Partners
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JRP HISTORICAL CONSULTING, LLC

August 25, 2008

Mark Kelton
Vice President
Domain Corporation
2716 Ocean Park Blvd., Suite 3006
Santa Monica, CA 90405-5207

Re: Phase One Assessment – Ferrini Ranch, 715 Monterey Salinas Highway, Salinas, CA 93908

Dear Mr. Kelton:

This letter and the enclosed DPR 523 forms serve as the Phase One Historic Assessment of the Ferrini Ranch complex (APN 161-011-084, formerly 161-011-078). According to the Monterey County Guidelines for Historic Assessments:

> The Planning and Building Inspection Department (PBID) will require an applicant to hire a qualified historic consultant to prepare a Phase One Assessment when a project has the potential to affect a building, site, object or structure over 50 years old. The assessment will determine if a resource is historic by using criteria from the National Register of Historic Places, the California Register of Historic Resources and Monterey County's Register of Historic Resources. If it is determined that a resource is eligible for listing on one or more of these Registers, then a Phase Two Assessment is triggered.

JRP Historical Consulting, LLC, meets the County's qualifications for historic consultants and has surveyed and evaluated the buildings at the Ferrini Ranch complex. JRP finds that the buildings and structures of the Ferrini Ranch do not meet any of the criteria for listing in the federal, state, or local registers, and is not a resource for the purposes of the California Environmental Quality Act (CEQA).

The building complex currently known as the Ferrini Ranch is located along Highway 68 between Salinas and Monterey on the former Rancho El Toro. The rancho contained most of the stage route between Monterey and San Juan Bautista via the Salinas Valley and was well watered by the river and tributaries like El Toro Creek. Prominent Monterey businessman and landowner David Jacks, who owned several ranchos in Monterey County, purchased Rancho El Toro in 1880.

In 1917, Battista Ferrini purchased a portion of the rancho stretching from the Salinas River to San Benancio Creek along the south side of the Monterey – Salinas Road. Arriving in the United

States in 1872, Ferrini was one of many Swiss-Italian immigrants to the Central Coast of California in the late nineteenth and early twentieth centuries. He operated a general farm and ranch on this property, cultivating hay on the land east of El Toro Creek. Battista's only son, Arthur, served as foreman on their lands and lived in the family home near the Salinas River. Arthur Ferrini married Claudia Guidotti in 1924 and one year later built a Craftsman house (referred to as Residence 1 by JRP in the enclosed DPR 523 forms) on the west end of the Ferrini Ranch. The Ferrini home was enlarged to accommodate the growing family, which included four daughters by 1930. It is likely that Residence 2 (a smaller, older structure northwest of Residence 1) was already present at this location, possibly serving as a bunkhouse for hired hands on the ranch. The construction methods, types, and styles of the Barn, Tank House, and Utility Shed (all located southwest of Residence 1) suggest that they were constructed in the late 1920s, after the Ferrini family built Residence 1 in 1925. Shed 2, located south of the ranch complex, is typical of mid-twentieth century construction, and likely dates to the 1940s or 1950s. Ferrini lived at this location with his family and farmed the surrounding acres until his death in 1969. The present owners, Domain Corporation of Santa Monica, purchased the property from Ferrini's heirs in 1972 and operated it as a cattle ranch and hay farm. In recent years, the Ferrini house has been leased to tenants not necessarily associated with the operation of the ranch.

A previous study of the property has suggested that the site of Ferrini Ranch may have served as a stage stop on the route between Monterey and the Salinas Valley. While stages may have stopped in this vicinity (and across Highway 68 at the Guidotti Ranch), there are no buildings in the current Ferrini Ranch complex that date to the nineteenth century or appear to have been related to stage operations. Instead, the buildings and structures of the complex all appear to date to the Ferrini ownership period, except Residence 2, which dates to the late period of Jacks' ownership.

The number, function, and design of the various outbuildings on this property have changed since the Ferrini period of occupation. The modern water tank and pump replaced the functions of the old tank and windmill. The Utility Shed was converted to use as a garage. The Tack Room was constructed beside the Barn and Shed 1 was constructed more recently. Although this shed has the appearance of a privy, it is unlikely that it served that purpose. Residence 2 underwent significant modifications and has since fallen into disrepair.

