

## **V. HISTORIC THEMES, ASSOCIATED PROPERTY TYPES, ELIGIBILITY CRITERIA AND INTEGRITY THRESHOLDS**

### **A. Introduction and Chapter Format**

#### **1. Historic Themes for Monterey County Agricultural Resources**

Building upon the historical patterns and broad influences discussed in *Chapter 4: Monterey County Agricultural History*, this chapter provides a systematic approach to evaluating potentially significant properties by describing the historic themes, with their associated property types, which reflect Monterey County's agricultural development up to 1960. Within each theme, this chapter also identifies specific Monterey County properties that illustrate how significant individuals, groups, events and activities shaped the landscape. Property types and specific examples illustrate the historic theme, which in turn supports the historic context.<sup>725</sup>

Monterey County agricultural resources built during this context statement's period of pre-history to 1960 illustrate these historic themes:

1. Extensive Agriculture (ca. 1840s-1960)
2. Intensive Agriculture (ca. 1870-1960)
3. Corporate Agriculture (ca. 1880-1960)
4. Agricultural Colonies (ca. 1870-1960)
5. Processing and Distribution (ca. 1860-1960)
6. Community Development (ca. 1850-1960)

Monterey County is an ever-changing agricultural and cultural landscape. Agriculture has shaped the region since its first inhabitants arrived and it continues to make an imprint on the land through widespread industrial crop cultivation and livestock raising. By its very nature, agriculture changes depending on factors like geology, geography, climate, economics, technology, labor and the shifting popularity and profitability of crops. Historic properties in the County reflect these changes and some properties can therefore be classified under more than one theme. Thus, the date ranges presented after each theme must be broad.

However, these date ranges should not be confused with a property's period of significance. When evaluating a property for the National Register of Historic Places (NR), the California Register of Historical Resources (CR) and the Monterey County Register (MCR), the period of significance must be determined on a case-by-case basis. Through an analysis that divides the historic context into individual themes and their associated property types, the historical significance of properties associated with each theme can be determined.

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<sup>725</sup> California Office of Historic Preservation, *OHP Preferred Format for Historic Context Statements*, 1.

## 2. Chapter Format and Limitations

### a. Chapter Format

This chapter systematically describes each historic theme in the following manner:

- *Introduction*: This section defines the theme, relates it to applicable Monterey County Code (MCC) or agricultural industry definitions, and lists associated property types.
- *Associated Property Types*: This section defines the associated property types using:
  - *Property Type Description*. The description follows the seven-part National Register format outlined in *Chapter 3: Identifying and Evaluating Agricultural Resources* and describes: physical characteristics, associative characteristics, geographical information, boundaries, variations, locational patterns and condition.
  - *Landscape Characteristics*. For Theme 1: Extensive Agriculture and Theme 2: Intensive Agriculture, a chart describes eleven landscape characteristics and applies them to Rural Historic Landscapes. The landscape characteristics are: land uses and activities; patterns of spatial organization; response to the natural environment; cultural traditions; circulation networks; boundary demarcations; vegetation related to land use; buildings, structures and objects; clusters; archaeological sites; and small-scale elements.
  - *Eligibility Criteria and Integrity Thresholds*. This section includes guidance on applying the National Register (NR), California Register (CR) and Monterey County Register (MCR) eligibility criteria and evaluating whether a property retains historic integrity. This section includes charts analyzing the seven aspects of historic integrity: location, setting, design, materials, workmanship, feeling and association.
  - *Listed and Potentially Significant Historic Resources*. This section lists extant (unless noted otherwise) properties that illustrate the significant historical patterns, events, social, political, technological and cultural influences, and/or significant individuals relevant to each theme. A given property's national, state, or local registration status (if any) is stated.

### b. Chapter Limitations

This chapter provides the analytical framework for evaluating potentially significant properties. Using the property types as a guide in the field, a planner, researcher, or layperson can associate a property with a historic theme that supports the historic context. The historic theme and associated property type descriptions provide the critical background information for completing intensive survey forms and/or nominations to national, state and local historic registers. This chapter also provides a framework for evaluating whether properties possess enough historic integrity to convey their significance.

The discussion presents extant resources that are potentially historically significant, based on initial research and reconnaissance-level property surveys. The historical information and

analysis presented here is meant to be preliminary, for the purposes of establishing potential historic significance. Using this chapter as a guide, individual properties should be researched and field-evaluated on a case-by-case basis to establish historic significance and integrity.

### 3. Theme and Property Type Example

The Williamson property at 951-953 Trafton Road illustrates two historic themes, Extensive Agriculture and Intensive Agriculture. In the 1870s, William Williamson built the house at 951 Trafton Road on the farmstead where he grew wheat and raised livestock, examples of extensive agriculture. The Williamson family later cultivated sugar beets, lettuce and cauliflower (intensive agriculture) and constructed the bungalow at 953 Trafton Road in the 1920s. The Williamson family farmed intensive crops until leasing the property in 1958 for artichoke cultivation. Starting in 1888 and for many decades afterwards, the property is also associated with William Williamson's daughter-in-law, widow Mollie Williamson, one of the most successful female farmers in the area.

The Williamson property provides a good example of how this chapter is intended to be used as a guide to registration. The *historic context* for the Williamson property is the development of agriculture under the *themes* of extensive and intensive agriculture. The *period of significance* for the property's extensive agriculture would be 1874-1888, when the site was engaged in extensive agriculture. The *period of significance* for the property's development of intensive agriculture would be 1888-1958, when the family cultivated intensive crops and built the second residence at 953 Trafton Road. This example also illustrates the coordination of theme and historic research, which revealed when the type of agriculture changed.

The Williamson property illustrates how change in agricultural method (from extensive to intensive agriculture) can be considered historically significant. In this case, the property could be registered for its association with the Williamson family under the themes of extensive agriculture and intensive agriculture. If both themes are used, then the period of significance would be 1874–1958, when the property was in continuous farming use by the family.

The *associated property type* in this example would be an Extensive Farmstead (1874-1888), Intensive Farmstead (1888-1958) or both, if the Williamson family's continuous use is considered historically important. Using this chapter and the representative example of the associated property type (Extensive Farmstead or Intensive Farmstead) as a guide, field survey of the property would determine if it possesses the physical and associative characteristics, the rural historic landscape characteristics, and the historic integrity that would qualify it for listing in a national, state or local historic register.

## **B. Theme 1: Extensive Agriculture (ca. 1850 – 1960)**

### **1. Introduction**

The theme of *Extensive Agriculture* focuses on agricultural operations that require a low level of labor and capital relative to the size of the farmed area.<sup>726</sup> In Monterey County, extensive agriculture is associated with low mechanical technology; minimal or no irrigation; transportation of agricultural goods to market via local waterways (*e.g.*, the Elkhorn Slough and other local sloughs, the Pajaro and Salinas rivers, Monterey Bay and the Pacific Ocean); and a labor pool consisting of ethnic groups from North America and Western Europe (*e.g.*, the Ohlone, Salinan and Esselen people; early Spanish and Mexican settlers, and later immigrants from China, Canada, Ireland, Scotland, Switzerland, Denmark and the Azores Islands).

The property type associated with the Extensive Agriculture theme is *Extensive Farmsteads*, which the Monterey County Code (MCC) classifies as an *agricultural operation*. Extensive farmsteads are also classified as Rural Historic Landscapes.

Cattle ranching and grain production (*e.g.*, wheat and barley) are examples of extensive agriculture. Expanding these operations may require more land, but only a negligible addition of new technology and manpower. Monterey County farmers practiced extensive agriculture mostly in the nineteenth and early twentieth centuries, although some farmers still conduct extensive agricultural operations today. Many of the surviving Monterey County extensive farmsteads date from 1800-1880. Many active extensive farmsteads are livestock operations. The Olson Ranch in Soledad is the best example of both Extensive and Intensive Agriculture in Monterey County and is designated as a historic district.

The next sections include a comprehensive description of the Extensive Farmstead property type and a discussion of specific properties that may be potentially significant historic resources illustrating the Extensive Agriculture theme.

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<sup>726</sup> Stoll, *The Fruits of Natural Advantage: Making the Industrial Countryside in California*, xiii-xiv.

**2. Associated Property Type: Extensive Farmstead**

**a. Property Type Description**



**Eade/Cooper Ranch: 57440 Highway 198**

**Physical Characteristics:** A cluster of buildings generally containing a primary residence, typically of a simple, vernacular style; barns for livestock and equipment; outbuildings reflecting the property’s use; and housing for workers. The cluster is usually in a valley and/or among trees to protect it from the elements. Often, corrals for horses or other animals are located within the cluster or adjacent to the livestock barns. The remaining landscape is kept natural to allow livestock to roam and graze.

**Associative Characteristics:** Extensive farmsteads are associated with their particular use, such as cattle ranches, grain fields or early homesteads.

**Geographical Information:** Extensive farmsteads tend to be located in hilly areas, where soil was not conducive to raising intensive crops and water sources were distant. This type of property requires large tracts of land for animals to roam freely and graze on the abundant grasses found in the region’s hillier areas. However, some extensive properties are located in the flat terrain.

**Boundaries:** Boundary demarcations include roads, driveways, fences, gates, posts and trees along the property lines. Rugged and hilly landscapes also provide natural boundaries. When the region was first settled, property lines were often vague and demarcated by rock outcroppings, trees or other landscape features.

**Variations:** Variations include buildings specific to an extensive farmstead’s use. For example, early homesteaders grew wheat, barley, hay and oats, so hay barns and storage sheds would likely be found, along with an early farm residence. For cattle ranches, barns, corrals and outbuildings specific to raising cattle would be a property variation. Depending on the property owner’s wealth, an extensive farmstead may include an architect-designed house.

**Locational Patterns:** Ranchers grazed cattle all over Monterey County, including the Pajaro and Salinas Valleys, on coastal land south of the Pajaro River down to the Castroville vicinity, and on interior hills. Grain fields covered the Pajaro Valley, including along San Juan Road and in Aromas. The area between Castroville and Salinas also contained extensive grain fields. Presently, extensive farmsteads occur in the rolling lands and rugged areas of Monterey County. The most noteworthy extant examples are located in South County, along Highway 198 east of San Lucas, Jolon Road, and the interior valleys along Pine Canyon Road and Vineyard Canyon Road.

**Condition:** Although active, extensive farmsteads are more common in the South County than in the Salinas Valley or North County, the condition of these properties is generally good, particularly if the ranch or dairy is still used for its original purpose.

**b. Landscape Characteristics**

 <p>Cattle Ranch: 1784 San Juan Grade Rd.</p>	<p><b>Land Uses and Activities:</b>                  Owners of extensive farmsteads shaped the landscape by building housing, barns and outbuildings on a protected, rural site. Livestock also shaped the landscape by roaming and grazing, creating trails and contour terraces and modifying vegetation. Planting, cultivating and harvesting cereals and grains also modified the landscape.</p>
 <p>Cattle Ranch: 1784 San Juan Grade Rd.</p>	<p><b>Patterns of Spatial Organization:</b>                  The extensive farmstead organized domestic and functional operations around a cluster set within a protected valley or among trees. Dirt, gravel or paved driveways lead from the cluster to the main road, livestock barns, support buildings and surrounding hillsides. Dirt roads or flattened areas along fences are common, providing repair access.</p>
 <p>Cattle terraces on the ranch at 1784 San Juan Grade Rd.</p>	<p><b>Response to the Natural Environment:</b>                  Extensive farmsteads require large tracts of land for grazing and roaming livestock. The cluster is generally located in a valley to be near a natural water source for livestock and for protection from the elements. The site of the primary residence may be near large trees for additional shade and protection. Cattle terraces (generally, paths following the contour of the land) appear on the landscape in hilly areas, denoting where cattle walk along the grade.</p>
 <p>View of barns at Smith/Copley Ranch, 58153 Highway 198, San Lucas</p>	<p><b>Cultural Traditions:</b>                  Various cultural groups adopted specific extensive agricultural practices, continuing traditions from their native land. An example would be the Smith family, who applied their English cultural traditions to dry farming and stock raising in the South County.</p>

 <p>Access road leading to the cluster at Smith/Copley Ranch, 58153 Highway 198, San Lucas</p>	<p><b>Circulation Networks:</b> Circulation networks include dirt, gravel or paved driveways or roads leading to the primary road, connecting the cluster to surrounding corrals, and surrounding fields and hillsides. Properties tend to be primarily undeveloped, so roads are limited and focus around the cluster.</p>
 <p>Access road and fencing demarcating boundary at 53060 Pine Canyon Road, King City (Galvin Photo).</p>	<p><b>Boundary Demarcations:</b> Boundaries include the primary road, fences, gates, posts and natural features like hills and trees. A fencing system was critical for keeping livestock from roaming off the property. Flat plowed areas or small dirt roads adjacent to fences provide access for efficient fence repair. Fences can be a variety of types; however, board and barbed-wire fences are the most common.</p>
 <p>Ornamental and shade trees planted around the primary residence at the Patterson Ranch, 69461 Bradley Lockwood Road, Lockwood (Galvin photo).</p>	<p><b>Vegetation Related to Land Use:</b> Vegetation includes grasses, extensive cereal crops planted for early homesteads and ornamental vegetation, such as decorative, paired palm trees to highlight the property's entrance from the road. Windbreaks in the form of planted deciduous trees are also common.</p>

 <p>Primary residence and tank house (left) at Eade/ Cooper Ranch, 57440 Highway 198, San Lucas.</p>	<p><b>Buildings, Structures, and Objects:</b>                  Domestic buildings include the primary residence and possibly a tank house. Barns for housing and feeding livestock or storing equipment generally dominate the cluster in size and scale. Outbuildings particular to the extensive farmstead’s use will also be extant. Worker housing near the cluster is also common.</p>
 <p>Cluster at 1784 San Juan Grade Road. The house is hidden behind the large oak trees to the extreme left.</p>	<p><b>Clusters:</b>                  Extensive farmsteads usually contain a cluster of buildings set within a protected valley or surrounded by large native trees. The cluster may be near a natural water source for efficient livestock feeding. Buildings in the cluster may include the primary residence and tank house, livestock barns, outbuildings for repairing farm equipment and machinery, and worker housing.</p>
 <p>Early homestead with original farmhouse (center, with white shutters) at 14468 Blackie Road.</p>	<p><b>Archaeological Sites:</b>                  Early extensive farmsteads may have the potential to yield archaeological information if the surrounding soil was not heavily disturbed by agricultural or household operations. Each site should be evaluated on a case-by-case basis.</p>
 <p>Windmill at 47905 San Lucas Road, King City (Galvin photo).</p>	<p><b>Small-Scale Elements:</b>                  Small-scale elements may include decorative arches or signs announcing the ranch’s name, water and feeding troughs scattered along the grazing lands, corrals, windmills and cattle guards.</p>

**c. Eligibility Criteria and Integrity Thresholds**

Extensive farmsteads may be historically significant for their association with a particular extensive crop or a particular method of livestock raising (criteria NR-A, CR-1, MCR-A1, A2, A4, A6, C1 & C2).

Extensive farmsteads may also be historically significant for their association with an individual significant in the history of Monterey County (criteria NR-B, CR-2, MCR-A3).

This property type also may be historically significant as an example of a distinctive architectural type, period or method of construction, or its association with an important architect or designer (criteria NR-C, CR-3, MCR-A5, B1, B2 & B3).

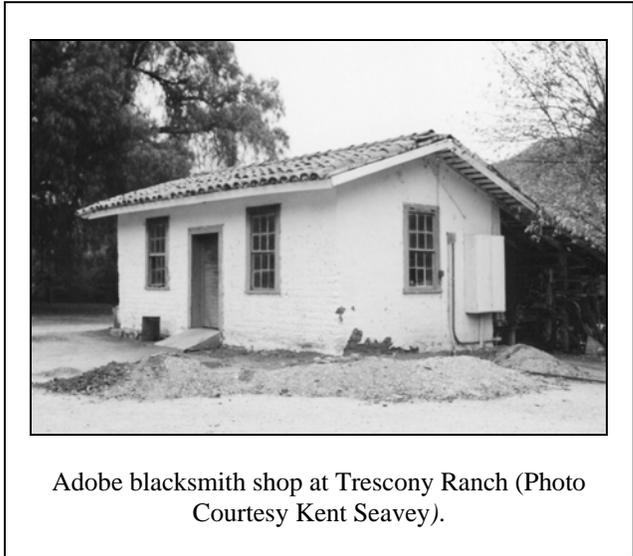
To qualify for the above criteria, the extensive farmstead must possess historic integrity. Extensive farmsteads are examples of rural historic landscapes and must possess a substantial number of landscape characteristics to qualify for registration. For extensive farmsteads, the resource’s physical characteristics are represented by landscape characteristics as well as the character-defining features of the extant buildings on the landscape. The following chart provides guidelines for evaluating integrity.

<b>Location</b>	<i>Location is the place where the significant activities that shaped a property took place, often determined by geographical factors.</i> Extensive farmsteads are generally located on large tracts of open land suitable for grazing animals or growing grains, a nearby water source for livestock, and a sheltered place for the farmstead’s building cluster. Extensive farmsteads whose characteristics retain their historic location have integrity of location.
<b>Setting</b>	<i>Setting is the physical environment within and surrounding a property, including large-scale features (e.g., woodlands or rock formations) and small-scale features (e.g., fences, gateposts, springs or individual trees).</i> Extensive farmsteads with integrity of setting retain the building cluster within the sheltered location, open land for livestock grazing, roads or paths leading from the cluster to outlying grazing lands, and property-specific large- and small-scale features that contribute to the historic setting. The building cluster, fencing and other features should be as intact as possible.
<b>Design</b>	<i>Design is the composition of natural and cultural elements comprising the form, plan, and spatial organization of a property. Elements include buildings, structures, boundary demarcations, circulation networks, windbreaks, vegetation and topography.</i> The cluster’s spatial organization should be intact and communicate the property’s historic use. At a minimum, the cluster should contain the primary residence, barns and outbuildings for animals and equipment, corrals and fencing that contribute to its overall design. Circulation networks and boundary demarcations should reflect the site’s land use patterns. Changes may be historic if they date to the property’s period of significance.

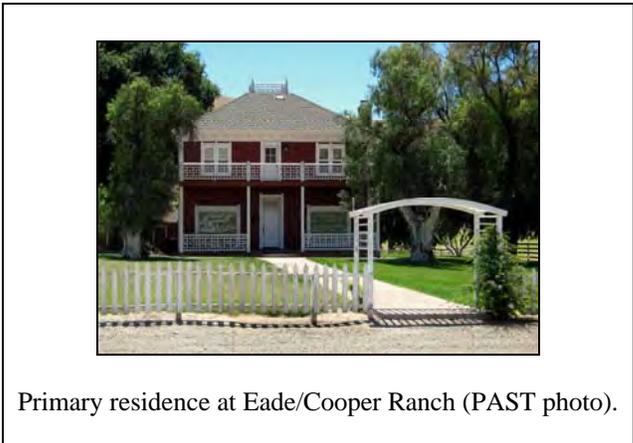
<b>Materials</b>	<i>Materials include construction materials of buildings, outbuildings, roadways, fences, and other structures. For rural historic landscapes, vegetation similar to historic species in scale, type and visual effect will generally convey historic integrity. Timber construction and wood siding are the most common construction materials for the cluster’s buildings, corrals and fencing and reflect integrity of materials. Repairs to buildings over time with materials that communicate the farmstead’s historic use, such as corrugated roofing or replaced barbed-wire fencing, will retain integrity of materials if they are constructed within the period of significance and reflect the evolving nature of the historic farmstead.</i>
<b>Workmanship</b>	<i>Workmanship is exhibited in the ways people have fashioned their environment for functional and decorative purposes, including how they constructed buildings, fences and small-scale elements. For rural historic landscapes, workmanship in raising crops contributes to integrity if it reflects traditional or historic practices. Historic construction techniques may illustrate the workmanship of particular ethnic groups, vernacular traditions, or architects and builders such as William H. Weeks, Alex Chalmers and William W. Wurster, who designed several local farmhouses. Extensive farmsteads with integrity of workmanship exhibit the traditional or historic practices in use during the property’s period of significance.</i>
<b>Feeling</b>	<i>Feeling is intangible but is evoked by the presence of physical characteristics that reflect the historic scene. The cumulative effect of setting, design, materials and workmanship creates the sense of past time and place. The property’s rural setting, design, materials and workmanship should reflect the site’s historic use as an extensive farmstead. Alterations to buildings or to small-scale elements should date to the farmstead’s period of significance.</i>
<b>Association</b>	<i>Association is the direct link between a property and the important events or persons that shaped it. Continued use and occupation help maintain integrity of association if traditional practices are carried on. Using traditional methods in new construction reinforces a property’s integrity by linking past and present. An extensive farmstead with integrity of association should reflect the historic persons (e.g., owners, architects or workers), historic land use, and historic events that shaped the property as an extensive farmstead. An intact building cluster, circulation network, fencing and small-scale elements contribute to the property’s integrity of association.</i>

**d. Listed and Potentially Significant Historic Resources**

Alberto Trescony’s *Rancho San Lucas (1862), located at Paris Valley Road and Rancho San Lucas entry road, San Lucas* is listed as a historic district in the National Register of Historic Places. The rancho is significant because of Alberto Trescony’s substantial contributions to Monterey County agriculture, including cross-breeding livestock, introducing improved cereal varieties, and developing San Lucas as the most important market center in the South County.<sup>727</sup> The 3,400-acre ranch includes ten historic buildings and structures, corral fencing and historic landscape features. The buildings include an adobe ranch house, adobe blacksmith shop and transverse adobe stock barn (all 1865), a bunkhouse and granary (both 1888), a three-bay stock barn, transverse stock barn, bull barn, wood granary (all 1880s) and a cattle chute (circa 1911). Trescony’s wife Catherine created the Ranch House’s design and plan.<sup>728</sup>



The State Highway 198 corridor from San Lucas into Long Valley contains a handful of extensive farmsteads spread along the roadway in their original configurations. Highlights of this corridor include the *Eade/Cooper Ranch (1886), 57440 Highway 198*. Spread along both sides of the roadway, the site contains a Victorian residence, intact livestock barns, cattle scales, ramps and squeezes, corrals and fencing.



English couple Samuel and Elizabeth Thomas Smith settled in the South County in 1875. They homesteaded 160 acres on Long Valley Road near San Lucas. The Smiths raised cattle and grew wheat, barley, oats and hay. Two ranches on Highway 198 are apparently associated with the Smiths. *Smith (Taylor) Ranch, Highway 198, San Lucas* is 266 acres and includes an abandoned residence (circa 1900), wood outbuilding and collapsed barn. It is currently used as grazing land.<sup>729</sup>

<sup>727</sup> Seavey, “National Register of Historic Places Registration Form: Rancho San Lucas (Trescony Ranch).”

<sup>728</sup> Seavey, “National Register of Historic Places Registration Form: Rancho San Lucas (Trescony Ranch).”

<sup>729</sup> Galvin, *Agricultural Resources In The South County Planning Area*, 98 and DPR 523, “Smith Ranch, Taylor Ranch, San Lucas, CA.”



Entrance to Smith Copley Taylor Ranch (PAST photo).

The **Smith Copley Taylor Ranch, 58153 Highway 198, San Lucas**, west of the Smith (Taylor) Ranch, is now about 371 acres. It includes eleven buildings: a residence, blacksmith shop, garage, horse barn, machinery barn, another barn, grain storage bins (all circa 1930s), greenhouse, two sheds, and a modern trailer.<sup>730</sup>

**Patterson Ranch, 69461 Bradley Lockwood Road, Lockwood.** In 1882, Benjamin Franklin Patterson moved from Oregon to the South County. He established a ranch about two miles southeast of the Lockwood area, in San Antonio Valley. The original home burned in 1899 and he built a new adobe by 1900, which is the main residence on the property today. Patterson raised cattle, hogs and chickens and grew wheat and barley. The homestead was originally 160 acres but grew to 3,000 acres. The 160-acre Patterson Ranch contains three homes, including a circa 1899 rammed-earth adobe with Italianate, a barn serving as a wagon shed and granary (circa 1880), machinery shed (circa 1880s-'90s), chicken coop (circa 1920s), board-and-batten shed (circa 2004), adobe smokehouse (circa 1870s), horse barn (circa 1870s), three circular grain storage bins (circa 1916), and two sheds. It also had a blacksmith shop and a cistern. The property spans both sides of Jolon Road and a portion of it is used for livestock grazing.<sup>731</sup>



Patterson Ranch, 69461 Bradley Lockwood Road, Lockwood (Galvin photo).

**Wollensen Ranch, 68780 Jolon Road, Lockwood.** In 1886, Hans and Laura Wollensen moved from the German Isle of Föhr to the South County, where they joined an enclave of other Isle of Föhr families. They built their home two miles south of Lockwood, just west of the Jolon-Bradley Road. The Wollensen Ranch is about 316 acres and includes two residences (circa 1880s with a 1920 rammed-earth annex; and circa 1952), horse barn (circa 1900), boathouse (circa 1900), chicken coop (circa 1900), water tower (circa 1900), outhouse (circa 1920), grain

<sup>730</sup> Galvin, *Agricultural Resources In The South County Planning Area*, 98 and DPR 523, "Smith Copley Taylor Ranch, 58153 Highway 198, San Lucas, CA."

<sup>731</sup> Galvin, *Agricultural Resources In The South County Planning Area*, 99 and DPR 523, "Patterson Ranch, 69461 Bradley Lockwood Road, Lockwood, CA."

elevator and storage bins (circa 1950s), garage/barn (circa 1952), and five sheds. The property has a deep well with a windmill and piped water.<sup>732</sup>

A number of adobe buildings related to extensive agriculture are located in South County. They include:

**José Mario Gil Adobe** (ca. 1850-1874) is listed in the National Register and the Monterey County Register.<sup>733</sup> It is located on Jolon Road on Fort Hunter Liggett land.<sup>734</sup>

**Dunn Adobe, 56200-56023 Jolon Road, King City:** The Dunn Adobe (circa 1864) in the South County is listed in the Monterey County Register.<sup>735</sup> Carmen Dunn lived in a one-story adobe at 56200-56023 Jolon Road, in a sparsely wooded area within Quinado Canyon, west of San Lucas. The long, rectangular adobe building has a side gable roof and originally had small wooden windows. It is deteriorating and abandoned. A Craftsman-style house (ca. 1920s), a wooden barn, shed and the circa 1960s Salinan Cultural Center are also on the property. Previous owners likely raised livestock on the property.<sup>736</sup>

**Los Lobos Ranch, 65700 Los Lobos Road, San Ardo:** In 1871, Frenchman Justin Gautx bought 629 acres and built the Los Lobos Ranch or “43 Ranch” in the South County’s Hames Valley, south of San Ardo. Gautx was a well-known horse breeder, raised pigs and sheep, and grew barley. The ranch is now about thirty-five acres and has eleven buildings, arranged in a rectangular cluster. The adobe house is long and rectangular, with a gable roof, full-width porch supported by wood posts, and pointed lintels over the wooden windows and doors. In addition to the adobe, the ranch has three other residences, a large barn, air conditioned pig pens, sheep corrals, a boathouse, shed, garage, airplane hangar and warehouse. The current owners have fruit orchards and raise chickens and livestock.<sup>737</sup>

**Gillett Ranch, 68004 Jolon Road, Bradley/Lockwood area.** In 1879, Edward Gillett moved to the South County from Ohio. He settled in the Lockwood area on 160 acres, grew hay and raised hogs, horses and cattle. The Gillett Ranch is now about seventy-eight acres and includes eight buildings and structures: a residence (originally built in Greenfield but moved to the Gillett property in 1888), horse barn (circa 1880), four sheds, water tower and two grain storage bins. The house is a rammed-earth adobe partially clad in wood siding. The rectangular-shaped

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<sup>732</sup> Galvin, *Agricultural Resources In The South County Planning Area*, 100 and DPR 523, “Wollensen Ranch, 68780 Jolon Road, Lockwood, CA.”

