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Planner: J. Onciano

EVALUATION OF HISTORICAL RESOURCES AT
THE PARAIISO SPRINGS
AT 34358 PARAIISO SPRINGS ROAD
IN THE COUNTY OF MONTEREY

FILE COPY

FOR

THOMPSON HOLDINGS
ATTN: MR. JOHN THOMPSON
P. O. BOX 2015
HORSHAM, PA 19044

RECEIVED

JUL 26 2004

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

BY

Archaeological Resource Management

Dr. Robert R. Cartier, Principal Investigator

496 North Fifth Street

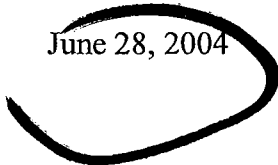
San Jose, CA 95112

(408) 295-1373

FAX: (408) 286-2040

email: armcartier@netscape.net

June 28, 2004



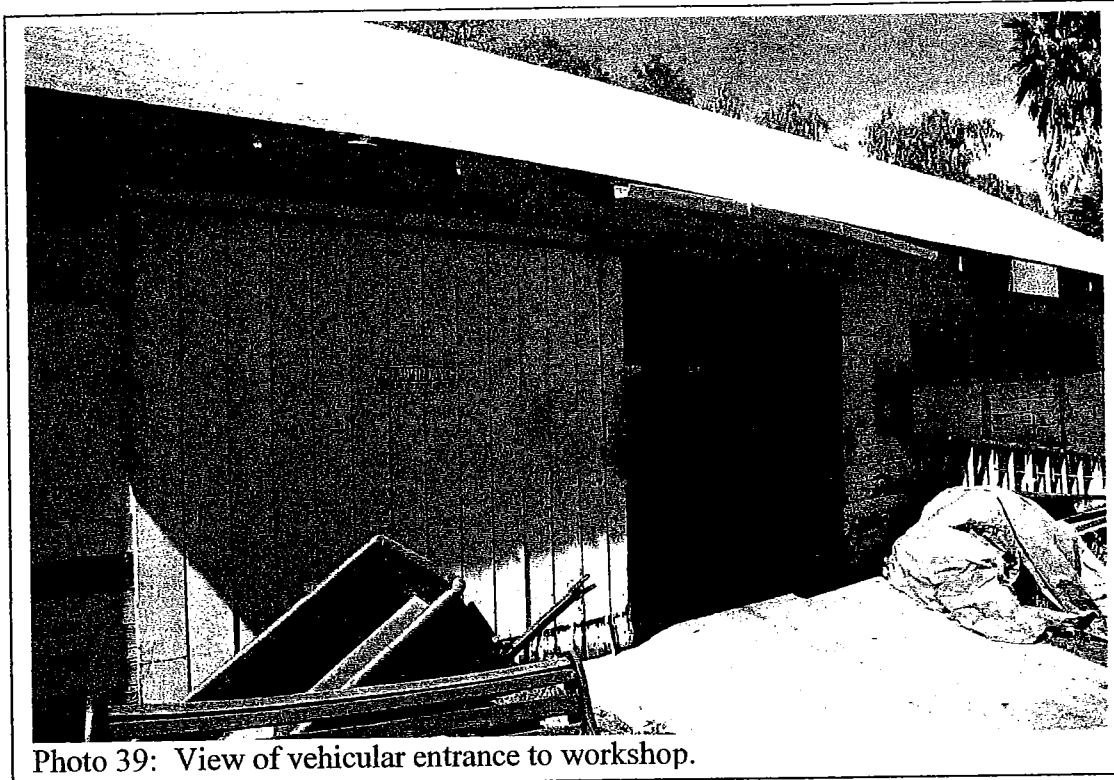


Photo 39: View of vehicular entrance to workshop.

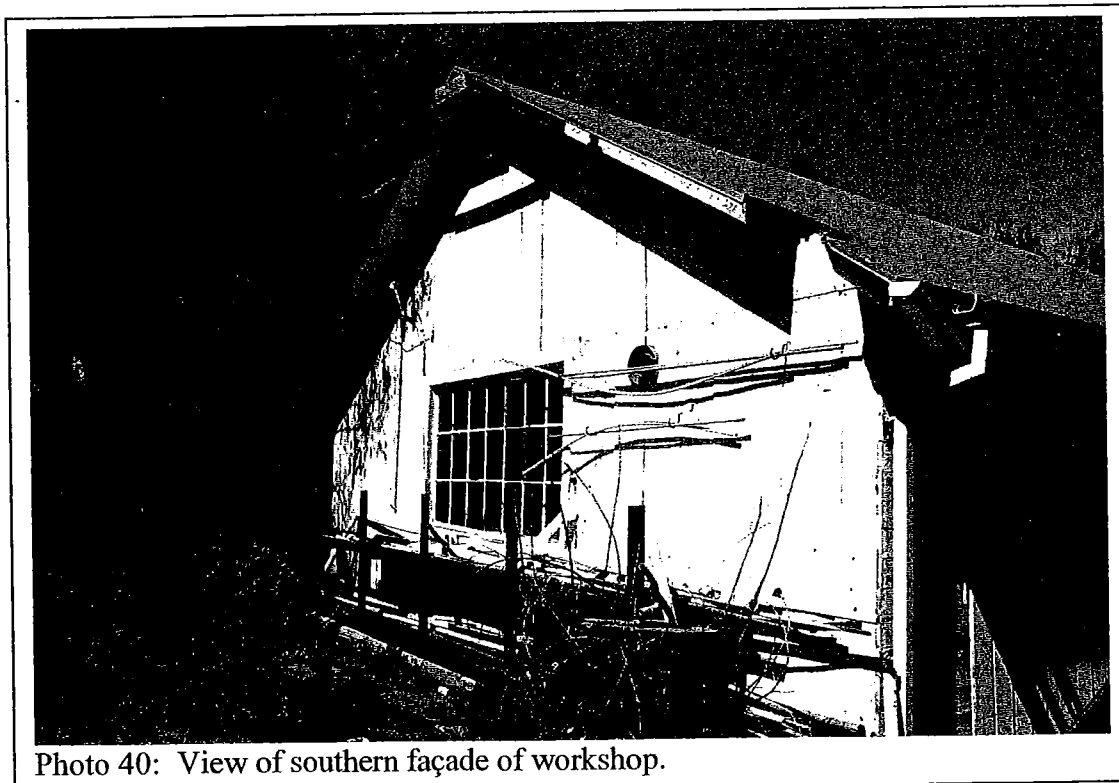


Photo 40: View of southern façade of workshop.

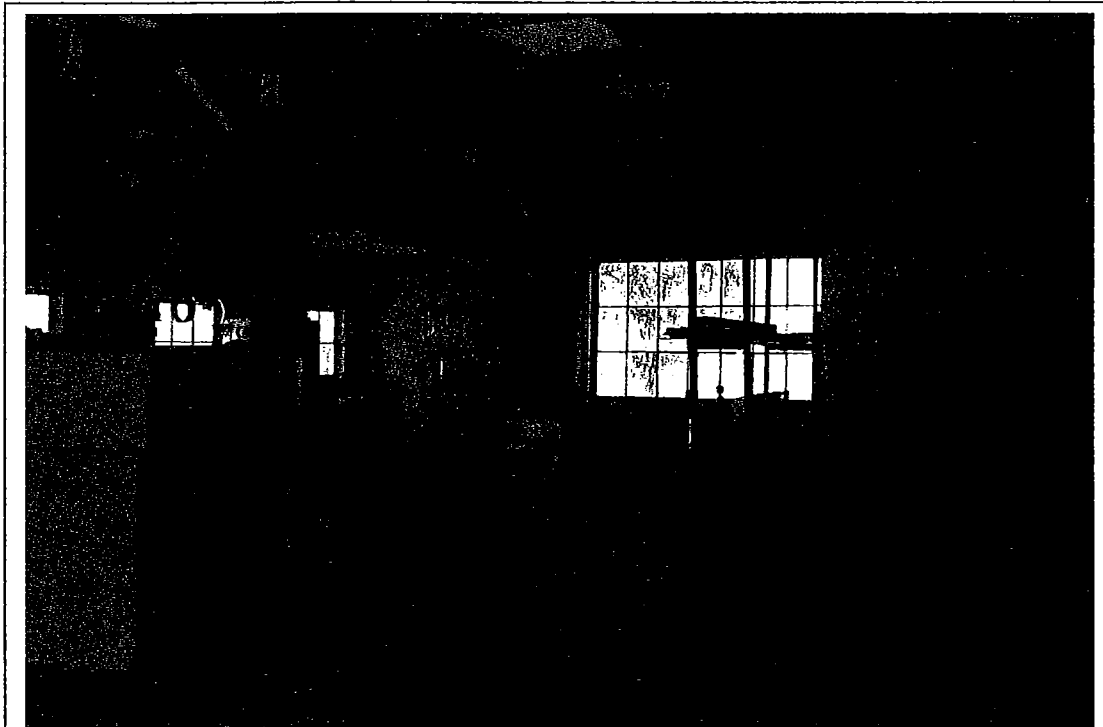


Photo 41: View of interior of the workshop.



Photo 42: Detail of multi-paned window of workshop from the interior.

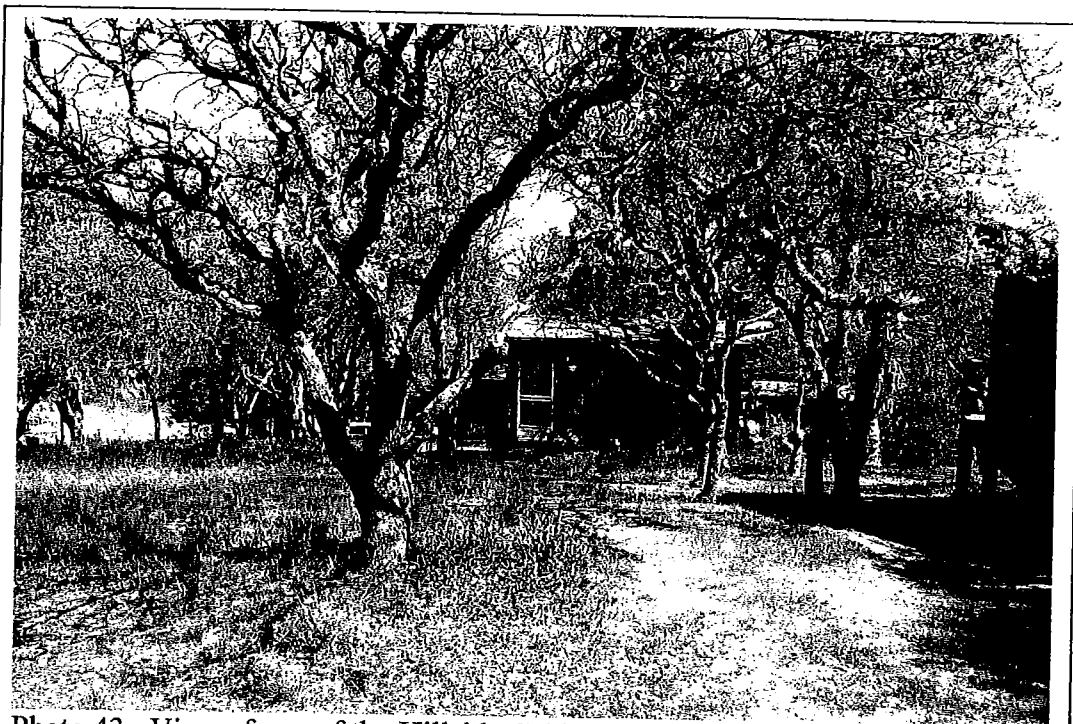


Photo 43: View of one of the Hillside Cabins from a distance.



Photo 44: View of Hillside Cabins.

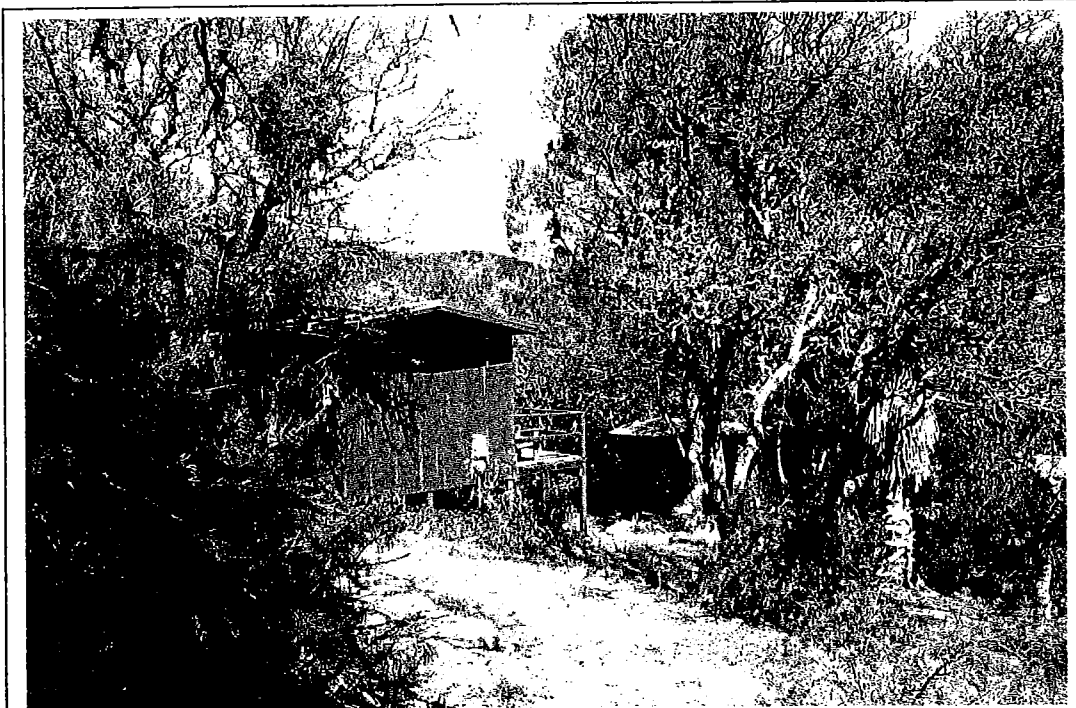


Photo 45: View of the side façade of Hillside Cabin #13.



Photo 46: View from across the balcony of Hillside Cabin #13.

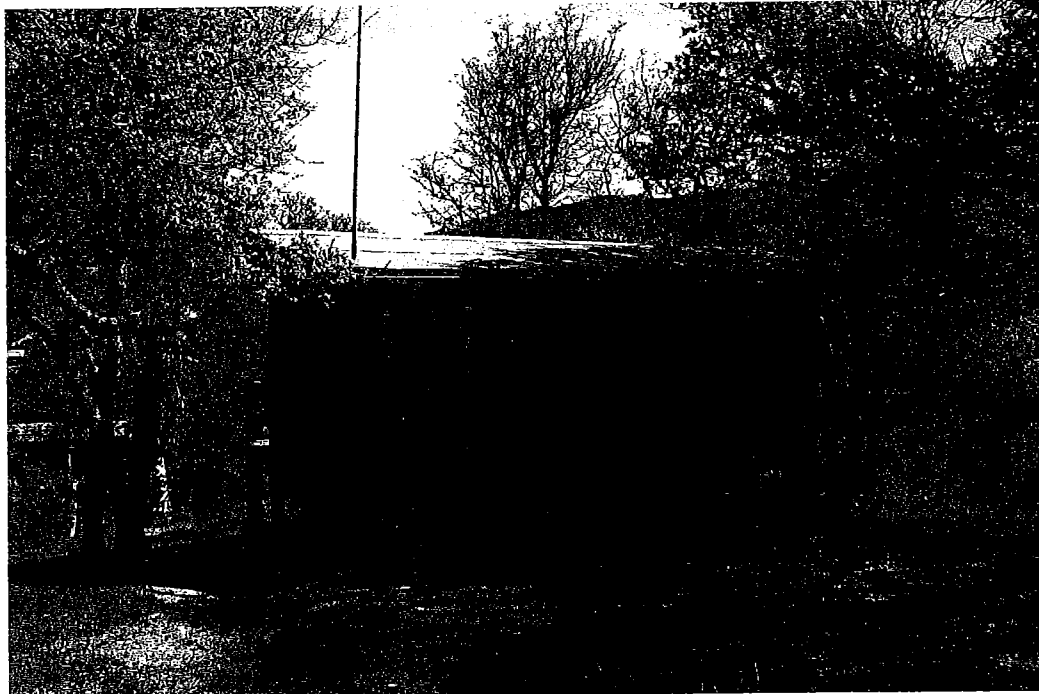


Photo 47: View of the front façade of Hillside Cabin #13.



Photo 48: Detail of balcony of Hillside Cabin #13.

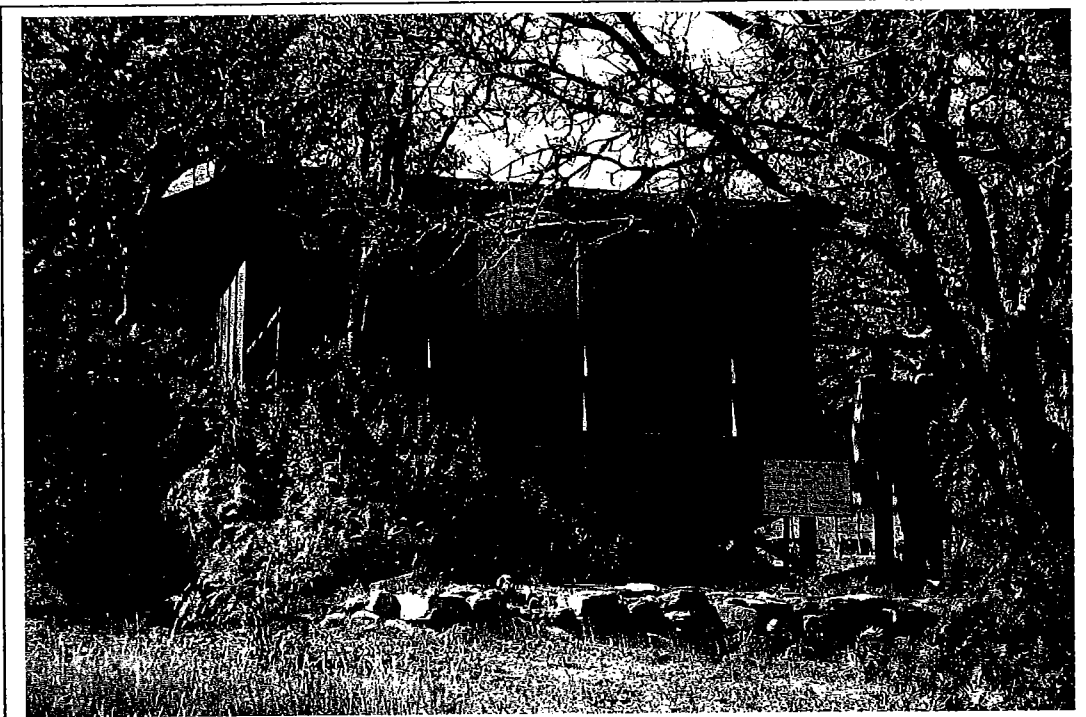


Photo 49: View of rear façade of Hillside Cabin #13.

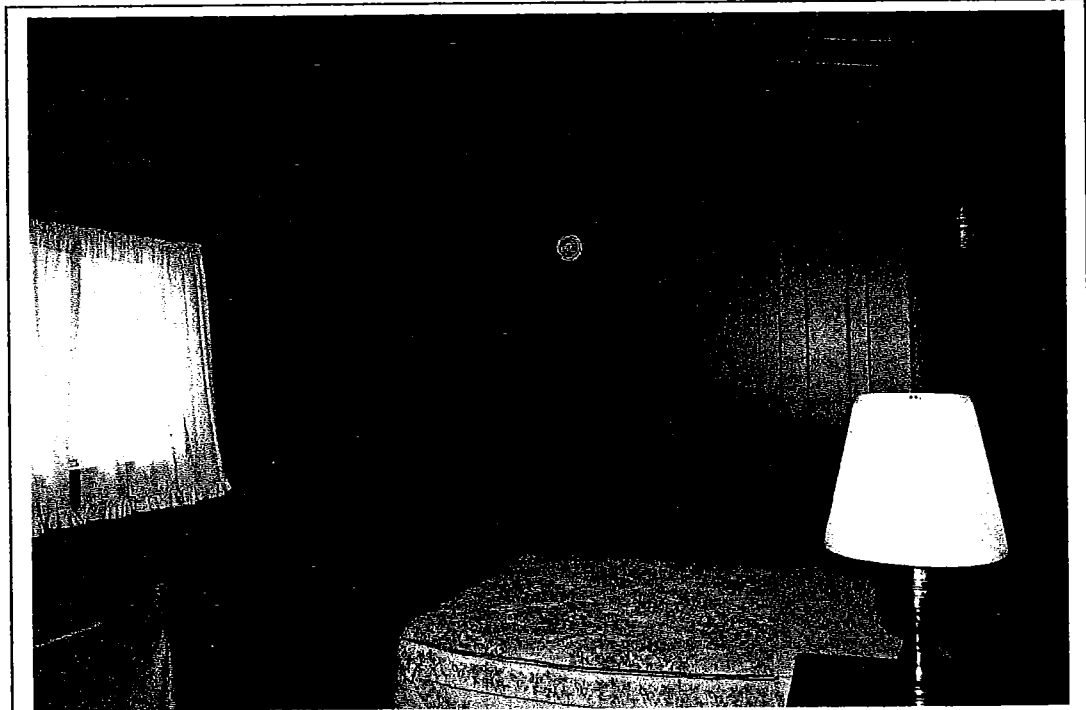


Photo 50: Interior view of bedroom area of Hillside Cabin #13.

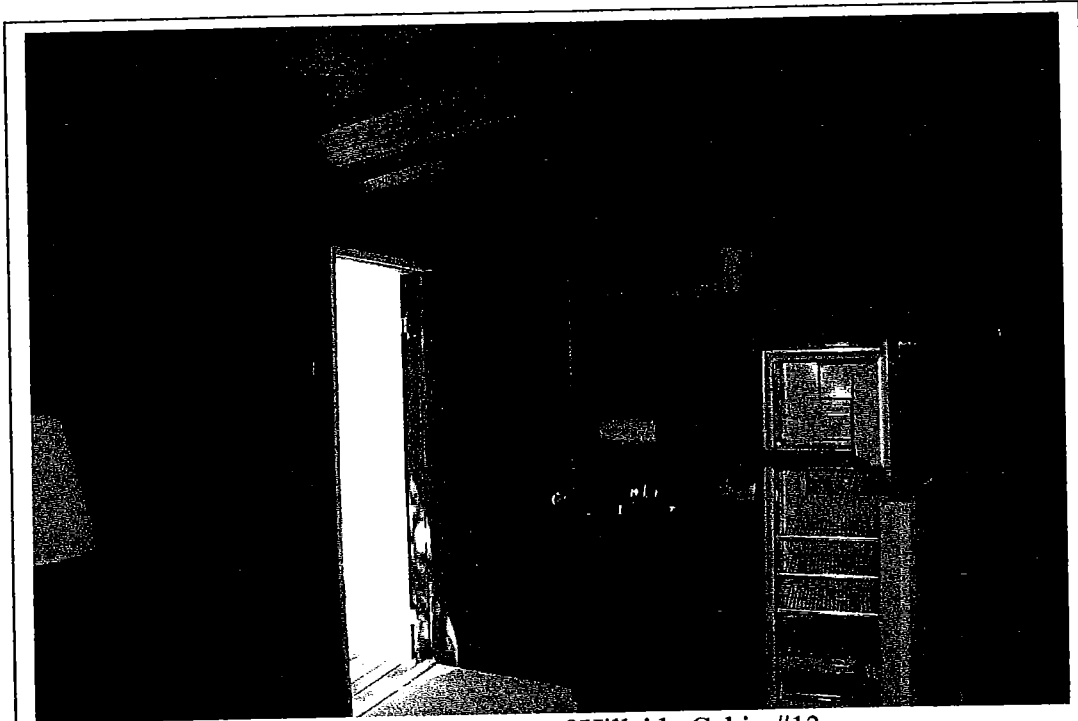


Photo 51: Interior view of kitchen area of Hillside Cabin #13.

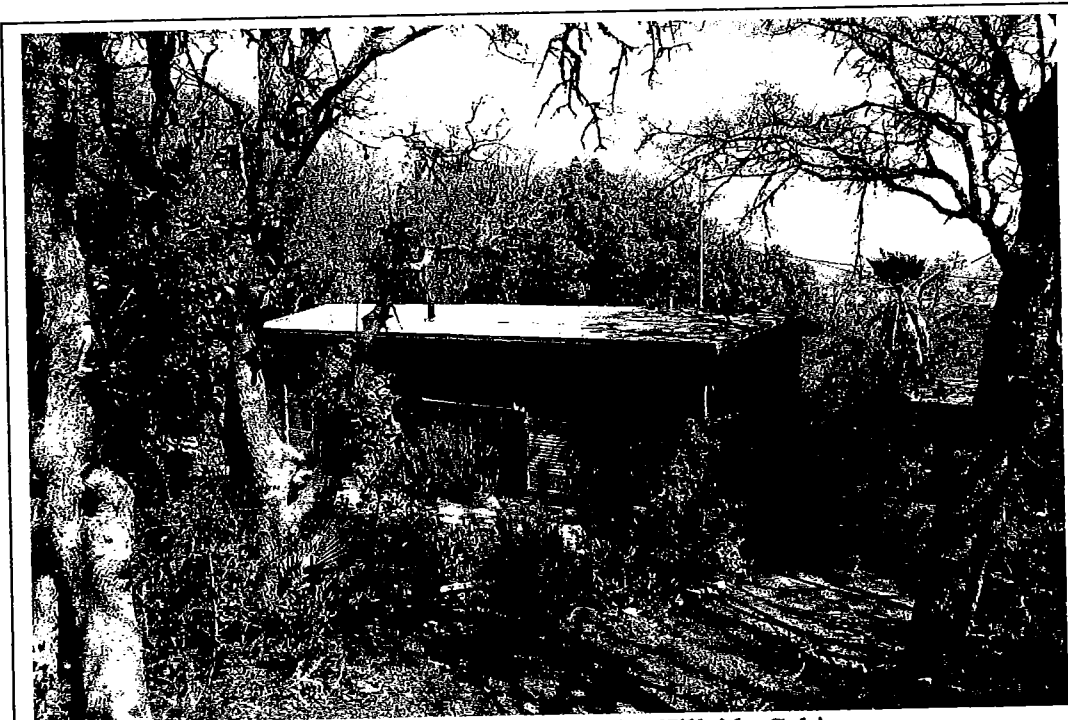


Photo 52: Restroom and shower building in the Hillside Cabins area.

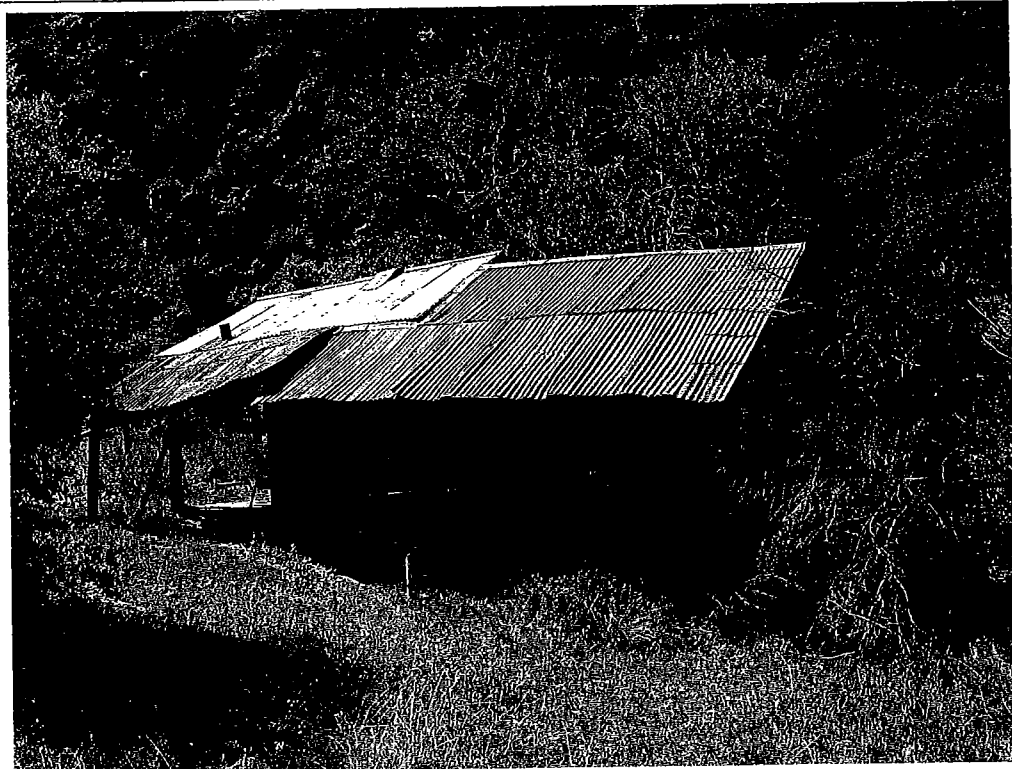


Photo 53: View of the "Miner's Shack." Note red metal sheeting on roof.

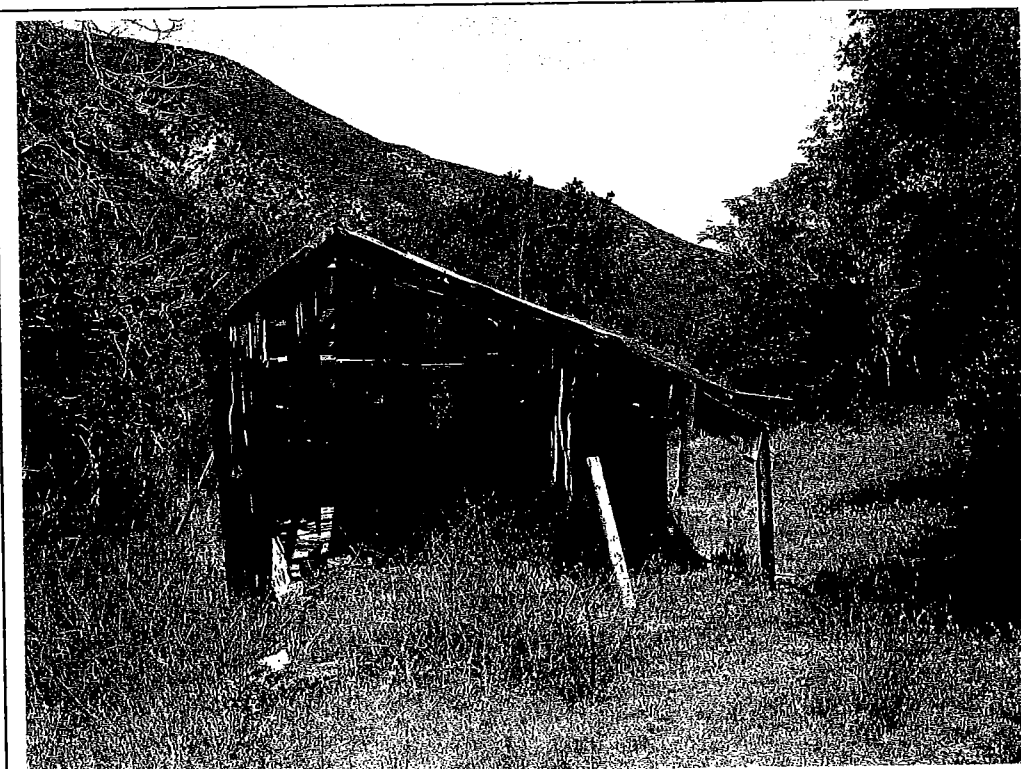


Photo 54: View of gable end façade of the "Miner's Shack".

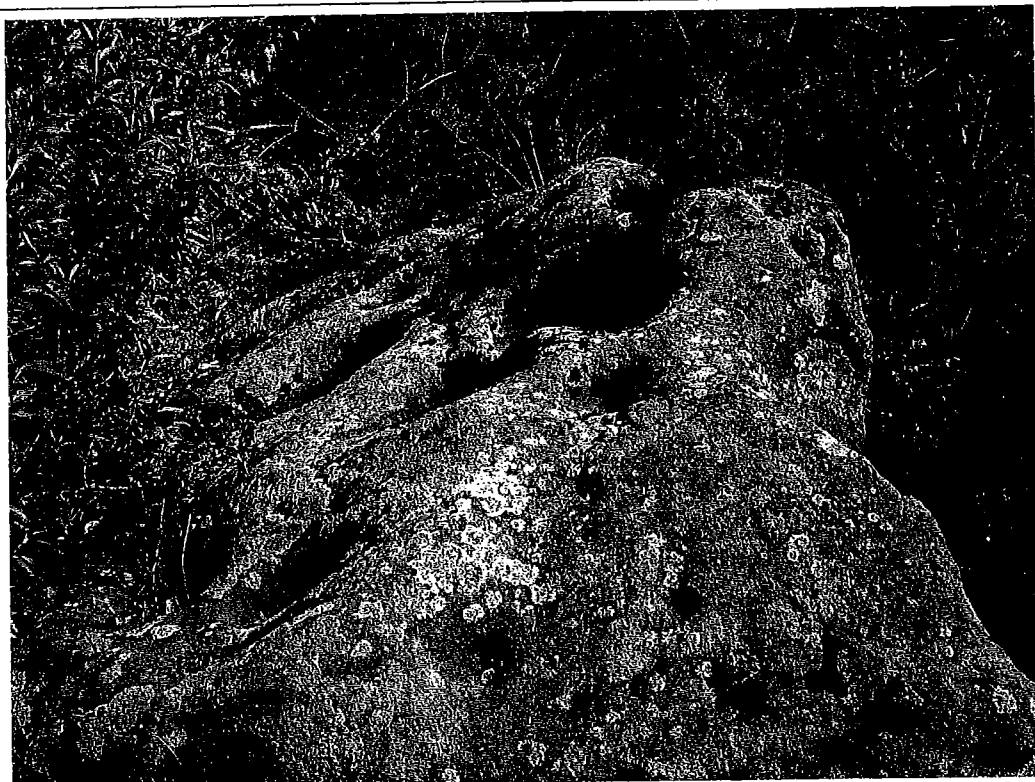


Photo 55: View of larger bedrock mortar near Paraiso Springs entrance gate.



Photo 56: Detail of grinding cupules on larger bedrock mortar near gate.

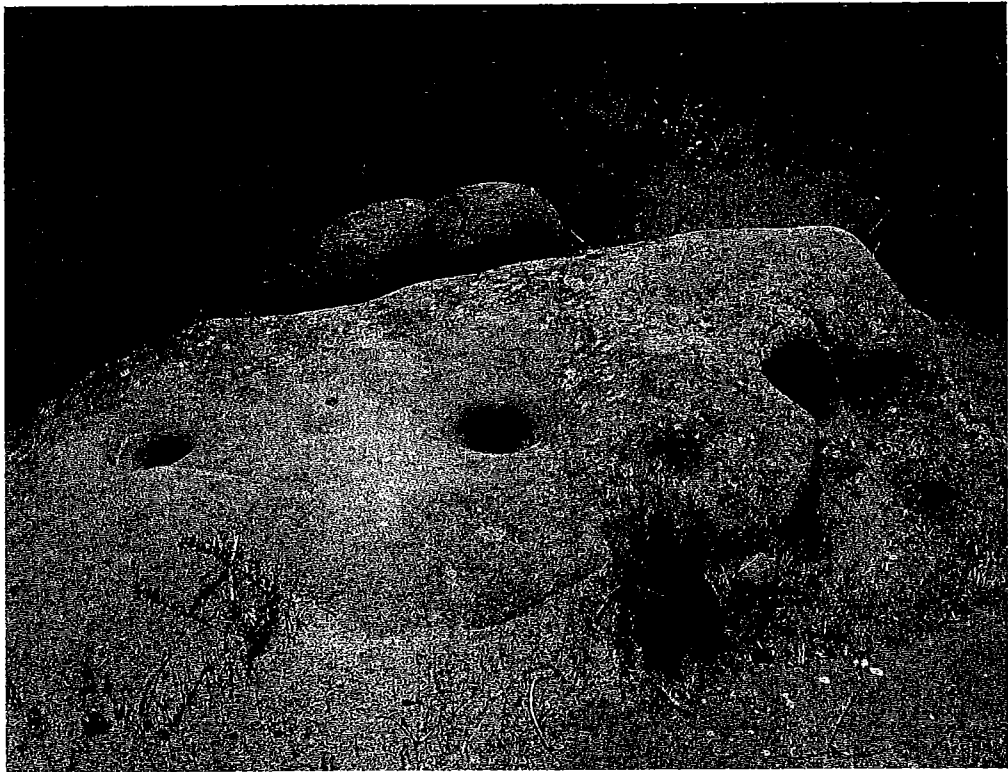


Photo 57: View of smaller bedrock mortar near Paraiso Springs gate.

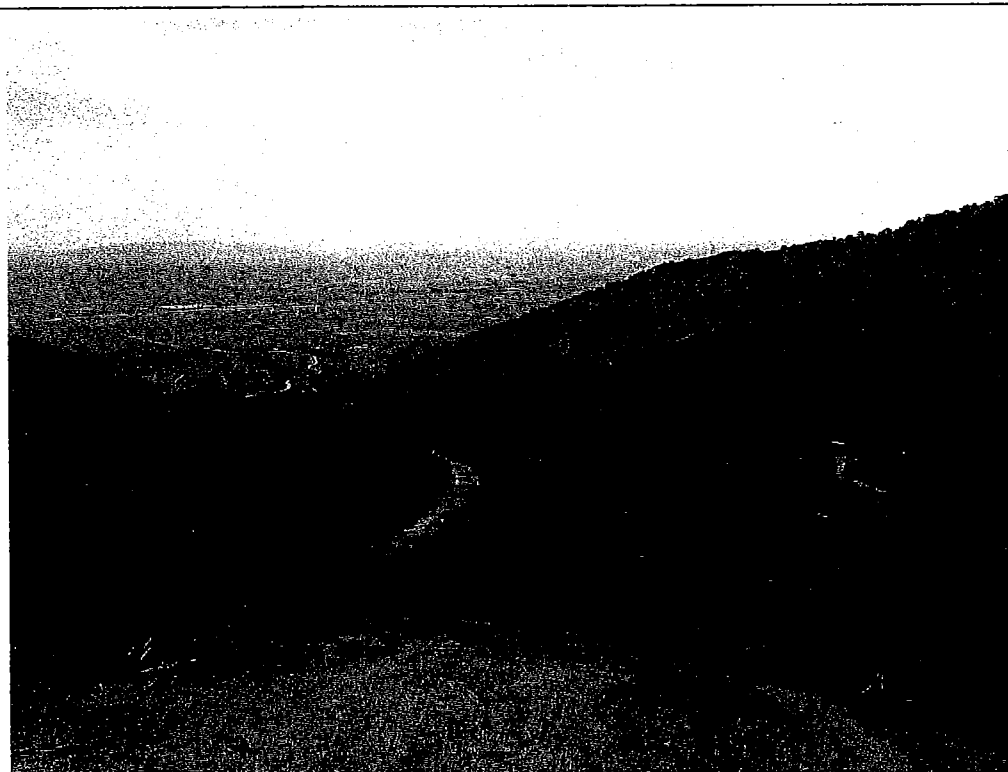


Photo 58: View from hills surrounding Paraiso Springs into valley.

RECENT PHOTOGRAPHS OF THE COMPLEX
1990-November 2003



Photo 1: Paraiso Springs complex from brochure image (undated, circa 1980s).
Photo courtesy Monterey County Parks.