The Ferrini Ranch buildings are not "representative of a way of life," nor are they rare. The modern property was once part of a larger rancho owned by prominent landowner David Jacks, but the buildings were not designed or inhabited by him. The individual buildings and the complex as a whole have been substantially modified and do not have historic integrity. Subsequent owners and occupants include Arthur Ferrini and his family, but the historical record does not suggest that he was a historically significant individual. As such, this property does not meet National Register of Historic Places (NRHP) Criteria A or B, California Register of Historic Resources (CRHR) Criteria 1 or 2, or Monterey County Criterion A.

The property does not exemplify or embody a historically important way of life, nor is it part of a particular community, or remaining example of a particular community. The property was developed in the mid-1920s as a working ranch complex. Little is known about Arthur Ferrini's occupation of the property, or the original construction of the main house and surrounding

structures. Assessor records, recorded documents, and visual inspection of the property indicate that the buildings have been substantially changed over the years. The main house (Residence 1) does not embody "outstanding attention to architectural or engineering design, detail, material, or craftsmanship." The main house is simple in plan and execution and is not important for its type, period, or method of construction. The Barn is a transverse-crib barn, a style common on livestock farms in Monterey County and throughout California. None of the other buildings on the property embody distinctive architectural characteristics, but are vernacular forms and are not important for their type, period, and method of construction or the work of a master architect or builder (NRHP Criterion C; CRHR Criterion 3; Monterey County Criterion B). In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D and 4); however, these buildings are not a principal source of important information in this regard. Therefore, the property does not meet NRHP Criteria C or D, CRHR Criteria 3 or 4, or Monterey County Criterion B.

This property has a relatively remote location, and as such, it does not contribute to the character of a community or neighborhood, and it is not a familiar feature to residents of the area as the view is obscured from the road by foliage. The buildings of the complex have changed over time and do not consist of a "significant concentration" of buildings. The complex does not have a unified plan, nor is the property part of a larger unified plan of development, nor is it part of a historic district. For these reasons, the property does not meet Monterey County Criterion C.

The buildings and structures of the Ferrini Ranch do not meet any of the criteria for listing in the federal, state, or local registers, and the property is not a resource for the purposes of the California Environmental Quality Act (CEQA). Because no buildings in the complex are eligible for listing, the development project will not affect the significance of a historic resource on this property.

Please feel free to contact JRP with any questions you may have regarding this assessment.

Sincerely,

Mark A. Beason
Staff Historian

Meta Bunse
Historian / Architectural Historian / JRP Partner

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Ferrini Ranch

P1. Other Identifier: 715 Monterey Salinas Highway

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Monterey
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Spreckels Date 1947 photorevised 1984 T___; R ___; __ ¼ of Sec ___; _____ B.M.

c. Address 715 Monterey Salinas Highway City Salinas Zip 93908

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, etc., as appropriate)
APN: 161-011-084 (formerly 161-011-078)

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

The Ferrini Ranch complex is located south of the bridge over Toro Creek on U.S. Highway 68 in unincorporated Monterey County. The property is accessed by a paved driveway and is separated from the fields to the south and east by a wood picket fence (see the Sketch Map for the property layout). The property currently contains ten buildings and structures. The primary building is Residence 1, which is a simple example of the Craftsman style. This single-story building has a medium pitch cross gable roof covered by composite shingles. The roof's wide overhang is supported by triangular knee braces and shelters open eaves with fascia board, exposed rafter ends, and lattice attic vents under the gable peaks. A brick chimney protrudes from the roof on the east side of the building. A shed roof extension on the north side is supported by wood posts and extends over the front door and a brick porch. (See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP2 (Single family property); HP33 (Farm/ranch)

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

P5a. Photo of Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photograph 1, Residence 1, camera facing northwest, July 17, 2008.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
ca. 1925 Monterey County Assessor Records

*P7. Owner and Address:
Domain Corporation
20716 Ocean Park Blvd. #3006
Santa Monica, CA 90405-5299

*P8. Recorded by: (Name, affiliation, address)
Mark A. Beason
JRP Historical Consulting, LLC
1490 Drew Ave, Suite 110
Davis, CA 95618

*P9. Date Recorded: July 17, 2008

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: ☐ None ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list) __

B1. Historic Name: Ferrini Ranch
B2. Common Name: _____
B3. Original Use: Single family residence; Ranch B4. Present Use: single family residence
***B5. Architectural Style:** Craftsman (Residence 1); Utilitarian (Barn, Utility Shop/Garage, Sheds 1 & 2, Tack Room, Tank House)
***B6. Construction History:** (Construction date, alteration, and date of alterations) ca. 1915 (Residence 2, Barn); 1925 (Residence 1, Tank House, Utility Shop/Garage); ca. 1985 (Tack Room, Water Tank and Pump, Shed 1).
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:**