<sup>733</sup> “José Mario Gil Adobe,” National Register of Historic Places, Department of the Interior, <http://nrhp.focus.nps.gov/natregsearchresult.do?fullresult=true&recordid=0> (accessed 21 January 2001). “Monterey County Register of Historic Resources as of January 2010.”

<sup>734</sup> Galvin, *Agricultural Resources In The South County Planning Area*, 65.

<sup>735</sup> “Monterey County Register of Historic Resources as of January 2010.”

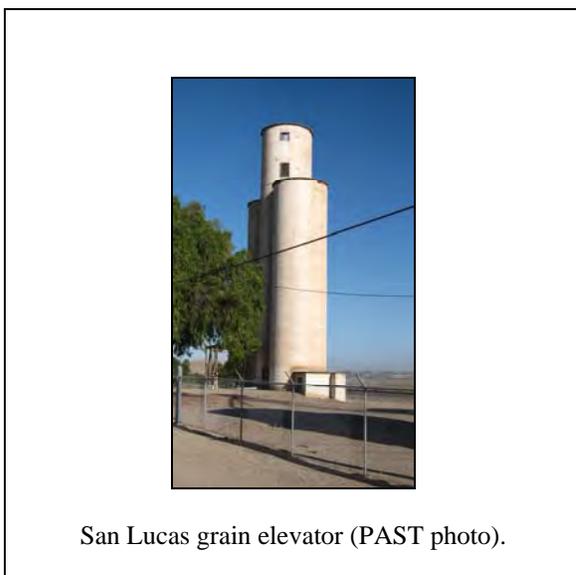
<sup>736</sup> Galvin, *Agricultural Resources In The South County Planning Area*, 95.

<sup>737</sup> Galvin, *Agricultural Resources In The South County Planning Area*, 97 and DPR 523 Form, “Los Lobos Ranch, 65700 Los Lobos Road, San Ardo, CA.”

building cluster is south of Jolon Road. A wooden entrance gate with a wrought-iron sign reading “Gillett” marks the property.<sup>738</sup>

**Antonio Boronda Adobe, Reliz Canyon.** The Antonio Boronda Adobe site (circa 1870) in the Reliz Canyon area of the South County is listed in the Monterey County Register.<sup>739</sup> The adobe was thirty-two by sixteen feet, with sixteen-inch walls. The adobe included large pieces of Monterey shale used as tempering and bita mulch used as a binding agent. The residence was built along one of the direct routes to Mission San Antonio.<sup>740</sup>

**Beasley Place, Main Street, San Lucas.** The Beasley Place (circa 1885) in the South County community of San Lucas is listed in the Monterey County Register.<sup>741</sup> Englishman Thomas Beasley moved to the South County in the 1860s. He built a two-story adobe house on the former Milpitas land grant. The walls were three feet thick, it had an adobe fireplace, and an outdoor staircase led to a large attic. He planted two pear trees near the house, customary at many early adobes.<sup>742</sup>



San Lucas grain elevator (PAST photo).

Extant outbuildings from South County’s era of grain production include the **San Lucas Grain Elevator** (circa 1900), located near the Southern Pacific Railroad tracks south of Main and Mary streets in San Lucas. The building cluster included the grain elevator and five metal cylindrical grain storage bins (circa 1950).<sup>743</sup>

Salinas Valley properties associated with grain farming include the **Fanoe Road Farmstead** (circa 1930) on the 27300 block of Fanoe Road in Gonzales, which contains a granary, with the typical framing on the exterior and six-inch wide horizontal siding boards facing the building’s interior, which allowed the grain to be removed

more easily. The property also has a very large hay barn with twelve-inch wide vertical boards as siding.<sup>744</sup>

<sup>738</sup> Galvin, *Agricultural Resources In The South County Planning Area*, 92, 98, and DPR 523 Form, “Gillett Ranch, 68004 Jolon Road, Bradley, CA.”

<sup>739</sup> “Monterey County Register of Historic Resources as of January 2010.”

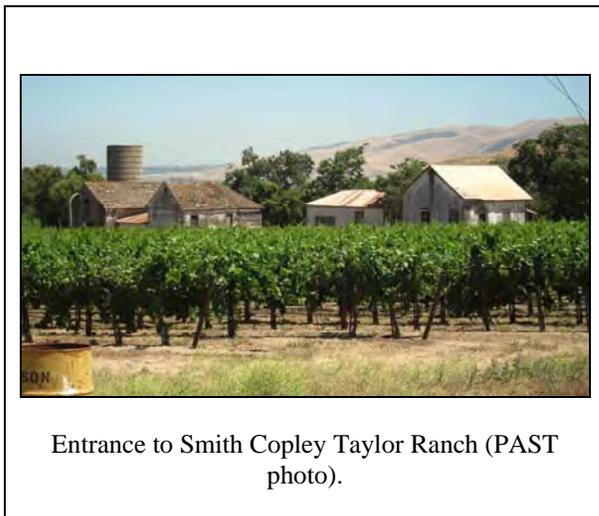
<sup>740</sup> Galvin, *Agricultural Resources In The South County Planning Area*, 95.

<sup>741</sup> “Monterey County Register of Historic Resources as of January 2010.”

<sup>742</sup> Galvin, *Agricultural Resources In The South County Planning Area*, 96.

<sup>743</sup> Galvin, *Agricultural Resources In The South County Planning Area*, DPR 523, “San Lucas Grain Elevator, (No Address Available), San Lucas, CA.”

<sup>744</sup> Clark, *Agriculturally Related Historic Resources in Salinas Valley, Phase I*, DPR 523, “Fanoe Road Farmstead, Fanoe Road, 27300 Block, Gonzales, CA.”

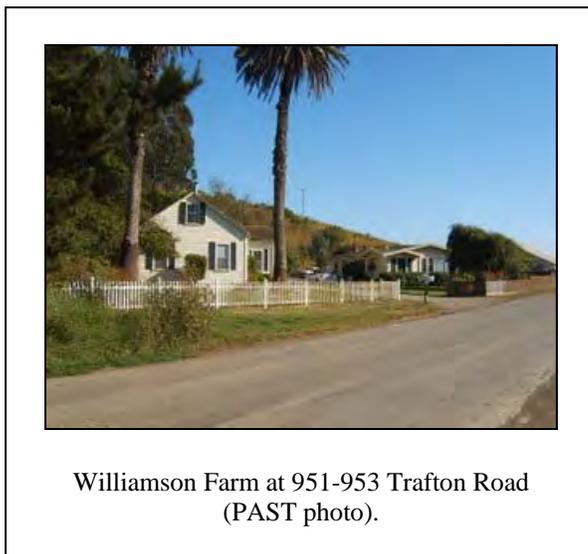


Entrance to Smith Copley Taylor Ranch (PAST photo).

The **Olson Ranch (1882), 35422 Paraiso Springs Road, Soledad** is the best example of both Extensive and Intensive Agriculture in Monterey County and is a designated historic district in the Monterey County Register. Otto and Ann Olson moved to the Olson Ranch around 1882 and by 1929, the Ranch comprised about 2600 acres. The Olsons bought grain sacks from Southern Pacific Milling Co. in 1906. The Olsons later purchased tractors and machinery for the farm operation and built a complete equipment repair shop on the ranch. The Olsons raised hay, wheat, oats and barley, grew vineyards and orchards, and raised cattle, hogs, chickens

and horses. Grain farming continued into the 1970s but Gallo now owns the property and operates vineyards there.<sup>745</sup>

Extant property examples of extensive agriculture are not as prevalent in North County. However, several farms operated first as extensive farmsteads; later farming crops as intensive farmsteads. An example is the **Williamson Farm, 951 and 953 Trafton Road, near Pajaro**: Like many Monterey County properties, these parcels transitioned from extensive agriculture to intensive agriculture at the end of the nineteenth century. Irishman and former miner William J. Williamson formed the Watsonville firm of Brown and Williamson Lumber Company, later known as the Charles Ford Lumber Company. He sold it in 1874 and became a farmer on 175 acres on Trafton Road, twenty of which were reclaimed slough land. At that time, he built the house at 951 Trafton Road. He built a “bunk house” behind a wood shed on the property, where the workers slept. The men ate their meals with the family. At wheat threshing time, twenty-five men would stay there, bringing a Chinese cook to help. On the western side of the property, a building that originally had doors on both sides served as a blacksmith shop on one side and a wagon-repair shop on the other. Williamson grew wheat, oats, hay, potatoes, apples, pears,



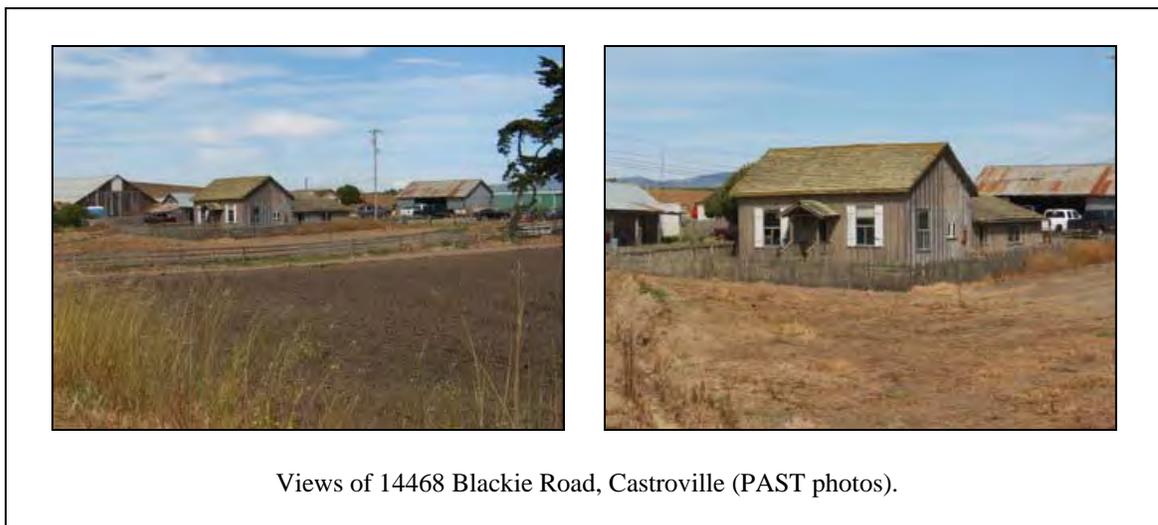
Williamson Farm at 951-953 Trafton Road (PAST photo).

<sup>745</sup> Monterey County Planning Commission staff report for June 25, 2003 meeting, Combined Development Permit (Gallo [Olson Ranch]; PLN010188), 35422 Paraiso Springs Road, Soledad, <http://www.co.monterey.ca.us/planning/cca/cca2003/PC/06-25-03/PLN010188PC1.pdf> (accessed March 24, 2011).

cows, pigs, chickens and a vegetable garden and was one of the Pajaro Valley’s “best known farmers and contributed materially to the fame of this section as an agricultural success.”

His son Robert inherited the land in 1883 and started raising sugar beets in 1888. After Robert’s first wife died in 1882, Mollie Aston and her sister Sally moved to the ranch to work for Williamson and care for his children. Robert and Mollie married in 1884 and had a son Orman in 1894; Robert died in 1900. Mollie and her step-son Jim managed the ranch, buying out his three sisters’ interests. In 1913, Mollie bought out Jim and farmed with her son Orman. She became one of the most successful female farmers in the area and added a turkey farm and the Taylor Ranch on Riverside Road to her holdings. In 1921, Orman married Etheleen Trafton and built the second Williamson house at 953 Trafton Road. Irrigation allowed the family to switch from dry farming to the main crop of lettuce; they also grew cauliflower and continued to grow sugar beets as a minor crop until about 1945.<sup>746</sup> In 1958, the property was leased to the Louie Delfino family for growing artichokes. The Pajaro Valley Consolidated Railroad had a station stop on the Williamson properties.

**14468 Blackie Road, Castroville:** This very early farmstead was likely associated with grain production in the mid-1800s. Vast wheat fields grew between Castroville and Salinas and this property on Blackie Road is within that area.<sup>747</sup>



<sup>746</sup> “Another Pioneer Gone: Dies at Age of 81, After Half Century in Pajaro,” Pajaro Valley Historical Association files: William Williamson. Fred H. Jenkins, “This ‘n That!,” unknown date, Pajaro Valley Historical Association files: Williamson and William Williamson. Agricultural History Project, “Life in Early Days of Mud Flats, Recalled by Mollie Williamson.” Pajaro Valley Historical Association, “Pajaro Valley Historical Association Heritage Homes Tour.”

<sup>747</sup> “First Crops Brought Name ‘Spud Valley’,” *Watsonville Register-Pajaronian*.

## C. Theme 2: Intensive Agriculture (ca. 1870-1960)

### 1. Introduction

The theme of *Intensive Agriculture* focuses on agricultural operations that require a relatively high level of labor, capital and technology for crop production.<sup>748</sup> Intensive agriculture is associated with advanced technology, including horticultural science; advancements in farm equipment and machinery; irrigation; transportation via railroads and trucks; high volumes of labor; and immigrants from Asia, Western and Central Europe and Mexico. Ethnic groups working in Monterey County's intensive agriculture labor pool included Chinese, Japanese, Croatians, Italians, Filipinos and Mexicans, as well as American Dust Bowl migrants.

The property type associated with the Intensive Agriculture theme is *Intensive Farmsteads*, which the Monterey County Code (MCC) classifies as an *agricultural operation*. Two sub-types have been identified: Crop Farmsteads and Dairies. Intensive farmsteads are classified as Rural Historic Landscapes.

Intensive agricultural operations include dairying and row crop farms. Dairying was one of the most significant agricultural operations that shaped the Salinas Valley landscape, from Salinas south to San Lucas. A unique example of a dairy are those constructed by the David Jacks Corporation for tenant farmers who wished to develop dairying operations. When the property was leased, the tenant had the option of having a "Jacks House" constructed. This one and one-half story, vernacular Greek Revival house is extant in the Salinas Valley from Chualar to Soledad and is classified as an intensive farmstead, sub-type dairy.

Intensive farmsteads developed for crop raising concentrate in North County. Some of Monterey County's most important intensive crops have included sugar beets, apples, lettuce, artichokes and berries, which require large labor pools and significant irrigation and technical expertise to produce. Expanding these intensive agricultural operations would require not only additional land but also a substantially larger workforce and possibly new technology to plant, cultivate, harvest, process and distribute the agricultural products.

Intensive farmsteads are generally oriented near a major road or railroad and typically contain a primary residence, sometimes a tank house, and various outbuildings, including barns, storage facilities and worker housing. Today, these sites often contain non-contributing buildings (*e.g.*, mobile homes for workers or new sheds and storage facilities supporting the site's current use).

The next sections include a comprehensive description of the Intensive Farmstead property sub-types and a discussion of specific Monterey County properties that may be potentially significant historic resources illustrating the Intensive Agriculture theme.

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<sup>748</sup> Steven Stoll, *The Fruits of Natural Advantage*, xiii-xiv.

**2. Associated Property Type: Intensive Farmstead**

**a. Property Type Description: Crops Sub-type**



**Storm Farmstead at 170 Hayes Road.**

**Physical Characteristics:** A primary residence in a variety of styles, including Greek Revival, Victorian, Bungalow and Spanish Revival styles, oriented towards a primary transportation route. Outbuildings include barns for equipment and sometimes animals; buildings for crop storage or preparation; worker housing; and non-contributing storage and crop preparation buildings reflecting the site’s current use.

**Associative Characteristics:** Intensive farmsteads are associated with particular intensive agriculture crops, such as sugar beets or artichokes, or with a significant person who introduced a particular crop or other agricultural innovation, or who impacted the agricultural industry by dominating certain crop markets. These sites may also be associated with a particular ethnic group that dominated an industry, such as the Croatians in the apple market.

**Geographical Information:** Intensive farmsteads are typically located in the Pajaro and Salinas Valleys on rich alluvial soils. Intensive Farmsteads needed to be near a primary transportation link, either railroads or roadways.

**Boundaries:** During a site’s historic period of significance, boundaries included the primary road, driveways and trees and may have included fencing demarcating crop fields. Today, industrial agriculture has removed most of the fences, where they previously existed. In these cases, fencing remnants may be visible near the primary residence and outbuildings. Trees planted for windbreaks or ornamentation may also remain.

**Variations:** Variations include the main house’s architectural style, depending on the construction date, and the form of outbuildings reflecting their use for specific crops.

**Locational Patterns:** The North County’s intensive farmsteads are located in the Pajaro and Salinas Valleys near main roads and near railroad tracks. Extant concentrations remain along San Juan Road (from Pajaro to Murphy’s Crossing Road); on lower San Miguel Canyon Road south of the intersection with San Juan Road; and on Lewis, Hayes and Vega roads south of Pajaro. Intensive farmsteads also extend along Hall Road east and west of Las Lomas and on Trafton Road, east and west of State Highway 1.

**Condition:** Industrial agriculture has encroached on and often removed boundary demarcations. Barns and outbuildings are typically in poor condition, especially if they are no longer used for their original purpose. Many have become storage buildings for modern industrial farming equipment. The main residence is in fair to good condition. Non-contributing industrial agricultural buildings and equipment are now placed on these sites.

**b. Property Type Description: Dairy Sub-type**



**Vezzolo Dairy at 125 Hunter Lane, Salinas.**

**Physical Characteristics:** A primary residence in a variety of styles, including Victorian, Bungalow and Spanish Revival styles, oriented towards a primary transportation route. Outbuildings include dairy barns, milk houses, cheese processing houses, tank houses, equipment barns and worker’s housing.

**Associative Characteristics:** Dairies are associated with the production of milk and milk products, such as butter and cheese, or with a significant person who introduced dairying to the region. Jacks dairies are associated with the David Jacks Corporation and the specific house type constructed on the dairy farmstead. These sites may also be associated with a particular ethnic group that dominated an industry, such as the Swiss in the dairy market.

**Geographical Information:** Dairy farmsteads are typically located in the valleys, near a river water source, with close access to a transportation corridor, either railroads or roadways.

**Boundaries:** During a site’s historic period of significance, boundaries included the primary road, driveways and trees and may have included fencing demarcating crop fields. Today, industrial agriculture has removed most of the fences, where they previously existed. In these cases, fencing remnants may be visible near the primary residence and outbuildings. Trees planted for windbreaks or ornamentation may also remain.

**Variations:** Variations include the main house’s architectural style, depending on the construction date, the type of dairy and animal barns and the form of outbuildings reflecting the particular dairy operation. Following sanitary requirements of the 20<sup>th</sup> century, dairy barns and outbuildings were constructed with concrete floors; animal and milk preparation locations became separated. Often dairies contain examples of both Class A and Class B buildings.

**Locational Patterns:** Dairies concentrated in the Salinas Valley along and within easy distance to the railroad/101 corridor, stretching from Salinas south to San Lucas. Dairies are also concentrated along River Road from Salinas to Soledad. Jacks dairies remain extant along the 101 corridor between Chualar and Soledad. Several dairies are located in North County; however, few are extant.

**Condition:** Extant dairies remain in good to poor condition. Industrial agriculture has encroached on and often removed boundary demarcations. Barns and outbuildings are typically in fair to poor condition, especially if they are no longer used for their original purpose. Many have become storage buildings for modern industrial farming equipment. The main residence is in fair to good condition. Non-contributing industrial agricultural buildings and equipment are now placed on these sites.

**c. Landscape Characteristics**

 <p>300 Hayes Rd.</p>	<p><b>Land Uses and Activities:</b>                  Owners of intensive farmsteads shaped the landscape by creating a site for the dairy or farm complex and working the rich local soil for a particular crop. In many cases, a farmstead focused on a single crop, such as strawberries; or on the production of milk products. In the case of orchards, farmers planted other crops between rows of maturing apple trees, to take advantage of the fertile land until the trees matured.</p>
 <p>Jacks House and outbuildings at 37221 Arroyo Seco Rd., Soledad.</p>	<p><b>Patterns of Spatial Organization:</b>                  The intensive farmstead generally contains various buildings in a cluster with the primary house facing the road. Dirt, gravel or paved driveways lead from the cluster to the main road and to the surrounding fields. Driveways also connect various outbuildings to provide efficient movement throughout the site. Intensive farmstead building clusters were spaced at irregular intervals along a primary road, based on the size and dimension of each property. Evidence of this spacing remains along San Juan Road east of Pajaro and along River Road from Salinas to Soledad.</p>
 <p>Apple orchard at 300 Hayes Rd.</p>	<p><b>Response to the Natural Environment:</b>                  Intensive farmsteads rely on fertile soil and a steady water source to cultivate crops. Therefore, many of Monterey County’s intensive farmsteads are located in the fertile alluvial valleys along the Pajaro and Salinas rivers. Technological advancements in irrigation and the availability of electricity after the turn of the twentieth century enabled farmers to cultivate crops farther away from river and canal water sources. Climate often determined the crop type. For example, North County artichoke farmsteads are generally located near the ocean because artichokes grow best in cool, moist growing conditions. Dairies were located in the river valleys for access to water and transportation routes.</p>
 <p>Hutchings Ranch, 350 San Miguel Canyon Rd.</p>	<p><b>Cultural Traditions:</b>                  Cultivating a specific crop requires specialized technical and horticultural expertise. Some cultural groups became associated with specific Monterey County crops, such as the Italians with artichokes, because of their familiarity with growing the same crop in their native lands. Others, like the Croatians, dominated the Pajaro Valley apple industry because they had a background in agriculture and shipping in their native country, and focused their Pajaro Valley efforts on improving apple processing, marketing and distribution. The Swiss dominated the dairy industry for decades in the early 20<sup>th</sup> century.</p>

 <p>Circulation network at Williamson Farm, 951-953 Trafton Road</p>	<p><b>Circulation Networks:</b> Circulation networks include dirt, gravel or paved roads connecting the building cluster to the primary road. On-site roads also link outbuildings to the primary residence and connect the cluster of buildings to the outlying crop fields and processing and distribution points.</p>
 <p>Roadways, fencing and dirt road serve as boundaries at the Vezzolo Dairy, 125 Hunter Lane, Salinas.</p>	<p><b>Boundary Demarcations:</b> Boundaries include the primary road, driveways, fences, and natural features such as hills and trees. A fencing system sometimes surrounded the cluster of buildings to demarcate it from the crop fields. Modern industrial agriculture has removed or altered most of the original boundary demarcations, except for roads. Extant fencing consists of vertical wood or woven sticks surrounding the cluster, as well as board and barbed-wire fences demarcating property boundaries.</p>
 <p>Palm trees at 951 Trafton Rd.</p>	<p><b>Vegetation Related to Land Use:</b> Vegetation includes various row crops (e.g., strawberries or lettuce) and orchards (e.g., apple trees). Often, orchards contained a combination of fruit trees and row crops to maximize land production while the trees matured. Ornamental trees, such as paired palm trees, sometimes delineated the property's entrance and communicated the fertility of the farmer's land. Trees planted as windbreaks also exist along roads and original property lines.</p>
 <p>Jacks house, barn and worker housing at 1600 Chualar River Rd., in Chualar</p>	<p><b>Buildings, Structures, and Objects:</b> Domestic buildings associated with intensive farmsteads include the primary residence and possibly a tank house. On larger sites, worker housing is sometimes found. Intensive farmsteads that were previously extensive farmsteads may contain a barn formerly used for animals and feed, potentially converted to barns for equipment. Outbuildings for storing and processing particular crops or for dairying operations are also possible on the site.</p>

 <p>Cluster at 1660 San Juan Rd. Note early housing between the main house and tank house.</p>	<p><b>Clusters:</b> Intensive farmsteads usually contain a cluster of buildings set around and behind the primary residence. A tank house usually provided water for domestic purposes. A vertical board fence often surrounds this cluster to separate it from the surrounding fields.</p>
 <p>Encroachment of industrial agriculture at the Clough Farm, 1478 San Juan Rd.</p>	<p><b>Archaeological Sites:</b> Intensive farmsteads have undergone significant changes since industrial agriculture came to Monterey County. In most cases, current row crops stretch from the cluster's fencing to the primary road. Often, outbuildings such as tank houses and storage sheds have been removed to create more crop fields. Although tilling the land for crops has likely removed the upper layers of soil containing archaeological remains, each property should be evaluated for its archaeological potential on a case-by-case basis.</p>
 <p>Timber gate at 745 Trafton Rd.</p>	<p><b>Small-Scale Elements:</b> Small-scale elements may include decorative signs bearing the ranch or farmer's name or timber gates over dirt roads to increase the site's visual impact. Industrial agriculture has removed many small-scale elements on Monterey County farmsteads.</p>

**d. Eligibility Criteria and Integrity Thresholds**

Intensive farmsteads may be historically significant for their association with the development of the technical expertise, intellectual capital and/or mobilization of an ethnic labor pool required to produce a particular intensive crop or dairying operation (criteria NR-A, CR-1, MCR-A1, A2, A4, A6, C1 & C2).

Intensive farmsteads may also be historically significant for their association with an individual significant in the history of Monterey County, such as David Jacks and his Jacks Dairies (criteria NR-B, CR-2, MCR-A3).

Intensive farmsteads may be historically significant as an example of a distinctive architectural type, period or method of construction (criteria NR-C, CR-3, MCR-A5, B1, B2 & B3). An example would be the “Jacks House.”

To qualify for the above criteria, the intensive farmstead must possess historic integrity. Intensive farmsteads are examples of rural historic landscapes and must possess a substantial number of landscape characteristics to qualify for registration. For intensive farmsteads, the physical characteristics of the resource are represented by landscape characteristics as well as the character-defining features of the extant buildings on the landscape. The following chart provides guidelines for evaluating integrity.