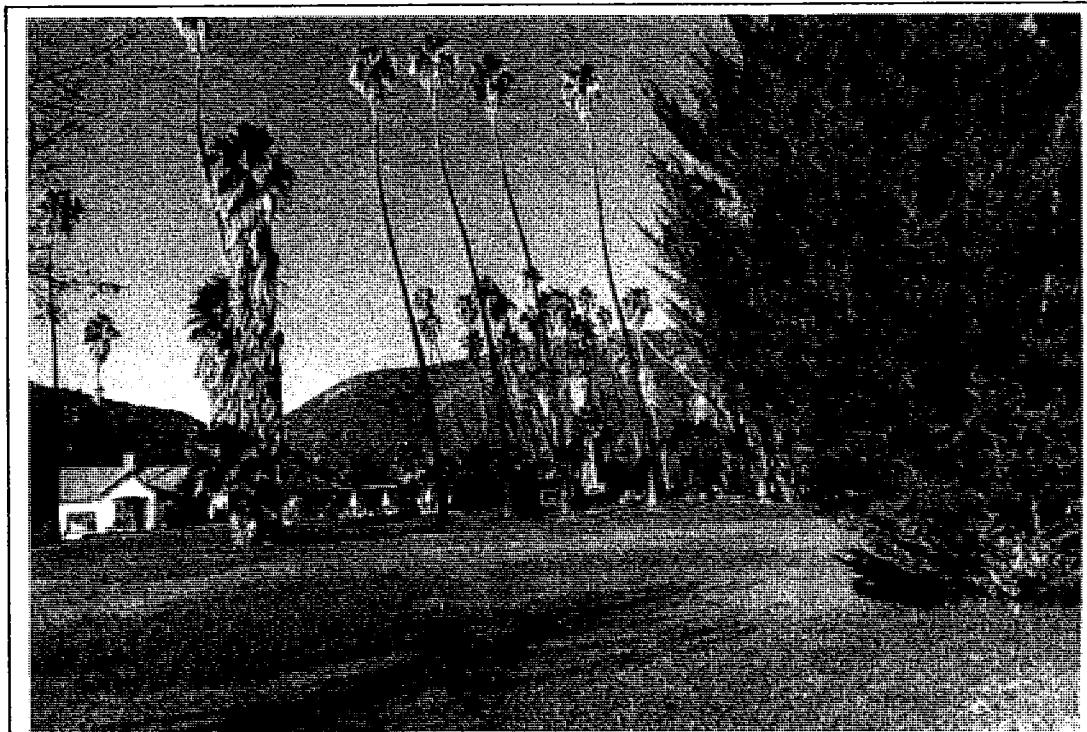


Photo 2: Evergreen Cottage and existing lodge across grassy lawn at Paraiso Springs, 1992. *Photo contributed by Josie Lopez.*

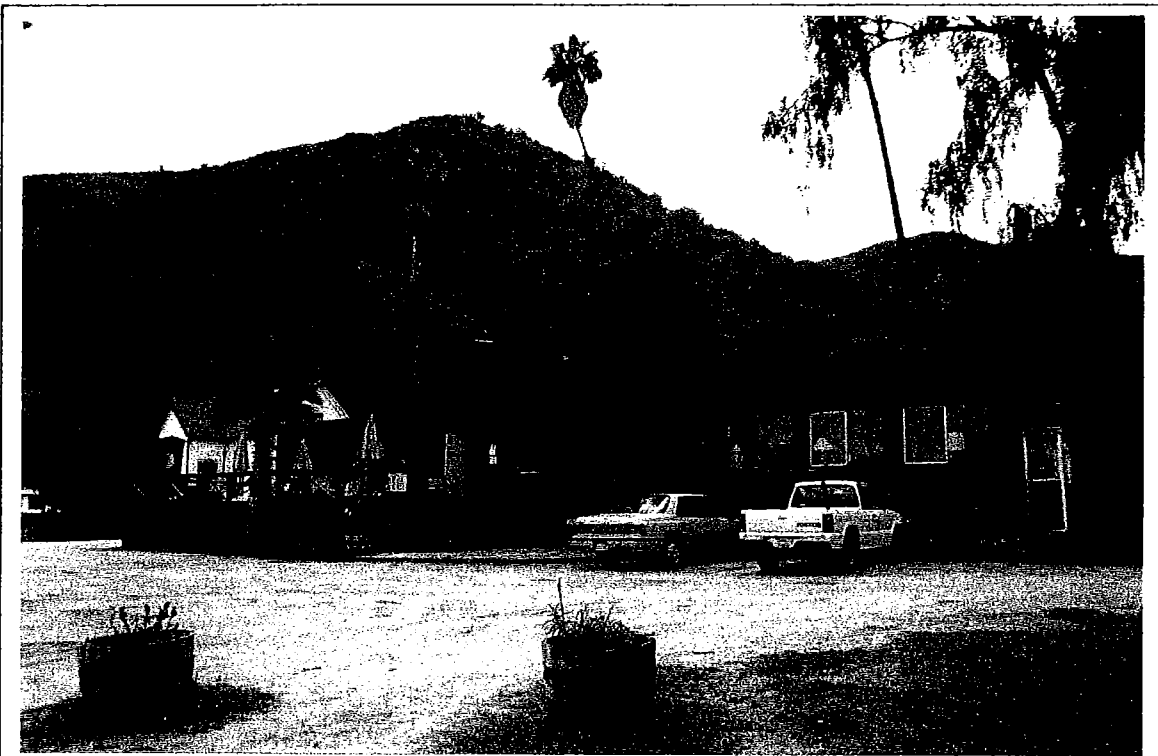


Photo 3: Evergreen Cottage on left, existing lodge on right, circa 1990s. *Photo contributed by Josie Lopez.*

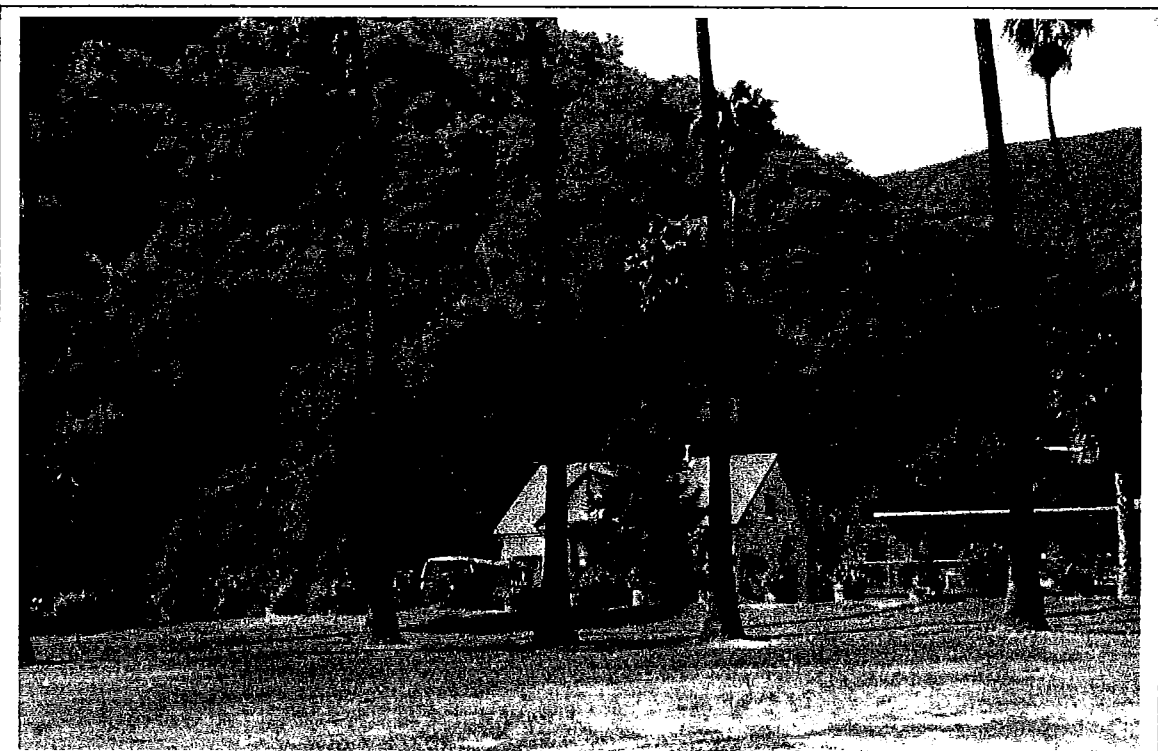


Photo 4: Evergreen Cottage, circa 1990s. *Photo contributed by Josie Lopez.*

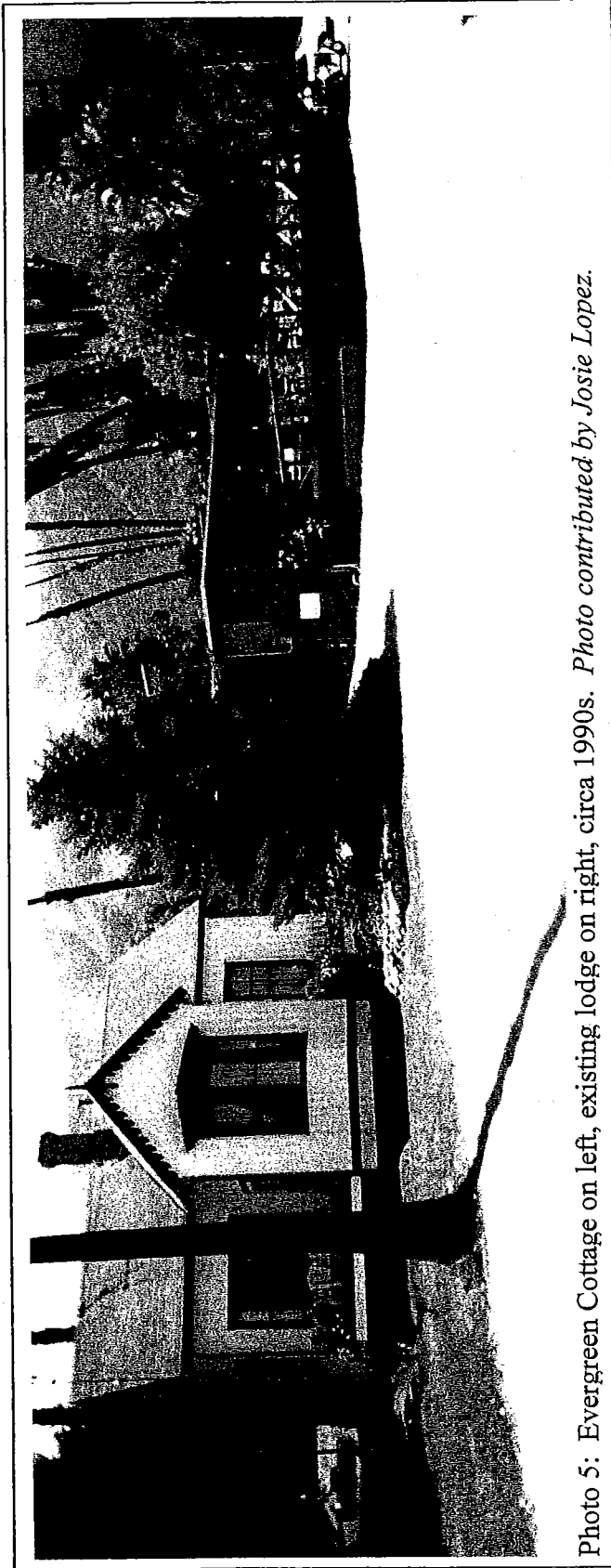


Photo 5: Evergreen Cottage on left, existing lodge on right, circa 1990s. Photo contributed by Josie Lopez.



Photo 6: Evergreen Cottage, front facade, 1997. *Photo contributed by Josie Lopez.*



Photo 7: Spreckels Cottage and valley view, circa 1990s. *Photo contributed by Josie Lopez.*



Photo 8: Smaller cottages, circa 1990s. Left to right: Cyprus, Romie, Buena Vista, and Antlers. *Photo contributed by Josie Lopez.*



Photo 9: Cyprus and Romie Cottages, circa 1990s. *Photo contributed by Josie Lopez.*



Photo 10: Buena Vista Cottage, circa 1990s. *Photo contributed by Josie Lopez.*

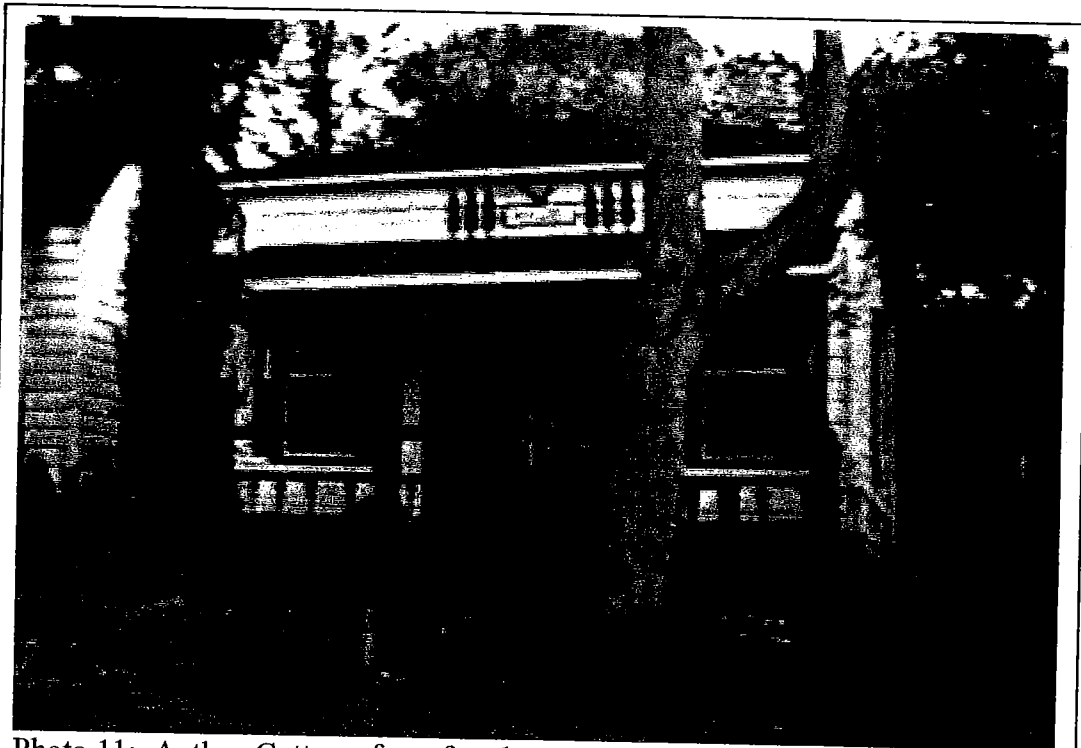


Photo 11: Antlers Cottage, front facade. *Taken from Rutkoff video (2003).*

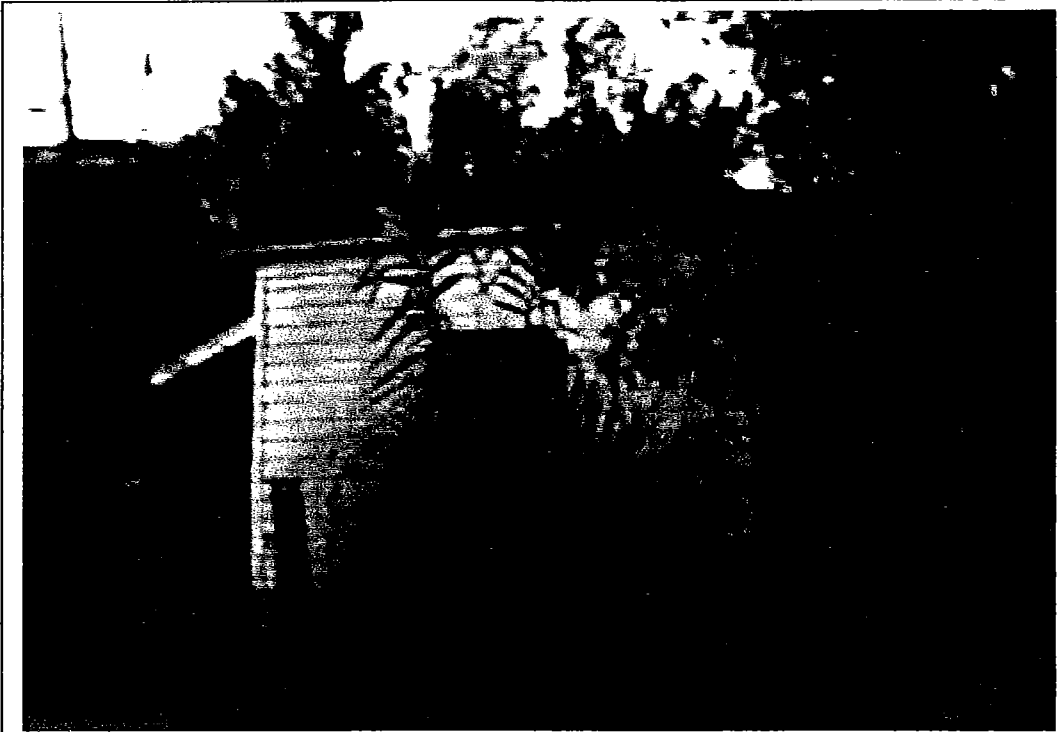


Photo 12: Antlers Cottage, side view. *Taken from Rutkoff video (2003).*



Photo 13: Sign on Antlers Cottage. *Taken from Rutkoff video (2003).*

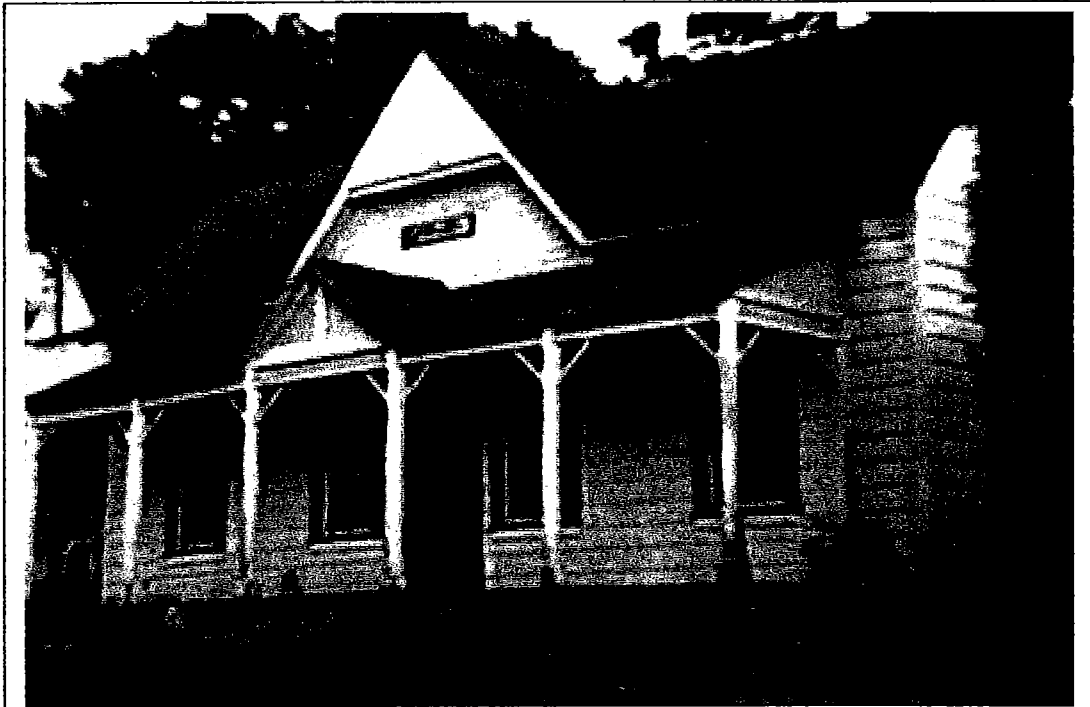


Photo 14: Buena Vista Cottage, front facade. *Taken from Rutkoff video (2003).*



Photo 15: Hillside Cottage, front facade. *Taken from Rutkoff video (2003).*

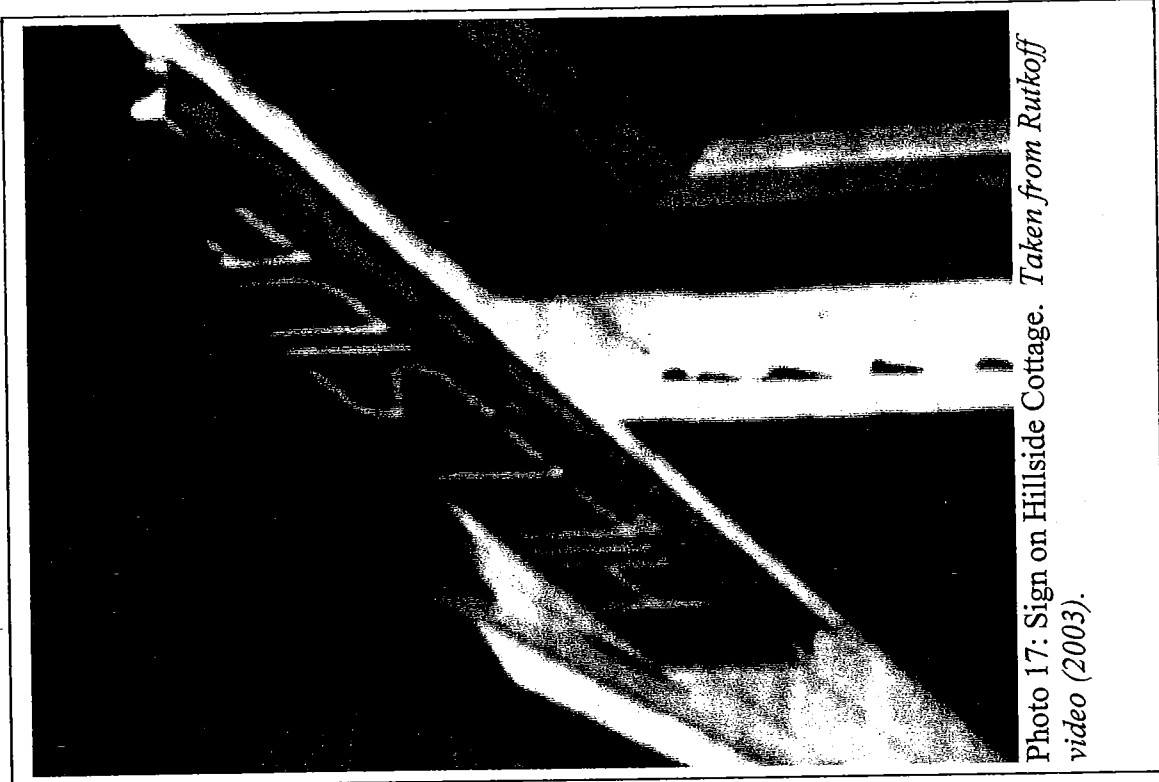


Photo 17: Sign on Hillside Cottage. Taken from Rutkoff video (2003).

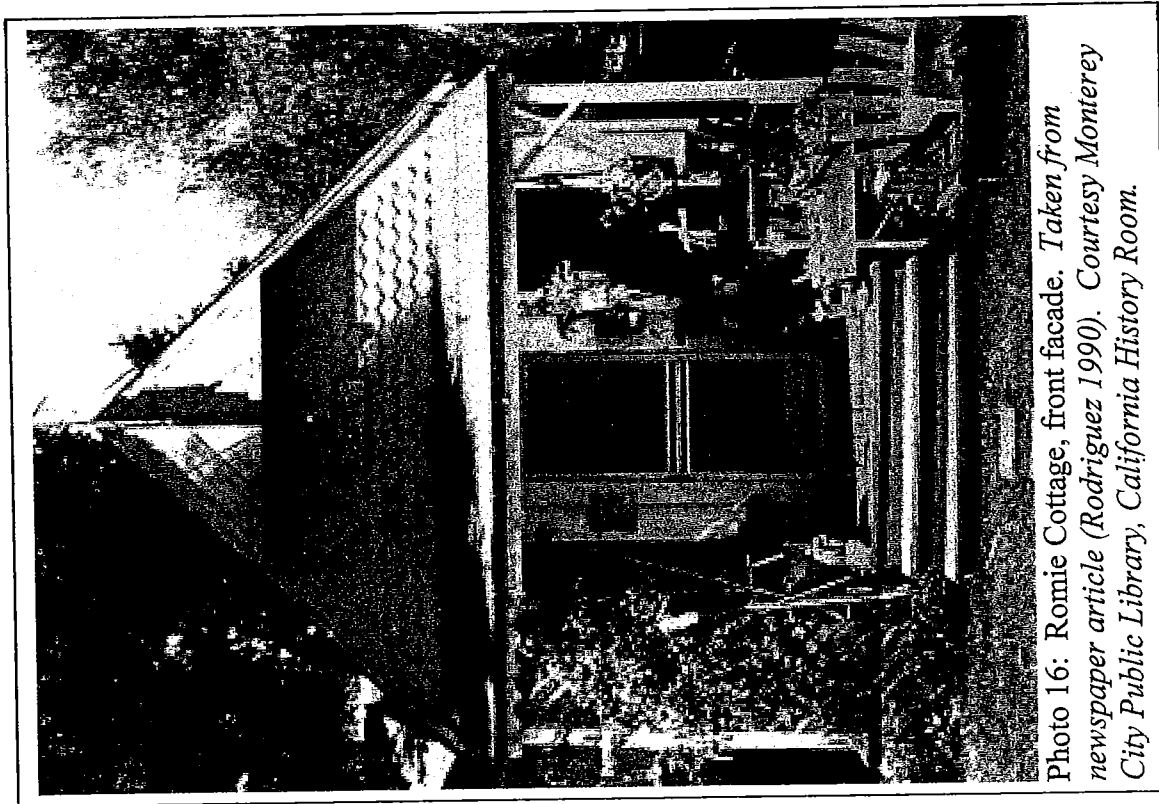


Photo 16: Romie Cottage, front facade. Taken from newspaper article (Rodriguez 1990). Courtesy Monterey City Public Library, California History Room.



Photo 18: Monterey Cottage, front facade. *Taken from Rutkoff video (2003).*



Photo 19: Pioneer Cottage, front and side facades. *Taken from Rutkoff video (2003).*

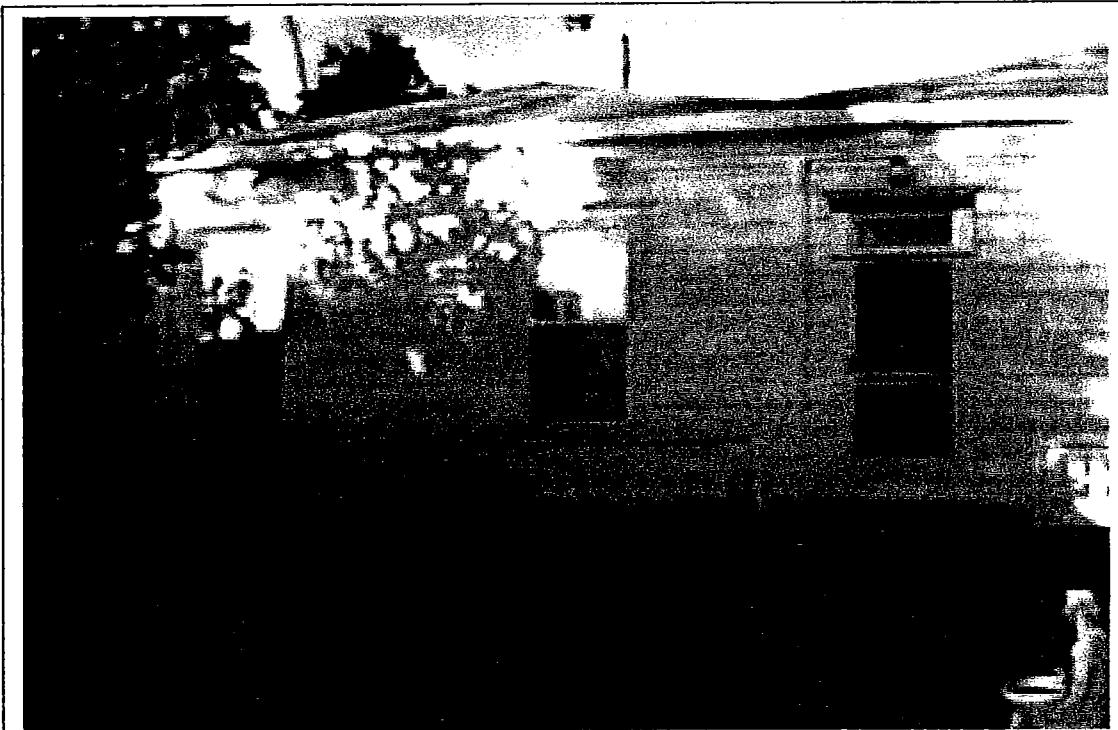


Photo 20: Spreckels Cottage, front facade and entrance. *Taken from Rutkoff video (2003).*

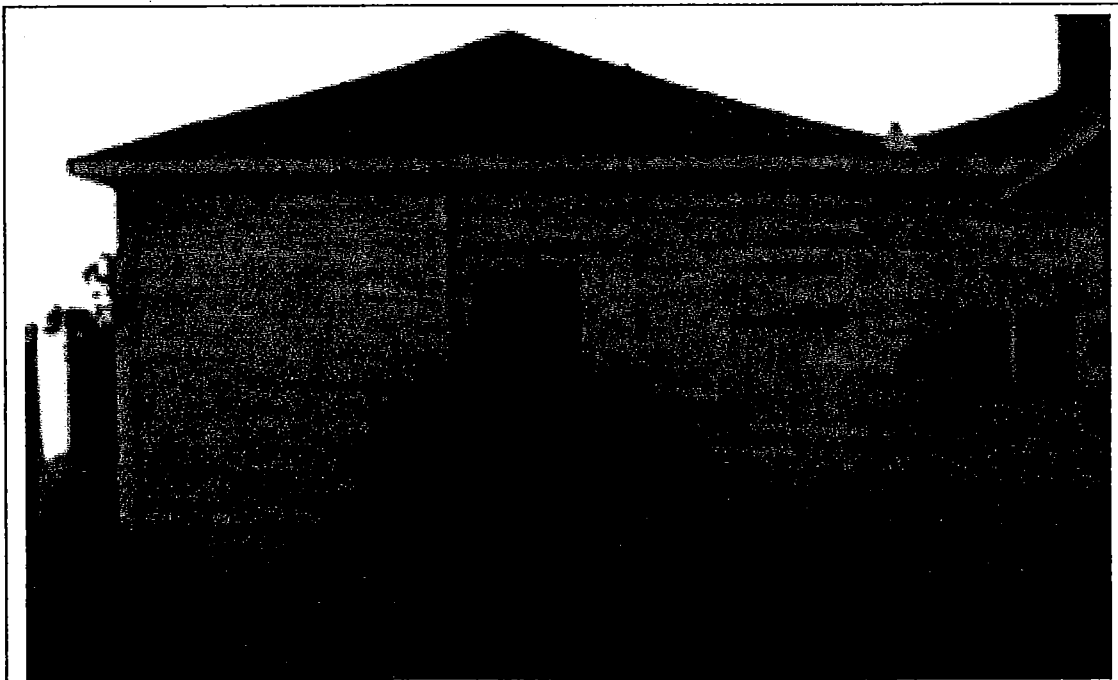


Photo 21: Rear facade of Spreckels Cottage. *Taken from Rutkoff video (2003).*

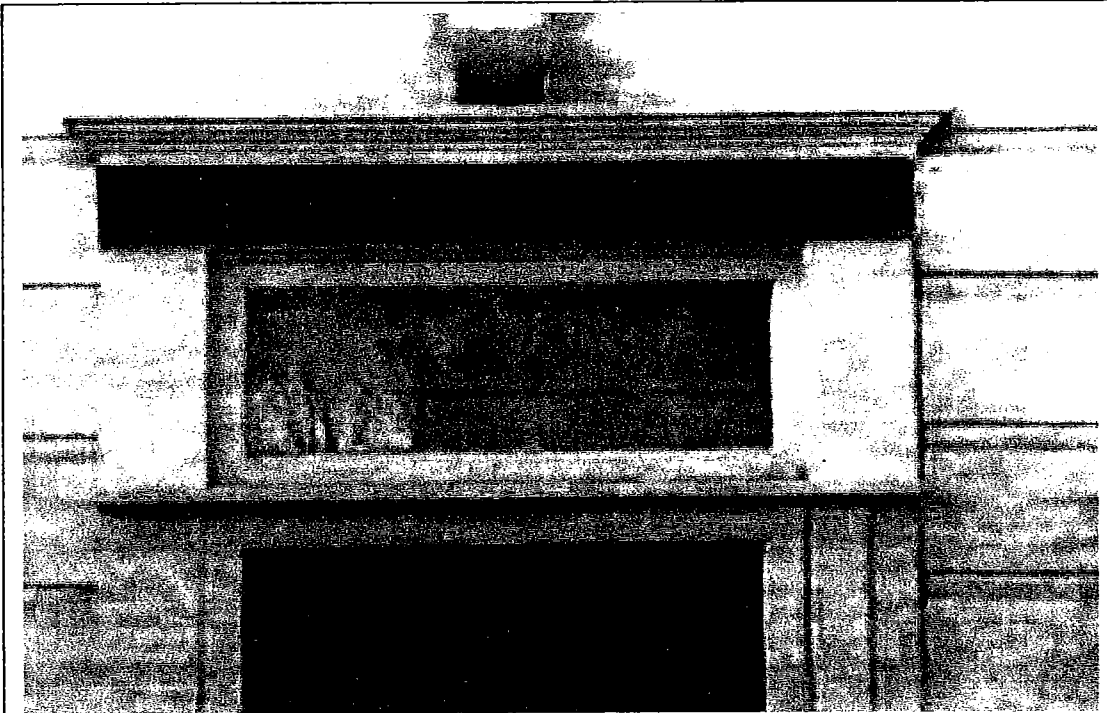


Photo 22: Sign over door at Spreckels Cottage. *Taken from Rutkoff video (2003).*



Photo 23: Palm Court Cabin 37. *Taken from Rutkoff video (2003).*



Photo 24: Palm Court Cabin 37, front facade. *Taken from Rutkoff video (2003).*



Photo 25: Sign on palm Court Cabin 37. *Taken from Rutkoff video (2003).*

APPENDIX E: DEPARTMENT OF PARKS AND RECREATION FORMS

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 7

Resource Name or # Paraiso Springs

P1. Other Identifier: _____

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

*b. USGS 7.5' Quad: Paraiso Springs Date: 1981 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 34358 Paraiso Springs Road City: Soledad Zip: 93960

d. UTM: West: 6 45 800mE/ 40 21 820mN South: 6 46 575mE/ 40 21 650mN
East: 6 47 150mE/40 21 900mN North: 6 46 628mE/ 40 22 350mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
End of Paraiso Springs Road

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property consists of 280 acres of land on the eastern side of the Santa Lucia Range. It includes a small valley, and extends into the hills surrounding it on three sides. The existing structures on the subject property include 15 vernacular cabins along the hillside, a changing room, a recreation room, nine mobile homes, a lodge, a workshop, a yurt compound, a miner's shack, and several small outbuildings. In addition the complex includes a swimming pool, a "conversation pool," an indoor bath, and the Old Bath area. The baths and pools are fed by water pumped from numerous hot, warm, and cold mineral springs. Many historic resort structures that were built in the late 1800s and early 1900s have now been lost.

*P3b. Resource Attributes: (List attributes and codes.) HP5 (Rental Cabins), HP39 (Health Spa), AH3 (Landscaping)
AP4 (Bedrock Mortars)

*P4. Resources Present: Building Structure Object District Element of District XSite Other

P5a. Photo or drawing (Photo required for buildings, structures, objects.)



P5b. Description of Photo: (View, date, accession #)
View of Lodge area from entrance road

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both X

Site of prehistoric Native American occupation, historic use beginning in 1790s, commercial resort from 1870s up to today.

*P7. Owner and Address:

Thompson Holdings
PO Box: 2015
Horsham, PA 19044

*P8. Recorded by:

Robert Cartier
Archaeological Resource Management
496 North 5th Street
San Jose, CA 95112

*P9. Date Recorded: 4/7/04

*P10. Survey Type: Intensive

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

Cartier, 2004: Evaluation of Historical and Archaeological Resources at the Paraiso Springs in the County of Monterey

* Attachments: None X Location Map X Sketch Map X Continuation Sheet Building, Structure, and Object Record
XArchaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photographic Record Other (List):

ARCHAEOLOGICAL SITE RECORD

Page 2 of 7 Resource Name or # Paraiso Springs

*A1. Dimensions: a. Length: 1,300m (W-E) b. Width: 660m (N-S)

Method of Measurement: ___ paced ___ taped ___ visual estimate X other: Measured on topo map

Method of Determination (Check any that apply): ___ Artifact ___ Features ___ Soil ___ Vegetation ___ Topography
___ Cut bank ___ Animal burrow ___ Excavation X Property boundary ___ Other (Explain):

Reliability of Determination: X High ___ Medium ___ Low Explain:

Limitations (Check any that apply): ___ Restricted access ___ Paved/built over ___ Site limits incompletely defined
___ Disturbances ___ Vegetation ___ Other (Explain):

A2. Depth: ___ None ___ Unknown X Method of Determination: _____

*A3. Human Remains: ___ Present ___ Absent ___ Possible X Unknown (Explain):

*A4. Features (Number, briefly describe, indicate size, list associated cultural constituents, and show location of each feature on sketch map.): Three prehistoric bedrock mortars, each containing multiple cupules. Locations indicated on attached sketch map. These BRMs were previously recorded as MNT-302 and MNT-303. Known historic features include historically modified and regulated natural hot springs.

*A5. Cultural Constituents (Describe and quantify artifacts, ecofacts, cultural residues, etc., not associated with features): No additional prehistoric cultural materials were noted, however it appears likely that there is an as of yet unknown subsurface deposit. Additional subsurface cultural materials associated with historic activities at the springs are also likely present.

*A6. Were specimens collected? X No ___ Yes (If yes, attach Artifact Record or Catalog and identify where specimens are curated.)

*A7. Site Condition: ___ Good ___ Fair X Poor (Describe disturbances): Historic structural components have largely been demolished or destroyed, prehistoric components likely heavily disturbed by historic activity.

*A8. Nearest Water (Type, distance, and direction): Several small springs within the property boundaries.

*A9. Elevation: Ranges from approximately 900 to 1400 feet MSL

A10. Environmental Setting (Describe culturally relevant variables such as fauna, soils, geology, landform, slope, aspect, exposure, etc.): Hilly, oak woodland environment, mineral hot springs, abundance of game in historic times, valley sheltered by hills on three sides.

A11. Historical Information: See Continuation Sheet Pg. 3

*A12. Age: X Prehistoric X Protohistoric X 1542-1769 X 1769-1848 X 1848-1880 X 1880-1914 X 1914-1945
X Post 1945 ___ Undetermined Describe position in regional chronology or factual historic dates if known.
Mineral Hot Springs used for therapeutic properties from prehistoric times to the present. Chronological depth of prehistoric usage unknown.

A13. Interpretations (Discuss data potential, function(s), ethnic affiliation, and other interpretations):
This site has the potential to yield important information about the Esselen Native Americans who once inhabited this area, and their cultural usage of the springs. In addition, there is the potential for subsurface cultural deposits dating from historic usage of the springs.

A14. Remarks:

A15. References (Documents, informants, maps, and other references):
See Continuation Sheet Page 4.

A16. Photographs (List subjects, direction of view, accession numbers, or attach a Photograph Record.):
See Attached Photos on Continuation Sheet Page 5.

Original Media/Negatives Kept at: A.R.M.

*A17. Form Prepared by: Robert Cartier

Affiliation and Address:

A.R.M.

496 North 5th Street
San Jose, CA 95112

DPR 523C (1/95)

Date: 4/7/04

CONTINUATION SHEET

Page 3 of 7 *Resource Name or # (Assigned by recorder) Paraiso Springs
*Recorded by Archaeological Resource Management Date 4/7/04 Continuation Update

Continued from A11:

The Paraiso Springs have been utilized by Native Americans since prehistoric times. The earliest recorded historical usage of the Springs was by the Padres of Soledad Mission. This Mission was founded in 1791 and the Paraiso Springs were part of the Mission Lands. The Springs continued under the ownership of the church until the 1840s, when the lands of Mission Soledad were sold by the Mexican Governor of California, Pio Pico, to Feliciano Soberanes. After the beginning of the American period, Father Joseph Alemany, Archbishop of the Archdiocese of San Francisco brought suit to attempt to reclaim several different areas of lands owned by the Missions sold by the Mexican Government. The United States Land Commission agreed that the sales had been illegal, and in 1859 the Lands of Mission Soledad were returned to the church.

In 1866 the church sold the Paraiso Springs to Mr. Pedro Zabala, a major land holder in Monterey County. They continued under his ownership until 1874, at which time they were sold to Reeve Bros. and Ledyard Fine, a partnership which was the first to operate the Springs commercially. The Springs went through a succession of owners and managers, including Captain J. G. Foster, founder of the Cliff House in San Francisco, and Charles Romie, a prominent local businessman. A hotel and many small cabins, along with other recreational facilities, were constructed. The resort grew in popularity through the 1890s and became one most well known hot springs in California, eventually earning it the title of "the Carlsbad of America." Also sometime in the 1890s, Claus Spreckels, known as the "Sugar King," constructed a cabin at Paraiso for his personal use. The bottled soda water from Paraiso Springs, billed as "Radio Active Arsenic Spring" water, won a prize at the 1904 World's Fair in St. Louis, Missouri (Alta Vista Magazine 1990).

In 1928 the Paraiso Springs were struck by fire, burning down the hotel and several other structures. However, after a few years the resort was able to reopen. There was a second major fire at Paraiso in 1954, destroying the new hotel and the Annex. At this time the Springs were owned by the Barrett family. The last long term owners of the Springs were Warren and Marge Perrine who owned the property from 1971 to 1999, at which time it was sold to Thompson holdings, the current owners. In November of 2003 all of the historic cabins at Paraiso Springs were demolished.

CONTINUATION SHEET

Page 4 of 7 *Resource Name or # (Assigned by recorder) Paraiso Springs
*Recorded by Archaeological Resource Management Date 4/7/04 Continuation X Update

Continued from A15:

LITERATURE CITED AND CONSULTED

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2003 Furor Over Paraiso Demolitions: Owners Dispute Buildings Historical Value, Admit Failure to Seek Permit. In *The Monterey County Herald*, December 8, 2003
- O'Donnell, M. H.
1951 Paradise Changes Hands. From The Peninsula Diary section of *The Monterey Peninsula Herald*
- Rodriguez, M.
1990 The Resort That's Always in Hot Water. In *Alta Vista Magazine* October 14, 1990
- Soledad Bee
1928a Paraiso Springs Razed by Fire. In *The Soledad Bee*, July 27, 1928.
1928b Tallest Palm Destroyed by Flames. In *The Soledad Bee*, July 27, 1928.



Photo 1: Bedrock Mortar 1

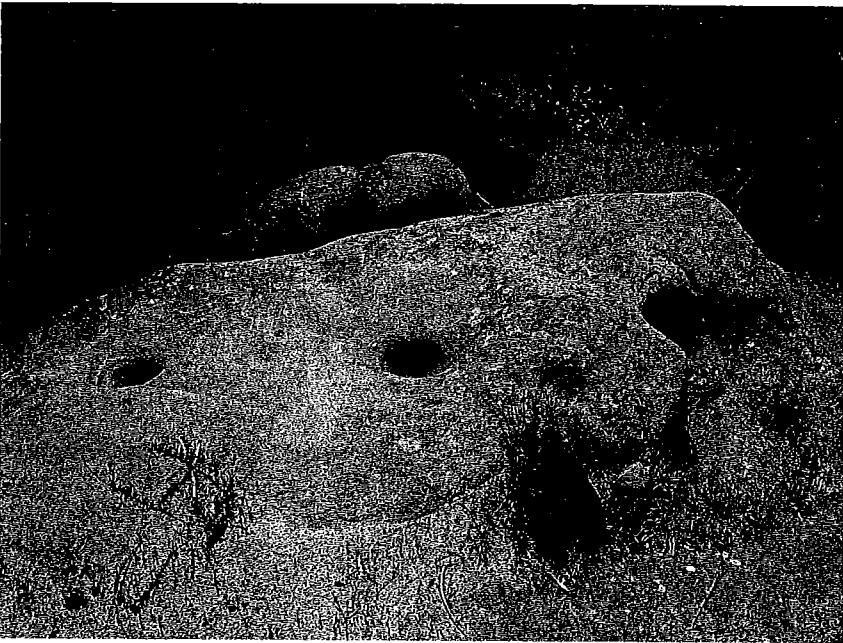
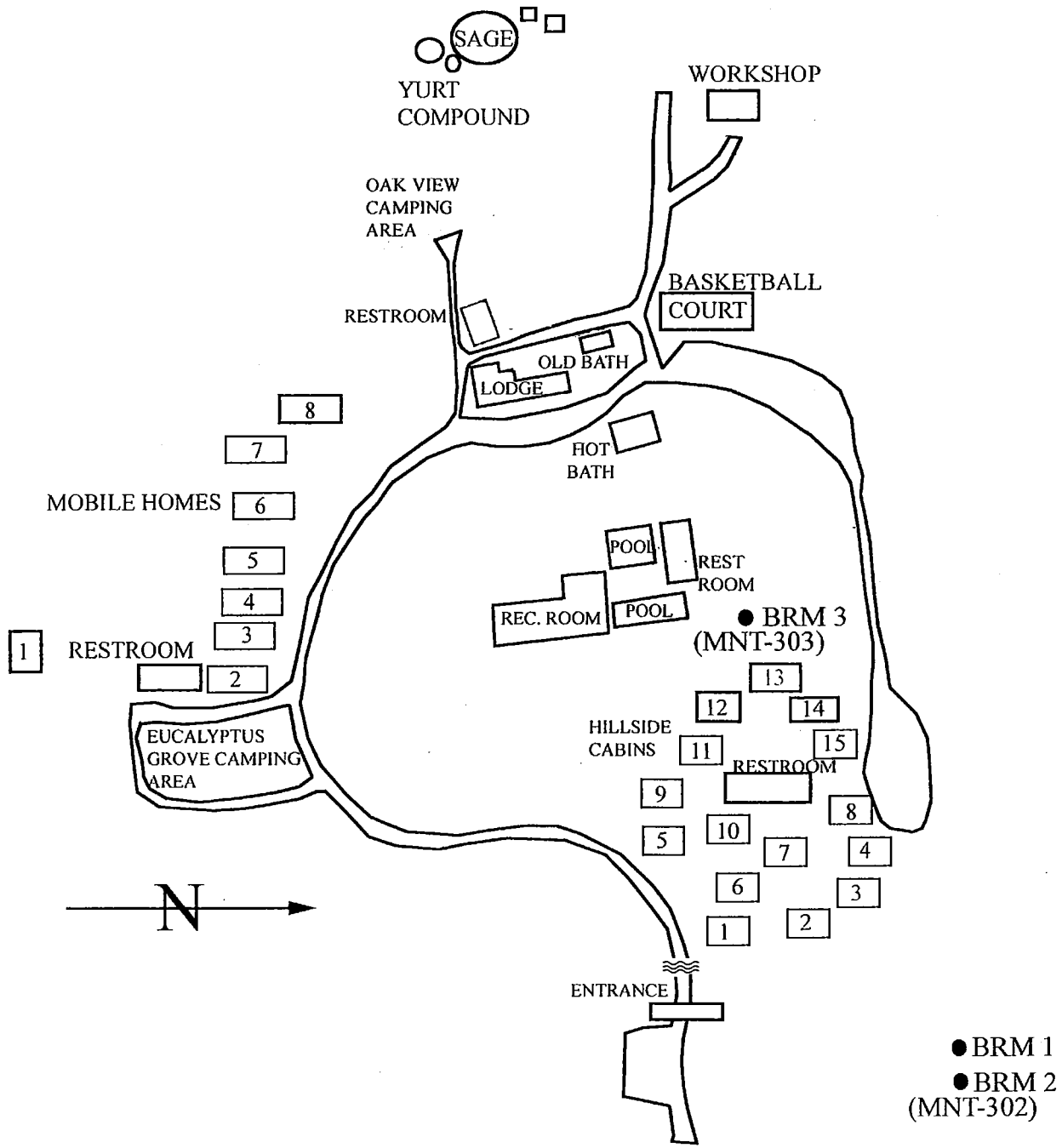


Photo 2: Bedrock Mortar 2.

