FINAL DRAFT

Alta Mesa Historic Context Statement And Reconnaissance Survey



Prepared for
City of Monterey Planning Office
Community Planning & Development Department
& Historic Preservation Commission
Monterey, California

Prepared by
Diana J. Painter, PhD, Painter Preservation
Sonoma, California

October 10, 2019

ALTA MESA HISTORIC CONTEXT STATEMENT AND SURVEY

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ALTA MESA HISTORIC CONTEXT STATEMENT AND SURVEY

Findings and Recommendations

Summary of Findings

The Alta Mesa neighborhood is significant as both Monterey's oldest residential neighborhood, and one of its most recent, for the fact that the area developed primarily after World War II. The earliest residence in the neighborhood, which has been continuously occupied since first settled, dates to 1817. Three additional nineteenth century adobes are also still extant in the neighborhood, one of which was moved there in the 1920s. The neighborhood also had an important period of development in the 1920s and early 1930s, when a master plan was developed, subdivisions were put in place, and new construction by master builder J.C. Anthony and his colleague, artist/sculptor Jo Mora, catered to visual artists and writers who were attracted to Monterey for its thriving art scene. J.C. Anthony moved and reconstructed one adobe and renovated two additional adobes at this time and undertook new construction in the Spanish Colonial and Monterey Revival styles that reflected his own particular interpretations of the styles. In 1939 a Master Plan for City of Monterey was developed that addressed the preservation of historic resources and conservation of natural resources, another landmark activity.

The Alta Mesa neighborhood is also significant as an Olmsted Brothers designed neighborhood. The Jacks sisters, Lee L., Margaret A. and Vida G. Jacks, hired the Olmsted Brothers firm out of Brookline, Massachusetts to layout the neighborhood. The plan area encompassed 545 acres and included the Alta Mesa neighborhood and areas to the south that were eventually developed as the Del Monte Shopping Center and areas to the east, which is now Monterey Peninsula College and a multi-family apartment area south of the college. Within the Alta Mesa neighborhood, the areas laid out in the Olmsted plan, which encompass about 121 acres, or approximately 75% of the neighborhood, reflect the influences of the plan today. The plan laid out the streets, open space, and the residential subdivisions that were eventually developed. It did not include – for the most part - lots that were already occupied by the adobes or had been spoken for, either by the Jacks family or J.C. Anthony. It also did not include the area northwest of the boundary between Rancho Aguajito and the City of Monterey Tract No. 1, much of which was subdivided by descendants of the Boronda family or a large parcel that is occupied by the First Presbyterian Church and Alta Mesa Professional Center today. It also did not include commercial parcels along Abrego and Fremont Streets. Corresponding, the areas that reflect the Olmsted plan are the residential areas of the neighborhood. The areas occupied by Don Dahvee Park and Iris Canyon Park were portrayed as greenways, with some large lot development backing onto them. Today these are dedicated park lands, donated by the Jacks sisters. The lake shown in the plan that was adjacent to what was then the Gouverneur Morris house (Castro Adobe) was also foreseen as a small open space. Today it is Lagunta Niranda Park.

The Alta Mesa neighborhood is also significant for its association with the Jacks sisters. The three Jacks sisters that developed this neighborhood inherited the land from their father David Jacks when the David Jacks Corporation was dissolved after his death. The sisters formed their own corporation and hired the Olmsted Brothers to lay out a plan for its development in the mid-1920s and began early platting of the neighborhood. They also eventually donated the park lands that are within the neighborhood today, including Don Dahvee Park (named for their father), Iris Canyon Park, and Lagunta Niranda Park (they also procured El Estero Park across

Fremont Street for the city). The neighborhood today very closely reflects their vision for it, with the exception of properties that were already owned by others when planning as outlined above began. The last subdivision, which was developed by another entity, was recorded in 1957, five years before Margaret Jacks, the youngest of the Jacks children, died.

The Period of Significance for the neighborhood is 1817 to 1969, embracing all major periods of residential development.[1] Areas of significance are Exploration/Settlement, Community Planning and Development, Architecture, and Landscape Architecture.

- **Exploration/Settlement.** As the first residential area developed outside the original Presidio walls in Monterey, it is highly significant. The area, initially called the Monterey Mesa, retained its semi-rural ambience for over 100 years before slowly developing beginning in the 1920s. Even today there are three adobe residences remaining from this era, as well as one that was moved there nearly 100 years ago.

- **Community Planning and Development.** The Alta Mesa neighborhood was a planned community envisioned by the Jacks sisters (L.M. and V. Jacks, Inc.) and planned under their direction. While the land itself was inherited from their father, land baron David Jacks, its character today reflects their vision in partnership with the Olmsted Brothers Landscape Architects and their donations of major land areas for public parks. The plan was implemented over an approximately 60-year period, with a break for the Great Depression and World War II.

- **Architecture.** The nineteenth century adobe residences in Alta Mesa are significant and are recognized, for the fact that they are locally listed as historic resources in the local historic register. There is a second area/period of significance for these structures, however, and that is that they (with the exception of the Boronda adobe) are also associated with master designer/builder J.C. Anthony (two are also associated with artist Jo Mora, his sometimes partner). Collectively these residences form a strong collection of Spanish and Mediterranean-inspired houses that reflect the vision of their designers.

- **Landscape.** Alta Mesa's landscape could be found significant as a vernacular cultural landscape, containing formally designed elements, informal elements, significant public open spaces and greenways, dramatic topography, and a forest preserve. The potential for Alta Mesa to be found a cultural landscape is discussed below in the boundary section and in Chapter 2 under "Cultural Landscape."

The **boundary** for the Alta Mesa neighborhood coincides with the survey area boundary, which covers approximately 171 acres. This geographic area could be evaluated as a historic vernacular landscape, reflecting the complexity and aesthetic basis of the neighborhood, and which includes the historic designed landscape that reflects the Olmsted Brothers plan for the neighborhood. The Alta Mesa neighborhood in its totality is bounded by natural boundaries made up of topographical changes, significant open spaces, roadways, and changes in land use and development character. Evaluating the neighborhood as a historic vernacular landscape

[1] Note that there was a significant period of development in the 1970s as well, but these buildings are less than 50 years old and were not surveyed, other than to be photographed, as part of this study.

was beyond the scope of this context and survey, but may be a project for the future to recognize the importance of this landscape character.

The nineteenth century adobes and 1920s-1930s residences designed and/or constructed by J.C. Anthony and partners could be found eligible for listing in the National Register as a Multiple Property Document (MPD), which is a themed nomination associated with individual, non-contiguous properties. The properties would be significant for their association with J.C. Anthony and his vision to create an artists' enclave of "Spanish houses," a goal toward which he made great progress. Creating a historic context for an MPD plus the nomination of at least one individual property allows an MPD to go forward and be listed in the National Register.

This same grouping of resources could also be evaluated as a small historic district whose boundaries could be slightly modified from the 1923 survey that Margaret Jacks commissioned and that was not part of the formal Olmsted plan. This would be significant for its collection of Spanish-influenced buildings associated with master builder J.C. Anthony.

Recommendations

- Continue to encourage designation of properties from the 1920s and 1930s designed in the Spanish Colonial Revival style where appropriate
- Consider developing an MPD (Multiple Property Document) for the residential buildings associated with J. C. Anthony and partners
- Consider developing a cultural landscape evaluation and plan for Alta Mesa that recognizes and develops greater public awareness of its history, specifically its association with the Olmsted Brothers and Jacks sisters' legacy, and the importance of its landscape and open space character
- Consider developing an MPD for the donations of the Jacks sisters for public parks in Monterey, including Don Dahvee Park and the Iris Canyon Greenway.

1. Introduction

Project Background

The Historic Context Statement and Reconnaissance Survey of the Alta Mesa neighborhood was identified in the 2000 Monterey Historic Master Plan as a project that fulfills Monterey's on-going historic survey program. The survey program is for preservation planning purposes. Each context and survey identified in the Historic Master Plan have been somewhat unique, reflecting the survey area, and included its own recommendations for subsequent preservation activities. For example, each survey in the Cannery Row area was intensive in nature, whereas surveys in other geographic areas have been reconnaissance surveys and in response to the historic context also developed as part of the project. This project, which takes the form of a historic context statement and a reconnaissance level survey of individual properties, is funded by a Certified Local Grant and is to be completed in 2018-2019.

Purpose and Scope

The goal of the project is to provide a context statement and area-wide survey. The survey area consists of the Alta Mesa Residential Neighborhood and several commercial properties along Abrego and Fremont Streets. The survey area is approximately 171 acres in size and contains 163 properties (Figures 1-3).

This context statement and reconnaissance survey provides a comprehensive list of qualifying historic resources in the area that allows the City to complete the City-wide historic survey program. This context statement and reconnaissance survey serves as a valuable tool in identifying the level of historic significance for individual properties and prevent improper modification to historic properties.

The Historic Context Statement:

- Identifies themes in the historical development of this area significant at the local, state and national levels;
- Establishes periods of historic significance;
- Identifies associated property types with their character defining features;
- Establishes evaluation criteria and integrity thresholds for important property types sufficient to provide a framework for evaluating resources individually for the national, California, and local registration programs; and,
- Identifies contributors to potential historic districts with the survey area."[2]

References include National Park Service guidance, *Secretary of the Interior's Standards for Preservation Planning, Identification, Evaluation and Registration* as applicable and *National Register Bulletin #24 – Guidelines for Local Surveys: A Basis for Preservation Planning,* as well as any additional applicable guidance provided by the California Office of Historic Preservation.[3]

[2] City of Monterey, "The City of Monterey, California Request for Proposals, Alta Mesa Historic Context Statement and Intensive Survey," October 3, 2018, rev. October 30, 2018.
[3] Ibid.

Research and Field Methods

Field work for the historic resource survey was undertaken the week of January 7th, 2019, the week of March 4th, and the week of May 27th, with follow-up field checks and interviews with property owners the week of August 5th. Photographs were taken and field notes taken to record the resources. Several properties were not visible from the street and permission was not given by property owners to be on the premises. As a result, these properties are only partially photographed, but aerials are provided to supplement the photographs taken from the street. In one instance historical photographs of the resource were available.

All properties were photographed. Field notes were taken for all properties over 50 years of age as to their appearance and any observed alterations. Each property over 50 years of age was additionally recorded with an architectural description and other data on a DPR 523a (Primary Record) form. Additional research – primarily in conjunction with aerial photographs – was undertaken to further assess the property's integrity. Each potentially eligible property was evaluated against the historic context statements created for the neighborhood to determine its historic significance and its status. That is, whether the property contributing or non-contributing based on its significance and integrity was noted.

Research for the historic context was undertaken at the California History Room at the Monterey Public Library, the Monterey County Recorder's Office, the City of Monterey Planning, Public Works, and Parks and Recreation Departments, and the Colton Hall Museum. Assessor records were found to be inaccurate, in terms of construction dates for the properties. Further map research was done for these properties, where possible. The development of historic contexts was guided by the 2000 Monterey Historic Master Plan. Two books by historian Julianne Burton-Carvajal and colleagues were invaluable resources. Information on the arts scene in Monterey in the relevant time period was supplied by Helen Spangenberg's *Yesterday's Artists on the Monterey Peninsula,* among other sources. Online resources included information from the Mayo Hayes O'Donnell Library, the Monterey County Historical Society, and articles from the Monterey Peninsula Herald. Numerous maps were consulted for the developmental history of Alta Mesa, dating from 1852 to the present. Drawings of the Olmsted Brothers plan for Rancho Aguajito, as well as extensive support studies and photographs, were available through the Olmsted Online archives. Information about the individual historic structures was supplied by various types of historical documentation, including HABS documentation and preservation plans, as well as information provided by the individual property owners. Information about the individual historic buildings was also available in Burton-Carvajal's books.

Report Organization

A historic context statement provides an organizational structure for grouping information about historic properties that share a common theme, place, and time. It focuses on describing historical development patterns within which the significance of a resource can be understood.[4] Contexts are intended to 'provide an analytical framework for identifying and evaluating resources by concisely explaining what aspects of geography, history and cultural significantly shaped the physical development of a community's land use and built environment over time; what important property types were associated with those developments; why they are

[4] Marie Nelson, "Writing Historic Contexts." Sacramento, CA: Office of Historic Preservation (n.d.):1.

important; and what characteristics they need to have to be considered an important representation of their type and context.'[5] The historic context for the Alta Mesa neighborhood, which is located in Chapter 3, is divided into the following development periods.

- *Pre-Settlement to 1770*
- *The Spanish (1770-1821) and Mexican (1821-1846) Eras*
- *The Early American Period (1846-1919)*
- *Alta Mesa Comes of Age (1919-1931)*
- *The Great Depression through World War II (1931-1945)*
- *The Post-War Years (1945-1969)*
- *Postscript – the 1970s.*

The discussion of each time period begins with an historical overview that briefly outlines what was occurring in Monterey as a whole at the time, which may have influenced Alta Mesa or contrasted with what was occurring in this relatively isolated neighborhood. This general overview is followed by a discussion of the major themes and periods of development that influenced the patterns and types of development in Alta Mesa, including land uses. These discussions also include people and organizations important to the history of the neighborhood and attendant socioeconomic changes where relevant.

Additional information provided in this report includes the regulations that pertain to historic resources in the city and that provide a framework for evaluating the resources (Chapter 2). The survey results (Chapter 4) include a discussion of major themes and property types and relevant minimum eligilbity requirements and integrity thresholds. The aspects of integrity that are most important to individual property types in order to convey the reasons for their significance are noted. References used to research the historic contexts are noted (Chapter 5). Spreadsheets of the surveyed properties and the Department of Parks and Recreation (DPR) forms are in the Appendices.

Property Types

Following the thematic discussions within the appropriate time frames are descriptions of the resource types - property types, architectural styles, and/or building types - that accompanied that period of development. The primary property types in Alta Mesa that are over 50 years of age are:

- The adobes that date from the nineteenth century (four total);
- Spanish Colonial Revival style houses from the 1920s and early 1930s;
- Vernacular commercial buildings from the 1920s and later; and
- Ranch style and Colonial Revival houses from the 1950s and 1960s.

Other important associations are the association with the Jacks sisters (L.M. & V. Jacks, Inc.), the Olmsted Brothers, builder/designer J.C. Anthony, and the various artists who lived on the Mesa at different periods.

[5] Nelson, (n.d).:1.



Figure 1: Project location map

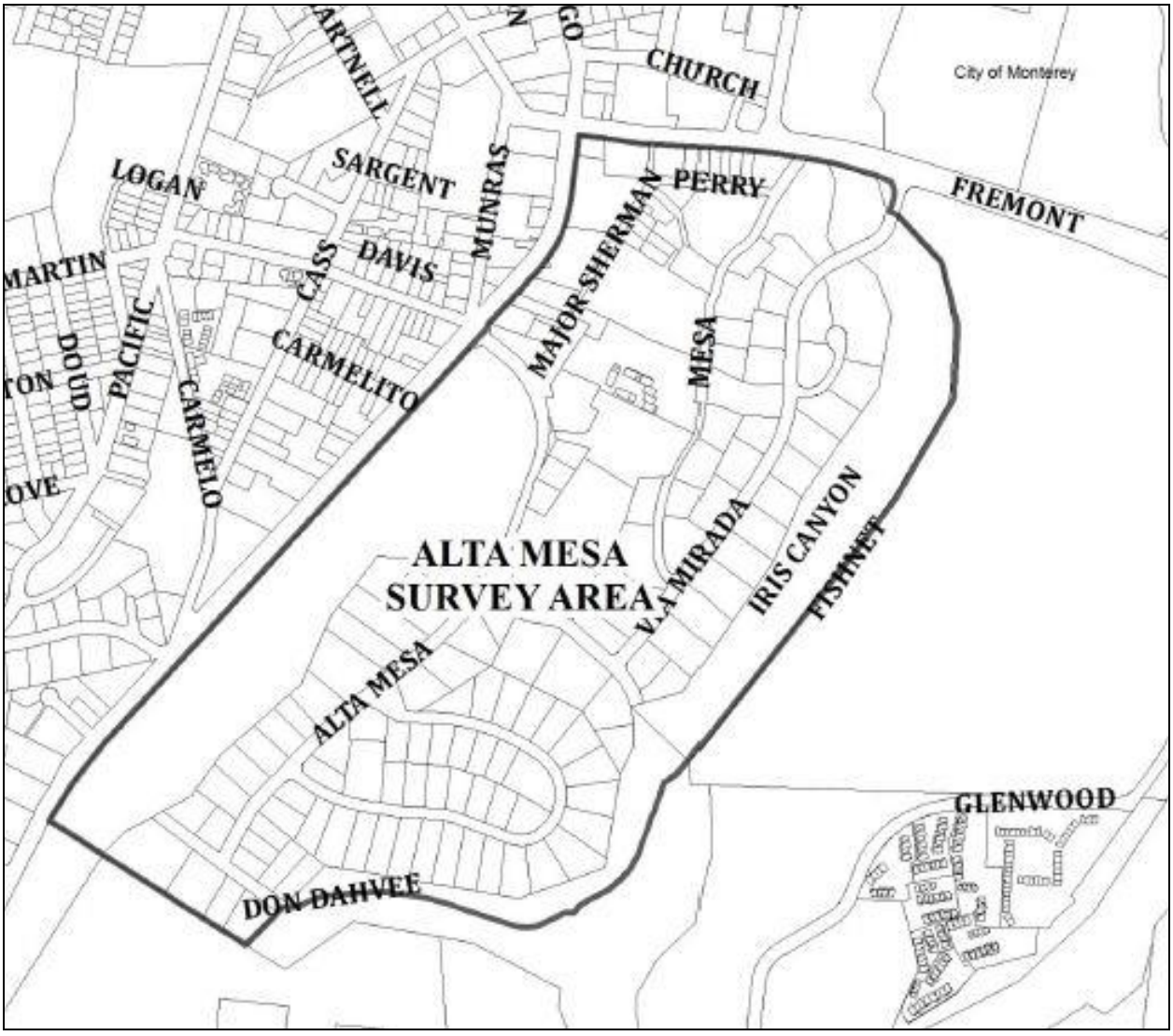


Figure 2: Alta Mesa survey area



Pale green – Residential Estate; yellow – Residential 1; fuchsia – Commercial Office; coral – Commercial 2; purple – Industrial; bright green – Open Space

Figure 3: Zoning map showing designated properties in crosshatch

2. Regulatory Overview

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the nation's inventory of known historic resources and the national repository of documentation on the variety of property types that may qualify for listing in the National Register. As expressed in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation,* "The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sties, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association.[6] Ordinarily, a property must also be over 50 years of age to be considered eligible for listing in the National Register. Properties that are under 50 years of age must typically be of exceptional significance to be listed. More information is available on this topic in *National Register Bulletin 22: Guidelines for Evaluating and Nominating Properties that have Achieved Significance Within the Past Fifty Years.*[7]

Criteria for Evaluation

Properties that are eligible for listing in the National Register must meet one or more of the following criteria for evaluation, and additionally retain integrity. Delineation of important historic contexts will determine which criteria are most relevant to the resource. The criteria are:

Criteria A:
Properties that are associated with events that have made a significant contribution to the broad patterns of our history;

Criteria B:
Properties that are associated with the lives of persons significant in our past;

Criteria C:
Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Criteria D:
Properties that have yielded, or may be likely to yield, information important in prehistory or history.

Aspects of Integrity

In addition to meeting one or more of the above criteria pertaining to significance, a property eligible for listing in the National Register must also retain integrity. While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's

[6] Patrick W. Andrus, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.* Washington DC: US Department of the Interior, National Park Service, Cultural Resources, 1995:2.
[7] Marcella Sherfy and W. Ray Luce, *National Register Bulletin 22: Guidelines for Evaluating and Nominating Properties that have Achieved Significance Within the Past Fifty Years. US Department of the Interior, National Park Service, National Register of Historic Places 1998 (1979).*

physical features and how they relate to its significance." Integrity is a function of a property's location, design, setting, materials, workmanship, feeling and association. A property must retain enough of its historic character or appearance to be recognizable as a historical resource and convey the reasons for its significance. Ideally it will retain those aspects of integrity most relevant to its significance.[8]The aspects of integrity are defined as follows:

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

Resource Classifications
The National Register classifies significant properties as buildings, sites, districts, structures, or objects. A historic property may also be a cultural landscape, which encompasses historic designed landscapes and historic vernacular landscapes, as well as other resource types. Because the Alta Mesa neighborhood is a complex area with potential for several different types of resources to be found significant, the resource classifications are provided here for reference.

Building
A building, such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.

Structure
The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter. Structures nominated to the

Object
The term "object" is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it

[8] Andrus, 1995:44.

may be, by nature or design, movable, an object is associated with a specific setting or environment.

Site
A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.

District
A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.[9]

Cultural Landscape
This report finds the Alta Mesa neighborhood most appropriate to evaluate as a cultural landscape. A **cultural landscape** is defined as "a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values." There are four types of cultural landscapes, which are not mutually exclusive: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes.[10]

A **historic designed landscape is one** that was "consciously designed or laid out by a landscape architect, master gardener, architect, or horticulturist according to design principles, or an amateur gardener working in a recognized style or tradition. The landscape may be associated with a significant person(s), trend, or event in landscape architecture; or illustrate an important development in the theory and practice of landscape architecture. Aesthetic values play a significant role in designed landscapes. Examples include parks, campuses, and estates."[11] The Alta Mesa neighborhood contains a significant historic designed landscape, represented by the Olmsted subdivision design for the neighborhood, within a larger cultural landscape.

The elements of a cultural landscape include the following:

Natural Systems and Features - Natural aspects that often influence the development and resultant form of a landscape;

Spatial Organization - Arrangement of elements creating the ground, vertical, and overhead planes that define and create spaces;

Land Use - Organization, form, and shape of the landscape in response to land use;

[9] Andrus, 1995:4.
[10] Birnbaum, Charles A., "Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes." Washington DC: Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance, September 1994:1.
[11] J. Timothy Keller and Genevieve P. Keller, *National Register Bulletin 18: How to Evaluate and Nominate Designed Historic Landscapes.* Washington DC: U.S. Department of the Interior, National Park Service, Interagency Resources Division, n.d.

Cultural Traditions - Practices that influence land use, patterns of division, building forms, and the use of materials;

Cluster Arrangement - The location of buildings and structures in the landscape;

Circulation – Spaces, features, and materials that constitute systems of movement;

Topography - Three-dimensional configuration of the landscape surface characterized by features and orientation;

Vegetation - Indigenous or introduced trees, shrubs, vines, ground covers and herbaceous materials;

Buildings and Structures – Three-dimensional constructs such as houses, barns, garages, stables, bridges, and memorials;

Views and Vistas – Features that create or allow a range of vision which can be natural or designed and controlled;

Constructed Water Features – The built features and elements that utilize water for aesthetic or utilitarian functions;

Small-Scale Features – Elements that provide detail and diversity combined with function and aesthetics;

Archeological Sites - Sites containing surface and subsurface remnants related to historic or prehistoric land use.

In a full evaluation according to this methodology, each element of the landscape is evaluated with respect to the state of California Eligibility Criteria and/or the National Register Evaluation Criteria in order to assess significance. If found significant, the integrity of each element is also assessed, according to the seven aspects of integrity established by the National Park Service for this purpose. Landscape features that are considered significant and to possess integrity may be considered contributing elements to a historic vernacular landscape. All major buildings may also be evaluated individually per the criteria established for that purpose.[12] While completion of a cultural landscape evaluation is beyond the scope of this historic context and survey, it may be desirable in the future to undertake this effort.

A **historic designed landscape is one** that was "consciously designed or laid out by a landscape architect, master gardener, architect, or horticulturist according to design principles, or an amateur gardener working in a recognized style or tradition. The landscape may be associated with a significant person(s), trend, or event in landscape architecture; or illustrate an important development in the theory and practice of landscape architecture. Aesthetic values

[12] For an example of this type of analysis applied to a large, complex site in Monterey County, see Diana J. Painter and Janet Gracyk, *Historic Resource Report – Paraiso Hot Springs, Monterey County, California.* Prepared for Thompson Holdings, Horsham, Pennsylvania. Prepared by Painter Preservation & Planning and Terra Cognita Design & Consulting, Petaluma, California. February 2008.

play a significant role in designed landscapes. Examples include parks, campuses, and estates."[13]

CALIFORNIA REGISTER OF HISTORICAL PLACES

There are four 'tests' for the historic significance of a property or site in the State of California. These Eligibility Criteria are modeled after the National Criteria for Evaluation. They are used by the State of California and local agencies for preservation planning and evaluation purposes, as in this survey and historic context statement. They are also used to determine whether, under the California Environmental Quality Act (CEQA), impacts to a historic property as a result of a project proposal have the potential to create a substantial adverse change to the resource. As it pertains to this survey, CEQA ensures that resources that may not be identified in this survey due to age or that may be recorded at a later date in greater detail, are still subject to CEQA if a discretionary decision is required.

Even if the local agency does not specifically adopt these criteria, the criteria still apply if proposed changes to a property are subject to CEQA:

> *. . . a resource does not need to have been identified previously either through listing or survey to be considered significant under CEQA. In addition to assessing whether historical resources potentially impacted by a proposed project are listed or have been identified in a survey process, lead agencies have a responsibility to evaluate them against the California Register criteria prior to making a finding as to the proposed project's impacts to historical resources.*[14]

Eligibility Criteria

In order to be eligible for listing on the California Register, a historical resource must meet one or more of the following four criteria. As is the case with the National Register, the significance of a resource will be determined by the context statements that are developed in order to respond to the criteria below.

1. *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or*

2. *It is associated with the lives of persons important to local, California, or national history;*

3. *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or*

4. *It has yielded, or has the potential to yield, information important to the prehistory or*

[13] J. Timothy Keller and Genevieve P. Keller, *National Register Bulletin 18: How to Evaluate and Nominate Designed Historic Landscapes.* Washington DC: U.S. Department of the Interior, National Park Service, Interagency Resources Division, n.d.

[14] California Office of Historic Preservation Technical Assistance Series #1, "California Environmental Quality Act (CEQA) and Historical Resources." Sacramento, CA, Office of Historic Preservation Department of Parks and Recreation, May 23, 2001:5.

history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, a property must also retain its integrity. The aspects of Integrity are outlined above. They are used in the same way to determine whether a property or resource is eligible for listing in the California Register as they are for the National Register.

The existing properties in Monterey that are locally designated landmarks are recognized by the California Register of Historic Places through the California Historical Resource Status Code 5, "Properties recognized as historically significant by local government." Note that they may also be eligible for listing in the California or National Registers as one of the resource types defined above as well.

PRESERVATION PLANNING IN MONTEREY

City of Monterey General Plan

The City of Monterey General Plan outlines the history of preservation efforts in Monterey through planning documents, regulations and incentives, as well as the policies (Goals, Policies and Programs) that govern historic preservation in Monterey. One of the policies pertains directly to this project: Program a.1.3. Complete the City-wide history survey program and maintain up-to-date surveys of potentially historic resources."[15] Another relevant program area is Program a.1.6. Encourage the identification and preservation of historic landscapes, including incentives for preservation."

City of Monterey Preservation Ordinance

The City of Monterey's preservation program is implemented through the city's preservation ordinance, which is currently undergoing an update. The existing ordinance outlines a process for designating historic resources through the use of overlay zones. The following is an excerpt of the zoning code that describes the zones.

> *The "H" zone consisting of either H-1 or H-2 zoning is applied to the most important historic buildings in Monterey. The purpose of the "H" zone is to preserve the exterior of designated buildings and in some cases to preserve building interiors.*
> *"H-1" zoning is intended to identify and protect the most important historic resources in the City, generally including properties with statewide, national, or international historic significance where that significance would be recognized outside of the City. The City recognizes its responsibility for preserving these resources for a national and international public, and the H-1 zone may be established without owner consent in order to fulfill that responsibility. The H-1 zone includes a strong series of incentives to support and encourage preservation of the historic resources.*
>
> *"H-2" zoning is intended to identify and protect historic resources in the City that would be recognized as resources with local historic importance and their historic importance would not generally be recognized outside the immediate area of the Monterey Peninsula. The City encourages the preservation of these resources with a strong set of*

[15] City of Monterey, *City of Monterey General Plan,* January 2005 (updated March 2016):108

incentives; however, the ultimate decision to rezone and ultimately to preserve them is left to the property owner.[16]

Monterey Historic Master Plan

The City of Monterey's preservation program is also implemented through its 2000 Historic Master Plan. Alta Mesa is one of the last neighborhoods to be recorded under the auspices of the Master Plan comprehensive survey program that was developed in 2000, although it had been identified for consideration in earlier planning documents.[17] A map in the 2000 report established the boundaries of existing and what were proposed surveys at that time.[18] The present survey follows the boundaries recommended in the Plan, which abuts surveys to the north (East Downtown) and west (Lower Monterey Vista/Peter's Gate).

The city's Historic Master Plan also establishes the goals for Monterey's historic preservation program. The stated goals are:

> (a*) To establish programs to improve coordination among agencies, nonprofit organizations and individuals who own historic buildings in order to maximize preservation, maintenance, promotion and education with limited financial resources; and*
>
> *(b) To establish programs to improve preservation of historic buildings, sites, landscapes, artifacts and memories.*[19]

The Plan provides a comprehensive set of elements that address the city's existing identified historic and archaeological resources; past and present preservation efforts; provides a discussion of the legal basis for preservation; outlines Monterey's historic preservation needs, or gaps between protected and unprotected resources; discusses the city, state and federally-controlled historic properties in Monterey; outlines preservation incentives; outlines educational and outreach goals for preservation in the schools; lays out important contexts and interpretive themes in Monterey; and establishes goals, objectives and programs for interpreting and preserving Monterey's history.[20]

The themes listed in Element 9 that are particularly relevant to this study include Population and Cultural Groups, which in this case includes settlement in the Spanish and Mexican eras and subsequently, Anglo settlement. It is likely that the area, with its abundant water and habitat, was also used by Native Americans at one point, but research did not reveal this. Transportation is a theme, as Abrego and particularly Fremont Street became a major travel corridor. Commercial development along these streets catered to the automobile trade. Themes that are not mentioned in the Master Plan, but are present in the neighborhood, is residential development and associated park and open space development.

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[16] City of Monterey Zoning Code, Article 15 Historic Properties, Section 38-75 and 38-76. https://monterey.org/Services/Community-Development/Planning/Historic-Preservation, accessed August 2019.
[17] All neighborhoods except Monterey Vista have been surveyed, as recommended by Historic Master Plan program 2.22.; the master plan did not include programs to survey the remaining neighborhoods.
[18] *Monterey Historic Master Plan, Monterey, California.* Prepared for the City of Monterey. Prepared by Architectural Resources Group, March 7, 2000.
[19] *Monterey Historic Master Plan,* 2000:1.
[20] Ibid.

The goals, objectives and programs listed in Element 10 that are particularly relevant to this study is to record Monterey's history up through the modern era and "Protect historic and cultural resources including buildings, sites, landscapes, artifacts and memories."[21] Surveying the Alta Mesa neighborhood is part of this goal.[22] Objective 2.3, whose aim is to preserve historic landscapes, is also relevant to this survey.

PREVIOUS DOCUMENTATION

The historic adobes in the Alta Mesa neighborhood appear in numerous early maps of Monterey and, in the case of the 1941 Federal Writers Program guide to the Monterey Peninsula, in a tour of the resources. They have also appeared in early tours of the neighborhood developed by the Monterey History and Art Association as the "Path of History" and "Points of Interest" (1938).

Possibly the first map on which the adobes appear is a map called, "The First Solares," that covers the period from 1831 to 1834. It shows the historical presidio with a kiln north of the Alta Mesa neighborhood. The official title printed on the map is "Plano del Real Presidio de St. Carlos de Monterrey" by D.H. and the source noted is "Mex. Archives XV, 39.[23] It appears that one of the purposes of the map was to show that deeds to the land were issued prior to 1835, when David Spence, a clerk for William Hartnell, began issuing deeds.[24]

A map of the Monterey Harbor, prepared in 1852, shows the adobes on The Mesa. A USGS map dated 1913 shows what appears to be Abrego and Fremont Streets, but no other streets within the neighborhood, which makes sense since the first interior streets were laid out in the mid-1920s. The 1939 Master Plan (see below) notes five adobes in the neighborhood. The "Points of Interest" published in the 1941 *Monterey Peninsula* American Guide Series as part of the New Deal Writers Program of the Work Projects Administration illustrated the locations of the following historic structures in Alta Mesa.[25] Historic buildings noted in the neighborhood are the Boronda Adobe, Washerwoman's Gulch, Casa Castro, Casa Buelna, Casa Bonifacio, and the Barreto Adobe (no longer extent). This publication also noted the contribution of the 1939 Master Plan and the Path of History and Points of Interest developed by Colonel Roger S. Fitch and Mrs. Laura Bride Powers of the Monterey History and Art Association.[26] Note that this recognition did not carry the weight of regulation; in other words, the adobes were noted as important but were not designated historic resources.

1939 Master Plan

The City of Monterey has had an active program of architectural survey for some time, which follows on an avid interest in Monterey's historic buildings since at least the late 1930s, when National Park Service employee Emerson Knight developed a proposed Master Plan for preserving Monterey's historic buildings and landscape features, in part by establishing a Ring

[21] Element 10, Goal 2.
[22] Element 10, Goal 2, Objective 2.2, Program 2.2.2.
[23] This map is found in the California History Room of the Monterey Public Library.
[24] David Spence later opened his own shop, acquired Rancho Encinal y Buena Esperanza, became alcalde of Monterey, a judge, and a member of the state legislature. "David Spence," *Monterey County Historical Society* (website). http://mchsmuseum.com/salinas/index/mchs-name-index/, accessed August 2019.
[25] James Ladd Delkin, *Monterey Peninsula, Compiled by Workers of the Writers Program of the Work Projects Administration in Northern California,* (American Guide Series, Second revised Edition). San Francisco, CA: Hooper Printers Co., 1946 (1941).
[26] This tour was available in a brochure published and distributed by the Chamber of Commerce.

Route that "links together most of the historic houses and makes broad suggestions for street tree and vacant lot planting."[27] The Ring Road touched on the edge of the Alta Mesa neighborhood when it extended as far south as Fremont Street just to the west of El Estero, then continued west along Church Street on the north side of San Carlos Chapel. The plan was comprehensive, looking at not only historic buildings and sites, but also streets and the highway, all public parks, parkways and recreation lands, and conservation of the bay and beach front. Five historic structures in the Alta Mesa neighborhood were mapped.

DESIGNATED BUILDINGS

There are four locally designated buildings in the Alta Mesa neighborhood and one that has been identified as historic through a historic resource survey. There are two tiers of historic buildings according to the City of Monterey's code. Either H-1 or H-2 zoning is applied to locally designated historic buildings in Monterey.

Below is a brief discussion of each designated or identified as eligible buildings in the Alta Mesa neighborhood.[28] Each building has been assigned a California Historical Resource Status Code. An explanation of the codes is as follows. California Historical Resource Status Codes pertain to the California Register of Historical Places. A code of "3S" means, 'Appears eligible for listing in the National Register as an individual property through survey evaluation.' A code of "6Y" means Determined ineligible for listing in the National Register by consensus through Section 106 process – Not evaluated for California Register of Local Listing.' Status Code 4X, which was given to the Buelna adobe under the old Historic Resource Status Code system, meant, 'May become eligible for listing in National Register as a contributor to District that has not been documented.' Status Code 5S1, which was assigned to the Dormody House by the surveyor, means, "Appears to be individual eligible for local listing or designation through survey evaluation."[29]

Casa Boronda, 100 Boronda Lane, (1817) local landmark H-1, Resource Status Code 3S
The Boronda Adobe was built by Don Manuel de Boronda in 1817, making it the oldest residence in Monterey and one of the oldest adobes in California. It was the first residence to be constructed outside the walls of the presidio, which occupied the area that is bounded by Webster, Camino El Estero, Fremont, and Figueroa Streets today. The Mexican military was concerned about Argentinean revolutionaries reacting to the wars of independence from Spain, at a time when Mexico was still loyal to the Spanish government.[30] As a result, they worried that it would be dangerous to locate outside the presidio walls. Corporal Manuel Boronda, who had retired from San Francisco to Monterey, was among the first to take the risk. He built an adobe composed of three rooms with a thatched roof and dirt floor.

Casa Boronda has been written about extensively as Monterey's oldest residence, from a 1938 chronicle to a real estate article in the Carmel Pine Cone newspaper when it was for sale in December 1999. It was first recorded as part of the Works Progress Administration (WPA)

[27] Emerson Knight, "Master Plan of the City of Monterey Map D, Preservation of Historic Values, Historic Buildings & Sites, Historic Ring Road," March 1939:20.
[28] A more extensive discussion of each building is found in the DPR 523 forms in Appendix B.
[29] Note that some California Historical Resource Status Codes have been changed in conjunction with this survey.
[30] Augusta Fink, *Monterey County, The Dramatic Story of Its Past.* Santa Cruz, CA: Western Tanager Press, 1982:53.

Historic Survey of Monterey and photographed under the auspices of the Historic American Building Survey in 1936 by Robert W. Kerrigan. A DPR 523 form was prepared for the building in 1977 by Elizabeth R. Nomellini.

Casa Buelna, 801 Mesa Road, (1821), local landmark H-1, Resource Status Code 3S
This property (also called the Marcy S. Woods House) was surveyed in 2005. According to this author, the building is significant as the residence and school of Jose Antonio Buelna, who constructed the adobe between 1818 and 1821. It was later owned by his daughter, who also used it to conduct a girls' school prior to 1875. This author found it significant as an example of an early adobe, and then in the early 1920s as an example of the work of locally prominent contractor James C. Anthony for Marcy Woods. It is a two-story adobe with an irregular footprint that displays elements of the Monterey style.

Casa Bonifacio, 785 (949) Mesa Road, (1835), local landmark H-1, Resource Status Code 3S (moved and re-built in 1922)
Casa Bonifacio, also known as the Sherman Rose Cottage, was constructed in 1835 by Jose Rafael Gonzales, a retired cavalryman and then administrator of the Custom House. It was recorded as part of the WPA Historical Survey of Monterey and photographed under the auspices of HABS in 1936 by Robert W. Kerrigan. The house was moved from its original location on Alvarado Street in 1922 and rebuilt by J. C. Anthony at its present site for Percy Gray. The two-story adobe consists of three bays, the central bay being recessed and enclosed at the second level with a vertical wood rail.

La Mirada (Castro Work Adobe), (ca 1836) 720 Via Mirada, local landmark H-1, Resource Status Code 6Y
The former Castro Adobe is now owned by the Monterey Museum of Art and called La Mirada. It was constructed by Antonio Mario Castro in the early 1800s. Castro was a solder from 1780 to 1809; it remained in the family until it was sold in 1919. The house was remodeled by J. C. Anthony for writer Gouverneur Morris in the 1920s. It was purchased by in 1936 by Thomas A. Work, a writer and son of Thomas A. Work, Sr. a successful land developer, who bought the property in 1936. The property was deeded to the museum in 1986. The garden was recorded in HALS documentation in 2000. A relatively extensive Historic Preservation Report was prepared for the property in 2015, which detailed the various owners of the house, periods of development, and resulting changes to the property. These periods of change resulted in the house being described as "rambling" today. The 2015 report included identification of the character-defining features of the property, treatment approaches and interpretive recommendations for the building and property.[31] One of the gardens was designed by renowned Hollywood landscape architect and scenic designer Florence Yoch. Today the newer buildings are connected with a series of patios or gardens.

After the Monterey Museum of Art acquired the property, additional museum space was designed by renowned American architect Charles W. Moore, who had previously lived in Pebble Beach and completed his master's thesis on Monterey's historic adobe building stock.

[31] Seth Bergstrom, *Monterey Museum of Art – La Mirada, Monterey, California, Historic Preservation Report.* Prepared for Monterey Museum of Art, Monterey, CA. Prepared by PAST Consultants, LLC, Pacific Grove, CA, December 2015

Dormody House, 848 Via Mirada, (1931), local landmark H-2, Resource Status code 5S1
The Dormody House was constructed in 1931 and is attributed to builder James C. Anthony, from whom Dormody bought the property. Dr. Dormody is significant for his contributions to the development of the Monterey Hospital and "service to the practice of Medicine in Monterey."[32] Moving from San Francisco, he came to Monterey with his brother in 1922 and established a practice. His Monterey Hospital is considered the first modern hospital on the Monterey Peninsula. In addition to many years of professional service, he also later served the community as a city councilman and mayor. The house is a U-shaped, early California Ranch House with a veranda around the entire extant of the "U" under an extension of the clay tile roof.

[32] Kent Seavey, "Historical Report, 848 Via Mirada, (Dr. Hugh F. Dormody House), Monterey, California," 2003.

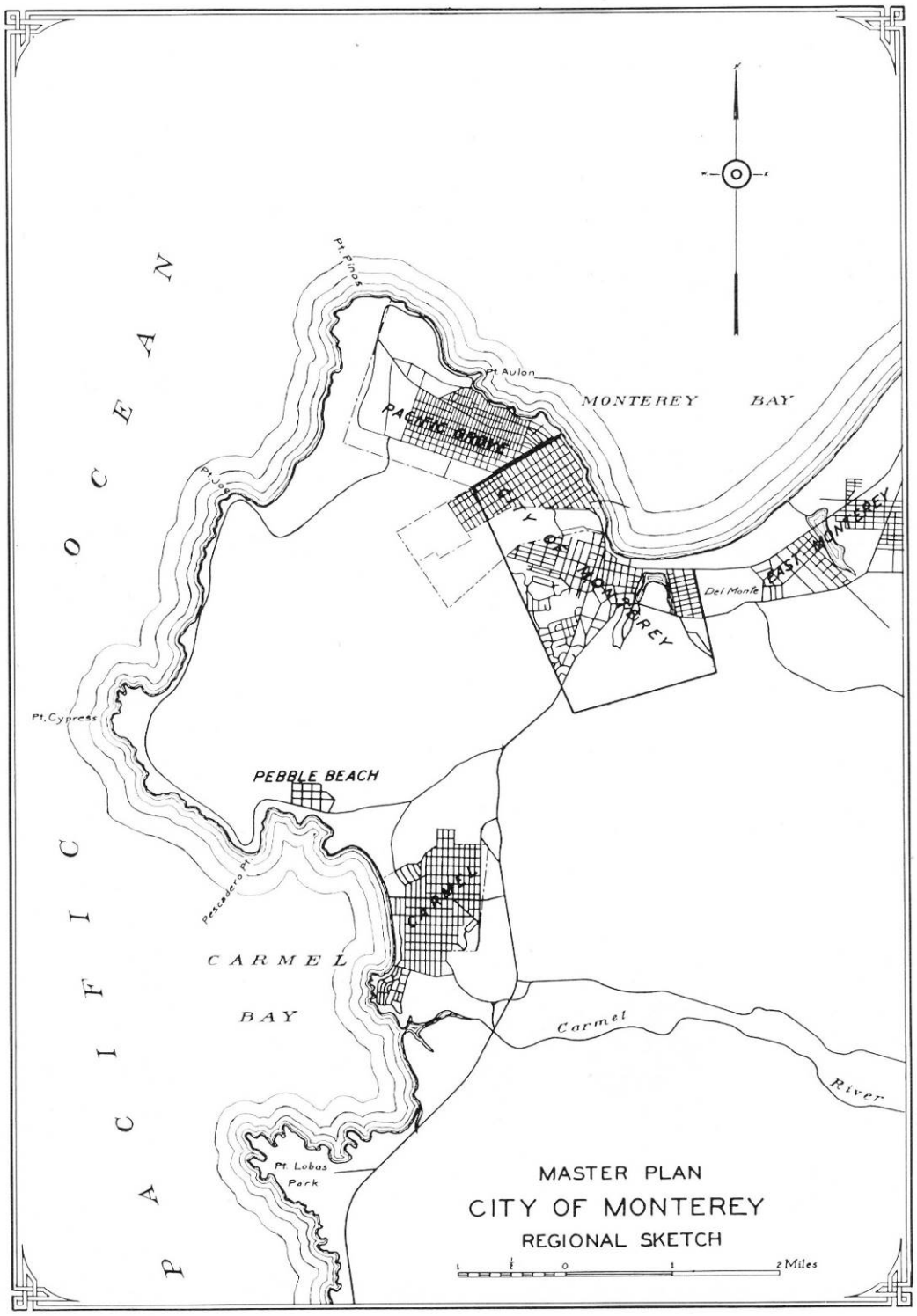


Figure 4: 1939 Master Plan map showing scope of plan and regional setting



Source: Monterey Public Library History Room

Figure 5: 1939 Master Plan for Monterey showing historic buildings and sites



Source: Monterey Public Library History Room

Figure 6: 1939 Master Plan for Monterey detail showing Alta Mesa sites

3. Historical Overview

PRE-SETTLEMENT TO 1770

Native American Period

The Monterey area was occupied by members of the Rumsen people of the Ohlone-Costanoan linguistic group in the pre-contact era. The Ohlones arrived on the Central Coast 4,500 to 5,000 years ago. It is estimated that more than 10,000 lived between San Francisco Bay and Point Sur.[33] The Rumsen people of the Monterey Bay Area were one of seven linguistically distinct Ohlone groups. At the time of Spanish contact in 1770, approximately 800 Rumsen lived along the Monterey Peninsula and lower portions of the Carmel and Salinas Rivers. Though the Rumsen did not build permanent villages in the Monterey area, it was home to about five semi-permanent Rumsen villages and the coast was densely populated with non-permanent camps for seasonal fishing. Seasonal camps were also created for hunting and gathering other foodstuffs. Both the semi-permanent villages and seasonal camps consisted of a group of dwellings, often constructed of willow poles, and thatched with tules or brush, around a central open area.[34] As described by naturalist Jean Francois de La Perouse in 1786, "Before the arrival of the Spaniards, the Indians of California cultivated nothing but a small quantity of maize, and subsisted almost entirely by fishing and hunting. No country is more abundant in fish and game of every description. Hares, rabbit and deer are extremely common; seals and otters are as abundant as in the more northern parts and in the winter they kill a great number of bears, foxes, wolves, and wild cats."[35]

After the founding of the missions, many of the Ohlones in the Monterey area became attached to the San Juan Bautista or San Carlos Borromeo (Carmel) missions. "In addition to attempting to Christianize the Ohlones, the missionaries made them cultivate crops; prepare hides; make soap, tallow and adobe bricks; forge tools; and spin and weave cloth." After the missions were secularized in 1834 some Ohlones stayed and worked as servants or ranch hands on neighboring ranches. Their numbers greatly reduced, others returned to the hunter-gatherer life or formed villages with other Ohlones.[36]

Early Exploration

Several exploratory trips to Alta California were made by the Spanish and English in the pre-settlement era, before Monterey and Alta California were claimed for the Spanish crown. Hernando de Alarcon reached the mouth of the Colorado River on August 18, 1540.[37] Juan Rodriguez Cabrillo, a Portuguese navigator, is credited with discovering California. He sailed

[33] PAST Consultants LLC, *Historic Context Statement for Agricultural Resources in the North County Planning Area, Monterey County.* Prepared for Monterey County Parks Department; Prepared by Past Consultants, LLC, September 201:34.
[34] *National Historic Landmark District and Downtown Area Context Statement and Reconnaissance Survey, Monterey, California.* Prepared for City of Monterey. Prepared by Architectural Resources Group, San Francisco, California. September 2011:15.
[35] *Monterey in 1786, Life in a California Mission, The Journals of Jean Francois de La Perouse.* Berkeley, CA: Heyday Press, 1989:64.
[36] PAST Consultants, 2010:35.
[37] O'Donnell, Mayo Hayes, *A History of Monterey* (ms), p.3. On file, Mayo Hayes O'Donnell Library, accessed August 2019.

from Natividad on the west coast of Spain and landed in southern California, at which time he claimed the land for the King of Spain. On November 16, 1542 he reached the southern headland of Monterey Bay, which he called La Bahia de los Pinos or the "Bay of Pines." He would sail as far as Fort Ross before turning back.[38]

After Cabrillo came Englishman Sir Francis Drake, who landed at Drake's Bay in northern California in 1579.[39] He claimed the land for Queen Elizabeth I of England.[40]

Sebastian Rodriguez Cermeno, a Portuguese sailor, was on a mission for Spain to discover a west coast port. He is credited with seeing Monterey Bay on December 10, 1595. He called it San Pedro Bay.[41]

Spanish explorer Sebastian Vizcaino reached Monterey Bay on December 17, 1602, seeking a port suitable for use as an anchorage in the future, after first landing in and naming San Diego Bay. He named the bay Monterey after the Count of Monterey, ninth viceroy of Mexico.[42]
One hundred sixty-seven years after the first European land exploration of Alta California, the expedition of Spaniard Captain Gaspar de Portola, traveling north from San Diego, sought the port that Vizcaino had described in such glowing terms. They reached Monterey in 1769 but did not recognize it as the bay that Vizcaino had described in the past. They continued north as far as San Francisco Bay before turning back. Although they again camped near Monterey Bay, they still did not recognize it as the same body of water as described by Vizcaino.

Portola returned by land to Monterey the next year, having concluded that he must have been at Vizcaino's Port of Monterey after all. The land party was met at Monterey by Father Junipero Serra, Father Juan Crespi, and other Franciscan monks who had traveled by sea to meet them. Portola erected the Presidio of Monterey to defend the port and on June 3, 1770, Father Serra founded the Mission San Carlos de Monterey inside the presidio enclosure, the second mission in Alta California after San Diego de Alcala. The presidio was founded in the name of Charles II, King of Spain.[43]

[38] Douglas E. Kyle, *Historic Spots in California* (Fifth Edition). Stanford, CA: Stanford University Press, 2002 (1932):225.
[39] Note that this account has been contested over the years. Andrew Rolle, *California, A History,* Fifth Edition. Wheeling, IL: Harlan Davidson, Inc., 1998 (1963): 24.
[40] According to historian Burgess McK. Shumway, Queen Elizabeth was not interested in pursuing such a remote and unknown land at this time. Burgess McK. Shumney, *California Ranchos, Patented Private Land Grants Listed by County* (Second Edition, Michael and Mary Wickizer Burgess, editors). The Borgo Press, 2007 (1988):8.
[41] Kyle, 2002:225.
[42] O'Donnell, (n.d.):5.
[43] Kyle, 2002:227.



Figure 7: Monument to Junipero Oak, Presidio grounds

Associated Property Types

There are no known property types in Alta Mesa associated with the pre-contact era. There are no known property types associated with early exploration, due to the fact that no built-environment resources in the survey area are known to have been developed or survived from this era. The identification of archaeological sites is beyond the scope of this study. In contrast to other areas in Monterey, however, archaeological investigations are not known to have taken place within the Alta Mesa neighborhood.