<b>Location</b>	<i>Location is the place where the significant activities that shaped a property took place, often determined by geographical factors.</i> Intensive farmsteads are generally located on moderate tracts of open land in the Pajaro and Salinas Valleys where the most fertile soil exists, and near a road or rail transportation link. Intensive farmsteads whose characteristics retain their historic location have integrity of location.
<b>Setting</b>	<i>Setting is the physical environment within and surrounding a property, including large-scale features (e.g., woodlands or rock formations) and small-scale features (e.g., fences, gateposts, springs or individual trees).</i> Intensive farmsteads with integrity of setting retain the main house and building cluster surrounded by planted fields or dairy outbuildings. Roads or paths lead from the cluster to various outbuildings and to the crop fields. The building cluster, fencing and other small-scale features should be as intact as possible.
<b>Design</b>	<i>Design is the composition of natural and cultural elements comprising the form, plan, and spatial organization of a property. Elements include buildings, structures, boundary demarcations, circulation networks, windbreaks, vegetation and topography.</i> The cluster’s spatial organization should be intact and communicate the property’s historic use. At a minimum, the cluster should contain the primary residence, barn(s) and outbuildings for crops and equipment, worker housing and small-scale elements that contribute to its overall design. Retention of the main house’s architectural style is primary to communicating

	<p>historic significance. Each house should be examined to determine the presence of historic character-defining features. Changes to the house may be historic if they date to the property’s period of significance and do not remove the character-defining features. Circulation networks and boundary demarcations should reflect the site’s land use patterns.</p>
<b>Materials</b>	<p><i>Materials include construction materials of buildings, outbuildings, roadways, fences, and other structures. For rural historic landscapes, vegetation similar to historic species in scale, type and visual effect will generally convey historic integrity.</i> Construction materials of the main house will relate to its architectural style and date of construction and can be timber, wood or stucco. Board wood fences and barbed-wire fences are the most common boundary materials. Outbuildings for the cluster are typically of wood with replacement materials such as corrugated metal siding or roofing. Repairs to buildings over time with materials that communicate the farmstead’s historic use, such as corrugated roofing or replaced barbed-wire fencing, will retain integrity of materials if they are constructed within the period of significance and reflect the evolving nature of the historic farmstead.</p>
<b>Workmanship</b>	<p><i>Workmanship is exhibited in the ways people have fashioned their environment for functional and decorative purposes, including how they constructed buildings, fences and small-scale elements. For rural historic landscapes, workmanship in raising crops contributes to integrity if it reflects traditional or historic practices.</i> Historic construction techniques may illustrate the workmanship of particular ethnic groups, vernacular traditions, architects, or builders (such as David Jacks), who built or designed several local farmhouses. Intensive farmsteads with integrity of workmanship exhibit the traditional or historic practices in use during the property’s period of significance.</p>
<b>Feeling</b>	<p><i>Feeling is intangible but is evoked by the presence of physical characteristics that reflect the historic scene. The cumulative effect of setting, design, materials and workmanship creates the sense of past time and place.</i> The property’s rural setting, design, materials and workmanship should reflect the site’s historic use as an intensive farmstead. Alterations to buildings or to small-scale elements should date to the farmstead’s period of significance.</p>
<b>Association</b>	<p><i>Association is the direct link between a property and the important events or persons that shaped it. Continued use and occupation help maintain integrity of association if traditional practices are carried on. Using traditional methods in new construction reinforces a property’s integrity by linking past and present.</i> An intensive farmstead with integrity of association should reflect the historic persons (e.g., owners, architects or workers), historic land use, and historic events that shaped the property as an intensive farmstead. An intact building cluster, circulation network, fencing and small-scale elements contribute to the property’s integrity of association.</p>

**e. Listed and Potentially Significant Historic Resources**

**Jacks Houses.** Built from Chualar to just south of Soledad, these uniform, prefabricated, single-family houses are vernacular Greek Revival with one-and-a-half stories, a wood frame and gable roof, with the roof ridge perpendicular to the street. Each Jacks house is twenty-six feet by thirty-two feet, with a six-foot deep front porch and a six-foot deep rear shed addition, making the full footprint twenty-six feet by forty-four feet. Front porch variations include a full-width enclosed porch, a smaller enclosed porch, an open porch with posts, or a small open portico. The interior has a four-room over four-room configuration. The shed addition provides extra space for a kitchen and bathroom. Some Jacks houses have stucco applied over the original clapboards; some had basements. One distinctive design feature makes them easy to recognize: the roof eaves cut off the tops of the side upper-story windows. The window pattern in the gable ends and side elevations distinguish the Jacks houses. In both gable ends, two vertical double-hung, wood sash windows are placed so the center stile is even with the bottom of the roof eaves. Many Jacks properties also included a horse barn that is uncommon elsewhere in California. The forty-two foot by forty-two foot barn is asymmetrical with a tall section and a shed addition on only one side elevation, making it look like a salt-box roof.<sup>749</sup>

Many of the extant Jacks houses are located near the Highway 101 corridor between Chualar and southern Soledad. The highest concentration is at the southern edge of Soledad between Highway 101 and Arroyo Seco Road. In the future, Monterey County might designate the extant Jacks houses as a non-contiguous historic district. Previous surveys have located the following extant or demolished Jacks houses in Monterey County<sup>750</sup>:

ADDRESS	NOTES
36501 Arroyo Seco Road, Soledad <sup>751</sup>	Demolished 1973; foundation and basement remain.
36841 Arroyo Seco Road, Soledad <sup>752</sup>	
37221 Arroyo Seco Road, Soledad <sup>753</sup>	Albertoni Dairy
1600 Chualar River Road, Chualar <sup>754</sup>	
36196 Doud Road, Soledad <sup>755</sup>	
26771 El Camino Real North, Gonzales <sup>756</sup>	
Fanoe Road, Gonzales <sup>757</sup>	

<sup>749</sup> Clark, *Agriculturally Related Historic Resources in Salinas Valley, Phase I*, Historic Overview, 6. Clark, *Agriculturally Related Historic Resources in Salinas Valley, Phase II*, Survey Results, 3.

<sup>750</sup> Clark, *Agriculturally Related Historic Resources in Salinas Valley, Phase II*, Survey Results, 4.

<sup>751</sup> Clark, *Agriculturally Related Historic Resources in Salinas Valley, Phase II*, Survey Results, 4.

<sup>752</sup> Clark, *Agriculturally Related Historic Resources in Salinas Valley, Phase II*, DPR 523, “Pedevilla Jacks House, 36841 Arroyo Seco Road, Soledad, CA.”

<sup>753</sup> Clark, *Agriculturally Related Historic Resources in Salinas Valley, Phase II*, Survey Results, 4.

<sup>754</sup> Clark, *Agriculturally Related Historic Resources in Salinas Valley, Phase I*, Historic Overview, 7. Clark, *Agriculturally Related Historic Resources in Salinas Valley, Phase II*, Survey Results, 4.

<sup>755</sup> Clark, *Agriculturally Related Historic Resources in Salinas Valley, Phase II*, Survey Results, 4.

<sup>756</sup> Clark, *Agriculturally Related Historic Resources in Salinas Valley, Phase II*, Survey Results, 4.

24645 Foletta Road, Chualar <sup>758</sup>	Finest example.
Highway 101, Soledad <sup>759</sup>	Apparently unaltered.
37722 Highway 101, Soledad <sup>760</sup>	
37805 Los Coches Road, Soledad <sup>761</sup>	
Los Coches Road, Soledad <sup>762</sup>	Site of Jacks House demolished in 2000.
37507 Paraiso Road, Soledad	
37061 Vida Road, Soledad	

A number of Jacks Houses are or were located along the Arroyo Seco River, Arroyo Seco Road, Los Coches Road, Paraiso Springs Road, and Highway 101 outside of Soledad. Those properties include the old Guidotti Brothers Ranch, E. Panziera and Sons Ranch, O. Albertoni & Son Ranch, C. Z. Gunderson Ranch, A. Clark Ventana Meador Vineyard, Doud Ranch, Merrill Farms, and Bruno Breschini Ranch. Other Jacks houses are or were located at 240 Ninth Street in Greenfield; on Encinal Road near Salinas; on Arroyo Seco Road on Albertoni Dairy property; and the Pershall Home on Doud Road south of Soledad.<sup>763</sup>



<sup>757</sup> Clark, *Agriculturally Related Historic Resources in Salinas Valley, Phase I, Historic Overview*, 7.

<sup>758</sup> Clark, *Agriculturally Related Historic Resources in Salinas Valley, Phase I, Historic Overview*, 7.

<sup>759</sup> Clark, *Agriculturally Related Historic Resources in Salinas Valley, Phase II, Survey Results*, 4.

<sup>760</sup> Clark, *Agriculturally Related Historic Resources in Salinas Valley, Phase II, Survey Results*, 4.

<sup>761</sup> Clark, *Agriculturally Related Historic Resources in Salinas Valley, Phase II, Survey Results*, 4.

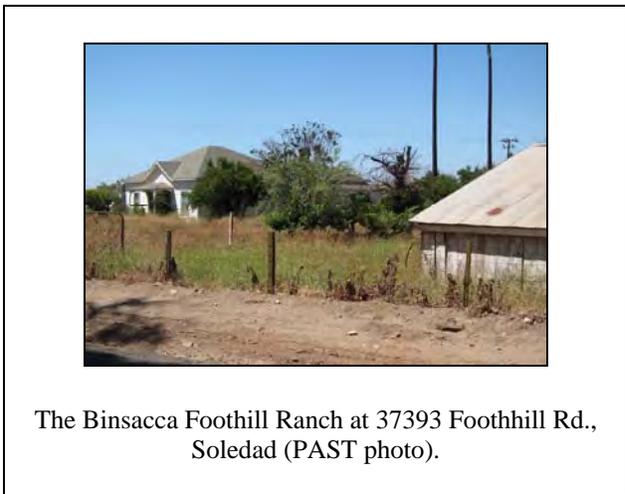
<sup>762</sup> Clark, *Agriculturally Related Historic Resources in Salinas Valley, Phase II, Survey Results*, 4.

<sup>763</sup> *Soledad Bee*, May 1975.

The Salinas Valley’s *Albertoni Dairy* (37221 Arroyo Seco Road, Soledad) has a long dairy history. It operated as a dairy until the 1980s but now is planted with row crops.<sup>764</sup> Swiss immigrant Osvaldo Albertoni arrived in the Salinas Valley in 1921 and started operating dairies with Charlie Gianolini and Gene Sciaroni of Greenfield. Albertoni founded the Albertoni Dairy in 1943 and his sons Oliver and Clem later took over the operation.<sup>765</sup> The property includes a Jacks House, horse barn, dairy house, milking barn, dairy barn, water tower, granary, chicken coops, shop, garage and modern buildings.<sup>766</sup>



The Albertoni Dairy at 37221 Arroyo Seco Rd., Soledad (PAST photo).



The Binsacca Foothill Ranch at 37393 Foothill Rd., Soledad (PAST photo).

The *Binsacca Foothill Ranch* (37393 Foothill Road, Soledad) is a rare, but representative South County dairy ranch. Like many in the region, it specialized in Monterey Jack cheese.<sup>767</sup> The property has many extant agricultural buildings and structures that reveal its long and diverse agricultural history, including a residence (1902), dairy barn, two dairy houses, horse barn, water storage tank, granary, pigeon loft, chicken coops, brooder shed, apple house, wash house and a brick oven.<sup>768</sup>

<sup>764</sup> Clark, *Agriculturally Related Historic Resources in Salinas Valley, Phase II*, DPR Form 523, “Albertoni Dairy, 37221 Arroyo Seco Road, Soledad.”

<sup>765</sup> Vicky Peterson, “Albertoni dairy one of the few in the Valley,” *The Land*, January 1980.

<sup>766</sup> Clark, *Agriculturally Related Historic Resources in Salinas Valley, Phase II*, DPR Form 523, “Albertoni Dairy, 37221 Arroyo Seco Road, Soledad.”

<sup>767</sup> Clark, *Agriculturally Related Historic Resources in Salinas Valley, Phase I*, Historic Overview, 9.

<sup>768</sup> Clark, *Agriculturally Related Historic Resources in Salinas Valley, Phase I*, DPR Form 523, “Binsacca Foothill Ranch, 37393 Foothill Road, Soledad, CA.”

***Bernardino Breshini, Jr., Dairy, 28275 Alta Road, Gonzales:*** An outstanding extant example of an early 20<sup>th</sup> Century dairy, this example contains all the primary buildings and outbuildings to communicate the property’s historic integrity. Resources include the bungalow residence, a dairy barn, milk house, horse barn, garage, equipment sheds, worker’s housing and a chicken coop.



View of the Breschini Dairy from State Route 101 (PAST photo).

***Struve Dairy, 1770 Highway 1, Moss Landing:*** The Struve family was one of the first to settle in the Pajaro Valley and they pioneered the local use of tractors.<sup>769</sup> The Struve dairy was located in the Springfield District along Highway 1 north of Moss Landing. The Arts and Crafts-style Struve House is a prominent fixture along Highway 1. Struve Road and Struve Slough are named after the family. Hans C. Struve (1892-1977), a grain farmer, lived at the Struve House at 1770 Highway 1. He was a life member of the Springfield Grange. Photos appear below.<sup>770</sup>

<sup>769</sup> David Pacani, “Exhibit of Struve family planned,” *Watsonville Register-Pajaronian*, 1 December 1999.

<sup>770</sup> “Hans Struve,” obituary, June 1977. In 1936, noted architect William W. Wurster designed a Pajaro Valley home at 483 Trafton Road for Edith and Nels H. Struve (1886-1974). (Pajaro Valley Historical Association, “Pajaro Valley Historical Association Heritage Homes Tour.” Circa 1989.) The property is bounded by Highway 1 and Trafton Road but is difficult to see. Nels was the son of Danish native Nels N. Struve, who owned a 320-acre Pajaro Valley ranch. The younger Struve ranched with his father and then bought property near Harkins Slough and farmed in the Trafton District. He raised beef and dairy cattle and grew sugar beets and other vegetables. (“Nelse H. Struve,” *Watsonville Register-Pajaronian*, 18 April 1974. His name is spelled variously as Nelse or Nels.)



***Moon Glow Dairy, 357 Dolan Road, Moss Landing:*** Today, the Moon Glow Dairy at 357 Dolan Road is the only active North County dairy. Monterey County Supervisor Louis R. Calcagno founded it in 1957.<sup>771</sup> The 110-acre operation adjoins the Elkhorn Slough and the Moss Landing power plant.<sup>772</sup> As of March 2009, the dairy had about 1,000 cows and shipped about 650 gallons of milk daily.<sup>773</sup>



<sup>771</sup> “About Lou” (Moss Landing, CA: Lou Calcagno, 2009), [http://www.re-electlou.com/Lou\\_Calcagno/Bio.html](http://www.re-electlou.com/Lou_Calcagno/Bio.html) (accessed 21 June 2010).

<sup>772</sup> Scott Winokur and Christian Berthelsen, “Cutting a Deal on the Environment: Activists accused of favoring cash over mission at Moss Landing” (San Francisco: *San Francisco Chronicle*, 3 June 2001).

***O. O. Eaton House, 1766 San Juan Road, Aromas (1930, Robert H. Orr):***

O. O. Eaton (1874-1948) was one of the North County's most successful strawberry and lettuce farmers. Los Angeles-based architect Robert H. Orr designed Eaton's Tudor Revival-style home in 1930, hidden in the trees on the hill above San Juan Road.<sup>774</sup> Eaton owned seventy-five irrigated acres of berries.<sup>775</sup> Eaton installed his irrigation system for \$6,000, with annual irrigation costs of \$25 per acre in 1915. The system used two pumps: a twenty-five horsepower unit pumping 800

gallons of water per minute and a fifteen horsepower unit pumping 300 gallons per minute.

Non-irrigated strawberry farms produced an average of 125 chests per acre, at seventy-five pounds per chest.<sup>776</sup> In contrast, Eaton's irrigation system increased the yield to an average of 200 (maximum of 400-450) chests per acre.<sup>777</sup> Eaton's crop sold for between \$3.50 and \$10 a chest. Strawberry picking has always required intensive labor. At one point, a six-acre section of Eaton's farm kept thirty-two pickers at work full-time for two weeks.<sup>778</sup>



Lettuce packers at the Eaton Ranch, 1766 San Juan Road, in the 1920s. (Courtesy of Pajaro Valley Historical Association).

<sup>773</sup> "Economic Woes Send Cows To Slaughterhouses" (Salinas, CA: KCBA, 2 March 2009),

<http://www.kcba.com/Global/story.asp?S=9871650> (accessed 21 June 2010).

<sup>774</sup> Betty Lewis, "Robert Orr: Watsonville architect's work still lives on," *Register-Pajaronian*, May 19, 2005.

Robert Orr moved with his family from Canada to the Hollister vicinity in 1881, when he was eight. Around 1896, his father hired William Weeks to design a house. Robert drove Weeks to and from Gilroy in a horse and buggy and told him he wanted to study architecture. Weeks opened a Salinas office and hired Robert to supervise construction of some structures for Spreckels's new plant south of Salinas. He worked in Salinas for two years and then Weeks transferred him to Watsonville in 1898. He married Hilda Eaton, Robert W. Eaton's niece and O. O. Eaton's cousin. Orr later founded the architectural firm of Orr, Strange, Inslee and Senefeld in Los Angeles.

<sup>775</sup> Dunn, *Monterey County, California*, 19.

<sup>776</sup> Dunn, *Monterey County, California*, 18, 19.

<sup>777</sup> Dunn, *Monterey County, California*, 19.

<sup>778</sup> Dunn, *Monterey County, California*, 19.

***Rowe Ranch, 1767 San Juan Road, Aromas (1900, William Weeks):*** Architect William H. Weeks designed this house for Aromas natives James and Ida Rowe in 1900. It is listed in the Monterey County Register. A grain farmer, apple grower and butcher, James Rowe once “hired” thirty Aromas schoolchildren (for one dollar per child) to pick mustard from his field. In 1918, Rowe founded the Aromas Pig Club for children, giving them pigs to raise. Sponsored by the Aromas Grange, the Pig Club became the Aromas 4-H Club in 1922. Rowe led it for twenty years and was also involved with the Aromas Grange.<sup>779</sup> The Rowe Ranch is most famous for being the location of the first lettuce grown in the Pajaro Valley. In 1915, Rowe’s son-in-law, Moses (Mose) S. Hutchings, planted three acres of lettuce on the property. To keep it cool, he harvested and field-packed it at 2 a.m., driving it to the Pajaro Depot in a wagon for shipment to San Francisco.<sup>780</sup>



Rowe House at 1767 San Juan Road, Aromas, listed in the Monterey County Register (PAST photo).

Reiter Berry Farms, Inc., founded in 1983, now owns the property.<sup>781</sup> In 1904, Joseph “Ed” Reiter and Richard Driscoll started growing berries together in the Pajaro Valley. In 1944, Ned and Donald Driscoll, Joe Reiter, T. B. Porter, Kenneth Sheehy and M. W. Johnson founded the Strawberry Institute to research and breed strawberries. In the late 1940s, Driscoll’s contracted with its first independent farmers and in 1953, the strawberry growing cooperative of Driscoll Strawberry Associates, Inc. was founded. In 1966, it merged with the Strawberry Institute under the Driscoll Strawberry Associates name and focuses on berry research, breeding, production, sales and distribution. In 1971, Driscoll’s “grower owners” started shipping berries under the common Driscoll’s label. Ed Reiter’s grandson Miles Reiter is now the Chairman and CEO of Driscoll’s. Reiter Berry Farms supplies berries to Driscoll’s and their office is in the Rowe House at 1767 San Juan Road.<sup>782</sup>

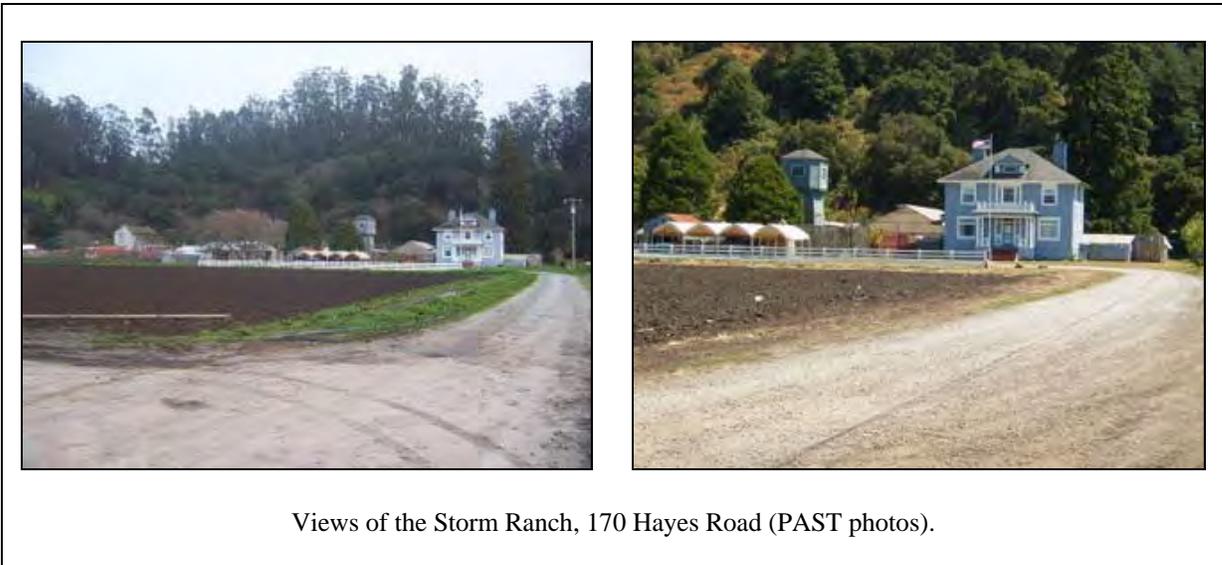
<sup>779</sup> County of Monterey Historical Files: “1767 San Juan Rd.” Pajaro Valley Historical Association, “Pajaro Valley Historical Association Heritage Homes Tour.” Pajaro Valley Historical Association Files: “1767 San Juan Road, Rowe, James.” The Monterey County Register of Historic Resources indicates that the Rowe House dates from 1880, but Weeks was only sixteen then and not yet living in California. County of Monterey, “Monterey County Register of Historic Resources as of June, 2009,” (Salinas, CA: Monterey County, 2009) [http://publicagendas.co.monterey.ca.us/MG75670/AS75689/AS75695/AI83873/DO83876/DO\\_83876.PDF](http://publicagendas.co.monterey.ca.us/MG75670/AS75689/AS75695/AI83873/DO83876/DO_83876.PDF), accessed 10 June 2010.

<sup>780</sup> Clovis, *Monterey County’s North Coast and Coastal Valleys*, 84.

<sup>781</sup> County of Monterey Historical Files: “1767 San Juan Rd.” Pajaro Valley Historical Association, “Pajaro Valley Historical Association Heritage Homes Tour.” Pajaro Valley Historical Association Files: “1767 San Juan Road, Rowe, James.” The Monterey County Register of Historic Resources indicates that the Rowe House dates from 1880, but Weeks was only sixteen then and not yet living in California. County of Monterey, “Monterey County Register of Historic Resources as of June, 2009,” (Salinas, CA: Monterey County, 2009) [http://publicagendas.co.monterey.ca.us/MG75670/AS75689/AS75695/AI83873/DO83876/DO\\_83876.PDF](http://publicagendas.co.monterey.ca.us/MG75670/AS75689/AS75695/AI83873/DO83876/DO_83876.PDF), accessed 10 June 2010.

<sup>782</sup> Driscoll Strawberry Associates, Inc., “Our Story” (Watsonville, CA: 2010), <http://www.driscolls.com/about/our-story.php>, accessed 10 June 2010.

**Storm Ranch, 170 Hayes Road:** In 1867, Danish native Peter Storm (1854-1916) came to the Pajaro Valley with his father J. P. Storm.<sup>783</sup> In 1891, Peter bought his 210-acre ranch at 170 Hayes Road. The valley portion was 110 acres, plus 100 acres in the hills, which he used for cattle grazing and farming. In 1899, he planted thirty acres of apples. When he died in 1916, he was “one of Pajaro Valley’s most successful ranchers.” As a teenager, Peter worked on his father’s ranch and then rented land from him, starting his own farming and cattle raising business and working a threshing machine. Peter rented a Salinas Valley property for three years, but lost almost everything because of a long drought. For the next fifteen years, he rented the 500-acre McCoskey Ranch and became very successful. Two of Storm’s sisters married Struve brothers, another important Danish agricultural family in the North County.<sup>784</sup>



Views of the Storm Ranch, 170 Hayes Road (PAST photos).

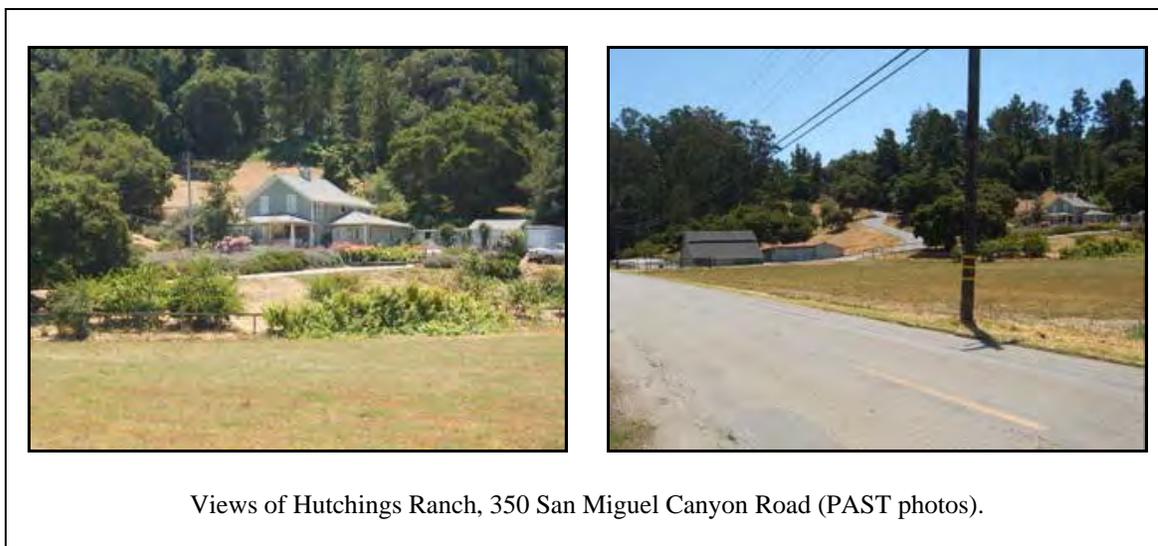
**Hutchings Ranch, 350 San Miguel Canyon Road:** In 1869, Lyman S. Hutchings (1829-1889) and his wife Mary Rigby (1836-1917) acquired the ranch at 350 San Miguel Canyon Road from homesteader John Maxwell. President U.S. Grant signed Maxwell’s deed. Lyman’s grandson, Foster Hutchings, said “he traded for a Squatter’s Right: a team of mules, a wagon and a barrel of whiskey.” Hutchings built the two-story redwood house that still stands today, as well as a large horse barn. He planted a fruit orchard east of the house. He later bought a ranch on Lewis Road, built a second house there and built a second barn as a fruit dryer, one of the first in the

<sup>783</sup> J. M. Guinn, *History of the State of California and Biographical Record of Santa Cruz, San Benito, Monterey and San Luis Obispo Counties* (Chicago: The Chapman Publishing Co., 1903), 475-476. J. P. Storm rented a Pajaro Valley farm for a year and then bought and converted 300 acres “from the wild” into a farm. He also bought a 200-acre farm and a 100-acre farm.