SKETCH MAP

SITE SKETCH MAP



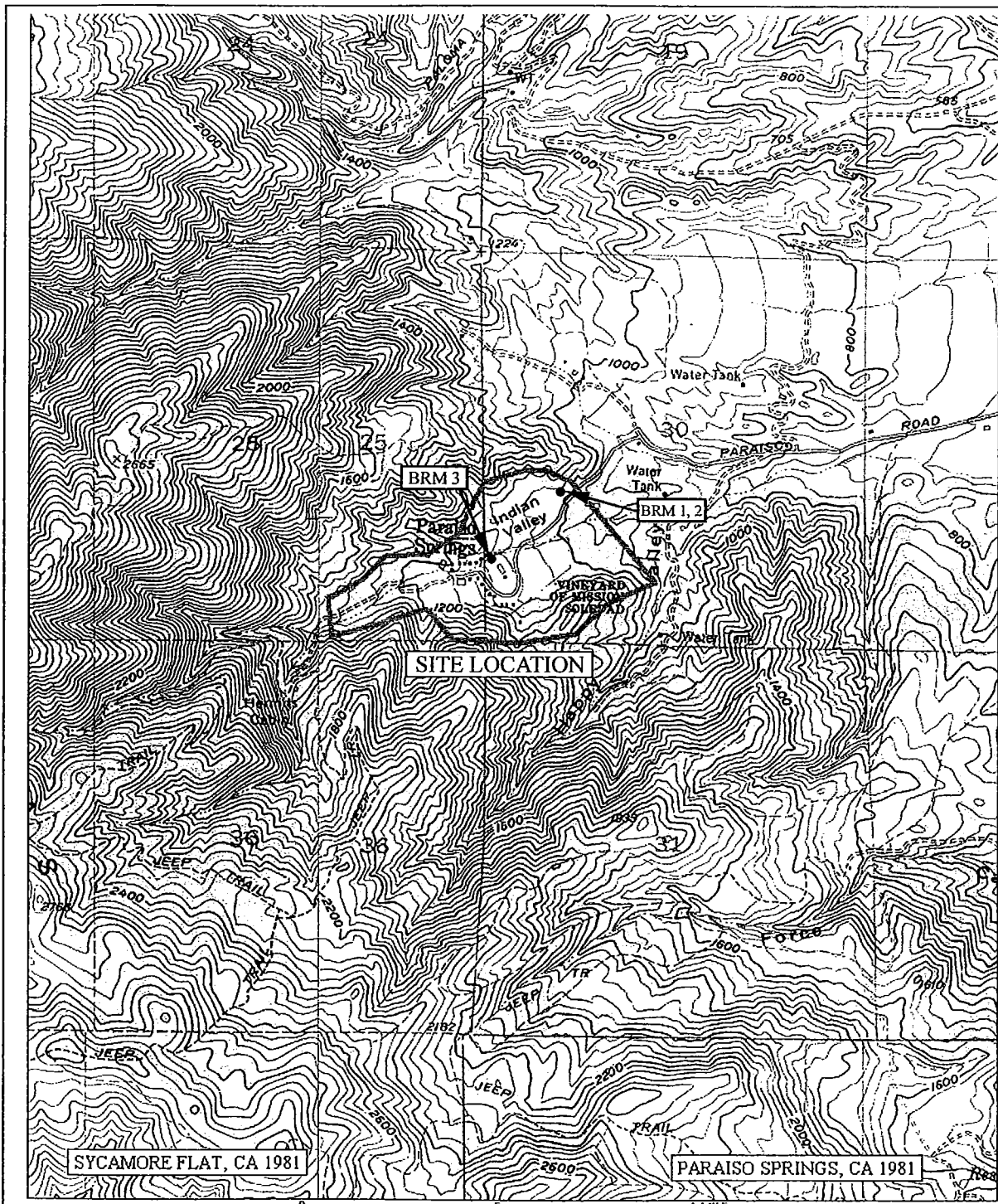
LOCATION MAP

Page 7 of 7 Resource Name or # (Assigned by recorder) Paraiso Springs

*Map Name: Paraiso Springs CA

*Scale: 7.5 Minute

*Date of Map: 1981



TN ↑ MN
14 1/2°

0 1000 FEET 0 500 1000 METERS

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APPENDIX F: ARCHIVAL DOCUMENTATION

Paraiso Springs Razed By Fire

Popular Resort To Be Rebuilt At Once With Fireproof Buildings

Fire, which started from an overheated stove in the kitchen of the main building at Paraiso Springs, Salinas Valley's popular summer resort, about four o'clock Saturday afternoon spread rapidly and enveloped adjoining buildings and before it had been gotten under control had destroyed several buildings. These included the main structure, two bath houses, garage, dance hall and some smaller buildings.

The telephone communication with Soledad was put out of commission by the fire and it was necessary to motor here to summon aid. The delay was costly and only for the splendid assistance of neighbors, the loss would have been greater. The Soledad fire department answered a call for aid and water was pumped from the plunge which resulted in preventing the spread of the flames to the annex and another building close to the buildings that were burned. The camp cottages on the hill and a house escaped the flames.

The loss was between \$40,000 and \$50,000 and approximately \$26,000 of this was covered by insurance. According to O. B. Petersen, owner and manager, new fireproof buildings will take the place of the ones destroyed by Saturday's disastrous fire.

Several guests lost their belongings in the excitement, and the Petersen families lost nearly all their personal belongings.

Tallest Palm Destroyed By Flames

Magnificent palm trees, over 100 years old, went before the flames at Paraiso Springs last Saturday. One was the tallest in California, if not in the United States.

Paradise Changes Hands

By MAYO HAYES O'DONNELL

Paraiso, pronounced pa-ry-zoh, means "paradise" and is the only survivor of several places so named, according to "1,000 Place Names in California." Paraiso Springs is an old established resort in southern Monterey County and may be reached by motor car by turning to the west out of Soledad. From Monterey, the motorist should take advantage of the River Road going south and turn at the Spring's directional road sign.

On Sunday, October 27, the Monterey County Historical Society members gathered at Paraiso Springs for a business meeting and a talk on the history of the resort. Mrs. Donald Davies Jr., president of the organization, presided and introduced Dr. T. N. Petersen, who for several years was manager of the Springs and had made a study of its past history.

Paraiso Springs is at an elevation of 1,400 feet. It has been called the "Carlsbad of America" because of its soda, sulphur, arsenic, and iron mineral springs.

It was in 1791 that King Carlos of Spain granted 20 acres to the Soledad Mission and it was known thereafter as the vineyard of the Soledad Mission. On November 19, 1859, the United States according to the provisions of the act of Congress approved the grant the 3rd day of March, 1851, to the Rt. Reverend Father Joseph Alemany, Roman Catholic bishop of the diocese, and issued a patent on the said 20 acres. The church held title to the land until August 16, 1866, when Pedro Zabala bought the property for \$10,000. Eight years later, Oct. 12, 1874, Mr. Zabala sold the property—20 acres—to Reeve Bros. and Ledyard Fine of Gilroy for \$10,442.21.

The formation of the partnership of the Reeve brothers and Ledyard Fine was the starting point from which Paraiso Springs won fame as a resort. The next owners were the Bryant family who purchased the Springs on January 2, 1885 for \$15,000, according to Dr. Petersen,

In June of 1887 the Bank of Gilroy foreclosed on a mortgage and took possession of the property, which they resold in April of 1889 to Charles Ford of Watsonville. Mr. Ford owned Paraiso, putting in many improvements, until his death in August of 1892. His manager was a Mr. Robinson, whose given name the speaker did not know. The Ford estate sold the property to Charles T. Romie in March, 1899.

Mr. Romie was a native of Germany and an American by training and education, and above all else a Californian, according to Guinn's history of the Central Coast. Most of his property in the county was situated about seven miles from Soledad, which was his home from 1875 until his death on January 5, 1904. He was a brother of the late Mrs. David Jacks of Monterey.

During the time that Mr. Romie owned Paraiso Springs it was under the management of a Mr. Schroeder of Salinas. At the death of Mr. Romie the Paraiso Springs became the property of his two nephews, Karl and Ernest Romie. Karl being a minor his father, Paul T. Romie, was appointed his guardian. On December 2, 1906, Romie Sr. petitioned the court to give permission to sell Paraiso. The petition was granted, reported Dr. Petersen, in February of 1907.

In March of 1907, an auction was held on the Monterey County Court House steps in Salinas and Mr. and Mrs. A. McGowan, being the highest bidders, became the new owners of Paraiso Springs. Mr. McGowan continued to operate the resort until his death in June, 1913, after which his widow, Alice McGowan, managed the Springs until the property was purchased by Mr. and Mrs. Neuman in 1915. They kept it for two years and sold to Brandt Brothers and Frank Daniels who managed the Springs until it was purchased by the firm of Riley and Enquist in January of 1920. They owned

and managed Paraiso until 1924 when it was purchased by the Petersen family. Then the fire of July 21, 1928 occurred and destroyed much of the property. In November of last year the Petersens sold out to the Barretts of Salinas who are busy renovating the buildings, building swimming pools and improving the entire property.

Paraiso Springs

Our History and Heritage

By Dorothy H. Vera

The "Cathedral of America" legend handed down by Indians since the time before any of the Creeks, who lived in Monterey County, were born in what is now Mission San Carlos. The beautiful Paraiso Hot Springs in the foothills west of Soledad is to this their "Big Waters" where healing hot springs cured their aches and ills, and where, according to that legend, there "jewels" grew in the sea. The latter, as you probably have guessed, were the lustrous abalone shells they found along the coast on their journey over the Santa Lucias.

Mission records show that the great healing and invigorating quality of the waters was used to allay pain, "malignant affections, fevers, excema, disorders of the liver, kidneys and stomach."

For these springs the Padres had their own special name: Everdada Paraiso.

AS for its exact location, it is in a snug little valley on the eastern slope of those Santa Lucias, only seven miles from Highway 101 South, a short distance south of Soledad.

Ownership has changed hands many times in the ensuing 179

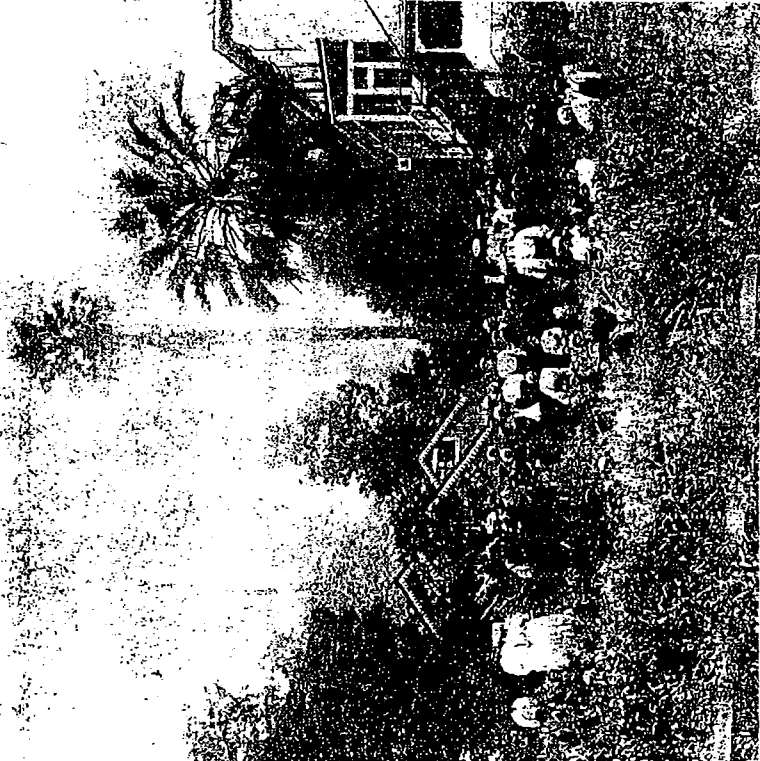
For those who have visited Paraiso Springs the story of its beauty need not be told. Newcomers in the county can spend a wonderful week and just absorbing the history and aura of a part of old Monterey County.

In the beginning, this was the Soledad Mission vineyards, established by the Franciscan Padres as an adjunct to their nearby lands and holdings. It is a story that goes back to the year 1791, when King Carlos, then the King of Spain, granted to the founding missionaries a tract of 20 acres of what is now known as Paraiso Springs.

They fully realized the value of the therapeutic waters that flow so freely. According to

years since the first trial was made. It was acquired by pastor of the United States of America, to Joseph Sadoc Alenany, Bishop of Monterey, which fielded the Mission vineyard as

owners of the grounds, to
Alemany and Imaddeus Amat.



YOUNG AND OLD flocked to Paraiso Springs in the days gone by, as they do today. This photo, taken shortly after the turn of the century, is adjacent to the main building. Many of the old structures were destroyed, the first time in a devastating fire in 1927, and again by one in August of 1954.

Paraiso Springs was made by two of the Reeves and Fies to J. G. Foster and E. J. Foster, this to terminate on Feb. 1, 1921.

The two Reeves and E. J. Foster wife executed a quitclaim deed to L. A. Whishard and George P. Tierney for the benefit of

Salinas Californian, Saturday, November 21, 1970. Photocopy courtesy of Monterey County Parks.

Alemany and Thaddeus Amat, Roman Catholic Bishop of Monterey, deeded the same property to Pedro Zabala, one of Monterey County's most esteemed residents of the day. This was recorded on Jan. 3, 1867. Next transfer was some six or seven years later. Zabala deeded the land to O. H. Reeve, H. F. Reeve, and Leyard (Sigard) Fine. Subsequently O. A. Reeve made gift deed presentations to Mrs. Charlotte Reeve and Mrs. H. F. Bryant 10 years after his acquisition. The following year he deeded certain portions to B. Bryan and H. F. Bryant.

Next record on file showing land transfers was May 19, 1886, when a five year lease of Pa-

creditors of the grantors, recorded Sept. 4, 1896.

Another quitclaim deed, with the O. A. Reeve and H. A. Reeve names affixed, put it in the hands of the Bank of Gilroy as recorded April 3, 1889. That same date a deed made L. A. Whitehurst and George E. Hersey assignees of the two men's estate, in order to correct a former conveyance. In turn the Bank of Gilroy deeded the property to Charles Ford that same date, within a few days conveying a portion of the township section to Ford from O. A. Reeve, Whitehurst and Hersey.

Complicated as this may sound, nevertheless it is important to the background of the land on which Paraiso Springs is situated. Encompassed as it is on three sides by towering mountain peaks, Salinas Valley winds seem to pass it by. Temperatures are high, as are those in the sulphur springs, where one can bathe in waters up to 114 degrees.

Much of the terrain is as it was when the padres first planted their 5,000 grape vineyards. Here the Indian neophytes baked in the sun and drank the healing waters. Once during a great epidemic in 1800, the neophytes nursed their members back to health, the population increasing in the next five years despite the set-back.

Indian labor was used exclusively to build the miles of square wooded redwood pipe with which to provide an ample supply of water. Tracings of those casings and pipes turn up occasionally. During the heavy storms in 1968 the original springs used by padres and neo-

(Continued on Page 19)

Each Little Cottage Had Its Own Name

HISTORY AND HERITAGE

by
Brothy H. Vera

Although the Paraiso Springs area was in early days, soon as it came into private ownership it became one of the loveliest spots of the west. Early day Spanish families used it as a haven for their retreats.

As always, life at the Springs is closely tied in with the local mission, reflecting constant changes in its status. 1840 Gov. Alvarado wrote to Mexican Superintendant to let the Indians "shift for themselves." A year later both Indians and "stock" had vanished and the wonderful Paraiso Springs vineyards . . . 5,000 vines so painstakingly planted and tended by the Mission fathers . . . were abandoned. Only 21 fruit trees remained of that time in a struggle for survival.

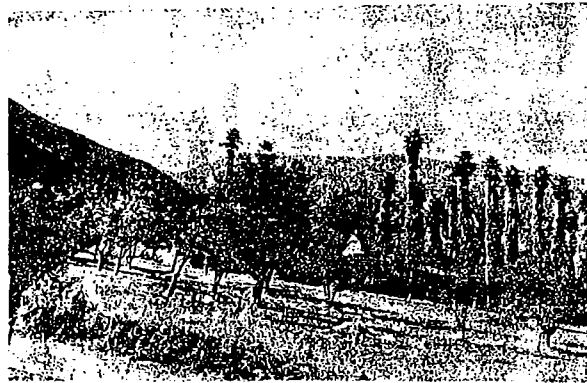
Five years later, in 1845, Pico . . . by proclamation, ordered neophytes to reoccupy the



ANGELO BILLOS drove the stagecoach into Paraiso Springs. This photo was taken during 1901-1902 season.



THIS LITTLE COTTAGE, "The Romie," is named for one of Paraiso Springs' owners. It is typical of those that dotted the 20 acres. The photograph was taken in 1923; it still is a popular guest cottage.



HERE WAS the road into Paraiso Springs in 1950, above the present site of the ticket booth. The orchard was removed after the annex burned in the second fire. Smokestacks visible were for the little Victorian fireplaces in each room. Two cottages seen through the trees were "Wayside" and "Homitage," torn down by Romie in 1966. All palm trees in the picture still exist. Only one was killed by the fire, but trunks are blackened.

mission. This they did not probably as much from lack of direction as a desire to do so. So Pico sold the land, more than 5,000 acres, to Superintendant for \$500. Cattle were seized and Alvarado took them and the from the mission, transferring it

to his summer home, the Alvarado adobe, which he built in the Alisal district near the warm and beautiful Gabilans. Pedro Zabala, one-time Salinas district attorney and descendant of the former owner of Paraiso Springs, later brought the original mission files from the Alvarado adobe to Salinas, there to decorate his garden on the old slough properties.

Following the American occupation of California, the United States Land Commission . . . on Dec. 15, 1855, declared Gov-

ernor Pico had no "right" to sell the land. Four years later, under James Buchanan, 15th president of the United States, Subletad Mission and 42 acres were returned to the Catholic Church . . . the mission to go into a stage of decay for many decades.

On Oct. 23, 1877, the Rev. Itale Christian delivered the first religious services (other than when owned by the padres), at Paraiso Springs.

The Springs has had a series of colorful owners, other than those already mentioned.

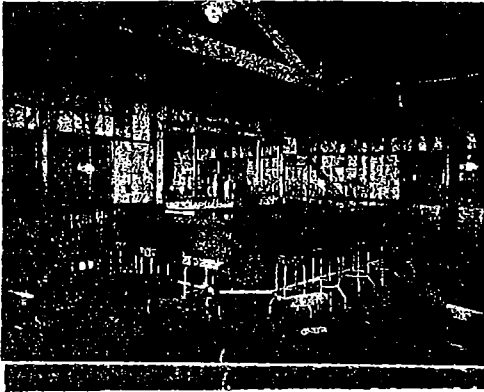
One L. Fine, whose home you saw in last week's pictures, was one-third owner of Paraiso Springs in 1869. A native of East Tennessee, where he was born in 1808, he ultimately arrived in the West, after having married Martha Cox in 1833. He first crossed the Plains in 1849, returning for his wife and two of his five children in 1854 to install them in the beautiful Salinas Valley home.

The Fosters
The same Foster has become one long associated with the history of Paraiso Springs. Capt.

J. G. Foster, a one-time steamship man for 35 years, bought the International Hotel in San Francisco in 1864. Three years later it was he who founded the world-famous Cliff House. Because of the stress of business and its effect on his health, Captain Foster, with his son, Edwin J. Foster, purchased Paraiso Springs in 1846.

There was regained health for others than Captain Foster—for those who took advantage of the soda, sulphur and iron springs, and the popular mud baths. (Continued on Page 5)

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1934, and the first bar at Paraiso Springs! All of these fixtures were used in the bar in the annex when it was moved there in 1950, but were burned in the fire except for the tables in the foreground. They still are in the bar today.



THERE'S SNOW OUT THERE. This photo, taken in 1950, was taken during the only snowstorm in history of Paraiso Springs. This is the lobby in the annex as it looked when Mr. and Mrs. Otto Barrett, current owners, purchased the Springs.

HISTORY

(Continued from Page 4).
Temperatures in some of the springs are as high as 114 degrees.

Four hundred to 500 persons flocked to the health spa each summer, crowding the Victorian cottages and hotel facilities, some bringing with them tents and camping equipment. In the early 1880s one traveler through the Salinas Valley wrote he had met a train of seven wagons, loaded down with beds and tents, winding their way to Paraiso Springs. He estimated "20 to 30 persons, all from San Jose, and probably two thirds of them women. They were fashionably dressed, some riding horses."

Those who did not partake of the baths (and most did) found entertainment in the long and beautiful walks provided around the Springs. One, Lover's Walk, was a special favorite. There was an abundance of quail, rabbits and deer for the hunters, streams were well stocked for anglers, and the Salinas River salmon and steelhead offered a great challenge to fishermen who had not far to travel from the Springs to return with great catches.

From July, 18, 1877, on, there

was a continuous parade of postmasters at the summer spa. Express went into the mountain retreat as often as necessary, and a telephone to Soledad provided suitable communication. These were wealthy businessmen and their families who frequented the resort, men who must keep in contact with their San Francisco, San Jose, or eastern offices. The early post office, in constant service for with the exception of 22 days in 1893, had a series of postmasters until 1927, then was re-established on Jan. 14, 1929.

First postmaster was Oscar A. Reeve; he was succeeded by Charles Ford in 1890, then Charles T. Romie, that same year; Julian T. Perrault, 1899;

Donie again in 1901; Frederick Schroeder, 1904; Frederick E. Romie, 1905; Henry H. McGowan, 1907; Harry W. McGowan, 1914; Mary C. Neumann, 1915; John Tondorf, 1917; Richard Lebeau, 1923; John Tondorf again in 1924, and Thomas N. Petersen, 1927.

(More Next Week!)

School Days at Dear Old Paraiso Springs



THE RANCH, the White House, and La Chapelle are shown in that order, from left. The first, the oldest building, was destroyed in the initial fire. The White House, considered the "best" cottage at Paraiso Springs at the time the picture was taken, also burned. La Chapelle, or Brightside Cottage, looks today much as it did then.

History and Heritage

By Dorothy H. Vera

There've been schools at Paraiso Springs for nearly a hundred years, according to the recollection of old timers. The first was built in the 1850s, and classes were held in this and the succeeding one until the district was unified in 1929.

Grades were first through the ninth. A small room to the left of the entrance served as a library. As for water, abundant as it did in the springs nearby, it nevertheless was necessary to bring drinking water to pupils and teacher. A barrel sat at the right of the building, mounted on runners and was pulled from the Olson Ranch by horse.

Lloyd Olson, a valley oil-timer, was paid, as a youngster, 50 cents per barrel for the chore.

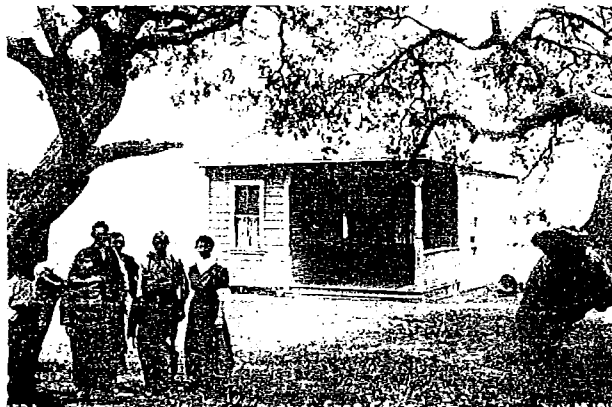
Owners have come and gone, but the property perhaps belonged longest to the Petersens and the Barretts, current owners.

Decided by the United States to Joseph Sndoc Alemany, Ro-

man Catholic Bishop of the Diocese of Monterey, the first patent was dated Nov. 19, 1859. Then started the numerous transfers listed two weeks ago. Names, most of them, were familiar to early Monterey County residents . . . Pedro Zabala, the Reeves, Bryans, Whitehursts, the Berseys, Charles Ford of Watsonville, F. A. Kilburn, Charles T. Rouni, who, when he owned it secured the services of one F. W. Schroeder to run it.

The latter was well known in Salinas, too, having been manager of the Hotel Jeffery. At the time Schroeder was Paraiso Springs proprietor . . . about 1901 . . . a small black-bound booklet was published with an actual photograph on the cover. It listed many "pluses" enjoyed by guests . . . oranges on the trees, ripe ones, 10 out of 12 months of the year; butter, honey and eggs direct from the ranch. Fresh ripe berries, fruit and apples were picked from the orchard and served at dining tables, where they were covered with thick cream from the dairy.

Single rooms were \$10.50 to \$12.50 a week, with all else free, including the therapeutic baths in the springs. Even the



THIS WAS PARAIISO SPRINGS' second schoolhouse. It was situated on Paraiso Road near Clark Road, at a spot where the water trough later was built. The teacher's desk and bell were taken to Soledad when the school was moved to the Olson property. This photograph was taken in May, 1912. Only one youngster is unidentified, the boy on the left. Others are, from left, Walter McGowan, Lloyd Olson, Dick Cross, Harry Kubik (in front), William Kubik, and the teacher Miss Fitzgerald, who later moved to Gilroy.

advice of a physician was at no cost to vacationers. Prices per month were in the \$50 range; nurses and children were accommodated at reduced rates.

A round trip on the train from San Francisco cost \$8. Guests arrived at the station in Soledad, where they were met by

the Springs' tallyho and horses and taken for the one hour (six miles) ride into the beautiful foothills.

Youngsters were greeted with all kinds of entertainment, including donkey rides.

The Homies and McGowans owned the property until about 1917, when it was sold to H. E.

Newman and M. C. Newman. There were 18 cabins that year, accommodating one to six people in each; a 17-room hotel, a dining room suitable for seating 100 guests, and a kitchen with all conveniences including an ice house. A bar, a small dance hall and a swimming pool

(Continued on Page 5)

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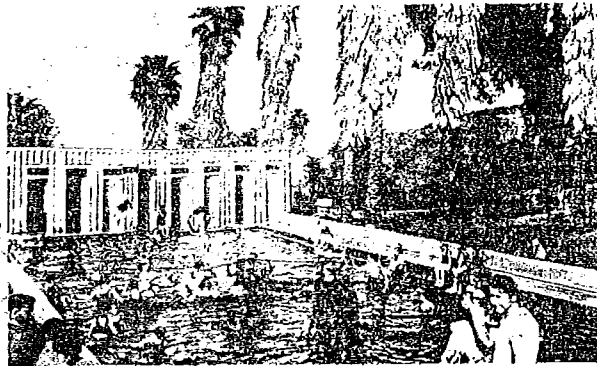
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REMINISCENT of a Roman pool, this was photographed at Paraiso Springs prior to 1950, dressing rooms and all.



VIEW FROM A HILLTOP. This readily shows the floodings, caused by a valley and surrounded by the Sierra de Salinas. Palm trees and other tropical plantings indicate warm days most of the year.

HISTORY

(Continued From Page 4)

added to the pleasures of guests. From the Newmans the property went to the Brandts, the Illeys, the Enguists and then to the Petersons.

Oluf B. and Anna G. Peterson were the first in this clan to take over, on March 6, 1924. Then to the son and his wife, Dr. and Mrs. Thomas Peterson, who are remembered by thousands in the valley. Returning in 1950, they sold the property to O. T. and Joicy Barrett, who in turn sold it to Hoy and Jacqueline Ramey.

Now, again, the Barretts have taken over, and are restoring as much of the old Paraiso Springs as possible. Two fires, and 111 years of time, have destroyed some of its original charm, but nothing can take away the grandeur of Salinas Valley scenery, peculiar only to Paraiso Springs.

The average farmer has more machine horsepower working for him than the average factory worker.

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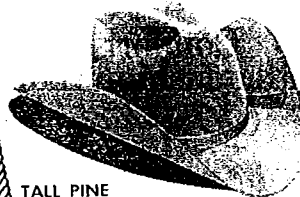


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Paraiso Hot Springs History Dates Back To Mission, Indians

By JANE BIRD
In a snug little spot sheltered from the changeable elements of the Salinas Valley lies Eternidad Paraiso Hot Springs, where for many hundreds of years the halt and the ailing have eased their afflictions in the healing waters of the spa.

Although the origin of the springs is buried in the dim recesses of the past it remains much as it was when the gentle gray friars

of the La Nuestra Senora de la Soledad Mission planted the first vineyard in Central California and nurtured it with a vast irrigation system which also supplied water for the hundreds of acres under cultivation in the valley below.

Legend says that it was a gathering place for the Creek Indian tribes who traveled across country from their home (now Missouri) to the

healing springs "near the Great Water."

During the hey day of the Mission rule, records reveal that the therapeutic value of the springs was discovered when the Indian neophytes in the charge of the padres told of the hot healing waters of the springs which had been used by their ancestors for many generations.

THE FRANCISCANS discovered that certain of the waters when drunk and

bathed in allayed many of the afflictions suffered by them due to their confinement in the damp adobe buildings of the Missions. Pain was relieved, fevers reduced, infections cured, eczema healed, and disorders of the liver, kidneys and stomach disappeared. Mission records also speak in glowing terms of the invigorating qualities of the spa.

It was at this site that the gentle fathers planted 5,000 grape vines which eventually furnished the sacramental wines used in the Masses celebrated at the nearby Soledad Mission.

Miles of redwood pipes and casings were built by the Mission Indians from redwood brought from the Santa Cruz area for the purpose. This gigantic task when completed furnished the water necessary to irrigate not only their vast vineyard but the crops raised on the valley floor.

Traces of this primitive irrigation system are still occasionally found and are believed to have channeled the waters from numerous springs into one large flume which carried it to the valley below.

The combination of minerals used in the irrigation apparently had a startling effect on the plants that it watered. The Franciscans discovered that their crops flourished, grew at an amazing rate of speed and bore crops of the highest quality and in great abundance. This they attributed to the mineral bearing waters.

EVEN TO THIS day, a trip to Paraiso Hot Springs, is much like arriving at a desert

oasis. Gigantic Royal palms planted by the padres to form a cross across the property have reached a height of nearly 100 feet. Date palms stand side by side with the Royals and are nearly as tall as their neighbors.

Paraiso is believed to have been one of the smallest land grants ever awarded, if not the smallest comprising 20.32 acres. The land was granted by King Carlos of Spain to the Monterey Diocese.

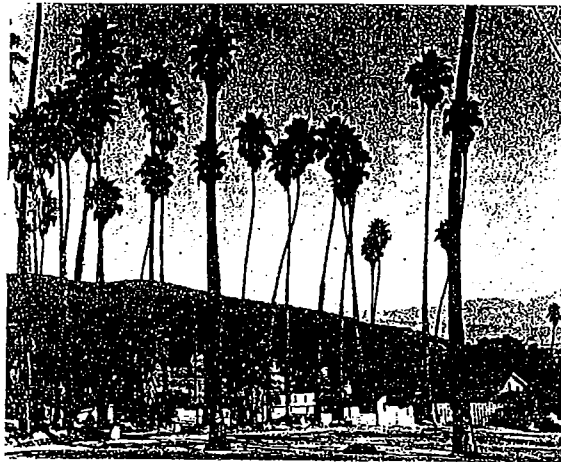
Through the years a number of disinterested owners have permitted the historic site to deteriorate into a sad state of disrepair. It has only been in recent years with the ownership of Mr. and Mrs. Otto Barrett that the delightful spot is taking on a semblance of what it was during its peak as a resort at the turn of the century.

In the 1800's an epidemic of great proportions hit the area. Although there was some doubt as to its origin it was referred to in Mission annals as the plague. It was to this hot springs that the Indian population brought their ailing brothers to the curative hot springs and nursed them back to health.

Following the secularization of the Mission chain, the Mission land, which included the Paraiso Hot Springs began its deterioration.

BY 1841 all of the neophytes had left and the thousands of cattle, mules, horses and sheep had all but disappeared. The 20.32 acre vineyard was abandoned and the Mission estate began to crumble.

In 1845, Governor Pio Pico (Continued on Page 9)



PARAISO SPRINGS is believed to have been one of the smallest land grants ever given comprising only 20 acres. Lying in a snug little niche flanked on three sides by the lally beginnings of the Santa Lucia mountain range, the spa boasts the sight of the first vineyard in the Salinas Valley. The Franciscans and neophyte Indians brought redwood from the Santa Cruz area for the construction of the first irrigation system used in Central California.



CONTINUING RESTORATION of the historic landmark is due in large part to Ole Hellekson who for several years has worked side by side with the resort owners in reconstructing the Victorian buildings and many of the original antiques of the "hey day" of the hot springs resort.



VICTORIAN COTTAGES are in the process of restoration which is supervised by the springs manager, Mrs. Jacqueline Revis. Handling the actual reconstruction is Ole Hellekson who spends much of his time at the resort turning back the clock with his restoration work. Many of these cottages are now as they were at the turn of the century before two destructive fires razed the property in 1928 and again in 1934.



DELIGHTFULLY SECLUDED picnic area is located below the main buildings and is in all probability where the gentle padres and their Indian charges of the La Nuestra Senora de la Soledad Mission tended their flocks of Jacobs Sheep. Approximately 50 percent of the sheep's diet consists of leaves from the oak trees that abound at the site. Springs manager Mrs. Jacqueline Revis enjoys the serenity of the off season in the shaded picnic area.

More . . .

Paraiso Hot Springs History

(Continued from Page 6)
sold the Mission and its holdings to Feliciano Sobranes for the sum of \$800. What little livestock was left was seized and the spoilation was underway.

Iron and tile were stripped from the adobe buildings of the Mission proper and were transported to the Alvarado adobe in the Alisal District near the Gabilans. Later, Pedro Zubala, a descendant of one of the original owners of the springs, removed the tiles from the Alvarado adobe and moved them to Salinas where they were used to decorate the garden wall of his home. It wasn't until Dec. 18, 1855,

following the occupation of Alta California by the Americans that the United States Land Office declared that Governor Pio Pico had no right to sell the church property. In 1859, during the term of President Buchanan, 15th President of the United States, that the Mission buildings including 42 acres of land was returned to the church.

This apparently did not include Paraiso Hot Springs which seems to have started to come into its own about this period of history.

By 1880 Paraiso Hot Springs resort had become one of the most famous of its kind in the Western United States. One of the cottages still in existence at the spa is referred to as the Governor's mansion due to the number of dignitaries who stayed there over the years.

The springs was razed by fire July 21, 1928 when an overheated cooking stove in the kitchen of the hotel ignited and destroyed many of the original buildings. At this time the springs was owned by O.B. Peterson. In 1950 the property was purchased by Mr. and Mrs. Otto Barrett and was once again burned in 1954 when a number of the few remaining original buildings were laid waste.

Mrs. Jacqueline Revis, daughter of Mr. and Mrs. Barrett, is the manager of the springs and is working to restore much of the site to its original state. The

Victorian charm of the turn of the century is making its appearance once again under the able hand of Ole Hellekson, who is responsible for much of the restoration.

Over the years many things have been known to effect the hot springs which lies just a few miles from Highway 101 south and west of Soledad. Torrential rains in 1968 reactivated the original springs used by the Franciscan fathers which is now in a complete restoration process.

Major earthquakes in various parts of the world have also been known to effect the waters of the springs by increasing their flow and raising the temperature of the spa.

THE GOSSIP oak is gone where bustling ladies and bewhiskered gentlemen gathered to exchange news of the day but as a point of interest many are now turning to the "talking tree" which is located at the original springs site.

Affectionally known as "Vasquez" the tree does not really converse with those who seek the shelter of its branches but seems to do so by means of rubbing its branches together to produce a soft whispering.

Where once proud ladies in lengthy bathing dresses, their legs and ankles hidden from view by heavy stockings and their feet encased in bathing shoes, promenaded about the springs, now lovely, lithe tanned women in bright bikinis decorate the landscape.

Although Paraiso Springs has changed over the years an aura of the past still seems to predominate at the site. Modern facilities have replaced outmoded units and electric lights have taken the place of candle and lantern.

Facilities offered to the public include distinctive restored cottages, hot mineral baths, trailer and camp sites, and Olympic size swimming pool, a small indoor pool, hiking trails, stocked fish

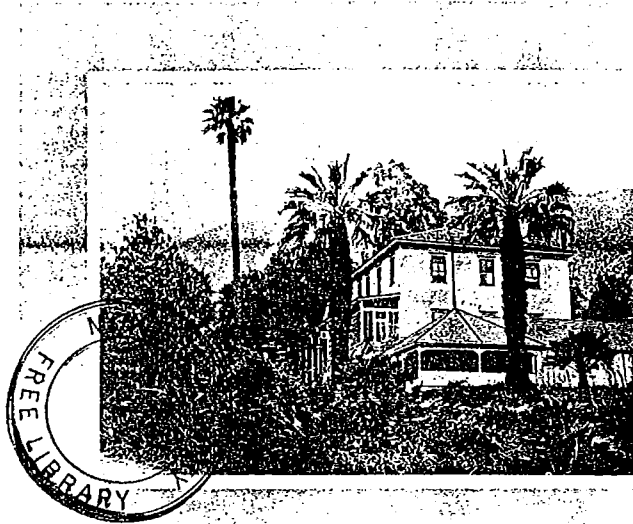
ponds for the children, playground equipment, heated recreation room, dance pavillion and cocktail lounge as well as a large dining room.

NO LONGER DOES the Paraiso Springs rallyho arrive in Soledad to meet resort

guests at the train depot and transport them over a dusty road to the hot springs. Gone are the quiet friars and their Indian charges but still that feeling of the past prevails where once they walked and tended their grapes with loving patient care.

By
Betty Lewis
Watsonville Historian

A
famous
attraction
before
the turn
of the
century...



Beautiful Paraiso Hot Springs

One of Monterey County's earliest summer resorts was Paraiso Hot Springs nestled on the eastern slope of the Santa Lucia mountains. Originally a portion of a Spanish land grant given to the Francisco Fathers of Soledad Mission, these health giving springs were to be a favorite with visitors who came from many miles away to enjoy the beauty and the health restoring effects of the springs. Most would come by train to the Soledad station where they would then transfer to a stage coach and finish their journey over the remaining seven miles into the resort which was hailed as the "Carlsbad of America," comparing it with the famous spa in Germany. The Paraiso Springs were declared to cure just about anything - rheumatism, malaria, stomach troubles, disorders of the liver and kidneys and nervous complaints.

"C. L. Johnson, of Paraiso Springs, came up to the court, seat recently, and while in train gave a pleasant call at this office. Mr. Johnson brought with him a two cent orange cluster

of eight fine, large sized oranges, from a tree growing in the grounds at the Springs. They were seedlings of excellent shape and color, free from bruises or the remotest sign of the effects of any insect pest." - *Salinas JOURNAL*, January 1893

Paraiso was to go through a succession of owners and managers such as Vanderhurst, Sanborn & Company of Salinas who purchased the Springs in 1889 and retained Captain J. G. Foster as the manager. Many improvements were made including a large winter cottage, one story, with twenty-four rooms and a wide piazza around the outside. The existing ten cottages on the grounds were remodeled under the direction of F. A. Pierce, Dr. Charles Ford, of Watsonville, who was a part owner at this time, invited many of his friends and business associates to Paraiso where they enjoyed the beauty of the springs along with the bathing, fishing, gala parties and delicious food.

"Paraiso Springs - The Carlsbad of America - The most delightful climate and scenery of California, combined

with the use of the hot soda and sulphur springs for a tonic, make it the most sanitary and luxurious health resort in the world. Among the diseases which yield to these waters are... female irregularities, sick headache, dyspepsia, neuralgia, exzema, poison oak and all skin diseases. New cottages and superior accommodations summer and winter." J. G. Proprietor. - *The PAJARONIAN*, September 5, 1889

Some of the other proprietors over the years were: Reeve & Fine; W.W. Ford and Mary A. Ford; H.C. Shannon; Henry McGowan; H.E. Newman; Olaf Peterson; Dr. Thos. Peterson; O.T. Barrett and Ray Ramey. At the St. Louis Exposition in 1904 the Paraiso Mineral Waters were awarded first prize. When Henry McGowan became the owner in 1907 he had colored post cards printed showing the resort area and visitors were quick to buy these and send off to friends or relatives.

The swept through the grounds in 1927 and many of the old buildings were destroyed. They were to be re-

LIVING

Saturday, Dec. 31, 1983 Salinas Californian 25

Paraiso Hot Springs worth dipping into

Francisco, 8:30 a.m.; arrive 3:20 p.m. Round trip ticket \$9.

By TOM LEYDE
Weekender Living Editor

PARAISO HOT SPRINGS — It may not be as well known as the "hot" spots of the Salinas Valley, but Paraiso Hot Springs is still worth dipping into.

The water in the steamy indoor mineral bath seems almost too hot at first, but after a few seconds it becomes soothing and relaxing.

On this day, the water that comes from a relatively shallow underground well was 109 degrees Fahrenheit. It felt as good or better than a hot tub.

Like Tassajara and Estero hot springs, Paraiso is a natural phenomena. Hundreds of years ago Indians drank from and soaked in the springs' waters, believed to have curative powers. In the 1790s the Franciscan padres from Soledad Mission (La Nuestra de La Soledad) took the waters to plant the first vineyard in the area. The springs became a major resort area for Monterey County residents and tourists.