THE SPANISH (1770-1821) AND MEXICAN (1821-1846) ERAS

Historical Overview – The Spanish Era

Monterey became the site of the principal Presidio and the headquarters of the chain of missions that would be founded by the Franciscan missionaries in California.[44] Governor Portolá was replaced in Monterey by Captain Pedro Fages, who had been third in command on the

[44] O'Donnell, 6.

exploratory expeditions. Fages became the second governor of Alta California, serving from 1770 to 1774. Serra's missionary aims soon came into conflict with Fages and the soldiers, and he moved the mission to Carmel the following year to gain greater independence. The existing wood and adobe building that had been the mission church became the chapel for the Presidio.

Monterey became the capital of both Baja (lower) and Alta (upper) California in 1776 and the chapel was renamed the Royal Presidio Chapel.[45] The original church was destroyed by fire in 1789 and replaced by the present sandstone structure. Completed in 1794 with Indian labor, the chapel was rededicated to Saint Charles Borromeo in 1840.[46] The Presidio Chapel and the Mission San Carlos Borromeo de Carmelo or Carmel Mission became the headquarters for the entire mission system. After the mission moved to Carmel the construction of a new stone church got underway. It was completed in 1797. Both were constructed under the direction of master stone mason Manual Ruiz. The chapel was enlarged in 1858 and a new bell tower roof added in 1893.[47] The chapel, which has been in continual use since its construction, is across Fremont Street from the Alta Mesa neighborhood and can be glimpsed above the chalk rock wall topped by clay tiles that borders it along Fremont Street.

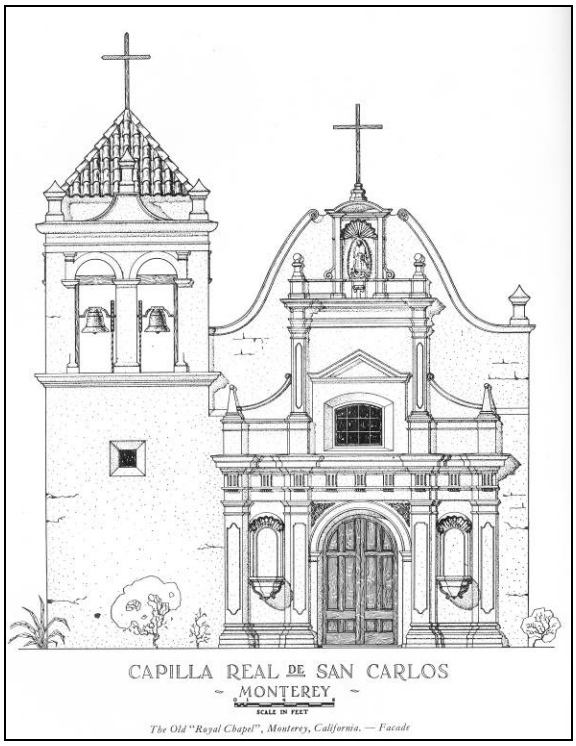


Figure 8: "Old Presidio Chapel" by Rexford Newcomb, 1937

[45] This same year Captain Juan Bautista de Anza arrived from Sonoma with the first settlers for Spanish California, who stayed briefly at Monterey before moving north. Colton Hall-Presidio Museum, "Á Brief History of the Monterey Peninsula," November 2007:1.
[46] The cathedral is the oldest continuously operating parish and the oldest stone building in California. It is the only existing presidio chapel in California and the only surviving building from the original Monterey Presidio.
[47] Richard Janick, Laurie Boone and Kent Seavey, *Architecture of the Monterey Peninsula.* Monterey, CA: Monterey Peninsula Museum of Art,1976:1.

Explorers and adventurers continued to visit Monterey Bay, which would become an international port. The French naturalist Jean Francois Galaup de La Perouse arrived on September 14, 1786 on a scientific expedition and stayed for nine days. His written account of Monterey informed the outside world about conditions in Monterey.[48] Other explorers who visited Monterey Bay after it was claimed for Spain included the Spaniard Alejandro Malaspina in 1791 and the Englishman Captain George Vancouver in 1792. The first American ship to reach the bay was commanded by the trader Captain Ebenezer Dorr in 1796.

At the time Dorr's ship, the Otter, arrived in Monterey about 200 people were living within the Presidio and conditions were crowded.[49] Monterey achieved pueblo status in 1795, after San Jose and Los Angeles. This would allow some of the soldiers and their families to locate outside the presidio on the mesa.[50] However, because Latin American countries were trying to achieve their independence at this time, there was a fear that settlers who moved outside the presidio would not be protected from Argentine revolutionaries, who were attempting to undermine Mexico's ties with Spain. This would come to pass in 1818.

In 1817 Manuel Boronda would become the first soldier to build a home outside the Presidio.[51] In 1818 Hipolito Bouchard, an Argentine privateer, arrived by ship and attacked and destroyed Monterey. At that time Monterey consisted of the Presidio, a fort called El Castillo by the present-day Presidio, and a warehouse on the beach and a population of approximately 300 people, including 65 soldiers. They retreated to Rancho del Rey and beyond, returning to rebuild in November. Other settlers – primarily retired soldiers and their families – would come to settle on the Mesa in the early nineteenth century.

[48] *Monterey in 1786, Life in a California Mission, The Journals of Jean Francois de La Perouse.* Berkeley, CA: Heyday Press, 1989.
[49] J.D. Conway, *Monterey, Presidio, Pueblo, and Port.* Charleston, SC: Arcadia Publishing, 2003:47.
[50] Conway, 2002:49
[51] This is the Boronda adobe that is still extant on the Mesa today.

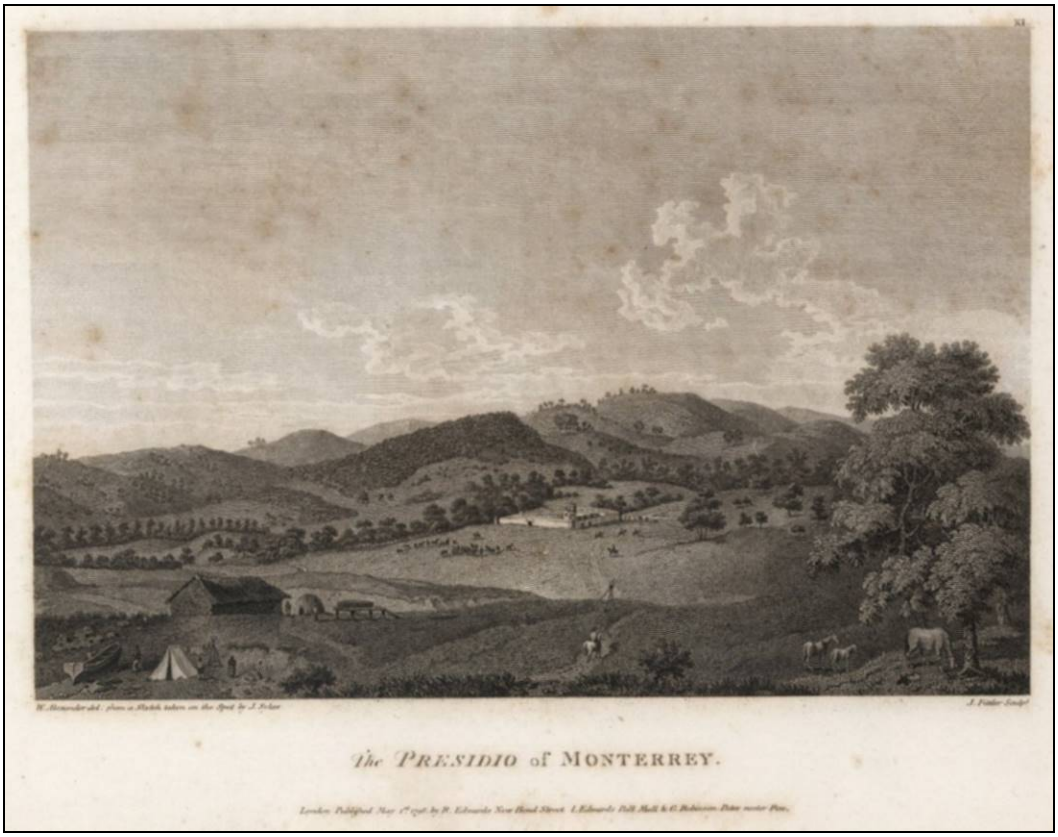


Figure 9: The Presidio of Monterey, as seen by George Vancouver

Historical Overview – The Mexican Era

Mexico achieved its independence from Spain in 1821. The Mexican Republic Proclamation of April 1822 proclaimed all Californios to be under the rule of Mexico and mandated that California pledge allegiance to the Mexican government. The city was originally the only port of entry for all taxable goods in California. All shipments into California by sea were required to go through the Custom House, the oldest governmental building in the state. The Custom House was constructed under Spanish rule in 1784 but the Mexican government enlarged it in 1827.[52] Monterey became a designated port of entry under Mexican rule on December 15, 1821 and the trade restrictions that were in place under Spanish rule were loosened. Apparently day-to-day life, however, changed little as California changed hands. On September 26, 1822 the new government was realized and Governor Sola became the last Spanish governor and first Mexican governor of California. The growth of cattle ranching and increases in the size of herds supported a brisk trade in hide and tallow.[53] The Presidio was the center of life, but a path was worn from the Presidio to the Custom House. Eventually the town expanded to the west and north.

[52] It would be enlarged again under American rule in 1846.
[53] Conway, 2003:40.

Monterey as a whole has been described by historian August Fink, as she imagined it appeared on the arrival of Englishman William Hartnell by ship in 1822, as follows:

> *As the ship rounded Point Pinos, the sparkling, sapphire-blue bay of Monterey bust into view. Above it, a gentle rolling mesa, mantled in emerald green, swept to the crown of pine-covered hills, dark against an incredibly blue sky. To the east on the great arc of the bay rose the presidio buildings, a large quadrangle with an imposing chapel dome towering high above the walled-in enclosure. In the protected curve of the bay to the south was the anchorage, and above it the fort. In between the presidio and the fort, a few houses, with bright red roofs and white walls, were scattered over the grassy plain.*[54]

Richard Henry Dana, Jr. visited Monterey in 1840 and at that time estimated that the town had about 100 houses, "dotted about, here and there, irregularly," with no streets and no fences.[55] He described the Presidio as follows:

> *Monterey, as far as my observation goes, is decidedly the pleasantest and most civilized-looking place in California. In the centre of it is an open square, surrounded by four lines of one-story plastered buildings, with a half a dozen cannon in the centre; some mounted, and others not. This is the 'Presidio,' or fort. Every town has a presidio in its centre; or rather, every presidio has a town built around it; for the fort were built near them for protection. The presidio here was entirely open and unfortified.*[56]

Change came to Monterey and Alta California in general when secularization of the missions in 1834 led to the conversion of most of the mission pasture lands into privately held land. The first three land grants in California had been issued by Governor Fages in 1784 in southern California. During the Spanish era, 32 total land grants had been issued, most to retired soldiers. After Mexican independence, fifteen grants were distributed in the first year, and then twenty-five more in the next decade.[57] Rancho Aguajito was granted by Governor Figueroa to Mexican citizen Gregorio Tapia in 1835. It consisted of 3,322.56 acres of land that took in all of the Alta Mesa neighborhood with the exception of the northwest corner, which was within the City of Monterey Tract No. 1.

Early Land Development on the Mesa

The Spanish (1170-1821) and Mexican (1821-1846) eras are directly associated with Alta Mesa, for the fact that the Presidio of Monterey and Mission San Carlos were constructed directly north of what is now the Alta Mesa neighborhood, a mere "musket shot away" according to one source. The Presidio's location was the reason for construction the neighborhood's first adobe, (and Monterey's first residence), Casa Boronda, in 1817.

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[54] Augusta Fink, *Monterey County, The Dramatic Story of Its Past.* Santa Cruz, CA: Western Tanager Press, 1982:55. A similar description was written by Richard Henry Dana, Jr.'s *Two Years Before the Mast,* written in 1834.
[55] Richard Henry Dana, Jr., *Two Years Before the Mast, A Personal Narrative of Life at Sea.* Cleveland, OH: The Fine Editions Press, 1946 (1840):85.
[56] Dana, 1946:95.
[57] Shumway, 2007:10. According to this author, a total of approximately 700 grants were issued during the Mexican era, which included re-grantings, duplications, and splitting of older, larger grants.

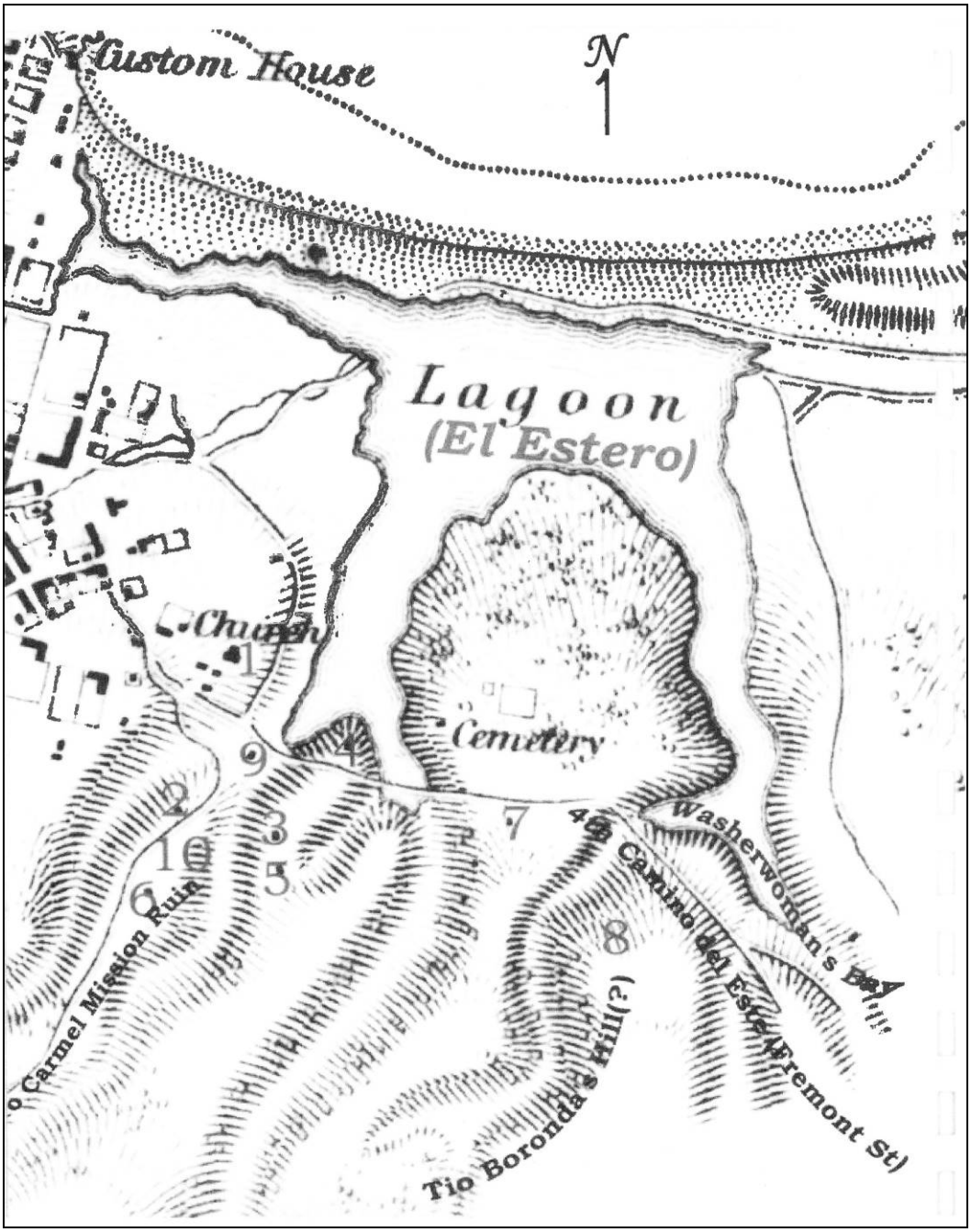


Figure 10: Excerpt from 1852 map of Monterey harbor annotated ty Julianne Burton-Carvajal to show locations of extant adobes

Land use on the Mesa began as a scattering of a few residences and associated gardens, crops and pastures. The area remained relatively rural into the twentieth century. Even in the 1920s, when formal surveying and platting began, development was still relatively slow. Four adobes

are located on the Mesa today, the Boronda Adobe (1817), the Buelna Adobe (1821), Casa Castro (circa 1836), and Casa Bonifacio (1835/1922), three of which were located there in the Spanish and Mexican eras. Historian Julianne Burton-Carvajal identified a potential nine adobe residences on the Mesa based on the 1852 map of Monterey.[58] Bonifacio was previously located on Alvarado Street and was taken down and reconstructed in the Mesa in 1922. The Barreto Adobe was previously located on the Mesa but was demolished in the 1950s. The French Consulate, which was located at the corner of Fremont and Abrego Streets, was moved and now serves as the Monterey Visitor's Center at El Estero Park. This building was established at Fremont and Abrego sometime after 1843. It was moved and reconstructed at its present location by the Monterey History and Art Association in 1934.[59]

Rancho Aguajito

The northwestern boundary of Rancho Aquajito separates the northwest corner of the Alta Mesa neighborhood from Monterey Tract No. 1, or the original Monterey pueblo lands. It crosses in a straight line that is east of and roughly parallel to what is Munras Avenue today. It extends from just east of Mesa Road, through Major Sherman Lane, and continues in a southwesterly direction. This rancho of a half square league was granted to Gregorio Tapia by Governor Figueroa in 1835; the patent of 3,322.56 acres was issued in 1868.[60] Tapia's land claim was confirmed in 1855[61] and the patent for the 3,322 acres was issued in 1868.[62] By this time, however, the land was owned by Scotsman David Jacks, who acquired it in 1860 (see below).

Tract No. 1 of Monterey City Lands

Abutting Rancho Aguajito to the north and west is "Tract No. 1 of Monterey City Lands" or the Monterey Pueblo. This was the property acquired by David Jacks and his partner Delos R. (D.R.) Ashley at public auction in 1853, when the pueblo of Monterey was unable to pay its bill to Ashley for clearing the title to its 29,698 acres of land.[63] Ashley later sold his land interests to Jacks for $500.

[58] Julianne Burton-Carvajal, editor, *The Monterey Mesa: Oldest Neighborhood in California.* Monterey, CA: City of Monterey, 2002:frontispiece.
[59] Mayo Hayes O'Donnell, *A History of Monterey* (ms). On file, Mayo Hayes O'Donnell Library, accessed August 2019.
[60] Burgess McK. Shumney, *California Ranchos, Patented Private Land Grants Listed by County* (Second Edition, "Tract No. 1 of Monterey City Lands." Michael and Mary Wickizer Burgess, editors). The Borgo Press, 2007 (1988): 51.
[61] *Sacramento Daily Union,* Volume 9, Number 1286, 9 May 1855,
[62] Shumney, 2007: 51.
[63] Virginia Stone, "David Jacks: Monterey land baron," *Noticias del Puerto de Monterey,* Vol. XXXX, No. 1, March 1989:5.

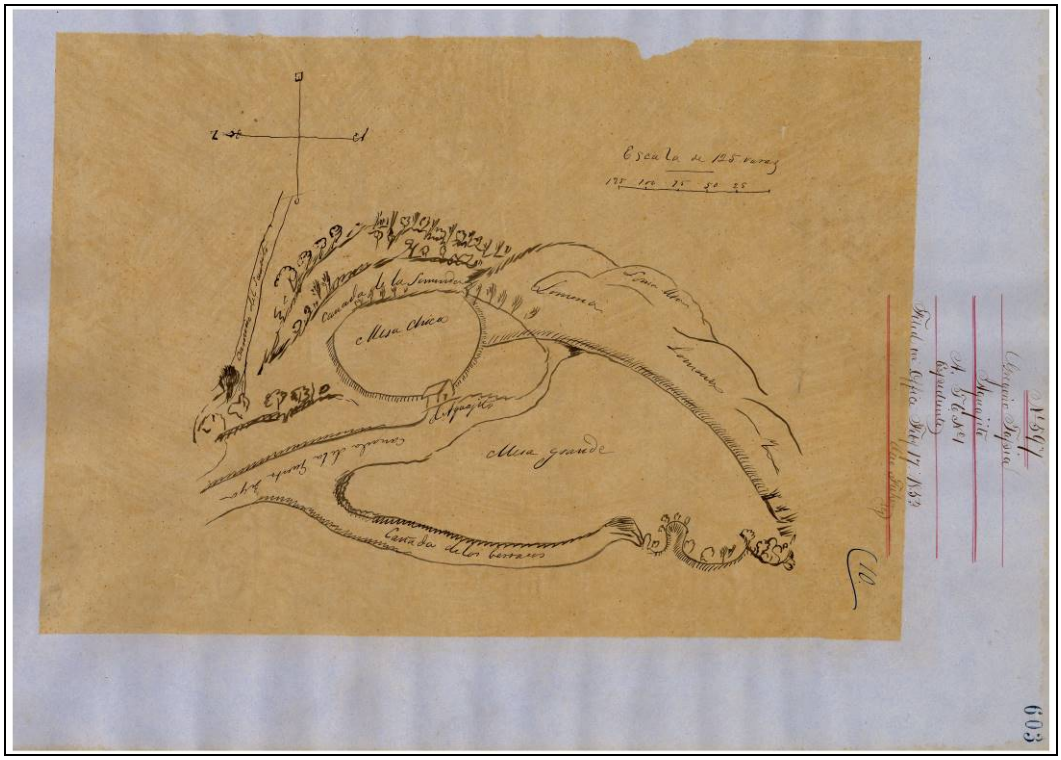


Figure 11: Diseno map of Rancho Aguajito, anonymous, 1920

Associated Property Types

The properties associated with this era in the Alta Mesa neighborhood are the early adobe residences, of which three are extant; all are locally designated historic resources. To our knowledge, three of these extant adobes were in place in the Spanish and Mexican eras, the Boronda Adobe (1817); the Buelna Adobe (1821) and the Castro Adobe (ca 1836). The French Consulate (ca 1843) was also in place. Casa Bonifacio was moved to the Mesa in 1922.

The Adobes

The Monterey adobes or more accurately, buildings constructed of adobe, were described by Richard Dana in 1840 as follows. This description appears to accurately reflect the 1817 Boronda adobe when built, with the exception that the Boronda adobe apparently had a tulle roof.

> *The houses here, as everywhere else in California, are of one story, built of clay made into large bricks, about a foot and a half square and three or four inches thick, and hardened in the sun. These are cemented together by mortar of the same materials, and the whole are of a common dirt-color. The floors are generally of earth, the windows grated and without glass, and the doors, which are seldom shut, open directly into the common room; there being no entries. Some of the more wealthy inhabitants have glass to their windows and board floors; and in Monterey nearly all the houses are plastered*

> *on the outside. The better houses, too, have red tiles upon the roofs. The common ones have two or three rooms which open into each other, and are furnished with a bed or two . . . They have no chimneys or fire-places in the houses, the climate being such as to make a fire unnecessary; and all their cooking is done in a small cook-house, separated from the house.*[64]

Architectural historian Harold Kirker defines adobe as follows; "the term 'adobe,' as used in reference to California's architectural frontier, denotes both the mud building material and the structure itself . . . [65]. He continues: "The use of adobe is another example of architectural colonialism, for at the time of Spanish colonization in North America the typical farmhouse in both Old and New Spain was constructed either of rubblestone or mud blocks. As has already been noted, California's moderate climate and the availability of familiar adobe materials made it easy for the Spanish-Mexican immigrants to follow traditional architectural practices. And though the colonials preferred black loam as an adobe substance, the weight and fragility of the finished block precluded long hauling, and every kind of local soil was used."[66]



Figure 12: Boronda Adobe as photographed by Robert Kerrigan, 1936

[64] Dana, 1946 (1840):96.
[65] Harold Kirker, *California's Architectural Frontier, Style and Tradition in the Nineteenth Century.* Salt Lake City, UT: Gibbs M. Smith, Inc., 1986 (1960):4.
[66] Kirker, 1986:4.

Significance and Integrity

The adobes in the Alta Mesa neighborhood are highly significant. All are locally designated, reflecting the importance of these buildings to Monterey's history, their association with important settlers during the Spanish and Mexican eras, and their association with the designer/builder J. C. Anthony in the 1920s, who rebuilt the Bonifacio adobe and renovated the Buelna and Castro adobes as part of his campaign to make the Alta Mesa neighborhood into an artist's colony with Spanish and Mexica-era inspired residences.

The adobes vary in their integrity, from the very intact Boronda adobe (1817) to the Bonifacio adobe (moved and reconstructed in 1922) to the Castro Adobe (ca 1936), which has seen several additions and interior renovations. However, the changes made by Anthony to the Bonifacio, Buelna and Castro adobes are now nearly 100 years of age and may be considered significant in themselves. As a result of these associations and the age and significance of the resources in general, a generally low level of integrity is considered appropriate for these resources.

Note that the Boronda adobe is the only extant adobe not renovated by J.C. Anthony. It has a more authentic appearance than the other adobes, which were all renovated in the 1920s. See "Alta Mesa Comes of Age" for a discussion of Spanish Colonial Revival architecture in Alta Mesa.

THE EARLY AMERICAN PERIOD (1846-1919)

Historical Overview – California Becomes the 31st State

A piece published by the Colton Hall Museum, which would become the site of California's first constitutional convention, very succinctly describes the United States' first attempt to annex California:

> *On October 19, 1842 Monterey surrendered to the American fleet under the erroneous impression that the United States were at war. Commodore Thomas A. Catesby Jones took possession of Monterey and hoisted the American flat over the "castillo."[67] The Californians surrendered without a protest but just two days later, the Commodore was informed that the United States and Mexico were not at war. He took down the American flag and sent a message of apology to General Manual Micheltorena, who was on his way to Monterey to assume the governorship.[68] War did break out in 1846, however, and Commodore John Drake Sloat's squadron arrived in Monterey Bay. The Americans seized Monterey and all of California for the United States on July 7, 1846.[69]*

After the first aborted effort to take possession of Monterey and therefore California, Captain William Mervine raised the American flag over the Custom House on July 7, 1846, formally acquiring California for the United States. Monterey was at first under military rule. Navy Chaplain Walter Colton was appointed to serve as Monterey's first American alcade, a position

[67] O'Donnell, n.d., 7.
[68] O'Donnell, n.d., 8.
[69] "Á Brief History of the Monterey Peninsula," Colton Hall-Presidio Museum, November 2007.

defined as both mayor and judge. In February 1848, all Mexican lands north of the Rio Grande were ceded to the United States under the Treaty of Guadalupe Hildalgo.[70]

General Bennett Riley, the civil governor of California, called for a Constitutional Convention to form a government to be held September 1, 1849. Forty-eight elected delegates convened at Colton Hall, a building constructed for this purpose (as well as for a school) by Walter Colton and Robert Semple. Robert Semple presided over the gathering. The first state constitution was signed on October 13, 1849. The convention also called for the creation of California as the thirty-first state, which was enacted on September 9, 1850. And in November, the voters ratified a constitution. San Jose was chosen as the first capital of California. In December, the legislature with its newly elected officials convened in that city. Monterey was chosen, however, as the county seat for Monterey County, which was among the first counties identified in the state.[71]

In this same time period, many cities in California were flooded with newcomers from throughout the world on their way to the gold fields. Residents of Monterey followed suit, leaving for the Sierra foothills or following the new government to San Jose.[72]

Historical Overview - Monterey at the Turn of the Century

Approaching the turn of the century, a number of civic improvements were put into place in Monterey, while at the same time projects were started that would connect the Salinas Valley to Monterey, and thence to San Francisco. The Monterey and Salinas Valley Railroad was established in 1874 with support from David Jacks. This was a narrow-gauge railroad that linked the ranches in the Salinas Valley with the Monterey waterfront to facilitate the shipping of wheat. This railroad was bought out by the Southern Pacific in 1879 and replaced with a standard gauge line between Monterey and Castroville, which in turn allowed a direct rail connection between Monterey and San Francisco to occur by 1880.[73]

The concept of Monterey as a resort community came about in 1880 with the opening of the Hotel Del Monte, which was owned by the Southern Pacific.[74] The rail connection in general supported increased economic development in Monterey, allowing it to take advantage of its scenic natural resources and historic adobes for tourism purposes. The association with the Pacific Improvement Company, the Southern Pacific's real estate arm, also had many benefits. The company had purchased Rancho El Pescadero and most of Rancho Punto de los Pinos from David Jacks.[75] At the same time, they purchased 125 acres east of downtown, where they developed the Hotel Del Monte and associated recreational uses that same year. Building the hotel necessitated improving infrastructure. The company also built a dam, pipeline, and reservoir to serve the region. Finally, it developed the "17-Mile Drive" scenic drive through

[70] Note that at that time, the territory included all over California, Utah and Nevada, and parts of Arizona, Colorado, New Mexico and Wyoming.
[71] The county seat was moved to Salinas in 1873.
[72] *New Monterey Historic Context Statement and Reconnaissance Survey, Monterey, California.* Prepared for City of Monterey. Prepared by Architectural Resources Group, San Francisco, California, August 2013:16.
[73] New Monterey, 2013:19.
[74] Conway, 2002:88.
[75] The Pacific Improvement Company was formed by the railroad in 1878 as a trust to hold their profits and run their resorts. Richard Janick, Laurie Boone and Kent Seavey, *Architecture of the Monterey Peninsula.* Monterey, CA: Monterey Peninsula Museum of Art,1976:29.

Monterey, Pacific Grove and Pebble Beach, to entertain hotel guests and allow them to view the spectacular vistas in the region.[76]

Historian J.D. Conway notes that, "The popularity of the hotel was unmatched on the West Coast" and "No expense was spared in creating its grandeur."[77] The hotel was actually internationally known for its elegance and ambience. Capitalizing on its popularity, the presence of the hotel encouraged other hotels to be built in Monterey. The hotel would serve the traveling public from 1880, when it first opened, until it burned in 1887. It was quickly rebuilt. It burned again in 1924, just before a large pageant was to take place to honor the memory of Father Serra. It was rebuilt again in 1926. In 1943, during World War II, it was turned over to the Navy, which operates its post-graduate school there today.[78] The Navy would buy the property in 1947.

The Oak Grove neighborhood, between the Del Monte property and El Estero, would be established to house workers for the hotel, beginning in 1888.[79] In 1891 the Monterey and Pacific Grove Street Railway, a narrow-gauge, horse-drawn railway, was established between downtown Monterey and the Hotel Del Monte. It passed along the waterfront north of El Estero and Alta Mesa. This would later become electrified in conjunction with the electrification of much of Monterey in general in 1894 by the Monterey Electric Light and Development Company. Significant businesses in Monterey at this time included the Union Supply Company, the T.A. Work Company (both planning mills and lumber yards), the Monterey Machine Works, and Standard Oil Company.[80] Another trend was the rise of the large-scale, commercial fishing industry, with the establishment of the first fish cannery in 1896 by the Sacramento River Packers' Association.[81] This industry and related spin-off industries were to dominate Monterey's economy in the first half of the twentieth century.

The reestablishment of the Presidio of Monterey (in its present location) was also a factor in the city's early twentieth century growth. Monterey was selected to host a new, modern military base in 1902, coinciding with the end of the Spanish-American war. The U.W. Military Reservation, as it was called, was officially designated the Presidio of Monterey on August 30, 1904. The Presidio was home to approximately 1,000 soldiers, who made up about one-fourth of Monterey's entire population. The base, with its attendant festivities, drills and troop formations, were an integral part of life in Monterey throughout the early twentieth century.[82] It was also an integral part of the local economy.

The Early American Period in Alta Mesa

In contrast to what was occurring in what became downtown Monterey in this very active period, very little change occurred on the Mesa. David Jacks held the majority of the land and continued

[76] "The History of 17-Mile Drive in 17 Photos," *Pebble Beach Resorts*, (website). https://www.pebblebeach.com/insidepebblebeach/the-history-of-17-mile-drive-in-17-photos/, accessed August 2019.
[77] Conway, 2002:89.
[78] Janick, 1976:29.
[79] *New Monterey Historic Context Statement and Reconnaissance Survey, Monterey, California.* Prepared for City of Monterey. Prepared by Architectural Resources Group, San Francisco, California, August 2013:28.
[80] New Monterey, 2013:40.
[81] New Monterey, 2013:41.
[82] New Monterey, 2013:44.

to operate it as a cattle ranch.[83] The only known extant resources that date from this period are the former ranch manager's residence and a small worker's cottage.

David Jacks

David Jacks (1822-1909) is important to the history of the Alta Mesa neighborhood for the fact that he had acquired virtually all the land in the neighborhood by 1860, which he was able to pass on to his children, who in turn were responsible for developing the property. He also sold land directly to designer/builder J.C. Anthony, who reconstructed and rehabilitated three historic adobes and built several more Spanish Colonial Revival houses in the neighborhood that are among its most striking historic homes today. Anthony was in turn responsible for bringing a number of artists to the neighborhood in the 1920s, which is part of its historic legacy.

[83] This information was supplied by David Stocker, who lives at 1129 Alta Mesa Road. The information was obtained by exploratory investigations of the house and outbuildings at 1129 Alta Mesa Road in the course of building repair and alteration. This information on the Jacks' sisters subsequent utilization of this site was obtained from Stockers' review of the papers of Margaret Jacks, which are held by Stanford University. Personal communication, August 2019.

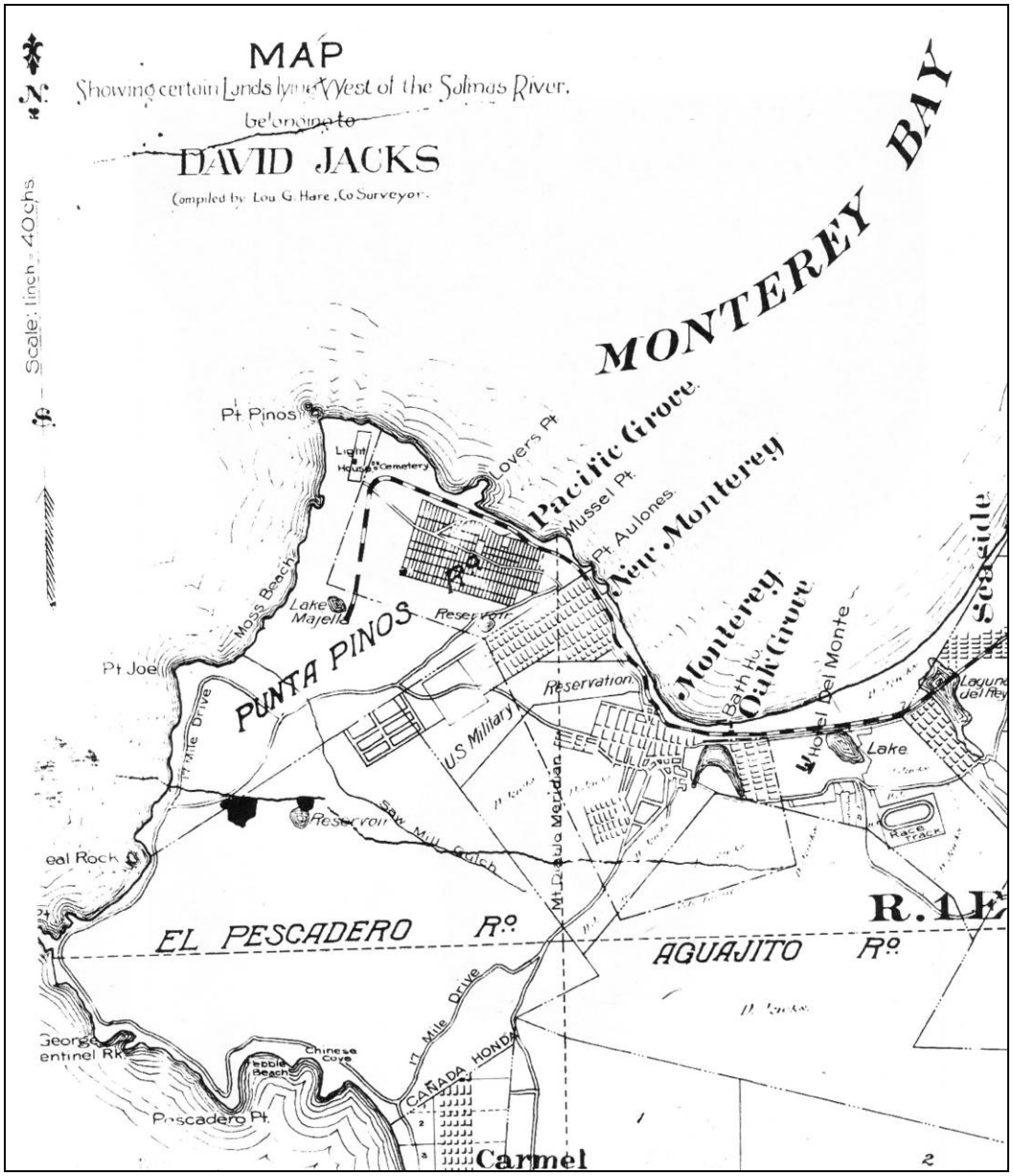


Figure 13: Figure 6 1898 map showing land owned by David Jacks, source: New Monterey Historic Context Statement, 2013

David Jacks, a Scottish immigrant who came to America in 1841, arrived in California in 1848 during the gold rush, and become a naturalized citizen in December 1849, settling in Monterey in 1850.[84] He first worked as a clerk in Joseph Boston's store in Casa del Oro, which was also where the county taxes were deposited. He would later buy the building, so named because it was where miners brought their gold. Soon afterwards he worked for James McKinley, who had a general store in the Pacific Building and loaned money and sold real estate. Jacks would eventually buy this building as well. In 1852, Jacks became the treasurer of Monterey County.[85]

Jacks is perhaps best known for his acquisition of the lands of the Monterey pueblo. After the 1848 Treaty of Hidalgo, when the United States' acquisition of California was ratified, it became necessary to clear the titles of the various land grants held by Mexicans and Americans and other foreigners who had converted to Catholicism, married into Mexican families, and been awarded or acquired land grants. The Monterey pueblo contained approximately 30,000 acres and encompassed what is now the cities of Monterey, Pacific Grove, and Pebble Beach, among other locations. The city hired attorney Delos R. (D.R.) Ashley to clear title to the land, which had originally been procured from the Spanish crown. He was successful in this work. The decree was issued on January 22, 1858. When Ashley billed the city trustees for $991.50 for his services, they were unable to pay him. The city announced that a sale of the land would be held to raise the money to pay Ashley. Ashley and Jacks jointly bid on the land, acquiring it for $1,002.50.[86] Despite the fact that the legality of the sale was debated before the United States Supreme Court, the sale was finally upheld on July 11, 1903.[87]

David Jacks came into possession of Rancho Aguajito as follows. Shortly after Governor Figueroa awarded Gregorio Tapia his land grant of 3,233 acres in 1835, he sold it to Don Jose Castro for $1,300. After several subsequent transactions, the property came into possession of James F. Crowley and his wife. They in turn sold it to David Jacks on October 12, 1860 for $500.[88] So by 1860, David Jacks owned most of the Mesa, as he controlled both the City of Monterey lands and Rancho Aguajito. Most of this land was subsequently controlled by the L.M. & V. Jacks, Inc., a corporation formed by three of Jacks' children, who inherited the land from their father.

In the meantime, Jacks continued to acquire land through foreclosure and other means, until he owned 60,000 acres in Monterey County. His acquisitions made him very unpopular with many. He would eventually own thirteen ranchos.[89] His holdings on the Monterey Peninsula have been described as "most of the Pueblo lands from the Salinas River to Cypress Point, and from the crest of hills which begin as the backbone of the Peninsula, to the sea."[90] Jacks and his wife had seven children, five daughters and two sons. His son Will, who had a law degree from Harvard, would later organize the David Jacks Corporation and serve as its president and

[84] Cathleen A. Freeman, "David Jacks (1822-1909), "*Monterey County Historical Society* (website). http://mchsmuseum.com/salinas/index/mchs-name-index/, accessed August 2019.
[85] Ibid.
[86] Ashley would later sell his portion of the land to Jacks for $500.
[87] Cathleen A. Freeman, "David Jacks (1822-1909), "*Monterey County Historical Society* (website). http://mchsmuseum.com/salinas/index/mchs-name-index/, accessed August 2019.
[88] "Old Records Shed Light On Property," *The Californian.* Salinas, CA: August 19, 1937:1.
[89] Virginia W. Stone, "David Jacks: Monterey land baron," *Noticias del Puerto de Monterey,* Vol. XXXX, No. 1, March 1989:5.
[90] "Margaret Jacks Dies in Palo Alto," *Monterey Peninsula Herald,* April 9, 1962.

general manager.[91] His daughters Lee (Louise), Margaret and Vida would go on to lay the grounds for developing the Mesa, which they inherited.

David Jacks continued to hold Rancho Aguajito as a working ranch. The ranch house and associated buildings were built by Jacks in the 1880s and occupied by a ranch manager.[92] The ranch house is located at the property addressed as 1129 Alta Mesa Road today. According to the present owner of the property, it was single-wall construction of redwood. It was later expanded and was the real estate office for lot sales when the Jacks sisters were developing Alta Mesa. The barns for the ranch were located where the Del Monte shopping center is today.[93]

David Jacks died in 1909. The David Jacks Corporation was dissolved in 1919. Shortly thereafter, surveying, planning, and the development of subdivisions in Alta Mesa began. Three of Jacks' daughters would become responsible for the design and development plans for the Alta Mesa neighborhood.

Early Subdivision Activity in Alta Mesa

David Jacks acquired the Monterey city lands in 1858 and Rancho Aguajito in 1860. However, several deeds had been let prior to his ownership, primarily to retired soldiers under the Spanish and Mexican administrations.[94] These were relatively small parcels however, at three-to-five acres. At least two subdivisions took place under Jacks' ownership of Alta Mesa however, at about the turn of the century. They are the Petra de Allen Subdivision and Dutra Partition.

Petra de Allen Subdivision

The Petro de Allen Subdivision was filed by Petra Boronda de Allen, a descendent of Manuel Boronda, who married Irishman George Allen and lived in the Allen adobe on the Mesa. The Petra de Allen Subdivision extended east of Major Sherman Lane with long, narrow lots. Some patterns from the early subdivision can still be seen on the landscape today. The Petra de Allen Subdivision (historically called Petra Boronda de Allen Homestead) was surveyed by S. W. Smith on September 6, 1891 and recorded for Ms. E. Bennett on August 19, 1897. The house shown in center of subdivision belonged to George Allen and Petra Boronda de Allen.[95]

[91] He also served as mayor of Monterey from 1905 to 1910."Will Jacks, Member of Pioneer Family, Succumbs Here Today," January 29, 1937.
[92] An early ranch manager was William Bodfish, a dairyman. A later manager, under the Jacks sisters, was R. T. Richardson, who may have lived at Rancho Chualar.
[93] This information was supplied by David Stocker, who lives at 1129 Alta Mesa Road. The information was obtained by exploratory investigations of the house and outbuildings at 1129 Alta Mesa Road in the course of building repair and alteration. This information on the Jacks' sisters subsequent utilization of this site was obtained from Stockers' review of the papers of Margaret Jacks, which are held by Stanford University. Personal communication, August 2019.
[94] An assessment of extant adobes was made by historian Julianne Burton-Carvajal, who estimated the number of adobes present on the 1852 map of the Mesa to be nine.
[95] Donald M. Howard, *Key to the City, Vol. 2, Vol. 3, Land Title Directory.* On file, Monterey Public Library, California History Room. Accessed July 2019.

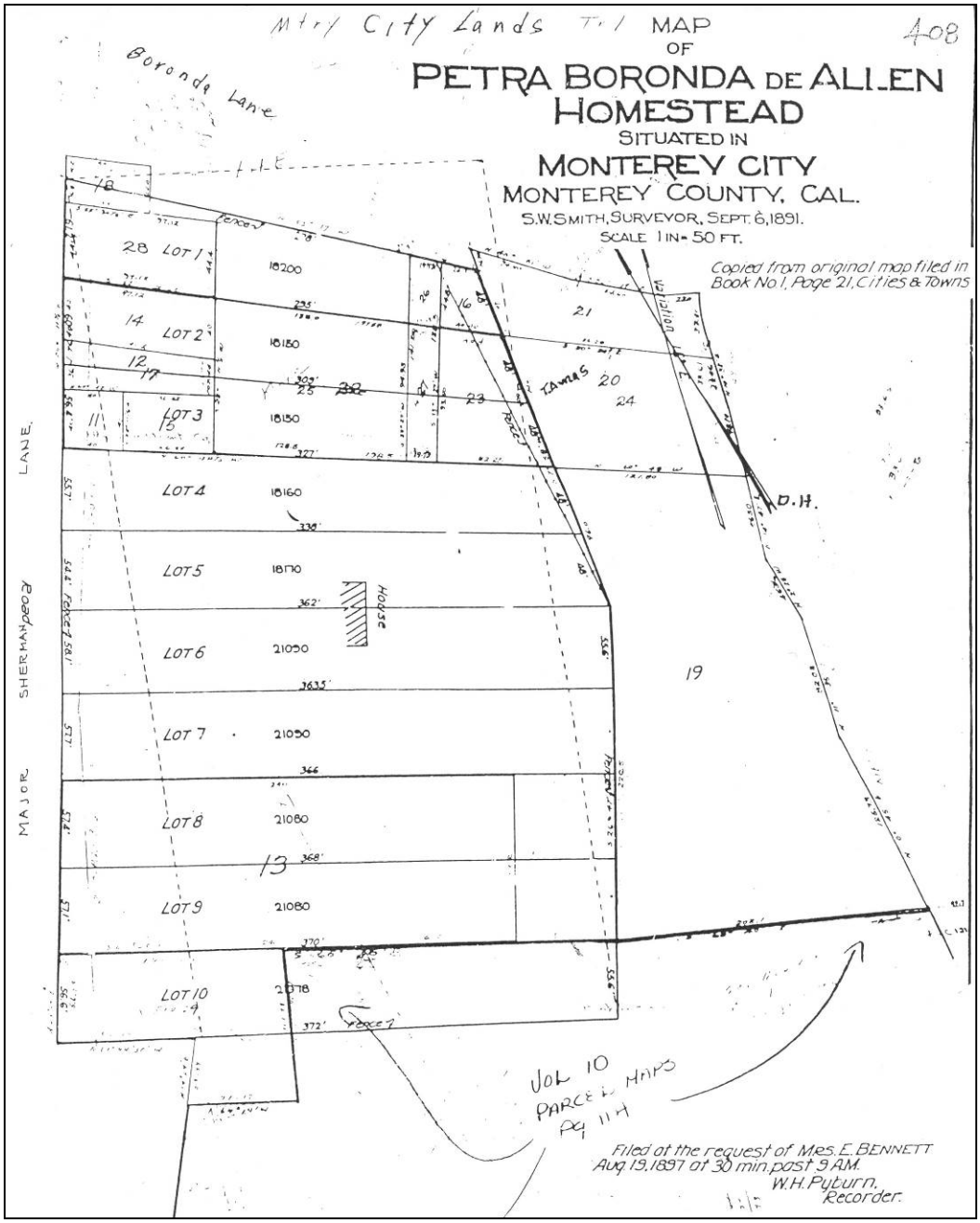


Figure 14: Petra de Allen subdivision, source: Donald M. Howard

Dutra Partition
The Dutra Partition consisted of four lots that were subdivided from land located on the south side of Major Sherman Lane, west of the Petra de Allen Subdivision. The Dutra Partition was surveyed by W. C. Little on May 6, 1901 and recorded on May 16, 1901.[96] Parties involved were Frank Dutra, Maria Durala de Machado, William Dutra, and Vicenti Dutra.[97] The Barreto Adobe, which was purchased by the Dutra family in the 1870s, was located within the Dutra Partition.[98] The house was later purchased by artist Sarah Parke, a wealthy patron of the arts in Monterey and Pacific Grove.

Associated Property Types

A property is known to have been constructed in Alta Mesa in this era, circa 1880, Jacks Ranch house, although it is unrecognizable today.[99] That is the ranch house from which David Jacks operated his dairy ranches, formerly in conjunction with the Rancho Aguajito and perhaps other ranchos.[100] The present owner verifies that vestiges of the original house and outbuildings that convey some of the buildings' configuration, materials and construction methods have survived the numerous changes to the building that took place both before it was sold by Margaret Jacks' estate and afterwards.[101] The house has been described as a Foursquare, with four rooms on the main floor and four above.[102] This is among the house types (called "Jacks Houses") that Jacks had built for his ranches. Jacks Houses were standard plan houses that David Jacks developed and installed on his dairy ranches in the region. According to the agricultural context statement prepared for Monterey's North County, "Vernacular hybrid Victorian styles unique to Monterey County include the Jacks Houses provided to dairy workers in the South County and Salinas Valley."[103]

These houses are further described as follows:

> *. . . 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*

[96] Note that this maybe misspelled; the signature was illegible.
[97] Ibid.
[98] This building was torn down in the 1950s. The Dutra Partition land is now occupied by a portion of the Alta Mesa Professional Center, specifically those condominium properties addressed as 335 El Dorado Street.
[99] That is, many changes to the building(s) have taken place.
[100] Jacks typically leased out his dairy ranches and provided these houses for the lessees.
[101] Personal communication, David Stocker, August 2019. The William Bodfish Dairy is the site of the Pacific Grove Golf Links today. The dairy had been developed by David Jacks in 1887, and subsequently rented to William Bodfish.
[102] Note that Foursquares are generally associated with the first decade of the twentieth century. Nonetheless, the description of this building coincides with the building form associated with the Jacks Houses in the research done for the agricultural historic context.
[103] PAST Consultants LLC, *Historic Context Statement for Agricultural Resources in the North County Planning Area, Monterey County.* Prepared for Monterey County Parks Department; Prepared by Past Consultants, LLC, September 2010:232.

> *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.*[104]

An early ranch manager, William Bodfish, a dairyman, is said to have lived here.[105] A later ranch manager under the Jacks sisters, R. T. Richardson, who was also a dairyman, but appears to have lived on the Rancho Chualar.

A second residence on the Mesa that appears to date from this period is a small worker's cottage at 805 Major Sherman Lane. This cottage is the last of the cottages along Major Sherman Lane that were identified in previous City of Monterey planning documents. It is also the last of the small residences that appear on the Mesa in the 1926 Sanborn Fire Insurance map. These residences were used by workers who were employed in J. C. Anthony's lumberyard and related operations in the 1920s and no doubt the other businesses that were locating on Fremont Street in this time frame. By the time of the 1962 Sanborn Fire Insurance map, only four cottages remained, all along Major Sherman Lane. According to the Monterey County Assessor's office this cottage dates to 1938. However, it displays the characteristics of a circa 1910 hip roof or pyramidal roof bungalow.[106]

Characteristics of this one-story, wood-frame cottage include a largely rectangular footprint, a steeply pitched hip roof, a small extension of the roof that serves as an overhang over the central entrance, horizontal shiplap siding with corner boards, a narrow frieze board under narrow eaves, and two-light sliding windows with vinyl frames that flank the entry. The windows and the front porch have been replaced.