B9. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not meet local, state, or national significance criteria of eligibility for the local inventory, the California Register of Historical Resources, or National Register of Historic Places. This review included a site inspection of the property, as well as review of Monterey County Assessor records, building permit records, local history collections, aerial photographs, and the local historic preservation guidance. Review of this information did not reveal important associations with historic patterns or trends of development, historically important individuals, significant architectural attributes, or the potential to provide important information about history (Criteria A, B, C, and D of the National Register, Criteria 1, 2, 3, and 4 of the California Register, and Monterey County Criteria A, B, and C). (See continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:**
Monterey County Assessor, Residential Building Record for APN 161-011-084 (formerly 161-011-078); Monterey County Recorder, Official Records and Record of Surveys; US Census Bureau, Schedule of Population, Monterey County, 1900, 1920, and 1930; USGS, Salinas Quadrangle, 15 Minute Series, 1912 and 1940; USGS Spreckels Quadrangle, 7.5 Minute Series, 1947; (please see footnotes for details).

B13. Remarks:

***B14. Evaluator:** Mark A. Beason and Meta Bunse

***Date of Evaluation:** August 7, 2008

(This space reserved for official comments.)

See Continuation Sheet

P3a. Description (continued):

The residence has been enlarged at least twice in its lifetime. The northern portion appears to be original, while a perpendicular section extends southward with a roofline at the same height. A third addition (**Photograph 2**) extends further southward with a lower and slightly offset gable end. The entire building rests on a board formed concrete foundation and is clad in horizontal wood lap siding with cornerboards on the northern and central sections. Unglazed replacement wood doors are located under the north porch and on the southern end of the building. A third door, also a replacement, is a wood panel door with six lights and is located on the west side of the central section of the building. The few remaining original windows are double hung wood sash on the north and central sections and two-over-four wood casement windows in the southern extension. The other windows have been replaced by a combination of aluminum sliding windows and a large picture window on the north side. The doors and windows all have wide wood frames. On the southern end, a low concrete wall surrounds a small patio.

A concrete block wall topped by a thin concrete slab extends from the west side of Residence 1 to the east side of Residence 2 (**Photograph 3**). A large brick barbecue grill is located in the center of this wall. Residence 2 (**Photograph 4**) is a small, single-story side gable building located northwest of Residence 1. The roof is covered by wood shingles and has a saltbox shape and a slight overhang with fascia board and exposed rafter ends. A small, gable roof extension has been added to the southwest side, but its roof has fallen in and a portion of the wall has been replaced with chicken wire. A shed roof extension is located on the northwest side. The central portion of the building rests on a concrete foundation, while the gable roof extension has a wood foundation. The shed roof extension stands on wood piers. The building is clad in a combination of board and batten, horizontal wood lap, and vertical plywood siding. Replacement plywood double doors are located on the southeast side. The placement and variety of windows make it doubtful that any are original. They include double hung and fixed pane wood windows with wood frames of various sizes.

A Tank House (**Photograph 5**) stands southwest of the two residence buildings. It consists of a rectangular, single story building with a cylindrical wood tank on the east half of its roof. The remains of a windmill frame stand on the west half of the roof. The building consists of two distinct sections and may have replaced an earlier structure that supported the tank and windmill. The section below the water tank has a flat roof that is a platform supporting the tank. This roof is covered with wood planks and has a moderate overhang, wide fascia board, and open eaves. Supporting beams project through the walls below the roof platform. This building rests on a concrete foundation and is clad in plywood panels. A single doorway on the north side provides access to the single room, which has a dirt floor. The portion of the building below the windmill frame has a similar flat roof that appears to be covered by both wood shingles and corrugated metal. The sides are clad in horizontal wood lap siding and plywood sheets. This section stands on a wood foundation. A single doorway on the north side and a wide opening on the south side provide access to the dirt-floor room below the windmill frame.