Relix Fault

Toddy Paraiso Springs Resort, which has gone through numerous ownership changes, is operated by Paraiso Springs Company. The resort, which had fallen into disrepair, is situated on a plateau nestled against the Sierra de Salinas, the resort is seven miles from Soledad and offers a commanding view of the Salinas Valley and the Central Coast mountains.

The Relix Fault, which is situated on the Paraiso Hot Springs, there are two theories regarding this. One is that fault movement heats up the water. This may have some validity because the temperature of the spring water is said to rise following an earthquake.

Another theory is that the fault extends deep into the earth and acts as a passageway for water heated by molten rocks.

Mission padres called the springs "Eternidad Paraiso" (Eternal Paraiso). They planted palm trees there which now tower 80 to 90 feet above the springs and give the resort area an island-like appearance. The palm trees were blackened by fires that swept through the resort in 1927 and 1954.

Land grant

Francisco, 8:30 a.m.; arrive 3:20 p.m. Round trip ticket \$9.

Hundreds of visitors flocked to the resort during the summer. Those who arrived by train were met at the Santa Fe Station by a resort trolley wagon and horses.

An article published in the Salinas Democrat newspaper (date unavailable) described the resort this way:

There are hot soda and sulphur baths with numerous attendants, both male and female, a magnificent concrete bathing pool 40 x 120 feet at the end of the resort, a large dining room, a billiard court, croquet grounds, bowling alleys, billiard tables, a pavilion for dancing, long distance telephone, post-office, express office, a table load with good things to eat (and as the proprietor Mr. H. McGowan, said there is never any going from the guests in regard to the resort accommodations) by the table and fire life.

The waters in the hot mineral bath have been compared to those at the famous Carlsbad Springs in Germany and the resort became known as the "Carlsbad of America."

"Among the diseases which yield to the waters, the same 'safe' about liver complaints, rheumatism, neuralgia, inflammatory rheumatism, kidney troubles, eczema, dyspepsia, si headache and skin diseases."

There are actually 14 separate springs in the area, some of them hot and some cold. The spring that feeds the hot mineral bath is said to contain the following minerals: sodium chlorate, sodium carbonate, sodium sulfate, potassium sulfate, magnesium carbonate, magnesium's salt, calcium carbonate and calcium sulfide.

Whether the waters actually have curative powers is largely a matter of opinion and tradition. In 1800, however, there was some serious epidemic that afflicted the neophytes (settlers) at Soledad Mission who had been convinced to Christianity. They are said to have drunk the water to heal; by drinking and soaking in the waters.

There's no question, though, that soaking in the hot mineral bath reduces stress and produces mental and physical relaxation.

There are cabins, cottages and trailers for rent, recreational vehicle hookups, a tent camping area and hiking trails.

The only original building left from the resort's heyday is a four-room Victorian house.

The resort is open year-round for an additional \$4 charge to use the hot mineral bath.

Paraiso, Inc. managers are working to upgrade the resort. Plans, said assistant manager Bob McComb, are to tie two hot spring wells together for greater water flow and restoring the original appearance of the resort.

"I'd sort of like to keep things like they are and keep it beautiful," he said.

For information on facilities and rates at Paraiso Hot Springs call 878-2882.

Photos by
RICHARD GREEN/Californian



Salinas Californian, December 31, 1983. Photocopy courtesy Monterey County Parks.

Paraiso sprung first among area resorts

By BETTY LEWIS
Special to the Californian

"The 1926 Booklet of Paraiso Springs has been issued and is a gem of the printer's art. The offerings are steadily growing in popularity and for certain classes of diseases, such as rheumatism and nervous complaints, are no superior to the coast. There is no pleasanter spot for rest and recreation than Paraiso. Rates including board, room and bath, are \$2 to \$2.50 per day or \$10, \$14 and \$16 per week. Special inducements are offered to those who stay a month or longer time. Of course you expect to go somewhere this summer and there is no better or more restful place than Paraiso offers. For a copy of the booklet or further information call on F. A. Kilburn, Watsonville, representative of the owners W. W. and Mary A. Ford, or write to R. Robertson, manager of the Springs.

The Watsonville Pajaronian March 26, 1896

Nestled on the eastern slope of the Santa Lucia mountains, Paraiso Springs is situated on a portion of a Spanish land grant given to the Franciscan Fathers of Soledad Mission. The health giving springs were first discovered in 1826 by a Spaniard, Charles Ford, founder of the mercantile store in Watsonville of the same name and co-founder of Ford & Sanborn in Panama and King City, became the owner of the springs in 1839 purchasing it from the latter.



Photo taken in 1910 of Paraiso Springs pool and bathers.

By May of 1899, F. A. Fine, Bryant and Reeve, was at work refurbishing the health and pleasure resort in California. Mineral Springs, a Boulder, Colorado, advertisement, with acetylene gas. Our front are our best advertisement. Illustrated booklet and further information on application.

Many owners Henry McGowan became the owner in 1907 and had moved westwards published of the springs. The art work was done in Germany, as was common before World War I, but then the dyes became hard to come by.

Paraiso went through a succession of owners and in 1927 a fire swept through the resort and many of the buildings were destroyed. It was rebuilt and by fire again in 1934. The springs are presently owned by a wife and her husband, Mr. and Mrs. Ford. The four room building, which has been constructed since the fire, is the only original building left.

Some are the days when the train would pull up to the station and the manager of the resort would meet the train and see that the guests were all comfortable and that the springs were in good condition.

Special to the Californian, n.d. Photocopy courtesy Monterey County Parks.

**THAT SPECIAL PLACE —
PARAISO SPRINGS**
By El Frieda Liese

Two rivers, the one that flows through the valley, have been there since the time of Montezuma Cortez. This is a special place, because the park is special. It is a special place.

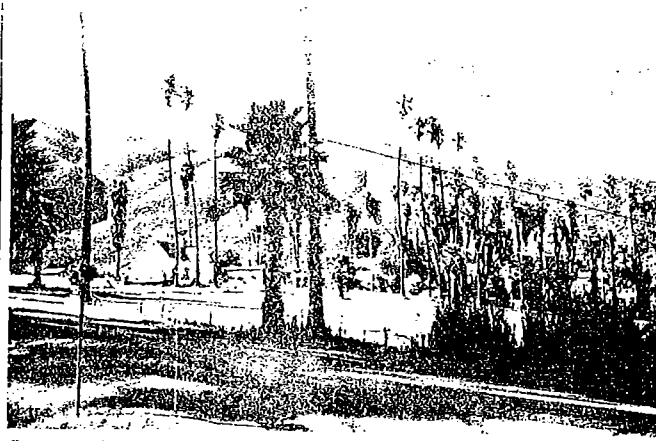
He was returning to the spa, Paraiso Hot Springs, whose 500-mile distance from Monterey via the old River Road may explain why it is not more frequented. For the latter, "ammi!"

Because getting to this special place is part of the pleasure, choose a time when you don't have to hurry, pack a picnic lunch, and head your car following the map on the right.

If you wish to get there faster, you may drive south from Salinas on Highway 101 and take a connecting road to Com Gonzales or Soledad. But you'll be sorry if you don't take the old River Road all the way from its beginning on the Monterey-Salinas Highway, now known as Route G 17.

This River Road was a former stage coach route, and winds along the foot of the Santa Lucia Mountains. At one time it was the only connecting link with isolated farms and ranches on the south side of the Salinas River: glimpsed now and then to the left.

Follow this infrequently traveled road and you'll find yourself beginning to slow down, your car speed as well as yourself. The hills to the right seem to float up into a purple haze and the valley in which you're driving is so sunsplashed and



Complex of buildings which make up Paraiso Hot Springs resort. Small Victorian house is all that remains of hotel cottages of early 1900's.

peaceful that the water is perfect for an automatic temperature.

As the fields of vegetation growing on either side of the road change to grape vineyards, watch for Mission Soledad and turn in for a short stop. The mission's simple building and quaint chapel, surrounded by lovely planting, is a welcome and quiet haven.

The next thing to watch for is the sharp right turn on G 17 marked "Paraiso Seco Road." As soon as you turn watch for another sign "Paraiso Road" which comes up almost immediately. "Paraiso Road" bears to the right. To the left, follow the road to the left, to the right,

which will bring you to the park like surroundings of Paraiso Hot Springs. The Spanish word is pronounced Paraiso. The accent is on the second syllable. There is a nominal entrance fee entitling you to the use of the park facilities, open year round.

**PARAISO
POOLS ARE
NOW OPEN
ALL YEAR**



View from plateau at Paraiso Hot Springs looking down from 1400 foot elevation to Salinas Valley.



Recreation building beneath towering Royal palms.

Undated brochure written by Frieda Liese for Paraiso Springs, circa 1980s. Photocopy courtesy Monterey County Parks.

This is not a public park, but a privately owned resort. Quite impressive, and somewhat rustic, its facilities consist of small rental cottages, camp trailer and picnic sites, office and recreation buildings.

Park your car. Get out and look down at the Salinas Valley from the plateau whose elevation is 1400 feet. Through towering Royal palms which fringe the area, your view is superb!

Paraiso Hot Springs seems to be held gently cupped between hills. Protected from cold winds, warmed by the sun, it is a place of great serenity, tranquil and lovely in its almost untouched naturalness.

An Olympic-sized swimming pool and smaller mineral pool are for your enjoyment. Hot mineral baths which have given the spa its fine reputation, are available at an additional fee. These therapeutic waters, at a temperature of 116 degrees, are said to be highly curative and their effects lasting.

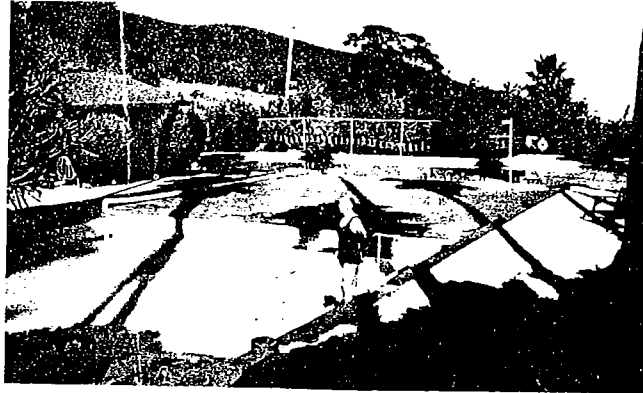
After a swim or hike — there are inviting trails in and around the area — set out your picnic lunch on one of the tables scattered beneath huge eucalyptus trees and consider the history of this unusual spot. And it is unusual.

Originally a Spanish land grant of the 1790's, it is thought to be the smallest one ever given a patent — only 20.32 acres. The Franciscan padres established La Nuestra de La Soledad, the adjacent mission, and used the hot springs for healing the sick or afflicted. Because of the water's curative powers and the tranquil beauty of the setting, they called the place "Eternidad Paraiso," Eternal Paradise.

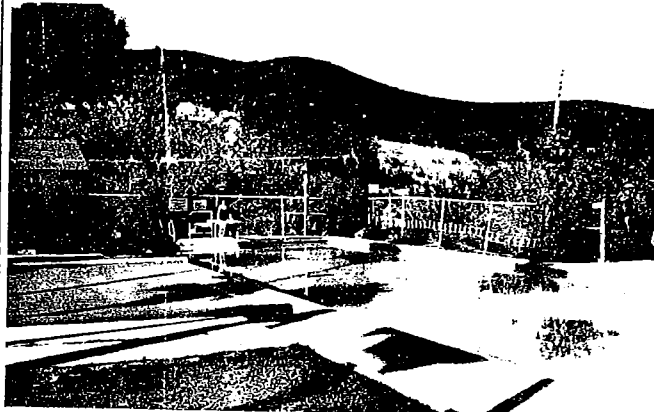
Following the secularization of the missions by Mexico in 1833, the small parcel of land passed through successive ownership until at the turn of the century it became a famous resort. Trains from San Francisco and Los Angeles deposited passengers at the town of Soledad and stage coaches brought them 7 miles to the hot springs.

Some years later the hotel buildings were all destroyed by a devastating fire — charred places are visible on the trunks of the palms — and the spa's hey-day was over. It was built again in a more simple style, only to be razed by another fire in 1954.

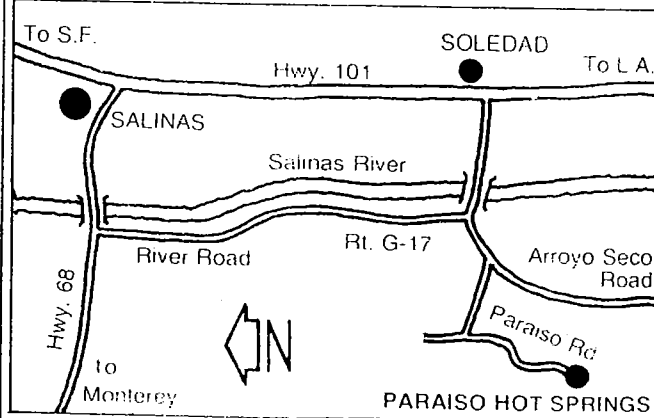
Today the springs is owned and operated by a syndicate and is being slowly restored. It is to be hoped that this takes place soon, for Paraiso Hot Springs deserves the appreciation and attention it has received for so many years, beginning almost two centuries ago.



Swimmer entering hot mineral pool. Temperature of water is approximately 92 degrees.



Olympic-sized swimming pool.



The resort that's always in hot water

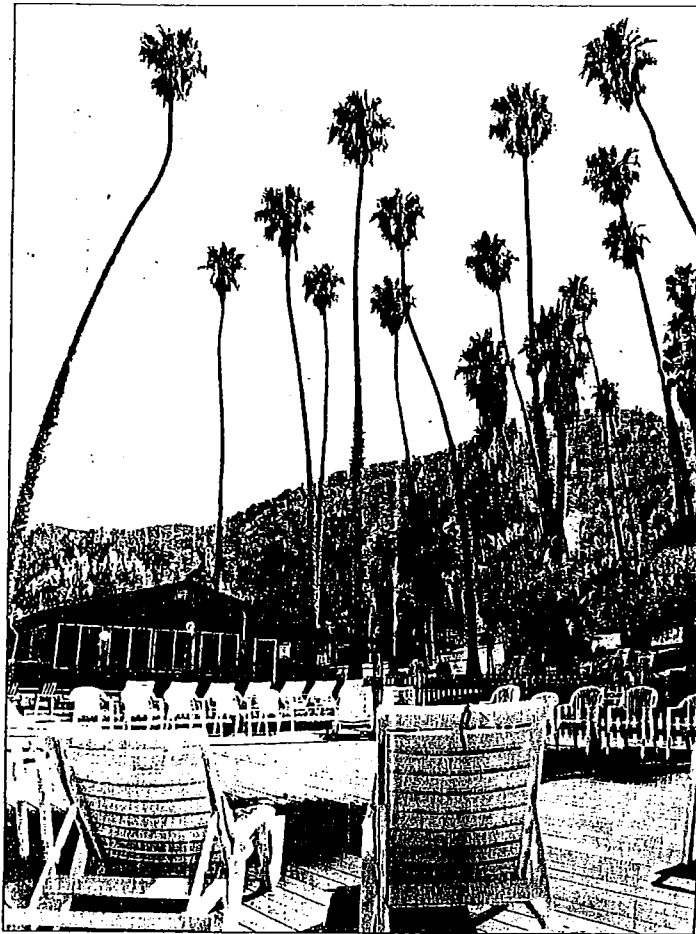
BY MARY RODRIGUEZ

The chaotic cosmos we live in is ever-changing, so it is nice to know that some places remain constant. Though bikini-clad bathers have replaced the long-skirted, pantalooned Gibson-girl bathers of yesteryear, little else has changed at Paraiso Hot Springs Resort since it was founded in the late 1800s.

Located 53 miles southeast of Monterey, Paraiso Hot Springs originally was heralded as "the Carlsbad of America," since the minerals in its springs were chemically analyzed as the same minerals found in the waters of the famous German watering place. They are hot soda, potassium, arsenic, magnesium and sulphur.

Now, instead of Inlyhos and other horse-drawn conveyances, motor cars and recreational vehicles ascend the winding, five-mile Arroyo Seco road to the springs' elevation of 1,400 feet in the Santa

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Towering palms dominate the sky over sun deck and outdoor pools at Paraiso Hot Springs

Lucia mountains, 12 miles southwest of Soledad. A genial couple, Marge and Warren Perrine, purchased the resort in 1971. They came to the Monterey Peninsula from Southern California and settled first in Pebble Beach.

"When we visited Paraiso Hot Springs Resort we fell in love with the natural beauty of the place and upon learning it was up for sale, we bought it," said Warren.

"We had arrived on the scene just before it was to be sold to a developer. We learned he had plans to modernize the spa and cut down a wooded area to put in a golf course."

"Our motto upon purchasing Paraiso was 'to tread gently' on this beautiful land.

"The changes we have made over nearly two decades have been only to improve the property and refurbish the cabins, lodge, and the baths and pools, and add to the gardens, keeping the place in its gorgeous natural state."

The cabins are of different designs and several are the original ones — summer homes built in the

1800s and early 1900s by celebrities including Claus Spreckels, the sugar king.

At that time, Paraiso Hot Springs was one of the most famous resorts of its kind in Western United States, especially after Paraiso soda water won first prize over competitors at the St. Louis Fair in 1904.

Marge pointed out one old-fashioned cottage named "the Governor's Mansion" because many dignitaries — including James Buchanan, 15th president of the United States, stayed there.

Around the lodge are also trailer spaces and campgrounds, and a picnic area with tables and charcoal barbecues.

Some cabins have a refrigerator and a hot plate; seven have full kitchen facilities.

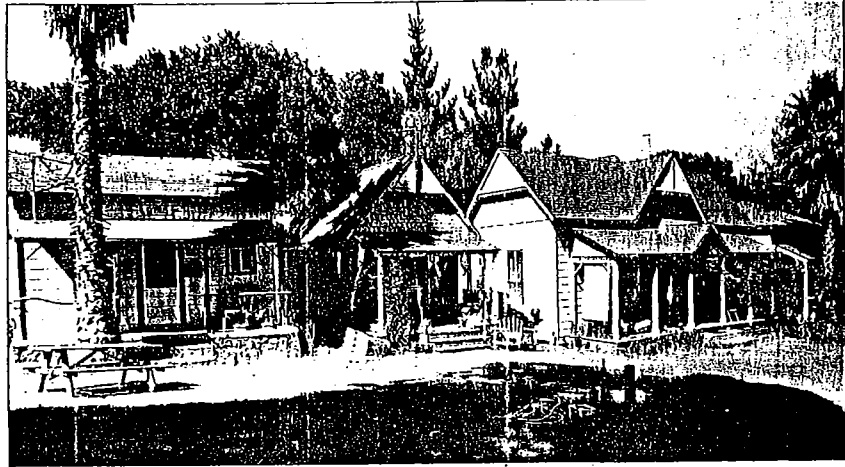
Recently the Perrines added a picturesque Yurt compound (a yurt is a domed circular tent of canvas stretched over a wooden lattice) with sleeping quarters, hexagon bathroom, kitchen and conference center and picnic area.

It is available to all visitors but mainly used as meeting place for followers of Sufism, a Muslim (Continued on page 8)

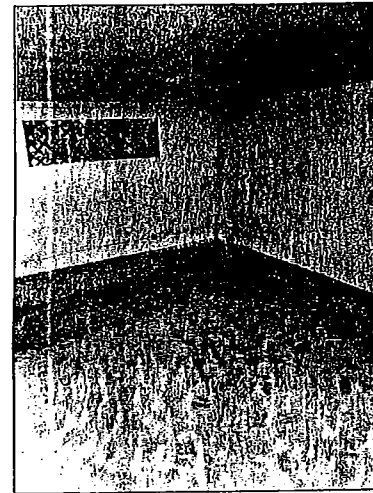
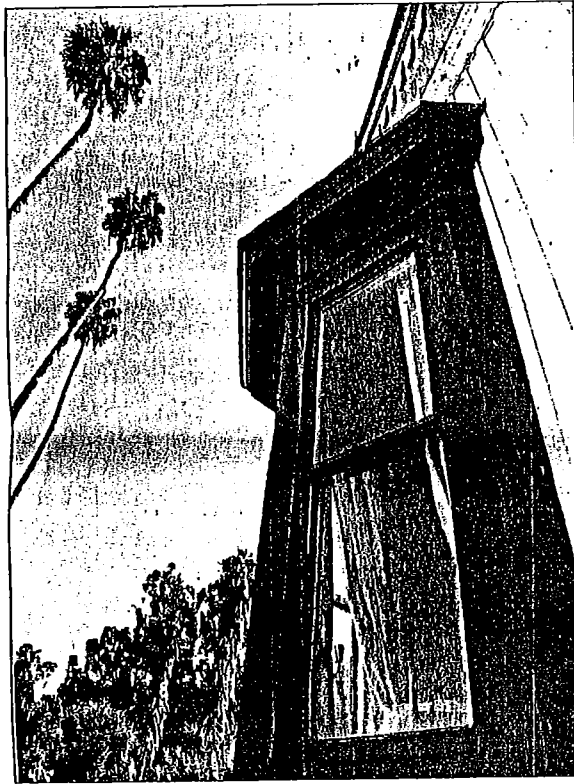
SCOTT DUNN/CALIFORNIA CITIES AND TOWNS — PARASO HOT SPRINGS

Alta Vista Magazine, Sunday, October 14, 1990. Photocopy courtesy Monterey City Public Library, California History Room.

Cabins are of different designs and several are the original ones — summer homes built in the 1800s and early 1900s



A window of so-called 'Governor's Mansion'. Many dignitaries — including President James Buchanan, stayed there



The indoor mineral bath: Water temperature is around 108 degrees

Alta Vista Magazine, Sunday, October 14, 1990

Alta Vista Magazine, Sunday, October 14, 1990. (continued)

Fees and directions

Paraiso Springs charges a daily \$14 entrance fee for each person, regardless of age. The day use fee includes use of the two outdoor pools, a picnic area, snack bar and beverage bar, recreation room and game room.

An additional \$5 per person fee is charged for use of the enclosed hot mineral bath. Adults only (18 or over) are allowed in the hot pool.

All three pools may be used at

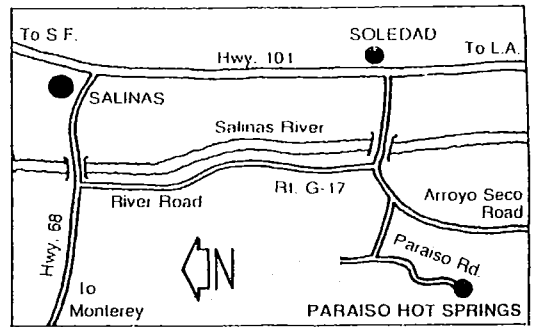
no extra charge by cottage renters. Campers and mobile home guests must pay \$5 per day to use the enclosed hot bath.

There is also a \$2 charge per day per dog. Weekly and monthly rates are available.

Two areas are available for recreational vehicles and tents.

Paraiso grounds and pools will be closed Nov. 20, 21 and 22 and Dec. 24, 25 and 26.

For further information, phone 408/678-2882. ■



A shady deck outside the 'Governor's Mansion' at Paraiso Hot Springs

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(Continued from page 6)
mystical religion which has developed literature of symbolic poetry.

The lodge at the resort offers a deck with tables, chair and umbrellas with a stunning view looking over the Salinas Valley across to the Pinnacles. Inside is a long full bar, which is also a snack bar open from 8 a.m. to 6 p.m. daily except on Saturdays when it closes at 9 p.m.

The bar is overseen by Bertha Gracely, who makes the fresh salads. Sandwiches, soups, hot dogs, innards and the like also are served. There is a game room with newspapers, magazines, and books and games. A recreation room has a Ping Pong table and a pool table. On Saturdays a movie is shown in two locations in the lodge at 7 p.m.

(Bertha is one of the many long-term tenants living at the resort, mostly professional people from nearby towns.)

The Perrines, in keeping with their low-key operating policy, decided not to have a restaurant. "It would have had to be first class and might have become one of the 'in' places to dine, which could be disturbing to overnight guests and the peace and quiet signature of the resort.

"We never advertise and do not even have road signs leading here. Reservations should be made in advance. We have never had any desire to exploit this land."

The palm tops are the first sign of the approach to Paraiso. The tall trees were planted by the Franciscan fathers in the 1790s in the shape of a cross originally, Marge said.

The padres heard of the springs' curative powers from the Chumash Indians, she added.

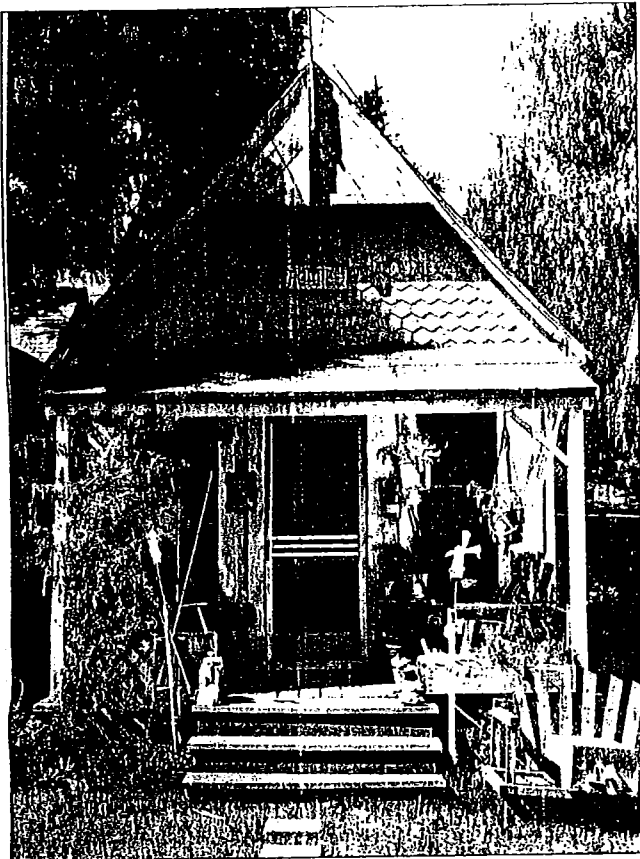
"They thought the area to be a 'spirit-land' and camped a short distance away in a little valley to the right. We bought this valley, too, and have left it with its grinding stones undisturbed. We do feel the presence of the Indians' spirits and sense they have saved us from disaster on several occasions," she said.

"Just recently, walking at closing time from the lodge kitchen to the trailer in which we live, I heard a whisper 'Go back.' I did and smelled smoke. It was coming from a porch light fixture over which a swallow had built a nest, which we did not disturb. The bird had somehow shorted the electric wire, causing the beginning of a fire, which we were able to extinguish in time.

"On such occasions, I remember the words of Mrs. Barrett from whom, with her husband, Otto, we bought the property.

"She had been very business-like all during the transaction. However, when we shook hands in parting, she said softly, 'If the spirits like you, you will succeed here, if they don't, you will fail.'"

According to the area's early history, after the Indians told the Franciscans of the springs, the padres arranged for the transfer of the land as a



One of the old cottages for rent at the resort

Photos by Steve Gann, The Herald



A starter kit for the tall palms at Paraiso

Spanish land grant, which included the site of nearby Mission Soledad. The padres used the mineral waters to heal the afflicted, and because of their serene and beautiful setting, they called the place "Eternidad Paraiso" — eternal paradise.

Following the secularization of the missions by Mexico in 1833, the small parcel of land passed through successive ownership until at the turn of the century it became a famous resort. Trains from San Francisco and Los Angeles deposited passengers at the town of Soledad and stage coaches brought them seven miles to the hot springs.

Some years later the hotel buildings were all destroyed by a devastating fire — charred places are visible on the trunks of the palms — and the spa's heyday was over. It was built again in a more simple style, only to be razed by another fire in 1954.

The Perrines both graduated with engineering degrees from Rensselaer Polytechnic Institute in Troy, N.Y. — he ahead of her. They did not know each other there, but met at a tennis match in Newport Beach. He is a quiet-mannered inventor.

There are three mineral pools and Warren explained: "The hot mineral water feeding them is forced up through faults from subterranean levels. The water rises to the ground surface at about 117 degrees and flows downhill to the three pools.

"The amazing flow of water is continuous, 24 hours a day — with approximately 30,000 gallons of hot mineral water flowing through each pool, each



An old postcard: Postage in those days was one cent for domestic, two cents for foreign mail

day."

The three pools include a hot enclosed mineral bath with water temperature around 108 degrees, a small outdoor mineral pool with temperature in the low 100s, and a large outdoor mineral pool with temperature most of the year in the low 80s

The water is constantly changing in the large pool

with the fresh coming in at the pool surface, while the old water is drained off at the bottom. ■

□ □ □ □

Mary Rodriguez, a frequent contributor to Alta Vista Magazine, is a free-lance writer who lives in Monterey.

Alta Vista Magazine, Sunday, October 14, 1990

Paraiso recovers from 1995 flood

Hot springs make comeback

BY BETSY LORDAN

Destroyed twice by fire and ravaged by last year's historic March flood, Paraiso Hot Springs is back.

Nestled in the foothills of the Santa Lucia Mountains, the spa held a special celebration yesterday to let everyone know that it's back in action.

"We actually reopened in November," said office manager Josie Lopez. "But we wanted to delay the ceremony until the weather was perfect and the water is completely clear."

Marjorie Perrine, who has owned the spa with her husband Warren since 1971, pointed out that none of the mineral water is recycled. It comes from the ground 24 hours a day.

Warren Perrine is an inventor who has used his skills to upgrade the spa, Marjorie Perrine said.

"When we bought the spa, nothing worked," she said. "(Warren) automated everything."

Guests are encouraged to use the mineral hot baths, kept at a

toasty 107 degrees Fahrenheit, and the small and large mineral-water pools, where the water stays at 102 degrees and 82 degrees respectively.

The spa lies at the end of Paraiso Road, off the old stagecoach route now known as River Road.

"When I was a boy in high school, we used to come up here too," said Soledad resident Drury Tankersky. "There used to be a stagecoach stop nearby, and there was a buggy that took people back and forth."

Tankersky, who said he graduated from high school in 1939, was among dozens of local residents invited to yesterday's celebration.

Office manager Lopez remembers last year's flood as if it happened yesterday. Water gushed down from the foothills, eventually ripping the topsoil off the dirt road and overflowing into the baths. Bathing areas and recreation rooms filled up with sand and dirt. The five-in staff of five

See PARAIISO PAGE 2C

Hot springs rebuilt after flood

PARAIISO FROM PAGE 1C

had to evacuate to the Best Western in town.

The Perrines eventually spent \$100,000 to dig out the dirt, repair the recreation room, replace wooden floorboards and fences, and equip the pools with new fiberglass, according to Lopez.

Although the spa is back up and running, the Perrines have no apparent interest in attracting a crowd. In keeping with their pre-flood policy, "We keep the prices

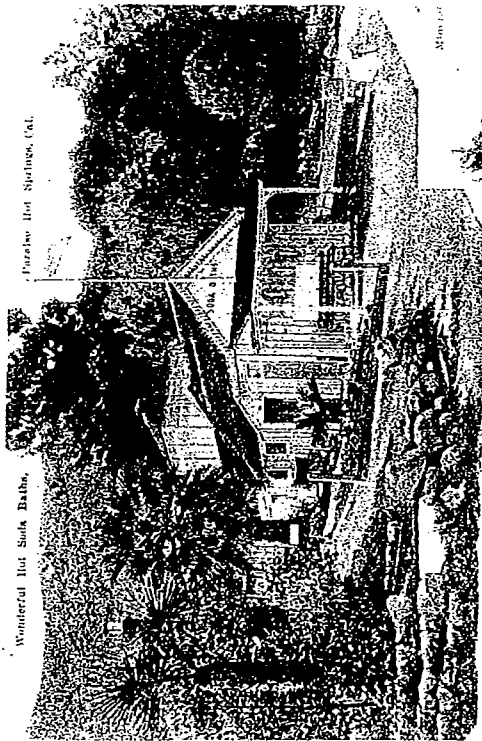
high so we can keep the crowds down," Lopez said.

"When I started here in 1990, we charged \$12 a person to use the spa for a day, and we would sometimes get 50 people on a weekend day," Lopez added.

Now, patrons pay \$25 a day for use of the pools and other facilities, \$5 extra for the hot baths, and another \$5 if they wish to use the old bath area, which has two tiled tubs built in the 1800s. At that price, the spa sees about 35 people on a very busy weekend day.

PARAISO SPRINGS

Hailed as the "Curebad of America" was Paraiso Springs. Manager H. C. Shannon was announcing in 1905: "Hot soda and sulphur plange and tub baths with first class masseurs in attendance. Charming climate, grand scenery and flowers in profusion. Stage meets afternoon train at Soledad and carries you over Lomas Salinas Valley good roads, a distance of only eight miles." Located on the eastern slope of the Santa Lucia Mountains, the Springs have been a favorite vacation retreat for many years. Architect Weeks designed an addition to the hotel in 1908. The center post card reads: "The log is in Salinas Valley now and it is grand. Log. Like it fine - nice guests." Dated August 1, 1922.



Paraiso Hot Springs, Cal.

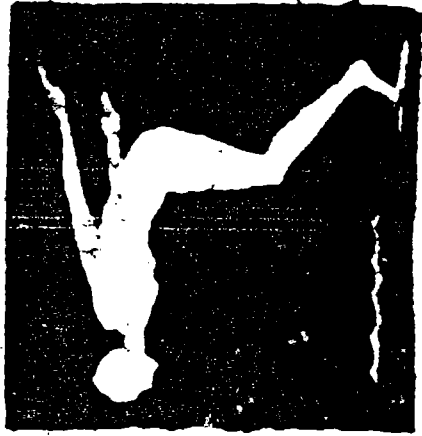
Manager Shannon, Pool over thirty feet long, Paraiso Springs, Cal.



View and portion of Hotel Grange, Paraiso Hot Springs, Cal.

Undated clipping on file at Monterey County Parks Department.

**Drink Of
and
Bathe In
The Health Giving
Waters of**



Paraiso Hot Springs

— Paraiso Springs, Calif.

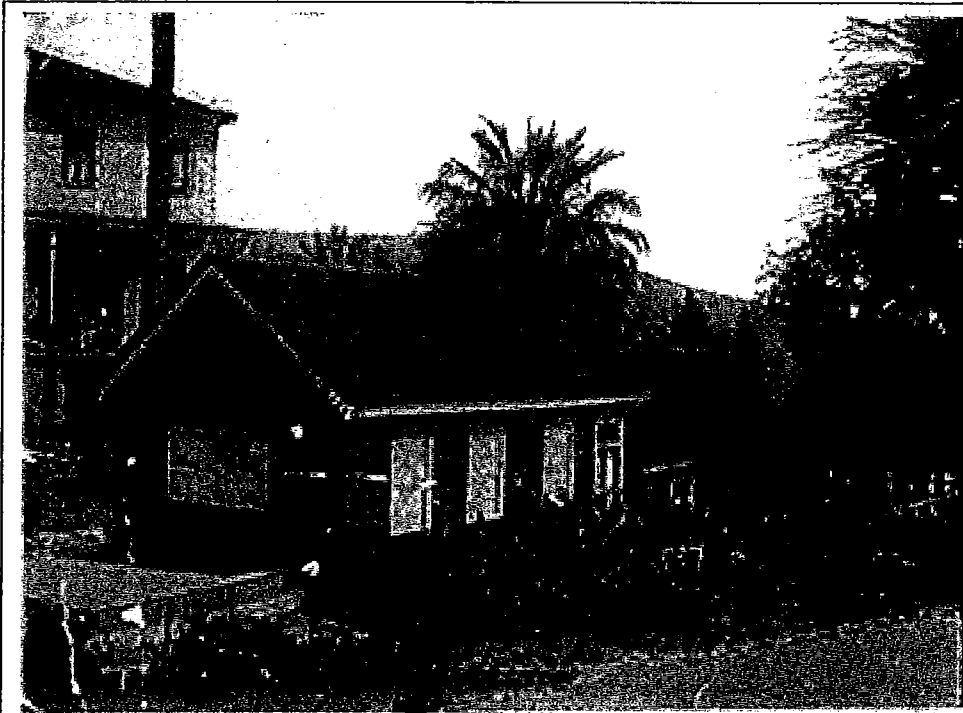
The Ideal Vacation Resort

Only 55 miles from Monterey; five from Soledad

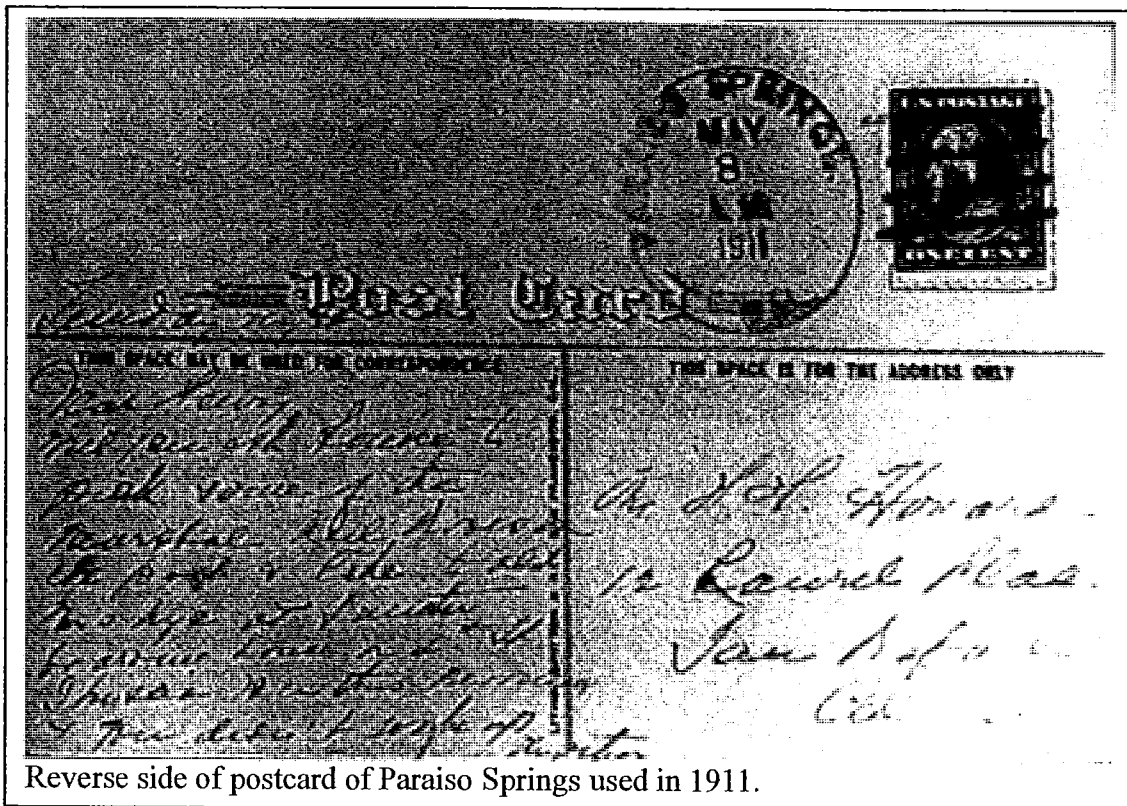
For reservations write

O. B. Petersen, Paraiso Springs, Calif.

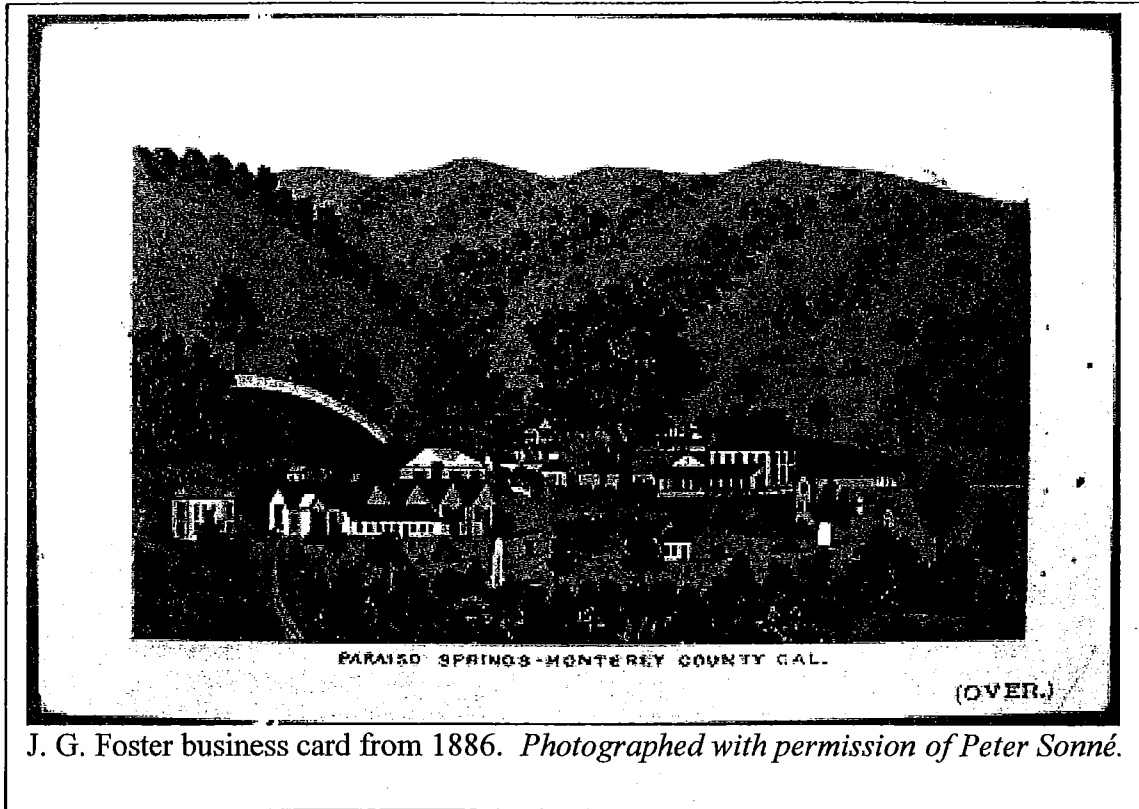
Newspaper ad in Peninsula Daily Herald, June 7, 1928. Photocopy courtesy Monterey County Free Library, Seaside Branch.



El Estero Hotel and Hot Sulphur Springs, Health and Pleasure Resort, Monterey Co., Cal.
 Postcard of Paraiso Springs used in 1911. Original at Paraiso Springs.



Reverse side of postcard of Paraiso Springs used in 1911.



J. G. Foster business card from 1886. *Photographed with permission of Peter Sonné.*

25

PARAISO SPRINGS,

THE CARLSBAD OF AMERICA.

OPEN WINTER AND SUMMER.

HOT SODA AND SULPHUR PLUNGE AND TUB BATHS.

*Trains from French and Townsend Sts. at 10:45 AM daily,
connecting at Pacific with N.Y. Beach at Astoria, seven miles for Placer*

ED. J. FOSTER,
Asst. Manager

Feb. 1886.

J. G. FOSTER, Proprietor,
Formerly of Cliff House.

Reverse side of 1886 business card, shown above.