[104] Past Consultants, 2010:161.
[105] Personal communication, David Stocker, August 2019. For more information, see Page & Turnbull, Inc., *City of Pacific Grove Historic Context Statement.* Prepared for the City of Pacific Grove. Prepared by Page & Turnbull, Inc. October 2011.
[106] It also displays the characteristics of this type of housing referenced in historic contexts for other neighborhoods in the city.

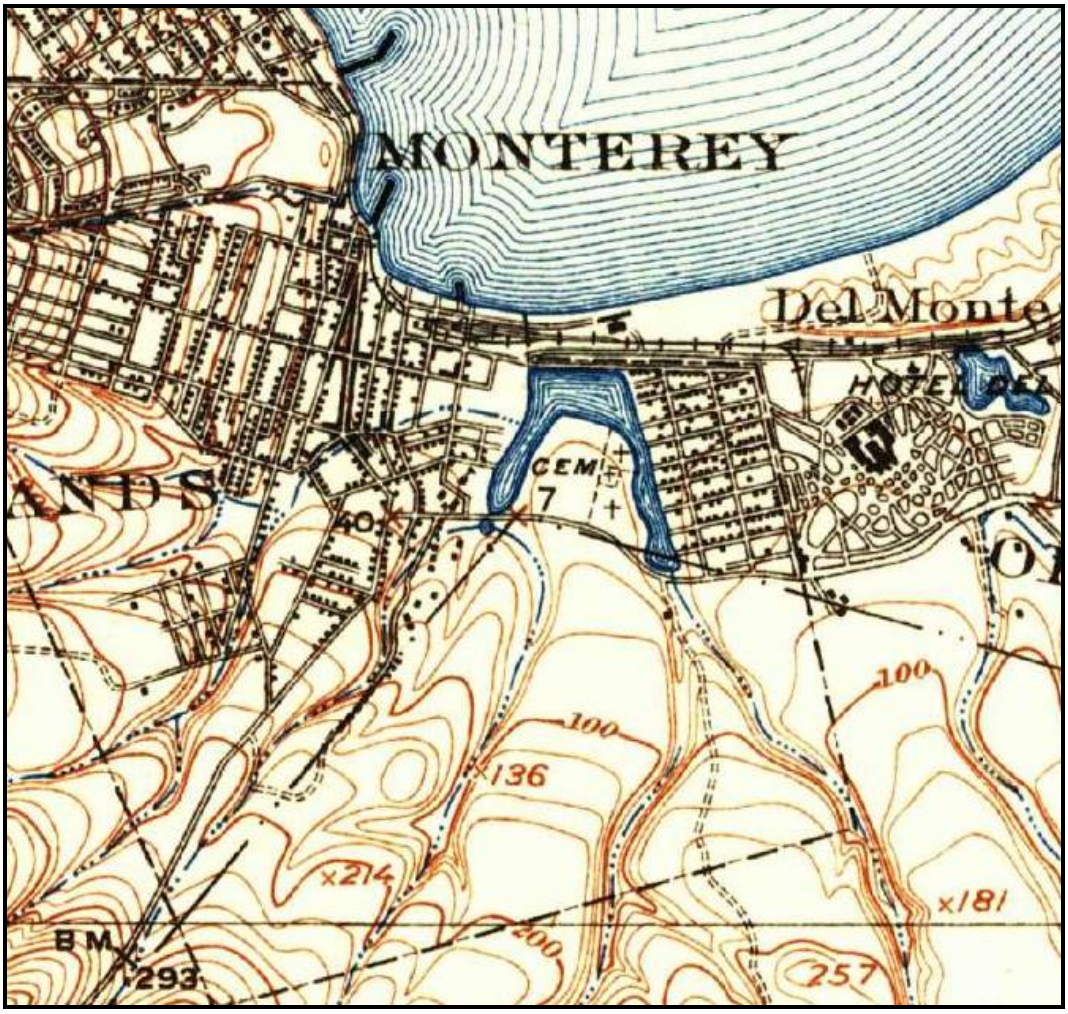


Figure 15: The Alta Mesa area in 1913, Monterey Quadrangle

ALTA MESA COMES OF AGE (1919-1931)

Historical Overview – Fishing and Tourism in Monterey

The 1920s was an era in Monterey in which fishing and canneries were the main drivers of the economy. "By 1929, peak year for the industry, the huge catch of the Monterey fisherman enabled 30 canneries along Cannery Row to produce 4,000,000 cases."[107] The population of the city was approximately 5,000 people, not including the approximately 1,000 soldiers housed at the Presidio. Tourism was also acknowledged as an important factor in the local economy. Monterey's scenery and historic buildings played a role in this, as did sports fishing. The 1922-

[107] James Ladd Delkin, *Monterey Peninsula, Compiled by Workers of the Writers Program of the Work Projects Administration in Northern California,* (American Guide Series, Second revised Edition). San Francisco, CA: Hooper Printers Co., 1946 (1941): 69.

1923 city directory extolled Monterey's history and listed many points of interest, including the Hotel Del Monte, golf courses, the mission church, the home of Robert Louis Stevenson, Colton Hall, the Custom House, the First Theater, and many other historic buildings, as being of particular interest.[108] Uses accompanying the Hotel Del Monte included a bathhouse, a polo track, and a golf course. The railroad ran between the waterfront and Del Monte Avenue east of the downtown and linked the Del Monte bathhouse and Hotel Del Monte, then continued up the coast. An additional seven hotels were listed in Monterey.

The Sanborn Fire Insurance map for 1926 documents the state of industry in Monterey. It lists and maps the many canning, packing, and fish companies that existed in the 1920s, as well as a fish flour company, a by-products plant, and a fishermen's equipment warehouse. The number of fishing-related industries attracted diverse ethnic communities, including Italians, Spanish, Mexican, Portuguese, and Japanese-populated enclaves. The railroad was active, with a freight house, a freight depot, and a passenger depot. The railroad ran parallel to the waterfront and served the 1926 Municipal Wharf.

Institutional uses included Colton Hall, several schools, a library, numerous churches, a post office, two hospitals, the municipal wharf, three fire stations, and the U.S. Army Citizen's Military Training Camp. The typical array of fraternal organizations had numerous halls, including a Japanese and a Native Sons of the Golden West hall. The water system was private. There was also a Gas & Electric Company business office and wharf and an oil tank farm. There were three lumber yards, including J.C. Anthony and T.A. Works' lumber yards.

The arts have been very important in Monterey and the region, beginning in the 1890s and continuing to the present.[109] Among Monterey's best-known artists were writers Robert Louis Stevenson (1850-1894) and John Steinbeck (1902–1968), who was from Salinas. Due in part to the scenery and the picturesque nature of the city, it was not uncommon for San Francisco artists to have studios in Monterey or visit it in the summer. After the 1906 San Francisco earthquake and fire, many artists retreated to Monterey and neighboring locations.[110] The Stevenson Building was known as a place friendly to artists and visiting artists often stayed and/or had studios there. The Del Monte Gallery at the Hotel Del Monte was founded in 1907 by painters Charles Rollo Peters, Eugene Neuhaus, and nationally known painter William Keith.[111] In its day it was considered California's leading art gallery.[112] This gallery was very popular and helped spread the word about California artists, due to the fact that the hotel, which had been built by the Pacific Improvement Company, was popular throughout the country and attracted a 'society' clientele. The region was also known for its cartoonists and caricaturists. Among them

[108] *Directory of Monterey, Pacific Grove, Carmel, Del Monte, Pebble Beach, and Seaside for 1922-1923.* Monterey, CA: Peninsula Directory Co., 1922.
[109] The Southern Pacific railroad came to Monterey in 1880, making the region more accessible than it had been in the past.
[110] Helen Spangenberg, *Yesterday's Artists on the Monterey Peninsula.* Monterey CA: Monterey Peninsula Museum of Art, 1976:27.
[111] James Ladd Delkin, *Monterey Peninsula, Compiled by Workers of the Writers Program of the Work Projects Administration in Northern California,* (American Guide Series, Second revised Edition). San Francisco, CA: Hooper Printers Co., 1946 (1941):71.
[112] *National Historic Landmark District and Downtown Area Context Statement and Reconnaissance Survey, Monterey, California.* Prepared for City of Monterey. Prepared by Architectural Resources Group, San Francisco, California. September 2011:70, quoting architectural historian Scott Shields.

was the multi-faceted artist Jo Mora, for whom J.C. Anthony built a house in Pebble Beach in 1923, and Kate Carew, who lived on the Mesa in the Barreto adobe at one point and later bought artist Lucy Valentine Pierce's house. Artists continued to find Monterey an attractive destination in the Depression years, and many were employed in the New Deal era programs designed to employ artists during the Great Depression.

The Monterey History and Art Association was organized in 1930 and incorporated in January 1931. Still in existence, they worked tirelessly toward increasing awareness of and preserving Monterey's historic properties, even going so far as to move the French Consulate, a nineteenth century adobe in Alta Mesa.

Alta Mesa in the 1920s

Summary

With respect to the Alta Mesa neighborhood, the next noteworthy period after initial settlement (based on the buildings that are still extant today) occurred about 100 years later, in the 1920s. The period of significance for this era was established by the dissolution of the David Jacks Corporation, which spurred development of the Mesa, and the date of the last residence constructed by J.C. Anthony, whose renovations and new construction of residences on the Mesa was a hallmark of this era. After 1931, J.C. Anthony's business was affected by the Great Depression and the planned subdivision of the Mesa by the Jacks was halted. The last subdivision was recorded in 1929, which is the year the stock market crashed. The 1930s and 1940s saw little new construction on the Mesa. The next new subdivision, Lynfield Oaks, was recorded in 1953.

By far the most significant development in the 1920s was the preparation of a master plan for Alta Mesa by the Olmsted Brothers Landscape Architects of Brookline, Massachusetts. Margaret Jacks and her sisters, who inherited the land, hired the famed Olmsted Brothers to undertake this effort. The first task was preparation of a topographical map and tree survey by civil engineer H. Cornell in 1923. That same year Margaret Jacks hired surveyor Reeve Connivar to survey the land that was owned by others or already being developed by J.C. Anthony. The Olmsted Brothers proceeded to develop the master plan for Alta Mesa throughout the 1920s.

At the same time, contractor, craftsman and preservationist James C. Anthony became involved in preserving and renovating adobes in Alta Mesa and elsewhere. Anthony had a dream of developing an art colony centered on the Mesa and made great progress toward this dream by remodeling two of the adobes for his artist-clients, as well as moving and rebuilding the Bonifacio adobe on the Mesa and building new residences in the neighborhood. Another action that would have a tremendous impact on Alta Mesa was the donation of land by the Jacks sisters for the Don Dahvee and Iris Canyon greenways or parks.[113] The Mesa, including Mesa Road and Via Mirada, maintained its rural, bucolic character in the 1920s. Dedication of these . parks reinforced that character.

[113] The Jacks also owned Lagunta Niranda Park at one point.

The Jacks Sisters

While David Jacks had philanthropic interests, including donating the land for the Methodist Retreat of Pacific Grove, it was his children who became most closely associated with promoting the welfare of Monterey County and educational causes in the state as a whole. Margaret Jacks (1879-1962), the last of his children, died in 1962, by which time the family had donated millions of dollars to California colleges and universities.[114] The family was also responsible for donating the Pacific House, Casa del Oro, and Jacks Peak Park to the city. Through the Jacks family the city was able to acquire El Estero Park. In the Alta Mesa neighborhood, they donated the land for Don Dahvee Park and Iris Canyon Park. Margaret Jacks was also recognized for selling the land for the new Presbyterian Church in Alta Mesa. (Her father taught Sunday School at the First Presbyterian Church for 55 years.). She also sold the land for Monterey Peninsula College.

The following account details just a few of Ms. Jacks' contributions to the City of Monterey and the Salinas Valley.[115] Accounts of a tribute dinner for Ms. Jacks in 1956 note that a speech by Joseph R. Knowland, chairman of the State Parks Commission, kicked off the tribute. The Monterey History and Art Association, of which Ms. Jacks was a founder, also paid tribute to her. She was also recognized for her generous support of the Monterey Foundation, of which she was a founder and past president, and through which she and her family contributed to the acquisition of adobes and other historic preservation activities. Many gifts and over a dozen speeches were made in which Ms. Jacks' was lauded for her generosity and support of the city and the Salinas Valley, including establishing irrigation on the family's farmlands there. Ms. Jacks' record in saving Monterey's historical heritage – particularly its buildings and open space – was emphasized. Ms. Jacks was also recognized for her 25-year service on the city's Planning Commission. She was also responsible for obtaining the DeHaven art collection for the City of Monterey. After her numerous contributions, she died with an estate worth $6 million, according to one source.[116] In her will, she earmarked significant funds for Stanford University, which holds her papers.[117] By her death she had made contributions to numerous universities in California and beyond, including the College of the Pacific, Occidental College, the San Francisco Theological Seminary, Mills College and Radcliff College.[118]

Margaret Jacks died on April 7, 1962 at the age of 87. A tribute to her in a San Francisco newspaper noted: "In a way, the good land of Monterey County has come full circle. David Jacks found it a primitive land of incomparable beauty. He made it serve his vision and industry. Now, through the deep insight of his daughter, the ultimate value of the region over which he once ruled goes far beyond his concept of land's worth and man's enrichment."[119]

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[114] Freeman, quoting Stone. Cathleen A. Freeman, "David Jacks (1822-1909), "*Monterey County Historical Society* (website). http://mchsmuseum.com/salinas/index/mchs-name-index/, accessed August 2019.
[115] Sources of this information was an article in the Monterey Peninsula Herald documenting the 1958 tribute paid to Jacks for her career in Monterey (Earl Hofeldt, Earl, "Tribute Paid Miss Jacks, 300 Attend Testimonial Dinner," September 11, 1956) and her obituary ("Margaret Jacks Dies in Palo Alto," *Monterey Peninsula Herald,* April 9, 1962.
[116] "Court Order Distributes $500,000," *Monterey Peninsula Herald,* November 30, 1962.
[117] Mayo Hayes O'Donnell, "A Tribute," *Monterey Peninsula Herald,* May 9, 1962.
[118] "Court Order Distributes $500,000," *Monterey Peninsula Herald,* November 30, 1962.
[119] Quoted in O'Donnell, Mayo Hayes, "A Tribute," *Monterey Peninsula Herald,* May 9, 1962.

L. M. & V. Jacks, Inc.

David Jacks died in 1909. He owned the land associated with the Alta Mesa neighborhood that was part of the Rancho Aguajito and Tract No. 1 of Monterey City Lands. To our knowledge, little further development of the property occurred in his lifetime. The adobes that were in place from the nineteenth century were still in use. The David Jacks Corporation was dissolved in 1919 and the land subsequently held by Lee L. Jacks and the trustees. A portion was deeded to Margaret A. Jacks on September 2, 1919 and recorded on September 22, 1919.[120] In March 1923 some of the land was surveyed by Reeve Conover on behalf of Margaret Jacks. This included twelve lots fronting on Mesa Road and a 6.2-acre parcel just east of the boundary of Rancho Aguajito that is today occupied by the First Presbyterian Church, the Alta Mesa Professional Center, and three new residences.

In this same time frame the Jacks sisters, Lee (Louise), Margaret and Vida formed the corporation L. M. and V. Jacks, Inc. They hired the Olmsted Brothers firm of Brookline, Massachusetts to lay out a plan for the development of 545 acres, much of it occupied by the Alta Mesa neighborhood today. This preliminary plan was dated March 1924, with revisions in November 1925 and February 1927. In November 1929 the La Mesa Redonda Tract No. 1 was recorded, with the owners noted as Lee L. Jacks, Margaret A. Jacks, and Vida G. Jacks. This subdivision included 12 lots east of Via Mirada and fronting on Copa Del Oro and seven parcels on the west side of Via Mirada (two accessed by Mesa Road). The neighborhood was not built-out until after World War II. In 1953 a subdivision called Lynwood Oaks was developed east of Mesa Road. Finally, the Alta Mesa Park subdivision was recorded in April 1957 and subsequently developed primarily in the 1950s and 1960s. With this last major subdivision, the vision of the Alta Mesa neighborhood created by the three Jacks sisters and the Olmsted Brothers landscape architecture firm was implemented.

The headquarters for the L.M. & V. Jacks corporation was in Palo Alto, where Margaret Jacks had a second home. There appears to have been a division of labor among the sisters. Lee Jacks is named as the client on the Olmsted plans relating to Alta Mesa. Margaret Jacks, who sat on the Planning Commission, was apparently the client for the “Old Public House” garden design by the Olmsteds. She is particularly known for her philanthropy. Vida Jacks is remembered for donating her valuable collection of books to the Monterey City Library, where it is housed to this day.

L.M. & V. Jacks, Inc. owned the majority of the property in the Alta Mesa neighborhood in the 1920s.[121] A drawing dated March 1924 shows that L. M. and V. Jacks had commissioned the famed Olmsted Brothers Landscape Architects to provide a preliminary plan for the development of neighborhood entitled, “Preliminary Plan for Subdivision of a Portion of Rancho Aguajito and Lots 6 & 10A. Tract No. !, Monterey City Lands.” On the west side of Alta Mesa, the proposed development extended from El Dorado Street on the north, along Munras Avenue [Carmel Road] to beyond Soledad Drive, as the project did not anticipate the development of the Del Monte Shopping Center. The area that is now devoted to Don Dahvee Park was developed into residential lots, but they backed onto a preserved greenway. Iris Canyon also showed residential lots backing onto a greenway. Both are dedicated parks today.

[120] County of Monterey, Volume 165 of Deeds, Page 410.
[121] Note that David Jacks died in 1909. An “Agreement for Dissolution” of his property was filed by the David Jacks Corporation, et. al, on September 1, 1919.

The residential lots were slightly larger than was actually developed for the most part. For example, the area encircled by Alta Mesa Circle today was laid out with ten residential lots in the Olmsted plan. When the plat for what became Alta Mesa Park was recorded in 1957, that same area was laid out with 17 parcels; two pre-existing large lots (one of which was the ranch headquarters, which was retained by the Jacks sisters) and 15 smaller parcels that reflect what is there today. As subdivisions were laid out and recorded in the 1920s, they began to implement the Olmsted plan.

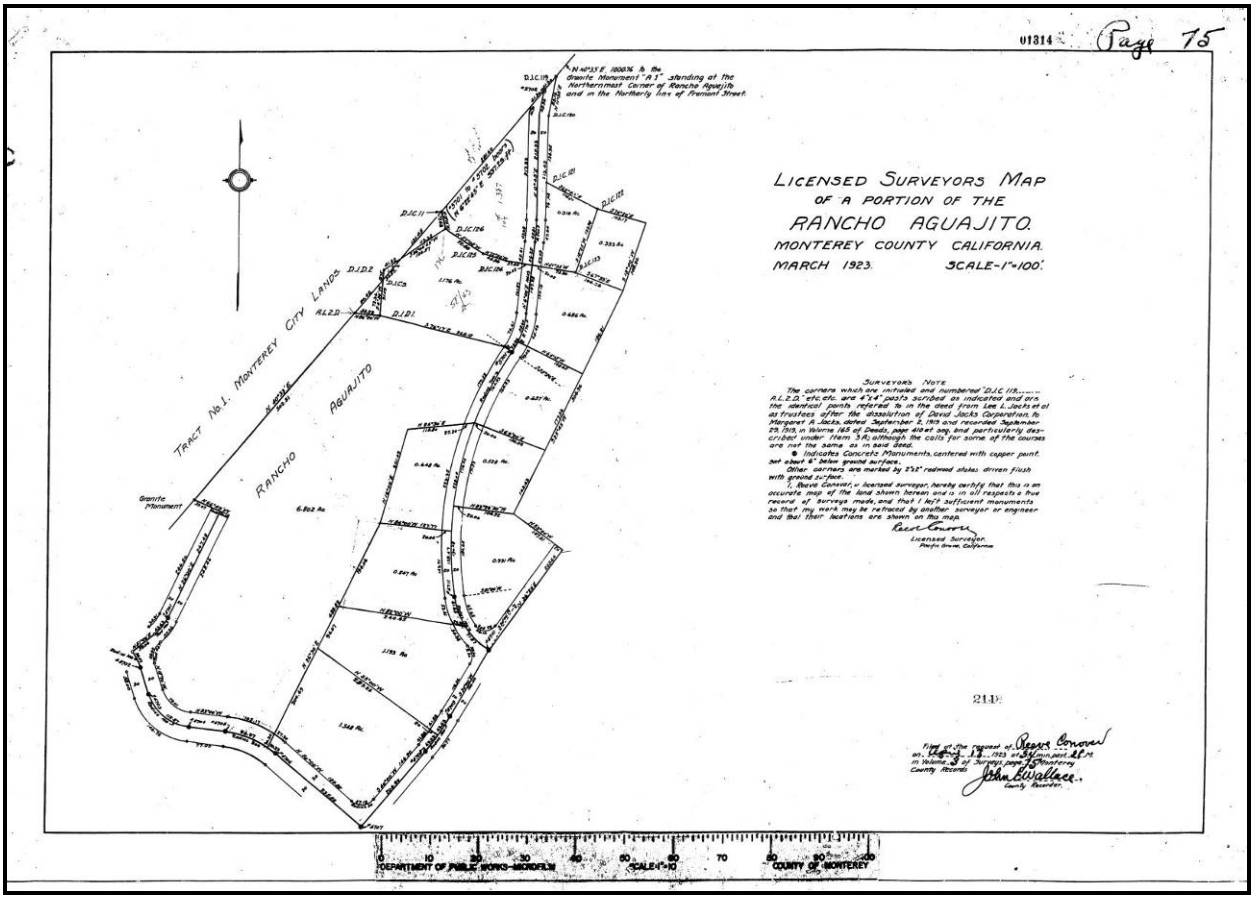


Figure 16: Survey of Mesa Road area for Margaret Jacks, 1923

Survey of the Mesa Road Area

A survey for this area on file with the Monterey County Recorder's office is dated March 1923.[122] The survey was prepared for Margaret Jacks. It was completed by surveyor Reeve Conover, and includes lands within Rancho Aguajito, but not within Tract No. 1 of the Monterey City Lands. It consists of twelve lots that front on Mesa Road that average about one acre in size and one property (where the First Presbyterian Church and Alta Mesa Professional Center is today) that is 6.8 acres in size. This is land that was conveyed by the trustees of the David

[122] This may have become La Mesa Redonda Blocks 2 and 3.

Jacks Corporation after its dissolution in 1919 to Margaret A. Jacks, dated September 2, 1919 and recorded on September 22, 1919.

The survey documents Mesa Road, which was historically the main road within Alta Mesa that accessed the existing adobe residences. The road pre-dates the Olmsted plan and even today does not display modern roadway engineering design. The road was included in the 1923 survey, as were the lots that were already developed or were being developed in the 1920s. The lots covered by this survey were, for the most part, left out of the subsequent Olmsted plan that covers Alta Mesa.

The Olmsted Brothers

Margaret A. Jacks and her sisters Lee and Vida, under the auspices of L. M. & V. Jacks, Inc., hired the Olmsted Brothers of Brookline, Massachusetts to prepare a plan for developing the Alta Mesa area as a primarily residential subdivision. The Olmsted Brothers was the successor firm to the firm established by the renown Frederick Law Olmsted, Sr. (1822-1903), who is generally credited with founding the landscape architecture profession. Among his best-known projects are the design of Central Park in New York, Prospect Park in Brooklyn, and the World's Columbian Exposition of 1893.

The Olmsted Brothers firm was formed by Olmsted's stepson John Charles Olmsted (1852-1920) and his son Frederick Law Olmsted, Jr. (1879-1957) in 1898, a year after Frederick Law Olmsted, Sr.'s formal retirement (John C. Olmsted had been a full partner with his father since 1884). The Olmsted Brothers were able to build on the reputation of their father. Frederick Olmsted, Jr.'s first major project, the 10,000-acre Biltmore Estate for George Vanderbilt, on which he worked while an apprentice to his father, was undertaken shortly after graduating from Harvard. Like his brother, Frederick Olmsted was active in the new landscape architecture and nascent planning profession. The Olmsted Brothers firm became the largest landscape architecture firm in the world, with a national practice.[123] Among Frederick Jr.'s most influential projects was the design of Palos Verdes in California. His guidebook for the selection and acquisition of land for the California state parks system became a model for the country.[124] John Olmsted was a founding member of the American Society of Landscape Architects and the organization's first president.[125] Frederick Olmsted Jr. was also a founding member and also served as president. Frederick Jr. also helped to create the country's first university course in landscape architecture, at his alma mater, Harvard.[126] Their firm was in business until 1950.

The following quote about the work of Frederick Olmsted Jr. may help explain the firm's work in Monterey. Olmsted was in demand in part because of his participation in the McMillan report, which strove to implement the City Beautiful principles in Washington DC. "The McMillan report, with its promise that City Beautiful could be achieved through the art and science of comprehensive planning, had a galvanizing effect on municipal art societies and civil improvement associations in cities and towns throughout the country. Olmsted found himself in

[123] Witold, Rybczynski, *A Clearing in the Distance, Frederick Law Olmsted and America in the 19th Century.* New York, NY: Simon & Schuster, 1999:409.
[124] Birnbaum, 2000:273.
[125] Charles Birnbaum and Robin Karson, editors, *Pioneers of American Landscape Design.* New York, NY: McGraw-Hill, 2000:282.
[126] Charles Birnbaum and Robin Karson, editors, *Pioneers of American Landscape Design.* New York, NY: McGraw-Hill, 2000:273.

great demand to advise new quasi-official planning boards and citizen associations on civic improvement. ". [127] During this same period he also applied the emerging principles of comprehensive planning to suburban settings."[128] Olmsted was instrumental in establishing the city planning movement and in founding the 1917 American City Planning Institute.

After his brother John's death in 1920 he became the senior partner in the firm. He was in this position when the preliminary plan for Alta Mesa was first created in March of 1924.

Preliminary Plan for the Subdivision of a Portion of Rancho Aguajito

The next available plan for developing the Alta Mesa area was prepared by the Olmsted Brothers Landscape Architects for L. M. and V. Jacks in March 1924, revised in November 1925, and revised again in February 1927.[129] It shows a detailed plan for developing 545 acres within the Alta Mesa neighborhood and beyond. The plan includes La Mesa Redonda Tract No. 1 described below, but not the unnamed 1923 survey noted above. It also did not include the Allen de Petra subdivision or Dutra Partition.

The Olmsted plan was very comprehensive. It included lots drawn to scale, rights-of-way, sidewalks, topography, landscaping and building setbacks. Lots were classified as appropriate for single family residences; residential uses of greater density, including hotels; commercial or professional office uses; and schools, churches and/or public buildings. Additional drawings on file in the Olmsted Archives show numerous roadway engineering drawings, with topographical studies, grading plans, and roadway sections. The plan shows development in all areas within the Alta Mesa neighborhood (except those areas noted above), even those areas that back onto a greenway, which includes what is today Don Dahvee Park and Iris Canyon Park. The roadways seen in the Alta Mesa neighborhood today are largely identical to what was presented in the Olmsted plan.

[127] Birnbaum, 2000:273.
[128] Birnbaum, 2000:274.
[129] This is the corporation formed by Lee, Margaret and Vida Jacks to develop the Mesa.

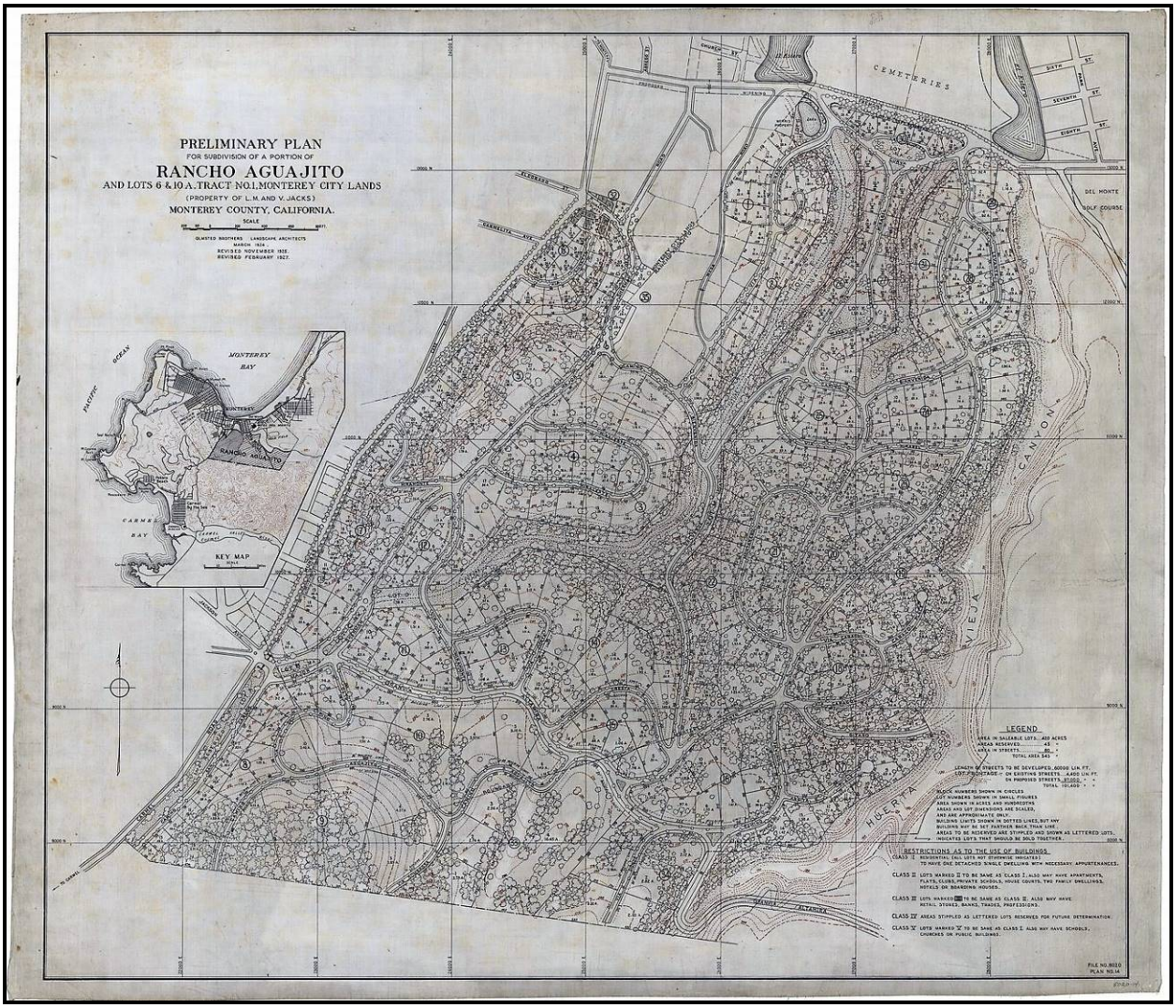


Figure 17: 1927 Olmsted plan for the Alta Mesa area

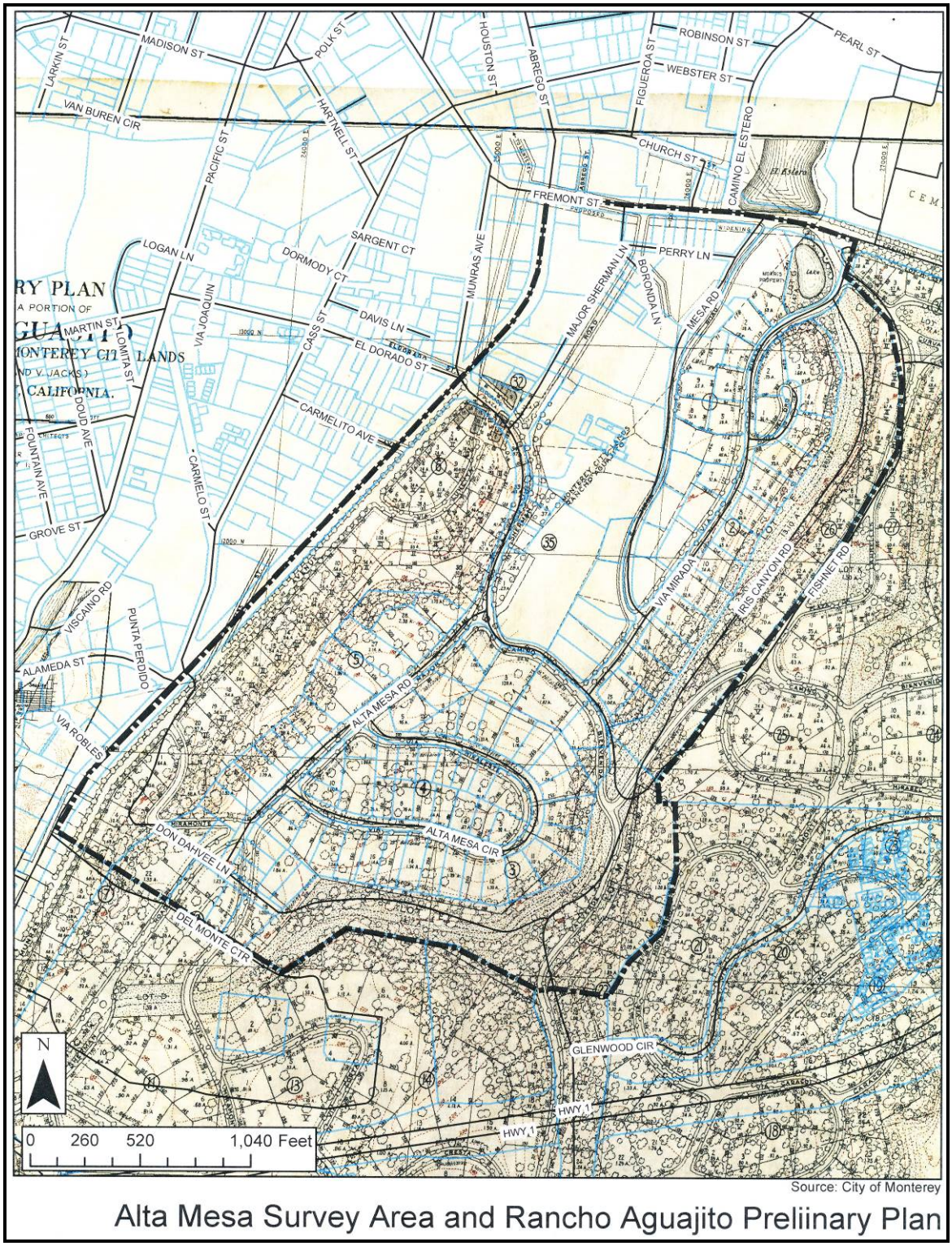


Figure 18: Alta Mesa survey boundary superimposed on 1927 Olmsted Plan

La Mesa Redonda Tract No. 1

This subdivision of 19 lots was proposed in November 1929. It included residential lots on either side of Via Mirada up to the western border of Rancho Aguajito on the north end (including the lot for what is Lagunta Nirada Park today) and the lots south of Via Mirada as far as Mesa Road, including Copa Del Oro. This subdivision was proposed and developed by the Jacks sisters, who had formed the corporation L. M.& V. Jacks for the purpose of developing Alta Mesa. The subdivision was approved by the Monterey City Engineer Howard D. Severance and other officials on December 6, 1929.

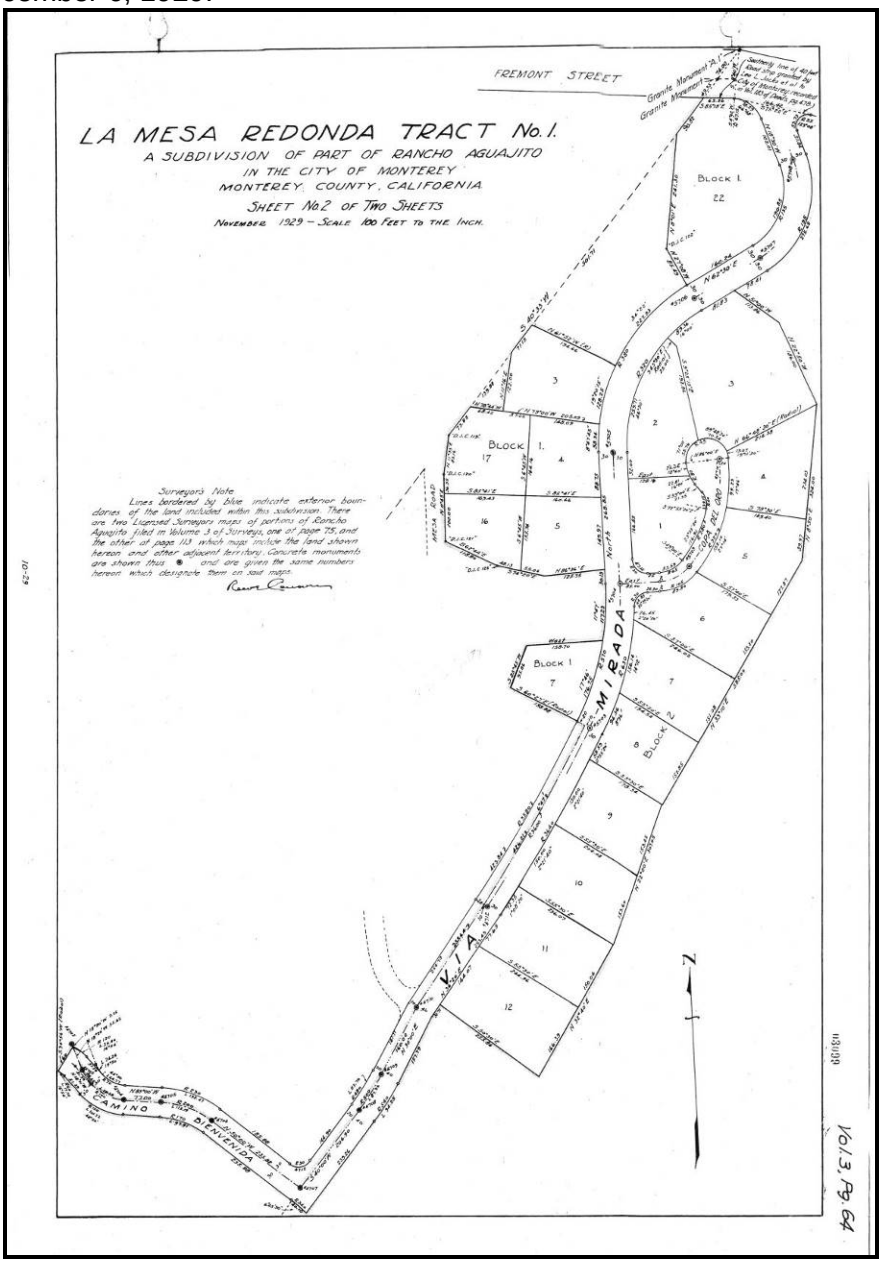


Figure 19: La Mesa Redonda Tract No. 1, 1929

James Clarence (J.C.) Anthony

J. C. Anthony (1875-1949) was best known in the Alta Mesa neighborhood for his reconstruction of the Bonifacio adobe, for remodeling two other historic adobes, and for the design and construction of several new houses in the 1920s, many for artists. The houses he created for artists in Alta Mesa were part of his vision to create an artist's colony in the neighborhood.



Figure 20: The Pierce house, designed and built by J.C. Anthony, under construction

J.C. Anthony was born in Iowa in 1875. He was the son of Frank Gilbert Anthony, who traveled west as a young person beginning at age 14, when he sailed to California on one of his father's ships. In the 1860s he worked for the California Geological Survey, which was founded and led by Clarence King, for whom he named James Clarence. J. C. Anthony came to Monterey from Iowa with his family in 1884, when he was 11 years old.

Anthony had a rich and varied career. In the course of his life he was a stage driver, a general contractor, a farmer and rancher, and had a lumber yard, planing mill, and kiln close to Boronda Lane in Alta Mesa.[130] Several photographs of Anthony's early businesses are featured on the Mayo Hayes O'Donnell Library website. On the false front of one building is the sign, "J C Anthony, Contracting of all Kinds, Heavy Teaming a Specialty." Another one additionally

[130] The immediate area was otherwise occupied by small dwellings, one of which exists today. Today this area is largely occupied by parking lots. Sanborn Fire Insurance map, 1926.

mentioned the Tassajara Stage and Carmel Stage.[131] The 1926 Sanborn Fire Insurance map shows J. C. Anthony's lumber yard in Alta Mesa, which is located on either side of Boronda Lane, east of Major Sherman Lane, and a planing mill fronting on Boronda Lane.

After four years of managing Andrew Molera's ranch at the mouth of the Big Sur River, Anthony moved back to Monterey with his family in 1923 and returned to contracting. This is when he began his building career in Alta Mesa. Ultimately Anthony would be best known as a designer and builder.

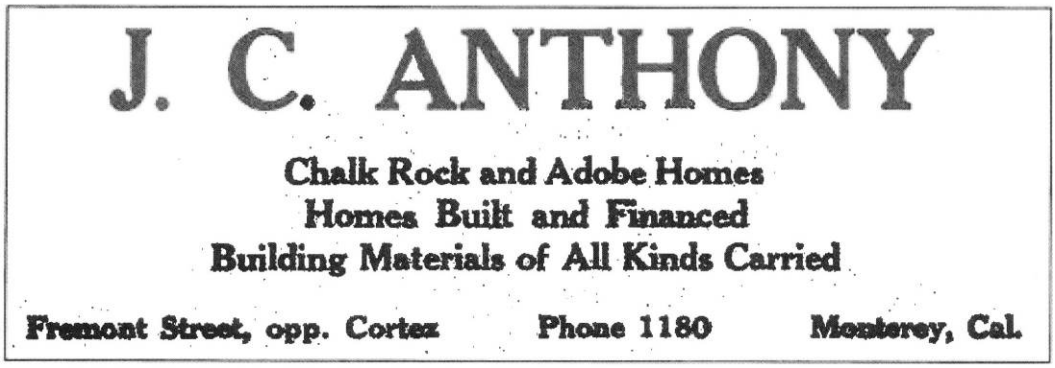


Figure 21: J.C. Anthony's ad from 1926 directory, courtesy Julianne Burton-Carvajal

Anthony began developing the Mesa Tract with the restoration of several adobes. As a builder, he left his architectural mark, in part, by using chalk rock (Carmel stone) in restoring old adobes. He and future owner Percy Gray relocated the Bonifacio Adobe from Alvarado Street in Monterey to 785 Mesa Road (also seen as 949 Mesa Road) in Alta Mesa.

Anthony married Edna Wright, also from Iowa, in 1900. The couple met in Pacific Grove at the annual summer Chautauqua. They had two children; J.C., Jr. and Edna Joy. Anthony's business suffered in the Great Depression, as did his health. In retirement Anthony and his wife moved to Los Arboles Road in the Carmel Valley. He died in 1949.

A summary of Anthony's work on the Mesa is as follows. Anthony is credited with building several of the commercial buildings on Fremont Street, including his own office at what is now 520-522 Fremont Street.[132] He is also credited with understanding that there would be an increased demand for businesses catering to the automobile in the future and accordingly constructed a building for himself on Fremont that would be shared with an auto repair business.[133] He deconstructed and reconstructed the Bonifacio (Sherman Rose) adobe in 1923 for artist Percy Gray. He remodeled the Buelna Adobe for artist Marcy Woods and the Castro Adobe for writer Gouverneur Morris. He designed and built four known new buildings on the

[131] "James Clarence (J. C.) Anthony," *Mayo Hayes O'Donnell Library*, https://mhod.weebly.com/j-c-anthony.html, accessed August 2019.
[132] Julianne Burton-Carvajal, editor, *The Monterey Mesa: Oldest Neighborhood in California.* Monterey, CA: City of Monterey, 2002.
[133] He also had offices in other locations at different times, including an office at the building at the corner of Fremont and Mesa Road.

Mesa and constructed at least one additional house, which was designed by his some-time colleague, artist and sculptor Jo Mora.[134] He may also have built another house known to be designed by Mora. He left a lasting legacy on the Mesa both in terms of his buildings and the artists that came to live in his houses.

The Arts

Historic Overview - The Arts in Monterey

A rebirth of the prominence of the arts occurred in the 1920s in Monterey. Although the arts had been important to the city since the nineteenth century, the arts scene in the 1880s and 1890s was eclipsed by the significance of the artists that moved to and practiced in Monterey and the region in the 1920s according to art historian Scott Shields.[135] Shields noted that in addition to the scenery, artists in this period were attracted to the region's urban scenes and in particular, its historic adobes. Artists not only depicted the adobes, but also restored them for homes and studios.[136]

The following artists and designers in downtown Monterey bought adobes and restored them in the early twentieth century. Artists on the Mesa were to follow suit. Artist M. Evelyn McCormick worked in the Custom House, then the Pacific House. She depicted many of the region's historic buildings and during the Depression, was hired by the New Deal's Federal Art Project to paint depictions of twelve of the city's historic buildings. Artist Josephine Blanch, who was a curator for the Del Monte Gallery for 30 years, bought the Lara-Soto Adobe in 1919 and remodeled it for her own use into the 1940s (it was later purchased by John Steinbeck). Interior designer Francis Adler Elkins, along with her brother David Adler, bought Casa Amesti in 1919, restored it, and later sold it to the National Trust for Historic Preservation (Elkins was to also redecorate the Castro Adobe in Alta Mesa for Gouverneur Morris). Mary C. W. Black purchased Casa Abrego from painter Esther Steven Barney and restored it, later using it as both a home and studio. And artist Myron Oliver bought Casa de la Torre and renovated it beginning in 1924.[137]

Artists on the Mesa

Anthony's activities on the Mesa got considerable attention in the 1920s. An article appeared in the January 27, 1924 issue of the *Oakland Tribune* on the renaissance occurring in Monterey: "Monterey is waking up at last to the pleas of artists, writers and poets of the Peninsula. Even conservative 'show me' business man [sic] now realize that Monterey mantled in old traditions and with a background of the Spanish and Mexican days when she ruled supreme in California is a greater drawing card than a city that is merely known for its commercial enterprises."[138] Anthony is featured in the article: "His dream of a colony of homes of Spanish-California architecture has proved a financial as well as artistic success and his colony promises to develop into one of the most remarkable residential sections in California."[139]

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[134] Jo Mora also designed the house at 500 El Dorado. Anthony may have also constructed this house. Anthony built Jo Mora's house in Pebble Beach in 1923.
[135] *National Historic Landmark District and Downtown Area Context Statement and Reconnaissance Survey, Monterey, California.* Prepared for City of Monterey. Prepared by Architectural Resources Group, San Francisco, California. September 2011:69, quoting architectural historian Scott Shields.
[136] Ibid.
[137] Ibid. 70-73.
[138] Helen Hilliard, "Monterey Artists and Artisans Are Restoring Some Old Landmarks and Applying More of the Tints and Types for Which Town was Celebrated in Early Period of Its Career," *Oakland Tribune,* January 27, 1924:42.
[139] Ibid.

"There is a long list of persons who have bought property in Aguajito Mesa and will build soon. They will have to build according to the old Spanish-California type of architecture for restrictions have been placed on all the 130 acres of this Spanish section."[140] The author makes note of the fact that Anthony built a kiln and drying shed on his property on Fremont Street in order to replicate the variegated red clay tiles for which the original architecture was known. The author ends the article optimistically: "It will only be a matter of time before the hillsides adjoining the Del Monte golf links will be covered with Spanish homes."[141]

The following artists bought, lived in, and/or designed houses on the Mesa, most of which had some type of connection with J.C. Anthony.

Bonifacio Adobe - Percy Gray

Nationally recognized visual artist Percy Gray (1869–1952) bought the Bonifacio (Sherman Rose) adobe and worked with Anthony to have it reconstructed on its present site on Mesa Road. Gray was from San Francisco and had studied at the California School of Design and the Art Students League in New York, where he studied with renowned artist William Merritt Chase.[142] He also worked in the art departments of the *San Francisco Call*, where he experimented with photography, and the *San Francisco Examiner*. He and his wife Leone Phelps moved to Carmel in the spring of 1923. He purchased the Sherman Rose adobe shortly thereafter, before it was moved from Alvarado Street and, with J.C. Anthony, rebuilt it on the Mesa. In 1938 the Grays sold their adobe and moved to Marin County. He returned to San Francisco when his wife died in 1951. He died in 1952.[143]

Anthony and Percy Gray's efforts to preserve the adobe were lauded in *The San Francisco Examiner* in 1923:

> *J.C. Anthony, who is devoting his efforts to the revival of early California architecture and the preservation of landmarks, pledges himself to preserve the building [the Sherman Rose adobe]. It has now been acquired by Gray, who will rebuild it in a new location close by the San Carlos Mission and among the other old adobes that have been restored by Gouverneur Morris, author; Mary S. Woods, artist; and others.*[144]

[140] Ibid.
[141] Ibid.
[142] Helen Spangenberg, *Yesterday's Artists on the Monterey Peninsula.* Monterey CA: Monterey Peninsula Museum of Art, 1976:65.
[143] "Percy Gray," *Wikipedia,* https://en.wikipedia.org/wiki/Percy_Gray, accessed August 2019.
[144] "Artist Buys Historic Home," *The San Francisco Examiner,* May 3, 1923:7.


Photo shows the Sherman Rose Cottage at Monterey and its new owner, Percy Gray, San Francisco artist (below), who will rebuild the historic love cote.

ARTIST BUYS HISTORIC HOME

Percy Gray, San Francisco artist.

Figure 22: Newspaper article published when Percy Gray bought Bonifacio Adobe

Castro Adobe - Gouverneur Morris

Novelist and short story writer Gouverneur Morris (1876-1953) bought the Castro Adobe. He was a well-known novelist and screenwriter and had several of his books made into movies. He was also president of a Monterey bank. Born in New York, Morris was a descendent of United States Senator Gouverneur Morris, who was one of the original signers of the Declaration of Independence. Morris attended Yale and began publishing short stories in magazines before graduating. He published 25 novels and collections of short stories between 1919 to 1934, which encompasses many of the years he lived at the Castro Adobe, which he owned beginning in 1921.[145] Anthony renovated the adobe while Morris lived there; it was decorated by interior designer Francis Adler Elkins. It was said that Morris appreciated living so close to the Hotel Del Monte, where he could socialize with others from the East Coast. He died in Gallup, NM in 1953, where he had lived for 14 years.

[145] "Gouverneur Morris, Novelist, Ex-Banker," (obit.), *The New York Times,* August 15, 1953:15.