The Utility Shed / Garage (**Photograph 6**) is a single-story side gable building standing southwest of the Tank House. The roof has a slightly off-center peak and is covered by corrugated metal that has been replaced in spots by corrugated plastic. The roof has a wide overhang with open eaves, fascia board and exposed rafter ends. The building rests on a concrete foundation and a paved parking area is located to the east. The sides of the building are clad in a combination of board and batten and vertical wood siding that has been patched in places with particle board panels. Two sets of hinged double wood garage doors and a sliding wood door are located on the

east side of the building, and a single, boarded-up window is located on the south side. A basketball goal has been attached to the roof on the east side, and a V-shaped wood chute has been attached to the north side of the building.

A large Barn (**Photograph 7**) is located northwest of the Utility Shed / Garage. It is a large, transverse-crib barn with a front gable roof covered by wood shingles.[1] The peak of the gable has a slightly steeper pitch and is separated from the rest of the roof by a ventilation opening. The sides of the barn are clad in vertical wood planks, and the building rests on a concrete foundation. A hay hood projects from the gable on the southeast end of the barn, sheltering a hayloft opening. A double personnel door is located in the center of the southeast side and is flanked by exterior-mounted sliding doors. The bar for the sliding door to the left of the central door has been replaced. A single window frame is the only opening on the northwest (rear) side of the barn, while a row of window openings (now covered by boards) is located on both the northeast and southwest sides.

A small Tack Room (**Photograph 8**) stands beside the barn on the southwest side. It is a small, front gable building with a moderate pitch roof covered by composite shingles. The roof has a slight overhang, fascia board, and open eaves. The sides are clad in board and batten siding. A shed roof covered by corrugated metal and supported by wood posts extends from the east side of the building. This shed roof shelters a wood porch and the single entrance to the building, which is an unglazed wood door.

Shed 1 stands east of the Tack Room and has a shed roof covered by a sheet of plywood. The sides are clad in plywood panel siding, and a single door encompassing the entire west side is also plywood paneling. A modern water tank and pump are located east of Shed 1. A small, wood frame, shed roof structure shelters the pump. Its roof and south side are covered by corrugated metal.

Shed 2 is located southwest of the other buildings and near San Benancio Creek. The roof and sides of this small, front gable, wood frame building are covered by corrugated metal. An open doorway extends across the northeast side of the building. A small window opening is located above the door and another is found on the southwest side.

B10. Significance (continued):

Property History

The building complex currently known as the Ferrini Ranch is located along Highway 68 between Salinas and Monterey on the former Rancho El Toro. Jose Ramon Estrada received the original grant of 1.5 leagues in 1835 and 5,668 acres were patented to Charles Walters (aka Wolters) in 1862. The rancho contained most of the stage route between Monterey and San Juan Bautista via the Salinas Valley and was well watered by the river and tributaries like El Toro Creek. Prominent Monterey businessman and landowner David Jacks purchased the rancho from Wolters' widow in 1880. Jacks owned several other ranchos in the area and facilitated the construction of a railroad between Monterey and Salinas Valley in 1874.[2]

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[1] John Michael Vlach, *Barns*, Norton/Library of Congress visual sourcebooks in architecture, design, and engineering, (New York: W. W. Norton & Co, 2003), 357-361.

[2] David L. Durham, *California's Geographic Names: A Gazetteer of Historic and Modern Names of the State* (Clovis, CA: Word Dancer Press, 1998), 895; Gary S. Breschini and Trudy Haversat, "The Cultural Resources of Toro Vista," prepared for Williams, Platzek & Mocine, October 8, 1980; Donald Thomas Clark, *Monterey County Place Names* (Carmel Valley: Kestrel Press, 1991), 446.

Jacks preferred the business of buying land to farming it and established sharecropping on his lands in Monterey County. After his death in 1909, much of his rancho property was subdivided and sold. In 1917, Battista Ferrini purchased the portion of Rancho El Toro that contains the buildings described above. Arriving in the United States in 1872, Ferrini was one of many Swiss-Italian immigrants to the Central Coast of California in the late nineteenth and early twentieth centuries. He operated a general farm and ranch on lands stretching from the Salinas River to San Benancio Creek along the south side of the Monterey – Salinas Road, cultivating hay on the land east of El Toro Creek. Battista's only son, Arthur, served as foreman on their lands and lived in the family home near the Salinas River. Arthur Ferrini married Claudia Guidotti in 1924 and one year later built a Craftsman house (Residence 1) on the west end of the Ferrini Ranch. The Ferrini home (Residence 1) was enlarged to accommodate the growing family, which included four daughters by 1930. It is likely that Residence 2 was already present at this location, possibly serving as a bunkhouse for hired hands on the ranch. The construction method and style of the Barn, Tank House, and Utility Shed (all located southwest of Residence 1) suggest that they were constructed in the late 1920s after the Ferrini family built Residence 1 in 1925. Shed 2 (located south of the ranch complex) is typical of mid-twentieth century construction, and likely dates to the 1940s or 1950s. Ferrini lived at this location with his family and farmed the surrounding acres until his death in 1969. The present owners, Domain Corporation of Santa Monica, purchased the property from Ferrini's heirs in 1972 and operated it as a cattle ranch and hay farm. In recent years, the Ferrini house (Residence 1) has been leased to tenants not necessarily associated with the operation of the ranch.[3]