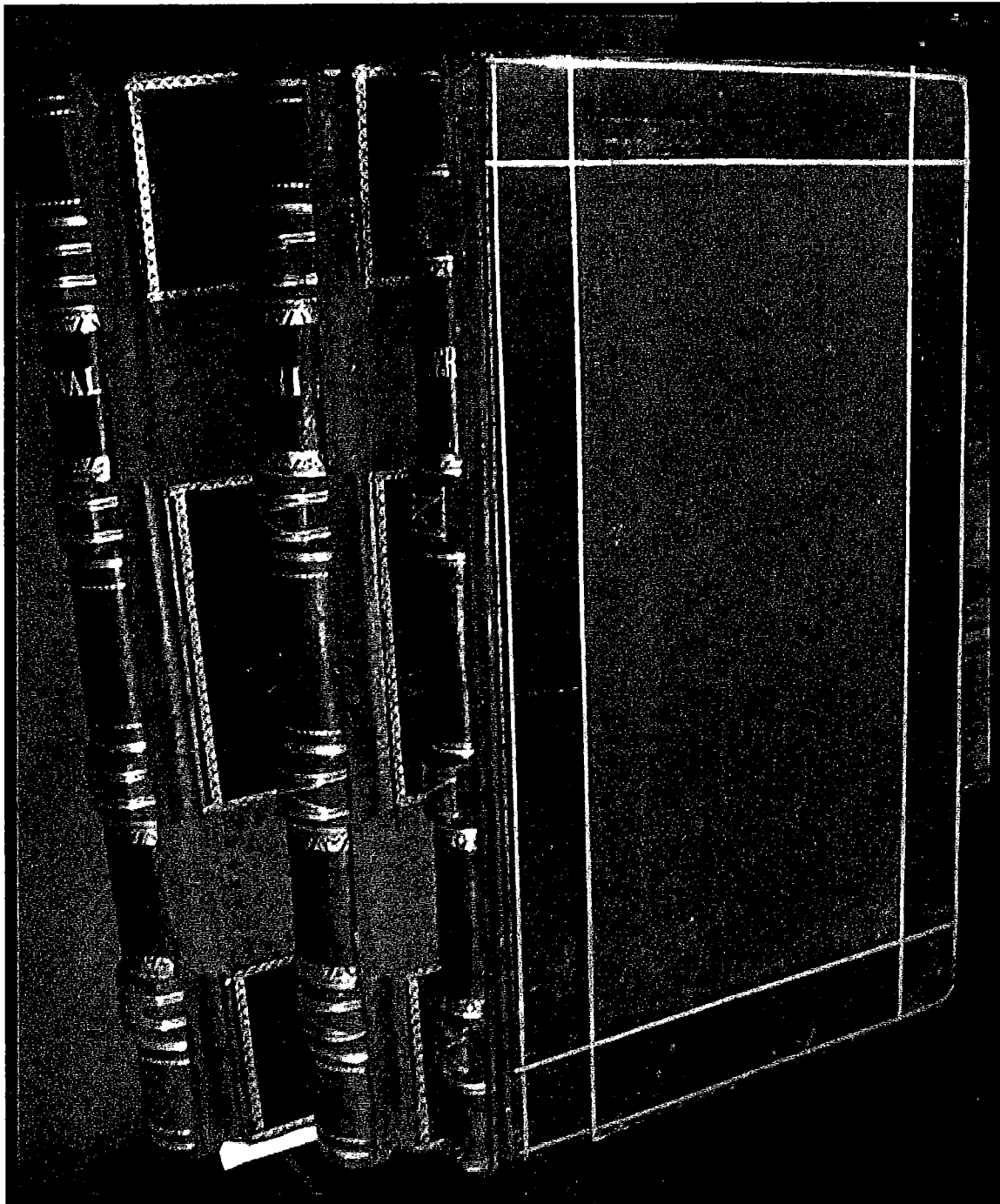


Photo of Journal, Ledger, and Cash Book kept by William and Mary Ford from 1892-1899. *Photo taken with permission of owner, Peter Sonné, 2004.*

Paradise Springs Nov 1, 1892.

Wm. Ford, Debit

Wm. Ford, Credit

W. W. and Mary A. Ford
 have this day taken
 control of the Paradise
 Springs property. The
 title of this farm is to be
 W. W. and Mary A. Ford.
 W. W. & Mary A. Ford
 Account

32,336.75
 7,053.00
 2,243.35
 3,107.70

72 Real Estate & Building
 10 H. H. Goods on hand per Jan
 114 Club Room
 127 Supp.
 W. W. & Mary A. Ford, Merch. Acct
 Not Invested
 3.

71,400.00

64 23

Wm. Ford to Charles Ford Co
 10 lbs Flour 40
 35° Cracker 21.4
 335° Spuds 28.4
 100° Onions 55
 50° Ry. C. Meal 70
 50° Ry. Flour 70
 50° Rye Meal 57
 Cornaway Seeds 40
 12 lbs Butter 120
 24° Cheese 276
 72° P Beans 162
 70° W Beans 175
 Vegetables 3

6423

69 32

5
 15 lbs Flour 60
 536° Beans 5
 360° Sheds 112
 Invested

6932

133 55

Page 1 in Journal of William and Mary Ford, 1892. Photo taken with permission of Peter Sonné, 2004.

November 8. 1892.

Index Dr	Index Cr		Index Dr	Index Cr
133 55	19 70	57	261	199 0
		Index forward		
		Exp. Dr. to. C. S. Johnson Co.		
		2 Dy. 66 Siles	32 11 1/2	
		2 " " "	1 -	
		2 " C. C. Corcoran	60	
		2 " Perfumers	48	
		1 Stylographic Book	190	
		1 - 570 Page Journal	195	
		1 - " " " Cash Book	195	
		1 - " " " Ledger	195	
		2 Dy. Paris Books	40	
		2 " " "	20	
		1 - 240 Page "	35	
		5 - 5 - 2 Brushes	75	
		2 " " "	150	
		3 Bars Soap	18	
		2 Parrot Brushes	2 -	
		Books until	1 -	
		Pencils	50	
		Pens	75	
		Index 10.		
		2 Kits 1 st Washboard	310	
		2 Btl. S. S. Polishes	263 26	
		1 Keg Queen Oliver	1150	
		1 Dy. W. Chance Sg	850	
		50 ^o Currants	300	
		5 Bae L. L. Raisins	875	
		1 Sh. Long " 72 ^o	500	
		14 Muckers	916	
		1 Pail S. S. Pine	813	
		12 P. W. Pensable	350	
		10 Quarts Champagne	480	
		2 L. St. Siles	750	
		1 Drum Case	427	
		6 Btl. W. H. Sugar	1812	
		Index forward		

Page 2 in Journal of William and Mary Ford, 1892. Photo taken with permission of Peter Sonné, 2004.

November 10, 1892.

Debit	Credit	Balance
133 55		
224 03		
	Dr. Invoice forward	
	1 Bx. Swiss Chocolate	468 26
	2 1/2 Cx. Soda Crackers	1 71
	Wheat Oats	5 --
	1 st Bay Leaves	15
	2 nd Pearl Barley	7 11
	3 rd B. W. Flour	35 9
	4 th Cracked Wheat	7 7
	1 Box Split Peas	1 83
	24 1/2 St. Pie Peaches	58 0
	1 1/2 Union Apples	3 50
	1 1/2 Pease	3 00
	1 1/2 B. Peas	4 25
	1 1/2 Apples	4 50
	1 1/2 B. Peas	4 25
	2 Apples	6 00
	3 Tomatoes	7 95
	1 Tomatoes	1 70
	1 Table Apples	5 10
	1 "	2 55
	1 B. Peas	6 10
	1 "	3 70
	1 1/2 St. Pie Peaches	5 75
	1 "	3 60
	1 White Apples	4 50
	1 Sk. Walnuts 101 st	11 77
	1 " Almonds 50 st	7 56
	Garbage	1 00
	1 1/2 Dg. Raisin Colting	1 46
	3 1/2 m. at 1/2c	1 66
	Dr. Invoice forward	
16 35	3 Dgs. Candy Powder	122 56
	1 1/2 Cass. Starch	2 60
	5 Keps	1 50
	1 1/2 Spices	1 50
373 93	Dr. Invoice forward	

Page in Journal of William and Mary Ford, 1892, showing purchases for Paraiso Springs. Photo taken with permission of Peter Sonn , 2004.

January 27, 1893

Dr.	Cr.	Dr.	Cr.
53 89		Index forward	
		Sup. Dr. to Char. Ford Co. (80)	27
10 00		50 St. 1. H. Co.	
75		1 Keyfile	
		31.	
950		5 th Corp. Billheads & cards	450
		Salaries Dr. to Sem. in	
211 32	76	Hilt Gable	114 3000
		Chas. Schaffler	117 4000
		Fritz Hunderhans	177 3000
		John S. Pyatherson	166 7500
		Annie Johnson	172 1500
		Julia Kuehnerich	158 1050
		J. R. Larson	150 2000
		Robert Hanson	177 2000
		Carl Anderson	173 1833
		David Kerr	191 1333
		Charles Saw	191 916
		Charles Saw Dr. to Index	
	5 00	1/2 By. Starch	
63 89		Index Dr. Total for Jan	120
		6m	
			775

Page in Journal of William and Mary Ford, 1893, showing purchases of supplies from Ford & Sanborn and billheads and cards, and salaries paid to employees. Photo taken with permission of Peter Sonn , 2004.

J. L. Bradbury

1893	Nov 1	Wages	28.00	1893	Nov 1	Wages	28.00
			28.00				28.00

J. L. Bradbury

1893	Nov 1	Wages	35.00	1893	Nov 1	Wages	35.00
	12	"	30.00		12	"	30.00
	21	"	20.00		21	"	20.00
	22	"	20.00		22	"	20.00
	31	"	61.75		31	"	61.75
			126.75				126.75

C. T. Romie

1893	Nov 29	Sal. 182	18.29	1893	Nov 29	Sal. 182	18.29
	Dec 31	Salary 125	26.06		Dec 31	Salary 125	26.06
		87	16.12			87	16.12
			60.47				60.47

Page from Ledger of William and Mary Ford, showing salary paid to C. T. Romie and others, 1893. Photo taken with permission of Peter Sonné, 2004.

- February 1895 -

		- 28 -		
49	7-4	Salaries of Dr. Sunde	136.40	
	7-6	John Bonchuy 1 month		25.00
	7-7	Jack Stuart "		150.00
	7-8	Julius Savara "		20.00
	7-9	Robertson		75.00
	7-10	Edw. Harmon		140.00
		Wage dump, City of Robertson		
		Report		
	33	Sunde at N.Y. Hotel		174.60
	65	Kitchen Expenses	77.76	
	51	Dr. Expenses	59.19	
	53	Club dues	22.65	
	54	Advertising	150.00	
	23	N.Y. Hotel	465	
	73	Dr. Expenses		115.50
		City. 6th & 7th St.		

Page in Ledger of William and Mary Ford, showing salaried paid, advertising expenses, and other general expenses in 1895. Photo taken with permission of Peter Sonné, 2004.

Sam Chinaman										
June 1	at 10	100	100	100	100	100	100	100	100	100
July 1	at 10	100	100	100	100	100	100	100	100	100
Aug 1	at 10	100	100	100	100	100	100	100	100	100
Sam Chinaman										
July 31	at 10	100	100	100	100	100	100	100	100	100
M. DeLatorre										
July 31	at 10	100	100	100	100	100	100	100	100	100

Page in Ledger of William and Mary Ford, showing salaries paid to "Sam - Chinaman" and others in 1896. Photo taken with permission of Peter Sonné, 2004.

Cash

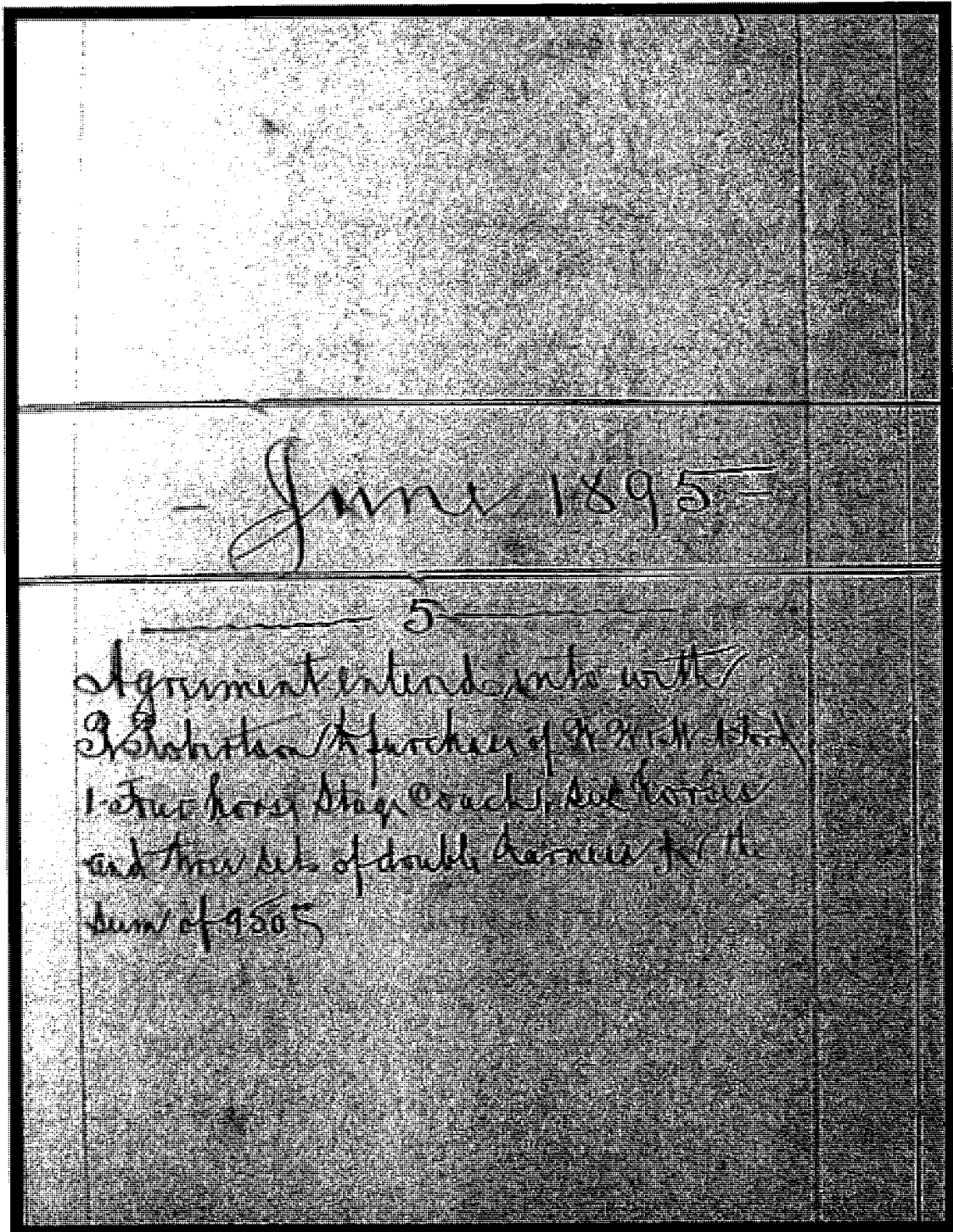
		Receipts	Payments
	Balance on hand		
Sept 1	Dr. Mrs. J. H. Hartman	32.00	
	Stage Fare	50	
	Club Room	1.00	
2	Sup. Stationery	1.00	
	Char. Fare for pt. at aft.	22.50	
		21.11	
	Dr. Mrs. J. H. Hartman	25.00	
	Club Room	2.00	
3	Dr. Mrs. J. H. Hartman	28.15	
	Sup. Laundry	40	
	Dr. Mrs. J. H. Hartman	21.00	
	Stage Fare	50	
	Sup. Laundry	50	
	Club Room	1.15	
4		3.00	
5	Dr. Mrs. J. H. Hartman	11.00	
	Sup. Laundry	30	
	Club Room	30	
6	Dr. Mrs. J. H. Hartman	33.00	
	Sup. Laundry	50	
	Dr. Mrs. J. H. Hartman	12.15	
	Club Room	1.00	
	Sup. Alcohol	3.25	
7		2.00	
	Club Room	1.00	
	Dr. Mrs. J. H. Hartman		
8	Dr. Mrs. J. H. Hartman	30.00	
	Sup. Laundry	2.00	
	Dr. Mrs. J. H. Hartman	25.00	
	Char. Fare for pt. at aft.	11.00	
	Dr. Mrs. J. H. Hartman	6.75	
	Sup. Stationery	2.00	
	Sup. Laundry	1.00	
	Club Room	1.00	
	Journal	2.00	

Page in Cash Book of William and Mary Ford, showing various expenses and receipts. Photo taken with permission of Peter Sonn , 2004.

May 1899

26	Sundry W. & M. Ford Genl Expenses Soda Spring Imp Misc Impts Lion Stock Advertising Income Sundry furnished and bills paid from for 1899 to date as per journal sheet 5-2-99	58479 6565 76993 35463 10650 1000	139152
27	Genl Exp Impts Misc Improvements Soda Spring Impts Drains	334298	163044 171254
28	Profit Loss of J. J. Junda Genl Expenses Advertising Misc Expenses	81609	57839 15250 8420
29	Income of Profit Loss from family estate	139022	139022

Page in Ledger of William and Mary Ford showing various entries in May 1899. Photo taken with permission of Peter Sonné, 2004.



Entry in Journal of William and Mary Ford, recording the purchase of the horse and stage coach from R. Robertson in June 1895. *Photo taken with permission of Peter Sonné, 2004.*

THIS AGREEMENT, made at Pariaso Springs, Monterey County, California, by and between Wm. W. Ford, and Mary A. Ford, of the City of Newark, County of Essex, State of New Jersey, the parties of the first part, and R. Robertson, of the County of Monterey, State of California, the party of the second part, witnesseth: That the said parties of the first part do hereby hire to the said party of the second part, for the period of one month from date, and from month to month thereafter, so long as the stipulations herein are performed and the payments hereinafter specified are duly made, the following described personal property, to wit: One four horse stage coach, six horses and three sets of double harness, the price hereof being \$950.00; for the sum of \$50.00 cash, and \$50.00 O.M. in advance, and \$50.00 per month thereafter to be paid on the first day of each month for the hire thereof, agreeing that when the sum of \$950.00 shall have been paid for the use of said personal property by said advance and monthly payments, the said parties of the first part will sell and deliver to the said party of the second part, said personal property with a good and effectual bill of sale thereof.

Said party of the second part pays the sum of \$50.00 cash, and \$50.00 O.M. in advance, the receipt whereof is hereby acknowledged, and agrees to pay \$50.00 per month, as aforesaid for the use of said personal property; each payment to be made at the office of the Chas. Ford Company, a corporation, in Watsonville, California.

It is understood that the said parties of the first part neither part with, nor does the said party of the second part acquire, any title to the said personal property until the aforesaid price \$950.00 is fully paid, and said property is not to be removed from Pariaso Springs without the consent of said parties of the first part, and in case of default of said payments, or either of them, I hereby authorize, empower and direct the said parties of the first part, as my agents and attorneys, and without legal process, to take and remove said personal property away and collect and retain for the use of same all of the money which shall have been paid as advance and monthly payments and I hereby exonerate the said parties of the first part or their agents for so doing, from any and all claims for damages or other wise.

IN WITNESS WHEREOF, We hereunto subscribe our names, this 27 day of June 1895.

.....
Wm. W. Ford

.....
Mary A. Ford

.....
R. Robertson

.....
 Their Attorney in Fact.

.....
R. Robertson

Stage sale agreement, found in Journal of William and Mary Ford. Photo taken with permission of Peter Sonn , 2004.



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INTRODUCTION

Abstract

This evaluation of historical resources was carried out in 2004 for the Paraiso Hot Springs Hotel & Resort Project in Monterey County. The property is being developed by Thompson Holdings. The project area is currently closed to the public, however its most recent use was as a recreational resort. The buildings which are currently extant on the property consist of fifteen vernacular cabins along the hillside, a changing room, a recreation room, the indoor bath, the Old Baths, six mobile homes, a lodge, a workshop, a yurt compound, a miner's shack, and several small outbuildings. In addition, several springs and pools are located throughout the property. Some of these springs are of historic age. In November of 2003, nine cottages and nine cabins were demolished on the property. The research focused upon the characteristics of these structures which were demolished, as well as the Paraiso Springs as a complex, and their contribution to the historic fabric of the County of Monterey. The Springs are currently listed on the Monterey County Register of Historic Resources. The Paraiso Springs are not currently listed on the California Register of Historic Resources or the National Register of Historic Places; however, they appear to be potentially eligible for inclusion in both of these registers. It is concluded that historic cultural resources with varying levels of significance have been impacted. Appropriate mitigation measures are discussed in the conclusion of this report.

Description of the Proposed Project

The project plan map of November 25, 2003, provided by Thompson Holdings, was consulted in order to determine the potential impacts of the project on historical resources. The proposed project consists of the demolition of existing structures and the construction of a resort complex. Although finalized plans are yet to be complete, the preliminary project map shows that this complex is to include multiple development areas. Those areas denoted on the provided map include The Institute, The Carriage House, Pinnacles Plaza, The Hamlet, The Great Lawn, The Hilltown, The Spa Pavilions, a Garden Center, a Conservatory, an Activity Center, a Summer Theatre, The Casitas, and seven areas currently identified only as Areas A through F. In addition, the project will include parking, a network of access roads, installation of utilities, and extensive landscaping. This will entail the necessary excavation, grading, trenching, and other earthmoving activities.

Location and Description of the Subject Area

The subject area includes approximately 280 acres of land surrounding the Paraiso Hot Springs, 34358 Paraiso Springs Road, in Monterey County, California. The Assessor's Parcel Number of the property is 418 361 04. The nearest cross-street is Paraiso Road. On the USGS 7.5 minute quadrangle of Paraiso Springs, the Universal Transverse Mercator Grid (UTMG) the western-most point of the project area is 6 45 800mE/ 40 21 820mN, the southern-most point of the project area is 6 46 575mE/ 40 21 650mN, the eastern-most point of the project area is 6 47 150mE/40 21 900mN, and the northern-most point of the project area is 6 46 628mE/ 40 22 350mN. The elevation ranges from approximately 900 to 1400 feet MSL. The nearest sources of fresh water are the Paraiso Springs, which run through the proposed project area.

Qualifications of Archaeological Resource Management

Archaeological Resource Management has been specifically engaged in cultural resource management projects in central California since 1977. The firm is owned and supervised by Dr. Robert Cartier, the Principal Investigator. Dr. Cartier has a Ph.D. in anthropology, and is certified by the Register of Professional Archaeologists (ROPA) for conducting cultural resource investigations as well as other specialized work in archaeology and history. He also fulfills the standards set forth by the Secretary of the Interior for inclusion as a historian and architectural historian and is certified as such on the State of California referral lists.

Dr. Cartier is listed by the State of California as having professional qualifications in history, architectural history, and archaeology. The California State Office of Historic Preservation most recently re-certified these qualifications on January 4th, 2001, with archaeology listed on page two, architectural history listed on page nine, and history listed on page twelve. Between 1977 and 2003 Cartier and his firm of Archaeological Resource Management have completed over 300 evaluations of historic buildings, historic sites, and HABS Photodocumentation of Historic Structures in Santa Clara County and the central California area. Over 3,000 archaeological evaluations have been completed during the last 27 years, including parcel surveys, large area evaluations, freeway alignment studies, urban planning studies, and jurisdiction wide (city and county) archival mapping projects. The firm has completed projects for private individuals, local cities and counties, the Santa Clara Valley Water District, the State of California (CALTRANS), and Federal Government agencies, as well as purely academic investigations.

Size of Firm

A.R.M. is comprised of Dr. Cartier and four employees with additional staff hired for specific needs. The following is a summary of their qualifications:

Dr. Robert Cartier, Ph.D., Principal Investigator: Dr. Cartier completed his undergraduate work in anthropology at San Jose State University and earned his M.A. and Ph.D. in anthropology from Rice University in 1975. He is certified by the Register of Professional Archaeologists (ROPA) in the categories of teaching, field work, and cultural resource management. Cartier organized the firm of Archaeological Resource Management in 1977. Since that time he has been directing archaeological and historical investigations in Santa Clara County and the central California area. The firm has completed projects for private individuals, local cities and counties, the Santa Clara Valley Water District, the State of California (CALTRANS), and the Federal Government (Army Corps of Engineers), as well as conducting purely academic investigations.

Douglas Jones, Archaeological Technician: joined ARM in February 2000, working full-time. Mr. Jones is currently a student of archaeology. He has written over 100 cultural and historic evaluations in both CEQA and NEPA formats, and has experience with bone identification and historic remains. He assists office staff in the preparation of graphics for report production and in laboratory analysis for catalog production. He also acts as an excavator and as a monitor in the field under the direction of Dr. Cartier.

Julie Jones, Office and Field Assistant: joined ARM in April 2001. Since joining she has spent time researching and writing a number of cultural resource and historic structure evaluations in both CEQA and NEPA formats, and compiling

photodocumentations and technical reports. She also assists in photography of structures and artifacts, and in field monitoring. Ms. Jones is currently a student of anthropology.

Laura Mac Donald, Archaeological Technician: joined ARM in January 2003, working full-time. She received a B.A. in anthropology, with an emphasis in archaeology, from San Francisco State University in 2003. Mac Donald has experience in excavation, mapping of findings and excavations, human osteology, and faunal osteology.

Amador Minares, Field Technician: joined ARM in October of 2003, working part-time. He received a B.A. in anthropology and Spanish from the University of Notre Dame in Indiana in 2000. He earned a Masters of Arts in Anthropology in 2003 from Texas A&M University. He has worked as both an excavator and monitor on archaeological sites in California as well as Chile.

Research Design and Methodology

The goal of the archival research was to 1) gather data on the structures which were demolished at Paraiso Hot Springs in November of 2003, 2) to describe the extant structures and the complex as a whole, and 3) to evaluate their historical and architectural significance according to guidelines established by the Monterey County Register of Historic Resources, the California Register of Historic Resources and the National Register of Historic Places. Each of the extant structures were photographed and evaluated for architectural and historical significance. Those structures which have been demolished were evaluated based upon available archival documents, video footage, and photography. A field survey was completed, along with archival research, in order to gain a better understanding of both the archaeological prehistory of the project area, and a detailed history from the beginning of the Mission era to the present.

The study was begun on February 26, 2004 and completed on June 28, 2004 by staff under the direction of Dr. Robert Cartier, Principal Investigator at A.R.M. Research was conducted using references at the Northwest Information Center of the California Historical Resources Information System, the John Steinbeck Library in Salinas, the County of Monterey Assessors Office, the County of Monterey Records Office, the Monterey County Parks Department, the Patrick Hathaway Historic Photography Collection, the Monterey County Historical Society, the Seaside Branch of the Monterey County Free Library, the Monterey City Library and the Soledad City Library, as well as in-house references at Archaeological Resource Management and records and photographs stored on-site on the grounds of the Paraiso Hot Springs. Employees and former tenants of Paraiso Springs, Meg Clovis of the Monterey County Parks Department, as well as Therese Schmidt and Lynn Mounday of the Monterey County Planning Department were also consulted.

HISTORICAL BACKGROUND OF THE PROJECT AREA

Ethnographic Background

Early ethnographic accounts of local Native American cultures provide a cultural context for archaeological studies. The Esselen Indians inhabited the territory along the Central California coast between Point Lopez and northward to Point Sur, and inland to the drainages of the northern Carmel River Valley. The understandings of the Esselen from actual contact and ethnographic research are very limited, but their general cultural lifeways are basically similar to other coastal Californian prehistoric peoples. They did have a distinct language that contrasted with their Salinan and Ohlone neighbors, but

otherwise there were many similarities between the Esselen and their northern neighbors - the Rumsen Ohlone (Hester 1978). It is believed that the Esselen Indians inhabited the area since A.D. 500, and that speakers of the Hokan language previously inhabited at least part of the region (Levy 1978). However, it is unclear when the Hokan or even earlier Paleo-Indians first came to the area. The earliest radiocarbon dates that are available for the greater area to which the Esselen came to live are 12,000 B.P. (years before present) at the Scotts Valley site (SCR-177) (Cartier 1993), 3,200 B.P. at the University Village site (SMA-77) (Gerow 1968), 6,349 B.P. at Palm Canyon (SCL-106) near Gilroy (Cartier 1980), and 6,628 B.P. at Camden Avenue (SCL-64) (Winter 1978).

The Esselen were gatherers and hunters who utilized only the native flora and fauna with the exception of one domesticate, the dog. Yet, the abundance and high quality of natural resources allowed them to settle in semi-sedentary villages. The Esselen were typically organized in basic political units called "tribelet" that consisted of 100 to 250 members (Kroeber 1954). The "tribelet" was an autonomous social unit consisting of one or more permanent villages with smaller villages in a relatively close proximity (Kroeber 1962). Parties went out from the major villages to locations within the tribal territory to obtain various resources.

The proximity of both mountainous and coastal regions in the Monterey Bay area made a diversity of resources available during different seasons to the native inhabitants. During the winter months, the low-lying flats near the Monterey Bay have abundant marine and waterfowl resources, while the nearby mountainous areas are best in the summer months for their nut, seed, and mammalian resources (King and Hickman 1973). A primary food source was acorns, abundant in autumn and easily stored for the remainder of the year. According to Gifford, the acorn industry of California was probably the most characteristic feature of its domestic economy (Gifford 1951). An elaborate process of grinding and leaching acorns is necessary to render them palatable. The acorn industry first became a major source of food in the Middle Period as is indicated by the appearance of mortars and pestles in the archaeological record (King and Hickman 1973). Other important resources include various plant foods, land animals, and the marine resources of the Monterey Bay. Fishing for salmon and steelhead in the creeks that emptied into Monterey Bay provided a seasonal resource. Shellfish processing sites were established above the rocky shores where abalone, mussels, clams, and various tide pool resources were gathered. Both large and small land mammals were typically hunted, trapped or poisoned. Many items, including shell beads and ornaments, were extensively traded with other groups as far away as the Great Basin of Nevada (Davis 1974).

It is argued that contrary to usual conceptions of hunters and gatherers, native Californian groups, including the Esselen, practiced a form of resource management that was close to agriculture. Bean and Lawton (1976) consider this pattern a "semi-agricultural" stage which included quasi-agricultural harvesting activity and proto-agricultural techniques. Some plants were pruned and reseeded seasonally for optimal production. Foods such as acorns were stored for many months at a time. Ethnographic accounts also report the repeated burning of woodlands grassbelt to increase animal and plant resources. It is likely to have made hunting conditions better by reducing scrubby growth and encouraging the growth of grasses and other plants that are appealing to grazers such as deer and elk. The plant growth succession after a burning is also rich in grains and legumes that were major food sources for Native Californians.

Bean and Lawton also claim that the abundance of plant and animal resources in California and the development of ingenious technological processes allowed Native Californians to develop social structures beyond the normal parameters of hunting and

gathering. These include extensive political systems, controlled production and redistribution of goods, and alliances and trade with other groups.

Prior to contact with Europeans, Native Americans made use of the Paraiso Hot Springs. Evidence of Native American occupation has been found within the area as a habitation and a special use site (Smith and Hampson 1984).

Historical Background

Spanish Period

The coastal portion of Monterey County was part of lands explored by Captain Gaspar de Portolá in 1769. Mission San Carlos Borromeo was subsequently established in Carmel on June 3, 1770 by Father Junipero Serra, and the Presidio of Monterey was officially founded on that same day. The second Mission founded by Father Serra in Monterey County was the Mission San Antonio de Padua, on July 14, 1771. The closest mission to the Paraiso Springs was Mission Nuestra Señora Dolorisísima de la Soledad, approximately seven miles from the Springs. This mission was established on October 9, 1791 by Father Fermin Francisco De Lausen. *de Maria San Simón - Dolorisísima*

The fathers at the Spanish missions established the first true agriculture in Alta California. To feed their inhabitants, they began to raise grain, vegetables, and fruit. From the initial failures of crops, which were due to the lack of rainfall during the summer growing season, the fathers learned how to irrigate the fields they planted (Anderson 2000).

1722-1846
1776-1822
(Land grants) and rancho concessions were presented to settlers and soldiers during the Spanish Period. A few were granted for Monterey County lands, but most of these were along the coast. The Paraiso Springs were first identified by the Franciscan friars in 1790, prior to the founding of Mission Soledad. In 1791, King Carlos of Spain officially granted land to the Church, which included Paraiso Hot Springs, for the purpose of establishing a mission. The lands directly to the southeast of the springs were cultivated, and the Paraiso Springs area, now approximately seven miles from the mission, became known as the Vineyard of Mission Soledad. The Franciscan Padres planted a stand of palm trees at the Springs in the shape of a cross.

The hot springs at Paraiso were first utilized by Native Americans, prior to the time of European contact. Evidence of Native American occupation in the surrounding areas dates back several thousand years. During their exploration in the area in 1769, Portola and Father Juan Crespi are said to have attempted a conversation with a local Indian. They thought they recognized a single word, *soledad*, and felt that this was an appropriate name for this desolate, windy, hot location (Toomey 2001). Father Serra also spoke to a local Indian in 1771, during his return trip after the founding of Mission Carmel, and the woman repeated the word that sounded like *soledad* (Krell 1979). This Spanish word for "solitude" was used as the name for the mission established here in 1791.

The place name *Paraiso* is the Spanish term for "paradise." The original name, attributed to the mission padres, is variously reported as "Eternidad Paraiso" or "paraiso eterno," both of which mean "eternal paradise." Bathing in and drinking from the springs was believed to have both refreshing and healing affects. Franciscan friars traveling between the missions of San Antonio de Padua and Carmel would stop at the Springs to refresh themselves, and the Mission fathers encouraged the sick to bathe and drink of its waters for their therapeutic and curative effects. Other names by which this area has been known

include Arsenic Springs, Iron Springs, Paradise Springs, Hot Sulphur Springs, Paraiso Hot Soda Springs, and even "The Carlsbad of America" (Clark 1991).

At Mission Soledad, the brushwood structure built for the founding was replaced six years later by the first adobe-walled church building. The harsh winds, bitterly cold, wet winters, and frequent flooding resulted in the destruction of successive church buildings at the mission and an abnormally high number of priests that served there during the lifetime of the mission – 30 priests in 44 years. Among the complaints were respiratory problems and rheumatism.

The earliest priests of Mission Soledad included Mariano Ruby and Bartholomew Gila, who caused trouble with embarrassing behaviors that had begun in their college days together. Both were removed from their posts: Ruby left Soledad in 1793, and Gila was to be sent back to New Spain in 1794. The ship captain, however, prevented his passenger from disembarking in Baja California, and instead took him to the Philippines (Toomey 2001).

Diego Garcia was another early father at Mission Soledad. He and Ruby were the first to be assigned to Soledad, but Garcia was transferred to Mission San Antonio after only four months. Gila replaced him for a few years, but when Rubi was removed in 1793, Garcia returned to Mission Soledad. Garcia's quick temper and questionable conduct earned him a reputation for insanity (Guinn 1905).

The Franciscan fathers, with neophyte labor, brought redwood timber from the Santa Cruz Mountains to the hills adjacent to Paraiso Springs and constructed an irrigation system for their vineyard there. This was the first irrigation system to be built in Central California.

Florencio Ibanez came to Mission Soledad in 1803. The following years were considered good ones for the mission. The irrigation system was set in place, the crops were growing, thousands of head of livestock were being raised by the mission, and it reached what was probably its highest ever population, 727 Native Americans, in 1805 (Boule 1988). Father Ibanez served for 15 years, longer than many of the other priests at Mission Soledad. Known for his kindness to the Indians, he died in November, 1818 and was buried at the church next to his friend, Governor Jose Joaquin de Arrillaga. The governor had died while visiting the mission four years earlier. At the time of Ibanez's death, the many people from Santa Cruz and Monterey and the coast missions had taken refuge at the Soledad Mission. The French pirate, Hippolyte de Bouchard, had recently attacked Monterey and was burning and looting the city (Hoover, 1990: Orser 1996).

Mexican Period

The Mission Era declined after 1821, when Mexico won its independence from Spain (Anderson 2000). This period, lasting from 1822 to 1848, was based on cattle raising and whatever agriculture was necessary for the cattle industry. Land grants of ranchos and the sale of hides and tallow marked the Mexican Period. Most of the Spanish Period grants were confirmed by the Mexican government, and many more new grants were made under Mexican rule. Missions were secularized under Mexican rule beginning around 1834, and villages of people of European ancestry as well as missionized Native American families grew in these former mission locations.

The Paraiso Springs were known during the Mexican period, and they were in frequent use by the missionaries due to their easy accessibility. The Springs remained in the hands

Not supported
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2001

Concessions

of the church into the Mexican Period, and were retained by the mission after the secularization of most mission lands in 1834.

Over the years, more friars had come and left Soledad Mission, epidemics led to death and flight of the inhabitants, and more flooding destroyed the buildings. Vicente Francisco Sarria, formerly the Father-President of the missions (1823-1825) and Prefect, found it impossible to place another padre at the mission after Father Francisco Javier de Uria left in 1828. Sarria volunteered to take the post, even though an arrest warrant had been issued against him by the Mexican government. He had refused to take an oath required after Mexican independence; however, the soldiers at the missions did not want to risk inciting an uprising by arresting and deporting the beloved father (Orser 1996). Sarria continued to work with the few Indians who were left at the impoverished and crumbling mission until his death in 1835. No one replaced Father Sarria at the mission (Toomey 2001).

An inventory of the mission property in 1836 listed 5,000 vines, which were probably those at Paraiso Springs (Orser 1996). By 1841, the Native American neophytes of the mission had all left, and the majority of the mission holdings, including the vineyard planted adjacent to the Paraiso Springs, were essentially abandoned. In 1845, the Mexican Governor of Alta California, Pio Pico, sold the Mission and its 8,900 acres of land to Feliciano Soberanes (Toomey 2001; Coelho 2001).

American Period

By 1846, when Alta California was taken from Mexico by the United States, much of the good grazing lands along the coast and coastal rivers in California had been granted by the Spanish or Mexican governments as rancho land. Since the first American expeditions of 1826, small numbers of Americans had become Mexican citizens and landowners. The United States Land Commission, beginning in the 1850s, generally confirmed the titles for those landowners who could show proof of their possession and occupation of the grant lands. Patents were issued for these properties after the claims were confirmed. (Clark 1991)

After the beginning of the American Period, the United States Land Office officially found that the former governor, Pio Pico, had no right to sell the church lands of the Soledad Mission. On November 19, 1859, the U.S. government issued a patent to Father Joseph Sadoc Alemany, Archbishop of San Francisco, for Mission Soledad. According to Coelho (2001), the 42 acres returned to the Catholic Church along with the Mission did not include the 20.32 acres that contained the Paraiso Springs.

However, other sources indicate that on August 16, 1866 the Church sold the Springs to Mr. Pedro Zabala (O'Donnell 1951). Mr. Zabala was born on a farm in Bilgao, in the province of Biscay, Spain, on June 29 1826. He studied commerce in government schools, and took a job as a clerk in Bilgao. In 1843 he left Spain for South America, settling in Valparaiso, Chile. There he found employment at a large importing and shipping house. Five years later he was sent to San Francisco to determine the feasibility of opening a branch of the shipping company in that city. He arrived in San Francisco on February 20, 1849 and after selling his cargo, he left for the gold mines. He met with little success as a miner, and planned to return to Chile. However, before arriving back in San Francisco he heard stories of the excellent climate and advantageous harbor in Monterey. Mr. Zabala moved to Monterey on October 1, 1849 (Barrows and Ingersoll 1893).

In Monterey, Pedro Zabala went into business with Don Jose Abrego. He supplied merchandise to the miners and continued in this lucrative trade for nine years. After the beginning of the American Period, Zabala began purchasing large tracts of land near Salinas and other areas of Monterey County at very low prices. He then retired from his other commercial ventures to devote his energy to cultivation, and especially the raising of livestock. Zabala married Anna Hartnell, daughter of the pioneer William E. P. Hartnell, in April of 1859, and together they had fifteen children (Barrows and Ingersoll 1893). Many members of the Zabala family went on to become prominent in the local community. Pedro and Anna's oldest son, Peter Zabala, became District Attorney of Monterey County in 1892 (Gonzales Tribune 1894).

Pedro Zabala owned the Springs from April 16, 1866 until October 12, 1874, at which time they were sold to Reeve Bros. and Ledyard Fine. Mr. Fine was born in 1808, a native of Tennessee. He married Martha Cox and had five children. In 1849 he moved to California, and after establishing himself he brought his wife and two of his five children to the state in 1854 (Vera 1970).

what did they build?

It was at this time that the Paraiso Springs first began to be operated as a commercial resort. The earliest post office for Paraiso Springs was established in January of 1877, and its first postmaster was Oscar A. Reeve (Vera 1970c; Coelho 2001). The Reeve and Fine partnership owned the Springs between 1874 and 1885.

The precise ownership and transfer of property titles is unclear between 1885 and 1889. On January 2, 1885, the Bryant family purchased the Springs (O'Donnell 1951). Several people at this point appear to have become partners or partial owners of the springs including an L. A. Whitehurst, and a Mr. George E. Hersey. In addition, some documents indicate that both the Reeve and Fine families were still involved with the operation of the resort, however different documentary sources contradict each other (See Table 3 at the end of this section). It was either leased (Lewis n.d.) or purchased by Captain J. G. Foster in 1886 and his son Edwin James Foster (Vera 1970b). Captain Foster, native of Massachusetts, had been a steamboat captain for thirty-five years. He purchased the International Hotel in San Francisco in 1860, and in 1863 he founded the Cliff House, which became one of the most well known hotels in San Francisco. Edwin had been living in San Francisco since his infancy, and had been brought up in the hotel business. Captain Foster decided to leave San Francisco to operate the Paraiso Springs because of stress from business and ill health (Harrison 1889). Foster advertised his resort with pictorial business cards; an 1886 example is shown in Appendix G of this report. In June of 1887 the Bank of Gilroy foreclosed on the property, and took possession of the Springs (O'Donnell 1951).

The Paraiso Springs were purchased from the Bank of Gilroy in 1889 by a Mr. Charles Ford. Charles Ford was the founder of a mercantile store in Watsonville, and the Co-founder of Ford & Sanborn in Salinas and King City. Mr. Ford also briefly acted as postmaster for Paraiso; however, in December 1890 this job was passed to Charles T. Romie, who served until 1899 (Vera 1970b; Coelho 2001). Ford constructed the original hotel, with a wide piazza around the outside. Ten of the original tent cabins were remodeled as redwood cabins at this time, under the direction of F. A. Pierce (Lewis n.d.).

In the early 1890s Charles Ford died, leaving the Springs to his brother and sister, William and Mary Ford. By this time Paraiso Springs was a famous resort that was reached by stage from the Southern Pacific station at Soledad. Winslow Anderson, writing in 1892, described the retreat as containing paths through "cultivated grounds and gardens" and a hotel and cottages that were considered luxurious and comfortable. The Paraiso Springs were reputed to cure a multitude of ailments including rheumatism,

malaria, stomach troubles, disorders of the liver and kidneys, nervous complaints, female irregularities, headaches, dyspepsia, neuralgia, eczema, poison oak, and all skin diseases (Lewis, n.d.). It was during the 1890s that the large resort hotel was constructed, and it remained the principal structure on the property until it was burned down on July 21, 1928 (Soledad Bee 1928).