<sup>784</sup> “Peter Storm Killed by Falling Tree: A Horrible Death for Prominent Resident,” *Watsonville Evening Pajaronian*, 10 January 1916. Storm may actually have worked on a McCusker or McClusky ranch. Family names were often misspelled in different sources. Built before 1881, the McCusker House was between Moss Landing and the Pajaro River, near the Monterey Bay and the McClusky Slough.<sup>784</sup>

area. He raised cows and grew plums, cherries, apricots, peaches, nectarines, pears, soft-shelled almonds, quinces and three acres of strawberries. An 1879 book by Wallace W. Elliott and Company of San Francisco described Hutchings as “one of the most noted strawberry producers in this section.” He sold dried fruit and produce to Castroville, Salinas, Santa Rita, Hollister and San Juan Bautista via horse and wagon. By 1879, his ranch was 195 acres and it eventually extended from Prasso Ranch in San Miguel Canyon to the top of Lewis Road.

Lyman and Mary’s son Moses (Mose) S. Hutchings (1877-1952) married Rhoda Rowe, daughter of James and Ida Rowe (see 1767 San Juan Road property description). He was the first farmer to grow and ship lettuce in the Pajaro Valley and Central Coast. In 1915, he planted three acres of lettuce on the Rowe ranch at 1767 San Juan Road. In the spring of 1916, by lantern at 2:00 a.m., he and local high school students cut and ice-packed the lettuce in the field. He drove it by wagon team to Pajaro Junction where Wells Fargo shipped the lettuce to the H. P. Garin Co. in San Francisco. In 1917, Mose planted ten acres of lettuce. In 1918, he planted sixteen acres and had Japanese employees. He also sold hay, potatoes, milk and eggs. In 1924, he expanded the house at 350 San Miguel Canyon Road, planted twenty acres of pears, and moved in with Rhoda and their children. Mose Hutchings worked with Matt McGowan and Monterey County Farm Advisor A. A. Tavernetti to bring the Farm Bureau to the Pajaro Valley. He also helped establish the Monterey County Fair.<sup>785</sup>

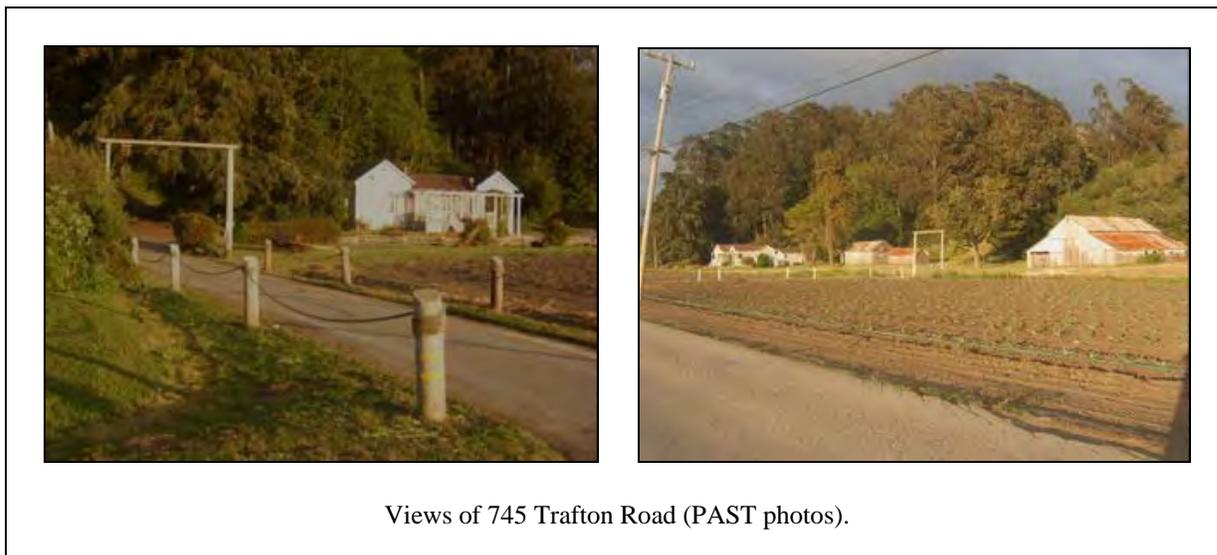


<sup>785</sup> Doris Hutchings Means, “Hutchings, Lyman Smith,” courtesy of the Agricultural History Project Collection. Doris Hutchings Means, “Hutchings were Mormon clan who settled in Pajaro,” *Register-Pajaronian*, 29 August 1998. Foster Hutchings, “Foster’s Remembrances,” provided to Agricultural History Project by Ellen Hutchings, 2003, courtesy of the Agricultural History Project Collection. Elinor Baldwin, “Pioneer Hutchings family will celebrate 100<sup>th</sup> anniversary of founding the ranch,” possibly September 1969. Dorothy H. Vera, “Hutchings Ranch Is a Century Old,” *Salinas Californian*, October 4, 1969. Clovis, *Monterey County’s North Coast and Coastal Valleys*, 84. The original 1869 ranch purchase was either fifty or seventy acres; sources disagree.

***McGowan House, 745 Trafton Road (original house ca. 1864):*** Wheat and barley farmer John McGowan built this house shortly after 1864. He originally built it higher on the hillside but the 1906 earthquake and the heavy rains of 1907 loosened the soil. The house slid down the hill to its present location, after which the McGowans built a new foundation and additional rooms.<sup>786</sup>

By 1915, descendent W. J. McGowan owned a ninety-three acre orchard three miles southwest of Pajaro and leased it to tenants on a long-term basis for \$5,000 per year. At that time, McGowan’s sixty acres of Bellefleur (Bellflower) apples were about thirteen to twenty years old. Each acre had forty-eight trees and yielded up to 15,000 loose or 11,250 packed apple boxes. Some of McGowan’s oldest trees annually yielded up to twelve loose boxes of apples each.<sup>787</sup> The Pajaro Valley Consolidated Railroad had two station stops (McGowan No. 1 and McGowan No. 2) on two McGowan properties along Trafton Road.

This property is another example of a farm that evolved from extensive to intensive agriculture. It illustrates both themes, but appears to have achieved its greatest significance for its association with apple growing and has been classified under the Intensive Agriculture theme. The farmstead shaped the landscape through its apple orchards and its station stops along the Pajaro Valley Consolidated Railroad.



<sup>786</sup> Pajaro Valley Historical Association, “Pajaro Valley Historical Association Heritage Homes Tour.” Circa 1989.

<sup>787</sup> Dunn, *Monterey County, California*, 16.

***Thompson Farms in Aromas: 1615 San Juan Road (1880); 1666 San Juan Road (1920); intersection of San Juan Road and Murphy Hill Road; and intersection of San Juan and Aromas Roads:***

John Thompson was one of the Pajaro Valley's principal farmers and landowners since at least 1873.<sup>788</sup> By 1908, he owned at least four large tracts along San Juan Road. Three were at the intersection of San Juan and Murphy roads near Murphy's Crossing: two were north of San Juan Road bordering John Murphy's land (at 1615 San Juan Road and at the intersection of San Juan and Murphy Hill roads); the third was across the street at 1666 San Juan Road, between the Rowe and Eaton parcels. The fourth was a large parcel at the northeast corner of the San Juan and Aromas roads intersection. A 1915 book about Monterey County noted that Thompson owned seventy-five acres near Pajaro, but did not identify the exact parcel(s). The book likely referred to Thompson's three nearly contiguous parcels at the intersection of San Juan and Murphy roads.

Thompson grew Bellefleur and Newtown apples and his trees were already ten to eighteen years old by 1915. He planted fifty-five to an acre, twenty-eight feet apart, yielding about 32,000 loose boxes of apples annually. At one time, he sold his apples to the Croatian packers and shippers on "blossom contracts" in April or May. He grossed \$6,800 in 1909, \$7,200 in 1910, and \$7,600 for the mature trees in 1911. His expenses were between \$1,800 and \$2,000 annually: plowing at \$2.50 per acre, cultivation at \$3.50 per acre, pruning at \$600 for the orchard, and three \$100 summer sprays for \$300 total, with winter spraying not needed every year. By 1915, Thompson had leased his land to tenants on a five-year lease. He earned \$7,000 for each of the first three years and \$7,500 for each of the last two years, for which he performed no work in the orchard.<sup>789</sup>



The Thompson property at 1666 San Juan Road is listed in the Monterey County Register (PAST photo).

- ***1615 San Juan Road (1880), Aromas:*** This property is listed in the Monterey County Register. The house and outbuildings are set back from the road. This parcel includes a one-and-a-half story rectangular wood frame house with a hipped roof, gabled pediment breaking the roof line, open porch with a hipped roof and central pediment; monitor barn, tank house and several outbuildings.<sup>790</sup>
- ***1666 San Juan Road (1920), Aromas:*** Listed in the Monterey County Register, this property includes a Spanish Colonial Revival home that John Thompson built in 1920 and occupied until the 1940s. An older home is located behind it, as is a water tank and a

<sup>788</sup> Martin, *Directory of the Town of Watsonville for 1873*, 43.

<sup>789</sup> Dunn, *Monterey County, California*, 16.

<sup>790</sup> County of Monterey Historical Files: "1615 San Juan Rd."

few smaller outbuildings. Thompson leased the land to lettuce growers from the 1920s until right after World War II.<sup>791</sup>

The Thompson properties at 1615 San Juan Road and 1666 San Juan Road are already listed in the Monterey County Register and may also be eligible for listing in the National Register or California Register.

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<sup>791</sup> County of Monterey Historical Files: “1660 San Juan Rd.” (actual street address is 1666 San Juan Road).

**D. Theme 3: Corporate Agriculture (ca. 1880-1960)**

**1. Introduction**

Extant resources from two of the three agricultural corporations, Spreckels Sugar Company and the Salinas Land Company/California Orchard Company are covered under this theme. Land leased to tenant farmers by the David Jacks Corporation is covered under *Theme 2: Intensive Agriculture*.

Corporations transformed the landscape by taking arid dry land, used primarily for growing grains, into a fertile crop- or orchard-producing region with the investment of large quantities of capital and the available irrigation technology that emerged in the late 19<sup>th</sup> and 20<sup>th</sup> centuries. These two corporations developed a tenant farming system to offset investment costs and create the capital to justify such a huge financial investment. The corporations sought a transportation corridor for transporting goods to the marketplace, a road network linking farmsteads to the transportation corridor and a layout of farmsteads, barns and support buildings within the corporation's boundaries that allowed sufficient room for the development of crops.

Today, extant resources from these two corporate developments are concentrated in two areas: the town of Spreckels and the original land purchased by the Salinas Land Company. The resources are summarized for each company below. Corporate farmsteads from these two companies suffer from an extreme loss of integrity. Development pressure and industrial agriculture has removed much of the outbuildings and other landscape characteristics that would qualify individual farmsteads as corporate farmsteads in the Spreckels area. However, several parcels with a William Weeks-designed Spreckels residence and one or two outbuildings have been given the *Associated Property Type: Corporate Farmstead*. Individual houses constructed by the Spreckels Sugar Company, but with no integrity as a farmstead are classified under *Theme 6: Community Development, Associated Property Type: Residence, Sub-type: Town Residence*.

On the Salinas Land Company/California Orchard Company land, extant farmsteads are rare. However, the Arts & Crafts bungalows built for company leadership and one dormitory remain. The individual bungalows would be classified under *Theme 6: Community Development, Associated Property Type: Residence, Sub-type: Farmstead Residence*. In addition, vestiges of irrigation ditches, wells and pump stations; as well as the windbreaks remain on the land. The following discusses the extant properties found in Spreckels and the Salinas Land Company lands, with an example of the associated property type.

## 2. Corporations and Extant Resources

### a. Spreckels Sugar Company

The extant historic resources located in the town of Spreckels include associated buildings on the site of the sugar plant (demolished in 1992), several commercial buildings, housing and other community development buildings, all of which are considered contributing structures to the Monterey County historic district. Individual houses, as shown to the right, would be classified as *Town Residences* under *Theme 6: Community Development*.



Bungalows on Third Street, Spreckels (PAST photo).

Evidence of Spreckels houses, designed by William Weeks and bearing the decorative sugar beet in the street-facing gable end, exist near the town of Spreckels and the Salinas area. These properties are classified under this theme, *Corporate Agriculture*, as *Corporate Farmsteads* if they contain at least a barn or several outbuildings and some small-scale elements.



Spreckels house at 93 Abbott Road, near Spreckels (PAST photo).

**b. Salinas Land Company and California Orchard Company (COCO)**



Salinas Land Company/COCO house on Hobson Avenue (PAST photo).

The Salinas Land Company/California Orchard Company land is a triangular wedge roughly bounded by Lagomarsino Avenue to the north, the intersection of Central Avenue with Highway 101 to the south, Highway 101 to the east, and Central Avenue to the west. Scattered within the property are a few extant farmhouses and bungalows bearing the Company's trademark board-and-batten exterior cladding. Examples of *Corporate Farmsteads* appear to be no longer extant. Individual houses (left) would be classified as *Farmstead Residences* under *Theme 6: Community Development*.

Company and guest residences include several higher style Arts & Crafts bungalows. It appears that the 1922 boarding house and superintendent's large bungalow remain extant at the intersection of Central Avenue and Thompson Canyon Road.



Left: Corporate dormitory at south end of Central Avenue; Right: Arts & Crafts house on Thompson Canyon Road at Central Avenue (PAST photos).

The two most significant extant features left by the company include the great windbreaks planted in the area and the remnants of historic irrigation pump houses, wells and ditches. Examples appear below. It should be noted that industrial agriculture, in the form of vineyards have stripped the area of its historic integrity.



Views on Hobson Ave. Left: Windbreaks with encroachment of vineyards; Right: historic pump house.  
(PAST photos)

**2. Associated Property Type: Corporate Farmstead**

**a. Property Type Description**



**Corporate Farmstead: 14 Spreckels Road, Spreckels**

**Physical Characteristics:** Primary feature is a farmstead residence, done in the Corporation’s architectural style. For example, the Spreckels Sugar Company utilized the vernacular Queen Anne style in small homes designed by architect William Weeks. A decorative sugar beet in the upper story of the street-facing gable end is a character-defining feature of the Weeks house type. To qualify as a *Corporate Farmstead* at least one or more outbuildings reflecting the property’s use (e.g., animal or equipment barns) and other small-scale elements should be extant on the property.

**Associative Characteristics:** Corporate farmsteads are associated with the corporation responsible for their construction. They also may be associated with a particular use, such as the farmsteads leased by the Spreckels Sugar Company to tenant farmers for the purpose of growing sugar beets.

**Geographical Information:** Spreckels corporate farmsteads are concentrated near the town of Spreckels, but may be located as far south as King City, where land was leased for sugar beet growing. Corporate farmsteads for the Salinas Land Company/California Orchard Company (COCO) would be located within the corporation’s land holdings.

**Boundaries:** Boundary demarcations include roads, driveways, fences, gates, posts and trees along the property lines. Rugged and hilly landscapes also provide natural boundaries.

**Variations:** Variations include buildings specific to the architectural style used by a given corporation. For the Spreckels Sugar Company, this style ranged from vernacular Queen Anne to Arts & Crafts and Modernist ranch styles of the 1930s – 1950s. For the Salinas Land Company/California Orchard Company, the style employed was an Arts & Crafts style: utilizing simple bungalows for tenant farmers, and more high-style Craftsman styles for the larger Superintendent’s and guest houses.

**Locational Patterns:** Corporate farmsteads for the Spreckels Sugar Company can be located anywhere within the Salinas Valley. Presently, extant examples concentrate around Salinas and Spreckels. Corporate farmsteads for the Salinas Land Company/California Orchard Company have not been located at this time. However, reconnaissance survey within the Company’s boundaries should be undertaken to verify the existence of corporate farmsteads.

**Condition:** Corporate farmsteads are rapidly disappearing due to the encroachment of industrial agriculture. The extant examples found around Spreckels are in fair to poor condition. To date, corporate farmsteads for the Salinas Land Company/COCO have not been found with sufficient historic integrity.

**b. Eligibility Criteria and Integrity Thresholds**

Corporate farmsteads may be historically significant for their association with a particular corporation (e.g., Spreckels) that developed the landscape for a particular agricultural operation. (criteria NR-A, CR-1, MCR-A1, A2, A4, A6, C1 & C2).

Corporate farmsteads may also be historically significant for their association with an individual significant in the history of Monterey County (criteria NR-B, CR-2, MCR-A3).

Corporate farmsteads may be historically significant as an example of a distinctive architectural type, period or method of construction (criteria NR-C, CR-3, MCR-A5, B1, B2 & B3).

To qualify for the above criteria, the corporate farmstead must possess historic integrity, in the form of the primary residence, barns, outbuildings, fencing and small-scale elements, as well as the character-defining features of the extant buildings on the landscape. The following chart provides guidelines for evaluating integrity.

<b>Location</b>	<i>Location is the place where the significant activities that shaped a property took place, often determined by geographical factors.</i> Corporate farmsteads are generally located in the fertile areas of the Salinas Valley, around Salinas and Spreckels, and on the lands of the Salinas Land Company/COCO. Corporate farmsteads whose characteristics retain their historic location have integrity of location.
<b>Setting</b>	<i>Setting is the physical environment within and surrounding a property, including large-scale features (e.g., woodlands or rock formations) and small-scale features (e.g., fences, gateposts, springs or individual trees).</i> Corporate farmsteads with integrity of setting retain the main house and building cluster surrounded by planted fields. Roads or paths lead from the main transportation route to the various outbuildings and to the crop fields. The building cluster, fencing and other small-scale features should be as intact as possible.
<b>Design</b>	<i>Design is the composition of natural and cultural elements comprising the form, plan, and spatial organization of a property. Elements include buildings, structures, boundary demarcations, circulation networks, windbreaks, vegetation and topography.</i> The cluster’s spatial organization should be intact and communicate the property’s historic use. At a minimum, the cluster should contain the primary residence, barn(s), one or more outbuildings for crops and equipment, and small-scale elements that contribute to its overall design. Retention of the main house’s corporate architectural style is primary to communicating historic significance. Each house should be examined to determine the presence of historic character-defining features. Changes to the house may be historic if they date to the property’s period of significance and do not remove the character-defining features.

<b>Materials</b>	<i>Materials include construction materials of buildings, outbuildings, roadways, fences, and other structures. For rural historic landscapes, vegetation similar to historic species in scale, type and visual effect will generally convey historic integrity. Construction materials of the main house will relate to its corporate architectural style and date of construction. For example, houses for the Salinas Land Company/COCO bear a board-and-batten exterior wall finish or shingles. Board wood fences and barbed-wire fences are the most common boundary materials. Outbuildings for the cluster are typically of wood with replacement materials such as corrugated metal siding or roofing. Repairs to buildings over time with materials that communicate the farmstead’s historic use, such as corrugated roofing or replaced barbed-wire fencing, will retain integrity of materials if they are constructed within the period of significance and reflect the evolving nature of the historic farmstead.</i>
<b>Workmanship</b>	<i>Workmanship is exhibited in the ways people have fashioned their environment for functional and decorative purposes, including how they constructed buildings, fences and small-scale elements. For rural historic landscapes, workmanship in raising crops contributes to integrity if it reflects traditional or historic practices. Historic construction techniques may illustrate the workmanship of particular architect or designer contracted by the corporation, such as William H. Weeks, for the Spreckels Sugar Company. Corporate farmsteads with integrity of workmanship exhibit the traditional or historic practices in use during the property’s period of significance.</i>
<b>Feeling</b>	<i>Feeling is intangible but is evoked by the presence of physical characteristics that reflect the historic scene. The cumulative effect of setting, design, materials and workmanship creates the sense of past time and place. The property’s rural setting, corporate design, materials and workmanship should reflect the site’s historic use as a corporate farmstead. Alterations to buildings or to small-scale elements should date to the farmstead’s period of significance.</i>
<b>Association</b>	<i>Association is the direct link between a property and the important events or persons that shaped it. Continued use and occupation help maintain integrity of association if traditional practices are carried on. Using traditional methods in new construction reinforces a property’s integrity by linking past and present. A corporate farmstead with integrity of association should reflect the historic persons (e.g., owners, architects or workers), historic land use, and historic events that shaped the property as a corporate farmstead. An intact building cluster, circulation network, fencing and small-scale elements contribute to the property’s integrity of association.</i>

**c. Listed and Potentially Significant Historic Resources**

Corporate farmsteads with sufficient historic integrity are rare. Several Spreckels Corporate Farmsteads have been identified near the Salinas/Spreckels area and scattered up and down the Salinas Valley (see below). Since the company leased land up and down the Salinas Valley for purposes of growing sugar beets, examples may be located during future surveys.



Spreckels farmstead at 93 Abbott Road (PAST photo).

To date, Corporate Farmsteads with sufficient historic integrity have not been located on the Salinas Land Company/COCO land. Detailed surveys, coordinated with historic research specific to this company should be undertaken to locate potential sites.

## **E. Theme 4: Agricultural Colonies (ca. 1890s-1910s)**

### **1. Introduction**

Extant resources from two of the two agricultural colonies, Clark Colony and Fort Romie, are covered under this theme.

Agricultural colonies transformed the landscape by taking arid dry land, used primarily for growing grains, into a fertile crop-producing region with the investment of large quantities of capital and the available irrigation technology that emerged in the late 19<sup>th</sup> and 20<sup>th</sup> centuries. The intention of the colony founders, the Salvation Army in Fort Romie's case, was to provide the opportunity for impoverished workers to leave the cities and create a new life as farmers. Often the colony residents grew crops for the major corporations, particularly sugar beets for the Spreckels Sugar Company. The colonies located near a transportation corridor for transporting goods to the marketplace, developed a road network linking farmsteads to the transportation corridor and created a logical layout of farmsteads, barns and support buildings within the colony's boundaries.

Today, extant resources from the two colonies, Clark Colony and Fort Romie, are concentrated in two areas. The town of Greenfield became what was Clark Colony, which clustered small vernacular bungalows into groups. Each family had access to their own land behind their homes, on which the required outbuildings were placed. To date, no sites containing the original layout of these clusters and associated outbuildings have been located in Greenfield to qualify them as *Associated Property Type: Colony Farmstead*. While individual examples of the simple bungalows exist, development appears to have removed the historic buildings needed to communicate integrity as a colony farmstead in the Greenfield area. Individual houses constructed for Clark Colony are classified under *Theme 6: Community Development, Associated Property Type: Residence, Sub-type: Town Residence*.

On the Fort Romie land, scattered examples of farmsteads with the colony house and one or more outbuildings remain. These sites can be categorized as the *Associated Property Type: Colony Farmstead*. The individual bungalows that were once the primary residence for a colony farmstead, but have had their outbuildings and small-scale elements removed, would be classified under *Theme 6: Community Development, Associated Property Type: Residence, Sub-type: Farmstead Residence*.

## 2. Agricultural Colonies and Extant Resources

### a. Clark Colony/Greenfield

The extant historic resources located in the town of Greenfield include the commercial buildings, the Greenfield Grange (covered under *Theme 6: Community Development*), and numerous simple bungalows with minimal Arts & Crafts detailing. Farmsteads communicating sufficient historic integrity have not been located to date. Individual houses, as shown to the right, would be classified as *Town Residences* under *Theme 6: Community Development*.



### b. Fort Romie Colony

The Fort Romie Colony land is a triangular wedge roughly bounded by the intersection of Fort Romie and Foothill roads to the north, Paraiso Springs Road to the south, Fort Romie Road to the east, and Foothill Road to the west. Original farmsteads constructed for the colony remain within this area. These farmsteads contain a small, hipped-roof bungalow, animal barns, several outbuildings and small-scale elements reflecting the farmer's use of the property. An example appears below and would be classified under this theme as property type *Colony Farmstead*.



**3. Associated Property Type: Colony Farmstead**

**a. Property Type Description**



**Colony Farmstead: Mile End Road, Fort Romie**

**Physical Characteristics:** Primary feature is a farmstead residence, typically a hipped-roof vernacular bungalow with minimal architectural detail. A cluster of a barn(s), several outbuildings, fencing and small-scale elements appear behind the main residence. To qualify as a *Colony Farmstead* at least one or more outbuildings reflecting the property’s use (e.g., animal or equipment barns) and other small-scale elements should be extant on the property.

**Associative Characteristics:** Colony farmsteads are associated with the agricultural colony responsible for their construction. They also may be associated with a particular use, such as the farmsteads that grew sugar beets for the Spreckels Sugar Company. However, Fort Romie farmers relied on a variety of agricultural operations for subsistence, including raising animals (e.g., pigs and chickens) as well as crops.

**Geographical Information:** Colony farmsteads are located within the boundaries of the agricultural colony lands. In Monterey County this would be the Greenfield area and Fort Romie lands. To date, Colony Farmsteads have not been located with sufficient historic integrity around Greenfield.

**Boundaries:** Boundary demarcations include roads, driveways, fences, gates, posts and trees along the property lines. Rugged and hilly landscapes also provide natural boundaries.

**Variations:** Variations include outbuildings for various agricultural uses, such as horse barns, chicken coops, equipment barns, and worker’s housing. Houses may have more Arts & Crafts architectural details that vary from the more common hipped-roof variety.

**Locational Patterns:** Presently, extant examples of Colony Farmsteads have been located only within the Fort Romie boundaries. However, reconnaissance survey of the Greenfield area should be undertaken to verify the existence of farmsteads related to Clark Colony.

**Condition:** Colony farmsteads are rapidly disappearing due to the encroachment of industrial agriculture. The extant examples found around Fort Romie are in poor condition. To date, colony farmsteads for the Clark Colony have not been found with sufficient historic integrity.

**b. Eligibility Criteria and Integrity Thresholds**

Colony farmsteads may be historically significant for their association with a particular agricultural colony (e.g., Fort Romie) that developed the landscape. (criteria NR-A, CR-1, MCR-A1, A2, A4, A6, C1 & C2).

Colony farmsteads may also be historically significant for their association with an individual significant in the history of Monterey County (criteria NR-B, CR-2, MCR-A3).

Colony farmsteads may be historically significant as an example of a distinctive architectural type, period or method of construction (criteria NR-C, CR-3, MCR-A5, B1, B2 & B3).

To qualify for the above criteria, the colony farmstead must possess historic integrity, in the form of the primary residence, barns, outbuildings, fencing and small-scale elements, as well as the character-defining features of the extant buildings on the landscape. The following chart provides guidelines for evaluating integrity.

<b>Location</b>	<i>Location is the place where the significant activities that shaped a property took place, often determined by geographical factors.</i> Colony farmsteads are located in the Salinas Valley, because of the proximity to the Salinas River for irrigation. Colony farmsteads whose characteristics retain their historic location have integrity of location.
<b>Setting</b>	<i>Setting is the physical environment within and surrounding a property, including large-scale features (e.g., woodlands or rock formations) and small-scale features (e.g., fences, gateposts, springs or individual trees).</i> Colony farmsteads with integrity of setting retain the main house and building cluster surrounded by planted fields. Roads or paths lead from the main transportation route to the various outbuildings and to the crop fields. The building cluster, fencing and other small-scale features should be as intact as possible.
<b>Design</b>	<i>Design is the composition of natural and cultural elements comprising the form, plan, and spatial organization of a property. Elements include buildings, structures, boundary demarcations, circulation networks, windbreaks, vegetation and topography.</i> The cluster’s spatial organization should be intact and communicate the property’s historic use. At a minimum, the cluster should contain the primary residence, barn(s), one or more outbuildings for crops and equipment, and small-scale elements that contribute to its overall design. Retention of the main house’s architectural style is primary to communicating historic significance. Each house should be examined to determine the presence of historic character-defining features. Changes to the house may be historic if they date to the property’s period of significance and do not remove the character-defining features.