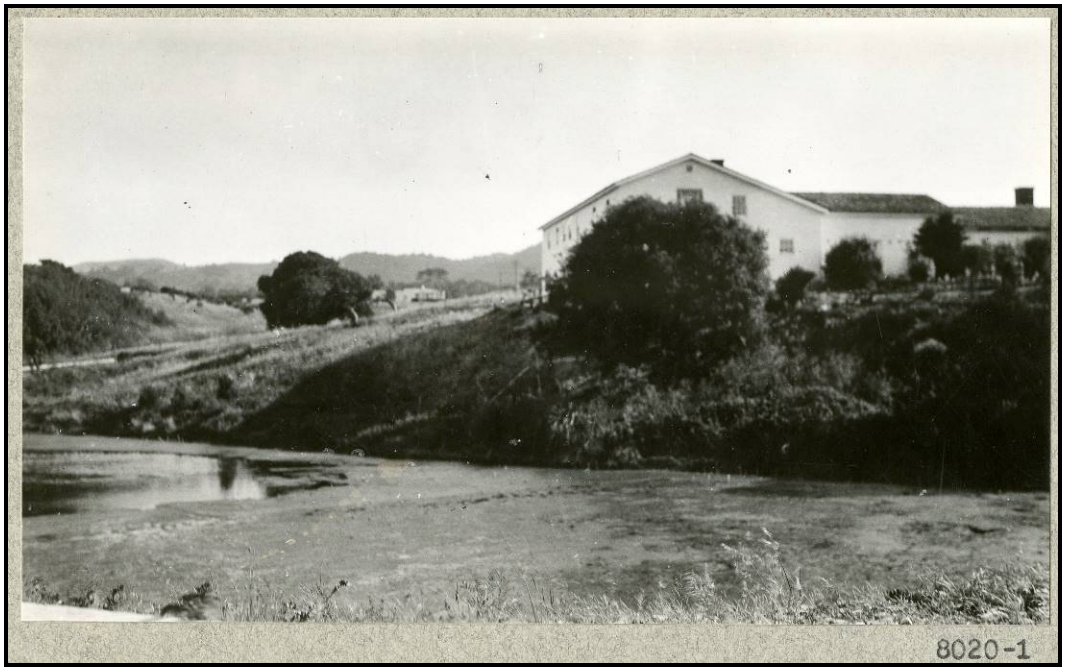


Figure 23: Castro Adobe and El Estero, 1937, source: Olmsted Brothers album

Boronda Adobe - Alexander Tiers
Alexander Tiers was an actor and set designer. He lived in the Boronda Adobe in the 1930s and 1940s. There he designed the property's walled Mediterranean water garden, which is still extant today.[146] Tiers was the first non-family member to own the adobe. He sold it in 1941 to Dr. Wolfson. Dr. Wolfson lived there for 46 years, and his widow lived there until 1999.

Buelna Adobe - Marcy S. Woods
Visual artist Marcy S. Woods (1887-1935) and his wife bought the Buelna Adobe. Born in California in 1887, Woods grew up on a farm in Stockton. By the 1920s he had a home in Monterey and was active in the art scene in the San Francisco Bay Area. J.C. Anthony bought the adobe from the David Jacks estate and remodeled it extensively.[147] The Woods were to buy the home shortly thereafter. By 1933 Woods was employed by the Public Works of Art Project, working in Lodi and Stockton. He exhibited at the Bohemian Club, the San Francisco Art Association, the California-Pacific Industries Exposition in San Diego, and the California State Fair. He died at age 48 in an automobile accident.

Lucy Valentine Pierce House - Lucy Valentine Pierce, Kate Carew
Lucy Valentine Pierce (1886-1974) was born in San Francisco but moved with her family to Berkeley in 1894. She studied privately and at the Mark Hopkins Institute of Art in San

[146] Burton-Carvajal, Julianne, editor, *The Monterey Mesa: Oldest Neighborhood in California.* Monterey, CA: City of Monterey, 2002:35.
[147] According to historian Julianne Burton-Carvajal, he may well have used artist Lester S. Boronda's renovation of the Barreto adobe as an inspiration. Burton-Carvajal, Julianne, "Price of Place: Tales of Two Adobes," *Noticias del Puerto de Monterey,* Vol. LIII No 2, Summer 2004:55, 63.

Francisco, the School of the Museum of Fine Arts in Boston and the California School of Arts and Crafts in Berkeley. She began her association with the artists of Monterey in the 1920s and by 1923 had moved there. She contracted with J.C. Anthony to build her duplex at 954 Mesa Road, where she lived until 1941. She traveled in Europe for a year in 1928 and in 1953 moved to San Diego. She later moved to La Jolla, where she died in 1974. Pierce exhibited widely in California. A retrospective of her work was held at the California College of Arts and Crafts in Oakland in 1973. Pierce sold her home on the Mesa to Kate Carew.

Barreto Adobe (no longer extant) - Sarah Parke, Lester Boronda, Kate Carew
Sarah Parke (1861-1937) was from wealthy Detroit family, where her father had founded a pharmaceutical company. She studied art in New York and Europe before moving first to San Diego with her family and then to the Monterey Peninsula with her mother in 1906. She bought the Barreto adobe in 1911 and talked the painter Lester Boronda into living there and restoring it. She established the "Adobe Gift Shop and Tea Rooms" at Polk and Hartnell Streets and later purchased that adobe as well.[148] Ms. Parke bought the adobe for $1000 from Mary Dutra Machado, who had inherited it from her mother. At the time it was sold, the Dutra family had lived in the house for 75 years.

One source notes that her project to restore the Barreto adobe was "the first restoration of an historic adobe in Monterey." An article published in the May 5, 1911 *Del Monte Weekly* detailed:

> *The house is beautifully located on one of the hills just beyond the old San Carlos Mission. Truly an inspiration to any artist will be this studio nestling on a grassy knoll, on one side the mountains over which drift the veil-like mists – on the other side the sea, stretching its limitless distances, while nearby the hours are told by the music of the mission bells.*[149]

Boronda undertook an extensive renovation of the house, adding a second story and a large window which is said to be the inspiration for Anthony's large, north-facing windows in the houses that he designed.[150] Ms. Parke later sold the adobe to Mrs. F.E. Robinson.

Lester Boronda (1886-1952), who was a descendent of the Boronda family that built the 1817 Boronda adobe, grew up on a cattle ranch in Salinas. He studied art in Europe and New York. In addition to his painting, he was also known for his sculpture. One of Boronda's noteworthy shows was an exhibit of 100 of his paintings in the St. Francis Hotel in San Francisco in 1910. The Borondas lived in the adobe for five months while Lester Boronda was renovating it. They moved permanently to New York in 1913, but continued to return to Monterey every summer, and Boronda continued to show at the Del Monte Gallery. His first show in New York was at the Braus Gallery in 1914, which featured paintings of "Spanish California."[151] He owned a very successful framing company, wrought iron fabrication and furniture restoration shop in New York while continuing to paint and exhibit. He died in 1952 at his retirement home in Mystic, Connecticut.

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[148] Helen Spangenberg, *Yesterday's Artists on the Monterey Peninsula.* Monterey CA: Monterey Peninsula Museum of Art, 1976:44.
[149] Betty Lochrie Hoag McGlynn, "!Boronda! (Part V)," Noticias del Puerto de Monterey, Vol,. XXV, No. 3, September 1984:4.
[150] North light is considered to be ideal for painting because the light is more constant.
[151] McGlynn, 1984:5.

The *San Francisco Chronicle* credited Parkes and Boronda with reviving an interest in restoring adobe structures: "The demonstration of his [Lester Boronda's] artistic ability in restoring the early Spanish adobe owned by Miss Sarah Parke, result in the taking over by others of some of the picturesque residences which had been threatened with destruction."[152]

Kate Carew (1869-1961) also lived at the Barreto adobe from 1918 to 1921, when it was owned by Parke. Carew was a caricaturist who interviewed and drew over 100 celebrities in the United States and Europe between 1900 and 1920. She studied in Paris and New York and at the San Francisco School of Design and later taught art. In 1889 she worked for *The San Francisco Examiner,* where she met her second husband, with whom she moved to New York in 1900. There, Joseph Pulitzer hired her to create illustrations for his *Sunday World and Evening World* newspapers. Shortly thereafter she moved to London, where she was employed by both Pulitzer and London newspapers to interview celebrities. She exhibited in Chicago, Paris, and at the Del Monte Art Gallery in her lifetime. She retired in 1920 and later moved to Monterey, where she purchased Lucy Valentine Pierce's home on Mesa Road in the late 1930s.[153]

Colonel Gibson House, Max and Marion Richter House - Jo Mora
The multi-talented artist Jo Mora (1876-1947) is credited with designing the houses at 500 El Dorado and 901 Via Mirada. The latter was constructed by J.C. Anthony. Anthony and Mora had a business relationship at times; Anthony built his home and studio in Pebble Beach.[154] Mora was a painter, sculptor, jeweler, author, illustrator and muralist, according to Helen Spagenberg, who wrote a history of the arts and artists on the Monterey Peninsula. When Mora, who was from Uruguay, moved to Monterey he was commissioned to sculpt a sarcophagus for Father Junipero Serra for display at the Mission San Carlos Borromeo Chapel, which is now named for him. This was completed in 1924. His sculpture is displayed throughout the United States, as well as in California and Monterey. A collection of his drawings and paintings is held at Casa Serrano, which is owned by the Monterey History and Art Association. Reproductions of his animated illustrative maps of California and the Monterey Peninsula, among other topics, are still for sale at area galleries and on a website created to educate the public about his work.[155]

J.C. Anthony also designed and/or built homes and other buildings throughout the Peninsula, including a house on El Dorado for the renowned artist and teacher Armin Hansen.[156] One particularly noteworthy house he built for Jo Mora in Pebble Beach.[157]

[152] McGlynn, 1984:4.
[153] Zoe Yudice, "Presenting Celebrity's Midwife, Kate Carew," *The Mendocino Beacon,* August 23, 2016.
[154] "Sculptor Plans Artistic Home, Jo Mora Studios to Be Built at Pebble Beach," *San Francisco Chronicle,* August 12, 1923:8.
[155] *Jo Mora* (website), https://jomoratrust.com/about-us/, accessed August 2019.
[156] Julianne Burton-Carvajal, editor, *The Monterey Mesa: Oldest Neighborhood in California.* Monterey, CA: City of Monterey, 2002:32.
[157] "Sculptor Plans Artistic Home, Jo Mora Studios to Be Built at Pebble Beach," *San Francisco Chronicle,* August 12, 1923:8.

The Rise of the Automobile

Monterey embraces the automobile

California led the United States in automobile ownership in the 1920s, averaging one for every three citizens in 1923, which was more than double the national average.[158] This is reflected in Monterey with the development of a large number of businesses that catered to the automobile, particularly on Lighthouse Avenue and Fremont Street. J.C. Anthony is credited with being inspired to build and encourage auto-oriented businesses to locate along Fremont Street.

> *Monterey's business activity had long been centered on Alvarado Street, so sometime rancher/sometime contractor J.C. (James Clarence) Anthony was taking a chance when he began purchasing property at the foot on the Mesa, behind the Royal Presidio Chapel. In August of 1923, he forecast in the newly founded Monterey Peninsula Daily Herald that Fremont Street "will soon be improved with business structures." Having tallied sixty automobiles during one five-minute interval, Anthony proceeded to erect one of the first automobile repair shops in town. Adjoining it, he built a block of offices in the same functionalist, flat-roofed, cement block style.*[159]

A 1916 map of Monterey showing points of interest, provided by the Chamber of Commerce displayed the Chamber's slogan, "Motor to Monterey."[160] Categories of businesses listed in the 1922-1923 Monterey city directory on Fremont Street include all manner of automobile-oriented businesses. The 1926 Sanborn Fire Insurance map shows three auto sales shops, one that also advertised auto service, and one (the large building now occupied by Mercedes Benz), which also included auto repair and a garage. There was additionally an auto painting shop. The orientation toward auto-oriented uses would only increase over the years.[161]

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[158] Julianne Burton-Carvajal, editor, *The Monterey Mesa: Oldest Neighborhood in California.* Monterey, CA: City of Monterey, 2002:45.
[159] Burton-Carvajal, 2002:45.
[160] *Directory of Monterey, Pacific Grove, Carmel, Del Monte, Pebble Beach, and Seaside for 1922-1923.* Monterey, CA: Peninsula Directory Co., 1922. Points of interest with a connection to the Mesa include the residence of General Juan Castro, "the patriotic Mexican who refused to live under the American flag" and the Sherman Rose (before it was moved) "connected with the romance of General William Tecumseh Sherman."
[161] Also seen on the street was one of Anthony's lumber yards,

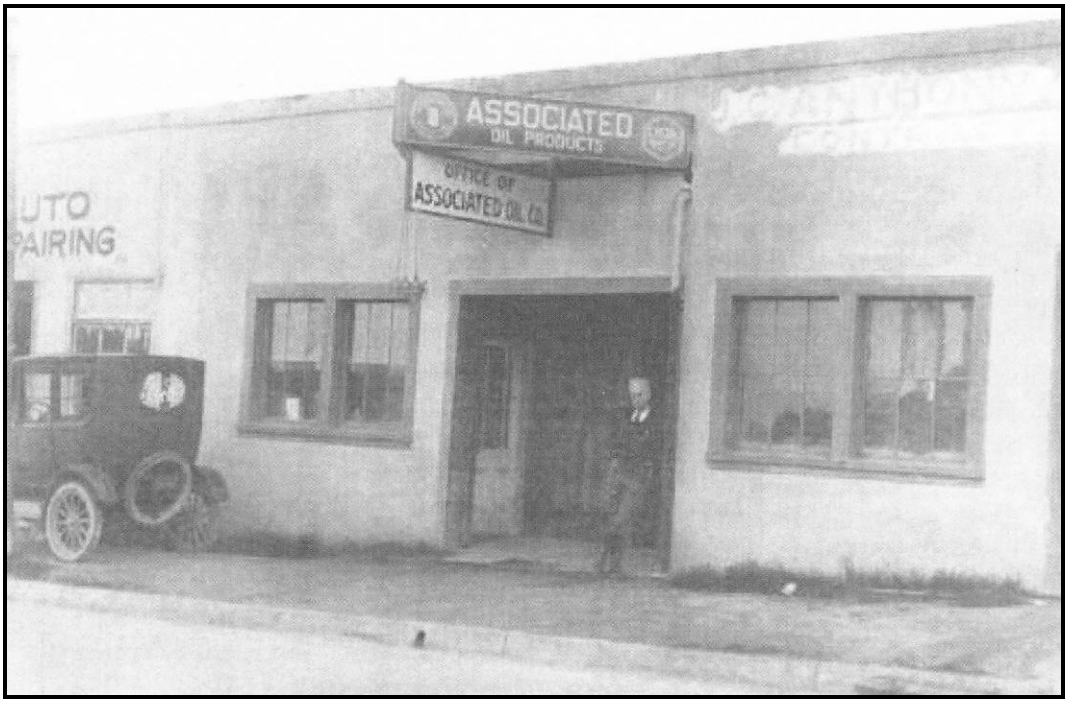


Figure 24: J.C. Anthony's garage and office, courtesy Julianne Burton-Carvajal

Also seen on the street was one of Anthony's lumber yards, a stove and plumbing store, and a building supply store. At either end, at Major Sherman Way and Mesa Road, were restaurants and a florist shop in the same Spanish Colonial Revival building that houses a florist shop today. Abrego Street, which would also see auto-oriented businesses in later years, did not go through at this point and had only a handful of residences along it.

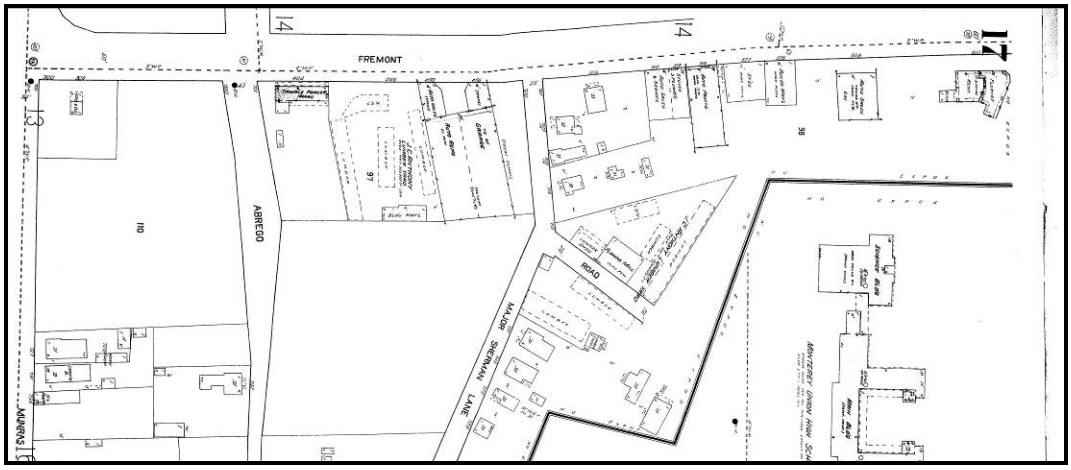


Figure 25: Businesses along Fremont Street in 1926, Sanborn Fire Insurance map

Associated Property Types – The Revival Styles

Spanish Colonial Revival Style

The Spanish Colonial style followed on the Mission Revival style in the last decade of the nineteenth century and the first decades of the twentieth century. It was the second of two Mediterranean-inspired styles popular in California. Both styles were part of architects' attempts to develop a regionally based expression with roots appropriate to California's heritage. Architectural historian Harold Kirker describes Spanish Colonial Revival as "the final development in California's search for a romantic past." While there was no actual precedent for Spanish Colonial architecture in California, Mediterranean references were sought from Spanish, Italian and New Mexican pueblo sources, among other influences, in an attempt to forge a regional style appropriate to the landscape and climate of California. The resulting invention of a new Spanish tradition was portrayed as an appropriate architectural response to the "spirit" of Spanish or Mediterranean architecture:

> *One can scarcely know and relish the oak-dotted levels and rolling slopes of the California lowlands without feeling that it was one of the happy accidents of history that entrusted their early development to a race which looked back to Mediterranean architectural traditions. It was even a happier accident than that. For of all the various aspects of the southern or Mediterranean architecture of Europe, none is in so intimate a nature sympathy with the California scene as the Spanish.*[162]

The symbolic beginning of the style, according to architectural historian David Gebhard, was the 1915 San Diego Fair and the buildings for the fair designed by Bertram G. Goodhue and Carleton M. Winslow.[163] It's greatest period of popularity was 1915 to 1930. In general, the style is eclectic. It was even more eclectic as seen in the Alta Mesa neighborhood, due to the variety of interpretations by J.C. Anthony. As expressed by writer Joan Weakley for *Architecture of the Monterey Peninsula,*

> *As it finally developed in America, the Spanish Colonial Revival style was a variegated and undisciplined matter. Houses of this style display roofs of red tile. Houses will put forth a showy and decorative tile-ornamented exterior, but others will consist of a blank white-washed wall. The form of Revival styles houses is softly rounded, and arches are plentiful. However, others may have the severe lines and rigid forms reminiscent of 'Aztec of Pueblo Indian handicraft." Obviously, the Spanish Colonia Revival style is a diverse one which encompasses many contrasting and conflicting elements.*[164]

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[162] Irving F. Morrow, "A New Addition to California's Spanish Tradition," *The Architect and Engineer,* December 1921:47.

[163] David Gebhard, et. al., *The Guide to Architecture in San Francisco and Northern California.* Salt Lake City: Gibbs-Smith Publisher, 1985 (1973):573.

[164] Joan Weakley, "The Spanish Colonial Revival," in Richard Janick, Laurie Boone and Kent Seavey, *Architecture of the Monterey Peninsula.* Monterey, CA: Monterey Peninsula Museum of Art,1976.



Figure 26: Spanish Colonial Revival Bonifacio Adobe, as photographed by Robert Kerrigan in 1936

Characteristics of the style include extensive use of stucco surfaces; low pitched tile roofs; a limited number of openings; a strong relationship to the outdoors through the use of French doors, terraces, etc.; formal gardens; the use of decorative ironwork for windows, doors, balconies and roof supports; and the use of decorative tiles. Churrigueresque ornaments of cast concrete or terra cotta may also be present.[165]

Monterey Revival Style

The Monterey Revival style began in Monterey with the construction of the 1835 Thomas Larkin house, which displays a combination of east coast Colonial architecture and regional design influences. The style has continued to be popular in Monterey and Alta Mesa to this day: "This synthesis of previously diverse ideas provided a breadth of expression that is very much alive today."[166] Speaking of the Larkin house, architectural historian Harold Kirker noted, "This was the work of the Bostonian Thomas O. Larkin, who opened the first retail store in the colony, fathered the first American child, and . . . exerted a greater influence on California secular architecture in the first half of the nineteenth century than any other single individual. . . .The importance of this structure in the creation of an architectural styles lies in the imagination and

[165] Gebhard, 1985:574.
[166] Richard Janick, Laurie Boone and Kent Seavey, *Architecture of the Monterey Peninsula.* Monterey, CA: Monterey Peninsula Museum of Art,1976:10.

freedom with which he adapted eastern building forms to immediate material requirements. . . . This acceptance of adobe as a basic building material by the Americans at Monterey, and the subsequent adaptation to New England architectural features by a number of influential Spanish-Mexicans, is a unique instance in California of an important compromise between competing colonial cultures.[167]



Figure 27: Monterey Colonial Larkin House, 1835

Characteristics of the style include the two-story height; typically with a rectangular footprint; stucco finishes (may also have wood finishes at the second level); low-pitched, side-gable roofs, typically finished in shingles; a projecting second floor balcony with simple wood supports and a wood railing; Colonial entrances with paneled doors, sidelights, fanlights and paneled recesses; double-hung wood windows with mullions and occasional Greek Revival detailing of the wood frame; and Colonial interior detailing.[168]

Associated Property Types - Vernacular Commercial Buildings

J. C. Anthony saw a need to serve the automobile-driving public in the 1920s. According to historian Julianne Burton-Carvel, he built one of the first automobile repair garages in Monterey on Fremont Street, with an adjacent office for himself.[169] (This is likely the double-bay building at

[167] Kirker, 1986:17.
[168] Gebhard, 1985:576.
[169] Julianne Burton-Carvajal, editor, *The Monterey Mesa: Oldest Neighborhood in California.* Monterey, CA: City of Monterey, 2002:45.

520-522 Fremont today.) By the date of the August 1926 Sanborn Fire Insurance map, there were four garage-auto repair-auto sales buildings along Fremont between Abrego Street and Mesa Road, one of which was the large building with industrial sash and a stone and tile frontage that serves as a Mercedes Benz service building today. Much more typical, however, are the simple one-story buildings along Fremont that served as small auto repair and service shops.

Architectural historian Richard Longstreth, who has documented the buildings of America's main streets extensively, called these "one-part blocks." These buildings are typically composed of a storefront surmounted by transom windows and an area above suitable tor a sign.[170] The buildings along Fremont Street, however, depart from this model for the fact that they accommodated an overhead garage door as well. The photograph of J.C. Anthony's shopfront shows that each bay had a broad entry flanked by paired, multi-light windows. Today the building displays paired, aluminum-frame windows in place of what was likely an automobile entrance, with large plate-glass windows that likely date to renovations from the 1950s-1960s. This is typical of the buildings along the street today. Several of the buildings retain roll-up doors on their front facades, but all have been converted to commercial uses with large, plate-glass windows. It is difficult to determine, in most cases, what these buildings looked like originally, as they are much changed and were likely updated after World War II, when aluminum framing became widely available.



Figure 28: Spanish Colonial Revival building at 590 Fremont Street

[170] Richard Longstreth, *The Buildings of Main Street, A Guide to American Commercial Architecture.* Walnut Creek, CA: Alta Mira Press, 2000 (1987):54.

An exception to these vernacular garages is the Spanish Colonial Revival commercial building at the corner of Fremont and Mesa Road. Although it is today associated with the El Estero Car Wash, it originally contained a florist shop, restaurant, and offices. See the discussion above on the Spanish Colonial Revival style.

THE GREAT DEPRESSION THROUGH WORLD WAR II (1933-1945)

Historic Overview – The New Deal

The Great Depression was a time when renewed attention was paid to America's built legacy from all eras. In California, this included the eras of Spanish, Mexican and American settlement. In Monterey, the Works Progress Administration (WPA) funded the Historical Survey of the Monterey Peninsula, which took place in 1936-37. Many of the missions in California were reconstructed or restored in the 1930s as well and many were documented as part of the Historic American Building Survey (HABS). Two of the adobes were documented at this time, the Boronda Adobe and Casa Bonifacio in its original location on Alvarado Street.



Figure 29: Alta Mesa in 1941, USGS Monterey Quadrangle

The Presidio hosted an outpost of the Civilian Conservation Corps (CCC) camp which was housed at the Presidio, where they constructed new bleachers, among other projects. The CCC camp also provided training for participants before they were sent to work on projects in different parts of the country.[171] The WPA also provided $900,000 in funding to construct the East Garrison facility at Camp Ord at the Gigling Military Reservation In 1938 [172] Before World War II, Fort Ord was reserved for use by the Presidio. By 1942, it had doubled in size and had contracted for over $12 million in improvements.[173]

Civic improvements under way under the New Deal in Monterey included a rock wall at Friendly Plaza, a mural at the Monterey Bay Aquarium, development of the Monterey County Fairgrounds, a mural at Monterey High School, tile murals at the Monterey Post Office, and wood carvings at the Monterey Public Library.[174] These projects provided work for artists, including artists in Monterey. The WPA also funded a breakwater for Monterey.

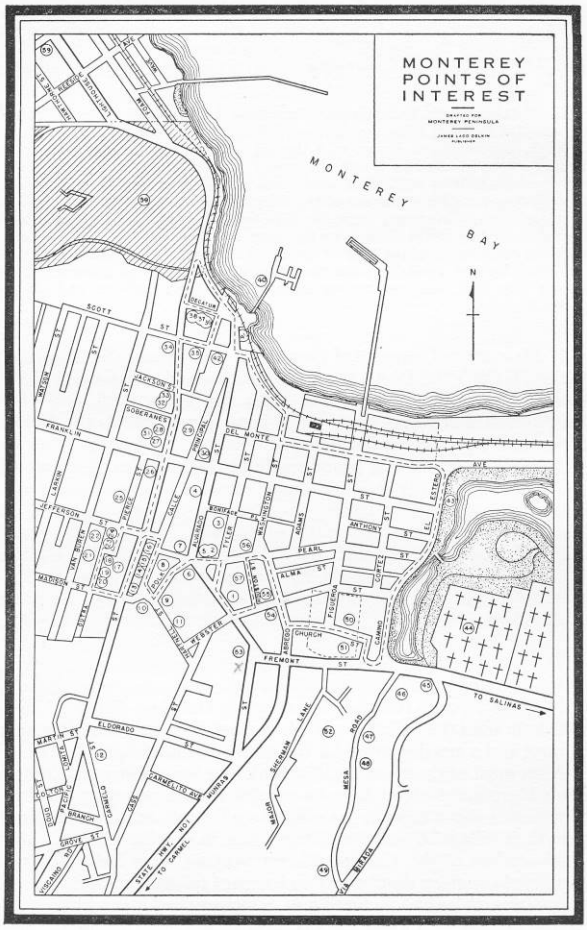


Figure 30: 1941 map of historic points in Alta Mesa in 1941, source: WPA publication

[171] Conway, 2002:120.
[172] The U.S. military bought the land for the Gigling reservation from David Jacks.
[173] New Monterey Historic Context, 2013:61.
[174] "Projects in Monterey," *The Living New Deal,* https://livingnewdeal.org/us/ca/monterey-ca/, accessed August 2019.

Historic Overview – World War II

During World War II the Presidio expanded with many recreational uses, a hospital, barracks, stores, officer's homes and a processing facility. Temporary barracks covered the parade ground. In 1945 it was used as a Civil Affairs Staging and Holding area, for civil affairs soldiers preparing for the occupation of Japan.[175] By 1940 Fort Ord had become the home and training post for 7th infantry. The facility doubled in size by 1942, encompassing 29,000 acres, with $12 million in improvements under contract. As many as 50,000 troops were stationed there during World War II. Fort Ord would become one of the largest military bases on the West Coast during the war.[176]

In another event that would have long term impacts for Monterey, the United States Navy took over Hotel Del Monte as a flight school. By the beginning of 1944 more than 5,000 aviation cadets had attended the school.[177] In 1943, Hotel Del Monte was given over to the Navy for permanent use. It now houses the Naval Post-Graduate School.

Socially, World War II had a tremendous impact on the city. Many immigrants worked in Monterey's fishing community, including Japanese and Sicilian immigrants. Italian men made up one-third of city's population according to the 1940 census and most worked as fishermen. Italian women were the largest single group of immigrants in the cannery workforce.[178] After the United States entered World War II, restrictions were placed on noncitizen residents from Germany, Italy and Japan, who were classified as "enemy aliens." This meant, among other things, that the Japanese and Italians that were so classified were prohibited from working in the fishing industry. Then in early 1942 the U.S. began a program of forced evaluations of Italians and Japanese.

At the same time, there was a great demand for sardines by the military to feed the soldiers and for Americans at home.[179] "By the height of production in 1945, there were sixteen canneries and fourteen reduction plants on or near Cannery Row, employing more than five thousand Montereyans."[180] The prohibition disallowing the Japanese and Italians to work in the fishing industry, and then their evacuation, significantly reduced the work force. In Monterey, this reduced the fishing work force by 25%. At the same time, the local economy boomed during the war years and the population expanded from 8,531 in 1940 to 16,120 Sin 1950.[181]

The 1930s and 1940s in Alta Mesa

The survey of "adobes and old buildings" was conducted at this time as part of the New Deal's array of programs to provide work for artists, writers, historians and others.[182] The Boronda and

[175] *New Monterey Historic Context Statement and Reconnaissance Survey, Monterey, California.* Prepared for City of Monterey. Prepared by Architectural Resources Group, San Francisco, California, August 2013:61.
[176] Conway, 2002:127.
[177] *New Monterey Historic Context,* 2013:61.
[178] *New Monterey Historic Context* , 2013:58.
[179] The fishing industry had also become more important in Monterey during the Great Depression in order to make up for lost revenue from the tourism industry. *New Monterey Historic Context,* 2013:58.
[180] *New Monterey Historic Context,* 2013:58.
[181] Conway, 2002:128.
[182] This program was renamed the Works Projects Administration in 1939.

Bonifacio adobes were recorded, as well as numerous other buildings in Monterey.[183] The program under which the recording took place – in photographs, measured drawings, and historical narratives – was the Historic American Buildings Survey (HABS). This program is still in effect today.

The 1939 Master Plan for Monterey was preceded by high level of interest in the history of Monterey generated through the WPA and HABS programs. The 1939 map for "Preservation of Historic Monterey" and "Historic Buildings of Monterey" show the roadways of Alta Mesa and the following adobes in place: Casa Boronda; Casa Buelna; Casa Castro; Casa Barreto, and the future site of Casa Bonifacio.[184] The site of the French Consulate is also noted at the corner of Abrego and Fremont. The proposed plan was put forward by Emerson Knight, a landscape architect who had worked for the National Park Service and was a former student of Frederick Law Olmsted, Sr.

Emerson Knight, as a Planning Advisor to the city, proposed a Master Plan map entitled "Master Plan of the City of Monterey Map D, Preservation of Historic Values, Historic Buildings & Sites, Historic Ring Road." The map identified the various categories of historic buildings, such as publicly owned and privately owned, as well as proposing a planting plan and a concept called the "Path of History."[185] (It also identified private land subject to Architectural Design Controls, which included the commercial properties along Fremont Street.)

Another WPA program that was initiated at this time was the Federal Writers Program, in which histories of communities across the United States were written and guides and tours developed. The project produced two guides that included information on Monterey, the California guide and the Monterey Peninsula guide. The Writer's Guide Series that focuses on the Monterey Peninsula was issued as a first edition in 1941, with a second edition following in 1946.

The city of Monterey is characterized as follows in the guide:

> *One of the most historic places in western American, the old town, crowded as it is with shrines, plaques, and mementos, might well suggest to the irreverent a carefully dusted cabinet of curios, the antiquarian's delight. But the ancient capital of Spanish Mexican California is the modern "Sardine Capital of the World." Although its unusual enterprising chamber of commerce has been quick to realize that history yields cash returns, fish canneries are still worth more than adobe casas. And so Monterey is torn between irreconcilable impulses – on one side, the urge to conserve and reclaim those historic and scenic attractions on which its reputation as a tourists' center must rest,' on the other, to realize whatever returns may be forthcoming from a site of strategic military*

[183] These records are archived in the Library of Congress and can be accessed online.
[184] Homer Ansley, To Accompany Perspective Painting "Preservation of Historic Monterey," 1938 and "Memorandum "Historic Buildings of Monterey," October 12, 1937, "Preliminary Report "Protection and Treatment of the Beach," February 11, 1938 by Emerson Knight."
[185] Knight, Emerson, "Master Plan of the City of Monterey Map D, Preservation of Historic Values, Historic Buildings & Sites, Historic Ring Road," March 1939.

> *value to the Nation's armed forces and from a harbor whose fishing fleet and shoreside canneries are the Peninsula's economic mainstay.*[186]

The California guide noted that, "The march of commerce removed many [of the adobe buildings present in 1890] and the adobe structures standing today are the result of a tardily awakened interest in the city's colorful past. Some of these have been preserved by descendants of the original builders; some were bought by appreciative 'Americanos'; a few have been made State monuments."[187] The profile of the city in this document noted that there were 13 hotels, but that fishing was the major industry. The sites mentioned in the "Points of Interest" are the same sights that one would see when visiting Monterey today, with the exception that Cannery Row is not mentioned. No adobes on the Mesa are mentioned.

With respect to historic resources, this 1941 volume talked about Emerson Knight's 1939 Master Plan for the city with preservation of both historic resources and natural features in mind. It combines the "Path of History" developed in 1935 by Colonial Roger S. Fitch of the U.S. Army, who founded the Monterey History and Art Association in 1931, and Mrs. Laura Bridge Powers with the "Points of Interest" format of the American Guide Series. This book identifies sights on the Mesa, including the Casa Boronda, Casa Castro, Casa Buelna, Casa Bonifacio, the Barreto Adobe, and Washerwoman's Gulch.

The 1940 zoning map of Monterey proposed single family zoning for Alta Mesa in most locations. An exception was commercial zoning along Abrego and Fremont and high-density residential zoning south of Major Sherman Lane and in two other locations, one being La Mirada.[188]

[186] James Ladd Delkin, *Monterey Peninsula, Compiled by Workers of the Writers Program of the Work Projects Administration in Northern California,* (American Guide Series, Second revised Edition). San Francisco, CA: Hooper Printers Co., 1946 (1941).
[187] American Guide Series, *California, A Guide to the Golden State, Compiled and Written by the Federal Writers' Project of the Works Progress Administration for the State of California.* New York, NY: Hastings House, 1943 (1939):213.
[188] Official Zoning Map of the City of Monterey, Monterey County, California, September 18, 1940.

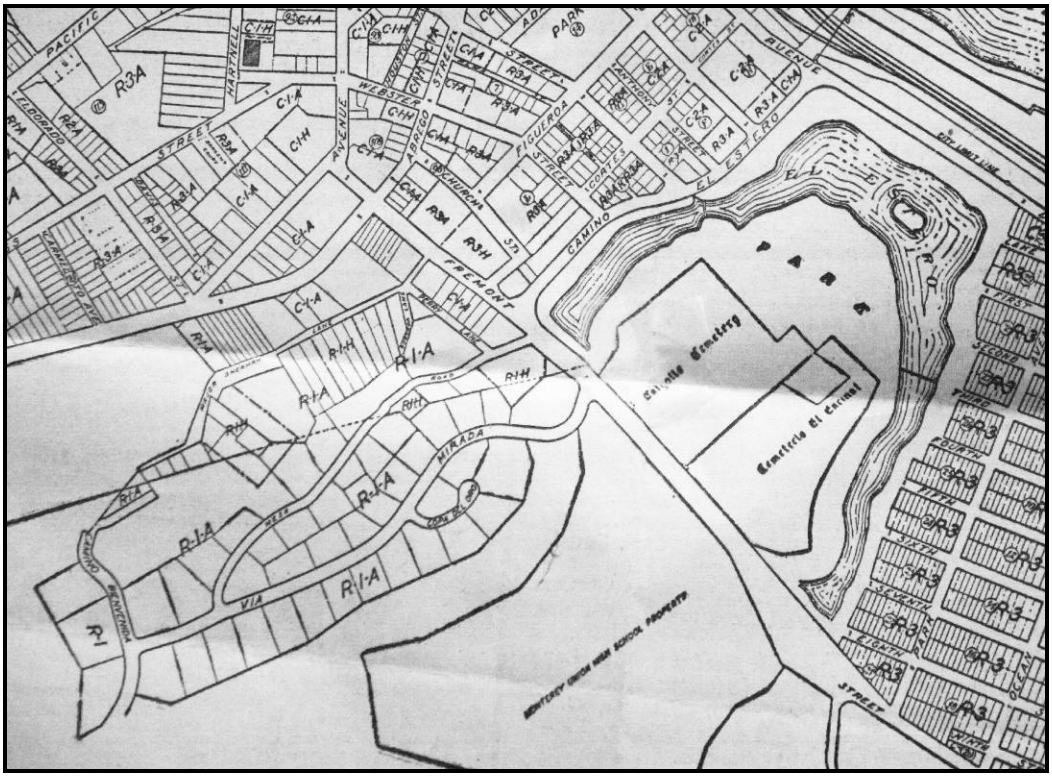


Figure 31: 1940 zoning made of Alta Mesa

Associated Property Types

Very few buildings were constructed during the Great Depression and World War II in Alta Mesa. Four houses were built in the 1930s, including the last house designed and built by J.C. Anthony before he closed his contracting business. Eight houses were built in the 1940s, but only two during World War II, which was a time when restrictions were placed on materials, which were diverted to the war effort.

THE POST-WAR YEARS (1946-1969)

Historical Overview – Post-war Planning

The city of Monterey's population grew from 10,000 in 1940, just before World War II, to 15,000 in 1950 and 22,000 by 1960. The increase in growth in late 1940s and 1950s was due in part to an increase in population from the influx of military and government personnel. It was also due to the post-war expansion of facilities and programs at Fort Ord and the Presidio's Defense Language Institute, as well as the establishment of Naval Postgraduate School at the former Hotel Del Monte.[189] So while military personnel left after the war, other military facilities

[189] The Presidio now houses the Defense Language Institute Foreign Language Center, which was moved from Washington DC to Monterey in 1974.

expanded. Housing for military personnel was built about the same time that Fort Ord became a center for basic and advanced training for soldiers deployed to Korea at the beginning of that war. Fort Ord also became a staging area for soldiers departing for Vietnam during that crisis.[190]

At same time growth in tourism provided additional jobs. Monterey became a desirable retirement destination in this time period as well.[191]

Other events that would have a significant impact on Monterey in the post-war era included the abrupt end of the sardine industry. In 1941-42, when the United States was just entering World War II, the catch was 42 250,000 tons. In 1944-45, when demand was high, the catch was 237,000 tons. In 1946 it was 145,000 tons. By 1946-47 the catch had declined to 31,000 tons. In 1949-50 there were 31 fish processing plants in operation in Monterey. By 1961 that number had declined to five. The last catch was processed in 1964.[192]

One of the outcomes of the loss of the sardine industry in Monterey was plant closures in Cannery Row. This, combined with a fire, significantly impacted this area just north of the Presidio. This was one of the events that inspired the City of Monterey to pursue Urban Renewal funding. There was an assumption that Federal funding to do things like help redevelop the Lower Alvarado Street area would in turn attract private investment. A Redevelopment Agency was established in January 1959. The first redevelopment plan, called the Custom House Redevelopment Plan, was issued in 1969. It called for the development of an 800-car parking garage, a pedestrian mall, and a major department store.[193] Changes were made to this initial concept by a team of design professionals who were hired to assess it. One of the changes that came about was adding an underground tunnel to better manage traffic in the area. Tunnel construction began January 1967 and it opened in April 1968. However, the larger plan resulted in about 100 businesses being displaced, as well as about 100 households.[194]

Most of the buildings in the redevelopment area, which extended roughly from Franklin Street north to the bay, between Pacific and Washington Streets, were demolished, changing the face of this area permanently. A new Redevelopment Plan was issued by the City Council in 1972 with a conference/community center, a hotel, and structured parking. Ground-breaking for this center occurred in 1975, about ten years after many of the demolitions had taken place.[195] Federal involvement in the Custom House Redevelopment Project formally ended in April 1977.[196]

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[190] *National Historic Landmark District and Downtown Area Context Statement and Reconnaissance Survey, Monterey, California.* Prepared for City of Monterey. Prepared by Architectural Resources Group, San Francisco, California. September 2011:87.
[191] *New Monterey Historic Context,* 2013:69.
[192] *New Monterey Historic Context,* 2013:72.
[193] *National Historic Landmark District,* 2011:92.
[194] *National Historic Landmark District,* 2011:95.
[195] *National Historic Landmark District,* 2011:96.
[196] *New Monterey Historic Context,* 2013:75.

The Build-Out of Alta Mesa

The post-war years, defined here as 1945 to 1969, coincided with the years that Alta Mesa was largely built-out. Four single family properties and one commercial property was built between 1945 and 1949, according to Monterey County Assessor records. Thirty-four buildings were constructed in the 1950s – thirty residences, three commercial properties, and the new Presbyterian Church. This decade was followed by the equally active 1960s, with twenty-nine total properties – twenty-five residences and four commercial properties. One of the properties was the Cypress Nursery, which was developed in 1960 according to newspaper accounts. The buildings on the site, which is now vacant, were constructed in 1978, according to Assessor records.

Two residential subdivisions were put in place in the 1950s that allowed for the development of the large number of residential properties in this era in Alta Mesa. Commercial property development occurred primarily along Fremont and Abrego Streets and consisted of new infill development or in a few cases, redevelopment of a parcel.

Lynfield Oaks
The parcels along the north side of Alta Mesa Road just north of Don Dahvee Lane developed as Lynfield Oaks. This area was envisioned as follows in the Olmsted plan. Small lots were located along Munras Avenue and large deep lots, that took in a greenway, were to be developed along Alta Mesa Road. As developed, Don Dahvee Park parallels Munras Avenue, while lots typical of the lots in the subdivision as a whole are located north of Alta Mesa Road. The Lynfield Oaks subdivision was approved by the Monterey City Council in 1953.[197]

Tract No. 313, Alta Mesa Park
Although the layout of this subdivision was anticipated in the 1924 Olmsted plan for the Alta Mesa neighborhood, it was not laid out and recorded until 1957. It was developed by another party, in contrast to the earlier land subdivision and plans prepared for the Jacks estate. The land was owned by the Construction Investment and Realty Company, Max L. Bright, Vice President, and Cliff Wiley, Secretary. It was recorded by Emmet G. McMinahim, the County Recorder. B. H. Graham was the surveyor. It included 36 lots and four pre-existing parcels along Alta Mesa Road.

The Construction Investment and Realty Company did not incorporate until April, 1956 and may have been formed just to develop this property. On the board were Clifford R. Wiley, William H. Munger Jr., Max L. Bright and R. T. Englund of Salinas, Alta L. Field of Monterey, and L. W. Wiley of Soledad.[198] This is the last major subdivision in Alta Mesa and largely builds out the 1927 Olmsted plan as envisioned.

While planning had taken place before World War II, the decades of the 1950s and 1960s were by far the most active period of development in the Alta Mesa neighborhood. The historic resource survey reveals that 63 new buildings were erected in these decades, more than the total from every decade to date. Some of the development was residential and took place in the subdivisions that had been put in place in the 1920s. But much of it occurred in subdivisions that

[197] "Subdivision Map Ok'd," *The Californian,* Salinas, CA: May 12, 1953.
[198] "File to Incorporate," *Monterey Peninsula Herald,* April 11, 1956.

were adopted in 1953 (Lynfield Oaks) and the largest subdivision, Alta Mesa Park, recorded in 1957. It should be noted that the subdivision followed the 1927 Olmsted Brothers plan for the neighborhood very closely. Two large commercial properties that were developed in the 1950s were the La Fonda Motel (now the Hotel Abrego) on Abrego Street and the First Presbyterian

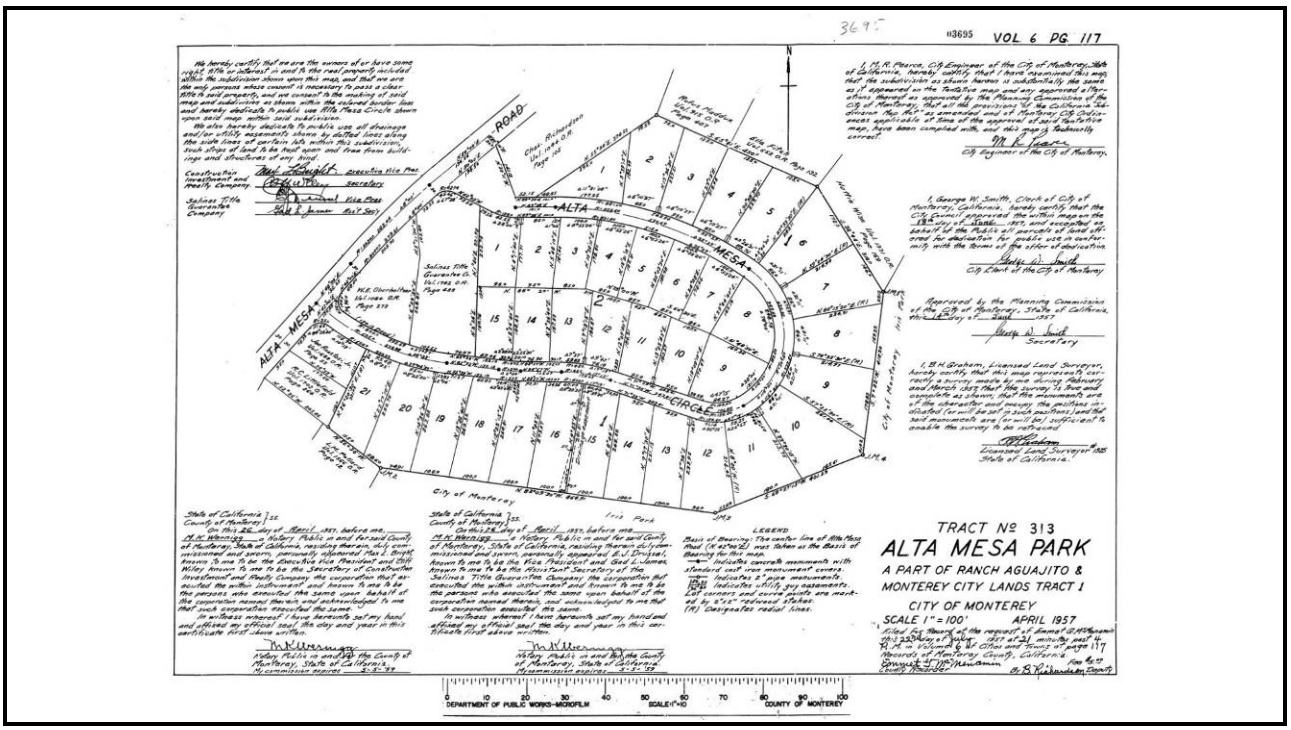


Figure 32: Alta Mesa Park subdivision, 1957

Church, in the heart of Alta Mesa. Several smaller commercial properties were also developed in the 1960s.

Fremont and Abrego Streets

Automobile-oriented uses continued to dominate Fremont and Abrego Streets in the 1960s. The Sanborn Fire Insurance overview map for 1962 is the first one to show all the roads in Alta Mesa in place. However, the only built-environment resources that were mapped were an update of Fremont and Abrego Streets and Major Sherman Lane. Fremont Street still had a strong orientation toward auto repair, services, and sales. A gas station still existed at the corner of Fremont and Abrego Streets, where Mercedes Benz has an outdoor auto display area today.[199] Adjacent to this was a used car sales lot and auto sales, service and painting, where the Mercedes Benz dealership is today. Businesses on the east side of Major Sherman Lane include tire service, tire repair, auto repair, auto painting, auto sales and service, two offices, and the car wash located where it is today. The former florist is an auto display facility. Today vestiges of the auto sales and services from the 1960s can be seen in the roll-up garage doors

[199] The French Consulate's house, which was there originally, later became a tamale stand. The French Consulate's house is now in El Estero Park.

on buildings along this stretch, and the Mercedes dealership, which occupies buildings that have always been devoted to automobile sales and services on Fremont.

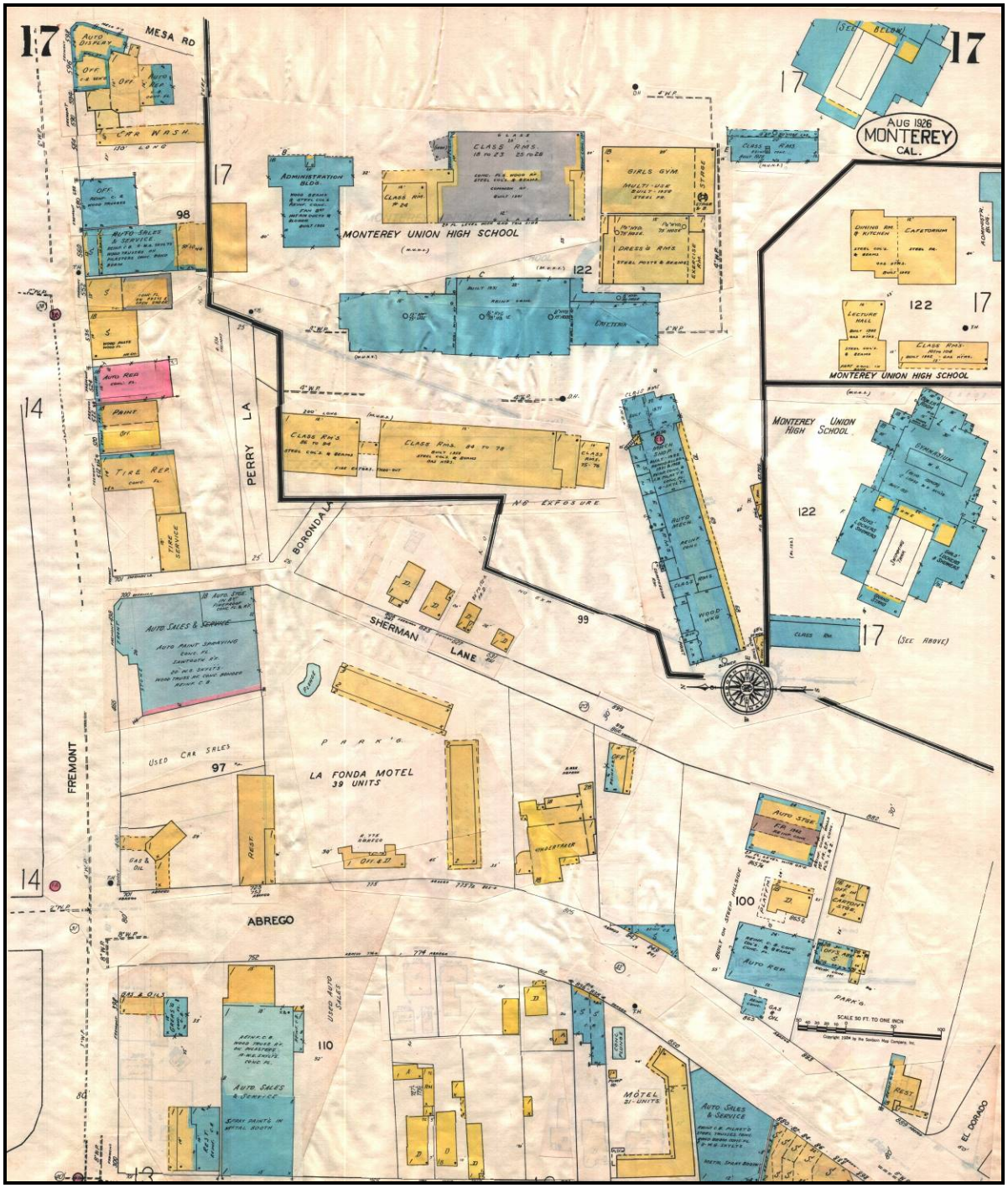


Figure 33: Sanborn Fire Insurance map, 1962

Along Abrego Street is the 39-unit La Fonda Motel with a small lake, a restaurant, and an office/dwelling unit along the street. Both sides of Abrego Street are dominated by auto repair, services, and sales yards, with one additional motel between Abrego Street and Munras Avenue, where the Days Inn is today. At the corner of Abrego and El Dorado Street is a restaurant, where the Jack-in-the-Box is located today.