William and Mary Ford kept records of income and expenses, salaries paid, and other transactions in a set of ledgers, which have been recently acquired by Mr. Peter Sonné of Monterey. These ledgers include a notation in 1895 that recounts the sale by the Fords of the stagecoach and horses which were used for transporting visitors to the springs. Certain pages of the ledger have been photographed and are reproduced in Appendix G following this report.

The therapeutic spring waters were not the only attraction for visitors at the Paraiso Springs. The rugged and picturesque natural landscape provided both aesthetic enjoyment, and a habitat for the quails, rabbits, and other animals eagerly hunted by Paraiso patrons. The nearby Salinas river and smaller local streams held an abundance of steelhead and salmon for fishing. Social pleasures were available at Paraiso as well. A dance hall, billiards tables, picnics, and barbeques all provided opportunities for public interaction, yet outlying cabins were available for those looking for restful quiet and solitude. Children were provided with their own games and entertainment, including donkey rides. All of these factors, as well as the famous healing properties of the springs themselves, contributed to making Paraiso one of the most well known, and popular resorts in California. Four to five hundred people came to the springs each summer. A visitor in the 1880s remarked that he had encountered a train of wagons, carrying tents and beds, following the rugged trail up to Paraiso Springs. He estimated that they were "20 to 30 persons, all from San Jose, and probably two thirds of them women. They were fashionably dressed, some riding horses" (Vera 1970b).

In March of 1899 the Paraiso Springs were purchased by Charles Theodore Romie (O'Donnell 1951), and Julian T. Perrault briefly replaced him as postmaster there from 1899 to 1901 (Coelho 2001). According to Guinn (1905), Charles Romie was born in Hamburg, Germany in 1837, but was educated in the United States. He had settled in the Arroyo Seco section in 1854 and had acquired substantial agricultural interests outside of Soledad. The Great Register of 1890 for Monterey County lists Charles Romie as a farmer who came to Soledad in 1857 and was originally from Prussia. Romie's sister was Mary C. Jacks, the wife of David Jacks (Barrows and Ingersoll 1893), or "Monterey Jack", who was a land speculator, one-time owner of the majority of the Monterey Peninsula, and marketer of the cheese which bears his name. Romie had been a Supervisor for Monterey County. He was also a prominent landowner. In 1897 he sold a 520 acre tract of land known as the Ranchita Rancho to the Salvation Army. This land was to become the first of the Salvation Army's reformist colonization experiments, and was named after the lands previous owner "Fort Romie". Charles Romie remained associated with the project long after he sold the land, and assisted in setting up the early farming activities on the colony by putting his horse team at their disposal (Orser 1996).

Romie had been involved with the Springs for many years before purchasing them; he had already served as postmaster for ten years, and the ledgers kept by William and Mary Ford also show that Romie had been employed by them during their management. However, it was less than five years after purchasing the property that Romie died, on January 5, 1904. That year, the bottled soda water from Paraiso Springs billed as "Radio Active Arsenic Spring" won a prize at the 1904 World's Fair in St. Louis, Missouri (Alta Vista Magazine 1990). Fredrick W. Schroeder had managed the resort for Romie (Vera

1970c), and assumed the job of postmaster at Paraiso in 1904 (Coelho 2001). Schroeder had previously been the manager of the Hotel Jeffery in Salinas (Vera 1970c).

Charles Romie left the Paraiso Springs property to his nephews, Ernest and Karl Romie. Karl was a minor at that time, and on December 2, 1906, Paul T. Romie, Karl's father and the youngest brother of Charles and Mary Romie (Guinn 1905), petitioned to be allowed to sell the Springs. Paul's petition was granted by the court in February of 1907, and he sold the property at auction in Salinas in March of that year to Henry H. and Alice McGowan (O'Donnell 1951). McGowan became postmaster at Paraiso in 1907. He assumed the job from Frederick F. Romie, who had served since 1905 (Coelho 2001).

The owners of the Paraiso Springs allowed their wealthy clientele to construct their own accommodations on the property. One such patron of the Paraiso Springs was Claus Spreckels, who constructed his own cabin on the property near the turn of the 20th century. Spreckels, who came to the United States from Germany in 1846, started the Western Beet Sugar Company in Watsonville in 1888 and was supplied with beets by farmers near Watsonville and by others near Salinas. His refinery, the Spreckels Sugar Factory, built on the banks of the Salinas River east of Hilltown, was completed in 1899. The Spreckels factory, which was more efficient than the Watsonville refinery, forced the closure of the Watsonville location. The Salinas Valley soon became the largest producer of beets in the region (Breschini 2000). The factory was part of a planned community of small plot farmers who sold their crops to the factory, and field workers who lived in company houses. These houses were designed by the architect William Weeks, well-known for his design of schools and homes in California.

William Weeks may have had a closer association with Paraiso Springs, however. An undated clipping on file at the Monterey County Parks Department states that in 1908 Weeks designed an addition to the hotel at the springs (See Appendix G).

Henry H. McGowan was a native of California, and came from an old San Francisco family (Monterey American 1913). The McGowan family worked to increase the fame of the Paraiso Springs, having colored postcards featuring the Springs and its buildings and pools made in Germany (Lewis n.d.). Henry McGowan died in June of 1913; however, his wife continued to operate the springs until 1915, when it was purchased by Mr. and Mrs. Neuman. Harry W. McGowan had held the position of postmaster in 1914, and in 1915 Mary C. Neuman took the position (Coelho 2001). The Springs went through a rapid transition of owners for the next several years, being purchased by the Brandt Brothers and Frank Daniels in 1917, and a Mr. Riley and Mr. Enquist in 1920 (O'Donnell 1951).

Dr. Thomas N. and Olaf B. Petersen purchased the springs in 1924. Dr. Petersen was a chiropractor. As mentioned above, the Paraiso Springs resort suffered a major fire on the 21st of July, 1928. The fire apparently started in the kitchen of the hotel (Bird 1971). The hotel, two of the bath houses, a garage, the dance hall, and some other, smaller buildings were destroyed. Several of the old palm trees were burned, including one described as the tallest in California (Soledad bee 1928). However, the Petersens re-opened the resort within the next few years.

Thomas Petersen was the last postmaster at Paraiso, serving from 1927 until the office was closed at the end of 1938. It was moved to Soledad in 1939. Between Mrs. Neuman and Petersen, postmasters included John Tondorf in 1917, Richard Lebeau in 1922, and John Tondorf again in 1923 (Coelho 2001).

The next owners of the Paraiso springs were Mr. and Mrs. Otto Barrett, who purchased the property from the Petersens circa 1950. They renovated several of the buildings, as well as installing the swimming pools. In 1954, the resort was again struck by fire, and many of the buildings, including the new hotel structure and the Annex, were destroyed. The Barretts owned and operated the Springs until 1971, when they were purchased by Marge and Warren Perrine (Alta Vista Magazine 1990).

Marge and Warren Perrine came to Monterey County from Southern California and settled first in Pebble Beach before purchasing the springs (Rodriguez 1990). They had both graduated with engineering degrees from Rensselaer Polytechnic Institute in Troy, New York (Rodriguez, 1990). The Perrines formed Paraiso Inc., with Warren Perrine serving as President. They hired Mrs. Jacqueline Revis to manage the springs, and employed Mr. Ole Hellekson to reconstruct the Victorian cabins which had been damaged or destroyed in the 1954 fire (Bird 1971). In 1971 the Perrines also automated the Spa. Around 1990 the Perrines constructed a yurt compound on the property. A yurt is a domed circular canvas tent stretched over a wooden frame. This compound was often utilized by Sufi's, a mystical Islamic sect. In 1995 flooding and mudslides damaged the property, and the Perrines reopened the resort in 1996 after repairs including installing new fiberglass in the pools, replacing wooden floorboards and fencing, and repaneling the recreation room. # ?

Paraiso Springs is currently owned by John and Bill Thompson of Thompson Holdings in Pennsylvania who purchased the property in 1999.

Table 3: Chronological Summary of Paraiso Springs History

Date	Owner	Event	Source
1790		Paraiso Springs were identified by Franciscan missionaries before Soledad Mission was founded	Clark, 1991
1791	Catholic Church	King Carlos of Spain granted land including P. H. S. to Spanish Padres to establish Mission Soledad	O'Donnell, in Peninsula Diary, 1951.; Bird, in The Land, 1971; Vera, in Salinas Californian, 11/21/70
1791	Soledad Mission	5,000 vines planted by Mission fathers, Paraiso Springs known as the vineyard of the Soledad Mission	O'Donnell, in Peninsula Diary, 1951.; Bird, in The Land, 1971;
1790s	Catholic Church	Mission fathers planted palm trees in shape of a cross	Rodriguez, in Alta Vista Magazine, 10/14/90
1846	Feliciano Soberanes	Purchased 8,900 acres of mission lands	Hoover, 1990

March 3, 1851	Father Joseph Alemany (Roman Catholic Bishop of Diocese of Monterey)	Received grant for Mission lands on behalf of Catholic Church	O'Donnell, in Peninsula Diary, 1951.
1854	Charles Romie	Settled in Arroyo Seco section in 1850s	Biography clippings file at Monterey City Library (California History Room)
November 19, 1859	Father Joseph Alemany	U.S. issued patent to the grant	O'Donnell, in Peninsula Diary, 1951.
August 16, 1866	Pedro Zabala	Purchased from Catholic Church	O'Donnell, in Peninsula Diary, 1951.
October 12, 1874	Reeve Bros. & Ledyard Fine	Purchased Paraiso Springs from Zabala; partnership established Paraiso Springs as a resort	O'Donnell, in Peninsula Diary, 1951.
1874	O. H. Reeve, H. F. Reeve, and Ledyard Fine	Received deed to the land from Zabala	Vera, in Salinas Californian, 11/21/70
July 13, 1877	Reeve Bros. & Ledyard Fine	Oscar A. Reeve was made first postmaster	Vera, in Salinas Californian, 11/28/70; Coelho, 2001
1870s	Mrs. Charlotte Reeve and Mrs. H. F. Bryant	Presented with gift deeds by O. A. Reeve	Vera, in Salinas Californian, 11/21/70
January 2, 1885	B. Bryant and H. F. Bryant	Portions of Springs deeded from (O. A.) Reeve and Fine, according to Dr. Petersen	O'Donnell, in Peninsula Diary, 1951.; Vera, in Salinas Californian, 11/21/70
September 4, 1885	L. A. Whitehurst and George E. Hersey	Received a quitclaim deed from Reeves and Mrs. H. F. Bryant	Vera, in Salinas Californian, 11/21/70
May 19, 1886	Bryant family, Reeves, and Fine	Captain J. C. Foster, leased Paraiso Springs from 1886 to 1891 from Reeves and Fine	Lewis, in Special to the Californian, n.d.; Vera, in Salinas Californian, 11/21/70
1886	Capt. J. G. Foster	"Bought" Paraiso Springs with his son, Edwin J. Foster	Vera, in Salinas Californian, 11/28/70
June, 1887	Bryant family	Bank of Gilroy foreclosed on Paraiso Springs & took possession	O'Donnell, in Peninsula Diary, 1951.
1889	Bank of Gilroy, Dr. B. Bryant, and L. Fine	Named as owners of Paraiso Springs	Harrison, 1889

April 3, 1889	Bank of Gilroy	O. A. Reeve and H. A. Reeve presented a quitclaim deed	Vera, in Salinas Californian, 11/21/70
April 3, 1889	L. A. Whitehurst and George E. Hersey	Made assignees of estates of O. A. Reeve and H. A. Reeve	Vera, in Salinas Californian, 11/21/70
April 3, 1889	Charles Ford	Purchased Paraiso Springs from Bank of Gilroy	O'Donnell, in Peninsula Diary, 1951.
April, 1889	Charles Ford	Portions of township section conveyed from O. A. Reeve, Whitehurst, and Hersey by Bank of Gilroy	Vera, in Salinas Californian, 11/21/70
1889	Charles Ford	F.A. Pierce, a builder, was working to refurbish by May 1889	Lewis, in Special to the Californian, n.d.
1889	Charles Ford	Mr. Robinson was manager for Ford	O'Donnell, in Peninsula Diary, 1951.
1890	Charles Ford	Ford became postmaster; later that year, Charles T. Romie took the post	Vera, in Salinas Californian, 11/28/70; Coelho, 2001
November 16, 1890	Charles Ford	Died, leaving bulk of estate including Paraiso Springs to his brother and sister, William and Mary Ford	Lewis, in Special to the Californian, n.d.
1890s	Fords	Large resort hotel built	Hoover, 1990
November, 1892	William and Mary Ford	Took over management of Paraiso Springs	Ford ledgers and journals, 1892-1899
1892	William and Mary Ford	E. J. Foster was manager	Lewis, in Special to the Californian, n.d.
1899	William and Mary Ford	Julian T. Perrault was postmaster	Vera, in Salinas Californian, 11/28/70; Coelho, 2001
March, 1899	Charles T. Romie	Purchased property from Ford estate; Paraiso Springs manager now F. W. Schroeder of Salinas	O'Donnell, in Peninsula Diary, 1951.; Vera, in Salinas Californian, 12/5/70

January 5, 1904	Charles Romie	Died; property inherited by nephews, Karl and Ernest Romie; Karl was a minor	O'Donnell, in Peninsula Diary, 1951.
1904		Paraiso Soda Water won first prize at St. Louis World Fair; water billed as from "Radio Active Arsenic Spring"	Rodriguez, in Alta Vista Magazine, 10/14/90; Pamphlet from Paraiso Springs, n.d.
December 2, 1906	Karl & Ernest Romie	Karl's father, Paul T. Romie, as guardian, petitioned to sell P. S.	O'Donnell, in Peninsula Diary, 1951.
February, 1907	Karl & Ernest Romie	Court granted petition	O'Donnell, in Peninsula Diary, 1951.
1907	Henry H. McGowan	Became owner and had colored postcards made in Germany	Lewis, in Special to the Californian, n.d.
March, 1907	Mr. and Mrs. Henry H. McGowan	Purchased at auction in Salinas	O'Donnell, in Peninsula Diary, 1951.
June, 1913	Mr. and Mrs. Henry H. McGowan	Mr. McGowan died; Mrs. Alice McGowan continued to operate P.S.	O'Donnell, in Peninsula Diary, 1951.
1915	Mr. and Mrs. H. E. Neuman	purchased from Alice McGowan	O'Donnell, in Peninsula Diary, 1951.
1917	Brandt Brothers & Frank Daniels	Bought P.S. from Neumans	O'Donnell, in Peninsula Diary, 1951.
January, 1920	Riley & Enquist	Purchased from Brandt & Daniels	O'Donnell, in Peninsula Diary, 1951.
March 6, 1924	Olaf B. and Anna G. Petersen	Purchased from Riley & Enquist	O'Donnell, in Peninsula Diary, 1951.; Vera, in the Salinas Californian, 12/5/70
1920s	Dr. and Mrs. Thomas Petersen	Son of Olaf and Anna Petersen, acquired Paraiso Springs	Vera, in the Salinas Californian, 12/5/70
June 7, 1928	Dr. T. N. Petersen	Ad in newspaper - contact person given as O. B. Petersen	Peninsula Daily Herald, 6/7/28

July 21, 1928	O. B. and T. N. Petersen	Fire started in hotel kitchen, burned buildings including the Ranch, the White House, the Hotel, and one palm tree	Monterey County Herald 12/8/03; Peninsula Diary, n.d.; Soledad Bee, July 1928; Bird, in The Land, December 1971
November, 1950	Otto T. and Joicy Barrett	Purchased Paraiso Springs from Petersens; renovated buildings, built swimming pools	O'Donnell, in Peninsula Diary, 1951.; Vera, in Salinas Californian, 12\5\70
1954	Mr. and Mrs. Otto Barrett	Fire burned buildings including the Annex, and only one palm tree	Monterey County Herald 12/8/03; Hoover, 1990; Special to the Californian, by Betty Lewis, n.d.
1954-1970	Roy and Jacqueline Ramey	Barretts sold to Rameys, then re-acquired Paraiso Springs	Vera, in Salinas Californian, 12\5\70
1971	Mr. & Mrs. Otto Barrett	Sold Paraiso Springs to Warren and Marge Perrine	Rodriguez, in Alta Vista Magazine, 10/14/90
1971	Warren and Marge Perrine	Mrs. Jacqueline Revis, daughter of the Barretts, was manager of the Springs	Bird, in The Land, December 1971; Vera, in Salinas Californian, 12/5/70
1980s	Warren and Marge Perrine	Added a yurt compound	Alta Vista Magazine, 10/14/90
1990	Warren and Marge Perrine	Josie Lopez became office manager, and Mr. Ole Hellekson helped to reconstruct Victorian cottages	Lordan, in Monterey County Herald, 3/18/96
1995	Warren and Marge Perrine	Mudslides and floods damaged road, bath areas, and recreation room; buildings repaired, pools equipped with fiberglass, spa automated	Lordan, in Monterey County Herald, 3/18/96
March, 1999	John & Bill Thompson	Purchased Paraiso Springs; in November 2003 demolished cabins and cottages	Howe, in Monterey County Herald, 12/8/03; Lopez, personal communication

ARCHITECTURAL DESCRIPTION OF THE STRUCTURES

This portion of the report describes the existing structures on the property, as well as previously existing structures.

Existing Structures

The existing structures on the subject property include 15 vernacular cabins along the hillside, a changing room, a recreation room, six mobile homes, a lodge, a workshop, a yurt compound, a miner's shack (apparently outside the known project boundaries), and several small outbuildings. In addition the complex includes a swimming pool, a "conversation pool," an indoor bath, and the Old Bath area. See Appendix D: Current and Recent Photographs for pictures of these structures.

Fifteen Vernacular Cabins

The cabins are single story vernacular wooden frame structures of identical construction. Based upon visual examination and available archival information, the cabins are thought to have been built in 1972. Each of the cabins is side gabled with a shallow pitched roof and narrowly overhanging eaves. Exterior walls are surfaced with vertical wooden siding in a board and batten pattern. Windows are aluminum framed in a sliding configuration. The interior of the cabins consists of a single room containing bedroom and basic kitchen facilities.

One bathhouse is located within the circle of hillside cabins. This bathhouse contains bathroom and shower facilities and is built in the same style as the cabins.

Changing Room

The changing room building is located northwest of the main swimming pool. This building is side gabled with a moderately pitched roof surfaced with composition shingles. The exterior walls are surfaced with stucco, painted brown. The windows are multi-paned in a casement configuration. A large natural stone fireplace and chimney are located in a covered sitting area.

DATE

Recreation Room

The recreation room is located to the south of the main swimming pool. The roof of the structure is front gabled and moderately pitched, surfaced with composition shingles. Vertical wooden siding in a board and batten pattern is used to surface the exterior walls. Most of the windows are wooden framed; however, a small addition to the side of the structure contains multi-paned wooden framed windows. This portion of the structure is covered by a shed roof of lower pitch than the main portion. A small palm tree grows adjacent to the structure and up through a hole in the eaves. A game room and a fitness room make up the main portion of the structure. The small addition contains a massage room.

DATE

Mobile Homes

Six mobile homes are present on the property. These structures have flat roofs with broadly overhanging awnings. Each mobile home is surfaced with aluminum siding and is placed on a temporary wooden foundation. These mobile homes were brought to the property in the 1970's (Lopez 2004).

Lodge

The original portion of the lodge appears to have been a cross-gabled structure with a shallow pitched roof. This part of the structure has a soil-cement foundation. Additional portions were subsequently added to three sides of the building, substantially altering its size and appearance. On the earliest portions of the structure, the exterior walls are surfaced with horizontal wooden shiplap siding. Other sections of the structure are surfaced with flush vertical wooden siding, stucco, and brick. The contemporary "front" of the structure includes a raised deck. Windows throughout the majority of the structure are aluminum framed; however, a few wooden framed windows are currently present at the rear of the structure. The interior of the lodge contains a living room, an office area, an open room, a snack bar, a dining room, a kitchen, a bathroom, a laundry room, and several storage rooms.

DATE ?

Yurt Compound

The yurt compound includes one large building and two smaller buildings. Each of these buildings is based upon a tent-like structure originally found on the West Asian Steppe known as a yurt. A yurt is made of a circular wooden frame, over which is stretched hide or cloth walls. Yurts were utilized by nomadic horsemen such as the Mongols, due to the fact that they could be easily assembled and disassembled, or even picked up and moved, while traveling from place to place. The modern yurt structures at Paraiso Springs are constructed of a wooden frame covered by a double layer of stretched canvas; however, they retain the basic circular form. The main large yurt is known as Sage. The yurt known as "Chamise" contains a kitchen, and the smallest structure, known as "Oak" is a wooden outhouse. Two utility sheds are located adjacent to the yurt compound and are labeled on the Paraiso Springs map as "Gabilan" and "Santa Lucia."

DATE ?

Workshop

The workshop is a long narrow building, with a side gabled roof. Surfaced with composition shingles, the roof is steeply pitched, with open and exposed eaves. The exterior walls of the workshop are surfaced with flush horizontal wooden siding along the longer sides, and flush vertical wooden siding at either end. All exterior walls are painted white. This structure is placed upon a thick concrete and natural stone slab foundation. Large double doors along the end of the front side of the structure allow vehicular access.

DATE ?

Miner's Shack

The "miners shack" is located along the path to the west apparently outside of the Paraiso Springs property and is in extremely poor condition. This structure appears to have been constructed in the early 20th century, and newspaper clippings from 1912 were found beneath the floor (Rutkoff 2004). The roof of the shack is in a salt-box configuration and surfaced with heavily rusted metal sheeting. Remaining portions of the exterior walls consist of untreated vertical wooden siding. It is probably outside the property of Paraiso Springs, although this is not certain.

Indoor Bath

The indoor bath is a simple, square structure lacking in architectural detailing. The roof is flat, and exterior walls are surfaced with wooden paneling. It is almost entirely obscured by vegetation growth. The interior consists of four blank walls, with a single window. The entire interior is taken up by the hot bath.

DATE ?

Old Bath

The “Old Baths” are in two locations, above and below the existing lodge. Those above the lodge are constructed of concrete, lined with ceramic tiles, and are in very poor condition. Those below the lodge were possibly constructed circa 1890’s, and are currently enclosed in a lattice work wooden frame shelter.. (See Current Photographs numbers 14 and 15 in Appendix D, and Historic Photographs numbers 18 and 25 in Appendix C).

Table 1: Summary of Existing Structures

Structure	Approximate Age	Architectural Style	Significance
Lodge	Majority of structure is modern, historic portion in rear circa 1910s	Modern vernacular,	Historic portions have lost integrity due to subsequent reconstruction and additions, Non-Significant
Hillside Cabins (15)	Built 1972	Vernacular	Non-Significant
Mobile Homes (8)	Modern	Contemporary Folk	Non-Significant
Recreation Room	Modern	Vernacular	Non-Significant
Changing Room	Modern	Vernacular	Non-Significant
Old Baths below lodge	1890s	N/A	Low Significance due to loss of integrity
Indoor Bath	Modern	Vernacular	Non-Significant
Workshop	Circa 1940s	Vernacular	Non-Significant
Yurt Compound	Modern	Exotic Revival	Non-Significant
Miner’s Shack	Built prior to 1912	National Folk	Non-Significant
Restrooms and Shower Facilities	Modern	Vernacular	Non-Significant

Structures Demolished in November of 2003

The structures described below were demolished in November of 2003. Photographs of these Structures can be found in Appendix C: Historic Photographs, and Appendix D under the subheading of Recent Photographs.

Evergreen Cottage

This structure was side gabled, with a steeply pitched roof, surfaced with composition shingles. A large centrally placed bay was surmounted by a lower, less steeply pitched front gable. The eaves of this bay featured decorative wooden verge-boards. The primary entrance appears to have been located at the side of this bay. Surfaced with vertical wooden siding, the exterior walls were painted white, with dark brown trim. All of the windows visible in available documentary footage appear to be multi-paned, with broad wooden frames. Due to the number of important historical personages who stayed there, including an unconfirmed reference to President James Buchanan, and the impressiveness of its architecture, this structure was also known as the “Governor’s Mansion” (Alta Vista Magazine 1990). Based upon available archival documentation, the Evergreen cottage appears to have been constructed circa 1890s, however it is difficult to verify this as the

structure had been heavily altered. Due to its possible historic associations and architectural merit, this structure may have had a high level of potential significance.

how?

Based on what criteria?

Brightside Cottage

Based upon archival information and photography, Brightside Cottage was originally known as "La Chapelle" (Vera 1970c). This two story Victorian cottage had a front gabled, steeply pitched roof, with narrowly overhanging enclosed eaves. A single story side gabled wing extended from the southern façade of the cottage. The exterior walls were surfaced with horizontal wooden siding. A full length porch with multiple entries stretched across the entire front façade of the structure, covered by a projecting shed roof with wooden support brackets. Based upon available archival documentation, Brightside Cottage appears to have been constructed circa 1890s; however it is difficult to verify this as the structure had been heavily altered. This structure appears to have had a moderate level of potential significance.

how?

Monterey Cottage

This two story cottage had a modified front gabled roof, with a shed roof extending over a large addition. The front gabled portion of the roof was moderately pitched, and the extended shed roof extends at a much lower angle. On all portions of the roof, the eaves were enclosed and narrow. Surfaced with horizontal wooden siding, the exterior walls of the Monterey Cottage were painted white with dark brown trim. The front façade of the original portion of the structure was classical in layout and symmetry, with a centrally placed entry door flanked by two full length rectangular windows on the first floor, and three windows on the second. Each of these windows, as well as the door, was surmounted by thick wooden lintels. The addition, on the northern side of the cottage, added an element of asymmetry to the structure, and contains only a single window on the first floor of the front façade. Based upon available archival documentation, Monterey Cottage appears to have been constructed circa 1890s; however it is difficult to verify this as the structure had been heavily altered, including the construction of the large addition. This structure appears to have had a moderate level of potential significance.

Cyprus Cottage

The Cyprus cottage was side gabled, with a moderately pitched roof surfaced with green composition shingles. The eaves were narrow, with enclosed rafters. Broad horizontal wooden siding, painted white, was utilized for the exterior walls of the main portion of the cottage. However, an addition with narrow vertical wooden siding had been attached to the rear of this structure. The front façade featured a full length porch with an extending shed roof, supported by unfinished wooden beams, giving the cottage a rustic appearance. This raised porch was placed upon a foundation of natural stone, which was also used for the front steps. A small sign attached to the structure above the porch read "Cyprus." Based upon available archival documentation, the Cyprus cottage appears to have been constructed circa 1890s; however it is difficult to verify this as the structure had been heavily altered, including the reconstruction of the front porch. This structure appears to have had a moderate level of potential significance.

Romie Cottage

The Romie cottage was identified by a small wooden sign placed above the front entrance reading "Romie." Front gabled, the roof was steeply pitched and surfaced with red composition shingles. The eaves were very narrow, with exposed rafters. Surfaced with flush vertical wooden siding, the exterior walls were painted white. Shingle siding in a

fish tail pattern was present beneath the front gable. An open, full length porch covered by an extending shed roof dominated the front façade. This porch roof was surfaced with green roll out roofing, and was supported by simple bracketed posts. The windows of this structure were wooden framed, in a double hung sash configuration. The interior of this cabin included a combined kitchen, dining room, sitting room area, as well as a single bedroom and bathroom. A fireplace was present; however, this had been boarded over at the time when the last tenant occupied the structure (Nichols 2004). Based upon available archival documentation, the Romie cottage appears to have been constructed by Charles Romie for his personal use circa 1890s; however it is difficult to verify this as the structure had been heavily altered, including the reconstruction of the front porch. Due to its historic association with Charles Romie, this structure appears to have had a moderate to high level of potential significance.

defining characteristics
even left to convey
historicity

Buena Vista Cottage

Buena Vista was identified by a small sign placed centrally on the front façade which read "Buena Vista." Steeply pitched, the roof of this structure was cross-gabled, and surfaced with green composition shingles. The exterior walls were surfaced with ship-lap wooden siding, painted white. Shingle siding in a fishtail pattern was present beneath the gables. A large full length front porch dominated the front façade of this structure. The roof of this porch extended at moderate pitch from the front façade, and included a smaller centrally placed gable which echoed the primary gable above it. Decorative bracing and ridge work identify this structure as being in the Victorian style. Based upon available archival documentation, the Buena Vista cottage appears to have been constructed circa 1890s; however it is difficult to verify this as the structure had been heavily altered, including the reconstruction of the front porch. Due to its architectural merit, this structure appears to have had a high level of potential significance.

Antlers Cottage

The Antlers cottage was identified by a small sign above the front porch which read "Antlers" and was surmounted by a small pair of antlers. Pyramidally hipped, the roof of this structure was surfaced with green composition shingles prior to its demolition. The exterior walls were surfaced with ship-lap horizontal wooden siding, painted white. A full length, semi-enclosed porch dominated the front façade of this structure. This porch had been replaced within the last ten years. New aluminum framed windows had also been added (Lopez 2004). Wooden cut-out flowers of several different colors had been attached along the base of the side walls of this structure. Based upon available archival documentation, Antlers Cottage appears to have been constructed circa 1890s; however it is difficult to verify this as the structure had been heavily altered, including the reconstruction of the front porch. This structure appears to have had a moderate level of potential significance.

Pioneer Cottage

"Pioneer" was a small cottage with a side gabled roof. The roof was moderately pitched, and surfaced with composition shingles. The exterior walls were surfaced with horizontal ship-lap wooden siding, painted white. Based upon available photographic records, the windows of this structure were wooden framed and multi-paned. A full length front porch dominates the front façade of the building. This porch was recently rebuilt. One of the front windows had also been moved (Lopez 2004). Based upon available archival documentation, the Pioneer cottage appears to have been constructed circa 1890s; however it is difficult to verify this as the structure had been heavily altered, including the

reconstruction of the front porch. This structure appears to have had a low to moderate level of potential significance.

Outlook Cottage

Only one historic photograph depicting Outlook Cottage was found during research for this report. This photograph, taken circa 1900, shows only the eastern corner of the structure; the remainder is obscured by vegetation. The structure appears to be a small side gabled cottage. Based upon verbal interviews, it is likely that the Outlook cottage which was demolished in November of 2003 was not the original. Former Paraiso resident Josh Rutkoff noted that this cottage was smaller and featured less architectural detailing than many of the other cottages (Rutkoff 2004). The current owner, John Thompson of Thompson Holdings, suggests that this cottage, along with Hillside and Solana Cottages, and the Palm Court Cabins, may have been transported onsite in the late 1960s from their original location on the Fort Hunter-Liggett Military Reservation (Thompson 2004). Due to its lack of historic integrity or architectural merit, this structure appears to have been non-significant.

Solana Cottage

One historic photograph depicting Solana Cottage was found during research for this report. This photograph, taken circa 1900, shows Solana as a small side gabled cottage. The entry was centrally placed, and covered by a shed roofed porch. A more recent photograph, taken in the 1990s by Josie Lopez, Paraiso Office Manager, depicts the rear portion of this structure. Based upon this photograph, the Solana cottage at that time appeared to be a front gabled, rectangular structure. Former Paraiso resident Josh Rutkoff noted that this cottage was smaller and featured less architectural detailing than many of the other cottages (Rutkoff 2004). The current owner, John Thompson of Thompson Holdings, suggests that this cottage, along with Hillside, Outlook, and the Palm Court Cabins, may have been transported onsite in the late 1960s from their original location on the Fort Hunter-Liggett Military Reservation (Thompson 2004). Due to its lack of historic integrity and architectural merit, this structure appears to have been non-significant.

Hillside Cottage

One historic photograph depicting the Hillside cottage was found during research for this report. This photograph, taken circa 1900, shows Hillside as a small side gabled cottage. The entry was centrally placed, and covered by a shed roofed porch. A more recent photograph, taken in the 1990s by Josie Lopez, Paraiso Office Manager, depicts the rear portion of this structure. Based upon this photograph, Hillside Cottage at that time appeared to be a front gabled, rectangular structure. Former Paraiso resident Josh Rutkoff noted that this cottage was smaller and featured less architectural detailing than many of the other cottages (Rutkoff 2004). The current owner, John Thompson of Thompson Holdings, suggests that this cottage, along with Solana, Outlook, and the Palm Court Cabins, may have been transported onsite in the late 1960s from their original location on the Fort Hunter-Liggett Military Reservation (Thompson 2004). Due to its lack of historic integrity and architectural merit, this structure appears to have been non-significant.

Spreckels Cottage

This cottage was originally constructed by Claus Spreckels for his own use at the Paraiso Springs. A sign above the lintel of the front door read "Spreckels." The roof of the

structure consisted of two hipped sections of shallow pitch, with narrow eaves. Red composition shingles were used to surface the roof. Horizontal wooden shiplap siding was utilized for the exterior of the structure. The exterior walls were painted white. Based upon available photographic records, the windows were wooden framed, in a double hung sash configuration. This structure appears in a historic photograph of the Paraiso Springs, taken circa 1900. Based upon available documentation the Spreckels cottage appears to have been constructed circa 1890s; however it is difficult to verify this due to the lack of historical documentation. No major modifications were evident based upon historic photographs of the exterior; however some restoration and reconstruction work has been performed on the cottage, including the back porch (Reyes 2004). The Spreckels Cottage could be said to have retained some degree of historic integrity, as well as its association with Claus Spreckels, up until the time of demolition. Based upon this association, this structure appears to have had a high level of potential significance.

Palm Court Cabins

Palm Court consisted of six very similar cabin structures, with associated outbuildings including a bathhouse and pumphouse. The Palm Court cabins had front gabled roofs of shallow pitch, with moderately wide extending eaves. Ship-lap horizontal wooden siding was used for the exterior walls, which were painted a dark brown. Small sun-decks were attached to the front of each Palm Court cabin, reached by wooden steps. Each cabin contained a carpeted bedroom, a kitchen with gas stove and tile floor, and a bathroom with a toilet and shower. The current owner, John Thompson of Thompson Holdings, suggests that these cabins, along with the Solana, Outlook, and Hillside Cottages, may have been transported onsite in the late 1960s from their original location on the Fort Hunter-Liggett Military Reservation (Thompson 2004). Due to their lack of historic integrity and architectural merit, these structures appear to have been non-significant.

confirm photo assessors records

Table 2: Summary of Structures Demolished in 2003

Structure	Original?	Replaced/ Altered?	Architectural Style	Level of Potential Significance
Evergreen Cottage	Yes	Altered	Victorian	High
Brightside Cottage	Yes	Altered	Colonial	Moderate
Monterey Cottage	Yes	Altered	Colonial	Moderate
Cyprus Cottage	Yes	Altered	Rusticated National Folk	Moderate
Romie Cottage	Yes	Altered	Folk Victorian	Moderate to high
Buena Vista Cottage	Yes	Altered	Victorian	High
Antlers Cottage	Yes	Altered	Folk Victorian	Moderate
Pioneer Cottage	Yes	Altered	National Folk	Low to Moderate
Outlook Cottage	No	Replaced circa 1960s	Vernacular	Non-significant
Solana Cottage	No	Replaced circa 1960s	Vernacular	Non-Significant
Hillside Cottage	No	Replaced circa 1960s	Vernacular	Non-Significant
Spreckels Cottage	Yes	Altered	National Folk	High
Palm Court Cabins (6)	Yes	Possibly moved to the property circa 1960s	Vernacular	Non-Significant

Structures Burned, Flooded, or Otherwise Removed Prior to 2003

During the 120-plus years that Paraiso Springs has been operated as a commercial resort, many structures have been constructed and subsequently demolished or destroyed by fires, flooding, or in order to make way for newer developments. By the 1890s, Paraiso constituted its own independent community. Outside the springs themselves, private residences were constructed. The springs had their own post office, and even their own school (Vera 1970c). Surrounding enterprises such as the Olson Ranch, along Paraiso Springs Road, were closely interwoven into what had become a small village. Several structures are pictured in historic photographs and noted in historic documentation of the Paraiso Springs. These include the Hotel, which was an elaborate Victorian, and considered both comfortable and luxurious until it was destroyed in the 1928 fire, the Annex, which contained many additional rooms for the Springs' numerous patrons, and the Hot Soda Bathhouse, with a glass atrium in the roof. Additional smaller structures which did not survive into the recent present include the "Hermitage" Cottage, the "Wayside" Cottage, and many individual cabins.

Mineral Springs at Paraiso Springs

Although supplemented by natural beauty, as well as constructed improvements, the hot and warm mineral springs are what originally drew people to Paraiso, from Native Americans in prehistoric times, to the Spanish Missionaries, to modern visitors. There are many separate hot or warm springs identified at Paraiso Springs, some of which are no longer running. These springs were known as: Arsenic, Iron, Sulphur 1, Sulphur 2, Sulphur 3, the Warm Soda Springs, Vasquez, and the Pump House Well. These hot and warm mineral springs are pumped and used to fill the bathhouses as well as both the Olympic sized swimming pool and the "conversation" pool. In addition there are cold mineral springs, and other sources of cold fresh water which supply wells for drinking and general purposes.

EVALUATION FOR SIGNIFICANCE

National Register Criteria

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures.

The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is

period of significance

present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

- a. that are associated with events that have made a significant contribution to broad patterns of our history;
- b. that are associated with the lives of persons significant in our past;
- c. that embody distinctive characteristics of type, period, or method of construction, or that represent the work of master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- d. that have yielded, or are likely to yield, information important in prehistory or history.

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

as a historic district

- 1. location
- 2. design
- 3. setting
- 4. materials
- 5. workmanship
- 6. feeling
- 7. association

The Paraiso Springs complex is not currently listed on the National Register of Historic Places. However, the complex appears to be potentially eligible under criteria A and B listed above. The historic Paraiso Hot Springs meets criterion A as a good example of the popularity of the use of hot springs for their curative properties, and is also closely associated with the Mission Soledad and the early Catholic Church in California. The Paraiso Springs also appear to be potentially eligible for inclusion in the National Register under criterion B listed above. Several people of historic significance, both local and regional, are associated with the Springs. These include Father Sarria of Soledad Mission, Charles T. Romie, Captain J. G. Foster founder of the Cliff House in San Francisco, and Claus Spreckels, who had his own personal cottage built at the springs.

Add Section on CEQA

California Register of Historic Resources Criteria

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

- 1. Association 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;
- 2. Association with the lives of persons important to local, California, or

- national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
 4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings).

The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The Paraiso Springs are not currently listed on the California Register of Historic Places. However, the springs appear to be potentially eligible for listing under criteria 1 and 2 as described above. The Paraiso Hot Springs were owned and utilized by the Soledad Mission. As such they are associated with the earliest phases of European settlement in California, and with early missionary activities of the Catholic Church, a significant and influential institution in the history of the local area, California, and the United States. Thus the Paraiso Springs appear to be potentially eligible for criterion 1. Several Personages of local and regional historic importance are associated with the Springs. These include Father Sarria of Soledad Mission, Charles T. Romie, Captain J. G. Foster founder of the Cliff House in San Francisco, and Claus Spreckels, who had his own personal cottage built at the springs. Thus the Paraiso springs appear to qualify as potentially eligible for listing under criterion 2 as described above.

Monterey County Register of Historic Resources

Section 18.25 of the County of Monterey's Ordinance on Building and Construction describes an historic resource as "...any structure, object, fence, site, or portion of a site which has a significant historic, archaeological, architectural, engineering or cultural value, real property or improvement thereon such as a structure, archaeological excavation, or object that is unique or significant because of its location, design, setting, materials, workmanship, or aesthetic feeling and is designated as such by the Board of Supervisors pursuant to the provisions of this Chapter." Properties that are eligible for listing in the Monterey County Register of Historic Resources must meet one or more of the following criteria:

A. Historical and Cultural Significance

1. The resource or district proposed for designation is particularly representative of a distinct historical period, type, style, region, or way of life.

2. The resource or district proposed for designation is, or contains, a type of building or buildings which was once common but is now rare.
3. The resource or district proposed for designation was connected with someone renowned.
4. The resource or district proposed for designation is connected with a business or use which was once common but is now rare.
5. The resource or district proposed for designation represents the work of a master builder engineer, designer, artist, or architect whose talent influenced a particular architectural style or way of life.
6. The resource or district proposed for designation is the site of an important historic event or is associated with events that have made a meaningful contribution to the nation, state, or community.
7. The resource or district proposed for designation has a high potential of yielding information of archaeological interest.

B. Historic, Architectural, and Engineering Significance

1. The resource or district proposed for designation exemplifies a particular architectural style or way of life important to the county.
2. The resource or district proposed for designation exemplifies the best remaining architectural type of a community.
3. The construction materials or engineering methods used in the resource or district proposed for designation embody elements of outstanding attention to architectural or engineering design, detail, material, or craftsmanship.

C. Community and Geographic Setting

1. The proposed resource benefits the historic character of the community
2. The unique location or singular physical characteristics of the resource or district proposed for designation represents an established and familiar visual feature of the community, area, or county.
3. The district is a geographically definable area, urban or rural possessing a significant concentration or continuity of site, buildings, structures, or objects unified by past events, or aesthetically by plan or physical development.
4. The preservation of a resource or resources is essential to the integrity of the district.

An improvement, natural feature, or site may automatically qualify as an historical resource and any area within the County may be designated a historic district if such improvement, natural feature, site, or area meets the criteria for listing on the National Register of Historic Places or the California Register of Historic Resources.

The Paraiso Springs are currently listed on the Local Official Register of Historic Resources for Monterey County. The current property owner states that there is some confusion regarding the Paraiso Springs Complex being placed on the County listing, as no record of consent can be documented.

1971

IMPACTS OF THE DEMOLITIONS AND PROPOSED PROJECT

Eighteen structures of varying levels of significance were demolished in November of 2003. Of the eighteen, nine were potentially significant to varying degrees. (See Table 2, page 22.) All of these potentially significant structures had varying levels of repair,

assess as a district of contributors, non-contributors, supporting

alteration, and/or modification over the years. Three highly significant structures were demolished, the Evergreen Cottage, the Buena Vista Cottage, and the Spreckels Cottage. Five moderately significant structures were demolished, the Brightside Cottage, the Monterey Cottage, the Cyprus Cottage, the Romie Cottage, and the Antlers Cottage. In addition, one structure of low to moderate significance, the Pioneer Cottage, as well as nine non-significant structures were destroyed. The proposed plans (see page 1, Description of the Proposed Project) call for the demolition of the remaining existing structures on the property. However, the remaining structures are historically non-significant, and their demolition will have no significant impact.