<p><b>Materials</b></p>	<p><i>Materials include construction materials of buildings, outbuildings, roadways, fences, and other structures. For rural historic landscapes, vegetation similar to historic species in scale, type and visual effect will generally convey historic integrity. Construction materials of the main house will relate to its vernacular style and will likely be of wood with minimal detailing. Outbuildings for the cluster are typically of wood with replacement materials such as corrugated metal siding or roofing. Repairs to buildings over time with materials that communicate the farmstead’s historic use, such as corrugated roofing or replaced barbed-wire fencing, will retain integrity of materials if they are constructed within the period of significance and reflect the evolving nature of the historic farmstead.</i></p>
<p><b>Workmanship</b></p>	<p><i>Workmanship is exhibited in the ways people have fashioned their environment for functional and decorative purposes, including how they constructed buildings, fences and small-scale elements. For rural historic landscapes, workmanship in raising crops contributes to integrity if it reflects traditional or historic practices. Historic construction techniques may illustrate the workmanship of particular farmer who created the various outbuildings with little or no prior knowledge. Workmanship of colony farmsteads leans toward the vernacular. Colony farmsteads with integrity of workmanship exhibit the traditional or historic practices in use during the property’s period of significance.</i></p>
<p><b>Feeling</b></p>	<p><i>Feeling is intangible but is evoked by the presence of physical characteristics that reflect the historic scene. The cumulative effect of setting, design, materials and workmanship creates the sense of past time and place. The property’s rural setting, vernacular design, materials and workmanship should reflect the site’s historic use as a corporate farmstead. Alterations to buildings or to small-scale elements should date to the farmstead’s period of significance.</i></p>
<p><b>Association</b></p>	<p><i>Association is the direct link between a property and the important events or persons that shaped it. Continued use and occupation help maintain integrity of association if traditional practices are carried on. Using traditional methods in new construction reinforces a property’s integrity by linking past and present. A colony farmstead with integrity of association should reflect the historic persons (e.g., owners or workers), historic land use, and historic events that shaped the property as a corporate farmstead. An intact building cluster, circulation network, fencing and small-scale elements contribute to the property’s integrity of association.</i></p>

**c. Listed and Potentially Significant Historic Resources**

Colony farmsteads with sufficient historic integrity are rare and are scattered within the original boundaries of the Fort Romie land.



Fort Romie Road farmstead with integrity of setting (PAST photo).

To date, Colony Farmsteads with sufficient historic integrity have not been located on the Clark Colony land. Detailed surveys, coordinated with historic research specific to this company should be undertaken to locate potential sites.

## **F. Theme 5: Processing and Distribution (ca. 1860-1960)**

### **1. Introduction**

In Monterey County, the theme of *Processing and Distribution* is associated with a wide variety of technology, from low-technology hand-harvesting to higher technology cold storage facilities and advanced strawberry breeding techniques; transportation via water, railroads and trucks; and agricultural workers from many countries and cultures, including the Chinese, Japanese, Croatians, Filipinos and Mexicans.

Property types include *Locational Processing Facilities*, which the Monterey County Code (MCC) classifies as *agricultural support services*, and *Commercial Processing Facilities*, which the MCC classifies as *agricultural processing facilities*.

Locational processing facilities include a single building or grouping of buildings built to process an agricultural product where it was farmed. These facilities may include packing sheds, apple dryers and berry processing centers. Facilities date to the primary period during which the farm product was produced.

Commercial processing facilities include a single building or grouping of buildings constructed for processing a farm product off-site from where it was grown. In most cases, these facilities are owned by a different entity than the farm that produced the crop. These buildings include apple packing, berry processing and cold storage facilities. Dates of extant commercial processing facilities generally fall within the 1900s.

The next sections include comprehensive descriptions of the Locational Processing Facility and Commercial Processing Facility property types and discussions of specific Monterey County properties that may be potentially significant historic resources illustrating the Processing and Distribution theme.

**2. Associated Property Type: Locational Processing Facility**

**a. Property Type Description**



**Strawberry Hills Forever: 231 Jensen Road, Springfield District.**

**Physical Characteristics:** A single building or group of long buildings, at times attached, with gable roofs oriented perpendicular to the road or site. The buildings are simple in design with little or no ornamentation. Large, double doors appear in the gable ends. For larger sites, as shown above, the buildings orient around a central courtyard for truck loading. In early examples, the gable ends aligned along rail lines for easy loading onto railroad freight cars. The buildings tend to be wood-framed with vertical board (generally dating before 1900), corrugated iron or metal siding (generally dating after 1900). Concrete-framed buildings are more common after World War I.

**Associative Characteristics:** Locational processing facilities are associated with processing a particular crop, such as apples or strawberries, and may be located on an intensive farmstead.

**Geographical Information:** The facility is located near transportation lines, either rail or roadway, with appropriate loading docks facing the railroad or road. They are found on flat level sites that accommodate the great length of the building.

**Boundaries:** These facilities are located within the property boundary, as close to the transportation link as possible.

**Variations:** Variations include buildings for processing a specific product. Construction materials may also vary, depending on the construction date. Packing facilities from the apple-production era are generally timber-framed structures with exterior wood siding and shake or corrugated roofs. After the 1900s, buildings tended to be more standardized, with balloon frames, wood trusses supporting the roofs, and exterior cladding of corrugated iron or steel. Examples dating later in the period of significance may have concrete frames and/or concrete block walls.

**Locational Patterns:** Apple dryers and packing facilities were quite numerous in the Pajaro Valley in the 1870s - 1900s. Residential development and industrial agriculture have removed most of these buildings. Several examples of post-1900 packing facilities are found in Pajaro and in the Springfield District. No extant apple dryers have been located definitively for this report. Locational processing facilities in the form of cheese production buildings are common on dairies in the Salinas Valley, along River Road, Foletta Road and the dairies around Salinas.

**Condition:** Many of these facilities appear to be closed and abandoned. The structures generally suffer from lack of use, neglect and vandalism.

**b. Eligibility Criteria and Integrity Thresholds**

Locational processing facilities may be historically significant for their association with processing a particular intensive crop (criteria NR-A, CR-1, MCR-A1, A2, A4, C1 & C2) and should retain the length, massing, roof design and siding that convey their historic significance. If buildings are attached or oriented in groups around a central loading area, the overall spacing and design of the site should be intact.

Locational processing facilities may be historically significant for their association with an individual significant in the history of Monterey County (criteria NR-B, CR-2, MCR-A3) and should retain the physical characteristics described in the above paragraph.

Locational processing facilities may be historically significant as an example of a distinctive architectural type, period or method of construction (criteria NR-C, CR-3, MCR-B1, B2 & B3).

To qualify for the above criteria, the locational processing facility must possess historic integrity. For locational processing facilities, the physical characteristics of the resource are represented by the character-defining features of the extant buildings on the landscape. The following chart provides guidelines for evaluating integrity.

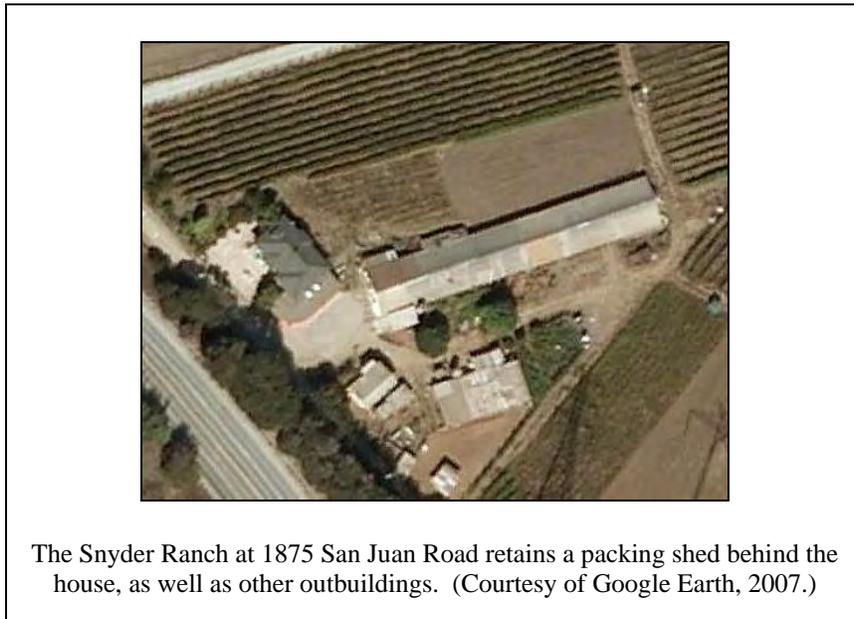
<b>Location</b>	<i>Location is the place where the significant activities that shaped a property took place, often determined by geographical factors.</i> Locational processing facilities are located on intensive farmsteads near transportation lines, either rail or roadway, with appropriate loading docks facing the railroad or road. They are found on flat level sites that accommodate the great length of the building. Locational processing facilities whose characteristics retain their historic location have integrity of location.
<b>Setting</b>	<i>Setting is the physical environment within and surrounding a property, including large-scale features (e.g., woodlands, rock formations) and small-scale features (e.g., fences, gateposts, springs, individual trees).</i> Since these buildings are located on intensive farmsteads, the farmstead’s setting is the primary setting for this property type. The facility generally occupies a flat, level site to accommodate the great length of the building(s) and is located as close to the transportation link as possible.
<b>Design</b>	<i>Design is the composition of natural and cultural elements comprising the form, plan, and spatial organization of a property. Elements include buildings, structures, boundary demarcations, circulation networks, windbreaks, vegetation and topography.</i> Design tends to be simple or industrial in nature, with little ornamentation. Evidence of loading docks or courtyards for trucks also communicates overall design. Changes may be historic if they date to the property’s period of significance.

<b>Materials</b>	<i>Materials include construction materials of buildings, outbuildings, roadways, fences, and other structures. Vegetation similar to historic species in scale, type and visual effect will generally convey integrity of setting. Facilities built before 1900 are generally timber-framed structures with exterior wood siding and shake or corrugated roofs. After the 1900s, buildings tended to be more standardized, with balloon frames, wood trusses supporting the roofs, and exterior cladding of corrugated iron or steel. Examples dating later in the period of significance may have concrete frames and/or concrete block walls.</i>
<b>Workmanship</b>	<i>Workmanship is exhibited in the ways people have fashioned their environment for functional and decorative purposes, including how they constructed buildings, fences and small-scale elements. For rural historic landscapes, workmanship in raising crops contributes to integrity if it reflects traditional or historic practices. Integrity of workmanship is less critical for this property type, as the building form and materials became standardized in the twentieth century. Earlier timber-framed buildings may reflect cultural construction practices and should be examined for unique methods of construction.</i>
<b>Feeling</b>	<i>Feeling is intangible but is evoked by the presence of physical characteristics that reflect the historic scene. The cumulative effect of setting, design, materials and workmanship creates the sense of past time and place. The property’s rural setting, industrial design, and industrial construction materials should reflect the site’s historic use. Alterations to buildings should date to the facility’s period of significance and not remove the historic industrial character-defining features.</i>
<b>Association</b>	<i>Association is the direct link between a property and the important events or persons that shaped it. Continued use and occupation help maintain integrity of association if traditional practices are carried on. Using traditional methods in new construction reinforces a property’s integrity by linking past and present. A locational processing facility with integrity of association should reflect the historic persons (e.g., owners, architects, workers), historic land use, and historic events that shaped the property.</i>

**c. Listed and Potentially Significant Historic Resources**

***Snyder Ranch, 1875 San Juan Road, Aromas:*** John W. Snyder bought forty-three acres at 1875 San Juan Road in 1871 and cultivated apricots. Architect William H. Weeks designed a house for John and his wife Harriet at the foot of Hunter’s Hill. They built a smaller house nearby for parents Adam and Louisa Snyder in 1883. A 2007 aerial view shows a house and large packing shed, hidden from San Juan Road by trees (visible in center of right image) . In 1890, John and his sons Elmer and John E., bought 254.9 acres on Carpenteria Road in Aromas (in the San Benito County part of town) in the Bardue Tract, the first land division of Rancho Las Aromitas y Las Aguas Calientes. Chinese laborers cleared the Carpenteria Road parcel, shipped the oak firewood from the Southern Pacific Railroad’s Aromas station (formerly known as “Sandcut”) to San Francisco, and planted the first apricot orchard in Aromas. Farmers provided campgrounds, wood and water for the San Joaquin Valley laborers who worked in Aromas apricot orchards during the summer.<sup>792</sup> The packing shed shown below is an example of a locational processing facility.

Although the Snyder Ranch is potentially significant as an intensive farmstead in support of the theme of intensive agriculture (criteria NR-A, CR-1, MCR-A1, A2, A4, A6, C1 & C2) and/or its association with the Snyder family (criteria NR-B, CR-2, MCR-A3), the locational processing facility at the site may be eligible as a stand-alone building for its association with processing and distribution of agricultural products (criteria NR-A, CR-1, MCR-A1, A2, A4, C1 & C2). The building is also potentially significant because it may embody the distinctive characteristics of a type, period, or method of construction (criteria NR-C, CR-3, MCR-B1, B2 & B3).



<sup>792</sup> Alzora Snyder, “Snyder Family in Aromas,” April 15, 1984. Pajaro Valley Historical Association files: Snyder. Clovis, *Monterey County’s North Coast and Coastal Valleys*, 95, 101.

***Strawberry Hills Forever, 231 Jensen Road, Springfield District:*** This locational processing facility is potentially eligible as a stand-alone building for its association with processing and distribution of agricultural products (criteria NR-A, CR-1, MCR-A1, A2, A4, C1 & C2). The building is also potentially significant because it may embody the distinctive characteristics of a type, period, or method of construction (criteria NR-C, CR-3, MCR-B1, B2 & B3).



Views of 231 Jensen Road (PAST photos).

**Locational processing facilities** include buildings utilized for butter and cheese production. These structures can be found within the cluster of the extant dairies in the Salinas Valley and along the Highway 101 corridor. An example appears below.



Locational cheese processing facility on River Road near the intersection of Chualar River Road (PAST photo).

**3. Associated Property Type: Commercial Processing Facility**

**a. Property Type Description**



**Former Smucker's Processing Facility: 423 Salinas Road, Pajaro.**

**Physical Characteristics:** A large single building or grouping of buildings industrial in design. Buildings of this type typically date from the 1900s and may display architectural detailing in vogue at the time of construction, like the Streamline Moderne building, above. The buildings typically are concrete framed, with wood sash or steel industrial sash windows, flat-roofed, or circular-roofed supported by wood or steel trusses.

**Associative Characteristics:** Commercial processing facilities may be associated with processing a particular farm product, such as berries, or may process a variety of farm products, as in a cold storage facility. They are associated with the development and processing of intensive crops in Monterey County.

**Geographical Information:** Commercial processing facilities are located near rail lines and major roads for easy loading and distribution of the processed crop to the marketplace. They require long, flat sites on large parcels.

**Boundaries:** These facilities are located on land owned or leased by the processing company. Boundaries are the parcel's property line.

**Variations:** Variations include the method of construction, potentially reinforced concrete, steel frame or concrete block; an architectural style popular during the facility's time of construction (*e.g.*, Art Deco or Streamline Moderne); fenestration patterns related to the facility's use; and wood-frame or steel industrial-sash windows.

**Locational Patterns:** Commercial processing facilities are generally located in an agricultural region's primary distribution centers. For the North County, this includes Pajaro, Pajaro Junction and Castroville. Presently, few commercial processing facilities exist in the North County, with the exception of several in Castroville and Pajaro. Commercial processing facilities are located along transportation corridors throughout the Salinas Valley, particularly along the Southern Pacific Railroad.

**Condition:** These facilities are in fair to good condition when they continue to be operated as processing facilities today.

**b. Eligibility Criteria and Integrity Thresholds**

Commercial processing facilities may be historically significant for their association with processing a particular intensive crop (criteria NR-A, CR-1, MCR-A1, A2, A4, C1 & C2) and should retain the length, massing, roof design and siding that convey their historic significance. If buildings are attached or oriented in groups around a central loading area, the overall spacing and design of the site should be intact.

Commercial processing facilities may be historically significant for their association with an individual or commercial entity significant in the history of Monterey County (criteria NR-B, CR-2, MCR-A3) and should retain the physical characteristics described in the above paragraph.

Commercial processing facilities may be historically significant as an example of a distinctive architectural type, period or method of construction (criteria NR-C, CR-3, MCR-B1, B2 & B3).

To qualify for the above criteria, the commercial processing facility must possess historic integrity. For commercial processing facilities, the physical characteristics of the resource are represented by the character-defining features of the extant buildings on the landscape. The following chart provides guidelines for evaluating integrity.

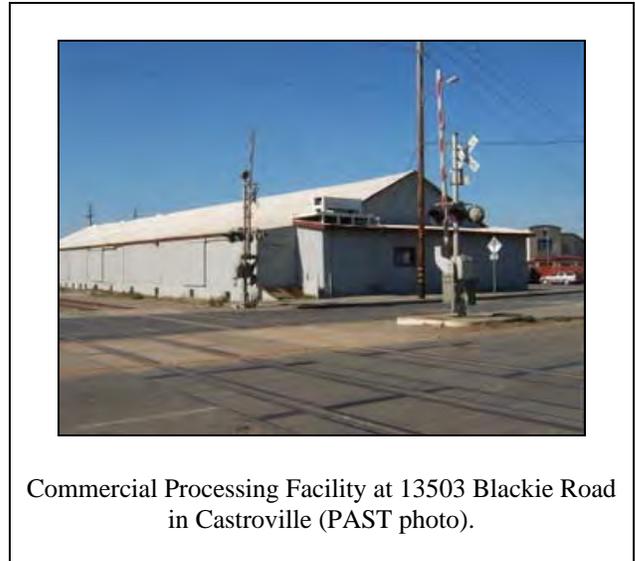
<b>Location</b>	<i>Location is the place where the significant activities that shaped a property took place, often determined by geographical factors. Commercial processing facilities are located on land owned or leased by the processing company in small towns near truck or railroad transportation links.</i>
<b>Setting</b>	<i>Setting is the physical environment within and surrounding a property, including large-scale features (e.g., woodlands, rock formations) and small-scale features (e.g., fences, gateposts, springs, individual trees). Commercial processing facilities occupy a flat, level site to accommodate the great length of the building(s) and are as close to the transportation link as possible, typically in the industrial area of a town.</i>
<b>Design</b>	<i>Design is the composition of natural and cultural elements comprising the form, plan, and spatial organization of a property. Elements include buildings, structures, boundary demarcations, circulation networks, windbreaks, vegetation and topography. Design is industrial in nature, with minimal stylistic ornamentation, such as Art Deco or Streamline Moderne. Evidence of loading docks communicates overall design and the building’s historic use. Changes may be historic if they date to the property’s period of significance and do not mar the building’s historic design.</i>

<b>Materials</b>	<i>Materials include construction materials of buildings, outbuildings, roadways, fences, and other structures. Vegetation similar to historic species in scale, type and visual effect will generally convey integrity of setting. As most extant examples date to after 1900, materials are concrete or concrete block, with standardized wood trusses and wood or steel industrial sash windows. Alterations to building materials should not remove historic character-defining features and should date within the period of significance.</i>
<b>Workmanship</b>	<i>Workmanship is exhibited in the ways people have fashioned their environment for functional and decorative purposes, including how they constructed buildings, fences and small-scale elements. For rural historic landscapes, workmanship in raising crops contributes to integrity if it reflects traditional or historic practices. Integrity of workmanship is less critical for this property type, as the building form and materials became standardized in the twentieth century.</i>
<b>Feeling</b>	<i>Feeling is intangible but is evoked by the presence of physical characteristics that reflect the historic scene. The cumulative effect of setting, design, materials and workmanship creates the sense of past time and place. The property’s town setting, industrial design, and industrial construction materials should reflect the site’s historic use. Alterations to buildings should date to the facility’s period of significance and not remove the historic industrial character-defining features.</i>
<b>Association</b>	<i>Association is the direct link between a property and the important events or persons that shaped it. Continued use and occupation help maintain integrity of association if traditional practices are carried on. Using traditional methods in new construction reinforces a property’s integrity by linking past and present. A commercial processing facility with integrity of association should reflect the historic persons (e.g., owners, architects, workers), historic land use, and historic events that shaped the property.</i>

**c. Listed and Potentially Significant Historic Resources**

***Commercial Processing Facility at 13503 Blackie Rd., Castroville.*** This commercial processing facility is located adjacent to the railroad tracks in Castroville’s industrial area. Immediate access to the railroad facilitated fast, efficient shipping to distant markets as soon as the product was ready for distribution.

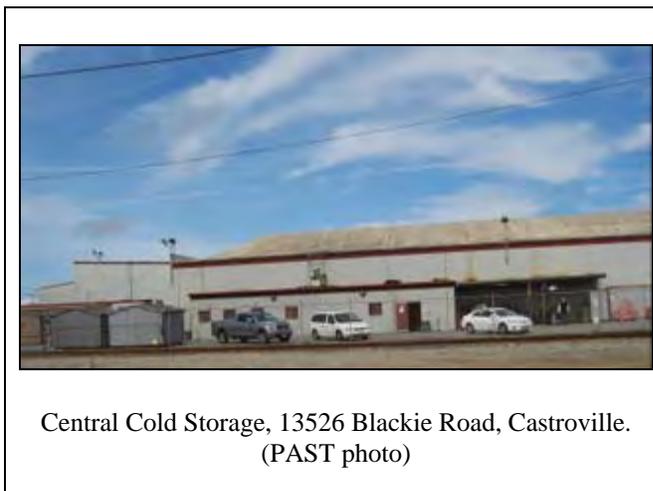
This commercial processing facility is potentially significant for its association with processing and distribution of intensive agricultural products (criteria NR-A, CR-1, MCR-A1, A2, A4, C1 & C2). In addition, the building is potentially significant because it may embody the distinctive characteristics of a type, period, or method of construction (criteria NR-C, CR-3, MCR-B1, B2 & B3).



***SunRidge Farms, 423 Salinas Road, Pajaro (former Smucker’s plant):*** This former Smucker’s plant is located in the commercial and industrial center of Pajaro, near the railroad tracks. This commercial processing facility is potentially significant for its association with processing and distribution of intensive agricultural products criteria NR-A, CR-1, MCR-A1, A2, A4, C1 & C2). It may also embody the distinctive characteristics of a type, period, or method of construction (criteria NR-C, CR-3, MCR-B1, B2 & B3).



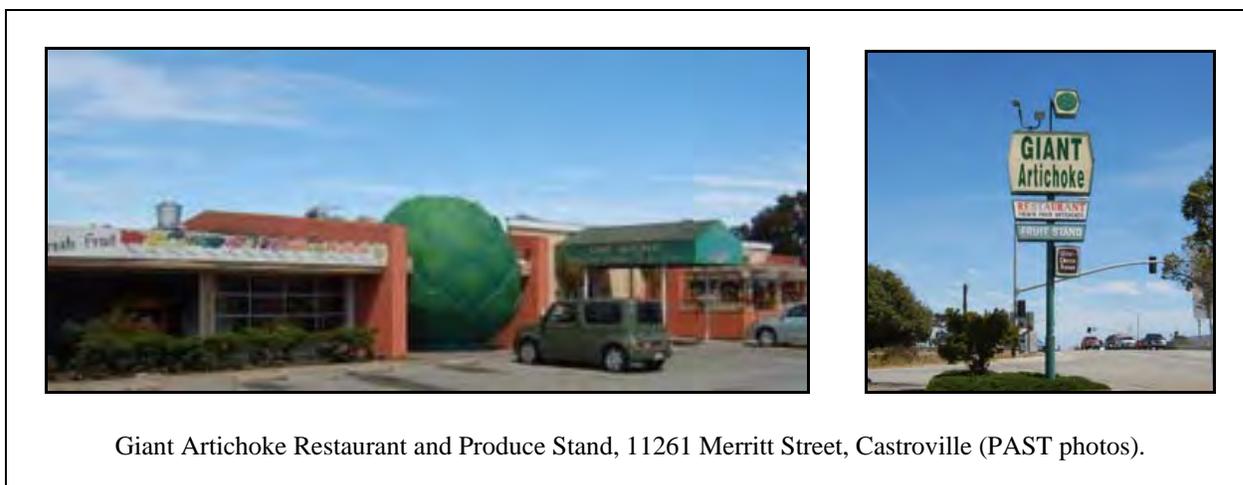
**Central Cold Storage, 13526 Blackie Road, Castroville:** The frozen food industry started around World War II and employed many Monterey County agricultural workers. By the early 1950s, the Pajaro Valley was the “frozen food center of the West,” with thirteen plants processing fruits and vegetables. Five plants operated year-round and the other plants operated seasonally, processing apples, berries and artichokes.<sup>793</sup>



Central Cold Storage, 13526 Blackie Road, Castroville.  
(PAST photo)

These commercial processing facilities may be eligible for their association with processing and distribution of agricultural products (criteria NR-A, CR-1, MCR-A1, A2, A4, C1 & C2). In addition, the building is potentially significant because it may embody the distinctive characteristics of a type, period, or method of construction (criteria NR-C, CR-3, MCR-B1, B2 & B3).

**Giant Artichoke Restaurant, 11261 Merritt Street, Castroville:** Commercial processing facilities include retail operations, such as the Giant Artichoke Restaurant, located in Castroville. This commercial processing facility may be eligible for its association with processing and distribution of agricultural products (criteria NR-A, CR-1, MCR-A1, A2, A4, C1 & C2). It is also potentially significant because it may embody the distinctive characteristics of a type, period, or method of construction (criteria NR-C, CR-3, MCR-B1, B2 & B3).



Giant Artichoke Restaurant and Produce Stand, 11261 Merritt Street, Castroville (PAST photos).

<sup>793</sup> The plants included Artichokes, Inc., Baker Food Products, California Berry Freezers, Inc., California Freezing & Cold Storage Co., Fresh Frozen Foods Corp., George F. Martin & Co., Monterey Bay Berry Growers cooperative, Frank S. Oliver & Son, N.S. Papac & Son, A. L. Ruso, Inc., Joe Valentine and Sons and Watsonville Canning Co.

Commercial processing facilities occur along the Southern Pacific Corridor in the Salinas Valley. In this region, the railroad developed stops in towns roughly ten miles apart: Chualar, Gonzales, Soledad, Greenfield, King City and San Lucas. Farmsteads developed in a five- to ten-mile radius around the towns and the towns became the hub of commercial activity, centered around the primary transportation route: the railroad.

Various corporations developed systems of grain and crop storage that utilized the same commercial processing facility type (*e.g.*, a warehouse building) set along the railroad at strategic stops, typically within the towns. These storage facilities became the hub by which farmers within the town's radius delivered their produce and farm products. An example would be the O.P. Silliman Warehouse Company, which developed warehouses for the storage of grain set in the town hubs along the Southern Pacific Railroad line in Salinas Valley. Examples of these warehouses appear below.