A previous study of the property has suggested that the site of Ferrini Ranch may have served as a stage stop on the route between Monterey and the Salinas Valley. While stages may have stopped in this vicinity (and across Highway 68 at the Guidotti Ranch), there are no buildings in the current Ferrini Ranch complex that date to the nineteenth century or appear to have been related to stage operations. Instead, the buildings and structures of the complex all appear to date to the Ferrini ownership period, except Residence 2, which dates to the late period of Jacks' ownership.[4]

The number, function, and design of the various outbuildings on this property have changed since the Ferrini period of occupation. The modern water tank and pump replaced the functions of the old tank and windmill. The Utility Shed was converted to use as a garage. The Tack Room was constructed beside the Barn and Shed 1 was also constructed more recently. Although this shed has the appearance of a privy, it is unlikely that it served that purpose. Residence 2 underwent significant modifications and has since fallen into disrepair.

Evaluation of Historical Significance

The eligibility criteria for designating historic properties under federal and state criteria are essentially the same. Monterey County also has its own evaluation criteria. This section addresses the federal and state criteria together, and then addresses the local county criteria. In summary, the buildings and structures of the Ferrini Ranch do not meet any of these federal, state, or local criteria. The newest buildings (Shed 1, the Tack Room, and

[3] Burton Anderson, *America's Salad Bowl: An Agricultural History of the Salinas Valley* (Salinas, CA: Monterey County Historical Society, Inc., 2000), 26; Dorothy Vera, Arthur Ferrini obituary, *Salinas Californian*, Western Ranch Home Magazine, November 8, 1969; Map of the El Toro Rancho, Monterey County Assessor, 1915 – 1957; Personal communication with Ruby Neumann of Domain Corporation, July 10, 2008.
[4] Breschini and Haversat, "The Cultural Resources of Toro Vista," October 8, 1980.

the modern Water Tank and Pump) are too young to meet the exceptional significance threshold required for buildings less than 50 years old. The other buildings and structures do not have historical significance and have undergone varying degrees of modification over the years. The significance criteria are addressed below.

The criteria for listing properties in the National Register of Historic Places (NRHP) are codified in 36 CFR 60 and expanded upon in numerous guidelines published by the National Park Service. Buildings, structures, objects, sites, and districts listed in, eligible for listing in, or appear eligible for listing in the NRHP are considered historic properties under the regulations for Section 106 of the National Historic Preservation Act (NHPA). Eligibility for listing buildings, structures, objects, sites, and districts (i.e., resources) in the NRHP rests on twin factors of *historic significance* and *integrity*. A resource must have both significance and integrity to be considered eligible. Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible. *Historic significance* is judged by applying the NRHP criteria, identified as Criteria A through D. The NRHP guidelines state that a historic resource's "quality of significance in American history, architecture, archeology, engineering, and culture" must be determined by meeting at least one of the four main criteria. Properties may be significant at the local, state, or national level. The NRHP criteria are:

Criterion A: association with "events that have made a significant contribution to the broad patterns of our history;"
Criterion B: association with "the lives of persons significant in our past;"
Criterion C: resources "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;"
Criterion D: resources "that have yielded, or may be likely to yield, information important to history or prehistory."[5]

Integrity is determined through applying seven factors to the historic resource: location, design, setting, workmanship, materials, feeling, and association. These seven can be roughly grouped into three types of integrity considerations. Location and setting relate to the relationship between the property and its environment. Design, materials, and workmanship, as they apply to historic buildings, relate to construction methods and architectural details. Feeling and association are the least objective of the seven criteria and pertain to the overall ability of the property to convey a sense of the historical time and place in which it was constructed.

