock center. It also had one store, post office, meat market, livery stable, Southern Pacific station, and the Southern Pacific Milling Company's large grain warehouse. Around 1900 the town covered about fifty-acres of ground and was connected by good roads to nearly all the contiguous country including Indian Valley, Pine Valley, Long Valley, Charley Valley, Upper Cholame, and the lower part of Peach Tree Valley, Paris Valley and Jolon.

However, with alfalfa a major crop in the area, irrigation technologies were necessary. Therefore, Brandenstein and Godchaux created an irrigation system in the area and established the San Bernardo Canal and Irrigation Company. By 1890, Brandenstein and Godchaux filed for two more water claims which resulted in 21 irrigated commercial farms, a total of 891 acres.[60] Rich in farm and grazing land, the farming town of San Ardo grew.

Bradley

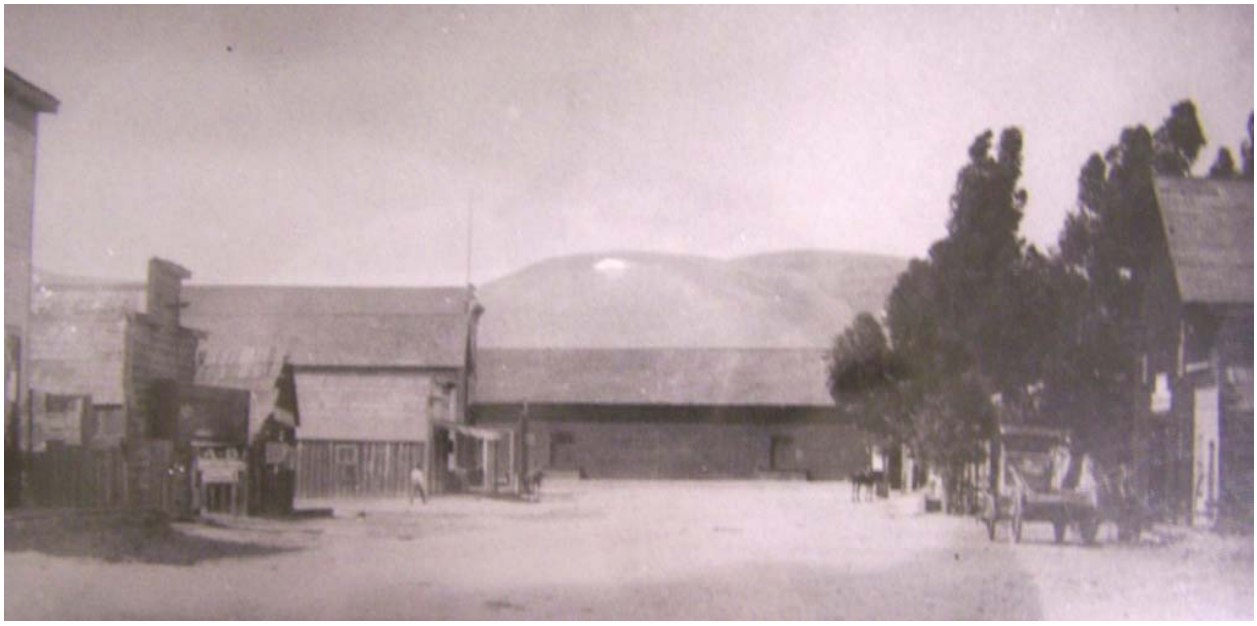

Figure 41. ***View of the Town of Bradley prior to the turn of the twentieth century. (Courtesy of the County of Monterey Agriculture and Rural Life Museum photo archives***

The town of Bradley is located at the southern-most end of Monterey County and was the third stop that developed along the Southern Pacific Railroad line, about thirteen miles south of San Ardo. It was named in honor of the ex-Senator Bradley Sargent, who owned the extensive ranch where the rail stop was located and who had an active interest in the prosperity of Monterey County. The Southern Pacific Milling Company constructed a warehouse along the rail line at the end of Main Street; the grain warehouse and railroad depot were the main anchors for the town.

By 1900 the town had three stores, three saloons, a hotel, meat market, blacksmith shop, garage, post office, livery stable, dance hall, Southern Pacific railway station and Southern Pacific Milling Company's large grain warehouse and a mining operation.[61] The mining operation was likely related to the rock/ore mines in nearby Hames Valley.[62] Bradley's principal industries were the production of barley and hay and stock-raising.[63] Along with coal, petroleum and gas were discovered in several localities surrounding Bradley. Some time around 1900, the first bridge in South County was constructed over the Salinas River near the town of Bradley. This bridge was built to make the southeastern part of South County more accessible in the winter months when the Salinas River could not be forded.[64] Bradley was well situated next to several roads, the railroad, as well as the bridge over the Salinas River. It was easily accessed by residents from Hames Valley and the Pleyto who come to Bradley to ship their products by rail. This helped the town to grow at the turn of the twentieth century.