Impacts
A

CONCLUSION AND MITIGATION RECOMMENDATIONS

as a district

Paraiso Hot Springs, located in Monterey County, was evaluated for historical and archaeological resources in 2004. The complex is not currently listed on the California Register of Historic Resources or the National Register of Historic Places; however, it appears to be potentially eligible for inclusion in both of these registers. The Paraiso Hot Springs are closely associated with the Soledad Mission, as well as several personages of local and regional historic importance, including Father Sarria of Soledad Mission, Captain J. G. Foster of the Cliff House in San Francisco, Charles Romie, and Claus Spreckels. The natural springs themselves are the primary existing elements of historical significance. Recommendations for mitigation of this project are included below:

insert CEQA discussion

Mitigation

Mitigation recommendations are made below for the impacts of the 2003 demolition and future impacts associated with the proposed project. Recommendations for this project are:

Prior to
by who

- Although the existing structures are historically non-significant, when demolition of the existing structures occurs, historical/ archaeological monitoring should be carried out. Photographic and other documentation of the older components in the rear of the otherwise modern lodge is recommended.
- The resort complex should be constructed in a historical style, appropriate to the historic associations of the springs with the California missions. Examples of appropriate historical styles would include the Mission Style, Spanish Eclectic, or Spanish Colonial Revival Styles of architecture. Appropriate historical design should be determined through consultation with the planning department, or design review committee.
- Much of the landscaping at the Paraiso Springs resort can be considered a supporting element which adds to the historic integrity of the complex. Wherever possible the historic landscaping, including the palm trees, oak trees, evergreen trees, and succulents should be maintained and integrated into the new resort complex.
- An interpretive exhibit including a display of historical items and photographs should be created which will document the history of the Paraiso Springs. This display should be prominently placed within the new hotel lobby, or other appropriate location on-site. In addition, display of historic themes or elements outside the hotel, throughout the grounds of the complex is also recommended. An example of this is provided by the California State Park adobes in the City of Monterey.

specifics

period of significance not established

approval of HARB

too loose

specifics - not clear interpretive

- Due to the recorded presence of Native American activities in the vicinity of the springs, as well as the possibility of the existence of subsurface cultural deposits from early historical use of the springs, archaeological monitoring should be carried out during all earthmoving activities on the property.

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APPENDIX A: QUALIFICATIONS

The National Park Service has outlined the requirements for cultural resource professionals in 36 CFR Part 61. Thus, the following standards are based upon these National Park Service requirements with some modifications for local cultural resource specialists. In order to qualify as a professional historian, the minimum professional qualifications in history are a graduate degree in history or a closely related field; or a bachelor's degree in history or closely related field plus one of the following:

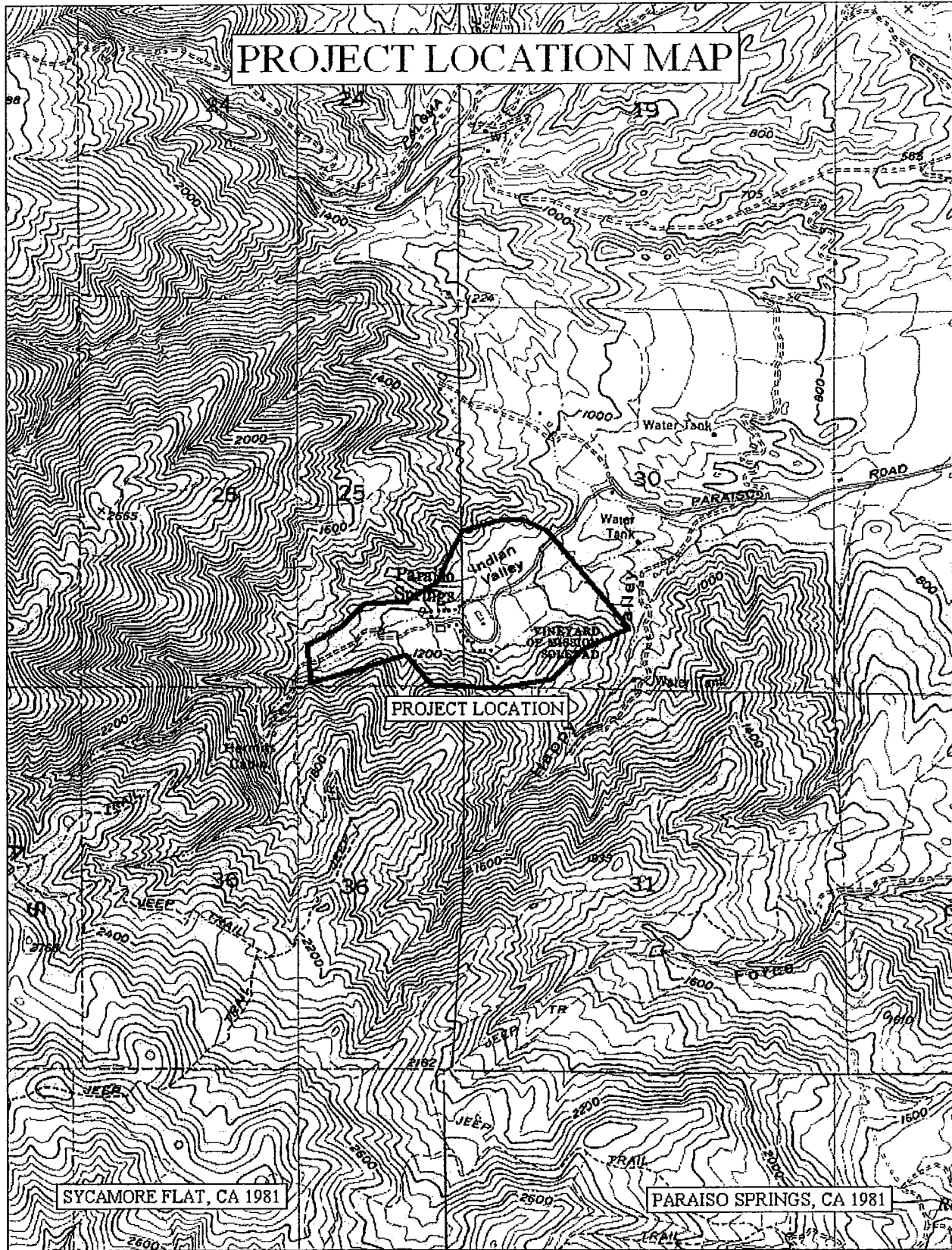
1. At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic professional institution, historic organization, agency, or museum.
2. Substantial research and publication in the field of history.
3. Registered professional historian with the California Committee for the Promotion of History (CCPH).

Dr. Cartier is listed in the State of California as having professional qualifications in history and architectural history, as he holds a Bachelor's degree, a Master's degree, and a Ph.D. in anthropology, a field closely related to history. He has 23 years of full-time experience in research, writing, and interpretation of cultural and historical resources. Dr. Cartier has authored and co-authored several notable historical publications for the central California area, including: *The Saint Patrick's Seminary Historic Trash Site* (1997); *Villa Torino: Historic Archaeology Phase I Excavations* (1994); *Evaluation of Cultural Resources and Determination for National Register Eligibility for the Buena Vista Adobe Project* (1994); *The Old Stone Building: Its History and Archaeology* (1986); *The Archaeological Investigations at CA-MNT-1243H: The Estrada Adobe in Monterey, California* (1985) and *The Old Monterey County Jail* (2000). Each of these works involved extensive research and evaluation of historical cultural resources. He was originally trained in historic research and historic archaeology by Professor Frank Hole of Rice University in the 1970s and published the monograph *Part I, History of the McCormick League and Areas Adjoining the San Jacinto Battleground* (1972).

Dr. Cartier has also carried out historic structure photodocumentation for many projects in the Bay area. These projects have included both medium and large format photography in accordance with guidelines outlined by local agencies and/or following the photographic standards of the Historic American Buildings Survey (HABS). He has taught field methods in archaeology since 1975, with several studies of local historic structures and deposits.

APPENDIX B: MAPS OF THE SUBJECT PROPERTY

PROJECT LOCATION MAP



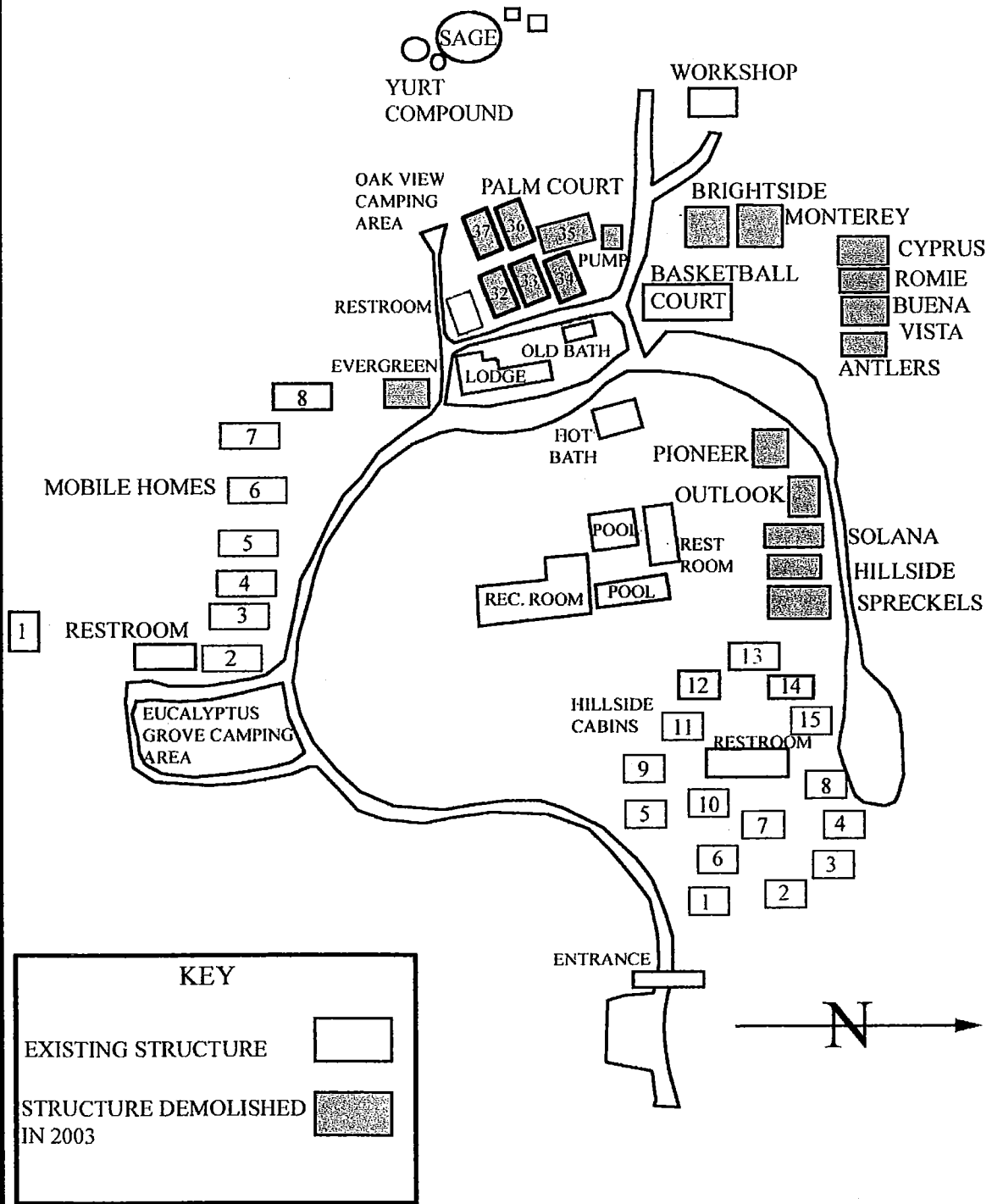
SYCAMORE FLAT, CA 1981

PARAISO SPRINGS, CA 1981

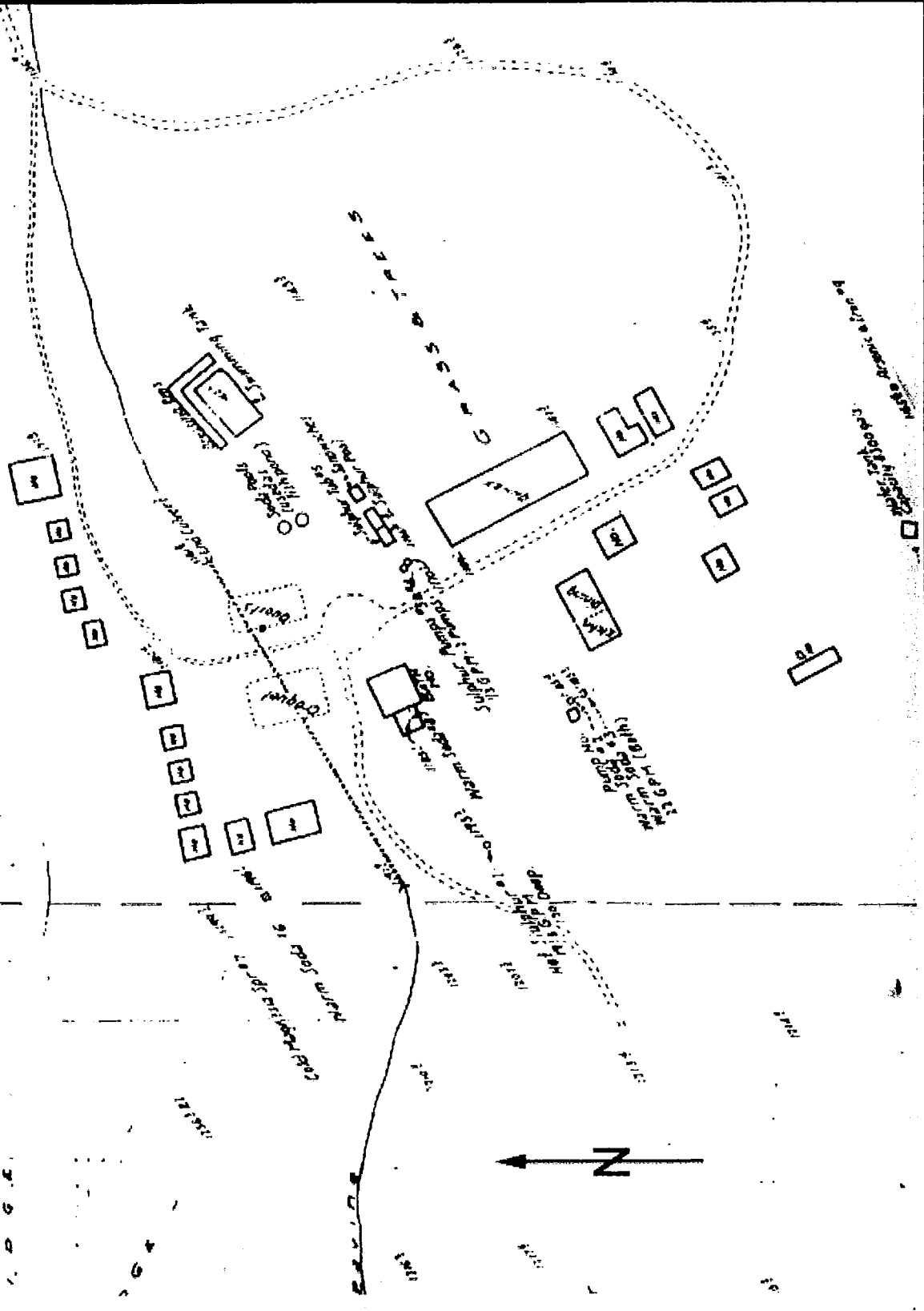
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STRUCTURES AT PARAISO SPRINGS



1934 SURVEYORS MAP OF PARAIISO SPRINGS



APPENDIX C: HISTORIC PHOTOGRAPHS



Photo 1: Paraiso Springs complex, circa 1950, showing view from drive of the Annex surrounded by palm trees. *Original photo at Paraiso Springs.*



Photo 2: Paraiso Springs circa 1900, showing an overview with palm trees. *Original photo at Paraiso Springs.*

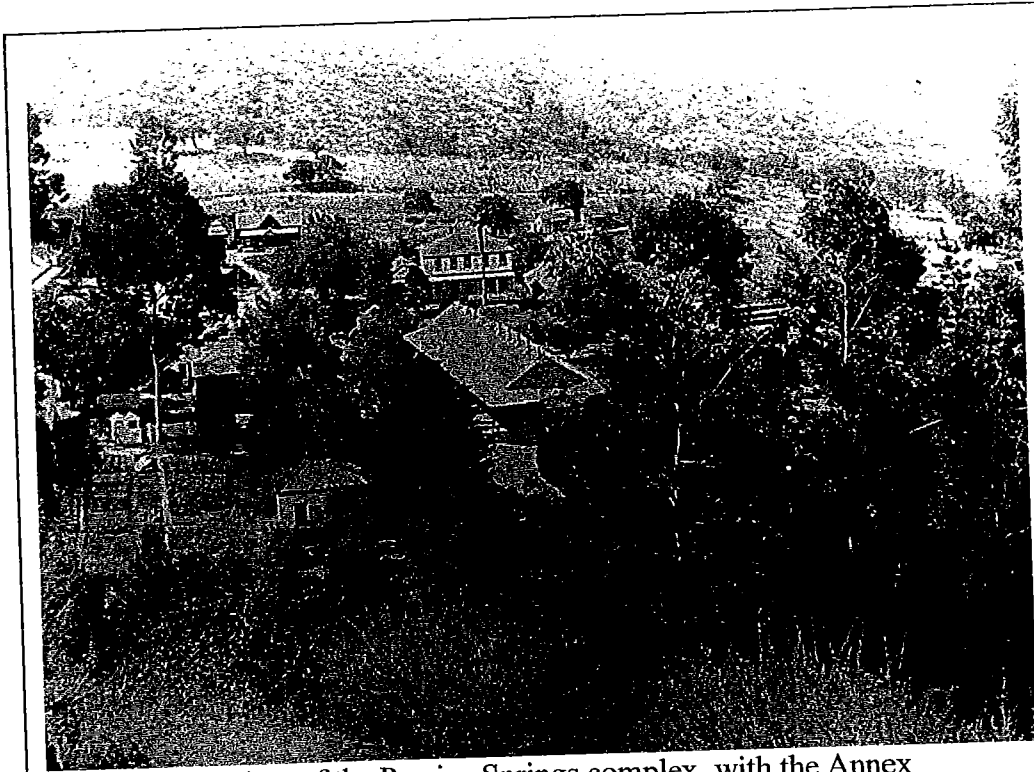


Photo 3: Overview of the Paraiso Springs complex, with the Annex roof in the center. *Original photo at Paraiso Springs*

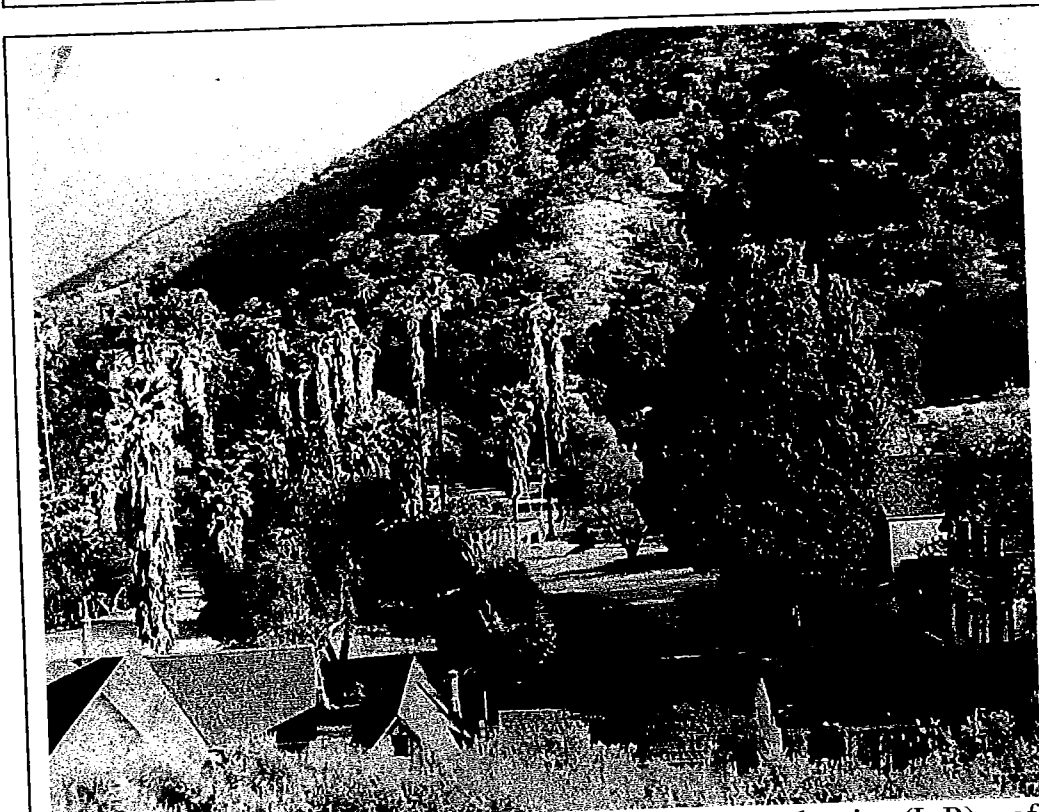


Photo 4: Partial overview of Paraiso Springs circa 1900, showing (L-R) roofs of Buena Vista, Romie, and Cyprus Cottages, and on right edge, Monterey and Brightside Cottages. *Original photo at Paraiso Springs.*

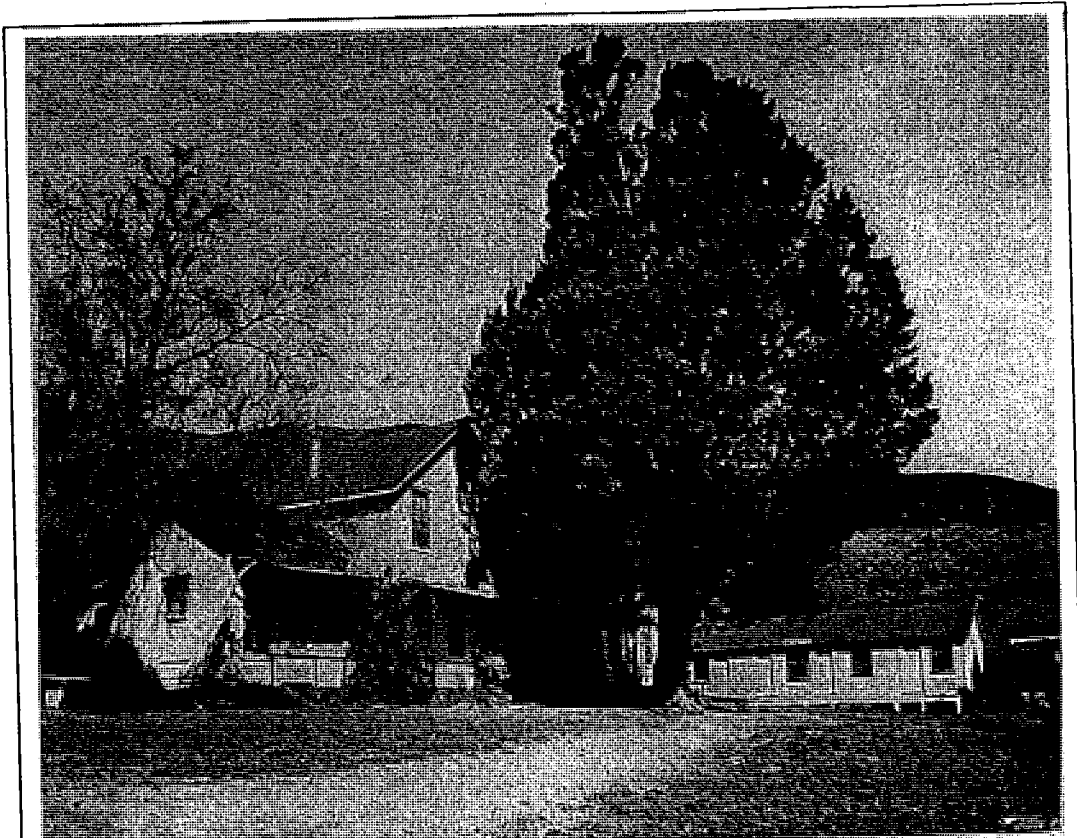


Photo5: Brightside Cottage, circa 1900. *Original photo at Paraiso Springs.*



Photo 6: Claus Spreckels at Paraiso Springs, circa 1900. *Original photo at Paraiso Springs.*

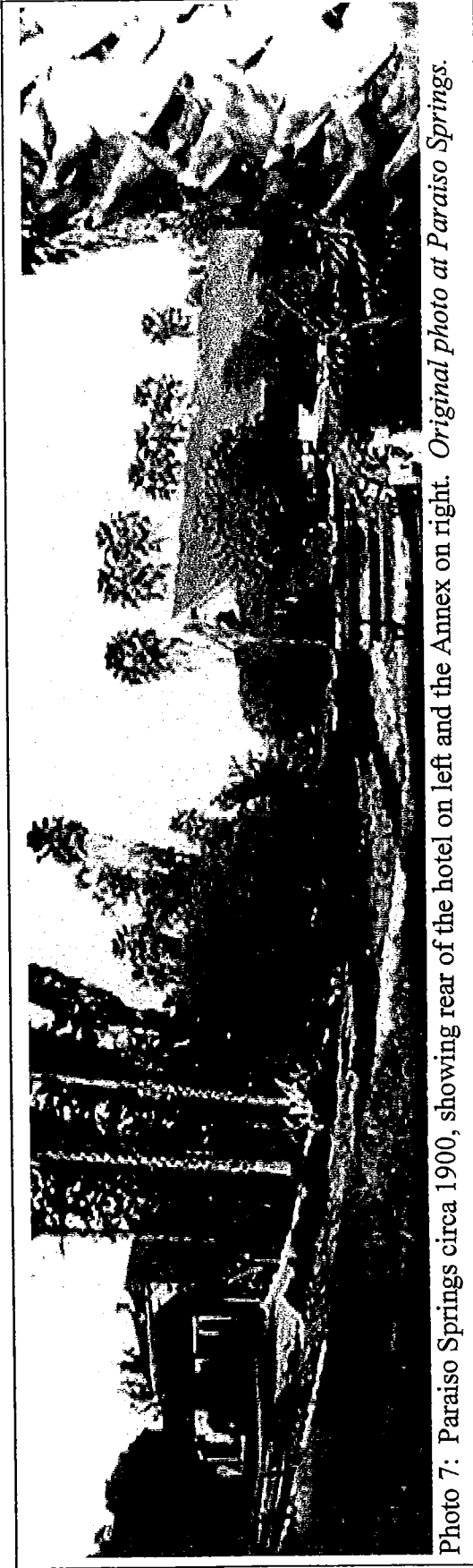


Photo 7: Paraiso Springs circa 1900, showing rear of the hotel on left and the Annex on right. *Original photo at Paraiso Springs.*

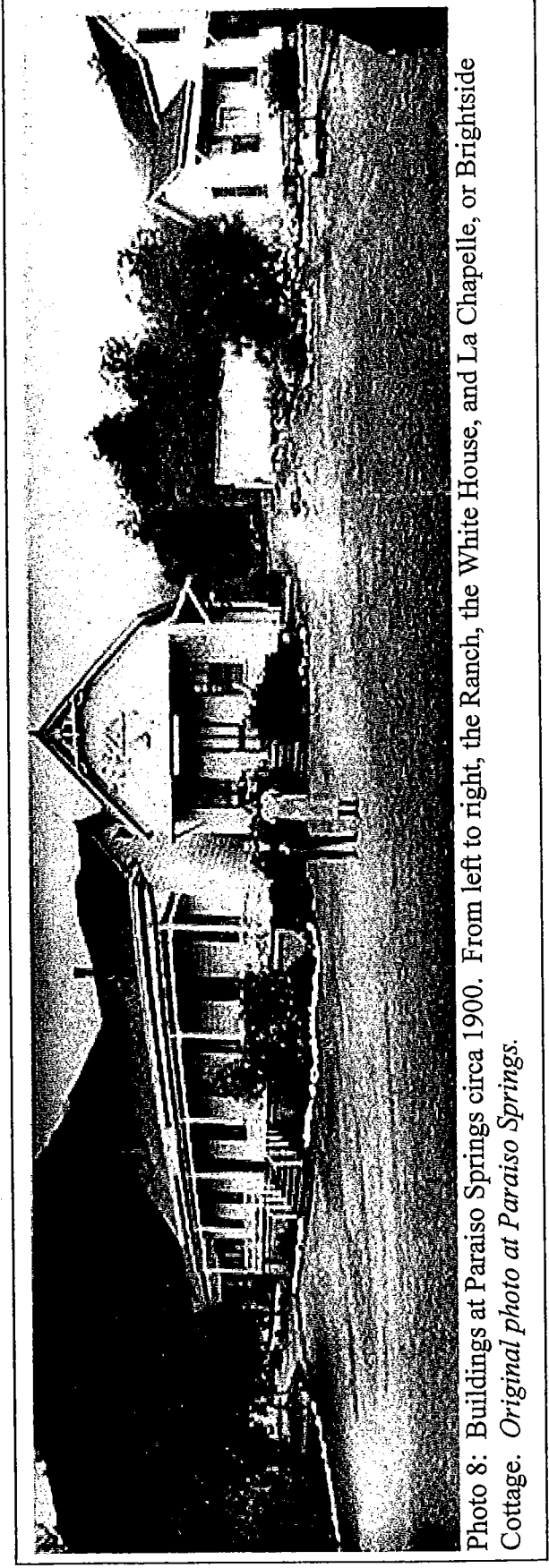


Photo 8: Buildings at Paraiso Springs circa 1900. From left to right, the Ranch, the White House, and La Chapelle, or Brightside Cottage. *Original photo at Paraiso Springs.*



Photo 9: Paraiso Springs circa 1900, showing the Annex on the left, cabins or cottages in the center, and the hotel on the right.
Original photo at Paraiso Springs.

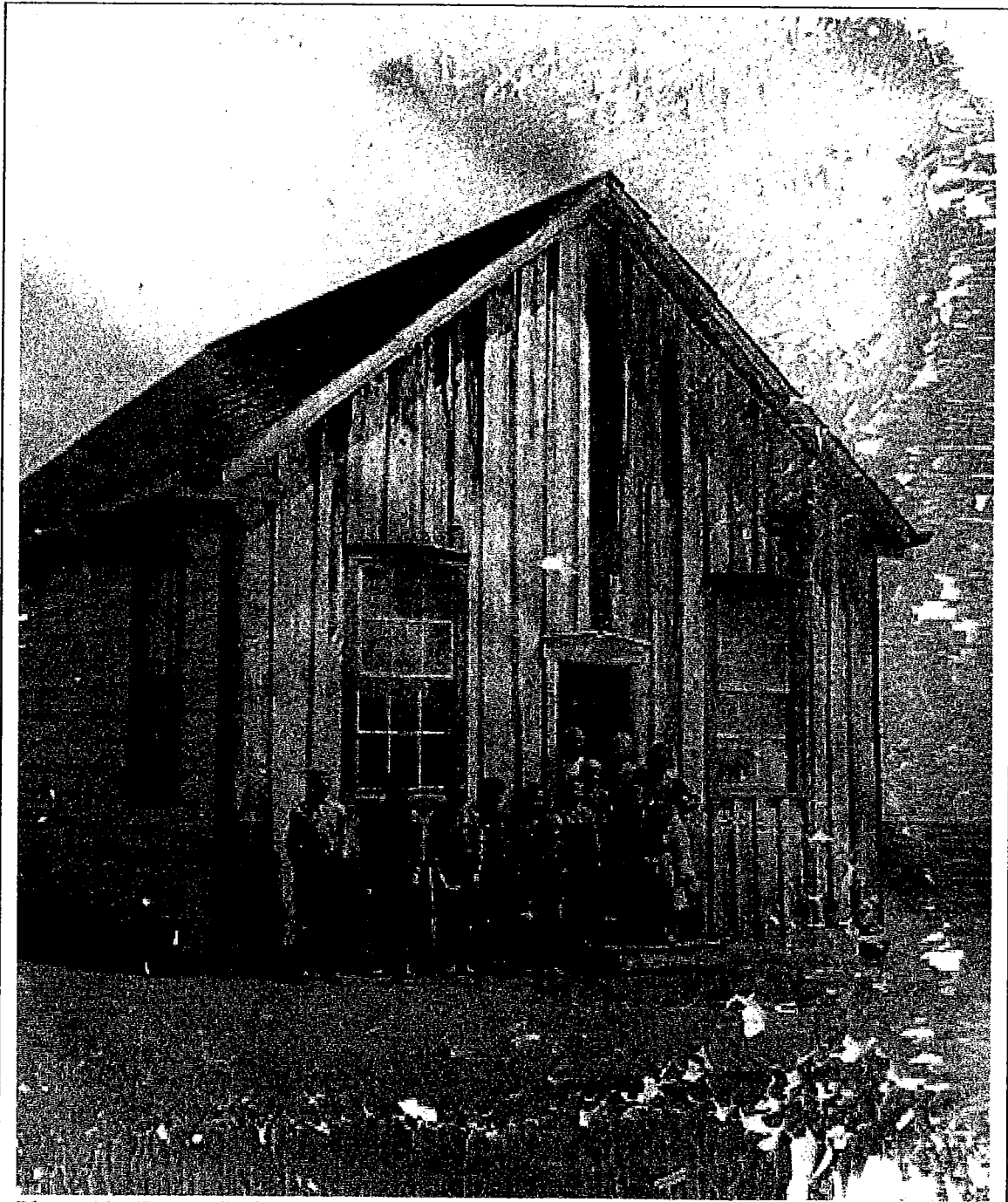


Photo 10: Warm Springs School, the first schoolhouse at Paraiso Springs, built in the 1880s. *From a print at Paraiso Springs; original photo owned by Lloyd Olson.*

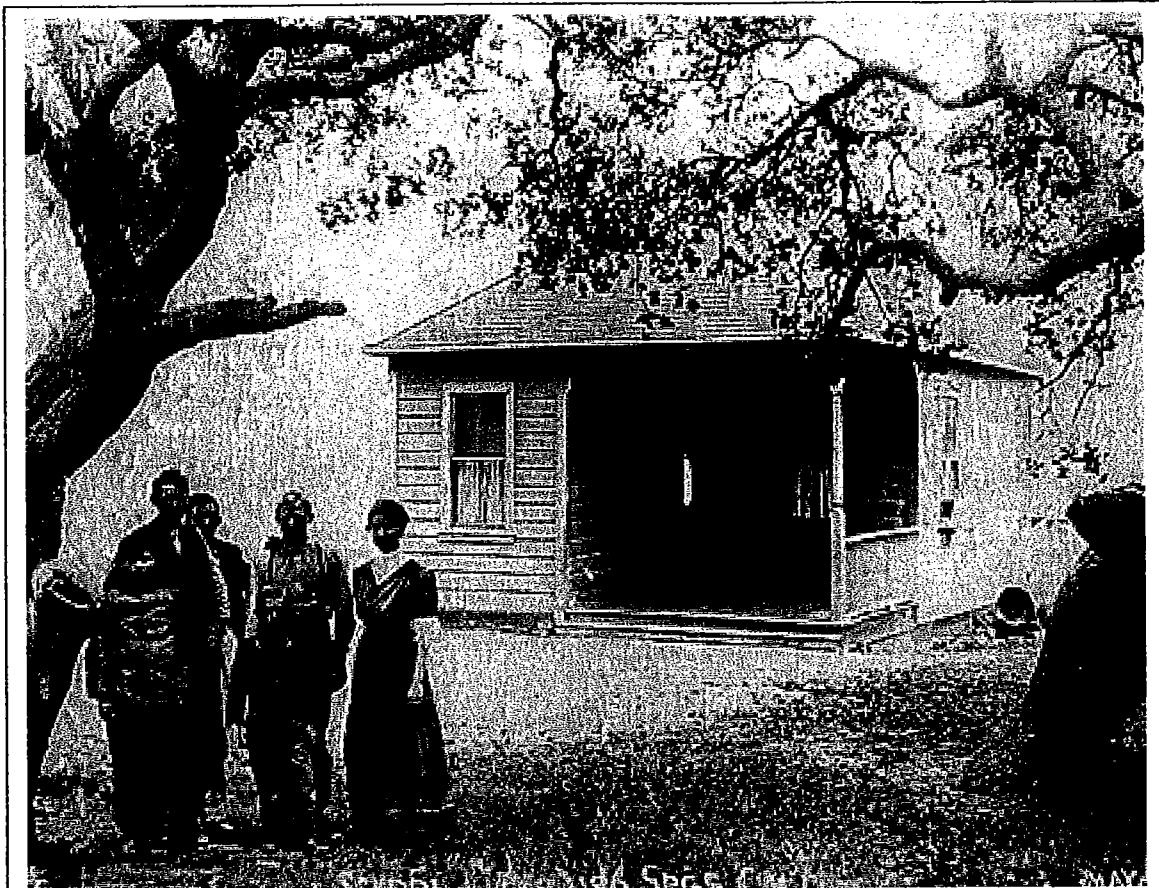


Photo 11: May, 1912, of the second Paraiso School building, which was located on Paraiso Road near Clark Road. Pictured, left to right after the first boy, who has not been identified: Walter McGowan, Lloyd Olson, Dick Cross, Harry Kubik, William Kubik, and Miss Fitzgerald. *From a print at Paraiso Springs; original photo owned by Lloyd Olson.*

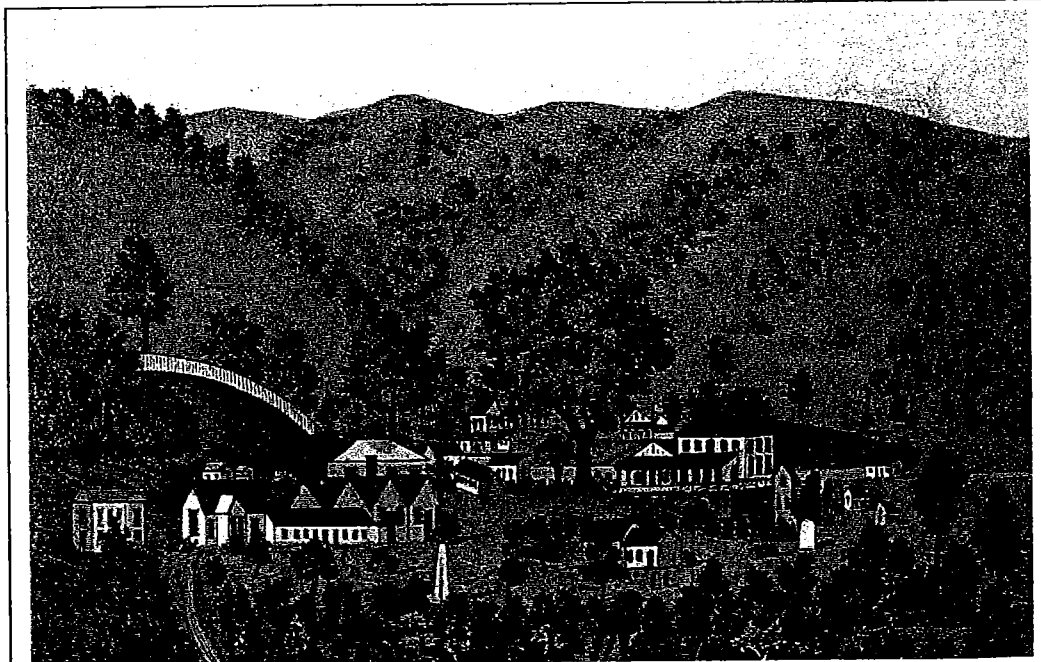


Photo 12: Artist's sketch of Paraiso Springs, circa 1880s. *Original photo at Paraiso Springs.*



ANGELO RAMOS drove the stagecoach into Paraiso Springs. This photo was taken during 1901-1902 season.
Photo 13: Paraiso stage, circa 1901, driven by Angelo Ramos. *Photo from newspaper article (Vera 1970b); courtesy Monterey County Parks.*

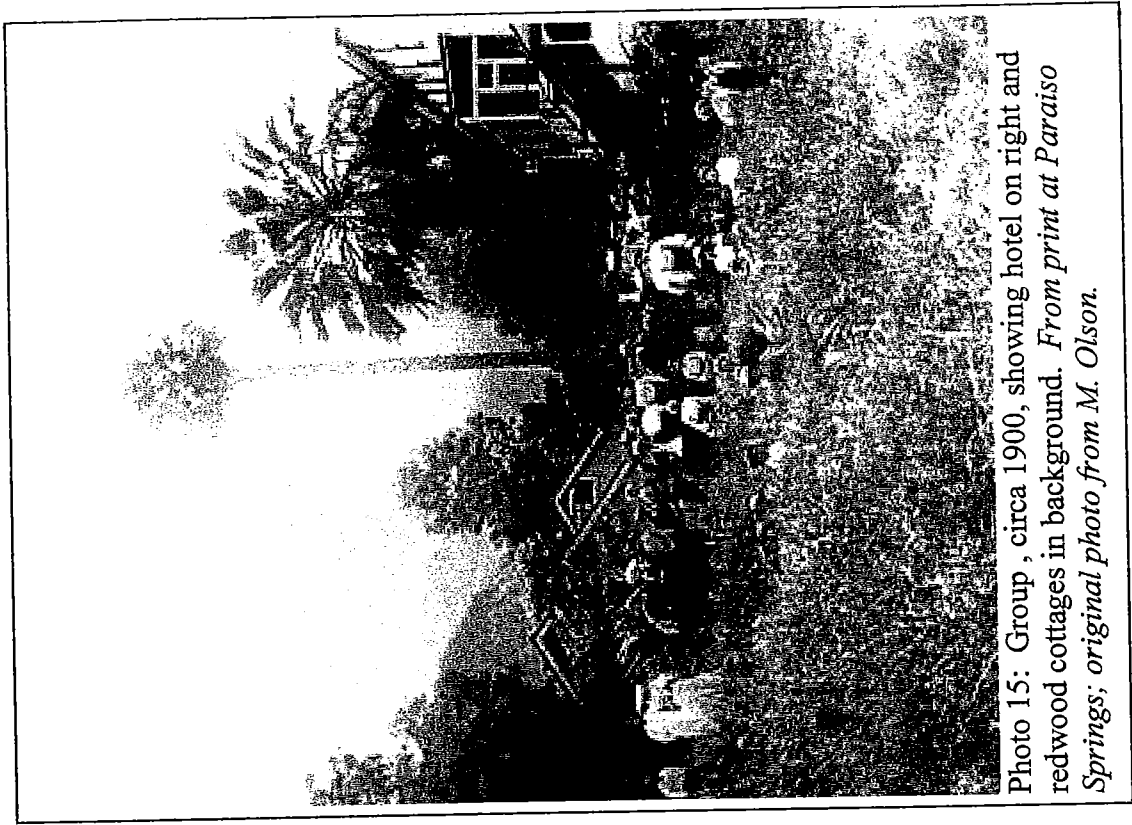
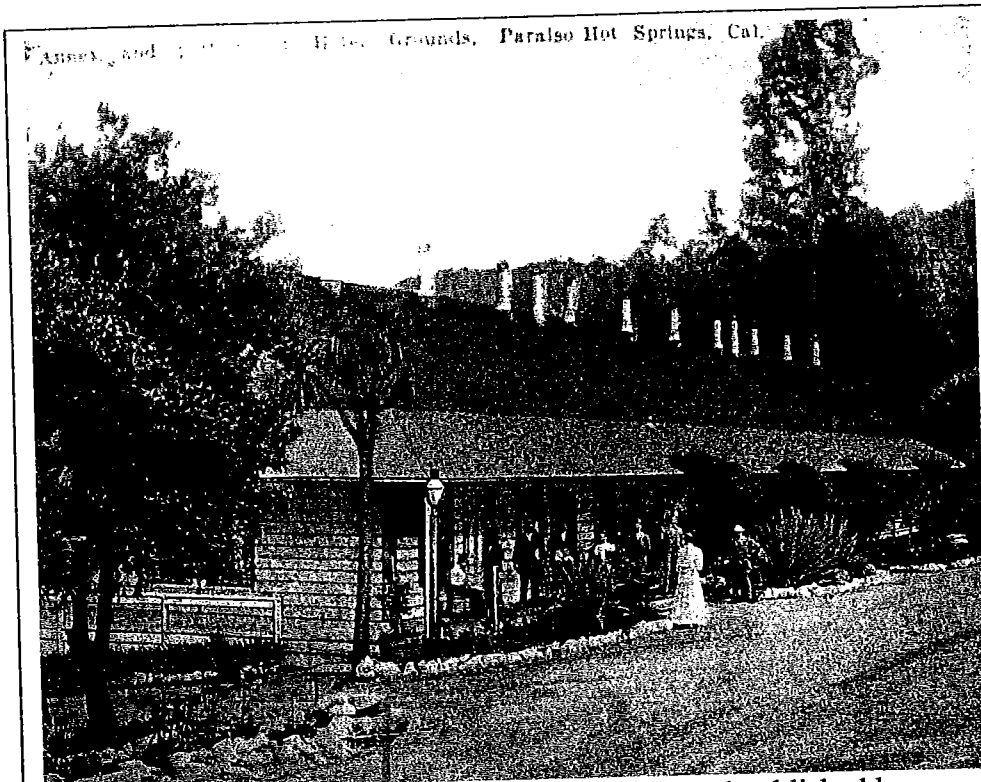


Photo 15: Group, circa 1900, showing hotel on right and redwood cottages in background. *From print at Paraiso Springs; original photo from M. Olson.*



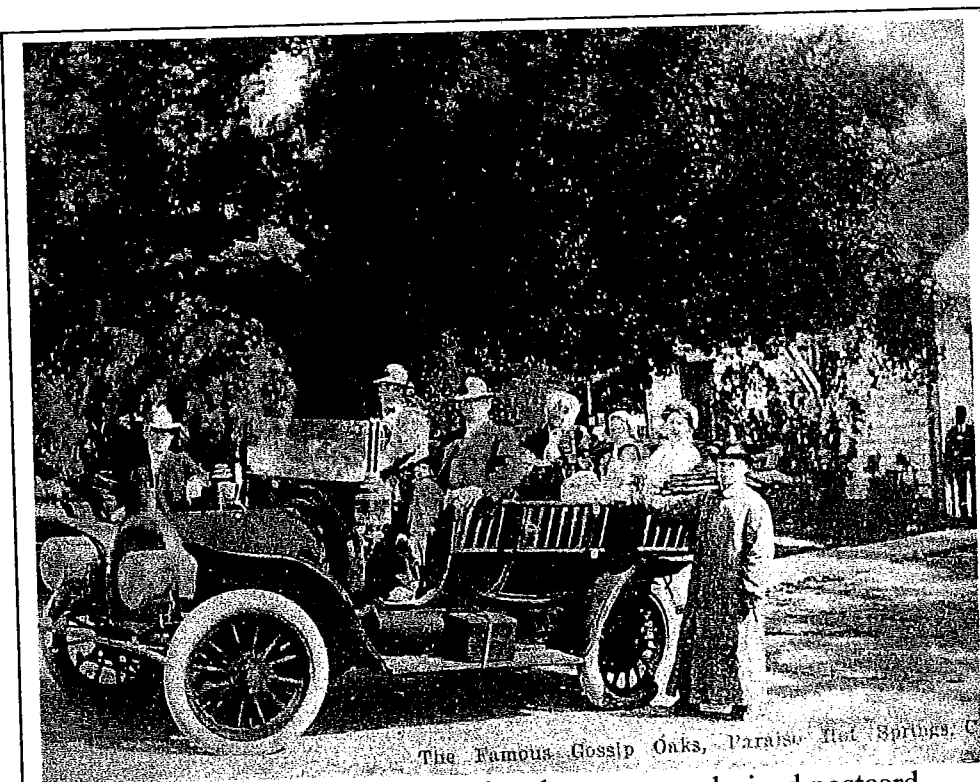
Sun Porch of Hotel, also showing California's Tallest Palm over 75 feet in height. Paraiso Hot Springs, Cal.