The City of Monterey developed a zoning code that was adopted in 1940, following on the Master Plan developed by Emerson Knight in 1939. This code was in advance of many communities that developed new plans and zoning codes after World War II. The history of land use planning in Monterey is integral in many cases with historic preservation planning. This is no less the case for Alta Mesa than elsewhere in the city, even though the area was semi-rural in character in comparison to the city proper and even today has a suburban feel. While urban planning came to the fore in many California cities after World War II, concern for the preservation of Monterey's architectural heritage seems to have spurred a much earlier concern for appropriate urban planning. Monterey was not without its planning controversies, however.

Proposed new non-residential uses within Alta Mesa that engendered much debate included the First Presbyterian Church at 501 El Dorado Street in 1959 and the Cypress Gardens nursery at Mesa Road and Perry Lane in 1960.[200] In the case of the nursery, there was much opposition to the new use, citing traffic, higher assessments, and noise.[201] In the end, the church, which occupies a five-acre parcel, was allowed to locate there. In the case of the nursery, a rezone was necessary but it was allowed to locate there as well.[202] The Del Monte Shopping Center south of the Mesa also required a rezone, which occurred in 1957, as well as annexation of 149 acres in what had been called the Old Capital Tract, owned by Del Monte Properties. This was an area that was targeted for residential development in the Olmsted plan. As part of this development, the city gained another 6-1/2 acres to extend Don Dahvee Park.[203]

The new sketch plan for Monterey, issued in spring of 1958, showed the heart of the Mesa (the southern portion) as being reserved for residential use, flanked by parkland areas (Iris Canyon and Don Dahvee Way). The northerly portion of Alta Mesa was labeled "C.B.D." The future site of the Del Monte Center was marked with a question mark.[204]

In 1961 a new zoning ordinance was proposed that would implement the 1959 Monterey Master Plan (the then-current zoning ordinance dated to 1940). The first hearing for this ordinance was held in July of 1962. The new code protected historic buildings by requiring historic design review; this was later overturned when care of the historic properties was to be undertaken by a commission.[205] In 1963 an open space master plan was proposed as part of the General Plan. Historic preservation and urban design elements were both part of the new General Plan.

In the Monterey Residential Area Studies produced in 1967 for the Monterey Planning Commission, the Mesa District was composed of three distinct areas, Alta Mesa, the Old Capital

[200] "Nursery Bid In Monterey Gains Support," *Monterey Peninsula Herald,* October 12, 1960.
[201] "Presbyterian Church Wins Mesa Site," *Monterey Peninsula Herald,* April 24, 1959.
[202] This site is now vacant.
[203] Earl Hofeldt, "Monterey Council Approves Rezoning For Old Capital Site by 3-1 Vote," *Monterey Peninsula Herald,* January 3, 1957.
[204] "Sketch Plan - Monterey – 1985," Pacific Planning and research, Mary 16, 1958.
[205] "'Adobe Island' Plan Adopted," *Monterey Peninsula Herald,* February 3, 1965.

area (Del Monte Mesa), and La Mesa Village Navy Housing project, separated by wooded canyons. The Monterey Peninsula College also occupied a distinct area. The Mesa residential area was described with the same boundaries as the present study. The area was further described as follows: "This is a high quality area of single family houses valued at $50,000 and above with lots averaging between one-half and one-acre." It noted that the area did not suffer the same problems as older areas of the city. The study also noted, however, that in the northwest portion of the neighborhood a few houses facing Major Sherman Lane were deteriorated. It also commented that south of these homes are "some larger land holdings the development of which should be watched with interest. Development of these properties could effectively act as a transition between the high quality single family residential uses and the commercial uses facing Munras Avenue and Fremont Street."[206] At that point, the Del Monte Shopping Center had not yet been developed.

Associated Property Types – the Ranch Style

The Ranch style house is the building block of post-war neighborhoods. Historians often refer to the 1903 Arturo Bandini Ranch house in Pasadena by Greene and Greene as the twentieth century prototype for the post-war Ranch house. It has been described as, ". . . one of the earliest efforts by Anglo-American architects to use and adapt the U-shaped hacienda floorplan of the Spanish-Mexican settlers to California.". . [Bandini] asked for a design in the style of the architecture of his ancestors. The Bandini house plan was Spanish Colonial, being U-shaped with a verandah around a large square patio, and a pergola screening the fourth side."[207] Alta Mesa has its own precedent for the building type, first with the 1817 Boronda adobe (which was, simpler than the three-sided Ranch house) and second with the 1931 Dormody house designed by J.C. Anthony.

Early Ranch houses in the post-war era were typically fairly simple, with rectangular footprints, a low profile, and a low-pitched hip or gable roof, or hip and gable roof. As time went on architectural forms became somewhat more elaborate, with L-shaped and U-shaped Ranch houses, as well as Ranch houses with irregular footprints, which were sometimes called "Ramblers." Architect Cliff May, who worked primarily in California and was affiliated with Sunset Magazine, mastered the elaborate Rambler which could adapt to the topography of the site, be oriented toward a significant view, or simply express a luxurious use of the land. Houses with this form can be found in the Alta Mesa Circle area. Additional Ranch house forms, often seen in tract housing, include split-level houses, which are two stories, or split-entry houses, which are also two stories. A split-level house typically has one two-story wing and one one-story wing, with the entry occurring in the one-story wing. A split-entry Ranch house is two stories, with the central main entry at an intermediate level between the two floors.

Architectural historian David Gebhard defines the California Ranch house (which can actually be found throughout the country) as follows.

> *The California Ranch House developed out of the turn-of-the-century Craftsman bungalow and the period bungalows of the 20s. The ranch house is a single floor*

[206] Hall and Goodhue, Planning Consultants, *Monterey Residential Area Studies.* Prepared for the Monterey Planning Commission, September 1967, 25.
[207] "Bandini, Arturo, House, Pasadena, CA," PCAD , http://pcad.lib.washington.edu/building/8651/, accessed August 2019.

> *dwelling, low in profile and closely related to terraces and gardens. Its specific historic images were both the 19th century California single-wall board and batten rural farm building. The characteristic ranch house did and still does employ a variety of historic images, but the classic design mingles modern imagery with the Colonial. Los Angeles designer Cliff May can be considered the author of this informal style of suburban residential design, though William W. Wurster and others in northern California had designed examples as early as 1930.*[208]

Ranch houses can adopt rustic architectural expressions. Characteristics can include a long, low porch, mimicking the corridor of the traditional hacienda, and rustic finishes including variegated brick and board-and-batten; and wood shingle roofs. Although not directly related to the origins of the Ranch house, other popular details include porch supports with decorative angled brackets, diamond-shaped lights in the windows, and decorative shutters. A Contemporary Ranch house eschews rustic detailing for an emphasis on building form and limited architectural detailing. There are no Contemporary Ranch houses in Alta Mesa. Finally, some Ranch houses adopt stylistic features from other architectural styles. These are sometimes called Character Ranches. They might adopt imagery from the Colonial Revival style, the Spanish Colonial Revival style, or reflect Japanese influences such as a gable-on-hip roof form. There are several Character Ranches in Alta Mesa.



Figure 34: Post-war Ranch-style house

[208] Gebhard, 1985:579.

Associated Property Types - Colonial Revival Style

The Colonial Revival style has enjoyed a nearly constant popularity since the United States Centennial in 1876, although what Colonial Revival means has undergone continual revision. In the years from 1910 to 1940, it was the most popular house style in the United States, although it is less commonly seen in Monterey, where the Spanish Colonial Revival style is far more popular. (Note that design controls in the 1920s in Alta Mesa stipulated that new residences should reflect Spanish and Mexican design influences). In the 1920s the style changed from its earlier free interpretation to the more standardized interpretation seen today. The three houses in Alta Mesa that reflect the Colonial Revival style were all constructed in the 1960s, confirming the continual popularity of this style.

Characteristic features of the Colonial Revival style include an overall symmetry; incorporation of a side gable or side hip roof (or occasionally a gambrel roof); incorporation of a prominent entry, typically centrally placed; regularly spaced and vertically aligned single and paired double-hung windows with multiple lights and shutters; dominant three-part windows, sometimes with a Palladian configuration; regularly spaced, narrow dormer windows above the cornice; and clapboard siding or brick masonry construction.[209]



Figure 35: Colonial interpretation of split-entry Ranch house

[209] Cyril M. Harris, *American Architecture, An Illustrated Encyclopedia.* New York: W.W. Norton & Company, 1998::68.

POSTSCRIPT – THE 1970S

While the period of significance for this historic context and architectural survey ends in 1969, there are nonetheless some trends worth noting in Alta Mesa that occurred after that year. The historic resource survey shows that 18 properties were developed in that decade, identifying a slow-down of opportunities in Alta Mesa. The Alta Mesa Professional Center, a medical office complex, was constructed in the early 1970s, introducing a new land use and new development type to Alta Mesa. It is a good example of the Shed style, as seen in a professional medical office complex, and a good example of what appears to be a Planned Unit Development. The condominium ownership structure may be innovative as well. When this complex reaches 50 years of age, it may be worthwhile to explore eligibility for listing in a historic register for these reasons. The complex is addressed as 333-335-337 El Dorado Street.

The Alta Mesa Park subdivision, the last subdivision in the neighborhood, became built-out in this decade. An additional eleven single family homes were constructed, leaving the subdivision with largely with the appearance that it has today, with the exception of a few remodels of existing properties. Two new houses were constructed on Mesa Road, where Alta Mesa's most historic properties are located. And one multi-family apartment complex was constructed just east of 100 Boronda Lane, the 1817 adobe. One residence in Alta Mesa was built in the Shed style that is so closely associated with the era, but other residences reflect the prevailing Ranch styles and the apartment complex is a vernacular structure typical of the era and not unlike neighboring hotels.



Figure 36: Shed style residence in Alta Mesa

4. Survey Results

THE BUILT AND DEVELOPED ENVIRONMENT

Development Patterns in Alta Mesa

A wide range of land uses and architectural styles can be seen in the Alta Mesa neighborhood, even though most of the buildings are residential. The main reason for this is the long period of time in which the area developed, from 1817 to the present, just over 200 years. Even within an architectural style, such as Spanish Colonial Revival, there are a wide variety of expressions. Newer buildings, primarily residences are often eclectic as well, displaying a mix of design elements (note that these newer residences were not surveyed in this survey due to their age). Another factor that is unique in Alta Mesa is that development has taken place in distinct periods of time, rather than the slow progression of architectural styles and building types seen in a typical urban area. For example, houses from the 1920s co-exist alongside mid-century Ranch houses, new residences, 1970s professional offices, a mid-century church, and former automobile service garages. This rich mix of land uses and buildings seems to 'work' in Alta Mesa because the neighborhood has distinct areas that have been the focus of different types of development. Another reason this seems to work is because areas of development are separated or shielded from each other by green spaces, including public linear parks and private green space. The suburban mid-century subdivisions are inward-looking with their curvilinear roads with limited access points. The 1970s professional office park is also insular, with its own circulation pattern and open space character. The former automobile garages and related uses, now mostly commercial uses, are organized along busy arterials. As a result, many of these development types have the feeling of being separated, relating to the type of automobile access that they have, a characteristic of this suburban neighborhood.

Architecture in the Alta Mesa Neighborhood

The architecture seen in the Alta Mesa neighborhood is often more in the vernacular vein than the high-style influences featured in the *Architecture of the Monterey Peninsula* book and exhibit. The adobes are unique, both because they date from Monterey's earliest history and because they are each unique architecturally. The houses developed in the 1920s and 1930s, are also singular. They are individually designed, some by the talented designer and builder J. C. Anthony. Later buildings date primarily from the post-World War II era and have more design features in common. The commercial properties along Fremont Street are, for the most part, very simple vernacular structures. Along Abrego are several corporate commercial building types, including a Jack-in-the-Box (1968), a Jiffy Lube (1969), and a Best Western Motel (ca 1980).

Landscapes

The Alta Mesa neighborhood is defined in large part by its landscape, both designed and natural. The topography is a defining feature and serves to maintain a sense of privacy and 'separateness' in various portions of the neighborhood. The significant amount of public open space in the neighborhood is also important in helping to define its character. These open spaces, donated by the Jacks sisters, range from the relatively groomed Don Dahvee Park and Don Dahvee Creek Trail to the Forest Preserve in Iris Canyon maintained by the City of

Monterey to the almost urban nature of Lagunita Mirada Park. The wooded area bordering Don Dahvee Lane also helps maintain the sense that the neighborhood is separate from the surrounding urbanized areas, including the Del Monte Shopping Center.

The design of the Alta Mesa subdivision as laid out by the Olmsted Brothers on behalf of the Jacks sisters (L.M. & V. Jacks, Inc.) reinforces the natural character of the neighborhood through the design of the roadways that respect the topography, relatively large lot development, and careful siting of both pre-existing and future planned development. The design of the pre-existing Mesa Road also follows the natural topography and existing features of the neighborhood. The fact that the Great Depression and following it, World War II, curtailed development in the neighborhood. The Jacks sisters discontinued implementing the subdivisions planned as part of the Olmsted master plan at this time. The last subdivision established was in 1929 and the next one was in 1953. J.C. Anthony's activities in developing the Mesa also came to an end as his business suffered in the Depression. His last house in Alta Mesa was constructed in 1931. If these events had not occurred, Alta Mesa might have developed somewhat differently. The Olmsteds laid out the neighborhood with slightly larger lots in most cases, and with residential parcels backing onto what is now Don Dahvee Park and Iris Canyon Greenbelt. As it was, these large open spaces were donated as dedicated parks to the city by the Jacks sisters. The greenbelt that surrounds Don Dahvee Lane might not have occurred either, as the residential subdivision was envisioned as continuing south, encompassing the land that is now Del Monte Shopping Center. The residential development that would have continued to the east is now taken up by Monterey Peninsula College, which is separated from the neighborhood by the natural topography and the Iris Canyon Greenbelt.

Nonetheless, the Olmsted plan for Alta Mesa was largely implemented as originally envisioned. An example of the Olmsted's' philosophy with respect to subdivision design is provided by information from the Olmsted Archives. Frederick Law Olmsted Sr. was quoted as saying, "No great town can long exist without great suburbs" in 1868. Many communities across the country would have been introduced to the work of the Olmsted firm through the design of urban parks and state or regional park systems. They may have also been introduced to the company through other projects. At the same time that the Olmsted Brothers were designing Alta Mesa, they were providing plans for the ground of the "Old Public House" for Margaret Jacks.

In the 1890s through the 1920s, suburban and town planning work dominated in the Olmsted Brothers' firm.[210] "The planning work of his sons reflected an early twentieth century confidence that technology and the expertise of planners, administrators and design professionals could be harnessed to shape well-ordered, functional communities. Suburbs, Frederick Law Olmsted Jr. held, required the kind of professional planning heretofore only seen in urban design and large-scale landscapes like Central Park. It was critical to apply the emerging science of city planning to these suburban additions."[211]

[210] Susan L. Klaus, "Subdivisions and Suburban Communities," *The Master list of Design Projects of the Olmsted Firms,* 2nd edition, 2007, http://www.olmstedonline.org/Home/Glossary#sources-of-archival-materials, accessed August 2019.
[211] Ibid.



Figure 37: Iris Canyon Greenway Park

The way this was achieved is as follows:

> *The articulation of boundaries; differentiation of street width according to type of traffic,; provisions of common spaces and other amenities that enhance the character of place and encourage social interaction; and use of deed restrictions to enforce maintenance and preservation of architectural and community standards are hallmarks of the firm's suburban work that continue to influence suburban design today. The Olmsteds believed the residential suburb was deserving of the best efforts of planning and design professionals. In this complex cooperative enterprise, it is the comprehensive master plan, as Olmsted Jr. stated, that is key to creating 'harmonious, beautiful and convenient residential communities.'*[212]

[212] Ibid. Note that Frederick Law Olmsted Jr. was the partner-in-charge of the Alta Mesa preliminary plan.

SURVEY RESULTS

The historic resources survey of the Alta Mesa neighborhood resulted in the following range of construction dates.

Construction dates	Number of properties	Historic status
1817 – 1899	5	4 designated historic
1900 - 1910	1	
1920 - 1929	13	
1930 - 1939	4	1 designated historic
1940 - 1949	8	
1950 - 1959	34	
1960 - 1969	29	
1970 - 1979	18[213]	
1980 - present	20	
1990 - 1999	5	
2000 and above	7	
Park lands	7	
Vacant and parking	5	
Non-viable lots		
TOTAL	**156**	5 designated properties

The oldest residences in the neighborhood are all locally designated historic resources. One additional designated resource dates to 1931. The decades of the 1920s and 1930s are of particular interest in the neighborhood as revival styles became popular; a number of homes from this era display excellent craftsmanship and talents of designer/builder J.C. Anthony and artist Jo Mora. By far the largest period of development, as can be seen, occurred in the 1950s and 1960s. By the 1970s the neighborhood was approaching build-out.

The Period of Significance for the survey has been established as 1817 to 1969, or 50 years ago, which coincides with the near build-out of the community. It may be that some of the development that occurred in the 1970s will be eligible for designation when it is 50 years of age. One office condominium planned development that was constructed in the early 1970s in the Shed style may become eligible as a good example of this development type.

[213] Note that some of these are condominiums.

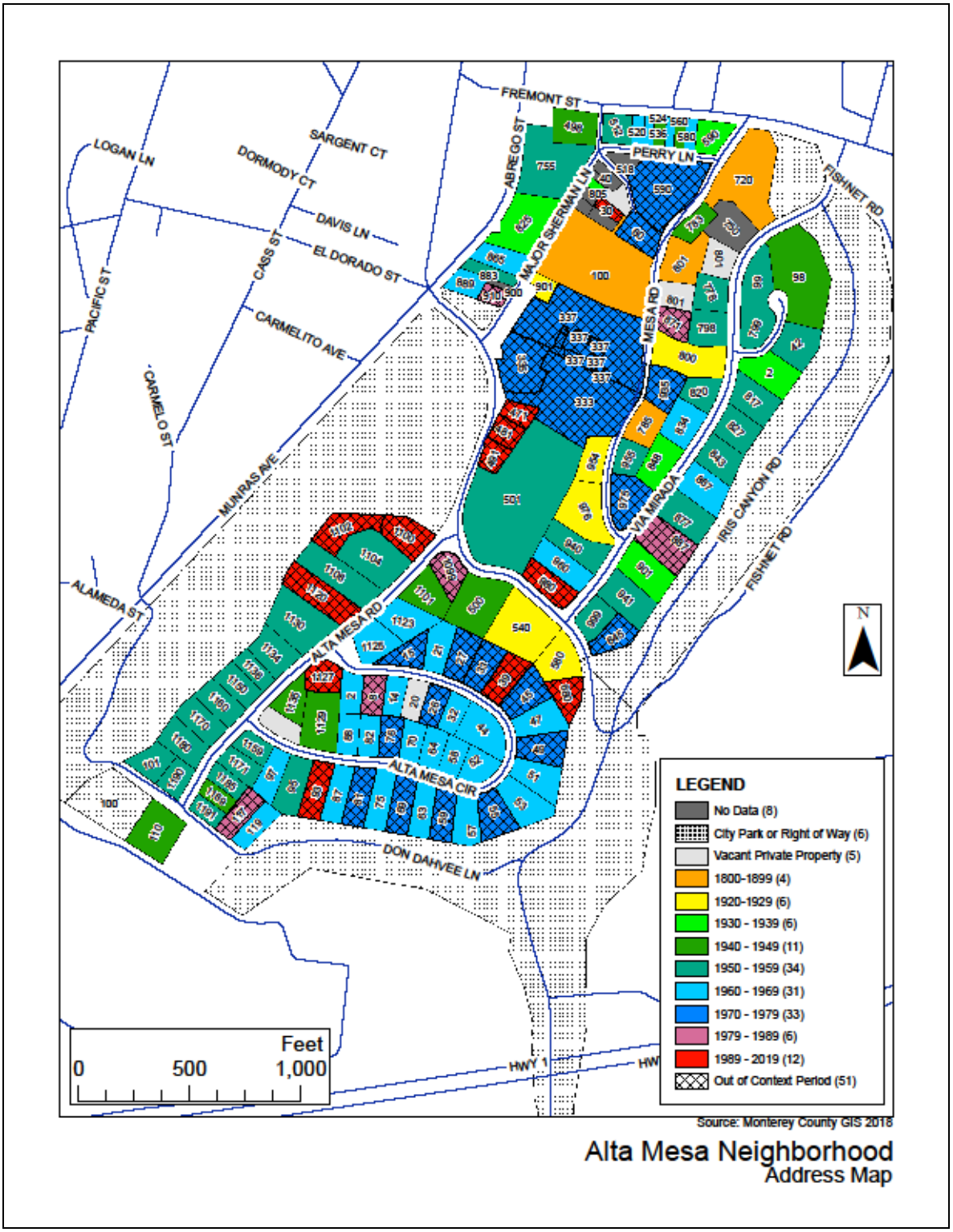


Figure 38: Building stock by decade

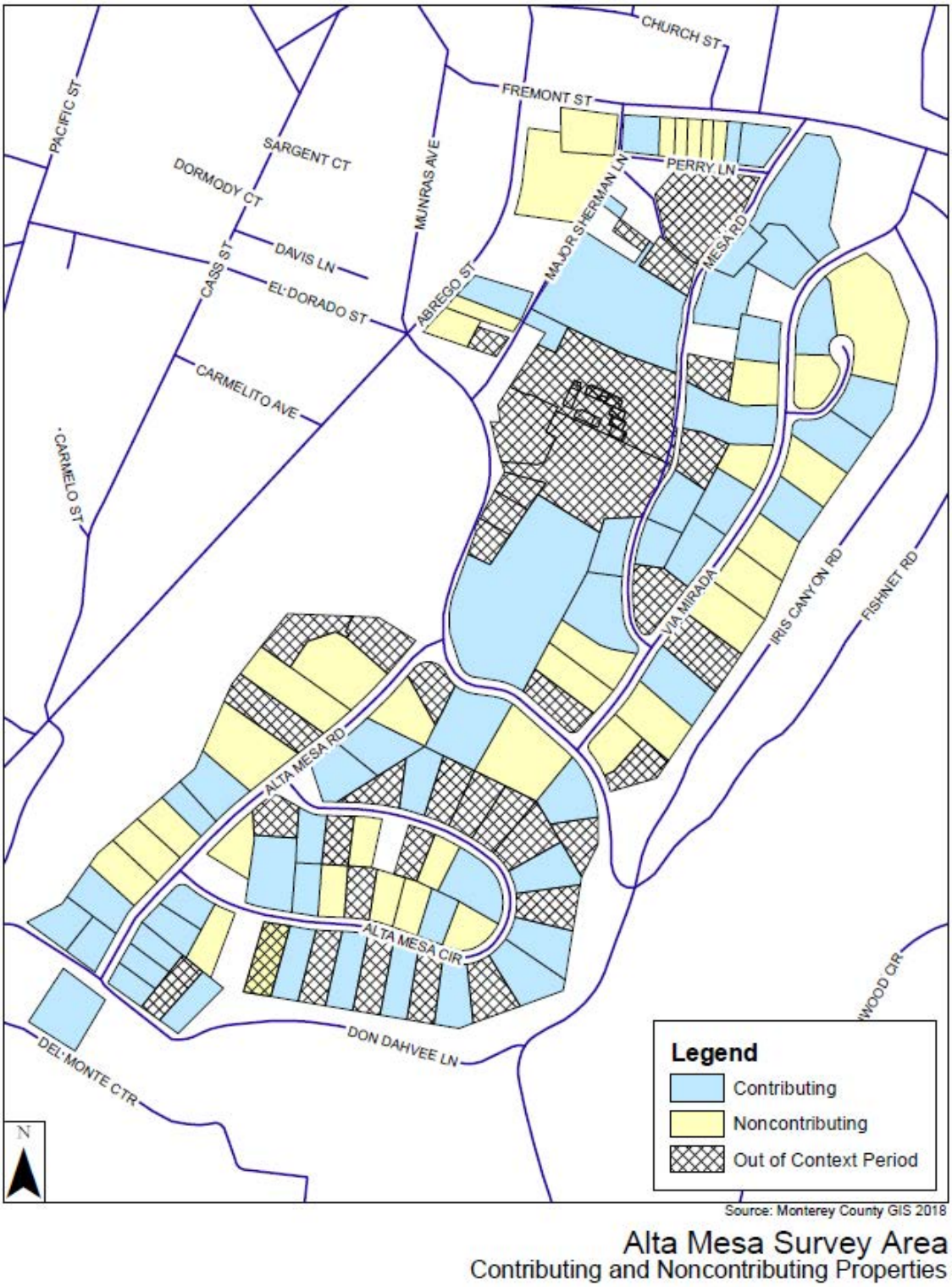


Figure 39: Contributing and noncontributing properties

Summary results of the survey are as follows.

Status	Number of properties	Percentage
Contributing properties	56	
Designated historic properties	(5)[214]	
Noncontributing properties	37	
Out-of-Period properties	50	
Park lands	7[215]	
Vacant land or parking	6	
Non-viable lots		
TOTAL	156	

Significance and Integrity

Several aspects of the Alta Mesa neighborhood were explored in conjunction with undertaking this survey and developing the historic context. The neighborhood is significant for several reasons and has potential for further preservation activities, including the nomination of eligible properties in several areas, as outlined in the Findings and Recommendations.

The aspect of the neighborhood as a whole that is significant is its development based on the 1927 Olmsted plan for the neighborhood. Beyond the Olmsted influence, it has the potential to be significant under Criterion 1 (events), for its association with the residential development of Alta Mesa; for significance under Criterion 2 (people), for its association with the individuals who developed the neighborhood; and/or significance under Criterion 3 (design), for the design of the subdivision and/or as a residential historic district. The subdivision would have to maintain integrity, however, for the Area of Significance and Period of Significance identified for this study and be within the identified boundary of the potential resource.

The survey found a relatively low level of integrity for the portion of the neighborhood within the boundary of the Olmsted-designed subdivision. Of the approximately 101 properties within the plan area, only 70 fall within the Period of Significance for the area and of those, only 44 or approximately 43% were found to be contributing to a potential historic district. The properties that were not contributing were under 50 years of age, were vacant, or lacked integrity. The three park lands were considered contributing, as they were identified in the initial Olmsted plan as greenways or in the case of Lagunta Niranda, a small park.

The neighborhood may retain integrity as a cultural landscape within the Olmsted-designed portion of the neighborhood, however, as discussed in Chapter 2. To be eligible as a cultural landscape, the majority of elements would have to retain integrity. Ideally, those elements most relevant to the subdivision and most able to convey its significance, would have to retain integrity.

The Alta Mesa neighborhood is also significant for its association with the Jacks sisters, who developed it. The neighborhood would have to be found significant with respect to the many

[214] Already counted in the Contributing properties count.
[215] Note that there may be more than four parcels that are included in the park lands count.

other properties that the L.M. & V. Jacks were associated with in their extensive involvement in developing and/or improving properties on the Monterey Peninsula and in the Salinas Valley. Further, there are no eligible resources in the neighborhood with a direct relationship to the Jacks sisters. The house at 1129 Alta Mesa Road is said to have been the original ranch house for the rancho, retained by David Jacks and later the Jacks sisters until Margaret Jacks' death in 1962.[216] But this property is much changed and no longer reflects this earlier era or conveys the reasons for its significance. The design of the neighborhood as a whole most closely reflects the vision and design principles of the Olmsted Brothers. While the Olmsteds undoubtably carried out the Jacks sisters' vision, they served as patrons. The design of the neighborhood is most appropriately associated with the Olmsted Brothers

Another reason why the Alta Mesa neighborhood is not most appropriately associated with the Jacks sisters or Margaret Jacks is because there are many properties in Monterey associated with the family that are extant and reflect their influence. If extant and eligible, an appropriate resource important for its association with Margaret Jacks might be one of her residences or her office in Palo Alto. This determination was beyond the scope of this study.

Another aspect of the neighborhood that has significance is its development and redevelopment in the 1920s in the Spanish Colonial and Monterey Colonial Revival styles. These properties have the potential to be eligible both individually and as part of a Multiple Property Document. In general, these buildings tend to display a high level of integrity (four are already listed in the local register). They have potential to be significant for their association with a period of time in Alta Mesa that was singular in its vision to create an artist's enclave (Criterion 1) and for its association with master builder J.C. Anthony and his sometimes partner artist Jo Mora (Criterion 3). Each house has the potential to also be significant for its association with its owners (Criterion 2). In general, association with this latter criterion is difficult to meet because the owner has to be associated with the building for a substantial period of time, the building has to be associated with the person during the most productive period in their career, and it has to be the best (or only) extant building or resource to convey the significance of that person's contributions to the arts, the community, or other relevant area of significance. Finally, the properties have the potential to be eligible – either individually or as a thematic group – for their design. This era of design in Alta Mesa is unique due in part to the influence of Anthony and Mora, who were somewhat eclectic in their application of the Spanish Colonial Revival style, which is an eclectic style to begin with. The unique application of the style is further exemplified by the fact that three of the adobes were redesigned in this era. The merging of a nineteenth century adobe with a twentieth century sensibility is bound to create singular structures.

Individual buildings that may be eligible for listing in the local or other registers due for their design in the Spanish Colonial or Monterey Colonial Revival style (which does not preclude significance in other areas), include the following:[217]

- 540 El Dorado Street
- 954 Mesa Road
- 800 Via Mirada
- 580 El Dorado Street

[216] Personal communication, David Stocker, August 2019.
[217] Note that this list does not include properties that are already listed in the local historic register. This would be further eligible for listing in a Multiple Property Document along with the properties above.

- 976 Mesa Road
- 901 Major Sherman Lane
- 901 Via Mirada
- 750 Via Mirada
- 783 Mesa Road
- 500 El Dorado.

Individual properties may be eligible for listing due to their association with owners that made a contribution in Monterey. For example, the Hugh Dormody house (listed in the local register) is significant for its association with Dr. Dormody, who developed the first modern hospital in Monterey. Other buildings may also be significant. While the contribution of certain people associated with the development of Alta Mesa is discussed in the historic context, the history of individual buildings was not researched as part of this study. Profiles of artists and designers that lived and/or worked in Alta Mesa appear, however, in the historic context.

The individual buildings that were 50 years old or older were recorded at the reconnaissance level as part of this study.[218] They were assessed for their integrity and identified as contributing or noncontributing based on their physical appearance and whether or not they were significant under the themes (Areas of Significance) discussed in the Historic Context Statement. Themes include the following:

- The early settlement of Alta Mesa during the Spanish and Mexican eras;
- The development of Alta Mesa during the American era, with a special emphasis on the 1920s and early 1930s. This in turn could be significant in the following areas.
    - The development of Alta Mesa as an Olmsted Brothers-designed landscape, reflecting the new ideals of suburban development, due to the patronage of the Jacks sisters;
    - The development of Alta Mesa as an artist colony;
    - The development of Alta Mesa as an excellent yet eclectic collection of residences designed in the Spanish Colonial style;
    - The development of Alta Mesa by J.C. Anthony and his colleague Jo Mora, whose vision shaped the neighborhood;
    - The development of Fremont Street as a suburban arterial serving the new automobile-driving public (this theme also has an association with J.C. Anthony);
- The development of Alta Mesa as a 'high end,' post-war subdivision with large lots, territorial views, and extensive parks and open space.

[218] The Period of Significance utilized for this study was 1817 through 1969 and the boundary is the survey area boundary. The boundary of the Olmsted portion of the neighborhood was that portion of the survey area that falls within the Olmsted plan area.

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APPENDIX A

Tables

LIST OF SURVEYED PROPERTIES AND STATUS

APN	St no	Street		1st date	2nd date	Land use	Historic name	Arch/builder	Style	C/NC
1731018000	755	ABREGO ST		1954	2009	Commercial	La Fonda Motel		Motel	Noncontributing
1731070000	847	ABREGO ST	ca	1962	1983	Commercial			Modern commercial	Noncontributing
1731019000	865	ABREGO ST		1965		Commercial			Corporate commercial	Contributing
1731004000	883	ABREGO ST		1959	1959	Commercial-			Ranch style/Modern	Noncontributing
1731023000	889	ABREGO ST		1968	1968	Commercial			Corporate commercial	Noncontributing
1752042000	2	ALTA MESA CIR		1966	1966	Single family			Colonial Ranch	Contributing
1752040000	14	ALTA MESA CIR		1961	2004	Single family			Spanish Colonial Ranch	Noncontributing
1752008000	21	ALTA MESA CIR		1960	1960	Single family			Ranch style	Contributing
1752037000	32	ALTA MESA CIR		1961	1961	Single family			Ranch style	Noncontributing
1752057000	44	ALTA MESA CIR		1961	1961	Single family			Post-and-beam	Contributing
1752013000	47	ALTA MESA CIR		1965	1965	Single family			Post-and-beam	Contributing
1752015000	51	ALTA MESA CIR		1966	1966	Single family			Ranch style	Contributing
1752034000	52	ALTA MESA CIR		1960	1960	Single family			Ranch style	Noncontributing
1752016000	53	ALTA MESA CIR		1966	1966	Single family			Colonial Ranch	Contributing
1752018000	57	ALTA MESA CIR		1968	1968	Single family			Ranch style	Contributing
1752033000	58	ALTA MESA CIR		1964	1964	Single family			Ranch style	Contributing
1752020000	63	ALTA MESA CIR		1961	1961	Single family			Ranch style	Contributing
1752032000	64	ALTA MESA CIR		1967	1967	Single family			Ranch style	Noncontributing
1752031000	70	ALTA MESA CIR		1967	1967	Single family			Ranch style	Noncontributing
1752022000	75	ALTA MESA CIR		1968	1968	Single family			Spanish Colonial Ranch	Contributing
1752029000	82	ALTA MESA CIR		1961	1961	Single family			Ranch style	Noncontributing
1752024000	87	ALTA MESA CIR		1969	1969	Single family			Contemporary	Contributing
1752028000	88	ALTA MESA CIR		1961	1961	Single family			Ranch style	Contributing
1752025000	93	ALTA MESA CIR	ca	1959	2013	Single family			Modern	Noncontributing
1752027000	97	ALTA MESA CIR		1960	1960	Single family			Ranch style	Noncontributing
1752064000	1101	ALTA MESA RD		1948	1995	Single family			Neo-eclectic	Noncontributing
1751068000	1104	ALTA MESA RD		1951	1995	Single family			Neo-eclectic	Noncontributing

1751003000	1108	ALTA MESA RD	1956	1995	Single family			Neo-eclectic	Noncontributing
1752059000	1123	ALTA MESA RD	1969	1969	Single family			Ranch style	Contributing
1752058000	1125	ALTA MESA RD	1966	1966	Single family			Modern	Contributing
1752069000	1129	ALTA MESA RD	1880	1963	Single family	Jacks House		Colonial Revival	Contributing
1751016000	1130	ALTA MESA RD	1950	2008	Single family			Ranch style	Noncontributing
1751007000	1134	ALTA MESA RD	1952	1952	Single family			Ranch style	Contributing
1752063000	1135	ALTA MESA RD	1949	2008	Multi-family			Neo-eclectic	Noncontributing
1751008000	1136	ALTA MESA RD	1950	1950	Single family			Ranch style	Contributing
1751014000	1150	ALTA MESA RD	1956	1956	Single family			Ranch style	Noncontributing
1752054000	1159	ALTA MESA RD	1959	1959	Single family			Ranch style	Contributing
1751013000	1160	ALTA MESA RD	1958	1958	Single family			Ranch style	Noncontributing
1751012000	1170	ALTA MESA RD	1959	1959	Single family			Ranch style	Noncontributing
1752053000	1171	ALTA MESA RD	1959	1959	Single family			Ranch style	Contributing
1751011000	1180	ALTA MESA RD	1955	1955	Single family			Ranch style	Contributing
1752046000	1185	ALTA MESA RD	1957	1957	Single family			Ranch style	Contributing
1752045000	1189	ALTA MESA RD	1942	1942	Single family			Minimal Traditional	Contributing
1751010000	1190	ALTA MESA RD	1954	1954	Single family			Ranch style	Contributing
1752056000	1191	ALTA MESA RD	1959	1959	Single family			Ranch style	Contributing
1732001000	100	BORONDA LN	1817	1974	Single family	Boronda Adobe	**Anon.**	Spanish Colonial	Contributing
1743010000	2	COPA DEL ORO	1938	1938	Single family			Minimal Traditional	Contributing
1743011000	42	COPA DEL ORO	1957	1957	Single family			Ranch style	Contributing
1743017000	98	COPA DEL ORO	1949	1949	Single family			Ranch style	Noncontributing
1743014000	99	COPA DEL ORO	1951	1951	Single family			Ranch style	Contributing
1751009000	101	DON DAHVEE LN	1956	1956	Single family			Ranch style	Contributing
1752050000	110	DON DAHVEE LN	1948	1948	Single family			Ranch style	Contributing
1752061000	119	DON DAHVEE LN	1969	1969	Single family			Colonial Revival	Contributing
1752004000	500	ELDORADO ST	1941	1941	Single family	Gibson House	**Jo Mora**	Spanish Colonial Revival	Contributing
1741016000	501	ELDORADO ST	1959	1959	Institutional			Modern	Contributing
1752005000	540	ELDORADO ST	1920	2000	Single family			Spanish Colonial Revival	Noncontributing
1752066000	580	ELDORADO ST	1926	1926	Single family		**Julia Morgan**	Spanish Colonial Revival	Contributing
1731015000	498	FREMONT ST	1926	1945	Commercial			1 part commercial block	Noncontributing
1733001000	512	FREMONT ST	1956	1956	Commercial			1 part commercial block	Contributing
1733002000	520	FREMONT ST	1926	1968	Commercial		**JC Anthony**	1 part commercial block	Noncontributing
1733003000	524	FREMONT ST	1926	1965	Commercial			1 part commercial block	Noncontributing

1733004000	536	FREMONT ST	1926	1945	Commercial			1 part commercial block	Noncontributing
1733005000	552	FREMONT ST	1926	1965	Commercial			1 part commercial block	Noncontributing
1733006000	560	FREMONT ST	1947	1947	Commercial			1 part commercial block	Noncontributing
1733007000	580	FREMONT ST	1926	1961	Institutional			1 part commercial block	Contributing
1733008000	590	FREMONT ST	1925	1935	Commercial	Flor Monterey		Spanish Colonial Revival	Contributing
1732005000	805	MAJOR SHERMAN LN	1910		Single family			Vernacular cottage	Contributing
1741008000	901	MAJOR SHERMAN LN	1927	1927	Single family			Spanish Colonial Revival	Contributing
1742008000	783	MESA RD	1940	1940	Single family			Spanish Colonial Revival	Contributing
1742017000	785	MESA RD	1835	1922	Single family	Bonifacio Adobe	**JC Anthony**	Spanish Colonial Revival	Contributing
1742020000	801	MESA RD	1821	1950	Single family	Buelna Adobe	**JC Anthony**	Spanish Colonial Revival	Contributing
1741005000	954	MESA RD	1923	1923	Single family	Pierce House	**JC Anthony**	Spanish Colonial Revival	Contributing
1742002000	955	MESA RD	1958	1958	Single family			Ranch style	Contributing
1741012000	976	MESA RD	1927	1927	Single family		**JC Anthony**	Monterey Colonial Revival	Contributing
1742022000	720	VIA MIRADA	1836	1936	Institutional	Castro Adobe	**JC Anthony**	Spanish Colonial Revival	Contributing
1742023000	750	VIA MIRADA	1935		Single family			Spanish Colonial Revival	Contributing
1742012000	778	VIA MIRADA	1954	1954	Single family			Ranch style	Contributing
1742013000	798	VIA MIRADA	1951	2011	Single family			Spanish Colonial Ranch	Noncontributing
1743013000	799	VIA MIRADA	1951	1951	Single family			Neo-eclectic	Noncontributing
1742004000	800	VIA MIRADA	1924	1924	Single family		**JC Anthony**	Spanish Colonial Revival	Contributing
1743009000	817	VIA MIRADA	1957	1988	Single family			Ranch style	Noncontributing
1742014000	820	VIA MIRADA	1951	1951	Single family			Ranch style	Noncontributing
1743008000	827	VIA MIRADA	1958	1958	Single family			Ranch style	Contributing
1742015000	834	VIA MIRADA	1966	1966	Single family			Ranch style	Contributing
1743007000	843	VIA MIRADA	1954	1954	Single family			Ranch style	Noncontributing
1742016000	848	VIA MIRADA	1931	1931	Single family	Dormody House	**JC Anthony**	Spanish Colonial Revival	Contributing
1743006000	867	VIA MIRADA	1960	2001	Single family			Ranch style	Noncontributing
1743005000	877	VIA MIRADA	1955	1955	Single family			Ranch style	Noncontributing
1743003000	901	VIA MIRADA	1930	1930	Single family	Richter House	**Jo Mora**	Spanish Colonial Revival	Contributing
1741013000	940	VIA MIRADA	1958	1958	Single family			Ranch style	Noncontributing
1743002000	941	VIA MIRADA	1954	1954	Single family			Ranch style	Noncontributing
1741019000	960	VIA MIRADA	1960	1960	Single family			Ranch style	Noncontributing
1743018000	999	VIA MIRADA	1956	1956	Single family			Ranch style	Noncontributing

PROPERTIES OVER 50 YEARS OF AGE

APN	Acres	Street No.	Street Name	ca	Const Date #1	Const Date #2	Use/name
1752038000	0.491455	**26**	ALTA MESA CIR		1970	1970	Single family
1752019000	0.533793	**59**	ALTA MESA CIR		1970	1970	Single family
1752030000	0.496603	**76**	ALTA MESA CIR		1970	1970	Single family
1752010000	0.866678		ALTA MESA CIR		1971	1971	Single family
1752021000	0.780018	**69**	ALTA MESA CIR		1971	1971	Single family
1752009000	0.579647	**27**	ALTA MESA CIR		1972	1972	Single family
1741025000	2.940793	**333**	ELDORADO ST		1972	1996	Alta Mesa Professional Center
1744002000	3.293338	**337**	ELDORADO ST		1972	1972	Alta Mesa Professional Center
1742001000	0.622829	**975**	MESA RD		1972	1972	Single family
1741023000	1.123448	**335**	ELDORADO ST		1973	1973	Alta Mesa Professional Center
1752012000	0.747416	**45**	ALTA MESA CIR		1975	1975	Single family
1752023000	0.617764	**81**	ALTA MESA CIR		1975	1975	Single family
1752007000	0.474399	**15**	ALTA MESA CIR		1976	1976	Single family
1752014000	0.753621	**49**	ALTA MESA CIR		1977	1977	Single family
1732008000	0.62	**60**	BORONDA LN		1977	1977	Multi-family
1732009000	1.237676	**590**	PERRY LN		1978	1978	Vacant
1752017000	0.658723	**55**	ALTA MESA CIR		1979	1979	Single family
1743019000	0.471822	**645**	ELDORADO ST		1979	1979	Single family
1742018000	0.669177	**935**	MESA RD		1979	1998	Single family
1743004000	1.482757	**887**	VIA MIRADA		1980	1980	Single family
1752041000	0.456712	**8**	ALTA MESA CIR		1981	1981	Single family
1752065000	0.517064	**1099**	ALTA MESA RD		1981	1981	Single family
1742005000	0.399712	**871**	MESA RD		1982	1982	Single family
1731029000	1.819072	**825**	ABREGO ST	ca	1983	1983	Commercial
1752060000	0.479442	**117**	DON DAHVEE LN		1985	2005	Single family
1731028000	0.199286	**910**	MAJOR SHERMAN LN		1985	1985	Traditional Osteopathy
1752043000	0.47	**114**	DON DAHVEE LN		1988	1988	Single family
1752067000	0.497847	**680**	ELDORADO ST		1993	1993	Single family
1741018000	0.531529	**980**	VIA MIRADA		1995	1995	Single family
1752068000	0.450108	**1127**	ALTA MESA RD		1996	1996	Single family
1741029000	0.401193	**471**	ELDORADO ST		1997	1997	Single family
1751072000	0.596178	**1100**	ALTA MESA RD		1999	1999	Single family
1751071000	0.661482	**1102**	ALTA MESA RD		2000	2000	Single family
1751017000	0.821092	**1120**	ALTA MESA RD		2000	2000	Single family
1741028000	0.403664	**481**	ELDORADO ST		2000	2000	Single family
1741027000	0.381344	**491**	ELDORADO ST		2000	2000	Single family
1732013000	0.155832	**30**	BORONDA LN		2007	2007	Single family
1752011000	26.41495	**39**	ALTA MESA CIR		2010	2010	Single family
1752026000	0.745616	**95**	ALTA MESA CIR		2018	2018	Single family

APPENDIX B

DPR Forms

State of California ♉ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 755 Abrego Street**

P1. Other Identifier: La Fonda Motel (historic); Hotel Abrego (current)

*P2. **Location:** ☐ **Not for Publication** ■ **Unrestricted**
- ***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; __ ☐ **of** __ ☐ **of Sec** __; Mt. Diablo_**B.M.**
- c. Address 755 Abrego Street City Monterey Zip 93940
- d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN 1731018000

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

The former La Fonda Motel is 1-3 stories in height due to the slope of the lot and is located on a 1.7-acre site on the east side of Abrego Street. The buildings are oriented toward the interior of the lot. Located on the lot are three wings of motel rooms, a large office/restaurant, and a swimming pool. The wood-frame building is finished in stucco with a concrete foundation and clay tile roof. Features include balconies with vertical wood balusters, anodized aluminum windows and sliding doors, and shed-style awnings in some locations. It is a standard motel type. The original motel had wings to the south and east and a pool where the pool is now. The wing to the north is new. The original office is gone, and the present office/restaurant was significantly re-configured and re-designed circa 1009. The original motel was in place by 1960. The original restaurant was in place by 1947. The complex is in very good condition but has poor integrity. **Continued on sheet 2**

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP6 – 1-3 story commercial building

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

P5b. Description of Photo: (view, date, accession #) West façade, motel wing, March 2019.

***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both 1954; 2009

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
35a8 N. C Street
Spokane, WA 99205

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

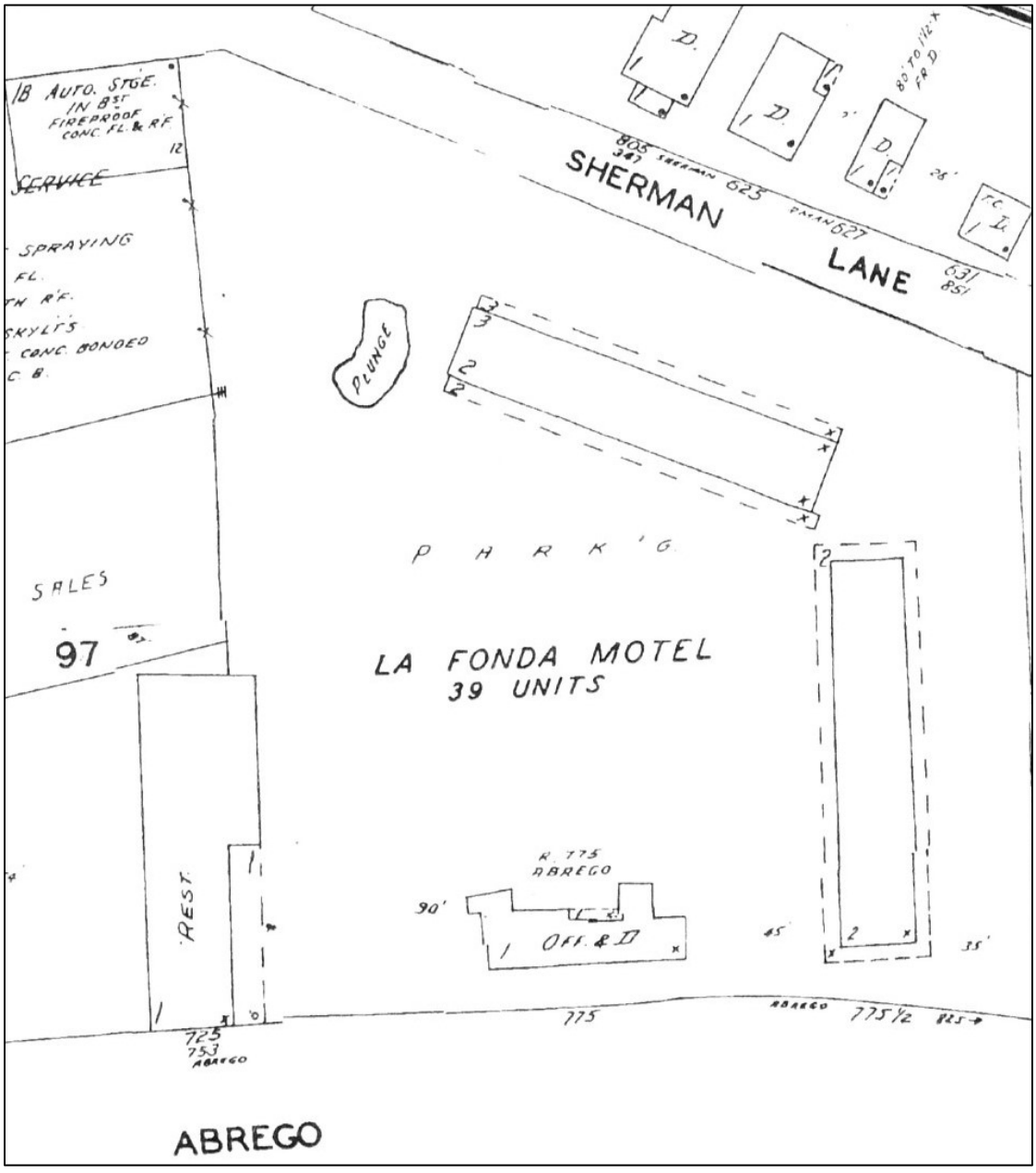
***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 755 Abrego Street



La Fonda Motel in 1962

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 755 Abrego Street



Porte cochere at Hotel Abrego, looking northeast (site of former restaurant)

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 847 Abrego Street**

P1. Other Identifier: Harbor Light Tattoo

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**
c. Address 847 Abrego Street City Monterey Zip 93940
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1731070000

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

The small, triangular lot at 847 Abrego fronts the new Best Western Hotel. The two-story, flat-iron style commercial building faces west, overlooking Abrego Street. The wood-frame building has a stucco and brick-veneer finish, a concrete foundation and a composition shingle-clad mansard roof. It is a vernacular commercial building constructed in 1962, according to Assessor records. It was remodeled in 1983 according to these same records. The ground floor is typified by banks of one-over-one light, vinyl-frame, fixed windows. The upper story features a series of vinyl-frame, fixed and sliding windows. There are 2-4 entries to the building's commercial spaces at the ground level, with brick veneer surrounds. The building appears to be in good condition and has poor integrity.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

P5b. Description of Photo: (view, date, accession #) West façade, looking SE

***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1962 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation:**Alta Mesa Historic Context Statement and Reconnaissance Survey September 2019.