7.3 Identification of Properties Associated with Towns: 1865-1915

There are several property types that are associated with the railroad and the development of towns from 1865 to 1915. They include:

1. Properties associated with the development of small towns
    - Churches
    - Schools
    - Hotels, stores, post offices
    - Community Halls
    - Railroad Depots (no longer extant)

2. Properties associated with Agriculture
    - Granges
    - Milling Company Buildings (no longer extant)
    - Grain Silos

7.4 Description of Properties Associated with Towns: 1865-1915

Small towns and communities began to develop in the South County Area beginning in the 1870s as mail stops and stage stops were established along major wagon routes. Although at one time, many of these communities were thriving with hotels, general stores, saloons, livery stables, blacksmith shops, and community halls, many of the historic buildings have been lost over the years. However, there are still a few standing to remind us of what used to be there.

Hotels. These two examples of hotels are located near the former town of Jolon in the Jolon Valley. The Dutton Hotel, located on the left, was made of adobe and had a hipped roof. It once had fourteen rooms, a large dining room and a kitchen with exterior walls three-feet thick. Jolon's first post office was located at the Inn. The hotel on the right is the Tidball Store, which is located near the Dutton Hotel on the opposite side of the road. Both of these buildings are located on the Old El Camino Real. This building is built around a small adobe building and is constructed of redwood. This building once housed a hotel, general store, post office, livery stable and saloon. Both of these buildings are listed on the National Register of Historic Places.

Churches. There are a few churches in the South County Area that date to this settlement period. The church on the left is located in Jolon and was constructed in 1884. It is constructed in a Carpenter Gothic style and consists of a single room sanctuary with a steeply pitched front gable roof and board and batten siding. It has a small gabled portico with a pointed arch entry door and tall, narrow, pointed arch stained glass windows. The second church, located in the town of Bradley near the crossing of Bradley and Sargents Streets, is constructed in a modest mission revival style with a moderately pitched, front gable tiled roof supported by heavy carved wood purlins. The exterior is sided with smooth stucco and the main entry has an extended lintel over the doorway. There is also a small bell tower on the front with an inset statue of St. Mary. Both of these churches are a single room and support a small congregation. Both are in use today.

School Houses. Similar to the church buildings, each community had a small, one room school house that popped up prior to the turn of the twentieth century. These buildings were constructed in wood and were simple in form. They consisted of one room covered with a moderately pitched front gable roof. The school room had a few windows to allow natural light to enter the room and many of them also had a small stove to heat the room in the winter months. The school house on the left is the Slacks Canyon School which is located in Slacks Canyon, and the school house on the right is the Indian Valley School located along Indian Valley Road in the Gabilan Mountain Range.

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Recommendations

Recommendations for Future Research and Survey

A final component of this 2008-09 CLG grant project was to develop a list of recommendations for further research or study and recommendations for integrating the study findings into future planning. The GPA project team worked with the Monterey County Parks Cultural Affairs Manager to discuss the conclusions of the survey and to discuss research areas and topics of that may merit future study, and ideas for community outreach. Following is a list of the recommendations for future research and survey:

1. Apply for a second CLG Grant to complete some of the survey work and historic themes not completed in the 2008-2009 project. Due to the large size and scale of the work to be performed on this survey area, all of the desired work could not be completed within one year within the awarded budget amount. Therefore, the project team recommends that the CLG extend the project to a second year to complete the information necessary to identify and evaluate all potential property types within the South County Planning Area.

2. Complete a Reconnaissance Survey of Remaining Properties. Identify, locate, and inventory the remaining agricultural properties within the survey area that were not recorded as part of this study. Try to encourage property owners to provide access for the survey efforts by educating them about the intent and use (and non-use) of the survey data.

3. Continue developing the historic context statement to include more information on the related industries. This context primarily covered the historical development of the South County Area from the Native American period through the early 1920s. These periods of development largely cover the majority of the resources present in the study area, and many of these pre-1920s complexes are still extant. However, there are a few related resources that are located in the study area that would benefit from additional context development in the areas of labor camps, grange halls, ethnic groups, shipping and packing, and transportation. Therefore, GPA recommends that the context be supplemented with additional information on these agriculturally related themes.

4. Consider photographically documenting the agriculturally related resources from the air. Because many of these agricultural complexes are very large in size, they are difficult to photographically document from the ground to get a good understanding of how the buildings relate to each other and how the complex fits within the overall landscape. Therefore, these large agricultural complexes would be better photographed from the air at a bird's eye view to understand the overall topography and interrelationship between the natural and built features. For a future project, the project team recommends

contracting a helicopter to fly a professional to photo document the properties from the air.