The California Environmental Quality Act (CEQA) requires consideration of the possible impacts to and the evaluation of resources using the criteria set forth by the California Register of Historical Resources (CRHR). In order to be determined eligible and considered a historical resource for the purpose of CEQA, each resource must be determined to be *significant* under the local, state, or national level under one of four criteria (Criteria 1 through 4) and retain historic *integrity*. The CRHR criteria closely parallel those for the NRHP (Criteria A through D) outlined above.[6] Resources must be at least 50 years old in order to be eligible to the NRHP or the CRHR.

[5] US Department of the Interior, National Park Service, "Guidelines for Applying the National Register Criteria for Evaluation," *National Register Bulletin 15*, 2.
[6] California Code of Regulations, Title 14, Chapter 11.5, "California Register of Historical Resources," effective January 1, 1993.

Monterey County has its own local criteria for designating buildings as historically significant. The review criteria are outlined in Chapter 18.25 "Preservation of Historic Resources" at Section 18.25.070.

Under Monterey County Criterion A, "Historical and Cultural Significance," the local ordinance includes criteria similar to the NRHP and CRHR programs, but also adds:

- properties that are "representative of a way of life;"
- properties that were "once common but now rare;"
- properties "connected with someone renowned;"
- properties that are "connected with a business or use which was once common but is now rare."

Under Monterey County Criterion B, "Historic, Architectural, and Engineering Significance," the local ordinance establishes certain thresholds for significance that are not found in the National Register or California Register criteria. These include properties proposed for designation that:

- exemplifies "a particular style or way of life important to the county;"
- exemplifies the "best remaining architectural type of a community;"
- embodies "elements of outstanding attention to architectural or engineering design, detail, material, or craftsmanship."

Under Monterey County Criterion C, "Community and Geographic Setting," properties are considered historically significant if the proposed resource:

- materially benefits the historic character of a community
- by virtue of its location or singular physical characteristics represents "an established and familiar feature of the community, area, or county;"
- possesses "a significant concentration or continuity of buildings, structures or objects unified by past events, or aesthetically by plan or physical development;"
- "is essential to the integrity of" a historic district.

The buildings and structures of the Ferrini Ranch do not appear to meet any of the criteria of these federal, state, and local criteria.

The Ferrini Ranch buildings are not "representative of a way of life," nor are they rare. The modern property was once part of a larger parcel owned by prominent landowner David Jacks, but the buildings were not designed or inhabited by him. The individual buildings and the complex as a whole have been substantially modified and do not have historic integrity. Subsequent owners and occupants include Arthur Ferrini and his family, but the historical record does not suggest that he was a historically significant individual. As such, this property does not meet NRHP Criteria A or B, CRHR Criteria 1 or 2, or Monterey County Criterion A.

The property does not exemplify or embody a historically important way of life, nor is it part of a particular community, or remaining example of a particular community. The property was developed in the mid-1920s as a working ranch complex. Few records document Arthur Ferrini's occupation of the property and research has not revealed specific documentation of the original construction of the main house and surrounding structures.

Nevertheless, assessor records, recorded documents, and visual inspection of the property revealing the construction methods, types, and styles indicate that the buildings have been substantially changed over the years. The main house (Residence 1) does not embody "outstanding attention to architectural or engineering design, detail, material, or craftsmanship." The main house is simple in plan and execution and is not important for its type, period, or method of construction. The Barn is a transverse-crib barn, a style common on livestock farms in Monterey County and throughout California. None of the other buildings on the property embody distinctive architectural characteristics, but are vernacular forms and are not important for their type, period, and method of construction or the work of a master architect or builder (NRHP Criterion C; CRHR Criterion 3; Monterey County Criterion B). In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D and 4); however, these buildings are not a principal source of important information in this regard. The property does not, therefore, meet NRHP Criteria C or D, CRHR Criteria 3 or 4, or Monterey County Criterion B.

This property has a relatively remote location, and as such, it does not contribute to the character of a community or neighborhood, and it is not a familiar feature to residents of the area as the view is obscured from the road by foliage. The buildings of the complex have changed over time and do not consist of a "significant concentration" of buildings. The complex does not have a unified plan, nor is the property part of a larger unified plan of development, nor is it part of a historic district. For these reasons, the property does not meet Monterey County Criterion C.

Photographs

Photograph 2: Residence 1, camera facing northeast, July 17, 2008.

Photograph 3: Brick Wall and Barbecue, camera facing northeast, July 17, 2008.