***Attachments:** ☐NONE ■Location Map ☐Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List): _____

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 865 Abrego Street**

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
- ***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo **B.M.**
- c. Address 865 Abrego Street City Monterey Zip 93940
- d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

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

The commercial building at 865 Abrego Street is a Jiffy Lube. The parcel contains three buildings, the Jiffy Lube on Abrego, what appears to be a small, modern apartment building in the center of the parcel, and a large warehouse fronting on Major Sherman Lane. The Jiffy Lube is one story with a rectangular footprint and a flat roof with a parapet, as well as a small gabled portion that marks the main entrance. It is oriented toward Abrego Street. The building is finished in stucco-clad panels and has a concrete foundation and built-up roof, with the exception of the gabled portion, which is finished in clay tile. The building was constructed in 1965, according to Assessor records. It displays a drive-through bay, typical of this type of business, and two bays that house office functions, which display full-height glazing with anodized aluminum frames. The building is in good condition and retains integrity. Also on the site is what

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP6. 1-3 story commercial building

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

P5b. Description of Photo: Front (west) façade, looking east

***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1965 (Assessor data)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
388 N. Patten Street
Sonoma, CA 95476
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 865 Abrego Street

Continued from sheet 1
appears to be a small modern apartment building that is wood-frame, post-and-beam construction with a flat roof, on a pier foundation. Cladding is T 1-11. The third building on the site is a large warehouse belonging to Harrison Furniture. It is one story with a rectangular footprint and very shallow pitched gable roof. The construction method/material is unknown. A decorative screen of vertical wood boards is mounted toward the top of the building around the three visible sides. Tall narrow windows fitted with metal screens and fans occupy these windows with the exception of the upper portion, which contain six-light windows. The foundation is concrete and the roof is metal. The entrance is on the south side of the building and is accessed from a small alley. No further information is available for this building.



Warehouse on Major Sherman Lane and small apartment, looking north

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 883 Abrego Street**

P1. Other Identifier: Groza Construction, Backus Properties

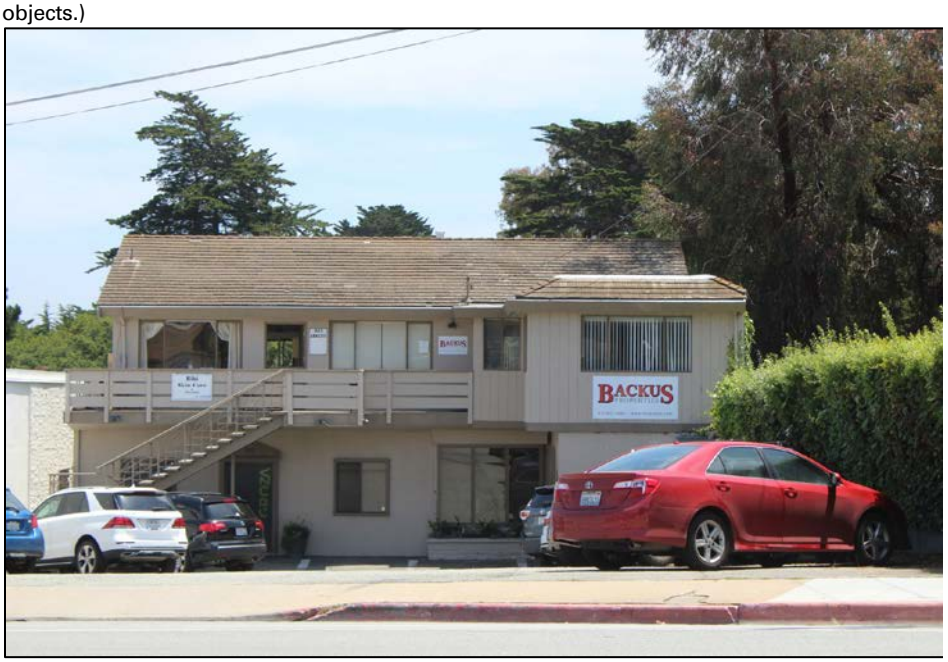
***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**
c. Address 883 Abrego Street City Monterey Zip 93940
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1731004000

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

The commercial building at 883 Abrego is two stories with a basement on the back side of the building. It is set back on its 0.31-acre lot, fronted by an asphalt parking area, and faces east. The building has a rectangular footprint, a side gable roof, and an exterior stair reaching an exterior walkway with a wide, horizontal board railing at the second level. A small pop-out with a mansard roof is located on the south side. The wood-frame building is clad in T 1-11 siding with a concrete foundation and composition shingle roof. Windows are aluminum frame. It is a Ranch-style building constructed in 1959, according to Assessor records. At the back of the parcel, fronting on Major Sherman Lane, is a small, two-story apartment building with a largely square footprint and a flat roof with narrow eaves. It is a wood-frame building with a stucco finish, a built-up roof and concrete foundation. It is a modern multi-family residence constructed

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP6. 1-3 story commercial building; HP3. Multiple family property
***P4. Resources Present:**
■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #)
West façade, looking east
Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1959 (Assessor records)
***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205

***P9. Date Recorded:** March 2, 2019
***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.
***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 883 Abrego Street

P3a. Continued from sheet 1

in 1959, according to Assessor records. Features include a deck at the second level with the same horizontal board railing as the commercial building and a full-width deck at the ground level with a vertical wood rail and two-part, aluminum-frame windows. Both buildings appear to be in good condition and have good integrity.



Apartment building in back of 883 Abrego, east façade, looking northeast

State of California ♘ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 889 Abrego Street**

P1. Other Identifier: Jack-in-the-Box

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 889 Abrego Street City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

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

APN 1731023000

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

The Jack-in-the-Box restaurant at Abrego and El Dorado Streets is a one-story commercial building with a largely rectangular footprint with a tall mansard roof with deep flared eaves and a tall fascia. The front of the building faces west toward Abrego Street; a small parking area is on the south side and a drive-through continues around the building in a clockwise fashion. Features include large plate-glass windows on the front façade and the front of the side facades and dark anodized aluminum frames. Below the windows the building is faced with over-sized, light-colored veneer and T 1-11 siding. The roof is finished in wood shingles. The building is a corporate type with rustic finishes, constructed in 1968 according to Assessor records. It is in good condition and has good integrity.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP6. 1-3 story commercial building

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

P5b. Description of Photo: (view, date, accession #) West and south facades, looking northeast

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1968 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 2 Alta Mesa Circle**

P1. Other Identifier: None

***P2. Location:** □ **Not for Publication** ■ **Unrestricted**
***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ □ **of** ___ □ **of Sec** ___; Mt. Diablo_**B.M.**
c. Address City Monterey Zip 93940
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752042000

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

The one-story house at 2 Alta Mesa Circle has a U-shaped footprint with a shallow-sloped side hip roof and narrow eaves. Located on a .6-acre lot, it faces north toward the street. The wood-frame building is clad in variegated brick veneer with a composition shingle roof and concrete foundation. The entry to the house is at the end of a walkway from the driveway that is covered by an extension of the roof. The paneled entry door is flanked by three sidelights above wood panels. Focal windows have wood panels underneath. All windows on the front façade, are three-part sash with vinyl frames and shutters. The Ranch-style house has Colonial Revival touches. It was constructed in 1966. The entry drive curves around the building and enters a hip-roof garage near the back of the lot. A swimming pool is located at the rear of the house. The yard is formally landscaped. The house is in good condition and has good integrity.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property
***P4. Resources Present:**
■ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #)

Date Constructed/Age and Source:
■ Historic □ Prehistoric □ Both
1966 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205

***P9. Date Recorded:** March 2, 2019
***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.
***Attachments:** □NONE ■Location Map ■Continuation Sheet □Building, Structure, and Object Record
□Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record
□Artifact Record □Photograph Record □ Other (List):

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 14 Alta Mesa Circle**

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**
c. Address 14 Alta Mesa Circle City Monterey Zip 93940
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752040000

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

The one-story house at 14 Alta Mesa Circle has an irregular footprint with a shallow-sloped side hip roof on the front and gabled roofs on the back, with narrow eaves. Located on a .4-acre lot, it faces north toward the street. The wood-frame building is finished in stucco with a wood shingle roof and concrete foundation. The centered entry to the house is recessed within a segmental-arched opening. The entry door is flanked by sidelights and topped by a four-light transom. Features of the symmetrical façade include two, eight-over-eight-light windows on each side of the entry, with dormers with nine-lights and hip roofs above. A large endwall chimney is on the west side of the house. A large courtyard between the front and rear wings is located on the east side. The Spanish Colonial style Ranch house was constructed in 1961 and updated in 2004, according to Assessor records. The entry drive extends to the rear of the lot, where there is a hip-roof garage. The yard is formally landscaped. The house is in excellent condition. Its integrity appears to be altered a large addition to the front of the house.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property
***P4. Resources Present:**
■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Front (north) façade, looking south

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1961 (Assessor records)
***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019
***P10. Survey Type:** Reconnaissance
***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.
***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 21 Alta Mesa Circle**

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**
c. Address 21 Alta Mesa Circle City Monterey Zip 93940
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752008000

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

The one-story house at 21 Alta Mesa Circle has an L-shaped footprint with a shallow-sloped cross gable roof with a slightly lower ridgeline at the garage. Located on a .5-acre lot that extends downslope toward the north; the house faces south toward the street. The wood-frame building is finished in stucco with a composition shingle roof and concrete foundation. The entry is largely centered and located below street grade. Sliding windows with fiberglass frames are placed high under the eaves. A large exterior chimney of oversized brick or concrete block is located on the front façade to the left of the entry. The house features an attached, two-car garage. The Ranch-style house was constructed in 1960 according to Assessor records. The short entry drive slopes down into the garage. The yard is informally landscaped. The house is in good condition and has good integrity.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property
***P4. Resources Present:**
■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #)
Front (south) façade, looking north

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1960 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.
***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 32 Alta Mesa Circle**

P1. Other Identifier: None`

*__P2.__ **Location:** □ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; __ □ **of** __ □ **of Sec** __; Mt. Diablo_**B.M.**

c. Address 32 Alta Mesa Circle City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752037000

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

The one-story house at 32 Alta Mesa Circle has an irregular footprint with a gable-on-hip roof. Located on a .5-acre; the house faces north toward the street. The wood-frame building is finished in stucco with a wood shingle roof and concrete foundation. The entry is located adjacent to a front-facing gable with a round louvered vent under the ridgeline on the east side of the house. Within this projecting gable is a large, three-part focal window. Adjacent to this bay is the entry door, which features single-light, full-height sidelights. To the immediate right of the entry is another large, three-part focal window. Other windows on the front façade are smaller and fixed with the exception of a pop-out window in a shallow bay on the right side. All have vinyl frames. An accessory structure with a gable-on-hip roof at the back of the lot is accessed via the driveway on the west side of the house. The Ranch-style house was constructed in 1961 according to Assessor records. The yard is informally landscaped. The house is in good condition and has moderate integrity; windows have been changed to vinyl, likely within the same openings, with the exception of the pop-out window.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (north) façade, looking south

Date Constructed/Age and Source:
■ Historic □ Prehistoric □ Both
1960 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** □NONE ■Location Map ■Continuation Sheet □Building, Structure, and Object Record
□Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record
□Artifact Record □Photograph Record □ Other (List):

State of California ♁ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 44 Alta Mesa Circle**

P1. Other Identifier: None

*P2. **Location:** □ **Not for Publication** ■ **Unrestricted**
- ***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; __ □ **of** __ □ **of Sec** __; Mt. Diablo_**B.M.**
- c. Address 44 Alta Mesa Circle City Monterey Zip 93940
- d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN 1752057000

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

The one-story house at 44 Alta Mesa Circle has a cross-shaped footprint with a moderately pitched, cross gable roof with deep eaves. Located on a large, one-acre lot, it is sited within the curve of Alta Mesa Circle and faces northeast. The wood-frame building is finished in board-and-batten with a composition shingle roof and concrete foundation. The short northeast wing with extensive glazing characterizes this post-and-beam house. Wings to each side, extending north and south, are also heavily glazed with tall, fixed windows. A circular driveway approaches the southwest-facing wing from either side. This wing includes the attached, two-car garage. Smaller windows are paired, two-over-two-light sash, likely with fiberglass frames. A chimney is located at the apex of the ridgelines on the house. The post-and-beam-style house was constructed in 1961 according to Assessor records. The yard is informally landscaped with mature trees around the perimeter. The house is in good condition and has very good integrity.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Northeast façade, looking north

Date Constructed/Age and Source:
■ Historic □ Prehistoric □ Both
1961 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** □NONE ■Location Map ■Continuation Sheet □Building, Structure, and Object Record □Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record □Artifact Record □Photograph Record □ Other (List):

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 44 Alta Mesa Circle



Southwest wing looking northwest

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 47 Alta Mesa Circle**

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 47 Alta Mesa Circle City Monterey Zip 93940

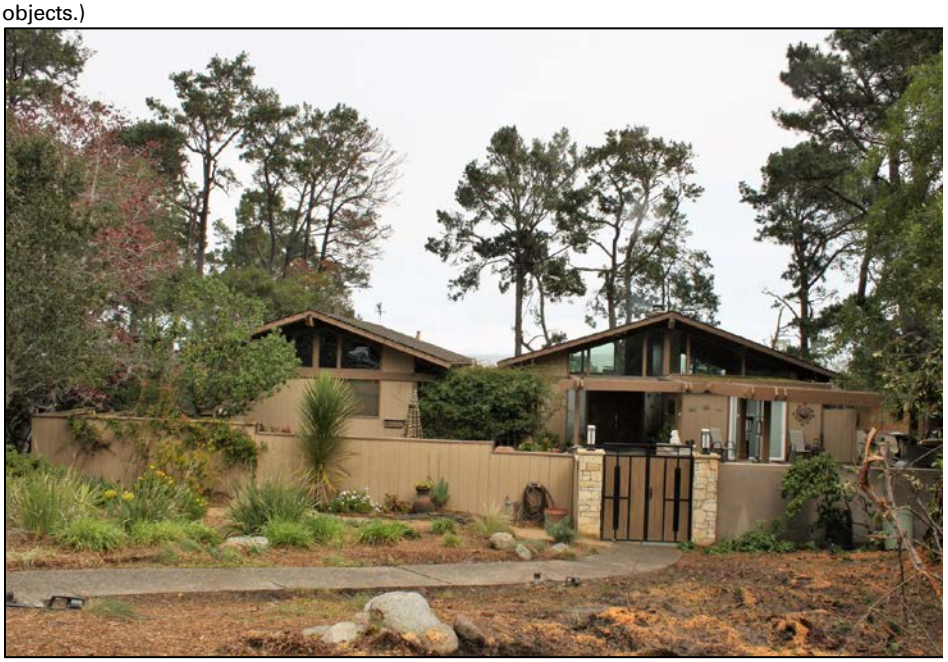
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752013000

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

The one-story house at 47 Alta Mesa Circle has an irregular footprint with a double front-gable roof with a moderate pitch and deep eaves. Located on a .6-acre lot, it is sited on the north (northeast) side of the street and faces southwest. The wood-frame building is finished in vertical board or T1-11 siding with a composition shingle roof and concrete foundation. The post-and-beam- style house is heavily glazed in the gable ends, with less transparency below. A driveway enters the site on the north (northwest) side, which likely leads to an attached garage at the lower level, behind the house. A tall, solid wood fence encloses a shallow front yard or courtyard. A landscaped area exists between this fence and the street. There are numerous mature trees on the site. As a result, architectural features are not highly visible. The house was constructed in 1965 according to Assessor records. The house appears to be in good condition and have good integrity.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (southwest) façade, looking northeast

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1965 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ☐Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 51 Alta Mesa Circle**

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 51 Alta Mesa Circle City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752015000

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

The one-story house at 51 Alta Mesa Circle has a U-shaped footprint with a shallow-sloped, gable-on-hip roof with deep eaves facing the street. Located on a .6-acre lot, it faces northwest. The wood-frame house is finished in narrow vertical board or T 1-11 siding with stone veneer around the entrance. It has a composition shingle roof and concrete foundation. The entry to the house is recessed within the "U". It features double wood doors flanked by two tall narrow lights, two to each side. The north gable end displays two, two-light sliding windows in anodized aluminum frames. The south gable end contains a two-car, attached garage. The house sits below the street grade. A curved driveway approaches it from the north to make the slope to the garage entry. The Ranch style house was constructed in 1966, according to Assessor records. The front yard is formally planted. The house appears to be in very good condition with good integrity.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (northwest) façade, facing southeast

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1966 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 52 Alta Mesa Circle**

P1. Other Identifier: None

*P2. **Location:** □ **Not for Publication** ■ **Unrestricted**
- ***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ □ **of** ___ □ **of Sec** ___; Mt. Diablo **B.M.**
- c. Address 52 Alta Mesa Circle City Monterey Zip 93940
- d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
  APN 1752034000

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

The one-story house at 52 Alta Mesa Circle has an irregular footprint with multiple, shallow-sloped, hip roofs with deep eave overhangs. Located on a .4-acre lot, the house faces southeast toward Alta Mesa Circle as it turns the corner in this location. The driveway enters the site to access an attached two-car garage toward the north side of the site. To its left or south, the entry to the house is under a small overhang. Additional features are three-part, vinyl-frame windows, some of which appear to be original and others added or on new additions. A large interior chimney is located toward the southwest side of the house. The wood-frame house is finished in stucco and has a composition shingle roof and concrete foundation. The Ranch style house was constructed in 1960, according to Assessor records. The front yard is informally planted and contains several mature trees. The house appears to be in good condition but has only fair integrity with additions and new windows, including a bay window to the left of the garage.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (south) façade looking northwest

Date Constructed/Age and Source:
■ Historic □ Prehistoric □ Both
1960 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** □NONE ■Location Map ■Continuation Sheet □Building, Structure, and Object Record □Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record □Artifact Record □Photograph Record □ Other (List):

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 53 Alta Mesa Circle**

P1. Other Identifier: None

***P2. Location:** □ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ □ **of** ___ □ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 53 Alta Mesa Circle City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752016000

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

The two-story house, split-entry house at 53 Alta Mesa Circle has a largely rectangular footprint with a shallow-sloped, side gable roof. The ridgelines step down slightly on each end of the house. Located on a .6-acre lot, the house faces northwest, overlooking Alta Mesa Circle as it turns the corner in this location. A circular driveway approaches the main entry, while a driveway enters the site on the west side and continues down the slope where there is likely an interior garage at the lower level. The main entry to the house is centrally located and features double doors. Above these doors is a long, multi-light window. A deep eave overhang shelters the central portion of the house, supported by four double-height columns. Symmetrically organized are paired, multi-light, double-hung windows with shutters on each side on the upper level. Windows on the lower level are slightly below grade and are similar in design. The wood-.

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property

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

P5b. Description of Photo: (view, Front (northwest) facade

Date Constructed/Age and Source:
■ Historic □ Prehistoric □ Both
1966 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** □NONE ■Location Map ■Continuation Sheet □Building, Structure, and Object Record
□Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record
□Artifact Record □Photograph Record □ Other (List):

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 57 Alta Mesa Circle**

P1. Other Identifier: None

*P2. **Location:** □ **Not for Publication** ■ **Unrestricted**
- ***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; __ □ **of** __ □ **of Sec** __; Mt. Diablo **B.M.**
- c. Address 57 Alta Mesa Circle City Monterey Zip 93940
- d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN 1752018000

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

The one-story house at 57 Alta Mesa Circle has a somewhat T-shaped footprint with a shallow-sloped, side hip-on-gable roof with a front-facing hip-on-gable on the east side and deep eave overhangs. Located on a .6-acre lot, the house faces north. The wood-frame building has a composition shingle roof and concrete foundation. The cladding appears to be stucco but is largely obscured as the house is located slightly lower than street grade and is hidden by an elaborate fence of narrow slats. Large, two-light windows appear to be placed high under the eaves. A large endwall chimney is located on the east side façade. The entry gate in the fence is covered with a small shelter with a side-hip roof. A circular driveway accesses this entry and then continues downslope to what is likely an interior garage at the lower level. The house was constructed in 1968 according to Assessor records. The house appears to be in very good condition and display good integrity.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property
***P4. Resources Present:**
■ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Front (north) façade looking east
Date Constructed/Age and Source:
■ Historic □ Prehistoric □ Both
1968 (Assessor records)
***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019
***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.
***Attachments:** □NONE ■Location Map ■Continuation Sheet □Building, Structure, and Object Record □Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record □Artifact Record □Photograph Record □ Other (List):

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 58 Alta Mesa Circle**

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo **B.M.**

c. Address 58 Alta Mesa Circle City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752033000

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

The one-story house at 58 Alta Mesa Circle has a largely L-shaped footprint with a shallow-sloped, side hip roof and moderate eave overhangs. Located on a .3-acre lot, the house faces south. The wood-frame building has board-and-batten siding, a composition shingle roof and concrete foundation. The entry is located slightly offset from center, on the west side of the front façade. It is recessed, with a paneled door and full-height sidelights. Windows are primarily large, three-part sash with vinyl frames. On the west side of the house a driveway continues to the back of the parcel. The rear wing of the house is likely an attached garage. The lot is formally landscaped. The Ranch style house was constructed in 1964 according to Assessor records. The house appears to be in good condition and displays good integrity. The windows have been replaced.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (south) façade, looking north

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1968 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ☐Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 63 Alta Mesa Circle**

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**
c. Address 63 Alta Mesa Circle City Monterey Zip 93940
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752020000

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

The one-story house at 63 Alta Mesa Circle has an irregular footprint with shallow-sloped cross gable roofs and moderate eaves. Located on a .6-acre lot, it faces north. The wood-frame house is clad in board-and-batten siding with horizontal boards under the gable ends. Accents are variegated brick veneer. The house has a composition shingle roof and concrete foundation. The entry to the house is located in the recess that is formed by the two projecting gabled wings on each side. The paneled door is broad; sidelights have lights above panels that match the door. On the west gable are two three-part focal windows. The gable to the east is a side-entry, double-car garage. There is a similar focal window on the front-facing gable here. The lot additionally has a parking pad in front of the west gable, a circular driveway that accesses it, and a driveway on the west side of the lot that leads to a gabled garage to the rear. On the rear façade of the house is a large raised deck and flat-roofed room addition. The Ranch-style house was constructed in 1961, according to Assessor records. The yard is informally landscaped. The house is in good condition and displays good integrity

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property
***P4. Resources Present:**
■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #)

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1961 (Assessor records)
***P7. Owner and Address:**
***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019
***P10. Survey Type:** Reconnaissance
***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.
***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 64 Alta Mesa Circle**

P1. Other Identifier: None

***P2. Location:** □ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ □ **of** ___ □ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 64 Alta Mesa Circle City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752032000

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

The one-story house at 64 Alta Mesa Circle has an irregular footprint with shallow-sloped, cross-hip roof and deep eaves. Located on a .4-acre lot, it faces south overlooking the street. The wood-frame building is clad in stucco and stone veneer siding with a wood shingle roof and concrete foundation. The entry to the house is centrally located. It consists of double paneled doors with narrow sidelights. The central portion of the house is recessed, including the door and a stone-veneer-clad bay on a stone-clad base to the west of the door. To the right (east) is a bay with a large, four-part focal window with aluminum frames. A stone endwall chimney is on this end. To the left (east) is a large garage bay with a new, overhead, paneled door, accessed by a circular driveway. The Ranch-style house was constructed in 1967, according to Assessor records. The yard is informally landscaped. The house is in good condition and displays fair integrity.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects .



***P3b. Resource Attributes:** HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (south) façade, looking north

Date Constructed/Age and Source:
■ Historic □ Prehistoric □ Both
1967 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** □NONE ■Location Map ■Continuation Sheet □Building, Structure, and Object Record □Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record □Artifact Record □Photograph Record □ Other (List):

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 70 Alta Mesa Circle**

P1. Other Identifier: None

***P2. Location:** □ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; __ □ **of** __ □ **of Sec** __; Mt. Diablo_**B.M.**

c. Address 70 Alta Mesa Circle City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752031000

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

The one-story house at 70 Alta Mesa Circle has an irregular footprint with two gable-on-hip wings and deep eaves facing the street. Located on a .4-acre lot, it faces south. The wood-frame building is finished in stucco with a base of oversized rustic brick and has a composition shingle roof and concrete foundation. The entry to the house is recessed, flanked by the projecting wings and obscured from view by a breeze block screen. The focal window is on the east wing. It's a large, three-part, vinyl-frame window with a simple surround. On the west wing are smaller, two-part, vinyl-frame windows with a connecting wood sill course. The Ranch-style house was constructed in 1967, according to Assessor records. A circular entry drive accesses the main entry. A drive on the west side of the house accesses the rear of the lot, where there is a hip-roof accessory structure. The yard is formally landscaped. The house is in good condition and has fair integrity, primarily due to the replacement windows.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (south) façade looking north

Date Constructed/Age and Source:
■ Historic □ Prehistoric □ Both
1967 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** □NONE ■Location Map ■Continuation Sheet □Building, Structure, and Object Record
□Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record
□Artifact Record □Photograph Record □ Other (List):

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 75 Alta Mesa Circle**

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 75 Alta Mesa Circle City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752022000

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

The one-story house at 75 Alta Mesa Circle has an irregular footprint and an elaborate cross-gable roof. Two gables face forward, while the attached garage on the west side of the house has a gable-on-hip roof. Three gabled wings extend toward the rear of the lot, forming two courtyards. The house has moderate eaves carried on extended beams. Located on a .7-acre lot, the house faces north. The wood-frame building is finished in stucco with a clay tile roof and concrete foundation. The entry to the house is recessed behind an arcade. It features a broad paneled door with sidelights with panels below the lights. Windows on the front façade have segmental-arched openings, as do the garage doors. A bay window with single, fixed lights is located on the east wing. The central bay incorporates a large, stuccoed chimney. A stuccoed sill course runs around the base of most of the front façade. The Spanish Colonial Ranch-style house was constructed in 1968, according to Assessor records. A circular entry drive accesses the main entry. The yard is formally landscaped and separated from the street with an open split-rail fence. The house is in good condition and has good integrity

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #)
Front (north) facade

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1968 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 75 Alta Mesa Circle



Front (north) façade, looking south

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 82 Alta Mesa Circle**

P1. Other Identifier: None

*P2. **Location:** ☐ **Not for Publication** ■ **Unrestricted**
- ***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**
- c. Address 82 Alta Mesa Circle City Monterey Zip 93940
- d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
  APN 1752029000

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

The one-story house at 82 Alta Mesa Circle has an irregular footprint and a shallow-sloped, cross-hip roof with deep eaves. Located on a .3-acre lot, the house faces south. The wood-frame building is finished in stucco with a base of brick below the windowsills, a composition shingle roof and a concrete foundation. The entry to the house is recessed between the two projecting, hip-roof wings to each side. It features a broad paneled door with sidelights with panels below the lights. To the left of the door is a bay window with a central large, multi-light, fixed light flanked by double-hung windows with four lights over one. A similar window is located on the east wing. A double-car garage is located on the west wing. The Ranch-style house was constructed in 1961, according to Assessor records. The yard both front and rear is formally landscaped. The house is in very good condition and has moderate integrity due primarily to changes in the windows.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property
***P4. Resources Present:**
■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Front (south) façade, looking north
Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1961 (Assessor records)
***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019
***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.
***Attachments:** ☐NONE ■Location Map ☐Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♉ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 87 Alta Mesa Circle**

P1. Other Identifier: None

*P2. **Location:** ☐ **Not for Publication** ■ **Unrestricted**
- ***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo **B.M.**
- c. Address 87 Alta Mesa Circle City Monterey Zip 93940
- d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN 1752024000

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

The one-story house at 87 Alta Mesa Circle has an irregular footprint and a shallow-sloped, cross-hip roof with deep eaves. Located on a .7-acre lot, the house faces north. The wood-frame building is finished in stucco with board-and-batten above. Windows within the stucco base reveal a daylight basement. The house has a composition shingle roof and a concrete foundation. The entry to the house is recessed and has a double entry door of vertical boards and narrow lights. To the left of the door is a bank of fixed windows. The house features a large interior chimney and a second endwall chimney. A circular driveway accesses the front entry. A driveway on the east side of the house slopes down to the rear, which reveals an attached double-car garage and a second accessory structure with a hip roof. The Contemporary house was constructed in 1969, according to Assessor records. Landscaping is formal on the front and rear of the house. To the rear is a nearly enclosed courtyard surrounded by what appears to be a two-story building, due to the daylight basement. The house is in very good condition and appears to moderate integrity.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (north) façade looking east

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1969 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 88 Alta Mesa Circle`**

P1. Other Identifier: None

***P2. Location:** □ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; __ □ **of** __ □ **of Sec** __; Mt. Diablo_**B.M.**

c. Address 88 Alta Mesa Circle City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752028000

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

The one-story house at 88 Alta Mesa Circle has an irregular footprint and a shallow-sloped, cross-hip roof with deep eaves. Located on a .4-acre lot, the house faces south. The wood-frame building is finished in stucco and board-and-batten with a brick-veneer base. The house has a composition shingle roof and a concrete foundation. The entry to the house is recessed between the projecting hip-roof wings. It has a double entry door with nine lights in the upper portion. The wing on the east side of the house contains a double-car garage. There is a breezeway between the garage and the main body of the house. Windows are generally three and two-part sliding windows with aluminum or fiberglass frames. A curved driveway accesses both the front entry and garage. The Ranch-style house was constructed in 1961, according to Assessor records. Landscaping is formal at the front of the house; to the rear is a large deck. The house is in good condition and retains good integrity.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (south) façade looking north

Date Constructed/Age and Source:
■ Historic □ Prehistoric □ Both
1961 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** □NONE ■Location Map ■Continuation Sheet □Building, Structure, and Object Record
□Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record
□Artifact Record □Photograph Record □ Other (List):

State of California ♉ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 93 Alta Mesa Circle**

P1. Other Identifier: None

*P2. **Location:** ☐ **Not for Publication** ■ **Unrestricted**
- ***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**
- c. Address 93 Alta Mesa Circle City Monterey Zip 93940
- d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN 1752025000

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

The one-story house at 93 Alta Mesa Circle has an irregular footprint and flat and cross-hip roof portions. Located on a .9-acre lot, the house faces north. The wood-frame building is finished in stucco and horizontal board and simulated stone in a narrow pattern. It has a composition shingle and membrane roof and a concrete foundation. The entry to the house is located within the apex of an "L" as viewed from the front of the house. It has a double entry door of horizontal slats with fixed lights between the boards. On the west side of the front façade are two slightly projecting square bays with three lights each in anodized aluminum frames. The wing on the east side of the house contains a double-car garage with a contemporary paneled overhead door. The house was constructed in 1959, according to Assessor records, and heavily remodeled in 2013. Landscaping at the front of the house is informal. The house is in good condition and has poor integrity.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property
***P4. Resources Present:**
■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Front (north) façade looking south

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1959/2013 (Assessor records)
***P7. Owner and Address:**
***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500
***P9. Date Recorded:** March 2, 2019
***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.
***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 93 Alta Mesa Circle



Front (north) façade, looking south - garage

State of California ◆ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 97 Alta Mesa Circle**

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**
c. Address 97 Alta Mesa Circle City Monterey Zip 93940
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752027000

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

The one-story house at 97 Alta Mesa Circle has an irregular footprint and a cross-hip roof. Located on a .4-acre lot, the house faces north. The wood-frame building is finished in wide clapboard siding at the base with T 1-11 or vertical board siding above and has a composition shingle roof and a concrete foundation. The entry to the house is centrally located. It is accessed via variegated brick steps and is under a deep overhang. It has a double entry door; the false paneled door has a fanlight window in the upper portion. To the right of the entry door is a three-part, vinyl-frame window with false muntins. To the left is a two-part, vinyl-frame, sliding window with false muntins. The projecting wing to the south contains a double-car garage with an overhead door that appears to be original to the house. The front yard is finished primarily in hardscape. The house was constructed in 1960, according to Assessor records. The house is in good condition and has moderate integrity, due primarily to changes in the windows.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property
***P4. Resources Present:**
■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Front (north) façade looking south

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1960 (Assessor records)
***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019
***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.
***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 1101 Alta Mesa Road**

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo **B.M.**

c. Address 1101 Alta Mesa Road City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752064000

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

The one-and two-story house at 1101 Alta Mesa Road has an irregular footprint and a complex roof made up of a cross-hip, two-story section and a side gable roof with multiple front facing gabled dormers. Located on a .8-acre lot, the house faces west. The wood-frame building is finished in stucco, the roof is composition shingle and the foundation is concrete. The main entry to the house is located toward the north end under a steeply pitched gable roof. To the right is an arcade leading to the garages, which is supported by rusticated stone supports. Wood-frame windows and the French doors on the house typically have multiple lights in different configurations. There is one large endwall chimney and one interior chimney, both finished in stucco. Garages include three attached garages spaces at about the center of the house. Assessor records report that there is also a detached garage on the site.

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (west) façade looking east

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1948/1995 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 1101 Alta Mesa Road

Continued from sheet 1

The driveway that accesses the entries and garages is entered at each end with wrought iron gates. There is also a perimeter fence of wrought iron with informal landscape screening. The house was constructed in 1948 and remodeled in 1949 according to Assessor records. There appears to have been many more recent changes to the building, perhaps dating to the mid-1990s. The house is in good condition and has poor integrity.



West façade, central portion, looking east



West façade, central portion, northeast

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 1104 Alta Mesa Road**

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**
c. Address 1104 Alta Mesa Road City Monterey Zip 93940
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1751068000

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

This one-story building at 1104 Alta Mesa Road has an irregular footprint and a complex roof form made up primarily of cross-hip roofs. There are two additional detached buildings on the property, one of which includes three garage spaces. Located on a 1.25-acre parcel, the building faces south, while the garage faces north. The wood-frame building is finished in stucco or synthetic board, the roof is composition shingle and the foundation is concrete. A formal entry, covered by a gable roof, faces east toward the entry drive. The main entry features a large double door covered by a fanlight window, with multi-light sidelights. The gable roof is supported by square columns. The site is formally landscaped. According to a real estate site, this is an apartment house, although the signage for the building indicates one family. The site is formally landscaped. It is fenced and gated, so no further information was available. The building was constructed in 1951 according to Assessor date. However, it appears to have been extensively remodeled with neo-classical details, perhaps in the mid-1990s. The building is in good condition but has poor integrity.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP3. Multiple family property
***P4. Resources Present:**
■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Front (east) façade looking west
Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1951/ca1995 (Assessor records)
***P7. Owner and Address:**
***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500
***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.
***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♁ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 1108 Alta Mesa Road**

P1. Other Identifier: None

***P2. Location:** □ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ □ **of** ___ □ **of Sec** ___; Mt. Diablo **B.M.**

c. Address 1108 Alta Mesa Road City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1751003000

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

The one-story building at 1108 Alta Mesa Road has an irregular footprint and a complex roof form made up primarily of telescoping side-gable roofs. An additional building on the site is a side gabled detached garage in back of the house. Located on a one-acre parcel, the building faces south. The wood-frame building is finished in stucco and board-and-batten, the roof is composition shingle and the foundation is concrete. Accents are synthetic stone. A feature of the house is extensive Craftsman-style windows. A formal entry, covered by a gable roof, faces south but can be accessed from the east side of the site and entry drive via a portico. The site is formally landscaped. The building was constructed in 1956 according to Assessor date. However, it appears to have been extensively remodeled, perhaps in the mid-1990s. The house is in very good condition but has poor integrity.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) East side façade looking west

Date Constructed/Age and Source:
■ Historic □ Prehistoric □ Both
1955/ca1995 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** □NONE ■Location Map ■Continuation Sheet □Building, Structure, and Object Record □Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record □Artifact Record □Photograph Record □ Other (List):

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 1108 Alta Mesa Road



East façade, looking west

State of California ♉ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 1123 Alta Mesa Road`**

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 1123 Alta Mesa Road City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752059000

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

The one-story building at 1123 Alta Mesa Road has a largely rectangular footprint and a side gable roof. It is set down from the street grade on a raised basement. Located on a .6-acre parcel, the building faces west. The wood-frame building is finished in T 1-11 siding. The foundation material is unknown. The roof is composition shingle and is covered in solar panels. It features a small chimney. A deck running the length of the building is located on the west side and is accessed via a sliding door from the house and from a stair on the south end. Windows have vinyl frames. The site is wooded. The building was constructed in 1969 according to Assessor records. The house appears to be in good condition and has good integrity.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2 Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (west) façade looking northeast

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1969 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 1125 Alta Mesa Road**

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 1125 Alta Mesa Road City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752058000

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

The one-story residence at 1125 Alta Mesa Road has a square footprint, a pyramidal roof with a skylight, and sits on a raised basement that is connected via a bridge to the entry drive from Alta Mesa Road. The first floor is set down from the street grade and the main level is at about street grade. Located on a .7-acre parcel, the building faces west. The building may be constructed of concrete. It has a composition shingle roof and a concrete foundation. Portions of the ground floor are clad in board-and-batten. Accents are oversized brick. They appear on the walls that support the carport, which covers the entry drive, and is also the material from which the large, endwall chimney is constructed. Heavy wood beams top the brick walls. The railing for the bridge to the main entry has vertical wood balusters. This is the same material that is used for the balconies on the building, which are located where sliding glass doors make it

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) South side façade looking north

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1966 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♘ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 1125 Alta Mesa Road

Continued from sheet 1

possible to walk outside from interior rooms. These sliding glass doors align with doors or full-height windows at the ground level, to access a perimeter concrete walkway. The site is wooded. The building was constructed in 1966 according to Assessor records. The Modern house appears to be in good condition and has good integrity.



South side façade looking north

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 1129 Alta Mesa Circle**

P1. Other Identifier: Jacks House

*P2. **Location:** ☐ **Not for Publication** ■ **Unrestricted**
*a. **County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. **USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo **B.M.**
c. Address 1129 Alta Mesa Circle City Monterey Zip 93940
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752069000

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

The house at 1129 Alta Mesa Road is two stories with an irregular footprint and side gable roofs with moderate eaves. The house is sited on a .4-acre parcel. It essentially has two frontages. That is, two separate houses are conjoined. What appears to be the front of the house faces north, toward a driveway that encircles the house at 1127 Alta Mesa Road, which was built in 1996. What appears to be the rear of the building faces Alta Mesa Circle to the south. This portion of the site has a swimming pool and a small complex made up of at least three structures that appear to be a casita and guest house. The north portion of the main house is Colonial Revival in character, with six-over-six-light, double-hung windows that are vertically aligned from the first to the second level. Centered on the lower level is a formal entry, covered by a gable roof with a arched soffit supported by columns. A one-story wing is located to the west of this portion of the house. It features tall, ganged, multi-light windows. **Continued on sheet 2**

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property
***P4. Resources Present:**
■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) South façade looking north

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1880/1963 (Assessor records)
***P7. Owner and Address:**
***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500
***P9. Date Recorded:** March 2, 2019
***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 1129 Alta Mesa Road
Page 2 of 2

Continued from sheet 1

The southerly portion of the house has the appearance of the rear of the house. A large exterior chimney is located here on the east side, as well as an open porch on the second level, enclosed with a railing with vertical wood balusters. Windows here are multi-light sash in various configurations. The building on the south side of the parcel has the appearance of several small buildings that have been connected, It is one story in height with gable and hip roofs and a central chimney. The portion of the building closest to the road has a moderately pitched gable roof, board-and-batten siding, multi-light windows, and a door on the west facade. The portion of the building that is on the far east boundary of the lot is an older cottage with a gable roof and horizontal wood siding.

This lot was originally a large through lot; it is still addressed from Alta Mesa Road. According to the present owner, it was owned by the Jacks until Margaret Jacks death in 1962. It is said to have been the ranch house for the original cattle ranch in this location, which was retained by David Jacks. Investigations during renovation of the property revealed an 1880s newspaper and single wall construction of redwood. The property is in very good condition today but has been much changed. According to Assessor records it dates to 1963, shortly after Margaret Jacks' death. However, the house predates that. It was also said to be the house from which real estate sales were made as Alta Mesa Circle developed.



North façade looking southeast

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 1130 Alta Mesa Road**

P1. Other Identifier: None

***P2. Location:** □ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ □ **of** ___ □ **of Sec** ___; Mt. Diablo **B.M.**

c. Address 1130 Alta Mesa Road City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1751016000

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

The one-story house at 1130 Alta Mesa Road has an irregular footprint and multiple, largely cross-hip roofs with deep eaves. It is located west of Alta Mesa Road on a 1.2-acre parcel and faces south. The wood-frame building is finished in stucco with a synthetic stone base under the windowsills. The roof is clad in composition shingle and the foundation is concrete. The house features a large chimney on the ridgeline in about the center of the building. Windows are two- and three-part sash with vinyl frames. A driveway enters the site on the south side of the house and curves around to the attached, double-car garage on the west side of the house. A large flagstone patio is located between the west end of the house and the east end. The site is largely obscured by a rustic vertical wood fence and mature trees around the perimeter. It is otherwise not landscaped. The house was constructed in 1950 according to Assessor records and renovated in 2008. Small vestiges of the original house can be seen in the roofline. The Ranch-style house is in good condition and has poor integrity.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) East side façade looking east

Date Constructed/Age and Source:
■ Historic □ Prehistoric □ Both
1950/2008 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** □NONE ■Location Map ■Continuation Sheet □Building, Structure, and Object Record □Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record □Artifact Record □Photograph Record □ Other (List):

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 1130 Alta Mesa Road



East façade looking west

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 1134 Alta Mesa Road**

P1. Other Identifier: None

*P2. **Location:** ☐ **Not for Publication** ■ **Unrestricted**
- ***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**
- c. Address 1134 Alta Mesa Road City Monterey Zip 93940
- d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN 1751007000

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

The one-story house at 1134 Alta Mesa Road has a slightly canted rectangular footprint. A garage with a pyramidal roof on the east side of the house is connected to it with a small breezeway. The roof on the house is a side hip roof with a slightly projecting hip on the east end. It displays deep eaves. A large interior chimney is located on the north side of the roof at about the center of the house and a small one is by the breezeway. The house is located west of Alta Mesa Road on a .6-acre parcel and faces south. The wood-frame building is finished in wide clapboard siding below the windowsills with a stucco finish above. The roof is clad in composition shingle and the foundation is concrete. The garage is clad in board-and-batten siding and features a small cupola. Many original fixed and multi-light steel-frame casement windows are intact. The driveway enters the site from slightly south of the house and turns directly into the detached, double-car garage. **Continued on sheet 2**

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) East and north facades, looking southwest

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1952 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 1134 Alta Mesa Road

Continued from sheet 1
A large brick patio is located on the interior (south) side of the house. Mature trees follow the perimeter of the site. The house was constructed in 1952 according to Assessor records. The Ranch-style house is in moderate condition and has very good integrity.



Rear (north) façade with bank of steel-frame windows

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 1135 Alta Mesa Road**

P1. Other Identifier: None

*P2. **Location:** ☐ **Not for Publication** ■ **Unrestricted**
*a. **County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. **USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**
c. Address 1135 Alta Mesa Road City Monterey Zip 93940
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752063000

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

The two-story house at 1135 Alta Mesa Road has a largely square footprint with the exception of a small wing to the east. The roof is complex with multiple hip roofs, moderate eaves, and a large interior chimney close to the northwest corner. The house is located east of Alta Mesa Road on a .5-acre parcel and faces north. The wood-frame building is finished in stucco with stone cladding under the windowsills. The roof is composition shingle and the foundation is concrete. A single car garage is located in the southwest corner of the building and two single car garages are located in the northeast corner. Both are accessed from Alta Mesa Road. The entry is covered with an open gable supported by simple posts mounted on stone-clad piers. Another feature on the front façade is a broad, two-story bay window. Windows throughout are vinyl frame with false muntins. Two driveways enter the site from Alta Mesa Road. There is a swimming pool and two accessory buildings south of the house. The site is informally planted with mature trees and enclosed with a short wall. The house was constructed in 1949 according to Assessor records and dramatically altered in 2008. The Neo-eclectic house is in excellent condition and has poor integrity.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP3. Multiple family property

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

P5b. Description of Photo: (view, date, accession #) Front (north) façade looking south

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1949/2007 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 1136 Alta Mesa Road**

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
- ***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo **B.M.**
- c. Address 1136 Alta Mesa Road City Monterey Zip 93940
- d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
  APN 1751008000

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

The one-story house at 1136 Alta Mesa Road has a rectangular footprint and a moderately pitched, side gable roof with an attached flat-roofed carport on the south (southwest) side. The roof has moderate eaves with the exception of the front façade, where the roof, supported by simple posts, extends over a front walkway. The house is located on the west side of Alta Mesa Road and is set back on its .4-acre lot. The wood-frame house has asbestos shingle siding, a composition shingle roof, and concrete foundation. An endwall chimney is located to the rear on the northeast side façade. The entry is centrally placed, flanked by a three-part focal window and two-part sliding, aluminum-frame, sliding windows. The Ranch-style house, constructed in 1950, is in good condition and has very good integrity.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property
***P4. Resources Present:**
■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Front (east) façade looking west

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1950 (Assessor records)
***P7. Owner and Address:**
***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500
***P9. Date Recorded:** March 2, 2019
***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.
***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 1150 Alta Mesa Road**

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo **B.M.**
c. Address 1150 Alta Mesa Road City Monterey Zip 93940
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1751014000

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

The one-story house at 1150 Alta Mesa Road has a largely rectangular footprint and a moderately pitched, side-gable roof with a front-facing gable on the northeast side. Eaves are deep, with an extension of the roof covering a walkway in the central portion of the house. The house is located on the west side of Alta Mesa Road on its .6-acre lot and faces southeast, overlooking the street. The wood-frame house has new board-and-batten siding under the gable and windowsills. The central portion of the façade is finished in stucco. The roof is composition shingle and the foundation is concrete. A double-car garage is located at the southwest end of the house. The front entry is located at the juncture of the side and front-facing gable roofs. Windows are new, vinyl-frame, double-hung sash with false muntins. A canted bay window is located adjacent to the garage. An accessory structure is located in the rear yard. The front yard is formally landscaped, while the rear yard features mature trees. The Ranch-style house was constructed in 1956. It is in good condition and has moderate integrity. While the new siding is consistent with the style of the house, the window treatment is not.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property
***P4. Resources Present:**
■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Front (eat) façade looking southwest

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1956 (Assessor records)
***P7. Owner and Address:**
***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019
***P10. Survey Type:** Reconnaissance
***P11. Report Citation:** Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.
***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♘ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 1150 Alta Mesa Road



Front (east) façade, looking northwest

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 1159 Alta Mesa Road**

P1. Other Identifier: None

***P2. Location:** □ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; __ □ **of** __ □ **of Sec** __; Mt. Diablo **B.M.**

c. Address 1159 Alta Mesa Road City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1751013000

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

The one-story house at 1159 Alta Mesa Road has an L-shaped footprint and a cross gable roof with deep eaves and extended beam ends on the gable. The house is located at the intersection of Alta Mesa Road and Alta Mesa Circle on its .4-acre lot and faces west. The wood-frame house displays board-and-batten, stucco, and novelty siding; an area around the entry is clad in stone. The roof is finished in wood shingles and the foundation is concrete. A small interior chimney is located near the juncture of the two gable roofs. The main entry is located toward the north end of the west façade. It is covered by a gable-on-hip projecting roof. A similar roof is located on a small square bay on the north side of the house. Windows are two- and three-part sash with what appear to be fiberglass frames. Two small outbuildings are located on the east side of the property. The parcel is formally landscaped with mature landscaping. The Ranch-style house, constructed in 1959, is in good condition and appears to have good integrity.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (west) façade looking east

Date Constructed/Age and Source:
■ Historic □ Prehistoric □ Both
1959 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** □NONE ■Location Map ■Continuation Sheet □Building, Structure, and Object Record
□Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record
□Artifact Record □Photograph Record □ Other (List):

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 1159 Alta Mesa Road



Side (north) façade, looking southeast

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 1160 Alta Mesa Road**

P1. Other Identifier: None

*P2. **Location:** ☐ **Not for Publication** ■ **Unrestricted**
- ***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**
- c. Address 1160 Alta Mesa Road City Monterey Zip 93940
- d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
  APN 1751013000

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

The one-story house at 1160 Alta Mesa Road has an irregular footprint and a cross hip roof with deep eaves. The house is located on the west (northwest) side Alta Mesa Road on a .7-acre parcel and faces south. The wood-frame house is clad in synthetic board siding, with a composition shingle roof and concrete foundation. A small interior chimney is located near the ridgeline on the south (southwest) end of the building. The main entry is slightly offset from center toward the north (northeast) end of the house. Windows are vinyl frame with false muntins. A large bay window takes the place of a focal window on the front façade. Two single car garages are located toward the south end of the building. The parcel is formally landscaped. The Ranch-style house, constructed in 1958, is in good condition, but has only moderate integrity due to replacement windows and siding.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (east) façade looking west

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1958 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 1170 Alta Mesa Road**

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**
c. Address 1170 Alta Mesa Road City Monterey Zip 93940
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1751012000

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

The one-story house at 1170 Alta Mesa Road has an irregular footprint and a cross gable roof with moderate eaves; an extension of the roof covers a walkway along the front façade. The house is located on the west (northwest) side of Alta Mesa Road on a .7-acre lot and faces south (southeast). The wood-frame house is finished in stucco with horizontal boards under the gable and brick veneer under the windowsills on the front-facing gable. The side gable portion of the house is finished in contemporary board-and-batten. The roof is clad in composition shingles and the foundation is concrete. The main entry is located at the juncture of the front and side-gable roofs. Windows are primarily two-part sliding sash with vinyl frames. A large, double-car garage with a new garage door with multiple lights is located at the north (northeast) end of the house. The parcel is formally but simply landscaped. The Ranch-style house, constructed in 1959, is in good condition and has moderate integrity due to new siding, new windows that are uncharacteristic of Ranch-style houses, and several additions.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property
***P4. Resources Present:**
■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Front (east) façade looking west

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1959 (Assessor records)
***P7. Owner and Address:**
***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500
***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.
***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 1171 Alta Mesa Road**

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo **B.M.**

c. Address 1171 Alta Mesa Road City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752053000

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

The one-story house at 1171 Alta Mesa Road has an L-shaped footprint and a cross hip roof with deep eaves. An interior chimney is located on the back side of the roof toward the northeast end. The house is located on the southeast side of Alta Mesa Road on a .5-acre lot and faces northwest. The wood-frame house is finished in contemporary board-and-batten with brick veneer at the entry. The roof is clad in composition shingles and the foundation is concrete. The main entry is located at the juncture of the front and side-hip roofs, near the garage. Windows are primarily two-part sliding sash with vinyl frames in what appear to be the original openings with the original operation. A large, double-car garage with a new garage door with multiple lights is located within the wing that extends toward the street. The parcel is formally landscaped. The Ranch-style house, constructed in 1959, is in good condition and has good integrity. The windows have been replaced but appear to be in the original location within the original openings.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) South and west facades, looking east

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1959 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 1180 Alta Mesa Road**

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo **B.M.**
c. Address 1180 Alta Mesa Road City Monterey Zip 93940
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1751011000

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

The one-story house at 1180 Alta Mesa Road has an irregular footprint and a cross gable roof with deep eaves. A large, endwall chimney is centered within a front-facing gable on the south side of the front façade. A second front-facing gable is positioned above a three-part focal window on the north side of the front façade. The house is located on the northwest side of Alta Mesa Road on a .7-acre lot and faces southeast. The wood-frame house is finished in contemporary board-and-batten and brick veneer. The roof is clad in composition shingles and the foundation is concrete. The main entry is recessed within a porch covered by an extension of the roof and located where the side gable and front-facing gable meet. Three vertical boards accentuate the entry porch. A single-car garage is located at the south end of the house within a newer side-gable portion of the building. The parcel is informally landscaped with mature trees. The Ranch-style house, constructed in 1955, is in good condition and has good integrity. Some additions/alterations exist but are consistent with the style of the original building.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property
***P4. Resources Present:**
■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Front (east) façade looking west

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1955 (Assessor records)
***P7. Owner and Address:**
***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500
***P9. Date Recorded:** March 2, 2019
***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.
***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 1185 Alta Mesa Road**

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo **B.M.**

c. Address 1185 Alta Mesa Road City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752046000

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

The one-story house at 1185 Alta Mesa Road has a square footprint with a wing extending toward the road that contains the garage. The roof is flat in the center and has the appearance of a hip roof around the periphery. Eaves are deep; an extension of the roof covers the recessed entry. The house is located on the east side Alta Mesa Road on a .9-acre parcel and faces west. The wood-frame house is finished in stucco with brick veneer under the windowsills. It has a composition shingle roof and concrete foundation.