O.P. Silliman warehouses. Left: Chualar; Right: King City (PAST photos).

## G. Theme 6: Community Development (ca. 1850 – 1960)

### 1. Introduction

In Monterey County, the theme of *Community Development* is associated with the neighborhoods, towns and cities that developed or expanded because of the agricultural industry; with the agricultural community's involvement in agriculture-related political, civic and cultural matters; and with workers from many countries and cultures. Housing units comprise many of the historic resources associated with this theme. The company town of Spreckels is a prime example. Agricultural laborers, farmers and business owners occupied a range of housing including flimsy, substandard structures with dirt floors; bunkhouses; vernacular residences; and architect-designed mansions featured in newspapers and listed in the National Register of Historic Places. Labor camps, boardinghouses and neighborhood enclaves like the Chinatowns and Japantowns in Pajaro and Castroville provided housing for ethnic groups that worked in local agriculture. Housing experiments, like the subdivision of Federal Housing Administration homes built on John Porter's Las Lomas ranch in the late 1930s, integrated agriculture into a housing development. Prominent California architect William H. Weeks designed several notable Pajaro Valley homes, including those of John T. Porter and James and Ida Rowe. This theme also includes community infrastructure buildings that brought utilities like power and water to agricultural operations. Buildings that hosted community gatherings, like grange halls and community meeting houses, are also included in the Community Development theme.

Associated property types are *Residences (Sub-types Farmstead and Town Residence, Worker Housing, Labor Camps, Grange Halls, Community Meeting Houses, and Rural Electrification Buildings)*.

The *Residence* property type includes grand homes built for leading families who shaped Monterey County agriculture, such as the Porter-Vallejo Mansion in Pajaro. It also includes houses built on intensive, corporate and colony farmsteads in cases where new construction or industrial agriculture has removed most of the historic cluster, farm outbuildings and boundaries, except the house. In this case, the residence is identified as *Sub-type: Farmstead Residence*. Residences located in towns, including the towns of Spreckels and Greenfield are identified as *Sub-type: Town Residence*.

The *Worker Housing* property type includes homes for agricultural laborers that are not located on a farmstead or are located on a farmstead that has lost its integrity as a rural historic landscape. The Community Development theme differentiates *Farmstead Residences* from *Worker Housing* because the latter were constructed for laborers who had no ownership rights within the agricultural operation and were hired to work the land.

The *Labor Camp* property type includes small vernacular homes grouped together to house farm laborers efficiently. They were located throughout Monterey County, but historic examples are

rare because many were constructed of cheap, impermanent materials. The labor camp at 56490 Cattlemen Road in San Lucas is one of the best remaining labor camps in the county.

The *Grange Hall* property type is geographically-based and associated with a particular town or community. They tend to be vernacular in design with a minimal degree of architectural detailing reflecting popular styles in the building's era of construction.

The *Cultural Meeting House* property type is associated with a particular ethnic community that influenced Monterey County agriculture. They tend to be vernacular in design with a minimal degree of architectural detailing reflecting either a popular architectural style from the building's era of construction, or a style or construction method common to the ethnic group's homeland.

The *Rural Electrification Building* property type includes the structures constructed by the Coast Valleys Gas & Electric Company (later Pacific Gas and Electric Company), placed in each town along the primary transportation corridor for purposes of providing electricity for irrigation and town development. These buildings were constructed in one of two prototypes; examples are presented in this section.

The next sections include comprehensive descriptions of the Residence, Worker Housing, Labor Camp, Grange Hall, Cultural Meeting House and Rural Electrification Building property types and discussions of specific properties that may be potentially significant historic resources illustrating the Community Development theme.

**2. Associated Property Type: Residence**

**a. Property Type Description**



**Farm Residences:** Left: Sub-type *Farmstead Residence*, 1372 San Juan Road.  
Right: Sub-type *Town Residence*, Spreckels Avenue, Spreckels.

**Physical Characteristics:** An individual house on a town parcel (Sub-type: Town Residence), or a house on a farmstead parcel that once included an extensive, intensive, corporate, or colony farmstead (Sub-type: Farmstead Residence). Residences appear in almost every architectural style popular from 1850 to 1960, including Greek Revival (above-left) and Mid-century (above-right).

**Associative Characteristics:** Residences are associated with their particular use. In some cases, they were the primary residences of farmers of extensive or intensive agriculture crops. They may be associated with key individuals or companies who shaped Monterey County’s landscape, such as the Spreckels Sugar Company, or they may represent evidence of a planned agricultural colonies, as in Greenfield and Fort Romie.

**Geographical Information:** This property type may be found anywhere. It concentrates in the County’s towns and communities, in flat lands and valleys where extensive or intensive farmsteads dominate, as well in the small agricultural colonies that housed agricultural families.

**Boundaries:** Boundaries historically included the parcel on which the house is located. Roadways or railroad transportation links also form boundaries, as does natural topography.

**Variations:** Variations include the architectural style and construction materials of the house, which include vernacular Greek Revival, Italianate and Queen Anne Victorian styles; Craftsman, Spanish- and Pueblo-revival styles; and simple vernacular, hipped-roof bungalows found in the agricultural colonies. FHA houses, early tract ranch, and post-and-beam styles are examples of styles dating to the 1930s–1950s.

**Locational Patterns:** Residences may be found anywhere in Monterey County, but concentrate in areas of extensive or intensive agriculture and the development of small agricultural communities. They are common in and around the major towns and communities, and along other primary roadways.

**Condition:** Condition of these residences varies from poor to good, depending on the occupancy of the residence. Abandoned examples have also been located, particularly on the hillside roads north of the Los Lomas community and at abandoned farmsteads along the County’s primary roads. Many of these houses now house industrial agricultural laborers.

**b. Eligibility Criteria and Integrity Thresholds**

Residences may be historically significant for their association with a particular method of agricultural development, such as extensive, intensive, corporate, or colony agriculture (criteria NR-A, CR-1, MCR-A1, A2, A4, C1 & C2) and should retain the building’s size, massing, design, materials and architectural detail to convey its historic significance.

Residences may be historically significant for their association with an individual significant in the history of Monterey County (criteria NR-B, CR-2, MCR-A3) and should retain the physical characteristics described in the above paragraph.

Residences may be historically significant as an example of an architect-designed residence or of a distinctive architectural type, period or method of construction (criteria NR-C, CR-3, MCR-B1, B2 & B3).

To qualify for the above criteria, the residence must possess historic integrity, as reflected in the physical character-defining features of the building. The following chart provides guidelines for evaluating integrity.

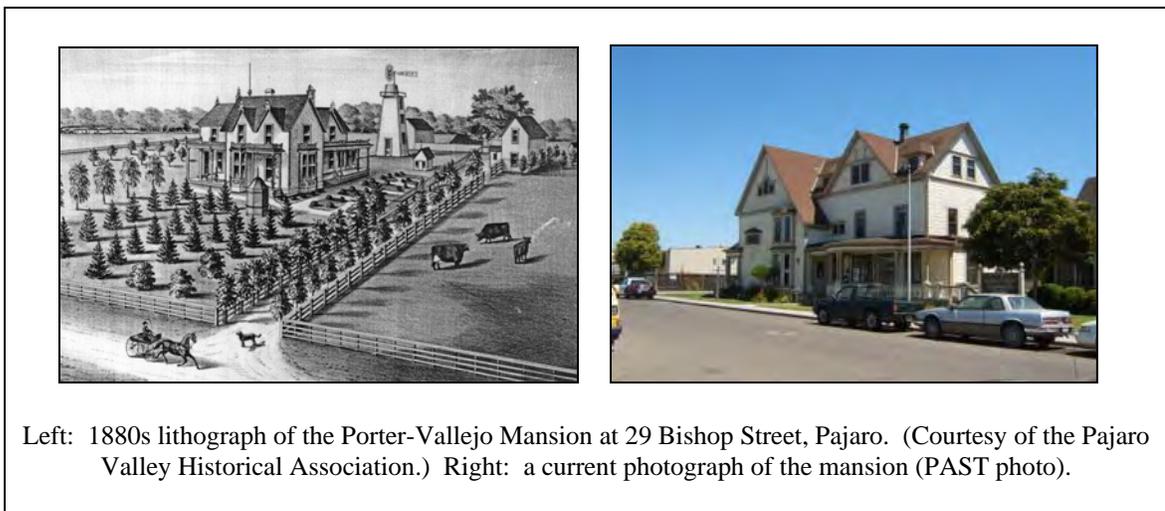
<b>Location</b>	<i>Location is the place where the significant activities that shaped a property took place, often determined by geographical factors. Ideally, residences should retain their historic location. However, this property type includes main houses of extensive, intensive, corporate, or colony farmsteads whose cluster, outbuildings, property boundary demarcations (e.g., fencing), and small-scale elements have been removed leaving only the main house.</i>
<b>Setting</b>	<i>Setting is the physical environment within and surrounding a property, including large-scale features (e.g., woodlands, rock formations) and small-scale features (e.g., fences, gateposts, springs, individual trees). Integrity of setting is a difficult issue for farmstead residences that fall into this property type because their original farmstead cluster has been lost. Generally, besides the residence’s location on the original farmstead, much of the historic setting has been compromised. Town residences that retain their original town setting have integrity of setting.</i>
<b>Design</b>	<i>Design is the composition of natural and cultural elements comprising the form, plan, and spatial organization of a property. Elements include buildings, structures, boundary demarcations, circulation networks, windbreaks, vegetation and topography. Design is of primary importance for this property type. Residences exist in every major architectural style dating from 1850 to 1960, ranging from Greek Revival and Victorian styles, Craftsman and revivalist styles of the early 20<sup>th</sup> century and mid-century styles dating into the 1950s. The historic character-defining features of the residence’s style should be determined. Additions, alterations or other changes to the building that remove the identifiable style would also strip the residence of integrity.</i>

<b>Materials</b>	<i>Materials include construction materials of buildings, outbuildings, roadways, fences, and other structures. Vegetation similar to historic species in scale, type and visual effect will generally convey integrity of setting. Integrity of materials is also of primary importance, as materials are a primary character-defining feature contributing to a residence’s architectural style. A residence having most of its historic materials; or materials added within the period of significance (that do not remove historic features) would have integrity of materials.</i>
<b>Workmanship</b>	<i>Workmanship is exhibited in the ways people have fashioned their environment for functional and decorative purposes, including how they constructed buildings, fences and small-scale elements. Historic construction techniques may illustrate the workmanship of particular corporations, ethnic groups or vernacular traditions, particularly for corporate and colony residences. Residences with integrity of workmanship exhibit the traditional or historic practices in use during the property’s period of significance.</i>
<b>Feeling</b>	<i>Feeling is intangible but is evoked by the presence of physical characteristics that reflect the historic scene. The cumulative effect of setting, design, materials and workmanship creates the sense of past time and place. The property’s rural or small town setting, design, materials and workmanship should reflect the site’s historic use.</i>
<b>Association</b>	<i>Association is the direct link between a property and the important events or persons that shaped it. Continued use and occupation help maintain integrity of association if traditional practices are carried on. Using traditional methods in new construction reinforces a property’s integrity by linking past and present. A residence with integrity of association should reflect the historic persons (e.g., owners, architects, workers), historic land use, and historic events that shaped the property.</i>

**c. Listed and Potentially Significant Historic Resources**

**Porter-Vallejo Mansion, 29 Bishop Street, Pajaro:** This property is one of two North County resources listed in the National Register. In 1864, the Vallejo family sold to John T. Porter 820 acres of the San Cayetano Rancho, just south of the Pajaro River.<sup>794</sup> The property included a six-room house that Juan Antonio Vallejo had built for his fiancée, but he was killed in a bull-lassoing accident before the couple married. In 1871, the Porters moved the house away from the flood-prone Pajaro River to its present location at 29 Bishop Street in Pajaro.<sup>795</sup> In 1874, the Porters finally paid off the property and remodeled the house in the Gothic Revival style.<sup>796</sup> Between 1895-1899, prominent architect William H. Weeks made significant additions, converting the modest house into a Queen Anne-style mansion, the first local home with electricity. Its twenty-three rooms included a library, billiards room, china room and dining room. The grounds included gardens, a tennis court and a dancing pavilion.<sup>797</sup> The integrity of the property’s historic setting has been lost and so the property falls into the Housing theme as a Stand-Alone Farm Residence.

This building is historically significant for its association with the Porter family, farmers and business owners who influenced North County agriculture and housed the former Watsonville and Pajaro Chinatowns on Porter property (criteria NR-B, CR-2, MCR-A3).<sup>798</sup> In addition, this William Weeks-designed residence is historically significant as an example of a distinctive architectural type, period or method of construction (criteria NR-C, CR-3, MCR-B1, B2 & B3).



Left: 1880s lithograph of the Porter-Vallejo Mansion at 29 Bishop Street, Pajaro. (Courtesy of the Pajaro Valley Historical Association.) Right: a current photograph of the mansion (PAST photo).

<sup>794</sup> Swift, “Unveiling the Porter Family Legacy.”

<sup>795</sup> Clovis, *Monterey County’s North Coast and Coastal Valleys*, 72.

<sup>796</sup> Clovis, *Monterey County’s North Coast and Coastal Valleys*, 72-73.

<sup>797</sup> Clovis, *Monterey County’s North Coast and Coastal Valleys*, 74.

<sup>798</sup> “Porter-Vallejo Mansion,” Washington, D.C.: U.S. Department of the Interior, 2010, <http://nrhp.focus.nps.gov/natregsearchresult.do?fullresult=true&recordid=43> (accessed 13 April 2010.) “National Register of Historic Places:

**1372 San Juan Road, Pajaro:** The Greek Revival house at 1372 San Juan Road is listed in the Monterey County Register. Industrial agriculture has altered or completely removed the landscape characteristics that would qualify this property as an intensive farmstead or rural historic landscape. Encroachment by new buildings, materials and equipment has removed virtually all of the farmstead’s historic features, leaving only the original house and one outbuilding. Therefore, this site is classified as a *Farmstead Residence*.



At 1372 San Juan Road, the Greek Revival house and tank house are the only historic buildings on the property (PAST photo).

***John T. Porter Company’s FHA “Miniature Farm” Subdivision, Hall Road, Las Lomas:***

In 1938, the John T. Porter Company subdivided a portion of its property in the Hall District, now part of Las Lomas, just east of Hudson’s Landing. It fronted Elkhorn Road and straddled both sides of Hall Road.<sup>799</sup> The Porter Company subdivided 21.5 acres into one-acre lots so buyers could create small farms to supplement their seasonal agricultural income. The unusual experimental subdivision was reportedly the first regional attempt to create a rural, self-supporting community of one-acre tracts. Watsonville real estate promoter Sidney Jehl patterned the subdivision after Henry Ford’s Greenwich Village near Dearborn, Michigan, where Ford’s employees supplemented their salaries with small-scale farming. A 1938 *Register-Pajaronian* article noted that the concept “is an answer to the needs of the ‘forgotten man,’ whose income is too small to permit him to support his family decently, or whose employment, as is often the case in agricultural pursuits in the Pajaro Valley is seasonal.” The Porter Company provided all

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California – Monterey County,” <http://www.nationalregisterofhistoricplaces.com/ca/Monterey/state.html>, (accessed 13 April 2010).

<sup>799</sup> In 2001, the Elkhorn Slough Foundation acquired 332 acres of the Porter property along Elkhorn Road and Hall Road. It is called the Porter Preserve and includes the marsh at the northern end of the Elkhorn Slough, the historic Porter house and oak-studded pasture land. Elkhorn Slough Foundation, “Elkhorn Slough Protected Lands,” <http://www.elkhornslough.org/protected.htm> (accessed 5 March 2010).

building materials and retained title to each parcel until the buyer paid off the house and other improvements. The company required a small cash down payment and considered building the house as an additional “down payment” towards owning each parcel.<sup>800</sup> John Porter’s descendant Diane Porter Cooley stated that her family patterned the subdivision idea after the Homestead Act. The Porter Company marketed the parcels to Dust Bowl migrants, some of whom tried to build sod houses on their land, a building tradition from their homeland.<sup>801</sup>

The National Housing Act of 1934 stimulated the collapsed housing industry by creating the Federal Housing Administration (FHA). The FHA developed minimal housing standards, from design to financing, distributing them from 1936-40 in publications such as *Subdivision Development, Planning Profitable Neighborhoods* and *Planning Neighborhoods for Small Houses*.<sup>802</sup> These standards established the “FHA Minimum House” with a single-story, rectangular plan, a simple gabled or hipped roofline with close (shallow) eaves, and sparse traditional detail, including multiple-pane windows, shutters, clapboard siding, and a small front porch supported on plain columns.

With low-cost construction, low taxes and long-term FHA loans, the Las Lomas “miniature farm owner” could pay only \$15-\$18 a month. The Porter Company’s offer was a vast improvement on their previous housing. By May 1938, eighteen of the twenty-one one-acre tracts along Hall Road were sold, free plans were ready for eight homes, and “although no earth has been turned on his property for a home, [one buyer] already moved his cow onto his miniature farm.”<sup>803</sup>



<sup>800</sup> Ed Slusser, “About New Miniature Farm Community,” *Register-Pajaronian*, 10 May 1938.

<sup>801</sup> Diane Porter Cooley, email communication from Meg Clovis to Paige J. Swartley, 16 August 2010.

<sup>802</sup> Ames, *Historical Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, 48.

<sup>803</sup> Slusser, “About New Miniature Farm Community,” *Register-Pajaronian*, 10 May 1938.

**3. Associated Property Type: Worker Housing**

**a. Property Type Description**



**Stand-Alone Worker Housing:** 6 Springfield Road (left); 315 San Juan Road, Pajaro (right).

**Physical Characteristics:** Single buildings or paired buildings of simple vernacular design and simple construction methods. These buildings typically are wood framed, clad in wood or corrugated iron siding and have simple gable roofs.

**Associative Characteristics:** This property type is associated with intensive agricultural development, which requires large numbers of workers to cultivate a particular intensive crop.

**Geographical Information:** Worker housing is located on extensive, intensive, corporate and colony farmsteads throughout the Monterey County, where soil conditions are ideal for growing intensive crops.

**Boundaries:** Boundaries are difficult to determine for some worker houses, as they can be found in the midst of farmsteads stripped of their clusters, or within a large industrial agricultural operation that has removed evidence of the original farmstead.

**Variations:** Variations include the construction materials employed and the type of minimalist architectural detail chosen for the building. Vernacular Queen Anne and bungalow styles are common variations.

**Locational Patterns:** Worker housing concentrates in the flatlands near main roads, where farmsteads are placed, and along primary roads leading to and from towns.

**Condition:** Because these houses were constructed cheaply and quickly, condition tends to be poor.

**b. Eligibility Criteria and Integrity Thresholds**

Worker housing may be historically significant for its association with the growth of intensive agriculture and the industry’s critical dependence on a large labor pool, mostly low-paid immigrants (criteria NR-A, CR-1, MCR-A1, A2, A4, C1 & C2). Worker housing should retain the building’s size, massing, materials and minimal architectural detail to convey its historic significance.

Worker housing may be historically significant for its association with an individual, corporation, or colony significant in the history of Monterey County (criteria NR-B, CR-2, MCR-A3) and should retain the physical characteristics described in the above paragraph.

Worker housing is not likely to be historically significant as an example of a distinctive architectural type, period or method of construction (criteria NR-C, CR-3, MCR-B1, B2 & B3).

To qualify for the above criteria, worker housing must possess historic integrity, as reflected in the physical character-defining features of the building that communicate its purpose as housing for laborers. The following chart provides guidelines for evaluating integrity.

<b>Location</b>	<i>Location is the place where the significant activities that shaped a property took place, often determined by geographical factors. Ideally, worker housing should retain its historic location. However, this property type also includes worker housing that may be the only structure remaining on an intensive farmstead, and the worker housing may also have been moved.</i>
<b>Setting</b>	<i>Setting is the physical environment within and surrounding a property, including large-scale features (e.g., woodlands, rock formations) and small-scale features (e.g., fences, gateposts, springs, individual trees). Worker housing with integrity of setting retains its original rural or town setting.</i>
<b>Design</b>	<i>Design is the composition of natural and cultural elements comprising the form, plan, and spatial organization of a property. Elements include buildings, structures, boundary demarcations, circulation networks, windbreaks, vegetation and topography. Worker housing tends to be utilitarian or vernacular in design with little or no ornamentation. If these buildings retain their historic utilitarian design, then they possess integrity of design.</i>
<b>Materials</b>	<i>Materials include construction materials of buildings, outbuildings, roadways, fences, and other structures. Vegetation similar to historic species in scale, type and visual effect will generally convey integrity of setting. Worker housing with most of its historic materials; or materials added within the period of significance (that do not remove historic features) would have integrity of materials.</i>

<b>Workmanship</b>	<i>Workmanship is exhibited in the ways people have fashioned their environment for functional and decorative purposes, including how they constructed buildings, fences and small-scale elements. For rural historic landscapes, workmanship in raising crops contributes to integrity if it reflects traditional or historic practices. Historic construction techniques may illustrate the workmanship of particular ethnic groups or vernacular traditions. Worker housing with integrity of workmanship exhibits the traditional or historic practices in use during the property’s period of significance.</i>
<b>Feeling</b>	<i>Feeling is intangible but is evoked by the presence of physical characteristics that reflect the historic scene. The cumulative effect of setting, design, materials and workmanship creates the sense of past time and place. The property’s rural or small town setting, design, materials and workmanship should reflect the site’s historic use.</i>
<b>Association</b>	<i>Association is the direct link between a property and the important events or persons that shaped it. Continued use and occupation help maintain integrity of association if traditional practices are carried on. Using traditional methods in new construction reinforces a property’s integrity by linking past and present. Worker housing with integrity of association should reflect the historic people (e.g., workers), historic land use, and historic events that shaped the property.</i>

**c. Listed and Potentially Significant Historic Resources**

This type of housing occurs on farmsteads and near population centers and includes small, vernacular, but more permanent buildings standing alone or in small clusters. They may be potentially significant for their association with the growth of intensive agriculture and the industry’s critical dependence on a large labor pool, mostly low-paid immigrants.



Stand-alone worker housing along Lewis Road in Pajaro (left) and on a farmstead at 6 Springfield Road in the Springfield District (right). (PAST photos).

Worker housing may cluster in towns and be constructed of a vernacular style (above-left) or in simplified Queen Anne style, as in the example below.



Two views of worker housing at 230 Blanco Road, Salinas (PAST photos).

**4. Associated Property Type: Labor Camp**

**a. Property Type Description**



**Labor Camp:** 56490 Cattlemen Road in San Lucas (Galvin Photos).

**Physical Characteristics:** A cluster of buildings of similar simplified, vernacular architectural styles, constructed by the farmstead or corporation owner. Alternatively, labor camps used found materials to construct simplified, almost ramshackle buildings built by the laborers themselves.

**Associative Characteristics:** This property type is associated with intensive, extensive, and corporate agricultural development, which requires large numbers of workers to cultivate a particular intensive crop.

**Geographical Information:** Labor camps are generally located on or near farmsteads throughout the flat regions of Monterey County. However, some substandard labor camps were deliberately hidden in remote, hilly areas.

**Boundaries:** Boundaries are difficult to determine for labor camps, as their poor construction and substandard living conditions forced the closure or demolition of numerous camps. The migrant nature of laborers also obviates permanent locations for this property type.

**Variations:** Variations include the materials used for the individual buildings and any simplified architectural detailing.

**Locational Patterns:** By their very nature, temporary labor camps would locate anywhere in Monterey County where sufficient temporary farm employment existed. To date, only the remnants of a handful of labor camps have been located.

**Condition:** Poor due to typically temporary or inexpensive construction materials and substandard living conditions.

**b. Eligibility Criteria and Integrity Thresholds**

Labor camps may be historically significant for their association with intensive agricultural laborers (criteria NR-A, CR-1, MCR-A1, A2, A4, C1 & C2) and should retain the camp’s location, overall grouped design of buildings and at least several examples of historic construction materials or construction methods, reflecting a particular ethnic group.

To qualify for the above criteria, a labor camp must possess historic integrity, as reflected in the physical character-defining features of the building that communicate its purpose. By the labor camp’s very nature, this would be difficult to achieve. For example, the labor camp in Pajaro was nearly entirely demolished due to its substandard living conditions. However, replacement dwellings have been erected on the same site, enabling the site itself to retain integrity of location and setting. The following chart provides guidelines for evaluating integrity.

<b>Location</b>	<i>Location is the place where the significant activities that shaped a property took place, often determined by geographical factors. A labor camp found in its historic location would have integrity of location.</i>
<b>Setting</b>	<i>Setting is the physical environment within and surrounding a property, including large-scale features (e.g., woodlands, rock formations) and small-scale features (e.g., fences, gateposts, springs, individual trees). Although few extant examples have been found, labor camps could have a rural or small town setting.</i>
<b>Design</b>	<i>Design is the composition of natural and cultural elements comprising the form, plan, and spatial organization of a property. Elements include buildings, structures, boundary demarcations, circulation networks, windbreaks, vegetation and topography. Labor camps do not represent high stylistic design. They tend to contain utilitarian buildings with no ornamentation grouped around a cooking or water source.</i>
<b>Materials</b>	<i>Materials include construction materials of buildings, outbuildings, roadways, fences, and other structures. Vegetation similar to historic species in scale, type and visual effect will generally convey integrity of setting. Labor camps may be constructed of almost any useable materials, from small wood-framed residences to ramshackle enclosures made from found materials. Given the disposable nature of these materials, replacement materials found in labor camps may still contribute to integrity if the camp retains its historic use.</i>
<b>Workmanship</b>	<i>Workmanship is exhibited in the ways people have fashioned their environment for functional and decorative purposes, including how they constructed buildings, fences and small-scale elements. For rural historic landscapes, workmanship in raising crops contributes to integrity if it reflects traditional or historic practices. Historic construction or assembly techniques may illustrate the workmanship of particular ethnic groups or vernacular traditions and contribute to the significance of a labor camp for a particular ethnic group.</i>

<p><b>Feeling</b></p>	<p><i>Feeling is intangible but is evoked by the presence of physical characteristics that reflect the historic scene. The cumulative effect of setting, design, materials and workmanship creates the sense of past time and place. The property’s design, materials and simplified workmanship should reflect the site’s historic use as a labor camp. Complete replacement of non-historic buildings within the camp, though common, would remove integrity of feeling.</i></p>
<p><b>Association</b></p>	<p><i>Association is the direct link between a property and the important events or persons that shaped it. Continued use and occupation help maintain integrity of association if traditional practices are carried on. Using traditional methods in new construction reinforces a property’s integrity by linking past and present. A labor camp with integrity of association should reflect the historic people (e.g., workers), historic land use, and historic events that shaped the property as a labor camp.</i></p>

**c. Listed and Potentially Significant Historic Resources**

**56490 Cattleman Road, San Lucas:** This camp contains thirty-three homes set within a uniform grid pattern. Images appear below:



Views of labor camp housing at 56490 Cattlemen Road, San Lucas (Galvin Photos).