Photographs

Photograph 4: Residence 2, camera facing north, July 17, 2008.

Photograph 5: Tank House, camera facing southwest, July 17, 2008.

Photographs

Photograph 6: Utility Shed / Garage, camera facing east, July 17, 2008.
(Shed 1 can also be seen to the left.)

Photograph 7: Barn, camera facing northwest, July 17, 2008.

Photographs

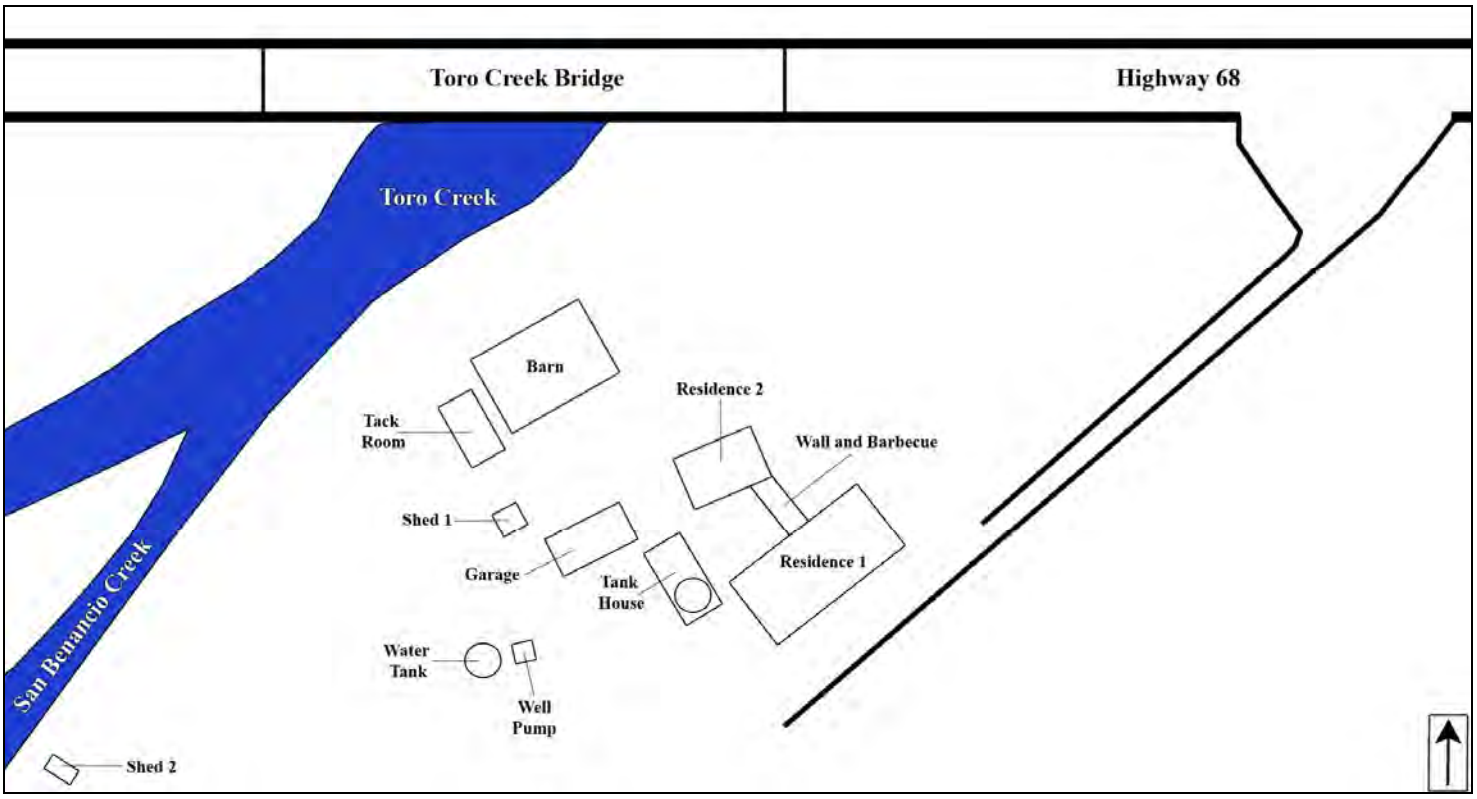
Photograph 8: Tack Room, camera facing west, July 17, 2008.

Photograph 9: Modern Water Tank and Shed 1, camera facing southeast, July 17, 2008.