A small endwall chimney is located in the northeast corner of the building. The main entry, which is slightly offset from center, features a broad paneled door with leaded glass. Windows appear to have vinyl frames and are shuttered. A double car garage with an overhead door with multiple lights is located on the south end of the building. The parcel is formally landscaped. The Ranch-style house, constructed in 1957, is in good condition, but has only moderate integrity due to a large addition toward the rear of the house and replacement windows. The addition cannot be seen from the front of the house, however, and the new windows appear to be in the original openings.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (west) façade looking east

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1957 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 1189 Alta Mesa Road**

P1. Other Identifier: None

*P2. **Location:** ☐ **Not for Publication** ■ **Unrestricted**
*a. **County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. **USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**
c. Address 1189 Alta Mesa Circle City Monterey Zip 93940
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752045000

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

The one-story house at 1189 Alta Mesa Road has an irregular footprint and a cross gable roof with narrow eaves. The house is located on the east (southeast) side Alta Mesa Road on a .3-acre parcel and faces northwest. The wood-frame house is clad in wide clapboard siding and has a wood shingle roof and concrete foundation. An interior chimney is located near the south end of the building. The recessed main entry is slightly offset from center. The main focal window is large, with 36 lights. Other windows are smaller, double-hung windows, also with multiple lights. The parcel is formally landscaped. The Colonial style house was constructed in 1942. The house has multiple additions, including three gable additions to the rear. A secondary unit with an attached trellis is located in the rear yard in the east corner. The house is in good condition but has only moderate integrity due to multiple additions.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP2. Single family property
***P4. Resources Present:**
■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Front (west) façade looking east

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1942 (Assessor records)
***P7. Owner and Address:**
***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500
***P9. Date Recorded:** March 2, 2019
***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.
***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ▯ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

 ***Resource Name: 1190 Alta Mesa Road**

P1. Other Identifier: None

***P2. Location:** ▯ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ▯ **of** ___ ▯ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 1190 Alta Mesa Road City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1751010000

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

The one-story house at 1190 Alta Mesa Road has an L-shaped footprint with an interior courtyard within the square-shaped addition to the rear. The house is located on the west (northwest) side of the street on a .5-acre lot and faces southeast. The wood-frame house is finished in stucco, with a cementous tile food and concrete foundation. It has a cross gable roof with moderate eaves. An extension of the roof supported by large square columns with capitals covers most of the front façade, creating a covered walkway. A large chimney is located toward the south side of the house, just north of the double-car garage, which is within a gable that faces Don Dahvee Lane. An arched opening covered by a shallow-pitched gable covers the main entry, which is centered within the front façade and features a large, paneled, double door. Windows on the front façade, which are on the back wall of the porch and within the

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (east) façade looking west

Date Constructed/Age and Source:
■ Historic ▯ Prehistoric ▯ Both
1954 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ▯NONE ■Location Map ■Continuation Sheet ▯Building, Structure, and Object Record ▯Archaeological Record ▯District Record ▯Linear Feature Record ▯Milling Station Record ▯Rock Art Record ▯Artifact Record ▯Photograph Record ▯ Other (List):

State of California ♘ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

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HRI #
Trinomial

CONTINUATION SHEET

Property Name: 1190 Alta Mesa Road

Continued from sheet 1

front-facing gable on the north side of the house, are wood-frame, double-hung windows with six-over-six lights. The yard is informally landscaped. A small shed is located within the south side yard and another accessory structure with a hip roof clad in cementous tile is located in the north corner of the parcel. The lot is fenced with a vertical wood fence on the south side. A hedge encloses the front yard. The Spanish Colonial Ranch-style house was constructed in 1954. It is in good condition and has moderate integrity, due to additions.



Side (south) façade, facing north

State of California ▯ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Review Code | Reviewer | Date | Listings

 ***Resource Name: 1191 Alta Mesa Road`**

P1. Other Identifier: None

***P2. Location:** ▯ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ▯ **of** ___ ▯ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 1191 Alta Mesa Road City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752056000

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

The one-story house at 1191 Alta Mesa Road is a slightly L-shaped building with a low-pitched, gable-on-hip roof with deep eaves and a tall fascia. The house is located at the intersection of Alta Mesa Road and Don Dahvee Lane on a lot that is nearly an acre in size. It faces northwest overlooking Alta Mesa Road. The wood-frame house is finished in stucco with battens and has a cementous tile roof and concrete foundation. The foundation is recessed, such that the house appears to hover above the ground. A small enclosure finished in shingles projects from the northwest corner of the building. A large concrete chimney is located toward the south side of the house, within the rear gable. The entry to the house is centrally placed within the front (northwest) façade and is deeply recessed. Aluminum-frame, two-light sliding windows flank the entry and are placed high under the eaves. The façade along Don Dahvee Lane is

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (northwest) façade, looking southeast

Date Constructed/Age and Source:
■ Historic ▯ Prehistoric ▯ Both
1959 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ▯NONE ■Location Map ■Continuation Sheet ▯Building, Structure, and Object Record ▯Archaeological Record ▯District Record ▯Linear Feature Record ▯Milling Station Record ▯Rock Art Record ▯Artifact Record ▯Photograph Record ▯ Other (List):

State of California ▯ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 1191 Alta Mesa Road
Page 2 of 2

Continued from sheet 1
characterized by nine-light, translucent windows placed high under the eaves, separated by regularly spaced battens. A tall fence with the same proportions is located between the house and the garage, which faces Don Dahvee Lane. This detached garage features the same finishes and design details as the house. The Ranch-style house, which features Asian-inspired details, was constructed in 1959. It is in good condition and has good integrity.



Side (southwest) façade, facing east

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: Boronda Adobe**

P1. Other Identifier: 100 Boronda Lane

*P2. **Location:** □ **Not for Publication** ■ **Unrestricted**
*a. **County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. **USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ □ **of** ___ □ **of Sec** ___; Mt. Diablo **B.M.**
c. Address 100 Boronda Lane City Monterey Zip 93940
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1732001000

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

The house and associated buildings at 100 Boronda Lane are listed in the local historic register and are likely eligible for listing in the National Register as well. The house was the first developed in Alta Mesa and is significant as the oldest residence in Monterey as well. It is significant for its association with the Boronda family, for its representation of Monterey's earliest post-contact history, and for its design. It is the only eighteenth century adobe in the neighborhood that was not significantly altered in the twentieth century. Because the building has been previously documented, it will only be briefly described here.

The house is one story with a rectangular footprint and a moderately pitched gable with moderate eaves. It sits within

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property; HP4. Ancillary building
***P4. Resources Present:**
■ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) North and west facades, looking southeast

Date Constructed/Age and Source:
■ Historic □ Prehistoric □ Both
1817 (Historic designation)
***P7. Owner and Address:**
***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500
***P9. Date Recorded:** March 2, 2019
***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.
***Attachments:** □NONE ■Location Map ■Continuation Sheet □Building, Structure, and Object Record
□Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record
□Artifact Record □Photograph Record □ Other (List):

Continued from sheet 1

a 3.6-acre property and includes two outbuildings, a former carriage house or garage and a small accessory building. Both of these buildings are used as residential space today. A walled garden is located to the east of the building, which was added in the 1930s. A formal garden space also exists to the south of this garden. The main entry to the house is within the walled garden, which can be accessed at the northwest and southwest corners. This entry door is broad and constructed of wide, vertical boards, with an open metal grill in the upper portion. The surround is simple but includes a shallow peak at the top. Windows on this façade repeat this treatment. They are six-over-six-light, double-hung windows. A secondary entry, which is a single wood door with fifteen lights, is located on the west façade. Windows on the west and north façade typically have twelve lights and straight lintels. The house is adobe construction with a stucco finish and has a wood shingle roof. Foundation material is unknown.

The garage and accessory structure on the site are both board-and-batten, with a wood shingle roof and concrete foundation. Both are gabled structures and face the interior of the parcel. Windows on the garage are large, wood, multi-light fixed sash. Windows on the second accessory structure are wood frame with two-over-two lights. The house and outbuildings are in excellent condition and have excellent integrity.



Garden view, looking northwest

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CONTINUATION SHEET

Property Name: 100 Boronda Lane



Garage, front and side facades, looking south



Accessory structure, side and front facades, looking east

State of California ▯ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

 ***Resource Name: 2 Copa Del Oro**

P1. Other Identifier: None

***P2. Location:** ▯ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ▯ **of** ___ ▯ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 2 Copa Del Oro City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1743010000

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

The one-story house at 2 Copa Del Oro has an irregular footprint with a moderately pitched side gable roof with projecting gables on the front and back. Eaves are moderate, with exposed rafter ends. The house is located south of Copa Del Oro on a .6-acre lot and faces northwest, overlooking the intersection of Copa Del Oro and Via Mirada. A small exterior chimney is located on the front façade. A gabled addition to the rear of the house features two exterior chimneys, one on each side. The wood-frame house is finished in stucco and has a composition shingle roof and concrete foundation. The entry to the house is located at the juncture of the side gable and projecting front gable on the front façade. It features a paneled door with an oval light in the upper portions and is flanked by sidelights with five

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (west) façade looking south

Date Constructed/Age and Source:
■ Historic ▯ Prehistoric ▯ Both
1938 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ▯NONE ■Location Map ■Continuation Sheet ▯Building, Structure, and Object Record ▯Archaeological Record ▯District Record ▯Linear Feature Record ▯Milling Station Record ▯Rock Art Record ▯Artifact Record ▯Photograph Record ▯ Other (List):

State of California ▯ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 2 Copy Del Oro

Continued from sheet 1
tall panes each. A secondary entry is located on the north end of the front façade. This has a double French door covered by a shed roof supported with posts. Windows are wood-frame, double-hung sash with six-over-six lights. A detached, double-car garage to the north of the house has a paneled overhead door and echoes the same materials and finishes as the main house. The site is formally landscaped and enclosed with a lattice fence, wood gate with brick piers, and a hedge. The Minimal Traditional house was constructed in 1938. It is in excellent condition and has moderate integrity, due to additions to the north and rear, which nonetheless are designed to complement the design of the house.
Front (north) façade, looking south.



View of garage, facing southeast

State of California ▯ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 42 Copa Del Oro**

P1. Other Identifier: None

***P2. Location:** ▯ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ▯ **of** ___ ▯ **of Sec** ___; Mt. Diablo **B.M.**

c. Address 42 Copa Del Oro City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1743011000

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

The one-story house at 42 Copa Del Oro has a largely rectangular footprint with a moderately pitched side gable roof with two projecting gables on the rear façade and moderate eaves. The house is located on the east side of Copa Del Oro on a .6-acre lot and faces west. An interior chimney is located toward the rear of the house on the south end. The wood-frame house is finished in stucco and has a composition shingle roof and concrete foundation. The entry to the house is largely centered on the front façade and is recessed. The conservatory on the front façade appears to be accessed via a sliding glass door. Windows are two- and three-part fixed and casement sash in anodized aluminum frames. Two vertical rows of glass block are also located on the front façade. A double-car garage is located within the house at the lower level, on the rear of the building. Two raised decks are also located here. The site is landscaped and features a circular driveway in front of the house. The Ranch-style house was constructed in 1957. It is in good condition and has good integrity. The conservatory on the front of the house changes its appearance but is removable.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (west) façade looking south

Date Constructed/Age and Source:
■ Historic ▯ Prehistoric ▯ Both
1957 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ▯NONE ■Location Map ■Continuation Sheet ▯Building, Structure, and Object Record ▯Archaeological Record ▯District Record ▯Linear Feature Record ▯Milling Station Record ▯Rock Art Record ▯Artifact Record ▯Photograph Record ▯ Other (List):

State of California ▯ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 98 Copa del Oro**

P1. Other Identifier: None

***P2. Location:** ▯ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ▯ **of** ___ ▯ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 98 Copa del Oro City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1743017000

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

The one-story house at 98 Copa Del Oro has an irregular footprint with a low-pitched, cross-hip roof with moderate eaves and a projecting gable over the main entry. The house is located on the northeast side of Copa Del Oro on a 2.1-acre lot and faces southwest. An interior chimney is located at the ridgeline on the south end of the house; a second chimney is located on the ridgeline at about the center of the house.

The wood-frame house is finished in stucco and has a cementous shingle roof and concrete foundation.

The main entry to the house is located toward the north end of the original portion of the house paralleling Copa Del Oro; it features a broad, paneled door with sidelights. Windows are a combination of large, multi-light and double-hung sash. A detached three-car garage is located south of the house and is connected to it with a breezeway. The yard is enclosed with a tall brick wall and a large door covered by a gable roof. The site is formally landscaped. The Ranch-style house was constructed in 1949. It is in very good condition and has poor integrity due to multiple additions.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (west) façade looking northeast

Date Constructed/Age and Source:
■ Historic ▯ Prehistoric ▯ Both
1949 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ▯NONE ■Location Map ■Continuation Sheet ▯Building, Structure, and Object Record ▯Archaeological Record ▯District Record ▯Linear Feature Record ▯Milling Station Record ▯Rock Art Record ▯Artifact Record ▯Photograph Record ▯ Other (List):

State of California ▯ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 99 Copa del Oro**

P1. Other Identifier: None

***P2. Location:** ▯ **Not for Publication** ■ **Unrestricted**
***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ▯ **of** ___ ▯ **of Sec** ___; Mt. Diablo_**B.M.**
c. Address 99 Copa del Oro City Monterey Zip 93940
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1743014000

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

The one-story house at 99 Copa Del Oro has a largely rectangular footprint with a moderately pitched, side-gable roof with moderate eaves and a front-facing gable on the south end. The three-car garage is semi-detached and is located closer to the cul-de-sac than the house. An extension of the roof, supported by posts, covers a walkway between the garage and the front door. The house is located west of Copa Del Oro on a .6-acre lot and faces southeast. Interior chimneys are located close to the ridgeline on the south end of the house and on the ridgeline at the garage. The wood-frame house is finished in stucco with brick accents and has a wood shingle roof and concrete foundation. The main entry to the house is centered within the side gable portion of the house and is deeply recessed. It features a paneled door and brick surround. Windows are two- and three-part fixed and sliding sash in anodized aluminum frames. The garage features new paneled overhead doors with multiple translucent lights. The site is informally landscaped. The Ranch-style house was constructed in 1951. It is in good condition and has good integrity.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property
***P4. Resources Present:**
■ Building ▯ Structure ▯ Object ▯ Site ▯ District ▯ Element of District ▯ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Front (west) façade looking east

Date Constructed/Age and Source:
■ Historic ▯ Prehistoric ▯ Both
1951 (Assessor records)
***P7. Owner and Address:**
***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019
***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.
***Attachments:** ▯NONE ■Location Map ☐Continuation Sheet ▯Building, Structure, and Object Record ▯Archaeological Record ▯District Record ▯Linear Feature Record ▯Milling Station Record ▯Rock Art Record ▯Artifact Record ▯Photograph Record ▯ Other (List):

State of California ▯ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 101 Don Dahvee Lane**

P1. Other Identifier: None

***P2. Location:** ▯ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ▯ **of** ___ ▯ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 101 Don Dahvee Lane City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1751009000

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

The one-story house at 101 Don Dahvee Lane is a split-level house with one story on the east end and two stories on the west end. A one-story garage with a front-gable roof is attached to the house on the west end. The house has a rectangular footprint with a moderately pitched, side-gable roof on the one-story portion and a front-gable roof on the two-story wing. The house is located north of Don Dahvee Lane on a .4-acre lot and faces south. The wood-frame house is finished in stucco and clapboard with brick accents and has a composition shingle roof and concrete foundation. A brick endwall chimney is located on the east end. The main entry to the house is centered on the one-story portion and consists of a sliding glass door. Windows are two- and three-part fixed and sliding sash in aluminum frames. The double car garage also features brick accents. The site is informally landscaped. The split-level, Ranch-style house was constructed in 1956. It is in moderate condition and has good integrity.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (south) façade looking northeast

Date Constructed/Age and Source:
■ Historic ▯ Prehistoric ▯ Both
1956 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ▯NONE ■Location Map ■Continuation Sheet ▯Building, Structure, and Object Record ▯Archaeological Record ▯District Record ▯Linear Feature Record ▯Milling Station Record ▯Rock Art Record ▯Artifact Record ▯Photograph Record ▯ Other (List):

State of California ▯ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 110 Don Dahvee Lane**

P1. Other Identifier: None

***P2. Location:** ▯ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ▯ **of** ___ ▯ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 110 Don Dahvee Lane City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752050000

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

The one-story house at 110 Don Dahvee Lane has a T-shaped footprint and a moderately pitched, cross gable roof with moderate eaves. The house is located south of Don Dahvee Lane at the end of Alta Mesa Road on a .6-acre lot and faces north. The wood-frame house is finished in stucco with brick accents and has a composition shingle roof and concrete foundation. A large exterior brick chimney is located on the front facade. The main entry to the house is located slightly right of center. Windows on the front façade are large, wood-frame, multi-light sash. One of the windows is within a bay window. A large garage with a gable roof is located behind the house, in the southwest corner of the lot. The site is informally landscaped. The Ranch-style house was constructed in 1948. It is in good condition and has moderate integrity, due to a large addition.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (north) façade looking southeast

Date Constructed/Age and Source:
■ Historic ▯ Prehistoric ▯ Both
1948 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ▯NONE ■Location Map ☐Continuation Sheet ▯Building, Structure, and Object Record ▯Archaeological Record ▯District Record ▯Linear Feature Record ▯Milling Station Record ▯Rock Art Record ▯Artifact Record ▯Photograph Record ▯ Other (List):

State of California ▯ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 119 Don Dahvee Lane**

P1. Other Identifier: None

***P2. Location:** ▯ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ▯ **of** ___ ▯ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 119 Don Dahvee Lane City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752061000

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

The one- and two-story house at 119 Don Dahvee Lane has a rectangular footprint and a steeply pitched, side gable roof with no eaves. An arched louvered vent is located under the ridgeline. The house is located north of Don Dahvee Lane as it curves to descend the hill on the east side of the house. It occupies a .5-acre lot and faces southeast. The wood-frame house is finished in clapboard siding with a cementitious shingle roof and concrete foundation. A large chimney is located on the ridgeline toward the north end of the house. The main entry to the house is located left of center. The door is flanked by sidelights and surmounted by a decorative broken pediment. Typical windows are wood-frame, double-hung, with eight-over-eight-lights, crown molding and shutters. A taller multi-light window is located to the right of the entry door. The one-story portion of the house, which is located southwest of the main house, features a large, multi-light, bowed window. The detached, double-car garage is northeast of Don Dahvee Lane. It has a side gable roof and paneled overhead doors and features the same materials and finishes as the house. The steeply sloped site is informally landscaped. The Colonial Revival house was constructed in 1969. It is in good condition and has very good integrity.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (southeast) façade looking north

Date Constructed/Age and Source:
■ Historic ▯ Prehistoric ▯ Both
1969 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ▯NONE ■Location Map ■Continuation Sheet ▯Building, Structure, and Object Record ▯Archaeological Record ▯District Record ▯Linear Feature Record ▯Milling Station Record ▯Rock Art Record ▯Artifact Record ▯Photograph Record ▯ Other (List):

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 500 El Dorado Street**

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo **B.M.**

c. Address 500 El Dorado Street City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752004000

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

The one- and two-story house at 500 El Dorado Street has a largely rectangular footprint and a moderately sloped, side gable roof with narrow eaves; there are also flat-roofed portions on the east and west ends. Decorative beam ends support the gable. Large endwall chimneys with decorative caps are located at each end of the gabled portion of the building. A steep curving driveway enters the site and encircles the building to the southwest. The house occupies a one-acre site. It is located southwest of El Dorado Street and faces northeast. The adobe house is finished in stucco and has a clay tile roof and unknown foundation. The house has wood-frame, fixed and casement windows, most with multiple lights, as well as double-hung sash with six-over-six and eight-over-eight lights. Focal windows have a large fixed lights flanked by multi-light casements. Multi-light French doors are located on both the front (southwest) and

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) West façade looking east

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1941 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♘ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 500 El Dorado Street
Page 2 of 2

Continued from sheet 1
rear (northeast) facades. A double French door is also located at the second level, where it accesses a deck on the east side of the building that has a wood railing with turned balustrades. Both a covered and open deck are located here. The flat roof portion of the house on the west end houses two single-car garages with overhead doors of wide horizontal board. A second garage and ancillary space is located south of the main house. It has a gable roof clad in clay tile and two single-car garages with paneled doors. This building features double French doors and broad sidelights with multiple lights. The large lot features both formal and informal landscaping with many mature trees. The Spanish Colonial Revival house was designed by Monterey artist Jo Mora and likely built by J.C. Anthony for Colonel Gibson in 1941. It is in very good condition and displays good integrity; some changes may be historic in themselves.



Front (northeast) façade, southeast end



State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 500 El Dorado Street

Rear façade, looking northeast

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: First Presbyterian Church**

P1. Other Identifier: 501 El Dorado Street

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 501 El Dorado Street City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1741016000

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

The First Presbyterian Church at 501 El Dorado Street is a collection of interconnected buildings organized around two courtyards. The sanctuary is located at the far south (southwest) end of the five-acre parcel with the ridgeline oriented north-south. The main parking area is on the north (northeast) end; the main access to the church is from the northwest side and El Dorado Street. Most of the site is surrounded by El Dorado Street as it travels southwest and then southeast toward Iris Canyon Road. The site contains the church, offices, a day care, other classrooms, and a maintenance shed. The main courtyard is where the church itself is located. It is surrounded on three sides by an arcade, whose roof is supported by heavy round columns with plain square capitals. On entering the courtyard, the church is to the right, with a glazed roof leading to the foyer. Other buildings here appear to contain classrooms. The

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Rear (south) façade looking north

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1959 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 501 El Dorado Street

Continued from sheet 1

church itself, which was constructed in 1959, is very modern. The wood-frame building is finished in wood and stucco and has a composition shingle roof and concrete foundation. It has a steeply pitched, broken gable roof with deep eaves with exposed rafters. The extensions of the gable roof are supported by the same simple posts that are seen at the courtyard. These form a covered walkway around the church. Full-height windows are regularly spaced along the side façades. The main (southwest) façade that faces the street is clad in diagonal boards above a stucco base, with a large cross mounted in the middle. Additions to the church complex have been constructed over time as needs change, but they continue to use the same architectural vocabulary. The church is in very good condition and has moderate integrity. An entire history of the church can be found in *The History of the First Presbyterian Church of Monterey, 1883-1983.*



Front façade, looking south



View into courtyard, looking east

State of California ▯ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 540 El Dorado Street**

P1. Other Identifier: None

***P2. Location:** ▯ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ▯ **of** ___ ▯ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 540 El Dorado Street City Monterey Zip 93940

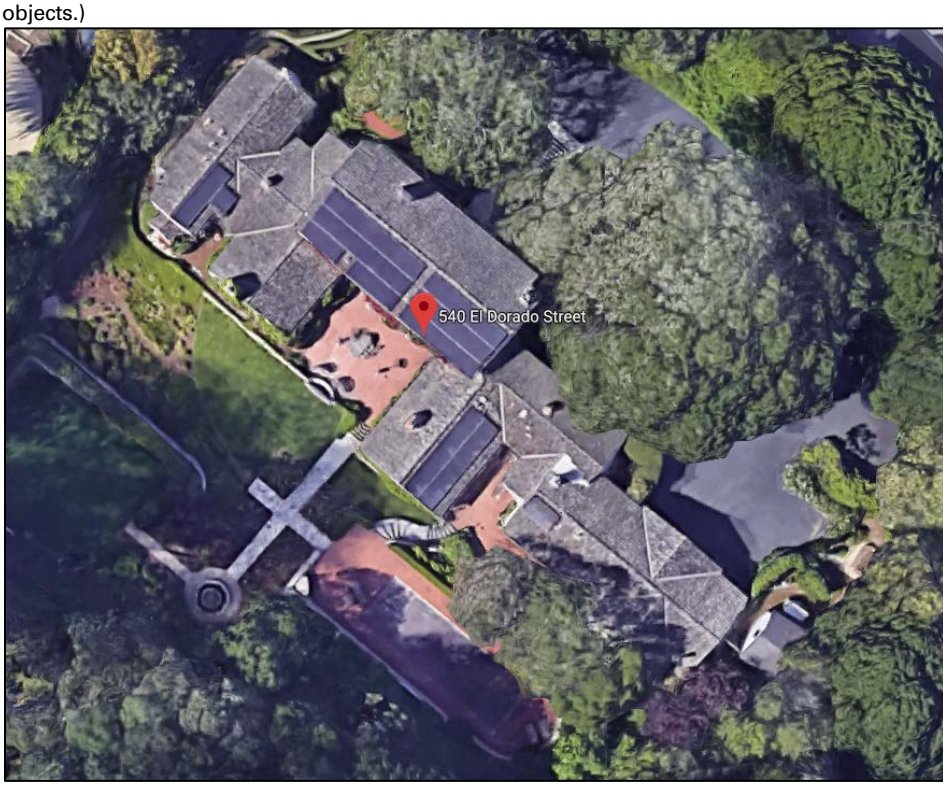
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752005000

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

The one- and two-story house at 540 El Dorado Street has an irregular footprint. The building form is primarily composed of interconnected side gable roofs. The complex building is nearly 7,000 square feet in size and displays multiple additions. Two separate gated entries access the 1.6-acre site. The house faces northeast, toward El Dorado Street. The Spanish Colonial Revival house was constructed in 1920 and extensively remodeled in 2000. The house is likely in good condition but displays poor integrity. No further information is available due to lack of access to the site.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Aerial view

Date Constructed/Age and Source:
■ Historic ▯ Prehistoric ▯ Both
1920/2000 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ▯NONE ■Location Map ■Continuation Sheet ▯Building, Structure, and Object Record
▯Archaeological Record ▯District Record ▯Linear Feature Record ▯Milling Station Record ▯Rock Art Record ▯Artifact Record ▯Photograph Record ▯ Other (List):

State of California ♉ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 580 El Dorado Street**

P1. Other Identifier: None

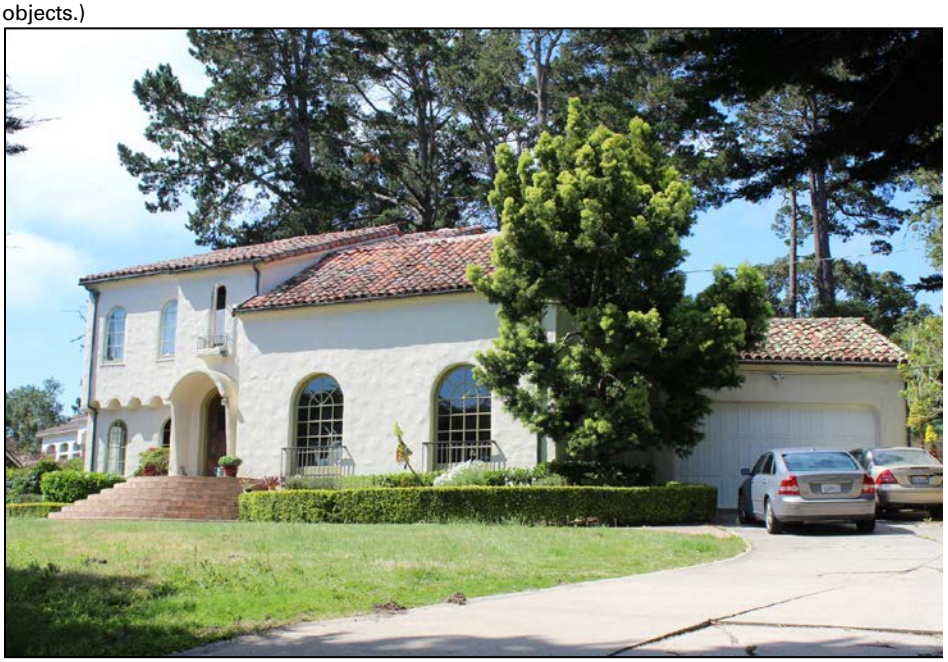
*P2. **Location:** ☐ **Not for Publication** ■ **Unrestricted**
*a. **County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. **USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo **B.M.**
c. Address 580 El Dorado Street City Monterey Zip 93940
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1752066000

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

The one- and two-story house at 580 El Dorado Street has an irregular footprint and multiple side gable roofs of varying pitches with moderate eaves. An exterior chimney is located on one of the rear gables at about the center of the house. The house occupies a .6-acre site to the south of El Dorado Street and faces northeast. The wood-frame house is finished in stucco and has a clay tile roof and concrete foundation. The central bay is two stories and contains the main front entry, which is accessed by seven curved steps of oversized brick or concrete block. The door is recessed within a round-arched opening. Above this entry is a narrow, multi-light door within an arched opening to a small Juliette balcony with a low metal railing. To the left of the entry on this bay are two sets of vertically aligned tall windows that display eight lights within arched openings. The upper level overhangs the lower level and has a

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property
***P4. Resources Present:**
■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Front (northeast)) façade looking southwest

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1926 (Assessor records)
***P7. Owner and Address:**
***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500
***P9. Date Recorded:** March 2, 2019
***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

Continued from sheet 1

scalloped pattern. Two large, multi-light windows, which extend to nearly the ground, occupy the one-story bay northwest of the entry bay. They display fanlight windows at the top and a Juliette balcony with twisted metal balusters at the bottom. The bays to the left or southeast of the main bay contain a secondary entry in an arched opening and a row of tall windows that are vertically aligned with smaller windows in arched openings above. The regularly spaced, tall, narrow, multi-light windows within rectilinear openings are typical of the those found throughout the rest of the house. The far west bay, which is angled to face the driveway, contains a double-car garage with a paneled, overhead door. A large deck extends across the rear of the house. An accessory building is located southeast of the house. The lot features relatively simple landscaping with mature trees around the periphery. The Spanish Colonial Revival house, which was constructed in 1926, is in excellent condition and has excellent integrity. The present owner is trying to verify that the house was designed by renowned architect Julia Morgan.

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 498 Fremont Street**

P1. Other Identifier: Mercedes Benz of Monterey

*P2. **Location:** ☐ **Not for Publication** ■ **Unrestricted**
- ***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo **B.M.**
- c. Address 498 Fremont Street City Monterey Zip 93940
- d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
  APN 1731015000

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

The commercial building at 498 Fremont Street is a large, complex building that shows evidence of multiple changes over time. Historically (1926) it was one building; an addition was constructed sometime after 1962 (Sanborn maps). The original portion of the building has an irregular footprint and both flat and domed roofs. It is located south of Fremont Street and faces north. The original building is one story with a mezzanine as viewed from Fremont Street and two stories with a mezzanine as viewed from Perry Lane, as the site slopes dramatically. It is a concrete block and poured concrete building, with stone cladding on the front façade. The roof is built-up; portions are clad in clay tiles. The foundation is concrete. The building displays multi-light industrial sash on the east side façade. The rear façade is obscured by an adjacent building. The front façade has large, aluminum-frame, fixed windows (likely

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP6. 1-3 story commercial building
***P4. Resources Present:**
■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) North and east facades, looking southwest

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1926/1945 (Assessor records)
***P7. Owner and Address:**
***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500
***P9. Date Recorded:** March 2, 2019
***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

Continued from Sheet 1

replacement windows) and an overhead garage door on the west side. The main entry door is an aluminum-frame double door with full-height glass (also likely a replacement). It is a vernacular industrial building, with Spanish Colonial Revival touches as seen in the chalk rock cladding and clay tile roofs. The newer addition to the building, to the west, is one story with an irregular footprint and a largely flat roof, with the exception of a portion that is finished in clay tile. The remainder of the roof is flat and used for parking at the front of the building. Construction materials are unknown, although it is likely that the foundation is concrete and a portion of the roof is also concrete (the portion used for parking). A portion of the front façade is clad in the same stone as the original building. A large, deep overhang is cantilevered over the street on a portion of the front façade. This contains the sign for the building and the Mercedes Benz logo. Most of the rest of the building is not visible due to neighboring buildings. The building was originally built as an auto repair service and garage. Changes to the front façade were made by 1962. The building appears to be in good condition but has poor integrity due to changes in design and materials, although the original stone cladding and likely the clay tile roof dates from 1926 (Sanborn map).



Front (north) façade, looking south

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 498 Fremont Street



Front (north) façade (addition), looking south

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 512 Fremont Street**

P1. Other Identifier: Mercedes Benz of Monterey`

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**
c. Address 512 Fremont Street City Monterey Zip 93940
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1733001000

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

The commercial building at 512 Fremont Street is one story with an L-shaped footprint and a flat roof, with the exception of the small portion that is clad in clay tile on the front and part of the west side façade. On the west side of the parcel, toward the rear, is an at-grade portion that is retained for parking. A newer canopy is located at the northwest corner that shelters cars used for display. The building is located south of Fremont Street and faces north. Construction materials are unknown, but the building is likely concrete, with a built-up roof and concrete foundation. A small band of chalk rock is located under the windowsills. The building displays large, fixed windows on the front façade and an aluminum-frame, double entry door with full-height glass within a canted portion of the facade. A canopy along the front façade is designed in the same style as seen on other Mercedes Benz dealers. Windows on

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP6. 1-3 story commercial building
***P4. Resources Present:**
■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Front (north) façade looking south

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1956 (Assessor records)
***P7. Owner and Address:**
***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500
***P9. Date Recorded:** March 2, 2019
***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.
***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♄ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 512 Fremont Street

Continued from sheet 1

the one visible side façade and rear facade are two-part, aluminum frame sliding windows. On the front of the portion of the building near the rear of the lot are two large, aluminum-frame, multi-light windows that were likely originally garage doors. The building was originally used as a tire repair shop. Today it is part of the Mercedes Benz complex and is addressed as 498 Fremont, even though the parcel address is 512 Fremont. The building is a vernacular commercial building with some nods toward Spanish Colonial Revival seen in the cladding on the front façade. It is in good condition and appears to have good integrity to 1956, the date of its construction according to Assessor records.



Rear (south) façade, looking north

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 520 Fremont Street**

P1. Other Identifier: Max Fit Meals & Nutrition (current); JC Anthony offices (historic)

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_ **B.M.**

c. Address 520-522 Fremont Street City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1733002000

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

The commercial building at 520 Fremont Street is one story with a rectangular footprint. The rear portion is two stories, due to the slope of the lot. The roof is a double gable roof with a flat parapet across the front and rear (the side facades are not visible). The building is south of Fremont Street and faces north. The rear is accessed from Perry Lane. It is likely a concrete building, with a built-up roof and concrete foundation. The façade is accented with chalk rock under the windowsills and at each end of the front façade. It is a vernacular commercial building constructed in 1926 (Sanborn map) and remodeled in 1968 (Assessor records). Windows on the front façade are two- and three-part fixed windows with aluminum frames. The two sets of double doors are aluminum-frame with full-height glass surmounted by a transom. The area above the windows and doors is solid and topped by a small coping. Most of the

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP6. 1-3 story commercial building

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

P5b. Description of Photo: (view, date, accession #) Front (north) façade looking south

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1954 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 520 Fremont Street

Continued from sheet 1

front façade is covered by a solid, flat canopy. The rear façade displays three-part windows of anodized aluminum, three entry doors, and two overhead garage doors. A parking lot is located to the rear of the lot. This was likely J.C. Anthony's original office building, which had a very different appearance in a historic photograph from Julianne Burton-Carvajal's book, *The Monterey Mesa.* This is the only double-bay building along Fremont, which is why it is likely his building. The structure is in good condition and has moderate integrity, due to alterations.



Rear (south) façade, looking north

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 524 Fremont Street**

P1. Other Identifier: Bovine Strength Systems

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo **B.M.**

c. Address 524 Fremont Street City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1733003000

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

The commercial building at 524 Fremont Street is one story with a rectangular footprint. The rear portion is two stories, due to the slope of the lot. The roof is a shallow-sloped gable roof with a flat parapet across the front and rear. The building is south of Fremont Street and faces north. The rear is accessed from Perry Lane. It appears to be a brick and rubble stone building, with a built-up roof and concrete foundation. The front façade is finished in stucco with a small coping. The area above a secondary entry is clad in boards laid in a diagonal pattern. The main storefront window is very large, and the main entrance is a false paneled door with nine lights in the upper portion. On the west side of this façade is an overhead garage door. The rear of the building shows that it has been seismically reinforced. It has a stair with a metal railing leading to the second level. Centered at the lower level is a double door with full-

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP6. 1-3 story commercial building

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

P5b. Description of Photo: (view, date, accession #) Front (north) façade looking south

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1926/1965 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♘ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 524 Fremont Street
Page 2 of 2

Continued from sheet 1

height glass and side lights, flanked by another double door to the west and a large, multi-light window to the east. Above is another centered entry; two fixed light windows, and two one-over-one-light, double-hung windows with anodized aluminum frames. A portion of the east side façade is visible; older windows can be seen here. The building was constructed ca 1926 and remodeled in 1965, according to Assessor records. It is a vernacular commercial building that appears to be in moderate condition and has fair integrity, due to alterations.



Rear (south) and east facades, looking north

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 536 Fremont Street**

P1. Other Identifier: Boyd Busby Lamps

*P2. **Location:** □ **Not for Publication** ■ **Unrestricted**
- ***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; __ □ **of** __ □ **of Sec** __; Mt. Diablo **B.M.**
- c. Address 536 Fremont Street City Monterey Zip 93940
- d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
  APN 1733004000

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

The commercial building at 536 Fremont Street is one story with a square footprint. The rear portion is two stories, due to the slope of the lot. The roof is flat with a flat parapet across the front and rear. The building is south of Fremont Street and faces north. The rear is accessed from Perry Lane. The building is wood frame construction. The front is finished in stucco and the rear is clad in T 1-11. The roof is a built-up and the foundation is concrete. The front façade displays two sets of ganged windows made up of four fixed windows each with anodized aluminum frames. They are covered by a canvas awning. A pedestrian door is located on the west side of this façade. The rear façade has a wood stair to the upper level on the west side. Also at this level is a flush entry door and windows of various designs. The large, eight-light industrial sash window appears to be original. At the lower level are three modern overhead garage doors with **Continued on sheet 2**

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP6. 1-3 story commercial building
***P4. Resources Present:**
■ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Front (north) façade looking south

Date Constructed/Age and Source:
■ Historic □ Prehistoric □ Both
1926/1945 (Assessor records)
***P7. Owner and Address:**
***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500
***P9. Date Recorded:** March 2, 2019
***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.
***Attachments:** □NONE ■Location Map ■Continuation Sheet □Building, Structure, and Object Record
□Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record
□Artifact Record □Photograph Record □ Other (List):

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 536 Fremont Street`

Continued from sheet 1

multiple lights in the upper portion. The side facades are not visible due to neighboring buildings. The building was constructed ca 1926 (Sanborn map) and remodeled in 1945 (Assessor records). It is a vernacular commercial building that appears to be in moderate condition and has fair integrity, due to alterations



Rear (south) façade, looking north

State of California ♉ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 552 Fremont Street**

P1. Other Identifier: Hospitality Marketing Association

*P2. **Location:** ☐ **Not for Publication** ■ **Unrestricted**
- ***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; __ ☐ **of** __ ☐ **of Sec** __; Mt. Diablo **B.M.**
- c. Address 552 Fremont Street City Monterey Zip 93940
- d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
  APN 1733005000

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

The commercial building at 552 Fremont Street is one story with a square footprint. The rear portion is slightly raised above grade to accommodate a loading dock. The roof is nearly flat with a flat parapet across the front and rear. The building is south of Fremont Street and faces north. The rear is accessed from Perry Lane. The building has two parts. The front is wood-frame construction and the rear is concrete. The front is painted, with a portion clad in vertical board. Chalk rock is placed under the windowsills. The rear is clad in T 1-11. The roof is built-up, and the foundation is concrete. The front façade displays four large, one- and two-part fixed windows to the east of a double door of anodized aluminum with full-height glass. A single fixed light is located to the west (right) of the door. The front façade is covered by a canvas awning. The rear façade accommodates a pedestrian door accessed by five steps on the west

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP6. 1-3 story commercial building
***P4. Resources Present:**
■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Front (north) façade looking south

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1926/1965 (Assessor records)
***P7. Owner and Address:**
***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500
***P9. Date Recorded:** March 2, 2019
***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.
***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 552 Fremont Street

Continued from sheet 1

side. A small addition with a shed roof is located to the east, with an overhead garage door above a loading dock. There are no other openings on this façade. The side facades are not visible due to neighboring structures. The building was constructed ca 1926 (Sanborn map) and remodeled in 1965 (Assessor records). It is a vernacular commercial building that appears to be in moderate condition and has fair integrity, due to alterations



Rear (south) façade, looking north

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name:** 560 Fremont Street

P1. Other Identifier: Uyeda Bros. Transmission Service (historic)

*P2. **Location:** □ **Not for Publication** ■ **Unrestricted**
- ***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; __ □ **of** __ □ **of Sec** __; Mt. Diablo **B.M.**
- c. Address 560 Fremont Street City Monterey Zip 93940
- d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN 1733006

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

The one-story commercial building at 560 Fremont Street has a flat roof with a parapet and fills its urban lot, extending from Fremont Street on the north to Perry Lane on the south. The two-part building abuts its neighboring buildings to the west and east. The concrete block building is painted on the sides and rear and appears to be finished with stucco on the front façade. The long shed (single pitch) roof above the building facade is finished in composition shingle, while the rest of the roof is built-up. The one-part block building was constructed in 1947.*Changes over time.* This building appears to have been built in two parts, the large volume on Fremont Street followed by a second volume fronting on Perry Lane. The narrow shop front was the same depth in 1962 as it is today. The rear volume, which is 50' in depth, was open to the east in 1962. Finishes appear to have changed over **Continued on sheet 2**

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** HP6 – 1-3 story commercial building
***P4. Resources Present:**
■ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Front (north) façade, looking south
***P6. Date Constructed/Age and Source:** ■ Historic □ Prehistoric □ Both
1947 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-5400

P9. Date Recorded: March 2, 2019
***P10. Survey Type:** Reconnaissance
***P11. Report Citation**:
Alta Mesa Historic Context and Survey Report, August 2019.
***Attachments:** □NONE ■Location Map ■Continuation Sheet ■Building, Structure, and Object Record
□Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record
□Artifact Record □Photograph Record □ Other (List)

State of California ♘ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 560 Fremont Street

P3a. Description, continued from sheet 1

time, with the addition of anodized aluminum windows on the rear and side facades and possibly new aluminum frames on the front façade. The overhead garage door on the front façade is a newer style. The building is in good condition and has moderate integrity.



Rear (south) and east side facade

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 580 Fremont Street**

P1. Other Identifier: Diocesan Archives & Tribunal

*P2. **Location:** □ **Not for Publication** ■ **Unrestricted**
***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ □ **of** ___ □ **of Sec** ___; Mt. Diablo_**B.M.**
c. Address 580 Fremont Street City Monterey Zip 93940
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1733007000

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

The office building at 580 Fremont Street is a tall, one-story structure with an L-shaped footprint due to a long narrow addition to the rear. The roof is a slightly pitched gable roof behind flat parapets on all sides and a small coping. The building is located directly behind the sidewalk south of Fremont Street and faces north. The rear is accessed from Perry Lane. It is a concrete block structure with a stucco finish, a built-up roof, and concrete foundation. The rear addition is modern board-and-batten and has a slightly pitched shed roof. The front façade displays two large, multi-light, wood-frame windows. The window on the west has a horizontal orientation with 36 lights. The window to the east is square, with 16 lights. Between them, at about the center of the building, is a small niche with a peaked lintel. The main entry is on the east side. It has double, aluminum-frame doors with full-height glass surmounted by a

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP6. 1-3 story commercial building
***P4. Resources Present:**
■ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Front (north) façade looking south

Date Constructed/Age and Source:
■ Historic □ Prehistoric □ Both
1926/1961 (Sanborn maps, Assessor)
***P7. Owner and Address:**
***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500
***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.
***Attachments:** □NONE ■Location Map ■Continuation Sheet □Building, Structure, and Object Record
□Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record
□Artifact Record □Photograph Record □ Other (List):

Continued from sheet 1

transom. The east side façade has no openings; the west side façade is not visible. The rear of the building has a single, aluminum-frame entry door with full-height glass surmounted by a transom. To its right (east) are two, one-over-one-light windows. To its left is a large, six-light window that extends from the ground to about 8'-0" above grade. The addition on the west side of the lot in this location has one door and a small, two-part window. The building houses the Diocesan Archives. A building of similar proportions was located here in 1926 (Sanborn maps) but set back from the sidewalk. Therefore, the construction date of 1961 (Assessor records) appears to be accurate. The building is in good condition and has good integrity.



Rear (south) façade, looking north

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 590 Fremont Street**

P1. Other Identifier: Flor Monterey, El Estero Car Wash

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo **B.M.**

c. Address 590 Fremont Street City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1733008000

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

The commercial building at 590 Fremont Street is a complex, one- and-two story building with an irregular footprint that houses a florist, with a one-story car wash with numerous components as an addition to the west. The original portion of the building is located at the intersection of Fremont Street and Mesa Road and faces north, overlooking Fremont. The car wash has access from Fremont Street and Perry Lane. The original portion of the building is described below, followed by the carwash. The ca 1926 Spanish Colonial Revival building has a two-story, octagonal tower feature at the corner. Extending to the west is a one-story retail bay. The portion fronting on Mesa Road is two stories. A small decorative tower with small arched openings and a clay tile roof is located to the west of the tower. The building is wood-frame construction with a stucco finish, a clay tile roof, and concrete foundation. The original

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP6. 1-3 story commercial building

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

P5b. Description of Photo: (view, date, accession #) Front (north) façade looking south, west portion of site

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1925/1935 (Assessor records, Sanborn map)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♘ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 590 Fremont Street

Continued from sheet 1

building had three rooms on the ground floor and housed a florist, and restaurant and kitchen. At the corner is a canted face with a door at the ground level and an arched window with nine lights above. Most of the decorative features on the building are on the Fremont Street façade. They include a large arched opening slightly offset from center. This houses a wood entry door flanked by large, multi-light, fixed windows. On the main façade, this opening is flanked by three eight-light windows to each side. Another multi-light window within an arched opening is located on the far east end of this facade. Above, at the second level, is a large, multi-light window or door that opens onto a decorative metal Juliet balcony on the east and another window and balcony within an arched opening to the west. The east side façade is simpler, with two doors at the ground level and a casement window and three small, two-light sliding sash windows with anodized aluminum frames on the second level. A two-over-two light window is located on the north side of this façade. The rear (south side) of the building has an exterior stair with a solid rail to a second-floor entry that is covered by a shed roof. A two-light, wood-frame, casement window is also located here. The west side façade displays three windows of the same design as seen on the front façade at the first level. On the second level a hexagonal window with decorative metal features is visible, as is the tower mentioned earlier. Arched windows are located at the second level to the rear as well. The ca 1926 building houses a florist today, although it has contained numerus offices in the past. It is in good condition and displays moderate integrity, due to numerous additions, some of which may be considered historic in themselves.

The car wash occupies several buildings and facilities to the south and west of the original commercial building. It is an addition constructed in 1935 (Assessor records). The car wash consists of drive-through portions, a driveway along the west side of the lot, and several enclosed buildings. Two buildings with large windows facing Fremont house customer service and related functions. These have clay tile roofs and are designed to be compatible with the main commercial building. To the rear (south) of the commercial building is a concrete block building with a drive-through with openings on the east and west sides. Several other small facilities, including canopies, are part of the complex. While a building housing this type of business necessarily changes over time, the complex appears to be in good condition and have good integrity.