5. Conduct an Oral History Program for the South County Area. As previously mentioned, there is very little written information available on the project study area and some of the research questions were not answered through research alone. Additionally, throughout the course of this study, several people showed great interest in providing information on their families and the area in general and were interested in the ongoing project. Many of the people who have lived their entire lives in the area have valuable information to share about generations before them. These individuals will soon be passing on. Therefore, the project team recommends that the County conduct an oral history program on some of the long time residents within the county to capture as much of the history as possible before it is lost.

6. Further Investigate Immigrants from the Isle of Föhr and influences on Adobe Construction. One of the goals of this study was to identify different ethnic groups and to discuss the significance of the large number of adobe buildings within the study area. Although some information was found on the group of people that migrated from the Isle of Föhr and the buildings they constructed, no definitive conclusions could be made on the cultural influences of these people and their building practices due to the lack of research materials. It appears that there may be a connection between the immigrants and the change in adobe building from the Spanish influenced adobe block or brick construction (rectangular in form with a gable roof) to a rammed earth construction technique (square in form with a hipped roof). However at this point, this theory is based on observation and not substantiated with proof or fact. Therefore, the project team recommends that more detailed research be conducted on the building practices and that a future study would include talking with individuals from this ethnic group to determine if the building practices are tied to their ethnic and cultural practices.

7. Identify properties that are National Register eligible and eligible for County Landmark designation. This study was a reconnaissance level survey and did not evaluate the properties surveyed, therefore, future study would include actually identifying the National Register eligible properties, California Register eligible properties, and properties that qualify as county landmarks. It is possible that some of the early adobe buildings may qualify as National Historic Landmarks if their individual association can be strongly tied to the area's earliest history.

Recommendations for Integrating Study Findings into Future Planning

1. Inform the public of the ongoing survey effort/ educate the public on the purpose and use of the survey. Because part of this project's objectives was to inform future planning, the project team recommends providing the information to the public and property owners so that they are also aware of the survey findings and how it may impact their properties.

2. Consider Landmarking properties with historic significance and high integrity or create a volunteer landmark program. There is a very nice collection of early farmstead properties and ranch properties from the nineteenth century that are still fairly intact within the survey area that are still being used for the same purpose today. This is largely due to the fact that several of the properties have been passed down through generations of the same family. Many of these properties strongly reflect the early history not only of Monterey County's heritage, but that of California as a whole and therefore they have value at a state level of significance. Therefore, as a tribute to these properties, the project team recommends working with the property owner to landmark these properties so that they are recognized for their historic value. Properties that are landmarked could receive a commemorative plaque to recognize the property as historic.

3. Provide Preservation Incentives. As an incentive to have the properties protected, consider implementing the Mills Act Property Tax Abatement Program or other incentive programs to help offset the perception that their properties might be restricted by being determined historic.

4. Consider providing restoration design awards as a means to promote the ongoing preservation of these significant historic properties. Although some of these properties are still working ranches, some of the property owners show great pride in their properties and may be interested in receiving recognition for efforts they have made in the maintenance and protection of these homes, especially for the adobe constructed homes.

5. Identify National Register Eligible properties and prepare National Register Nomination forms for the properties so that the property owners might benefit from financial benefits such as federal tax credits as an incentive for ongoing maintenance and rehabilitation. The County could provide a program whereby the property owners could apply as a National Register eligible property and the County would prepare the nomination on their behalf. Since several of these properties are still working ranches, it is likely that they would qualify as commercial properties. Some of the early adobe buildings might qualify for National Historic Landmarks.

6. Create an ongoing public outreach/ preservation plan for the area. This area is a truly unique area in California's history and may benefit from an ongoing public outreach plan. Specifically, there is an opportunity for volunteer tours of some of these properties with the collaboration with the property owners, as well and educational opportunities for the local schools to learn more about the special heritage of this unique area. The County might consider different methods of informing the public about the historic significance of the area as a whole.

7. Work with the Planning Commission and Historic Resources Review Board to prepare a special set of design guidelines for the rural historic landscape properties. The guidelines would take into account the natural ongoing changing nature of the rural properties and would provide sensitive guidance on how to treat modifications or improvements to the property over time. The guidelines would include information on the current building and zoning codes but would also provide alternative building solutions that are sensitive to the historic character of the properties and their setting.

8. Consider the potential for conservation districts for the rural historic landscapes to protect the rural nature of the area specific to dry farming and cattle ranching. One of the significant characteristics of the entire survey area as a whole is the remote and rural nature of the area with historic farm properties scattered across the rolling hills. However, over the past decade, several new homes have been built within parcels that have been subdivided, which detract from the overall feeling, setting, and association of the area, specifically in the Harris, Hames and Jolon Valleys. Therefore, the County might consider creating some conservation districts to help protect the setting of the existing historic ranches to help slow the construction of new properties and to guide the design of some of the new homes to be more compatible with the existing setting.

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