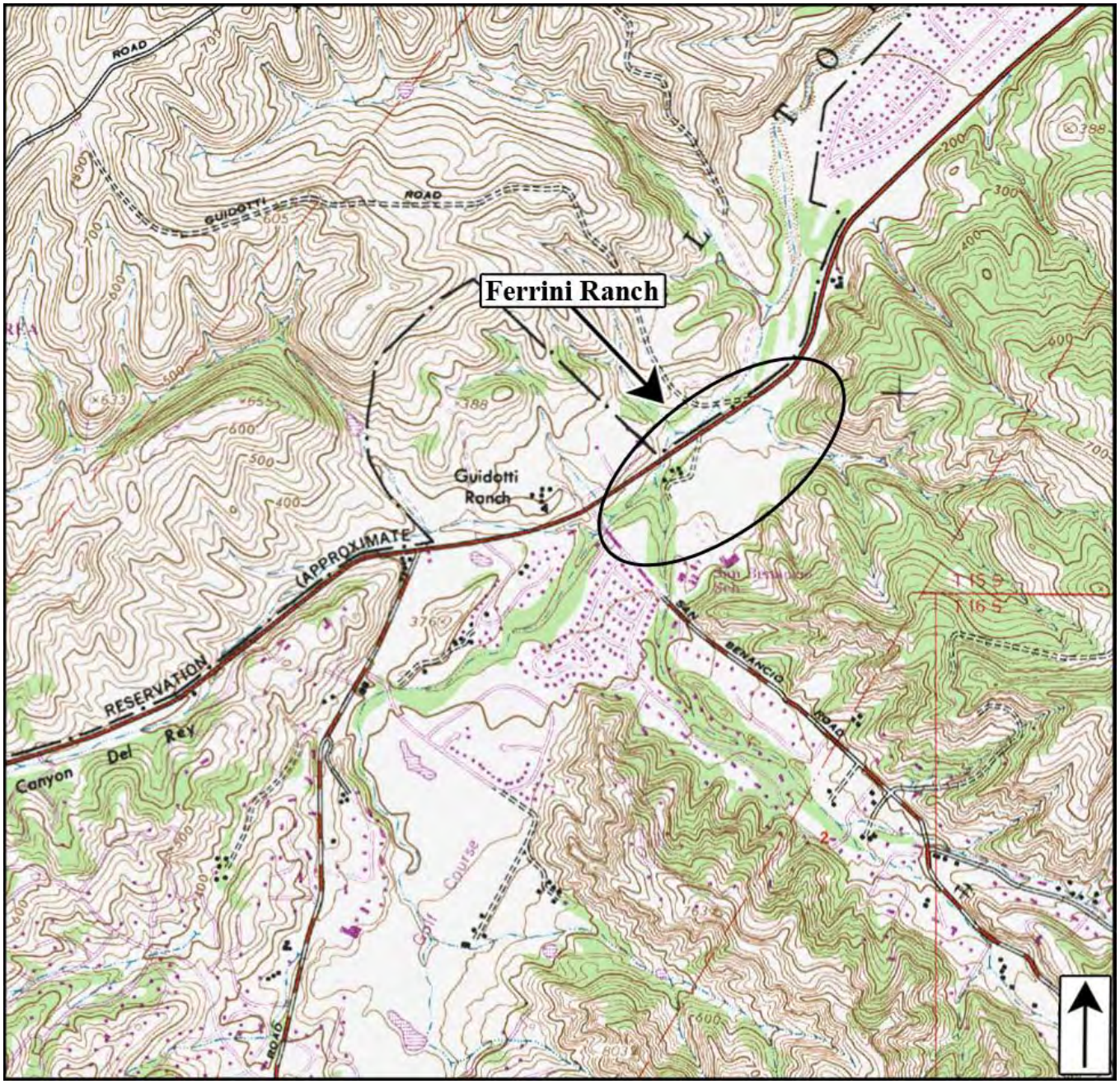
Photographs

Photograph 10: Shed 2, camera facing southwest, July 17, 2008.

Sketch Map


Toro Creek Bridge
Highway 68
Toro Creek
Barn
Tack Room
Residence 2
Wall and Barbecue
Shed 1
Garage
Tank House
Residence 1
Water Tank
Well Pump
San Benancio Creek
Shed 2

Location Map



Location Map: Base map is USGS Spreckels 7.5 minute quadrangle 1947 photorevised 1984.