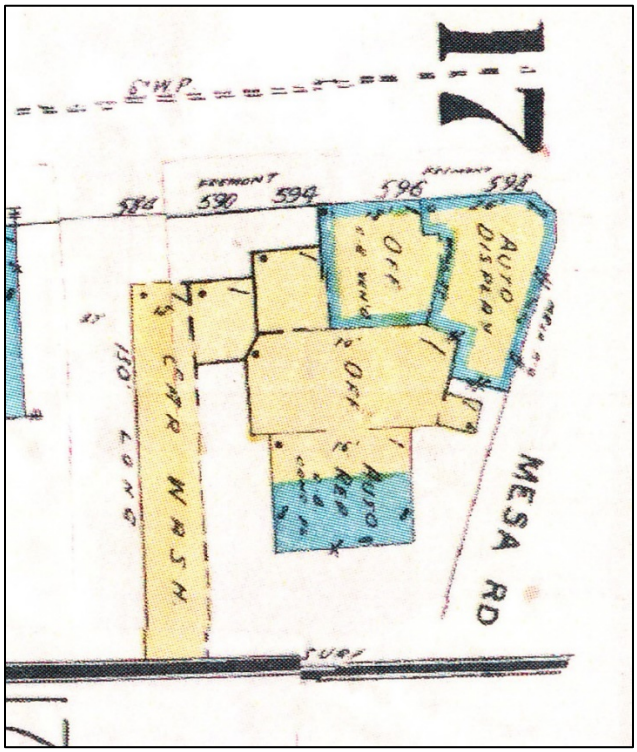
El Estero Car Wash, front (north) façade, looking south

State of California ♿ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

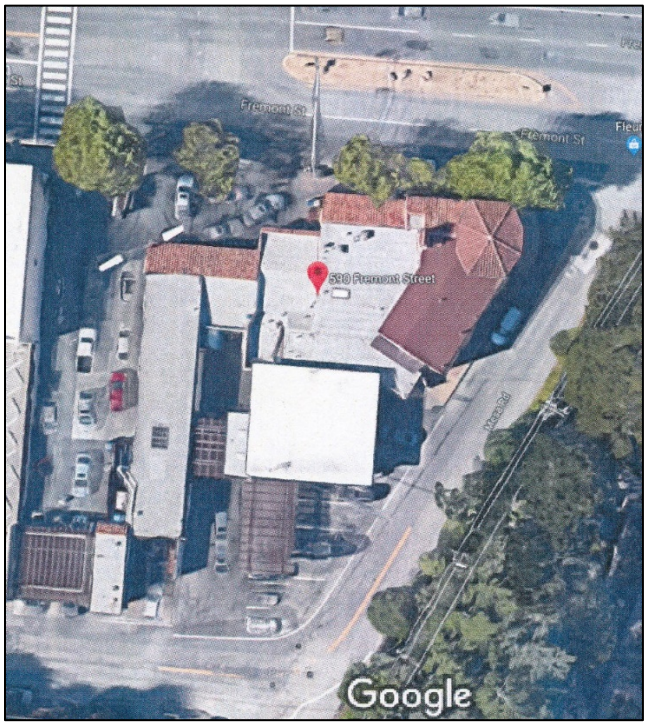
Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 590 Fremont Street



1962 Sanborn Fire Insurance map



2019 Google aerial

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 805 Major Sherman Lane**

P1. Other Identifier: None

***P2. Location:** □ **Not for Publication** ■ **Unrestricted**
***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; __ □ **of** __ □ **of Sec** __; Mt. Diablo **B.M.**
c. Address 805 Major Sherman Lane City Monterey Zip 93940
d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1732005000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and
The one-story house at 805 Major Sherman Lane has a largely rectangular footprint (small pop-out is located in the north side façade) with a steeply pitched hip roof and narrow eaves above a plain frieze board. Located on a .07-acre lot, it faces west overlooking the street. The wood-frame building is clad in wide horizontal board siding with corner boards and has a composition shingle roof and concrete foundation. The entry to the house is centrally located on the front façade and is covered by a small overhang that is an extension of the roof. This is supported by simple wood posts that are mounted on an open horizontal wood rail that surrounds the small entry porch, which is accessed by two wood steps. The front door is flanked by two relatively large, two-part sliding windows with fiberglass or vinyl frames. Visible windows on the side facades are also two-part sliding sash. A small garage is located in the east corner of the lot. The yard is informally landscaped. The house appears to be in good condition and has moderate
Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property
***P4. Resources Present:**
■ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Front (northwest) façade looking southeast

Date Constructed/Age and Source:
■ Historic □ Prehistoric □ Both
1910 (Estimate)
***P7. Owner and Address:**
***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500
***P9. Date Recorded:** March 2, 2019
***P10. Survey Type:**
Reconnaissance
***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** □NONE ■Location Map ■Continuation Sheet □Building, Structure, and Object Record
□Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record
□Artifact Record □Photograph Record □ Other (List):

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 805 Major Sherman Lane
Page 2 of 2

Continued from sheet 1

integrity due to changes to the porch and windows. It appears to be older than Assessor records indicate; Assessor records note a construction date of 1935, while the design and materials of the house would indicate an earlier date of ca 1910. It is the last worker's cottage remaining in Alta Mesa. Originally numerous cottages and small houses served the workers in the mills and related industries in this area.



Front (west) façade, looking south

State of California ♉ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 901 Major Sherman Lane**

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 901 Major Sherman Lane City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

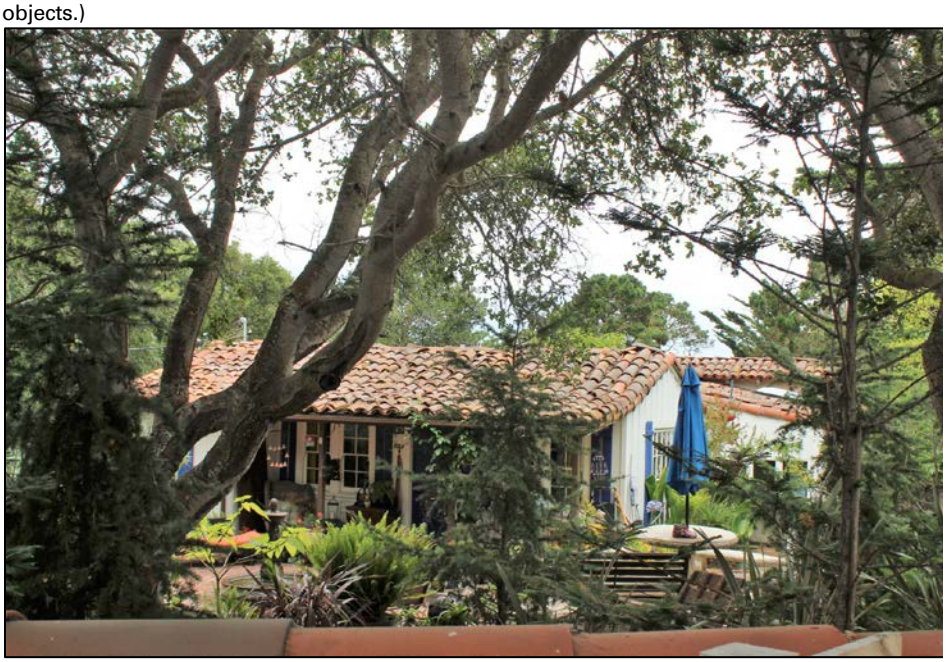
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1741008000

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

The house at 901 Major Sherman Lane is a complex, one-story structure on a raised basement. It was apparently constructed as a single-family house but contains two or more units today. The complex has a square footprint toward the front, and an attached building with an L-shaped footprint toward the rear (north). These two parts of the building form a small, semi-enclosed courtyard in the center. The building is accessed from a steep, winding driveway from Major Sherman Lane; it is adjacent to (northwest of) the parking lot for the Alta Mesa Professional Center. The building faces south, toward the entry drive, and occupies a .2-acre lot. Roofs are complex but consist primarily of side gable roofs with narrow eaves. Construction materials are unknown, but it is likely a wood-frame building. Finishes are stucco and board-and-batten. The building has a clay tile roof and a concrete foundation. The main entry

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (south) façade looking north

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1927 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♘ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 901 Major Sherman Lane

Continued from sheet 1

is accessed via a brick path from the driveway. An extension of the roof mounted on wood posts creates a covered porch at the entry. Many windows and doors on the building are large, multi-light, fixed windows, but there are also large, single-light fixed windows. A secondary entry on the lower level, within the building to the north, has an arched opening. One double and one single car garage are located outside the fenced yard for the site, west of the driveway. These buildings are constructed of oversize brick with tile accents and have horizontal board hinged doors. The side gable roofs are finished in rolled asphalt. The site is informally and abundantly landscaped. The building was designed in the Spanish Colonial Revival style and constructed in 1927. It appears to be in good condition and have good integrity. Permission for further access was not given.



Front (south) façade, looking north

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 783 Mesa Road**

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**
c. Address 783 Mesa Road City Monterey Zip 93940
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1742008000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and
The house at 783 Mesa Road is one story on a raised basement or lower level. It has a largely rectangular footprint and side gable roofs with narrow eaves on exposed rafter ends. A large chimney is located on the ridgeline of the main portion of the building, which is at the southwest end. The house occupies a .4-acre site southeast of Mesa Road. The wood-frame house is finished in stucco and has a clay tile roof. Foundation materials are unknown; the lower level is faced in chalk rock. What is visible from Mesa Road is the main portion of the house. The secondary portion is above the road and a garage which is located at the lower level of the property close to Mesa Road. Visible above the tall chalk rock base are banks of large, multi-light fixed and casement wood-frame windows. It appears that the main entry may be on the southwest façade of the building. The site is informally landscaped and includes a row of matures trees along Mesa Road. The Spanish Colonial Revival house was constructed in 1940, according to Assessor records. It appears to be in good condition and have good integrity. According to the owner of the Buelna Adobe at 801 Mesa Road, it is believed to have once been associated with that property. No further access was available to this site.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property
***P4. Resources Present:**
■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Northwest side façade, looking southwest

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1954 (Assessor records)
***P7. Owner and Address:**
***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019
***P10. Survey Type:** Reconnaissance
***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.
***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♉ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: Bonifacio Adobe**

P1. Other Identifier: 785 Mesa Road

***P2. Location:** □ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ □ **of** ___ □ **of Sec** ___; Mt. Diablo **B.M.**

c. Address 785 Mesa Road City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

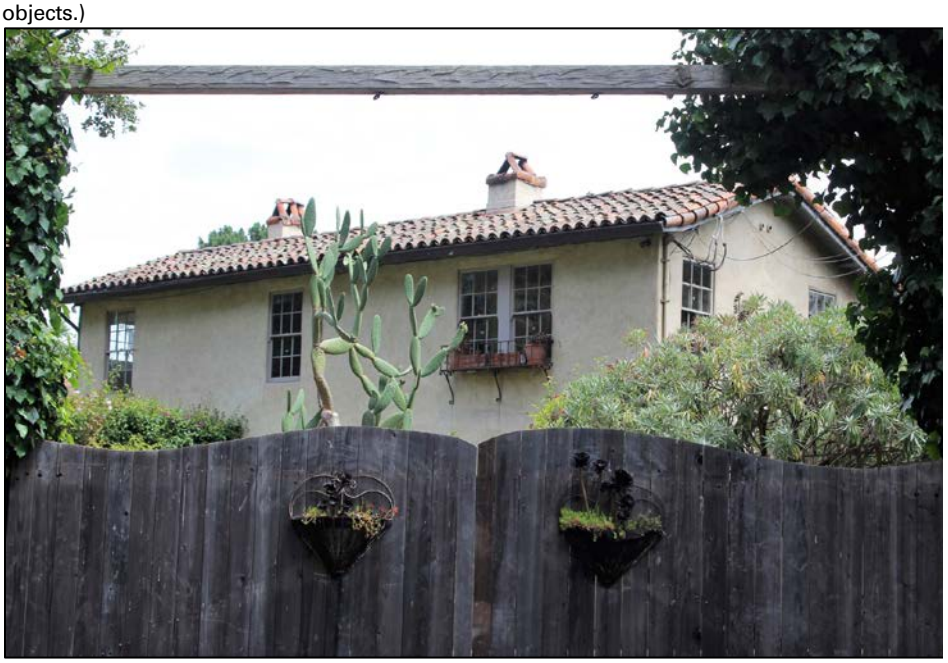
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1742017000

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

The house at 785 Mesa Road is one- and two-stories and has an irregular footprint and a side gable roof, with the exception of the attached opposing gable to the rear on the north side. It will be described only briefly here, as it is already listed in the local historic register. Plans for the house, both original and as altered in 2001, are available at the City of Monterey. Two large chimneys are located at the ridgeline and near the north end of the main portion of the building. The house occupies a .7-acre site east of Mesa Road. The adobe house is finished in stucco and has a clay tile roof and a concrete foundation. It is accessed from a steep driveway that parallels Mesa Road and approaches the house from the north. A large garage is located north of the house. The house is not visible from the road due to the steepness of the site and permission was not given to visit the site. However, the historic survey for the property

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (west) façade looking east

Date Constructed/Age and Source:
■ Historic □ Prehistoric □ Both
1835/1922 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** □NONE ■Location Map ■Continuation Sheet □Building, Structure, and Object Record □Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record □Artifact Record □Photograph Record □ Other (List):

State of California ♘ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 785 Mesa Road

Continued from sheet 1

indicate its appearance in 2001 and photographs taken when the building was documented in the 1930s show its appearance when located on Alvarado Street, before it was moved to Mesa Road. An entry is located within the one-story portion of the building, near the northwest corner. The rear façade showed typical windows for the house, which are six-over-six-light, double-hung windows with wood frames. The front of the house includes a recessed main entry. Above is a centered three-bay recessed area, which has a wood balustrade and simple posts supporting the roof. A large, multi-light window on the north façade, a signature feature of builder J.C. Anthony's work, is shown on 2001 building plans. Today the site is formally and informally landscaped. The Spanish Colonial Revival house was constructed on Alvarado Street in 1835 and reconstructed on Mesa Road in 1922. This effort was undertaken by builder J.C. Anthony and artist Percy Gray. It appears to be in good condition and have good integrity; early changes can be considered historic in themselves.



Front façade, photograph taken by Robert Kerrigan in 1936, on Alvarado Street

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: Buelna Adobe**

P1. Other Identifier: 801 Mesa Road

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 801 Mesa Road City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1742020000

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

The house at 801 Mesa Road is one- and two-stories and has an irregular footprint and a complex combination of hip, gable, flat and shed roofs. It will be described only briefly here, as it is already listed in the local historic register. Historic photographs of the house as it was altered over time are available as part of the preservation plan for the house held by the City of Monterey. The house has two large chimneys, one on the north end of the main house and one on the north end of the shed addition to the east. It occupies a .5-acre site east of Mesa Road and faces west, overlooking the hillside above Mesa Road. The adobe and wood-frame house is finished in stucco and has a clay tile roof and a concrete foundation. It is accessed from a steep driveway that parallels Mesa Road and continues south of the house to garages and also encircles it around the south end, continuing to Via Mirada, which is blocked off here.
Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (west) façade looking east

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1821 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 801 Mesa Road

Continued from sheet 1

An overhang the full width of the main house is located on the hip-roof portion. This covers a full-width balcony on the west side, which is supported by simple posts and enclosed with a wood railing of vertical wood balusters. This second level porch, which is supported by larger posts, covers the first level openings. The multiple doors and windows are typically double French doors of wood with multiple lights and wood windows with multiple lights. These doors and windows are typical of those found throughout the house with the exception of the large, fixed window on the north façade of the earliest portion of the building, a signature element of J.C. Anthony's work. A second upper and lower full-width balcony is located on the south side of the central portion of the house. To the immediate left (north) of the main portion is a solid entry door to the part covered by a gable roof, which is the original adobe. A small second level balcony is located in the northeast corner of the flat-roof portion of the building. An overhang wraps around the shed-roof portion. The site contains four additional buildings, which are garages and ancillary buildings, such as workshops. Extensive gardens are located to the north and east of the house. A vegetable garden is located to the south, across the southerly driveway. The site is otherwise occupied by mature trees and vegetation. The Spanish Colonial Revival house was constructed by Antonio Jose Buelna in 1818-1821. It was remodeled in 1922-23 by J.C. Anthony for artist Marcy S. Woods. Additions were made in 1972 and 1978. The house is in very good condition and has good integrity. Early changes can be considered historic in themselves and later changes have been determined to meet the Secretary of the Interior's Standards.



Rear (south) façade, looking north

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 801 Mesa Road



East side façade, looking west

State of California ♉ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 954 Mesa Road**

P1. Other Identifier: Pierce, Lucy Valentine, House

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**
c. Address 954 Mesa Road City Monterey Zip 93940
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1741005000

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

The house at 954 Mesa Road is one and two stories and has an irregular footprint and side gable and flat roofs. A second level deck is located to the south. The main side gable roof, which has narrow eaves, is clad in clay tiles, while the flat roofs are built-up. A chimney is located at the south end of the gabled roof. The 1932 house was constructed by J.C. Anthony for artist Lucy Valentine Pierce. It was originally a duplex but is now a single-family residence. The house is located east of Mesa Road and looks west, toward the street. The site is entered from the north, where a small detached wood garage is located. A south entrance, which accesses a garden, displays a decorative gate. The house, whose south wing is stone, is finished in stucco and has a concrete foundation. The main entry is located at the northeast corner, within a chalk rock-walled courtyard that extends to the street. The door is surmounted by a churrigueresque

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property
***P4. Resources Present:**
■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Front (east) and north side façade, looking northwest

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1923 (Assessor records)
***P7. Owner and Address:**
***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500
***P9. Date Recorded:** March 2, 2019
***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.
***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record

State of California ♉ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 954 Mesa Road**

P1. Other Identifier: Pierce, Lucy Valentine, House

□Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record
□Artifact Record □Photograph Record □ Other (List):

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 954 Mesa Road

Continued from sheet 1
detail above the round-arched door of solid vertical wood. The building is otherwise fairly plain. A secondary entrance is located in the southeast corner. It also has a solid wood door. Windows and doors are typically wood frame with multiple lights. An exception is the very tall, fixed, multi-light window with large panes on the north façade, which is one of J.C. Anthony's signature elements. The lot is .8 acres in size. A large formal garden is located to the south. The grounds otherwise display mature trees and vegetation. The house is in excellent condition and has very good integrity



South side façade and front (east) façade, looking



Construction photo, looking northwest

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 955 Mesa Road**

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 955 Mesa Road City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1742002000

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

The house at 955 Mesa Road is one story with an irregular footprint and shallow-sloped, hip roofs with deep eaves. A chimney is located on the rear face of the hip roof at about the center of the building.

The house is located on a .4-acre parcel and faces west, overlooking the street. The wood-frame building is finished in stucco and has a wood shingle roof and concrete foundation. The main entry is located to the left (north) of center and is recessed, accessed by three steps. Windows are two- and three-part fixed, casement and sliding windows. The focal windows have a nearly square central fixed pane flanked by four-light sash. Two single-car garages are located within the south side of the house. The overhead doors here are made up of the original wide wood doors. The yard is formally landscaped. The Ranch-style house was constructed in 1958. The property is in good condition and has very good integrity.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (west) façade looking northeast

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1958 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♉ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 976 Mesa Road**

P1. Other Identifier: None

*P2. **Location:** ☐ **Not for Publication** ■ **Unrestricted**
- ***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo **B.M.**
- c. Address 976 Mesa Road City Monterey Zip 93940
- d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN 1741012000

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

The house at 976 Mesa Road is one- and two-stories and has an irregular footprint and a side gable roof and staggered shed roofs toward the south end. It is located close to the west side of Mesa Road, as it curves to meet Via Mirada. The site is entered, however, from the corner of Mesa Road and Via Mirada and approaches the house from the south. It is a wood-frame house with a stucco finish, a clay tile roof, and concrete foundation. It is a Monterey Revival Style house constructed in 1927 by J.C. Anthony. It has multiple roof forms, but the main portion is oriented north-south, with an upper level, full-width balcony covered by an extension of the roof that is supported by posts with decorative capitals and enclosed with a wood rail with turned balusters. Exposed rafters with extended rafter tails are visible under the roof. The balcony is supported at the lower level, which covers the main entry, by larger posts, also

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (east) façade looking west

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1927 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 75 Alta Mesa Circle

Continued from sheet 1

with decorative capitals. A large chimney at the ridgeline is located on the south end of the main portion of the building. The entry door is a double, paneled wood door. Windows are typically double, wood-frame casement windows with multiple lights. The lot is 1.2 acres in size. The grounds are heavily vegetated with mature trees and enclosed with a chalk rock fence. A two-car garage is located north of the house. The house is in good condition and has excellent integrity.



South side façade, looking north

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: Castro Adobe**

P1. Other Identifier: 720 Via Mirada

*P2. **Location:** ☐ **Not for Publication** ■ **Unrestricted**
- ***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo **B.M.**
- c. Address 720 Via Mirada City Monterey Zip 93940
- d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN 1742022000

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

The building at 720 Via Mirada was constructed for General Jose Castro in 1836. Today it is owned and occupied by the Monterey Museum of Art and known as La Mirada. The original two-story house, additions, and related buildings form a compound that occupies a nearly two-acre site south of Fremont Street, between Mesa Road and Via Mirada. The primary entrance is from Via Mirada; a secondary entrance with a steep curved drive retained by a chalk rock wall extends from Mesa Road to the back of the site. A park, Lagunita Mirada, is located to the west. To the south is the Peden Rhododendron Garden. Within the compound, in the northwest corner, is the Maude Porter Rose Garden, which is enclosed with a chalk rock wall. The building complex will be described only briefly here, as it is already listed in the local historic register and an extensive Historic Preservation Report exists for the property. The complex is

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP14. Government building

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

P5b. Description of Photo: (view, date, accession #) East façade, Castro adobe, looking north

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1836 (Historic Survey)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♘ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 720 Via Mirada

Continued from sheet 1

primarily made up of gabled buildings, including the original adobe, but also shed- and flat-roofed structures. As a whole, the compound has a complex footprint with several courtyards formed by buildings and tall solid walls. The main Castro Adobe is adobe construction with typically six-over-six-light, wood-frame, double-hung windows. The roof is a moderately pitched side gable roof (the entrance was originally from the west side of the building with a secondary entrance on the east side). The adobe was decorated for owner T. A. Work by Frances Elkins and others in the 1930s and retains that appearance today as a house museum.

As a whole, the complex displays numerous materials and construction methods, including adobe, wood frame, and board-and-batten (siding) with asphalt, clay tile and cementitious shingle roofing. Building typically have multi-light, wood-frame windows and multi-light French doors. Two types of brick chimneys exist in the complex. Entry and other walls contain figurative tiles added by Gouverneur Morris. A flat-roofed, double-car garage with a stucco finish and paneled wood doors with multiple lights exists on the site, as well as a studio with board-and-batten siding and a Colonial style door with sidelights that was added for Gouverneur Morris in 1923. The Spanish Colonial style house was renovated in 1923 and 1930 for Gouverneur Morris by Monterey builder J.C. Anthony. It was renovated again for T.A. Work in 1937. Most recently, in 1990, it was remodeled by architect Charles Moore for the Monterey Museum of Art, who acquired it in 1985. The building compound is in very good condition and displays moderate integrity. Some changes may be considered historic in themselves.



Front (north) façade, Morris Studio

State of California ▯ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 750 Via Mirada**

P1. Other Identifier: None

***P2. Location:** ▯ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ▯ **of** ___ ▯ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 750 Via Mirada City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

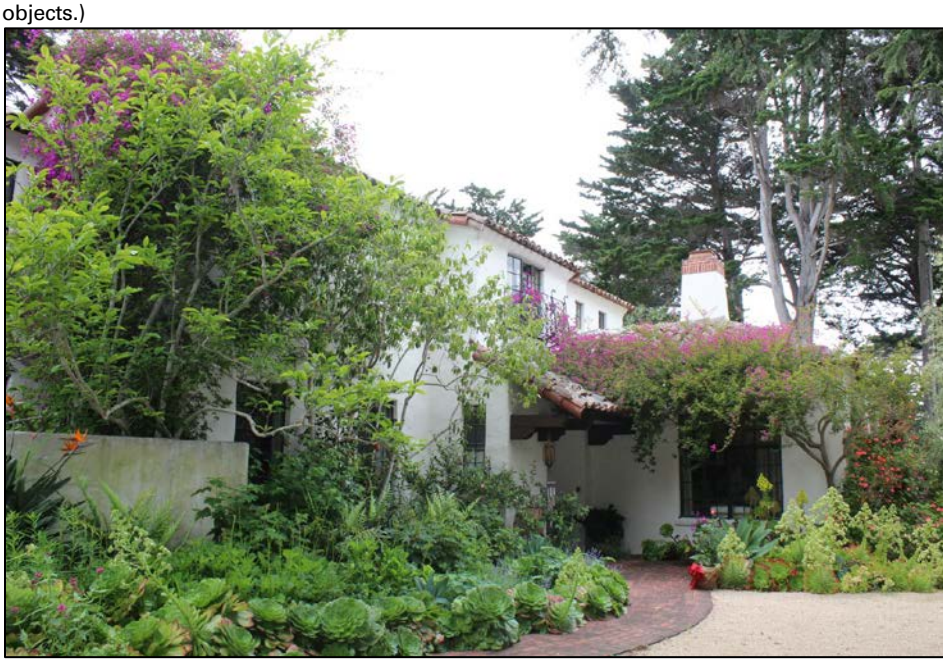
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1742023000

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

The house at 750 Via Mirada is a one- and two-story house with an irregular footprint and a combination of gabled and hipped roofs with narrow eaves. Two large chimneys topped by tile accents are located on the house. One is an endwall chimney on the northwest wing, and one is located on a one-story portion of the house on the northeast side. Located on a .7-acre lot, the house is accessed from a steep driveway from Via Mirada and faces that street. The building is finished in stucco with a clay tile roof and concrete foundation. The main entry to the house is located on the east (southeast) façade and is covered by a shed roof clad in clay tile. Typical windows are ganged and individually placed tall, narrow sash with multiple lights and narrow muntins. Additional details include decorative metal work. A newer garage is located on the southwest corner of the house. The house has access to several types

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (east) façade looking north

Date Constructed/Age and Source:
■ Historic ▯ Prehistoric ▯ Both
1935 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ▯NONE ■Location Map ■Continuation Sheet ▯Building, Structure, and Object Record ▯Archaeological Record ▯District Record ▯Linear Feature Record ▯Milling Station Record ▯Rock Art Record ▯Artifact Record ▯Photograph Record ▯ Other (List):

State of California ▯ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 750 Via Mirada
Page 2 of 2

Continued from sheet 1

of outdoor spaces, including patios and decks. The site itself is heavily landscaped with mature trees. The house, which was constructed in 1927, is designed in the Spanish Colonial Revival style and appears to be in very good condition and have very good integrity.



Front (east) façade, looking west

State of California ▯ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 778 Via Mirada**

P1. Other Identifier: None

***P2. Location:** ▯ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ▯ **of** ___ ▯ **of Sec** ___; Mt. Diablo **B.M.**

c. Address 778 Via Mirada City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1742012000

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

The house at 778 Via Mirada is a one-story house with a largely L-shaped footprint and a telescoping side gable roof with moderate eaves. A slightly raised roof creates a covered walkway at the south end of the front façade. A large interior chimney is located at the juncture of these two rooflines. Located on a .6-acre lot, the house faces east. The wood-frame building is finished in stucco with a composition shingle roof and concrete foundation. The main entry to the house is largely centered on the main portion of the building. The entry door is paneled with eight lights in the upper portions. Windows are two- and three-part, horizontally oriented sash with vinyl frames. The double-car garage is located at the north end of the house and connected to it with a breezeway that is enclosed with a metal fence. The overhead door has multiple lights in the upper portion. A ca 2007 detached guesthouse is located in back of the garage in the northwest corner of the lot. The parcel is heavily landscaped with mature trees and enclosed with a wrought iron fence. The Ranch-style house was constructed in 1954, according to Assessor records, and completely remodeled recently. It is in good condition and has moderate integrity due to additions and vinyl windows.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (east) façade looking west

Date Constructed/Age and Source:
■ Historic ▯ Prehistoric ▯ Both
1954 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ▯NONE ■Location Map ■Continuation Sheet ▯Building, Structure, and Object Record ▯Archaeological Record ▯District Record ▯Linear Feature Record ▯Milling Station Record ▯Rock Art Record ▯Artifact Record ▯Photograph Record ▯ Other (List):

State of California ▯ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 798 Via Mirada**

P1. Other Identifier: None

***P2. Location:** ▯ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ▯ **of** ___ ▯ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 798 Via Mirada City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1742013000

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

The house at 798 Via Mirada is one story with a largely U-shaped footprint with wings projecting toward the street at each end that contain garages (two each). The moderately sloped cross hip roofs have moderate eaves. Located on a .6-acre lot, the house faces east, overlooking the street. The wood-frame building is finished in stucco with a composition shingle roof and concrete foundation. The main entry to the house is centered on the main portion and covered with a portico with arched openings. The entry door is paneled with a leaded glass oval in the upper portion and in the sidelights. Windows, which are typically single fixed lights, are in rectangular or arched openings. The parcel is formally landscaped and has a circular driveway. The Ranch-style house has Spanish Colonial Revival elements. It was constructed in 1951, according to Assessor records, and remodeled in 2011. It is in very good condition and has fair integrity due to additions.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (east) façade looking southwest

Date Constructed/Age and Source:
■ Historic ▯ Prehistoric ▯ Both
1951/2011 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ▯NONE ■Location Map ■Continuation Sheet ▯Building, Structure, and Object Record ▯Archaeological Record ▯District Record ▯Linear Feature Record ▯Milling Station Record ▯Rock Art Record ▯Artifact Record ▯Photograph Record ▯ Other (List):

State of California ▯ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

 ***Resource Name: 799 Via Mirada**

P1. Other Identifier: None

***P2. Location:** ▯ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ▯ **of** ___ ▯ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 799 Via Mirada City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1743013000

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

The house at 799 Via Mirada is one and two stories with an irregular footprint with gable and hip roofs with deep eaves. A large brick chimney is located on the front façade. The house is sited on a .5-acre lot and is encircled by Via Mirada and Copa Del Oro. Access is from Via Mirada, however, with a circular driveway. The house faces west. The wood-frame building is finished in stucco and has a composition shingle roof and concrete foundation. The main entry to the house is located slightly south of center and features a broad paneled door and sidelight. To the right of the door is a hexagonal window. Three bay windows with vinyl frames are located along this façade. Other windows on the building have vinyl frames and false muntins. The site includes one attached two-car garage and one detached garage. A pool is located in the rear yard. The parcel is largely enclosed by very tall hedge. The Neo-eclectic house

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (east) façade looking west

Date Constructed/Age and Source:
■ Historic ▯ Prehistoric ▯ Both
1951 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ▯NONE ■Location Map ■Continuation Sheet ▯Building, Structure, and Object Record ▯Archaeological Record ▯District Record ▯Linear Feature Record ▯Milling Station Record ▯Rock Art Record ▯Artifact Record ▯Photograph Record ▯ Other (List):

State of California Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 799 Via Mirada

Continued from sheet 1

was constructed in 1951, according to Assessor records; no date was available for the remodel. The property is in very good condition and has fair integrity due to additions and changes in materials.



North side façade looking south

State of California ▯ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

 ***Resource Name: 800 Via Mirada**

P1. Other Identifier: None

***P2. Location:** ▯ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ▯ **of** ___ ▯ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 800 Via Mirada City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

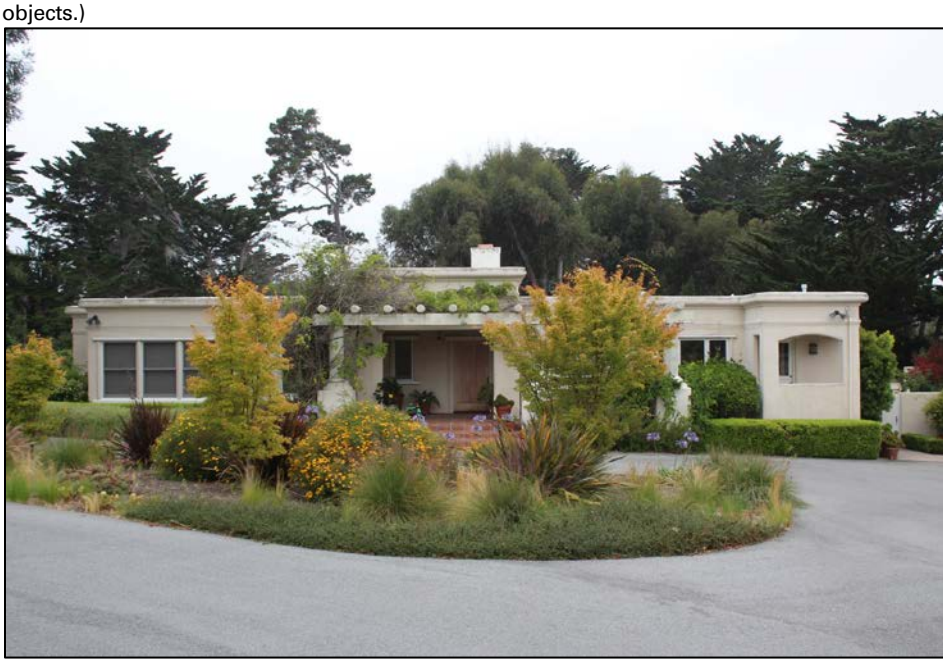
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1742004000

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

The house at 800 Via Mirada is one story with an irregular footprint and a flat roof with narrow overhanging eaves and a trellis across the front entry supported by large columns. An interior chimney is located at about the center of the building. The house is sited toward the back of a .4-acre through lot but faces east toward Via Mirada. Construction materials are unknown; the house is finished in stucco and has a built-up roof and concrete foundation. The main entry to the house is largely centered and recessed. Visible windows on the south side of the building are three ganged, one-over-one-light double-hung sash separated by thick mullions. A secondary door on the north side is within a portico with arched openings. The site includes a detached, three-car garage with a flat roof on the north side of the parcel. Attached to this building is an accessory building fronted by a trellis. On the south side of the lot is an

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (east) façade looking west

Date Constructed/Age and Source:
■ Historic ▯ Prehistoric ▯ Both
1924 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ▯NONE ■Location Map ■Continuation Sheet ▯Building, Structure, and Object Record ▯Archaeological Record ▯District Record ▯Linear Feature Record ▯Milling Station Record ▯Rock Art Record ▯Artifact Record ▯Photograph Record ▯ Other (List):

State of California ▯ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 800 Via Mirada

Continued from sheet 1

unused tennis court. A large deck is located in the northwest corner of the house. The site is formally landscaped and enclosed with a metal fence. The Spanish Colonial Revival-style house (which displays elements of the Pueblo Revival style) was designed and built by J.C. Anthony in 1924, The property is in very good condition and has excellent integrity.



Front (south) façade, looking west (garage)

State of California ▯ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 817 Via Mirada**

P1. Other Identifier: None

***P2. Location:** ▯ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ▯ **of** ___ ▯ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 817 Via Mirada City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1743009000

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

The house at 817 Via Mirada is one story with an irregular footprint and shallow sloped hip and gable roofs with deep eaves. The house displays two large interior chimneys. It is located on a .6-acre parcel and faces west, overlooking the street. The wood-frame building is finished in stucco and has a cementitious shingle roof and concrete foundation. The main entry to the house is located slightly left (north) of center and consists of a double wood door. Two large bay windows with fixed single lights in vinyl frames are located on the front of the house as well. Additional windows on the house are similar in design. An attached garage is located under a hip roof on the south side of the house. Landscaping is relatively informal. A narrow circular driveway is located in front of the house. The Ranch-style house was constructed in 1957, according to Assessor records, and updated in 1988. The property is in good condition and has fair integrity due to additions and changes in materials.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (west) façade looking east

Date Constructed/Age and Source:
■ Historic ▯ Prehistoric ▯ Both
1957/1988 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ▯NONE ■Location Map ■Continuation Sheet ▯Building, Structure, and Object Record ▯Archaeological Record ▯District Record ▯Linear Feature Record ▯Milling Station Record ▯Rock Art Record ▯Artifact Record ▯Photograph Record ▯ Other (List):

State of California ▯ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 820 Via MIrada**

P1. Other Identifier: None

***P2. Location:** ▯ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ▯ **of** ___ ▯ **of Sec** ___; Mt. Diablo **B.M.**

c. Address 820 Via Mirada City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1742014000

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

The house at 820 Via Mirada is one story with an irregular footprint and shallow sloped cross-hip roofs with deep eaves. The house has a large interior chimney just left (south) of the front bay of the building, on the front gable face. The building is located on a .4-acre parcel and faces east, overlooking the street. The wood-frame building is finished in stucco with stone trim under the windowsills. It has a composition shingle roof and concrete foundation. The main entry to the house is located just to the right of the main projecting bay, which features two very large fixed windows. The entry itself is deeply recessed and flanked by tall fixed and double-hung windows. A few windows have been replaced, but many display the one-over-one-light, double-hung sash that is original to the building. The south wing of the house contains a double car garage. The north wing appears to be newer, although this was not indicated by Assessor records. The parcel is informally landscaped and has a circular driveway in front. The Ranch-style house was constructed in 1951. The property is in good condition and has moderate integrity due to additions.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (east) façade looking west

Date Constructed/Age and Source:
■ Historic ▯ Prehistoric ▯ Both
1951 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:** Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ▯NONE ■Location Map ■Continuation Sheet ▯Building, Structure, and Object Record ▯Archaeological Record ▯District Record ▯Linear Feature Record ▯Milling Station Record ▯Rock Art Record ▯Artifact Record ▯Photograph Record ▯ Other (List):

State of California ▯ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 827 Via Mirada**

P1. Other Identifier: None

***P2. Location:** ▯ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ▯ **of** ___ ▯ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 827 Via Mirada City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1743008000

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

The house at 827 Via Mirada is one story with a largely rectangular footprint and moderately sloped side gable roof with a front-facing gable on the north side. A large exterior chimney is located at about the center of the front façade. The house is sited on a .6-acre parcel and faces west, overlooking the street. The wood-frame building is finished in stucco and has a composition shingle roof and concrete foundation. The main entry is located in the side gable portion and consists of a vertical wood door with a small light in the upper portion. A small gable roof with a curved soffit, mounted on posts and piers, is located over the entry. The front-facing gable end features a large, multi-light window in a curved opening. An attached garage is located at the lower level of the house at the east corner. Landscaping is relatively informal and obscures the front of the house. The Ranch-style house with Colonial details was constructed in 1958. The property is in good condition and has good integrity.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (west) façade looking east (detail)

Date Constructed/Age and Source:
■ Historic ▯ Prehistoric ▯ Both
1958 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ▯NONE ■Location Map ■Continuation Sheet ▯Building, Structure, and Object Record ▯Archaeological Record ▯District Record ▯Linear Feature Record ▯Milling Station Record ▯Rock Art Record ▯Artifact Record ▯Photograph Record ▯ Other (List):

State of California ▯ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Review Code | Reviewer | Date | Listings

 ***Resource Name: 834 Via Mirada**

P1. Other Identifier: None

***P2. Location:** ▯ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ▯ **of** ___ ▯ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 834 Via Mirada City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1742015000

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

The house at 834 Via Mirada is one story with a C-shaped footprint whose wings form a courtyard on the north (northeast) side of the building. The house has a moderately sloped cross hip roof. A large interior chimney is located on the front wing on the north face of the hip roof. Another chimney is located on the southwest side of the building. The house is sited on a .7-acre parcel and faces east, overlooking the street. The wood-frame building is finished in stucco and has a composition shingle roof and concrete foundation. The main entry is not visible due to the vegetation around the building. Visible windows are large, single-light, fixed sash. A garage with a flat roof is located at the south corner of the building. Landscaping is relatively informal and obscures the front of the house. The Ranch-style house was constructed in 1966. The property is in good condition and appears to have good integrity.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Portion of front (east) façade looking west, east wing, with west wing to rear

Date Constructed/Age and Source:
■ Historic ▯ Prehistoric ▯ Both
1966 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ▯NONE ■Location Map ■Continuation Sheet ▯Building, Structure, and Object Record ▯Archaeological Record ▯District Record ▯Linear Feature Record ▯Milling Station Record ▯Rock Art Record ▯Artifact Record ▯Photograph Record ▯ Other (List):

State of California ▯ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 843 Via Mirada**

P1. Other Identifier: None

***P2. Location:** ▯ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ▯ **of** ___ ▯ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 843 Via Mirada City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1743007000

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

The house at 843 Via Mirada is one story with an irregular footprint and a shallow-sloped hip roof with deep eaves. The house is sited on a .7-acre parcel and faces west, overlooking the street. The wood-frame building is finished in stucco with stone under the windowsills and cladding the columns at the entry. It has a composition shingle roof and concrete foundation. The main entry is centered on the main portion of the building and consists of a wood door with a large light. To the left of the door are two large windows with one-over-two lights. On each end of the façade are bay windows with fixed lights. The double-car garage is located on the south end of the building under the hip roof. Landscaping is relatively informal. A circular driveway is located in front of the house. The Ranch-style house was constructed in 1954. The property is in good condition and has moderate integrity due to changes design features and in materials

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (west) façade looking east

Date Constructed/Age and Source:
■ Historic ▯ Prehistoric ▯ Both
1954 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ▯NONE ■Location Map ■Continuation Sheet ▯Building, Structure, and Object Record ▯Archaeological Record ▯District Record ▯Linear Feature Record ▯Milling Station Record ▯Rock Art Record ▯Artifact Record ▯Photograph Record ▯ Other (List):

State of California ♉ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: Dormody House**

P1. Other Identifier: 848 Via MIrada

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 848 Via Mirada City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1742016000

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

The house at 848 Via Mirada is one story with a U-shaped footprint and moderately sloped gable roof. Small pop out bays are located on the west and south sides. The roof is extended on the interior faces of the "U" to form a covered walkway or veranda around the house, which is supported by heavy posts with capitals An endwall chimney is located on the east face of the southerly wing; two additional exterior chimneys are located on the house. It is sited on a one-acre parcel and faces east (southeast), overlooking the street. The wood-frame building is finished in stucco and has a clay tile roof and concrete foundation. Multi-light doors open directly onto the interior walkway around the building. A large, wood-frame, multi-light focal window is located on to the left of a main door on the east face of the most westerly wing of the house (at the back of the "U"). Additional windows include smaller multi-light, wood-frame fixed and

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (east) façade looking west

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1931 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

Continued from sheet 1

casement windows; one-over-one-light, wood-frame, double-hung windows; and a limited number of two-part, aluminum-frame windows. The Early California Ranch style house, which also displays Spanish Colonial Revival influences, was designed and constructed in 1931 for Dr. Hugh Dormody by J.C. Anthony, a significant builder in Monterey. Dr. Dormody was known for founding the first modern hospital in Monterey. The house is in excellent condition and has very good integrity. There are two additional buildings on the site, a garage south of the house and a guest house west of the house. The grounds display informal landscaping with mature trees. The parcel is enclosed with a chalk rock wall. The property is listed in the local historic register

State of California ▯ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 867 Via MIrada**

P1. Other Identifier: None

***P2. Location:** ▯ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ▯ **of** ___ ▯ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 867 Via Mirada City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1743006000

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

The house at 867 Via Mirada is a one- and two-story house with an irregular footprint and shallow-sloped hip roofs with deep eaves. A large exterior chimney is located on the rear of the house and at the northwest corner. The house is sited on a .7-acre parcel and faces west, overlooking the street. The wood-frame building is finished in stucco with stone accents at the entry and has a wood shingle roof and concrete foundation. The main entry is located on the back wall of the porte cochere, which is within a hip-roof projection at the center of the front façade. The two-story portion of the house is on the south end. This wing contains a garage at the lower level. Typical windows on the house are two-part sliding sash with vinyl frames. Landscaping is formal and much of the front yard is paved. A concrete and metal fence encloses the front yard. The Ranch-style house was constructed in 1960 and updated in 2001. The property is in good condition and has fair integrity due additions and changes in materials and features.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (west) façade looking south

Date Constructed/Age and Source:
■ Historic ▯ Prehistoric ▯ Both
1960 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ▯NONE ■Location Map ■Continuation Sheet ▯Building, Structure, and Object Record ▯Archaeological Record ▯District Record ▯Linear Feature Record ▯Milling Station Record ▯Rock Art Record ▯Artifact Record ▯Photograph Record ▯ Other (List):

State of California ▯ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 877 Via Mirada**

P1. Other Identifier: None

***P2. Location:** ▯ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ▯ **of** ___ ▯ **of Sec** ___; Mt. Diablo_**B.M.**

c. Address 877 Via Mirada City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1743005000

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

The house at 877 Via Mirada is one- and two-stories with a T-shaped footprint and shallow-sloped gable-on-hip roofs with a projecting ridgeline. It has deep eaves and a sunshade separating the two wings of the building. A large exterior chimney is located on the northeast corner of the building, within the two-story portion. The house is sited on a .5-acre parcel and faces west, overlooking the street. The wood-frame building is finished in stucco with battens and has a composition shingle roof and concrete foundation. The main entry is located at the juncture of the one- and two-story portions of the house. Typical windows are two-part sliding windows of anodized aluminum, delineated with battens. The attached garage is at the south end of the house. The grounds are extensively and formally landscaped. The Ranch-style house displays Asian influences. It was constructed in 1955. The property is in good condition and has good integrity.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Portion of front (west) façade looking east

Date Constructed/Age and Source:
■ Historic ▯ Prehistoric ▯ Both
1955 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ▯NONE ■Location Map ■Continuation Sheet ▯Building, Structure, and Object Record ▯Archaeological Record ▯District Record ▯Linear Feature Record ▯Milling Station Record ▯Rock Art Record ▯Artifact Record ▯Photograph Record ▯ Other (List):

State of California ♉ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: Richter, Max and Marion, House**

P1. Other Identifier: 901 Via Mirada

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**
c. Address 901 Via Mirada City Monterey Zip 93940
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1743003000

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

The house at 901 Via Mirada is one story with an irregular footprint. The main portion of the house runs north-south and has a shed roof with narrow eaves. Two east-west shed-roof wings form a courtyard at the rear of the house. A large stone interior chimney is located toward the south end of the original portion of the house (a sympathetic addition is located to the north). The house is sited on a .5-acre parcel and faces west, close to and overlooking Via Mirada. The chalk rock house has a clay tile roof; foundation materials are unknown. The main entry is located toward the south end of the main wing and is a solid wood paneled door surmounted by a heavy lintel. Typical windows are double-hung, wood-frame sash with multiple (often six-over-six) lights, covered by heavy lintels. Steps descent to the rear yard, which slopes down to the southeast. An ancillary building is located here. The site is informally landscaped

Continued on sheet 2

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property
***P4. Resources Present:**
■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Front (west) façade looking east (detail)

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1930 (Assessor records)
***P7. Owner and Address:**
***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500
***P9. Date Recorded:** March 2, 2019
***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.
***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 901 Via Mirada

Continued from sheet 1
with mature trees and vegetation. The Spanish Colonial Revival house was designed by Monterey artist Jo Mora and built by local builder J.C. Anthony in 1930 for Max and Marion Richtor. It is in very good condition and displays good integrity.



Front (west) façade, looking south

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 940 Via Mirada**

P1. Other Identifier: None

*P2. **Location:** ☐ **Not for Publication** ■ **Unrestricted**
- ***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo **B.M.**
- c. Address 940 Via Mirada City Monterey Zip 93940
- d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN 1741013000

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

The house at 940 Via Mirada is one story with a rectangular footprint and shallow-sloped hip roofs and deep eaves. A broad chimney is located on the ridgeline at about the center of the building. The house is sited on a .7-acre parcel and faces east, overlooking the street. The wood-frame building is finished in stucco with brick veneer under the windowsills, a composition shingle roof and concrete foundation. The main entry is located to the left (south) of center and is recessed. Typical windows are large, fixed sash. Two bay windows with large central lights flank the entry door. A pop out window is located on the far right (north end) of the front façade. A detached garage is located just north of the house. Another accessory structure is located in the rear yard on the south side of the parcel. The yard is informally landscaped with mature trees and enclosed with a chalk rock wall. A circular driveway serves the site The Ranch-style was constructed in 1958. The property is in good condition and has moderate integrity due to alterations.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property
***P4. Resources Present:**
■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Front (east) façade looking northwest

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1958 (Assessor records)
***P7. Owner and Address:**
***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500
***P9. Date Recorded:** March 2, 2019
***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.
***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 941 Via Mirada**

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo_**B.M.**
c. Address 941 Via Mirada City Monterey Zip 93940
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1743002000

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

The house at 941 Via Mirada is one story with an irregular footprint and shallow-sloped, cross-hip roof with deep eaves. A broad chimney is located on a rear wing on the north side the building. The house is sited on a .9-acre parcel and faces west, overlooking the street. The wood-frame building is finished in stucco with stone veneer at the entry, a composition shingle roof and concrete foundation. The main entry is located to the left (north) of center and is recessed. Windows include a three-part focal window and one-over-one-light, double-hung windows with vinyl frames. An attached garage is located within the southernmost wing. The yard is informally landscaped and has a circular driveway. The Ranch-style house was constructed in 1954. The property is in good condition and has moderate integrity due to alterations to windows.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property
***P4. Resources Present:**
■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Front (west) façade looking east

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1954 (Assessor records)
***P7. Owner and Address:**
***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500
***P9. Date Recorded:** March 2, 2019
***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.
***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name: 960 Via Mirada**

P1. Other Identifier: None

*P2. **Location:** ☐ **Not for Publication** ■ **Unrestricted**
- ***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo **B.M.**
- c. Address 960 Via Mirada City Monterey Zip 93940
- d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN 1741019000

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

The house at 960 Via Mirada is one story with an irregular footprint and moderately sloped, side-gable roof with three front-facing gables. The southerly gable has been extended into the front yard. A broad exterior chimney is located on rear façade. The house is sited on a .7-acre parcel and faces east (southeast), overlooking the street. The wood-frame building is finished in stucco and has a composition shingle roof and concrete foundation. The main entry is centrally located within the main body of the house. The house contains some replacement windows. An attached garage is located within the projecting wing. A small shed is located in the side yard. The yard is informally landscaped and enclosed with an oversized brick or colored concrete wall. The Ranch-style house was constructed in 1960. The property is in good condition and has moderate integrity due to alterations.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Portion of front (east) façade looking west

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1960 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 1 ***Resource Name: 999 Via MIrada**

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Monterey **Date** 2018 **T** 15S; **R** 1E; ___ ☐ **of** ___ ☐ **of Sec** ___; Mt. Diablo **B.M.**

c. Address 999 Via Mirada City Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1743018000

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

The house at 999 Via Mirada is one story with an irregular footprint and shallow-sloped, hip roofs with deep eaves. A broad chimney is located on the rear façade of the main portion of the house. The house is sited on a .5-acre parcel and faces west, overlooking the street. The main, and likely original, wing is located parallel to the street. Two additional wings extend deep into the lot on the north and south sides The wood-frame building is finished in stucco with brick under the windowsills, a composition shingle roof and concrete foundation. The main entry is located to the right (south) of center and features double paneled wood doors. Typical windows on the front façade are large, two-part sliding windows with vinyl frames. Two double-car attached garages are located within the southernmost wing. The yard is informally landscaped and features a circular driveway. The Ranch-style house was constructed in 1956. The property is in good condition and has moderate integrity due to additions and alterations to the windows.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P3b. Resource Attributes: HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front (west) and south side façade, looking northeast

Date Constructed/Age and Source:
■ Historic ☐ Prehistoric ☐ Both
1956 (Assessor records)

***P7. Owner and Address:**

***P8. Recorded by:**
Diana J. Painter, PhD
Painter Preservation
3518 N. C Street
Spokane, WA 99205
707-763-6500

***P9. Date Recorded:** March 2, 2019

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation**: Alta Mesa Historic Context Statement and Reconnaissance Survey, September 2019.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):