**Toro Labor Camp: 266 Hitchcock Road, Salinas:**

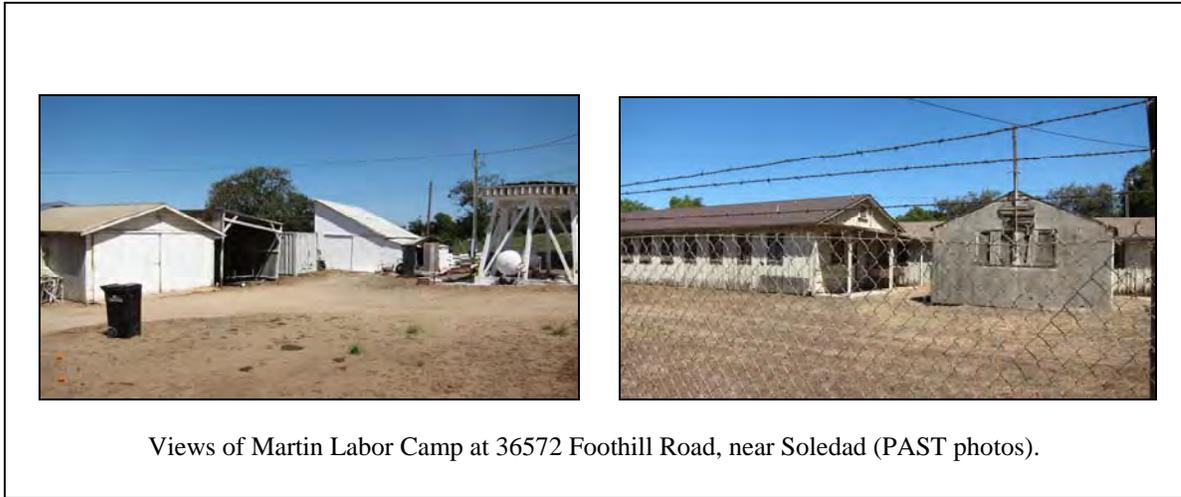
The Toro Labor Camp resembles a military compound with six board-and-batten bunkhouses, kitchen and bathroom facilities and a water tower, as shown below:



Views of Toro Labor Camp at 266 Hitchcock Road, Salinas (PAST photos).

***Martin Labor Camp: 36571 Foothill Road, near Soledad:***

The Martin Labor Camp consists of six bunkhouses, sheds, latrines and a dining room, constructed to William H. Weeks designs for Spreckels Sugar Company's Ranch No. 2 (drawing 95).<sup>804</sup> The buildings are simple board-and-batten structures, with later stucco finishes. The complex resembles a military compound with six board-and-batten bunkhouses, kitchen and bathroom facilities and a water tower, as shown below:



<sup>804</sup> Clark, *Agriculturally Related Historic Resources in Salinas Valley, Phase I, DPR 523A: Martin Work Camp.*

**5. Associated Property Type: Grange Hall**

**a. Property Type Description**



**Aromas Grange:** Corner of Bardue and Rose streets, Aromas.

**Physical Characteristics:** A single building of simple design, with minimal architectural detail. Grange halls were generally wood-framed with wood siding or shingle wall materials, gabled roofs with exposed rafter tails, and wood sash windows.

**Associative Characteristics:** Grange halls are associated with the social and advocacy issues of specific agricultural communities.

**Geographical Information:** As grange halls were regional gathering places, they are sparsely distributed in Monterey County.

**Boundaries:** Boundaries are the parcel on which the building is located.

**Variations:** Variations include wall cladding type, either boards or shingles, type of window (double-hung sash or casement) and architectural detail.

**Locational Patterns:** North County granges include the Springfield Grange, Aromas Grange and Prunedale Grange. The Aromas Grange is associated with two separate buildings. In the Salinas Valley, granges have been found in Greenfield and along the River Road corridor. The Buena Vista Grange on the northern section of River Road is listed on the Monterey County Register. South County granges include Hesperia Hall near Bradley and the San Bernardo Grange in San Ardo.

**Condition:** Condition is good if the buildings are still in current use. The Aromas Grange continues to fulfill its advocacy and social roles as one of the oldest active granges in California.

**b. Eligibility Criteria and Integrity Thresholds**

Grange halls may be historically significant for their association with social and advocacy efforts in Monterey County (criteria NR-A, CR-1, MCR-A1, A2, A4, C1 & C2) and must possess a substantial number of historic character-defining features that date to the period of significance. These features include the building’s overall design, construction materials and architectural detailing.

Because of their vernacular nature, grange halls are not likely to be historically significant as an example of a distinctive architectural type, period or method of construction (criteria NR-C, CR-3, MCR-B1, B2 & B3).

To qualify for the above criteria, the grange hall must possess historic integrity, as reflected in the building’s physical character-defining features. The following chart provides guidelines for evaluating integrity.

<b>Location</b>	<i>Location is the place where the significant activities that shaped a property took place, often determined by geographical factors. Grange halls with characteristics that retain their historic location have integrity of location.</i>
<b>Setting</b>	<i>Setting is the physical environment within and surrounding a property, including large-scale features (e.g., woodlands, rock formations) and small-scale features (e.g., fences, gateposts, springs, individual trees). Grange halls with integrity of setting retain their original location, either in a rural or town setting, usually near a primary road or crossroads for easy access by community members.</i>
<b>Design</b>	<i>Design is the composition of natural and cultural elements comprising the form, plan, and spatial organization of a property. Elements include buildings, structures, boundary demarcations, circulation networks, windbreaks, vegetation and topography. Grange halls are typically vernacular in design, but the building may bear minimal Craftsman, Art Deco or revivalist styles popular during the time of construction. Each building should be examined to determine its historic character-defining features. Changes may be historic if they do not remove these features and they date to the property’s period of significance.</i>
<b>Materials</b>	<i>Materials include construction materials of buildings, outbuildings, roadways, fences, and other structures. Vegetation similar to historic species in scale, type and visual effect will generally convey integrity of setting. Materials are wood frame and siding with shake or shingle roofs. Replacement materials should not remove character-defining features that communicate the building’s historic use.</i>

<b>Workmanship</b>	<i>Workmanship is exhibited in the ways people have fashioned their environment for functional and decorative purposes, including how they constructed buildings, fences and small-scale elements. For rural historic landscapes, workmanship in raising crops contributes to integrity if it reflects traditional or historic practices. Historic construction techniques may illustrate the workmanship of particular ethnic groups or vernacular traditions. Grange halls with integrity of workmanship exhibit the traditional or historic practices in use during the property’s period of significance.</i>
<b>Feeling</b>	<i>Feeling is intangible but is evoked by the presence of physical characteristics that reflect the historic scene. The cumulative effect of setting, design, materials and workmanship creates the sense of past time and place. The property’s rural or small town setting, design, materials and workmanship should reflect the site’s historic use.</i>
<b>Association</b>	<i>Association is the direct link between a property and the important events or persons that shaped it. Continued use and occupation help maintain integrity of association if traditional practices are carried on. Using traditional methods in new construction reinforces a property’s integrity by linking past and present. A grange hall with integrity of association should reflect the historic persons (e.g., grange members), historic land use, and historic events that shaped the property.</i>

### c. Listed and Potentially Significant Historic Resources

***Aromas Community Grange 361, Bardue Street and Rose Avenue, Aromas:*** In 1913, twenty-five charter members formed Community Grange 361 in the small community of Vega, renamed Aromas in 1918. The Aromas Grange membership oath includes the promise “[t]o encourage the sustainable availability of wholesome, nutritious food.” The Aromas Grange is the sixth-oldest existing grange in California. The Aromas Grange has been very involved in developing the local community, including bringing a railroad depot to town and sponsoring the first 4-H Club. Grain and apple farmer James Rowe (see description of 1767 San Juan Road in the Intensive Agriculture theme section) founded the Aromas Pig Club for children, giving them pigs to raise. The Pig Club became the 4-H Club in 1922. Rowe led it for twenty years and was also involved with the Aromas Grange.<sup>805</sup>

The Aromas Community Grange hall is potentially significant for its association with social and advocacy efforts in the North County (criteria NR-A, CR-1, MCR-A1, A2, A4, C1 & C2).



Views of Aromas Community Grange, in Aromas (PAST photos).

***Former Prunedale Community Grange 388, 8300A Prunedale North Road, Prunedale:*** On August 13, 1920, F. A. Wells organized Prunedale Community Grange 388. Dormant from 1924 to May 3, 1927, the Grange is very active today. The building at 8300A Prunedale North Road, reportedly the oldest public structure in Prunedale (ca. 1900), was the former Prunedale Grange. It currently serves as the Prunedale Senior Center and American Legion Post #593, and was formerly a church, as well. While the Grange remodeled that building in the mid-1930s, it

<sup>805</sup> Aromas Community Grange, “History of the Teressie White Memorial Scholarship Foundation” (Aromas, CA: Aromas Community Grange), [http://www.aromasgrange.org/html\\_pages/The%20Aromas%20Grange%20History.pdf](http://www.aromasgrange.org/html_pages/The%20Aromas%20Grange%20History.pdf) (accessed 14 January 2010). Aromas Community Grange, “Membership Application” (Aromas, CA: Aromas Community Grange), [http://www.aromasgrange.org/html\\_pages/GrangeNewMemberForm.pdf](http://www.aromasgrange.org/html_pages/GrangeNewMemberForm.pdf) (accessed 14 January 2010). County of Monterey Historical Files: “1767 San Juan Rd.” Pajaro Valley Historical Association, “Pajaro Valley Historical Association Heritage Homes Tour.” Pajaro Valley Historical Association Files: “1767 San Juan Road, Rowe, James.”

temporarily met in Charles Langley’s 1860s barn (now demolished) on his Prunedale horse ranch, above the intersection of San Miguel Canyon Road and Highway 101. The Prunedale Grange assisted with many communication and transportation improvements that helped local farmers, including installing phone lines from Watsonville to Elkhorn on the Hall and Long Valley roads (1921) and working with state and local officials to open the “Dunbarton cutoff” into Salinas (now Highway 101).<sup>806</sup> The former grange hall at 8300A Prunedale North Road is potentially significant for its association with social and advocacy efforts in the North County (criteria NR-A, CR-1, MCR-A1, A2, A4, C1 & C2).

***Springfield Community Grange 523, Elkhorn and Werner Roads, near Las Lomas:*** North County resident Frank H. Wells organized the Springfield Grange in 1933.<sup>807</sup> Additional research is needed to discover the construction history of this grange hall; however, it is potentially significant for its association with social and advocacy efforts in the North County (criteria NR-A, CR-1, MCR-A1, A2, A4, C1 & C2).



Left: Former Prunedale Grange, 8300A Prunedale North Road, Prunedale (Google Earth).  
 Right: Springfield Grange, corner of Elkhorn and Werner roads (PAST photo).

<sup>806</sup> Cynthia Hibbard, “Origin of Name is Plain — Prunes for Prunedale,” *North County News*, 3 December 1975. “Grange Will Celebrate Its 50<sup>th</sup> Anniversary,” *North County News*, 11 May 1977. Everett Messick, “\$6 Million Expansion Beginning,” *The Herald*, 15 February 1988. Jackson, “Prunedale?,” *North Monterey County Fortnightly*. Everett Messick, “Historic Barn Will Rise Again,” *Monterey County Herald*, 25 November 1988. “The History of the Barn at The Prunedale Shopping Center,” undated. The Grange used Langley’s barn for social events and a state-sponsored Depression-era training program to teach quilting and sewing. In 1956, the Grange built a new Grange Hall on San Miguel Canyon Road. To accommodate the 1988 Prunedale Shopping Center expansion, a developer swapped a four-acre site on Moro Road with the Grange’s San Miguel Canyon Road parcel and the Grange moved to its current location. The developer demolished Langley’s dilapidated barn but reused some elements in a replica incorporated into the Prunedale Shopping Center.

<sup>807</sup> J. D. Hartz, Public Relations Director, California State Grange, email to Paige J. Swartley, 21 July 2010.

***Buena Vista Grange, 518 River Road, near Salinas:*** Housed in a Gothic Revival Church since 1934, the Buena Vista Grange is unusual because of its high-style decorative elements. It is listed on the Monterey County Register.<sup>808</sup>



Buena Vista Grange, 518 River Road (PAST photo).

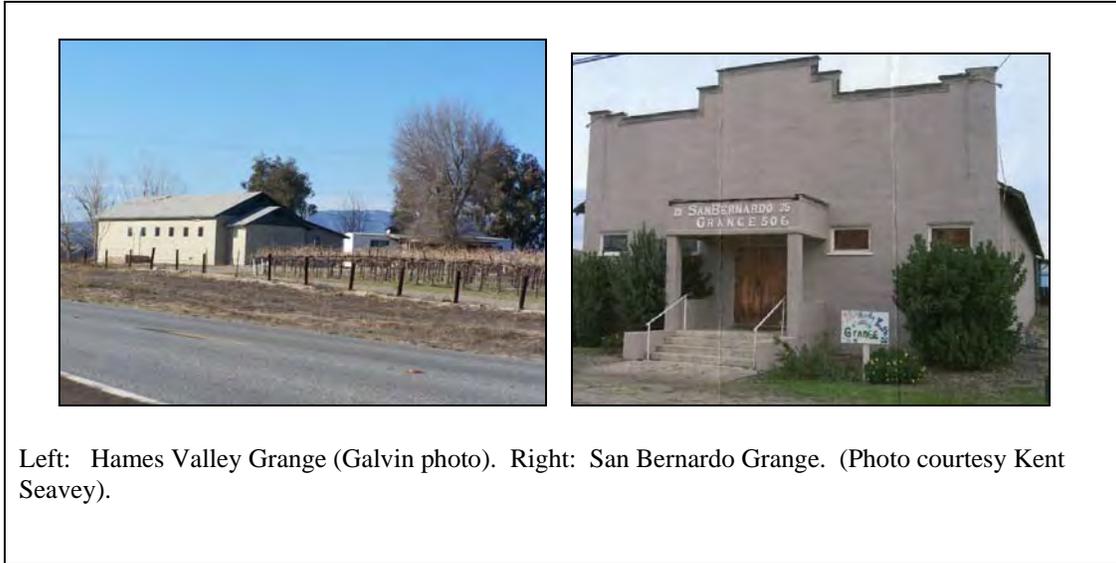
***Greenfield Grange, Greenfield:*** Located in downtown Greenfield and active through the 1930s, the building now houses a church (below).



Greenfield Grange, Greenfield (PAST photo).

<sup>808</sup> Clark, Agriculturally Related Historic Resources in Salinas Valley, Phase I, DPR 523A: Buena Vista Grange, No. 564..

The *Hames Valley Grange*, 72203 Jolon Road, Bradley, is an extant example of a grange located in South County (below).<sup>809</sup> The *San Bernardo Grange #506*, San Ardo (below), is another extant South County grange. Dedicated on January 11, 1935 it represents an example of a Depression-era grange and is potentially significant for listing as a local historic resource because of its association with agricultural community development and the agricultural advancement in Monterey County.<sup>810</sup>



Left: Hames Valley Grange (Galvin photo). Right: San Bernardo Grange. (Photo courtesy Kent Seavey).

<sup>809</sup> Galvin, Monterey County Parks Reconnaissance Survey of Agricultural Resources in the South County Planning Area, 2008-2009, DPR 523A: 72203 Jolon Road.

<sup>810</sup> Seavey, Kent. *San Bernardo Grange #506*, DPR 523A and B, 7/22/07.

**6. Associated Property Type: Cultural Meeting House**

**a. Property Type Description**



**Japanese Language School:** 11199 Geil Street, Castroville, listed in the National Register and Monterey County Register.

**Physical Characteristics:** A single building of simple design, sometimes with architectural details reflecting the construction or design practices of an associated ethnic group’s homeland. Cultural meeting houses were wood-framed with wood siding or shingle wall materials, gabled roofs with exposed rafter tails and wood sash windows.

**Associative Characteristics:** Cultural meeting houses are associated with a particular ethnic community that influenced Monterey County agriculture.

**Geographical Information:** Cultural meeting houses were generally built in population centers to serve the local ethnic community, so they are sparsely distributed in Monterey County.

**Boundaries:** The boundary is the parcel on which the building is located.

**Variations:** Variations include wall cladding type, either boards or shingles, type of window (double-hung sash or casement) and architectural detail.

**Locational Patterns:** Cultural meeting houses are rare in Monterey County. The Japanese Language School in Castroville is the best example located for this study. A former Chinese School is located in Pajaro.

**Condition:** The Japanese Language School’s condition is good because it has been meticulously restored, is still in use, and is listed in the National Register and the Monterey County Register. The Chinese School in Pajaro is listed in the Monterey County Register, but has suffered serious integrity loss.

**b. Eligibility Criteria and Integrity Thresholds**

Cultural meeting houses may be historically significant for their association with a particular ethnic community that influenced Monterey County agriculture (criteria NR-A, CR-1, MCR-A1, A2, A4, A6, A7, C1 & C2) and should retain the building’s size, massing, design, materials and architectural or cultural detail to convey its historic significance.

Cultural meeting houses may be historically significant for their association with an individual significant in the history of Monterey County (criteria NR-B, CR-2, MCR-A3) and should retain the physical characteristics described in the above paragraph.

Cultural meeting houses may be historically significant as an example of a distinctive architectural type, period or method of construction (criteria NR-C, CR-3, MCR-B1, B2 & B3).

To qualify for the above criteria, the cultural meeting house must possess historic integrity, as reflected in the physical character-defining features of the building. The following chart provides guidelines for evaluating integrity.

<b>Location</b>	<i>Location is the place where the significant activities that shaped a property took place, often determined by geographical factors. Cultural meeting houses with characteristics that retain their historic location have integrity of location.</i>
<b>Setting</b>	<i>Setting is the physical environment within and surrounding a property, including large-scale features (e.g., woodlands, rock formations) and small-scale features (e.g., fences, gateposts, springs, individual trees). Cultural meeting houses with their rural or town setting retain integrity of setting.</i>
<b>Design</b>	<i>Design is the composition of natural and cultural elements comprising the form, plan, and spatial organization of a property. Elements include buildings, structures, boundary demarcations, circulation networks, windbreaks, vegetation and topography. Cultural meeting houses are typically vernacular in design, but may exhibit construction practices or details associated with a particular ethnic group. Changes may be historic if they do not remove these features and they date to the property’s period of significance.</i>
<b>Materials</b>	<i>Materials include construction materials of buildings, outbuildings, roadways, fences, and other structures. Vegetation similar to historic species in scale, type and visual effect will generally convey integrity of setting. Materials are wood frame and siding with shake or shingle roofs. Replacement materials should not remove character-defining features that communicate the building’s historic design or use.</i>

<b>Workmanship</b>	<i>Workmanship is exhibited in the ways people have fashioned their environment for functional and decorative purposes, including how they constructed buildings, fences and small-scale elements. For rural historic landscapes, workmanship in raising crops contributes to integrity if it reflects traditional or historic practices. Historic construction techniques may illustrate the workmanship of particular ethnic groups or vernacular traditions. Cultural meeting houses with integrity of workmanship exhibit the traditional or historic practices in use during the property’s period of significance.</i>
<b>Feeling</b>	<i>Feeling is intangible but is evoked by the presence of physical characteristics that reflect the historic scene. The cumulative effect of setting, design, materials and workmanship creates the sense of past time and place. The property’s rural or small town setting, design, materials and workmanship should reflect the site’s historic use.</i>
<b>Association</b>	<i>Association is the direct link between a property and the important events or persons that shaped it. Continued use and occupation help maintain integrity of association if traditional practices are carried on. Using traditional methods in new construction reinforces a property’s integrity by linking past and present. A cultural meeting house with integrity of association should reflect the historic persons (e.g., owners, workers and members), historic land use, and historic events that shaped the property.</i>

### c. Listed and Potentially Significant Historic Resources

**Castroville Japanese Language School, 11199 Geil Street, Castroville:** When the Japanese community dedicated this building on August 31, 1936, Castroville was home to about twenty Japanese families, many of whom worked in local agriculture.<sup>811</sup> Facing racial discrimination, the Japanese wanted a meeting place where the community could maintain strong cultural ties.<sup>812</sup> This building served as a school for Japanese children to learn about their culture, traditions and language; as a social meeting hall; and as a Buddhist temple.<sup>813</sup> The Japanese military bombed Pearl Harbor in December 1941 and President Roosevelt issued Executive Order 9066 on February 19, 1942, forcing Japanese-Americans into internment camps.<sup>814</sup> The school closed but later housed Japanese-Americans returning from the internment camps and military service.<sup>815</sup> The Castroville school district bought the building in the late 1940s for storage, wood shop classes and school offices. It became vacant in the late 1980s.<sup>816</sup> The Monterey County Redevelopment Agency bought it in 1999 and rehabilitated it for use as a community and youth center. It is listed in the National Register under Criterion A in the areas of education, social history and Asian ethnic heritage. It is also listed in the Monterey County Register.<sup>817</sup> In addition, it is potentially historically significant as an example of a distinctive architectural type, period or method of construction (criteria NR-C, CR-3, MCR-B1, B2 & B3).



Japanese Language School, 11199 Geil Street, in Castroville (PAST photo).

<sup>811</sup> Clovis, *Monterey County's North Coast and Coastal Valleys*, 32.

<sup>812</sup> U.S. Department of the Interior, "National Asian-Pacific Heritage Month" (Washington, D.C.: U.S. Department of the Interior), <http://www.nps.gov/history/nr/feature/asia/2000/feature00.htm> (accessed 9 February 2010).

<sup>813</sup> "Castroville Japanese Language School," Washington, D.C.: U.S. Department of the Interior, 2010, <http://nrhp.focus.nps.gov/natregsearchresult.do?fullresult=true&recordid=11> (accessed 13 April 2010). "National Register of Historic Places: California—Monterey County," <http://www.nationalregisterofhistoricplaces.com/ca/Monterey/state.html>, (accessed 13 April 2010). Clovis, *Monterey County's North Coast and Coastal Valleys*, 32-33.

<sup>814</sup> Franklin D. Roosevelt, "Executive Order No. 9066 Authorizing the Secretary of War to Prescribe Military Areas" (Washington, D.C.: The White House, 19 February 1942).

<sup>815</sup> U.S. Department of the Interior, "National Asian-Pacific Heritage Month" (Washington, D.C.: U.S. Department of the Interior), <http://www.nps.gov/history/nr/feature/asia/2000/feature00.htm> (accessed 9 February 2010).

<sup>816</sup> County of Monterey, Grant Application to the Monterey Peninsula Foundation for the Japanese Language School in Castroville, 2007.

<sup>817</sup> "Castroville Japanese Language School," Washington, D.C.: U.S. Department of the Interior, 2010, <http://nrhp.focus.nps.gov/natregsearchresult.do?fullresult=true&recordid=11> (accessed 13 April 2010). "National Register of Historic Places: California – Monterey County," <http://www.nationalregisterofhistoricplaces.com/ca/Monterey/state.html>, (accessed 13 April 2010).

**7. Associated Property Type: Rural Electrification Building**

**a. Property Type Description**



**Rural Electrification Buildings:** Left: Greenfield; Right: Chualar.

**Physical Characteristics:** A single building appearing in two forms: either a corrugated metal building with hipped metal roof and single ventilator, with minimal architectural detail; or a larger, concrete structure with arched entrance and windows and details in the Spanish Revival Style.

**Associative Characteristics:** These buildings are associated with Coast Valleys Gas & Electric Company (later Pacific Gas and Electric Company) that provided a series of small substations for means of conveying electricity along the transportation corridor linking the Salinas Valley towns.

**Geographical Information:** Along the Highway 101 corridor from Chualar to San Lucas.

**Boundaries:** Boundaries are the parcel on which the building is located.

**Variations:** Variations include the two different building prototypes, the hipped-roof corrugated version, and the Spanish Revival version.

**Locational Patterns:** Along the Highway 101 corridor in the Salinas Valley from Chualar to San Lucas.

**Condition:** Condition ranges from fair to good.

**b. Eligibility Criteria and Integrity Thresholds**

Rural electrification buildings may be historically significant for their association with community development and the spread of irrigation pumping stations in the Salinas Valley (criteria NR-A, CR-1, MCR-A1, A2, A4, C1 & C2) and must possess a substantial number of historic character-defining features that date to the period of significance. These features include the building’s overall design, construction materials and architectural detailing.

Because of their prototypical design, both building designs may be historically significant as an example of a distinctive architectural type, period or method of construction (criteria NR-C, CR-3, MCR-B1, B2 & B3).

To qualify for the above criteria, the building must possess historic integrity, as reflected in the building’s physical character-defining features. The following chart provides guidelines for evaluating integrity.

<b>Location</b>	<i>Location is the place where the significant activities that shaped a property took place, often determined by geographical factors. Rural Electrification Buildings with characteristics that retain their historic location have integrity of location.</i>
<b>Setting</b>	<i>Setting is the physical environment within and surrounding a property, including large-scale features (e.g., woodlands, rock formations) and small-scale features (e.g., fences, gateposts, springs, individual trees). Rural Electrification Buildings with integrity of setting retain their original location, either in a rural or town setting, along a primary transportation route.</i>
<b>Design</b>	<i>Design is the composition of natural and cultural elements comprising the form, plan, and spatial organization of a property. Elements include buildings, structures, boundary demarcations, circulation networks, windbreaks, vegetation and topography. Rural Electrification Buildings are of the two designs described above. Changes may be historic if they do not remove the character-defining features of either prototype.</i>
<b>Materials</b>	<i>Materials include construction materials of buildings, outbuildings, roadways, fences, and other structures. Vegetation similar to historic species in scale, type and visual effect will generally convey integrity of setting. The corrugated wall and roof materials of the first prototype and the Spanish Revival details and use of stucco cladding of the second prototype should be present and not compromised by additions or alterations.</i>

<b>Workmanship</b>	<i>Workmanship is exhibited in the ways people have fashioned their environment for functional and decorative purposes, including how they constructed buildings, fences and small-scale elements. For rural historic landscapes, workmanship in raising crops contributes to integrity if it reflects traditional or historic practices. Rural Electrification Buildings with integrity of workmanship exhibit the construction materials and methods common to both prototypes.</i>
<b>Feeling</b>	<i>Feeling is intangible but is evoked by the presence of physical characteristics that reflect the historic scene. The cumulative effect of setting, design, materials and workmanship creates the sense of past time and place. The property’s rural or small town setting, design, materials and workmanship should reflect the site’s historic use.</i>
<b>Association</b>	<i>Association is the direct link between a property and the important events or persons that shaped it. Continued use and occupation help maintain integrity of association if traditional practices are carried on. Using traditional methods in new construction reinforces a property’s integrity by linking past and present. A Rural Electrification Building with integrity of association should reflect the historic patterns of community development that gave rise to this property type.</i>

**c. Listed and Potentially Significant Historic Resources**

The Highway 101 corridor, from Salinas to San Lucas contains these buildings. Examples of the two prototypes appear below.



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## VI. GUIDE TO AGRICULTURAL BUILDINGS, STRUCTURES AND OBJECTS

### A. Introduction

This chapter provides a broad framework for classifying the types and functions of Monterey County's agricultural buildings, structures and objects associated with the property types outlined in *Chapter V: Historic Themes, Associated Property Types, Eligibility Criteria and Integrity Thresholds*.

In 2007, the California Department of Transportation published *A Historical Context and Archaeological Research Design for Agricultural Properties in California*, providing a framework and methodology for evaluating properties within the historic context of California agriculture.<sup>818</sup> This well-researched document establishes the broad historical and developmental patterns that shaped California's agricultural landscape and represents one of the few published attempts at classifying California's agricultural property types and their representative buildings, structures and objects.

This chapter uses the Caltrans report as a basis for categorizing Monterey County's agricultural buildings, structures and objects into six categories:

1. Housing
2. Barns
3. Outbuildings
4. Processing and Storage
5. Farmstead Support Structures
6. Community Infrastructure

For each category, a photograph of the building, structure or object appears on the left, accompanied by a general description of its function, massing, roof and wall materials, interior spaces and window/door configuration. These descriptions are deliberately general to help field surveyors and planners broadly define the type and use of particular agricultural structures.

Note: An asterisk after the photograph title indicates the image was taken from: Galvin Preservation Associates: *Agricultural Resources In The South County Planning Area 2008 – 2009*.

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<sup>818</sup> California Department of Transportation, *A Historical Context and Archaeological Research Design for Agricultural Properties in California*, Division of Environmental Analysis, California Department of Transportation, Sacramento, CA., 2007. Hereafter, *Caltrans 2007*.

## **B. Buildings, Structures and Objects**

### **1. Housing**

The “Housing” category includes primary residences for farmstead or ranch owners, as well as shelter for workers either on the farmstead or in worker camps.

Monterey County housing materials varied depending on the availability of building materials, the development of saw milling technology, and the needs and wealth of the farm owner.

Primary residences and worker housing were constructed of adobe (1830s to 1850s), native stone (primarily in the foothills, 1850s to 1870s), logs (1850s to 1870s) and milled boards (1850s to 1960).<sup>819</sup> Given the proliferation of lumber mills following the Gold Rush, milled boards constructed in platform or balloon-framed structural systems are the most common structural material for Monterey County’s agricultural residences. Few examples of adobe construction remain; most date before 1870.

Monterey County’s vernacular farmstead residences generally consist of simple one- or two-room dwellings with shed or gable roofs, small front porches on simple wood posts, and local materials used for structural support and wall/roof finishes. These houses bear little or no ornamentation. From the 1870s to 1960, Monterey County farmstead owners built their homes in virtually all of the popular, contemporaneous architectural styles including Greek Revival; Italianate, Gothic and Queen-Anne Victorian styles; Arts & Crafts and Spanish Revival bungalow styles; foursquare houses; and Federal Housing Administration (FHA) or mid-century styles dating between the 1930s and 1960.

Vernacular hybrid Victorian styles unique to Monterey County include the corporate house designs provided by architect William Weeks for the agricultural community of Spreckels and the Jacks Houses provided to dairy workers in the South County and Salinas Valley.

Worker housing may consist of simple gable or shed-roofed structures constructed by the farmstead owner depending on the needs of the operation or pre-fabricated structures grouped into labor camps designed to house workers for large agricultural operations. In some labor camps, vernacular worker house construction is evident in the use of “found” materials, including cardboard boxes, fabrics, corrugated metal or similar materials. Given the temporary nature of these dwellings, few examples of this type of worker housing are extant today.

Examples of Monterey County agricultural housing include:

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<sup>819</sup> *Caltrans 2007, 147.*

***Vernacular adobe farmstead residence (ca. 1850-1880)\****



- One-story single family residence
- Simple gable or shed-roof covered in wood shingles or clay tile
- Walls constructed of adobe block
- Simple, vernacular interior spaces, commonly hall and parlor type
- Wood doors and windows
- Small front porch supported by uncarved wood posts
- Small shed additions to side and/or rear

***Vernacular wood farmstead residence (ca. 1850-1880)***



- Wood framed, one-story single family residence, no foundation
- Side or front gabled roof covered in wood shingle or metal
- Wood siding: horizontal or vertical boards; board-and-batten
- 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

***Designed adobe farmstead residence (ca. 1870-1900)\****



- Rammed earth construction with thick walls covered in plaster
- Complex roof massing with hipped or cross-gable roofs.
- Continuous veranda surrounding residence
- Decorative woodwork potentially in various Victorian styles, including Italianate and Queen Anne
- Wood structural system to support roof
- Wood windows and doors

***Designed High Style farmstead residence (1870-1960)***



- Single or multiple-story, wood-framed residence
- Complex roof massing, with multiple roof planes and possibly towers or bay windows
- Architect or pattern book designs in Greek Revival, Italianate, Queen Anne, Craftsman, Colonial Revival, Spanish Revival and Modernist architectural styles
- Front or side porches with high style architectural details
- Carved ornamentation, decorated cresting, verge board, porch supports, etc., depending upon the house's style
- House surrounded by picket fencing and large shade trees to separate it from the working areas of the farmstead

***Corporate Residence: Spreckels House***



- Typically single-story, wood-framed residence
- Constructed in a variety of architectural styles, the earliest being a vernacular Queen Anne-style with a decorative sugar beet in gable end.
- Other styles include Craftsman and mid-Century
- Architectural details consistent with a given style

***Jacks House***



- One and one-half story, wood-framed residence
- Constructed in the same vernacular Greek Revival Style with roof gable perpendicular to the street or farmstead front
- Wall finishes typically wood siding but may have later stucco
- Four-room over four-room interior configuration
- Full-width porch on front gable end
- Paired windows in gable end whose center stile aligns with bottom of roof eaves
- Center upper-story window in side elevation placed at top of wall

***Corporate Residence: California Orchard Company House***



- Single- or two-story, wood-framed residence
- Constructed in a Craftsman style
- Most extant examples have vertical board-and-batten wall finishes
- Architectural details consistent with the Craftsman style, such as wide overhanging eaves, exposed rafter tails, expansive front porches and clinker brick chimneys

***Worker's Housing***



- Simple, rectangular buildings of a common design used to house workers
- Gable roof massing covered in wood or asphalt shingles
- Wood structural system covered with wood or corrugated siding
- Multiple wood-framed windows on building sides
- Single door entrance in gable-end wall
- Modestly ornamented, but may contain minimal Colonial Revival, Craftsman, or Modernist architectural detail
- Located within the cluster but separated from the main residence

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***Labor Camp\****

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- Small, rectangular buildings of a simple, inexpensive design placed in rows on the farm site
  - Simple gable or shed roof massing covered in wood or asphalt shingles
  - Wood structural system covered with wood or corrugated metal siding
  - Small open plan
  - Single entry door; few windows
  - May be constructed of “found” materials
-

## 2. Barns

Monterey County ranchers and farmers have used their barns to house and feed animals (*e.g.*, horse, cattle and sheep) and to store crops, farm equipment and vehicles. Dairy barns tend to be more specialized than other animal barns to accommodate milking.

Although pre-1870 log-framed barns may appear in Monterey County, particularly in the South County, milled boards constructed in balloon or platform frames are the primary barn construction material. Barns were fastened with cut nails before 1900 and wire nails after 1900. Mortise-and-tenon barns may be extant; virtually all were constructed before 1900.<sup>820</sup>

Published descriptions of California barns are broad and not very informative. Although regional variations brought to the West by various Northeast and Midwest ethnic groups exist in small numbers, Monterey County barns tend to be simple, vernacular, gable-roofed structures with one or more shed-roofed additions. After 1900, the “monitor barn” style predominated, with a central, gable-roofed section rising above flanking shed roofs; the resulting clerestory provides ventilation.

Examples of Monterey County barns include:

### ***Three-bay Horse Barn***



- Central bay with flanking shed-roofed side aisles
- Entrance in central gable end, with doors in each shed end
- Wood-framed construction
- Barn entrance in gable end
- Vertical board wood siding
- Wood shake or corrugated roofing material
- May contain hay loft in gable end

### ***Central Bay, Side Aisle Dairy Barn***



- Large central bay with continuous roofline over side aisle
- Large doors in central bay, smaller door in side aisle
- Small windows on side elevation
- Vertical board wood siding
- Wood shake or corrugated roofing material

<sup>820</sup> Caltrans 2007. 155.

***Transverse Cross-aisle Dairy Barn***



- Central aisle with gable roof bisected by transverse cross aisle
- Entrance in transverse aisle with large doors in gable end
- Small windows on side elevation
- Wood-framed construction, wood siding
- Roof composed of wood shingles or corrugated metal
- May contain roof ventilators
- May contain hay loft in upper gable end

***Monitor Barn***



- Central, gable-roofed bay flanked by symmetrical shed-roofed bays.
- Open, monitor space above shed roofs for ventilation
- Roof typically of corrugated metal or wood shingles
- Vertical board siding
- Wide side aisles covered by drop shed roofs
- Large wood sliding doors on gable ends

***Gable-roofed Dairy Barn***



- Long, low building with gable roof.
- Large entrance doors in gable end
- Wood-framed construction, wood siding
- Roof typically of corrugated metal or wood shingles
- Small windows along side elevations

***Gambrel Three-bay Barn***



- Central bay with flanking side aisles
- Gambrel roof design
- Wood-framed construction
- Large entrance doors in gable end. May have doors in side aisles
- Vertical board wood siding
- Wood shake or corrugated roofing material

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***Single Bay, Side Aisle Equipment Barn***

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- Central bay with flanking side aisle
- Continuous roofline from central bay to side aisle
- Entrance in central gable end, with doors in each shed end
- Wood-framed construction
- Vertical board wood siding
- Wood shake or corrugated roofing material

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***Class A Dairy House***

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- Central bay with gable roof
- Entrance in central gable end
- Constructed of sanitary materials, concrete floors and steel wall cladding
- Concrete wall materials or metal siding
- Corrugated roofing materials

### 3. Outbuildings

The purposes and needs of each Monterey County agricultural property determined the types of outbuildings built on that property. Outbuildings generally consist of all ancillary farm buildings or structures that are not residences (primary or worker) or barns. These structures include tool, blacksmith and machine shops; milking houses; tankhouses; garages and carriage houses; and animal and storage sheds. The styles of these structures directly reflect their function, the finances of the farmstead owner and any ethnic or cultural building practices that the owner or builder brought from his or her native land. Many outbuildings, such as storage sheds and tool shops, are simplified vernacular structures built of local materials and serving the specific needs of the farmstead owner. Building materials include adobe (rarely), stone, milled lumber, concrete and steel (the latter two occurring predominantly after 1900).

Examples of Monterey County agricultural outbuildings include:

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***Blacksmith Shop\****

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- Used to manufacture and repair farm machinery and equipment
  - Simple gable or shed roof massing finished in wood shingles or corrugated metal
  - Wood structural system with wood siding
  - Large sliding entry door for tractors, threshers, etc.
  - Few small windows
  - Open interior spaces containing a forge, work benches and related equipment
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***Machine and tool shop\****

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- Used for storing and repairing farm machinery and equipment
  - Simple gable or shed roof massing finished in wood shingles or corrugated metal
  - Wood structural system with wood siding
  - May contain open sides for easy access
  - Interior spaces may contain work benches and related equipment
-

***Large Equipment Shed\****



- Large, multiple-bay structures for storing larger farm equipment, such as tractors, harvesters and associated motorized devices
- Gable or shed roof massing covered in wood shingles or corrugated metal
- Open side with bays for storing or repairing large farm equipment
- Wide interior spaces for storing and repairing large equipment
- May contain shed additions serving as a tool or machine shop
- Wood structural system with wood siding or corrugated metal siding

***Storage Shed\****



- Small outbuildings within the farmstead cluster used for storing smaller equipment
- Simple gable or shed roof massing covered in wood shingles or corrugated metal
- Wood structural system with wood or corrugated metal siding
- Few or no windows; single door entry
- Contains small interior space for equipment storage

***Milk House***



- Small gable roofed structure
- Gable roof with paired gable-roofed ventilators
- Class B: Wood structural system finished with wood or metal siding
- Class A: Concrete structural system with concrete floors
- Primary entrance in side; may contain doors in gable end
- Wood shingle or corrugated metal roofing

***Cattle Scale and Squeeze\****



- Simple structure with a ramp used to load cattle onto trucks
- Gable roof massing covered in wood or asphalt shingles
- Primary structure is an open but covered structure containing a scale for weighing livestock
- Wood structural system with wood siding
- Surrounded by wood board fencing and animal corrals
- Located near roads or large circulation areas within ranching complex

***Animal Shed\****



- Simple vernacular structure used for housing and feeding smaller livestock
- Shed or gable roof massing finished with wood or asphalt shingles, or corrugated metal
- Open on one side; supported by wood posts
- Wood structural system with wood siding
- Dirt floor
- Associated with corrals and pens

***Breeding Shed\****



- Simple single-story building for breeding calves and other small livestock
- Gable roof massing finished in wood shingles or corrugated metal
- Wood structural system with wood siding
- Single door with few or no windows
- Open interior space designed for livestock breeding
- Used for housing calves or small animals
- Located within the corral areas, and/or surrounded by well-maintained animal fencing

***Granary\****



- Small and simple building used for storing grain
- Simple gable or shed roof massing covered with wood shingles or corrugated metal roofing
- May contain shed-roofed addition
- Exposed structural system visible on the exterior of the building with horizontal wood siding on the interior
- Structure is elevated above ground level for ventilation
- Single door; no windows

***Outhouse\****



- Small, simple vernacular building
- Simple gable or shed roof covered in wood shingles or boards
- Wood structural system with vertical board wood siding
- Open, small box plan containing privy or pit
- Vertical board or board-and-batten siding
- Single wood front door; no windows

***Garage or Carriage House\****



- Rectangular structure used to store and maintain carriages or cars
- Gable roof massing covered in wood or asphalt shingles
- Wood structural system with wood or corrugated metal siding
- Often contains matching high-style Victorian, Craftsman, or Revivalist architectural detail to match the primary residence
- Located within the cluster near the main house
- Contains one or more bays for cars or carriages
- May contain garage doors to protect equipment

***Tank House\****



- Multiple-story building housing water tank for primary farmstead residence
- Gable roof massing covered in wood or asphalt shingles
- Box-like plan large enough to house water tower and associated equipment
- May contain high-style Victorian, Craftsman or Revivalist architectural detail to match the primary residence
- Wood structural system clad in wood siding
- Single door; multiple windows in upper story

***Chicken Coop\****



- Small, simple building used for housing and caring for chickens
- Shed or gable roof massing covered in wood shingles or corrugated metal
- Wood structural system with wood or corrugated metal siding
- Contains open entrance or ramp for chickens to enter the building
- Surrounded by fencing and/or wire mesh enclosures for animal roaming
- Few or no windows

***Greenhouse\****



- Simple rectangular structure used to store and grow plants
- Gable roof massing consisting of an open framework with glass or plastic panels
- Open wood structural system finished with glass or plastic panels
- Open interior space containing tables for plants
- Single entry door in gable-end wall

**4. Processing and Storage**

Processing and storage buildings are structures designed specifically for preparing and storing farm products. They include on-site buildings, such as packing houses and drying sheds, and large industrial structures constructed in towns near railroad and roadway transportation links. The former structures tend to be simple, gable or shed-roofed structures designed for processing and storing a specific crop. These structures are typically wood-framed and finished buildings (particularly before 1900) or concrete-framed with a wood or truss-supported roofing system (generally after 1900). The latter structures, constructed primarily in the 20<sup>th</sup> century, are typically concrete or steel framed with a concrete, steel, or wood-framed roof support system.

***Cheese Processing Facility***



- Small gable roofed structure attached or adjacent to milkhouse
- Gable roof with paired gable-roofed ventilators
- Class B: Wood structural system finished with wood or metal siding
- Class A: Concrete structural system with concrete floors
- Primary entrance in side; may contain doors in gable end
- Wood shingle or corrugated metal roofing

***Food Processing Plant***



- Long, rectangular building of industrial size and scale
- Gable, gambrel or arched roof massing supported by timber or concrete trusses
- Concrete or steel wall framing system finished in concrete or concrete block
- Large cargo doors opening onto a loading dock for distribution along transportation routes
- Few or no windows

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***Food Storage Warehouse***

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- Long, rectangular building, sometimes attached as a series of identical buildings
- Moderately-pitched gable roof finished in wood or asphalt shingles or rolled roofing (after 1900)
- Wood or concrete (after 1900) wall structural system finished with vertical boards or concrete/concrete block (after 1900)
- Large cargo doors at gable end facing a loading dock for distribution along transportation routes
- Few or no windows

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***Cold Storage Facility***

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- Long, rectangular building
- Gable, gambrel or arched roof massing supported by timber or concrete trusses
- Concrete or steel wall framing system finished in concrete or concrete block
- Large cargo doors opening onto a loading dock for distribution along transportation routes
- Few or no windows

## 5. Farmstead Support Structures

Farmstead support structures are site features that are not classified as buildings. They include corrals; water tanks; watering and feeding troughs; irrigation ditches; access roads; wells and windmills; and abandoned farming equipment.

### *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

### *Feeding and Watering Areas\**



- Open field areas with natural grasses
- Contain feeding troughs: long, narrow basins constructed of metal, wood, or concrete
- Minimal buildings
- Located within the rolling fields, near roads
- Water pumps associated with watering troughs to pump water from natural springs

### *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

***Grain Silos and Grain Elevators\****



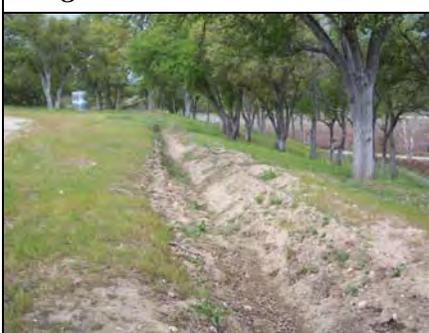
- Round, cylindrical metal silos
- Conical metal roofs with small opening in top
- Some are elevated on wood platforms
- Small door or chase along the bottom of the silo to release the grains
- Adjacent elevator or structure to hold boom to load silo with loose grain

***Abandoned Farming Equipment\****



- Old harvesters, balers, 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

***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

**6. Community Infrastructure**

This category comprises buildings and structures that enabled the development of new communities. Examples include buildings constructed to service the community, such as railroad and electrical buildings; and buildings that support the social aspects of a town, such as granges and schools. Since this category includes a number of function types, building materials and architectural styles vary considerably.

***School***



- Simple, vernacular structure with architectural detail that may reflect local ethnic traditions
- Moderately-pitched gable roof finished in wood or asphalt shingles
- Wood wall framing finished with wood siding
- Sash or casement windows with minimal architectural detail

***Grange or Community Hall***



- Simple, vernacular structure with minimal architectural detail
- Moderately-pitched gable roof finished in wood or asphalt shingles
- Wood wall framing finished with wood siding
- Sash or casement windows with minimal architectural detail

***Electrical Utility Building***



- Single structure, first prototype is small, hipped roof building
- Second prototype: larger building with Spanish Revival detailing
- Hipped corrugated roof with ventilator (Type 1)
- Clay-tiled roof with gable ventilator (Type 2)
- Type 1: Corrugated wall siding with no windows
- Type 2: Concrete wall siding with arched entrance in gable end, with flanking windows. Contains side windows.

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***Irrigation Structure***

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- Small corrugated pump house
- Gable roof in corrugated metal
- Corrugated metal wall finish
- Single entrance door
- Attached to pipes, wells or other irrigation infrastructure

**VII. PRESERVATION GOALS AND PRIORITIES**

**A. Introduction**

Monterey County’s agricultural landscape is in constant flux and the buildings, structures and sites that reflect the area’s agricultural history evolve to meet new needs. Historically, the region transitioned from extensive agriculture (e.g., cattle grazing, grain production and dry vegetable farming) to intensive industrial agriculture (e.g., irrigated berries, apples, lettuce and artichokes). Over the past few centuries, workers from around the globe have made Monterey County into one of the most productive agricultural regions in the world, and its fertile soils continue to yield specialty crops of unprecedented quality and quantity.

While change is a necessary, even vital, part of agricultural development, current industrial agricultural practices threaten Monterey County’s diverse historic agricultural resources. Demanding vast tracts of land and a large labor pool, industrial agriculture has substantially removed many of the landscape characteristics, buildings, structures and other features that would qualify some properties as rural historic landscapes. This historic context statement includes several illustrative examples.

An aerial view of the Clough Farmstead, shown to the right, provides a striking illustration of the magnitude of encroachment caused by industrial agriculture. Open fields, non-contributing structures and equipment used in the industrial strawberry fields surround the site’s original building cluster. Within the cluster, the few remaining historic buildings suffer from deferred maintenance as they now serve as haphazard storage facilities.<sup>821</sup>



Industrial agriculture surrounding the Clough Farmstead at 1478 San Juan Rd. (Courtesy Google Earth, 2010.)

Because industrial agriculture is quickly removing the integrity of some of Monterey County’s best rural historic landscapes, it is critical for the County to continue the preservation planning process outlined in the *Secretary of the Interior’s Standards for Preservation Planning*:

- Standard I. Preservation Planning Establishes Historic Contexts.

<sup>821</sup> PAST Consultants, LLC, *Historic Context Statement for Agricultural Resources in the North County Planning Area, Monterey County*, 179.

- Standard II. Preservation Planning Uses Historic Contexts to Develop Goals and Priorities for the Identification, Evaluation, Registration and Treatment of Historic Properties.
- Standard III. The Results of Preservation Planning Are Made Available for Integration Into Broader Planning Processes.

This historic context statement fulfills Standard I's broad goal by establishing Monterey County's historic agricultural context, historic themes, associated property types, eligibility criteria and integrity thresholds. The County should now implement Standards II and III. Preservation priorities to fulfill those standards are listed below.

## **B. Preservation Goals and Priorities**

Standards II and III of the *Secretary of the Interior's Standards for Preservation Planning* emphasize that information in historic context statements should help communities develop goals and priorities for identifying, evaluating, registering and treating historic properties, and that communities should integrate preservation planning into broader planning processes.

It is particularly important to identify potentially significant agricultural properties because demolition applications or other proposed projects may adversely impact them. The California Environmental Quality Act (CEQA) and the CEQA Guidelines define a "historical resource" as:

- (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources;
- (2) A resource included in a local register of historical resources (defined in Public Resources Code § 5020.1(k)) or identified as significant in an historical resource survey (defined in Public Resources Code § 5024.1(g)), shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Public Resources Code, § 5024.1, Title 14 California Code of Regulations, Section 4852) including the following:

- (1) It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
  - (2) It is associated with the lives of persons important in our past;
  - (3) It 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) It has yielded, or may be likely to yield, information important in prehistory or history.
- (4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (defined in Public Resources Code § 5020.1(k)), or identified in an historical resources survey (defined in Public Resources Code § 5024.1(g)) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.<sup>822</sup>

When evaluating a potential project, lead agencies must determine whether a project may cause a substantial change in the significance of a historical resource. If so, that project may have a significant effect on the environment. A “substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.”<sup>823</sup>

To help protect historic resources from significant adverse impacts, Monterey County should implement the following steps:

- Allocate funds to conduct additional reconnaissance-level and intensive-level surveys of potentially historic agricultural resources. Educating property owners about the survey process and purposes, as well as getting permission to enter properties, will ensure the survey’s success. Conduct outreach to the local agricultural community with letters and workshops that explain the purpose, procedures and value of the survey process. Provide a letter on Monterey County letterhead explaining the survey process. This letter is critical to the understanding of the property owners who are sensitive to newcomers on their property.
- Continue collecting oral histories about the region’s agricultural past, as various local educational and nonprofit organizations have done.

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<sup>822</sup> California Code of Regulations, Title 14, Division 6, Chapter 3 [California Environmental Quality Act Guidelines], § 15064.5(a)(2).

<sup>823</sup> California Environmental Quality Act Guidelines, § 15064.5(4)(b)(1).

- Synthesize results of the intensive-level survey to determine the potential for properties or rural historic landscapes to be nominated to national, state, and local registers; to become historic districts; or to execute Williamson Act or Mills Act contracts.
- Enter information into the County’s Geographic Information System (GIS) about properties that have been recorded in historic surveys or listed in historic registers. Identify them with information about whether the properties are listed in or eligible for listing in the National Register, California Register, Monterey County Register or another local register.
- “Red flag” any County records that are identified, located or maintained by Assessor’s Parcel Number (APN) if the parcel is listed in a historic register or identified in a historic survey, noting the property’s verified or potential historic significance. Red flagging puts realtors and other people interested in a property on notice that the property may be historic. Early notification can prevent future problems when parcels change hands if new property owners already know that future projects will have to take the property’s historic status or potentially historic status into account.
- Train planning and building department personnel regarding the meaning and importance of GIS listings and the “red flagged” APNs.
- Send congratulatory letters to owners of properties identified in historic surveys. The letter should praise the owners for owning a potentially significant agriculturally-related property (perhaps including an attractive certificate), explain the responsibilities associated with such status, and explain the benefits of historic status (*e.g.*, Mills Act property tax reductions, availability of the State Historical Building Code). The letter should be positive.
- When Monterey County mails annual property tax bills to owners of properties listed in a historic register or identified in a historic survey, the bill should indicate that the property is historic or potentially historic.

Because Monterey County’s agricultural history is inseparable from that of the Central Coast, this *Agricultural Resources Evaluation Handbook* includes information that is relevant to the whole region. To fully understand the area’s agricultural history and to protect important agricultural resources, public agencies and other organizations in Monterey, Santa Cruz and San Benito counties should recognize and emphasize the interconnectedness of the region. Nonprofit organizations like the Monterey County Historical Society, Agricultural History Project and the Pajaro Valley Historical Association already emphasize those connections. When setting future preservation priorities and making land use decisions, municipalities should also explore cooperative historic preservation and educational efforts and recognize that decisions made on local and countywide levels have a regional impact.

## C. Suggestions for Further Research

### Cultural Landscapes and Potential Districts

The land, in its entirety, developed by the Salinas Land Company and California Orchard Company may potentially be considered a cultural landscape if the region contains enough landscape characteristics and character-defining features that communicate the method in which the land was transformed. A primary future research task should be the consultation of local and regional repositories (such as the Hagan Agricultural Library at the University of California, Davis) to determine the existence of historic maps of the area. The company's extant headquarters could also be contacted for this information.

Fort Romie presents a similar opportunity for the designation of a cultural landscape as some of the original spacing of the colony farmsteads can be discerned. Further research is again recommended, coordinated with historic aerial maps and a reconnaissance survey to determine if the area possesses enough historic integrity.

Research and reconnaissance of the properties on the Highway 198 corridor from San Lucas to the Monterey County line should be undertaken to determine if this highway could be designated a Heritage Corridor as was River Road in the Salinas Valley.

It is also suggested that the extant Jacks Dairies in the corridor between Chualar and Soledad be designated as a non-contiguous historic district.

### Archaeology

Archaeological investigations could help determine historic ethnic customs, locate footprints of removed rural historic landscape characteristics and determine crop evolution at a particular site. It is generally assumed that industrial agriculture has removed the primary layers of soil that would contain this information, but this may not be the case on every site. For example, the extensive farmstead on Blackie Road (right) may contain a wealth of archaeological evidence. Experienced archaeologists should evaluate sites on a case-by-case basis to determine their archaeological information potential.



Does the agricultural property at 14468 Blackie Road have archaeological information potential?  
(PAST photo).

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