Photo 14: Sun Porch of Hotel, also showing California's Tallest palm, over 75 feet in height. Colorized postcard published by Britton & Rey of San Francisco. *Original at Paraiso Springs.*



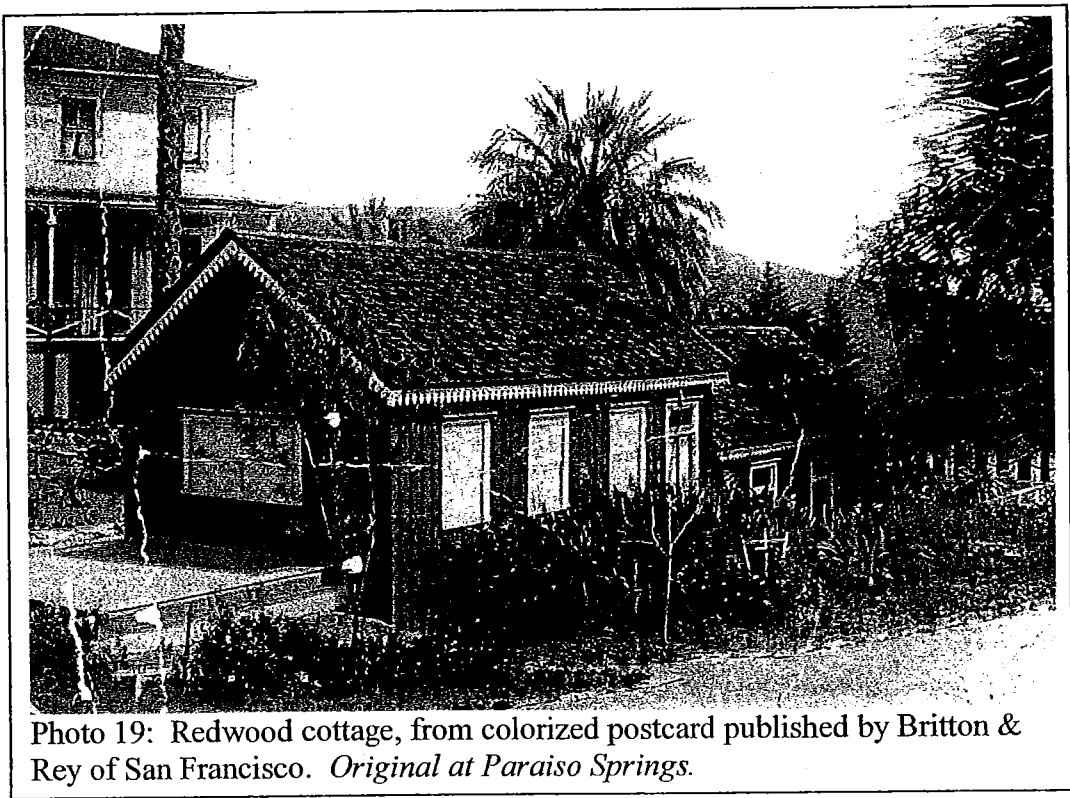
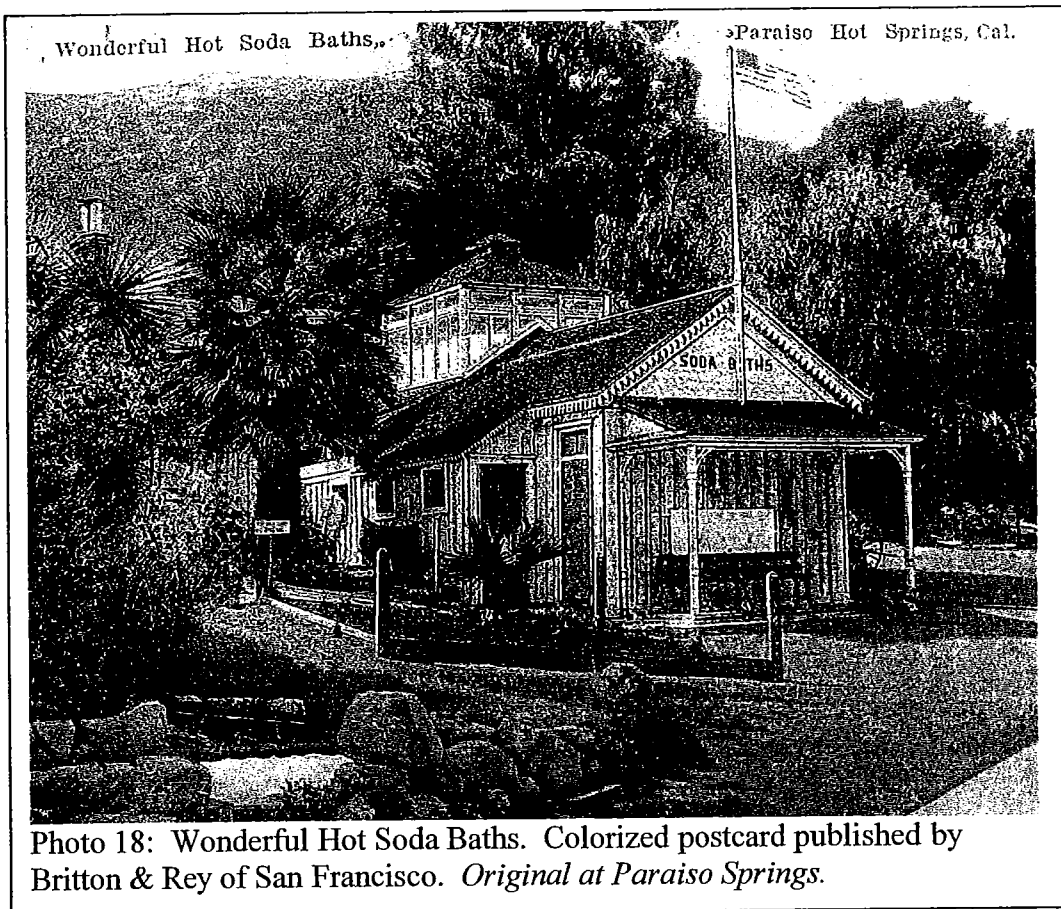
The Annex, and Hotel Grounds, Paraiso Hot Springs, Cal.

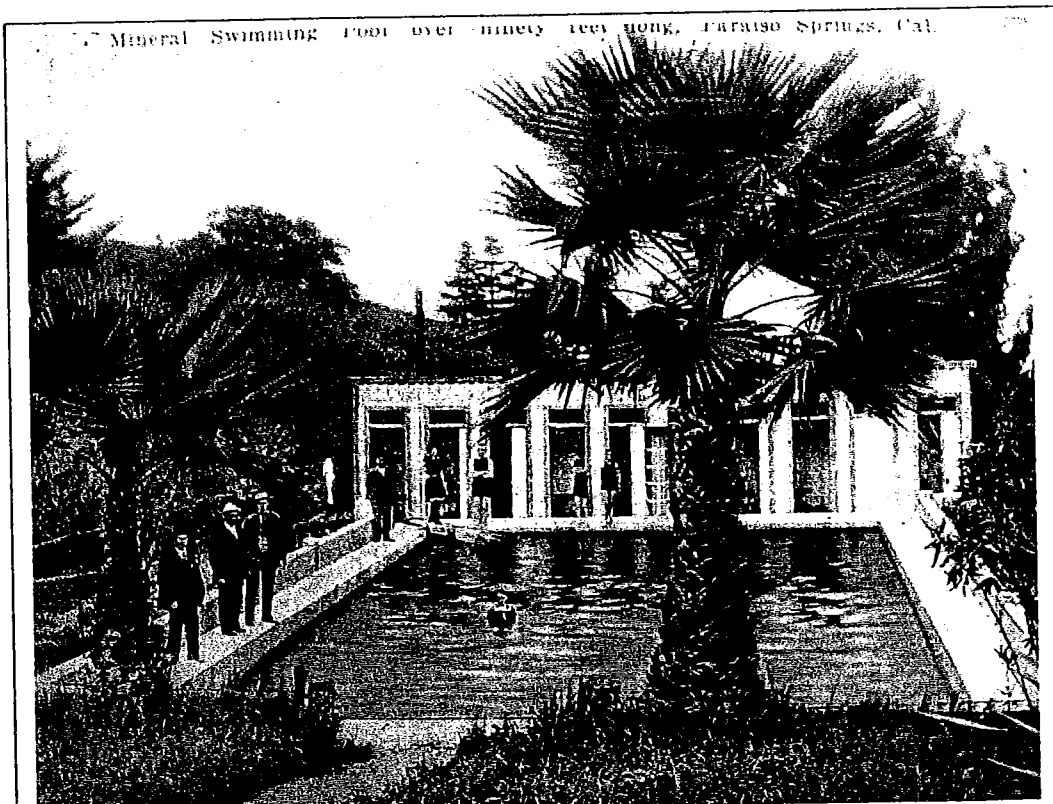
Photo 16: The Annex, shown on a colorized postcard published by Britton & Rey of San Francisco. *Original at Paraiso Springs.*



The Famous Gossip Oaks, Paraiso Hot Springs, Cal.

Photo 17: The Famous Gossip Oaks, shown on a colorized postcard published by Britton & Rey of San Francisco. *Original at Paraiso Springs.*





Mineral Swimming Pool over ninety feet long. Paraiso Springs, Cal.

Photo 20: Mineral Swimming Pool over ninety feet long. Colorized postcard published by Britton & Rey of San Francisco. *Original at Paraiso Springs.*

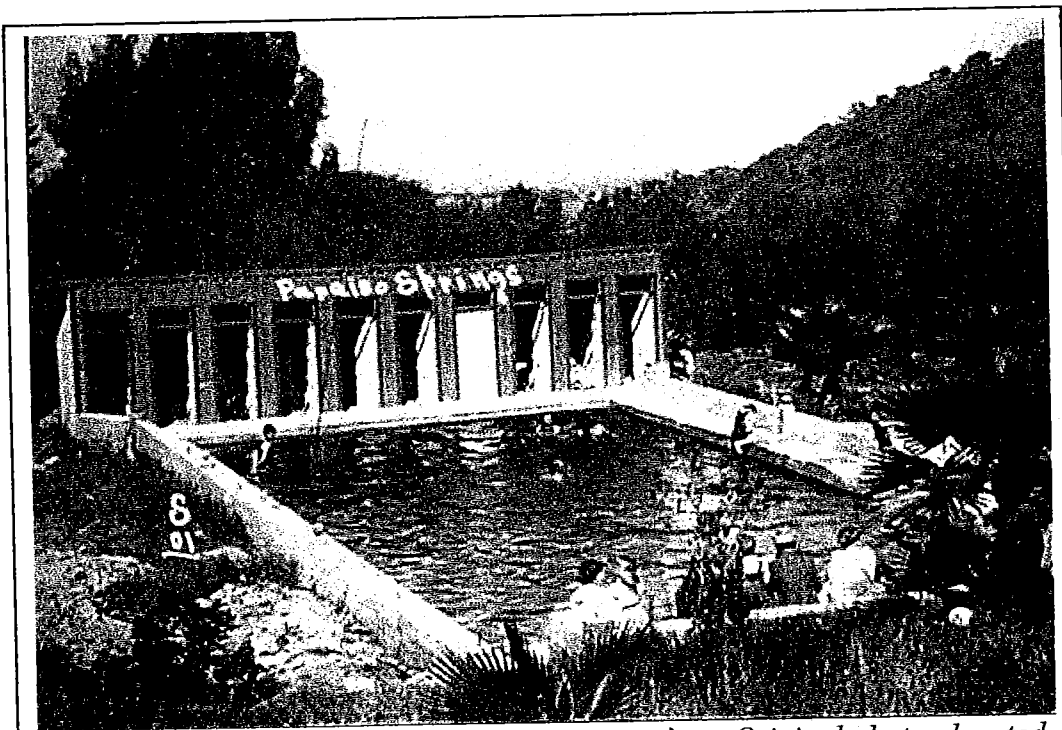


Photo 21: Mineral pool shortly after its construction. *Original photo, donated by John DeMers, at Paraiso Springs.*



Photo 22: Palm Garden in Hotel Grounds, colorized postcard published by Britton & Rey of San Francisco. *Original at Paraiso Springs.*

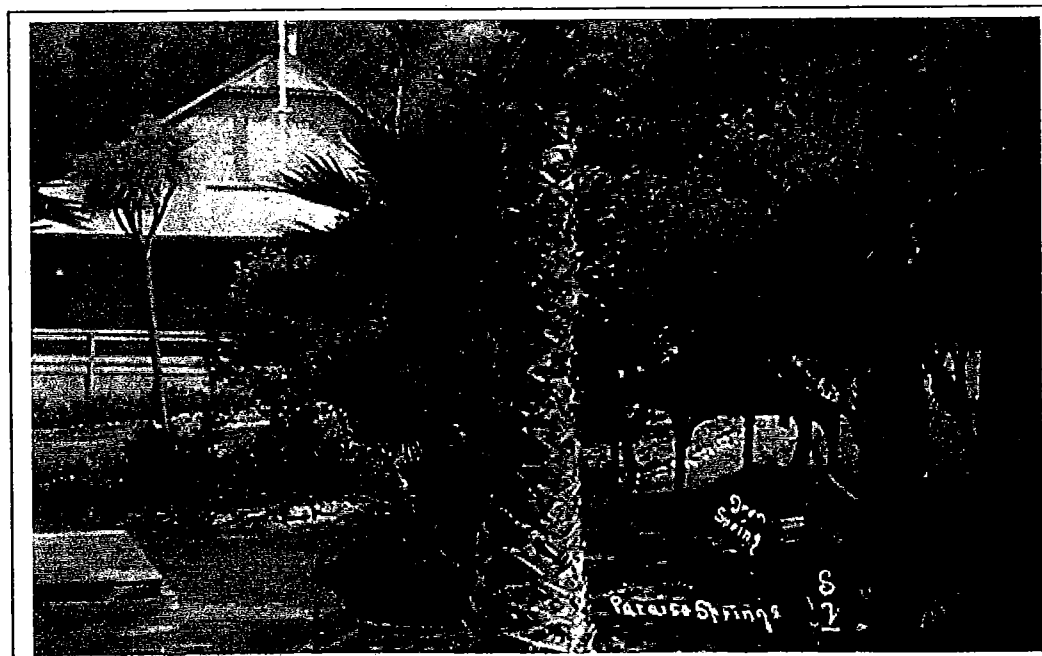


Photo 23: Iron Spring near the Annex, at the rear of the mineral baths. *Original photo, donated by John DeMers, at Paraiso Springs.*



Photo 24: Circa 1900, of Arsenic Spring. *Original photo, donated by John DeMers, at Paraiso Springs.*

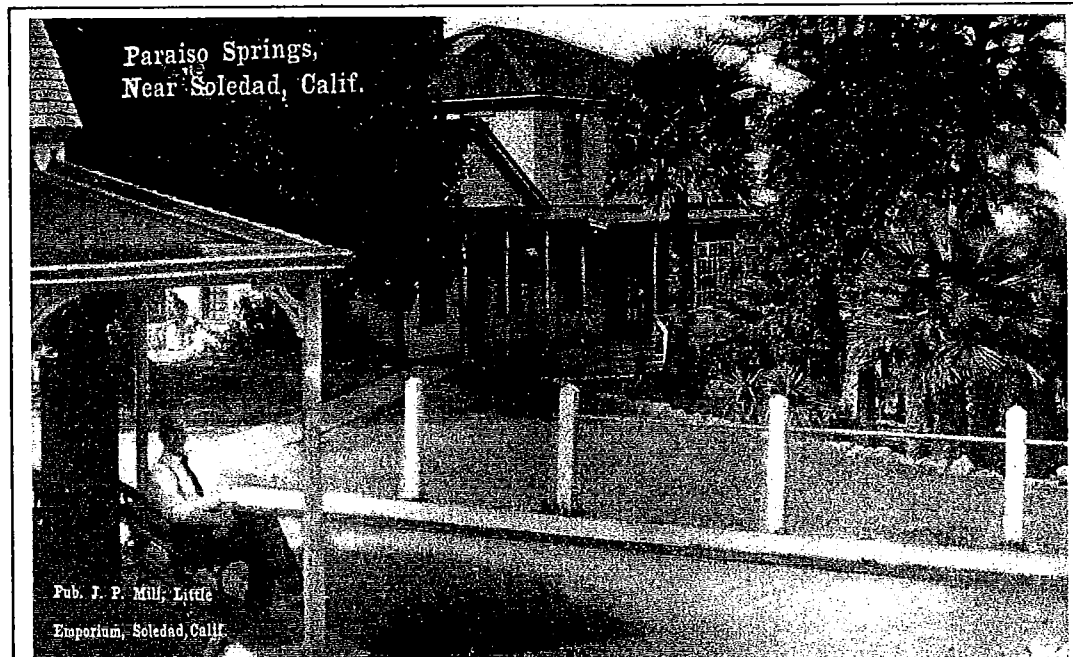


Photo 25: Soda Bath House porch and hotel, circa 1900. *Original photo at Paraiso Springs.*





Photo 28: Charles Romie shown in newspaper photo of Monterey County Supervisors, from *Resources of Monterey County & Midwinter Fair Edition of the Gonzales Tribune, 1894*. Pictured, left to right: J. A. Trescony, C. T. Romie, H. Samuels, J. T. Porter, and T. J. Fields. Courtesy of Monterey City Library, California History Room.

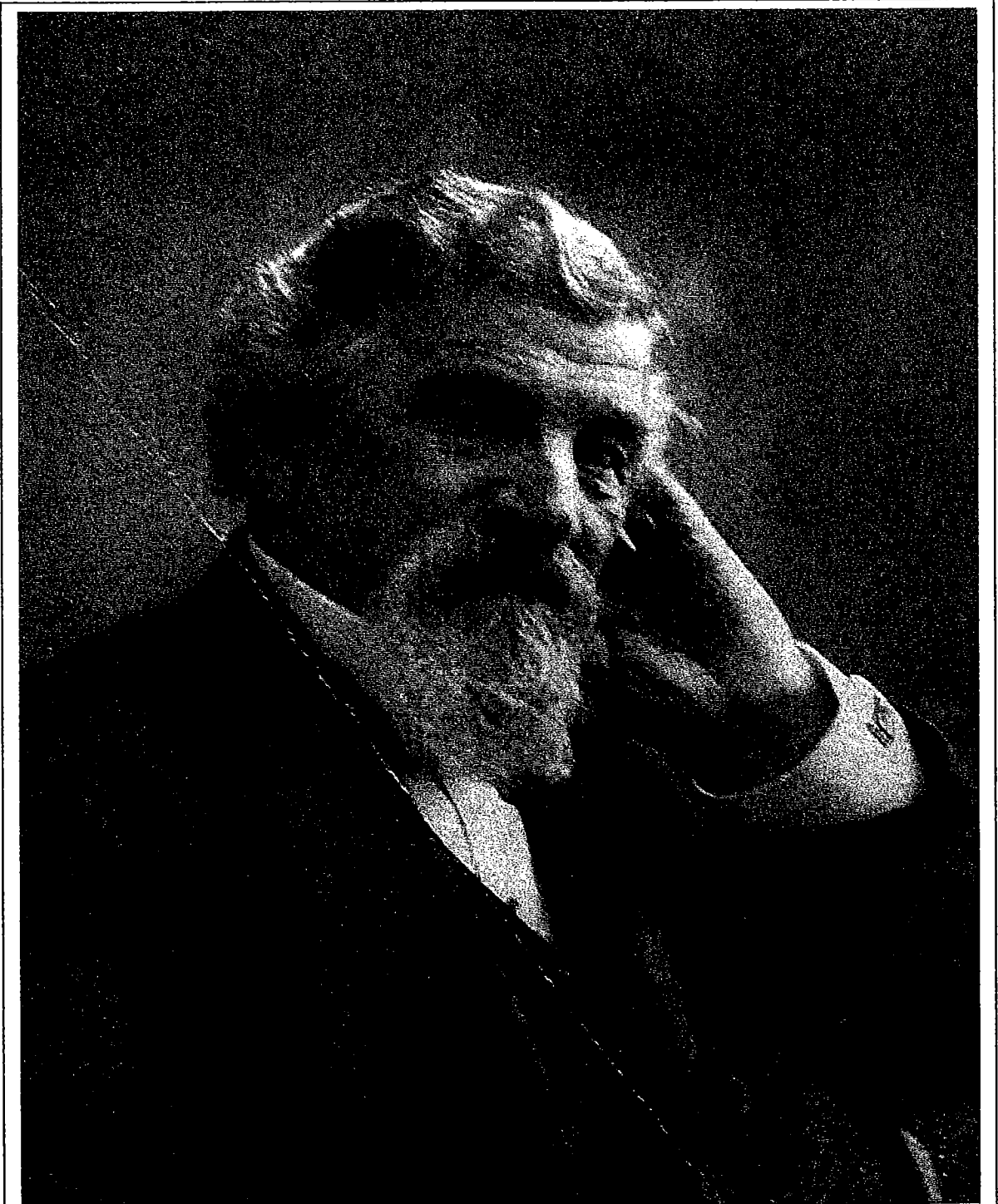


Photo 29: Pedro Zabala, from Guinn (1903). Used by permission from Monterey County Historical Society.

APPENDIX D: CURRENT AND RECENT PHOTOGRAPHS

CURRENT PHOTOGRAPHS OF THE COMPLEX
March 2004

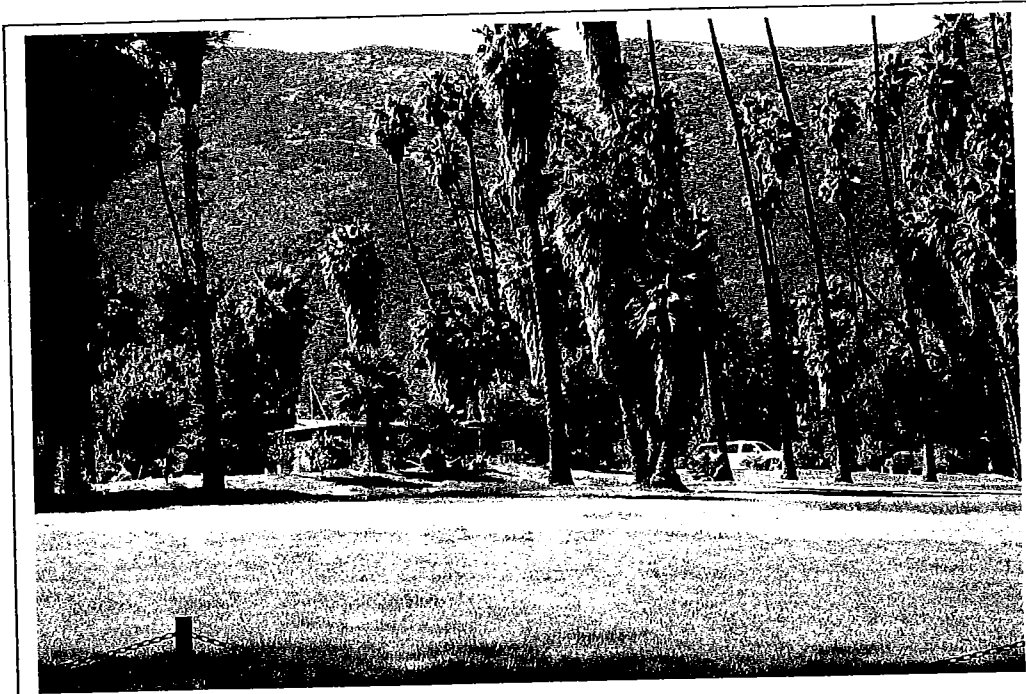


Photo 1: View of Palms on Paraiso Grounds. Note lodge in background.

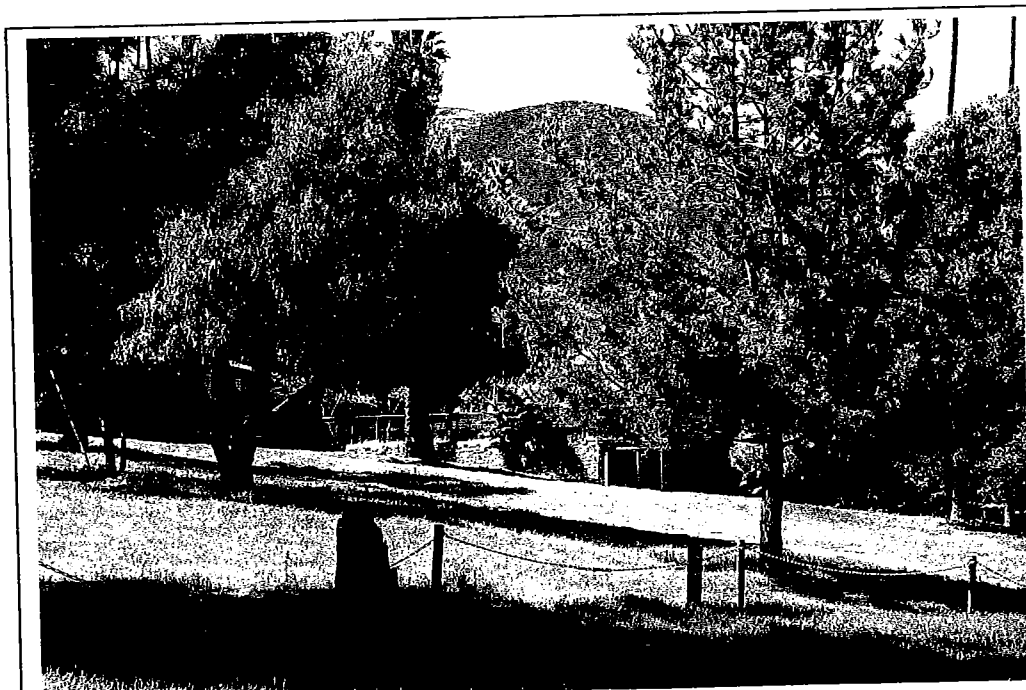


Photo 2: View of pool area and surrounding landscaping from perimeter road.

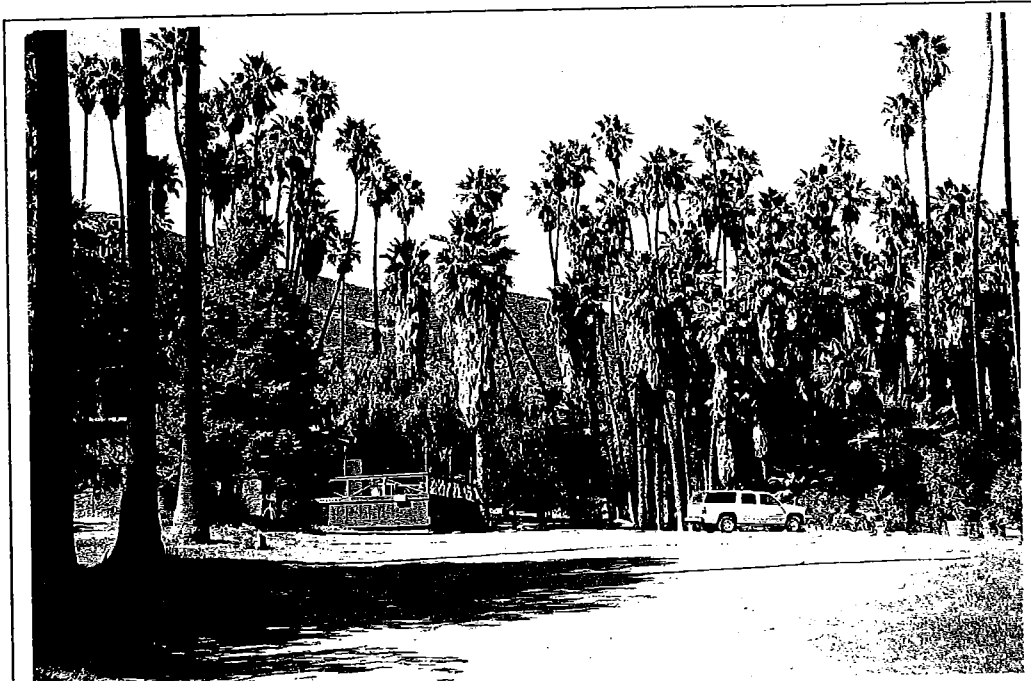


Photo 3: View of central parking area from the south.



Photo 4: View of the Arsenic Springs between palm tree and water tank on the right, and terraced hillside on the left.

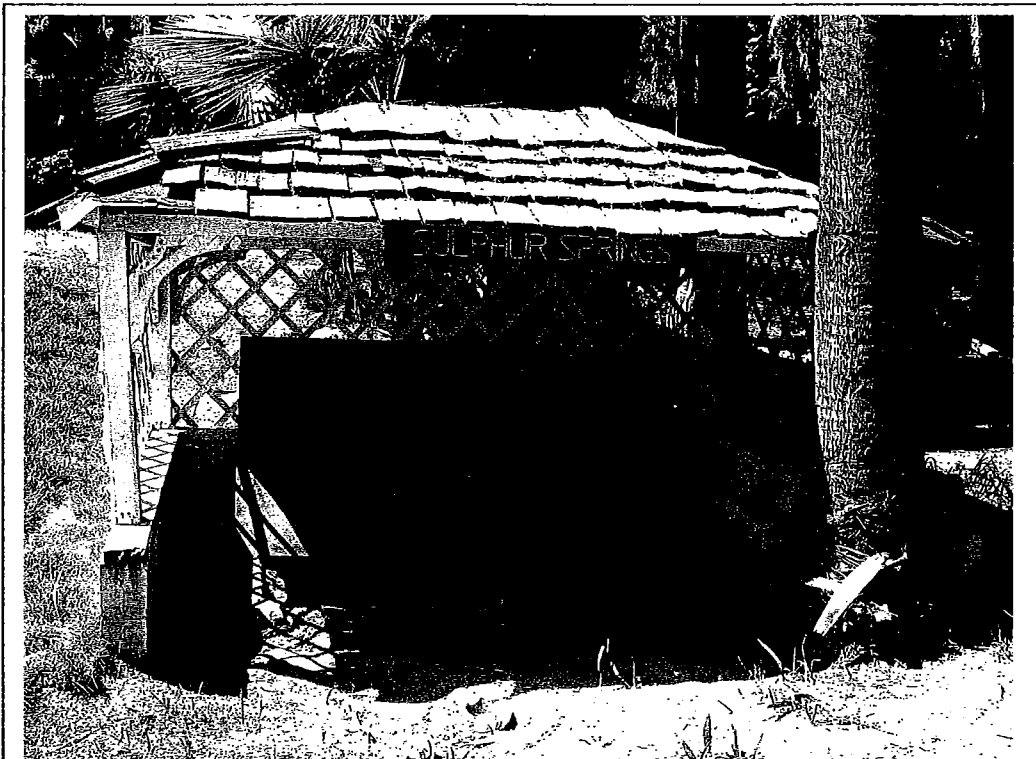


Photo 5: View of canopy shelter over the Sulphur Springs.



Photo 6: View of the fence enclosure around Hot Bath building and dressing room.



Photo 7. Interior view of enclosed Hot Mineral Bath, seen through doorway.



Photo 8: View of the Recreation Room and adjoining lawn.



Photo 9: View of the "Conversation Pool".



Photo 10: View of deck and changing rooms at the pool.



Photo 11: View of front façade of the Recreation Room.

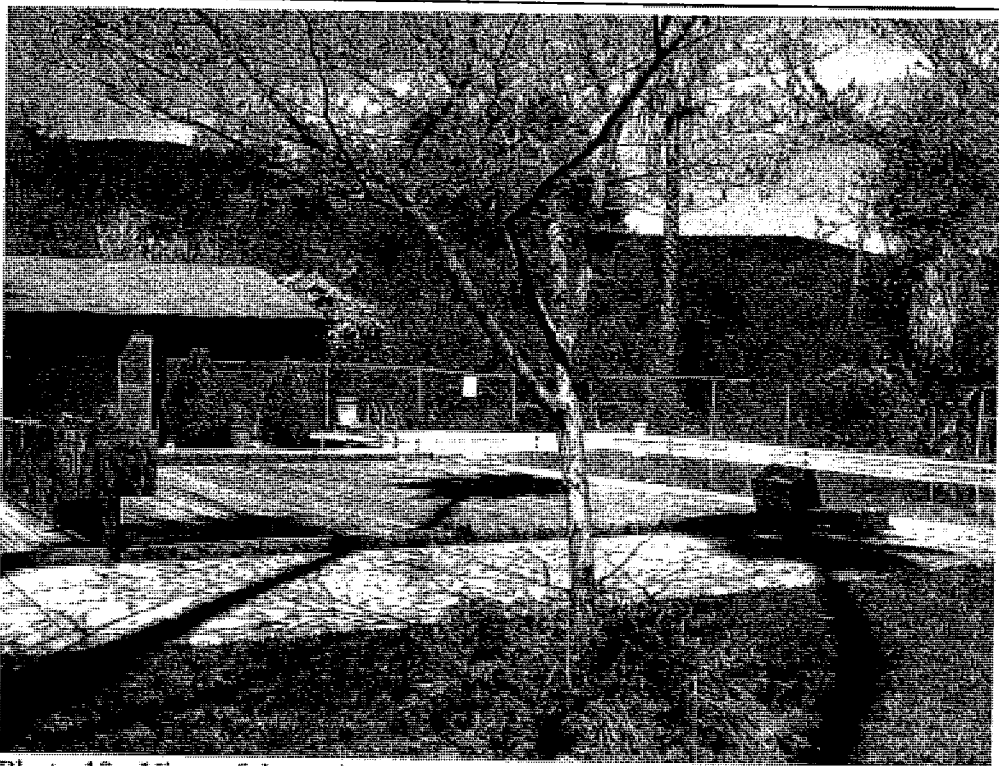


Photo 12: View of the main swimming pool and deck.



Photo 13: View of the main swimming pool from across lawn.

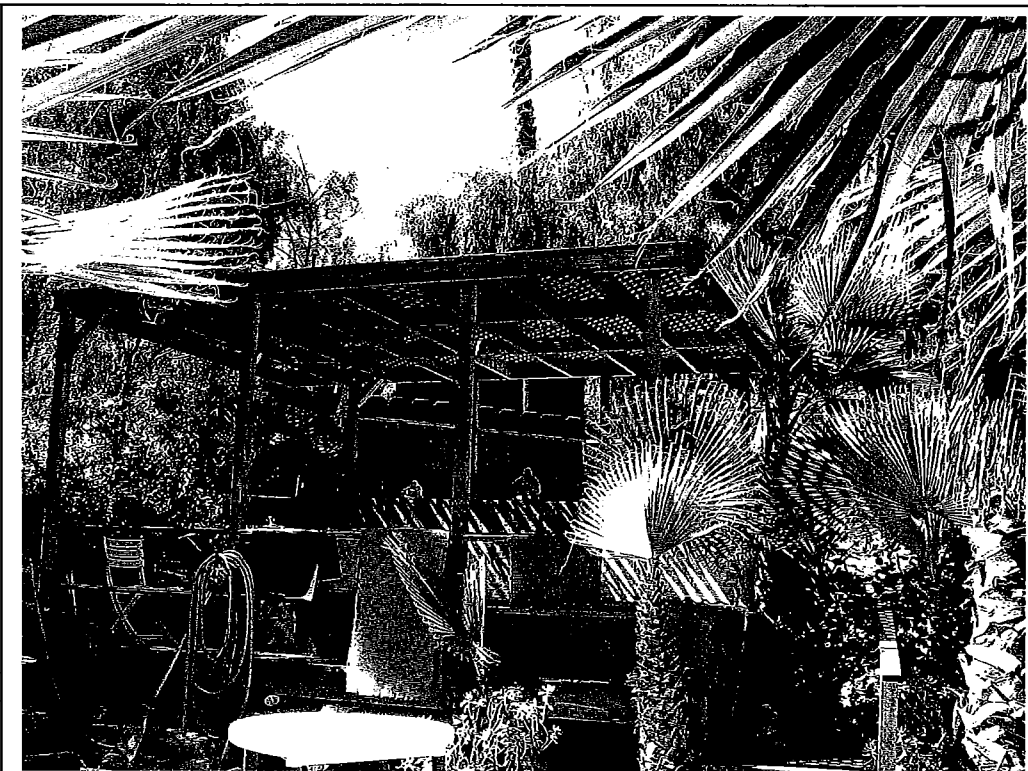


Photo 14: View of wooden canopy over the Old Baths.

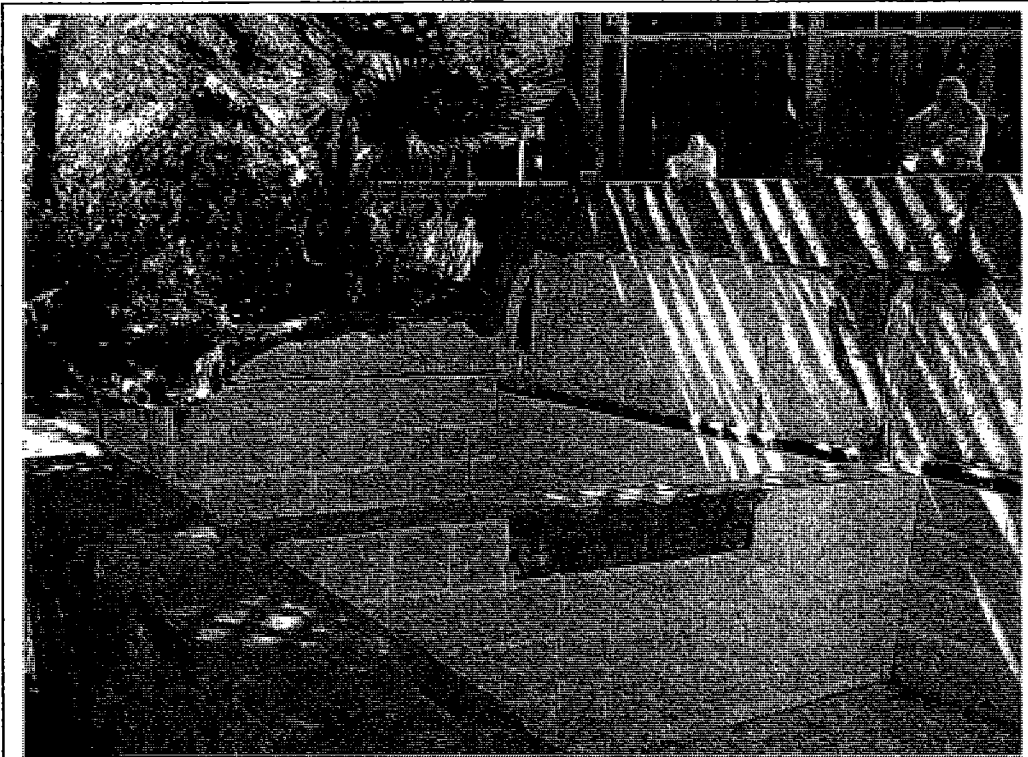


Photo 15: View of the interior of the Old Baths. Note original ceramic tiles.



Photo 16: View of the Lodge from the north. Note large brick chimney.

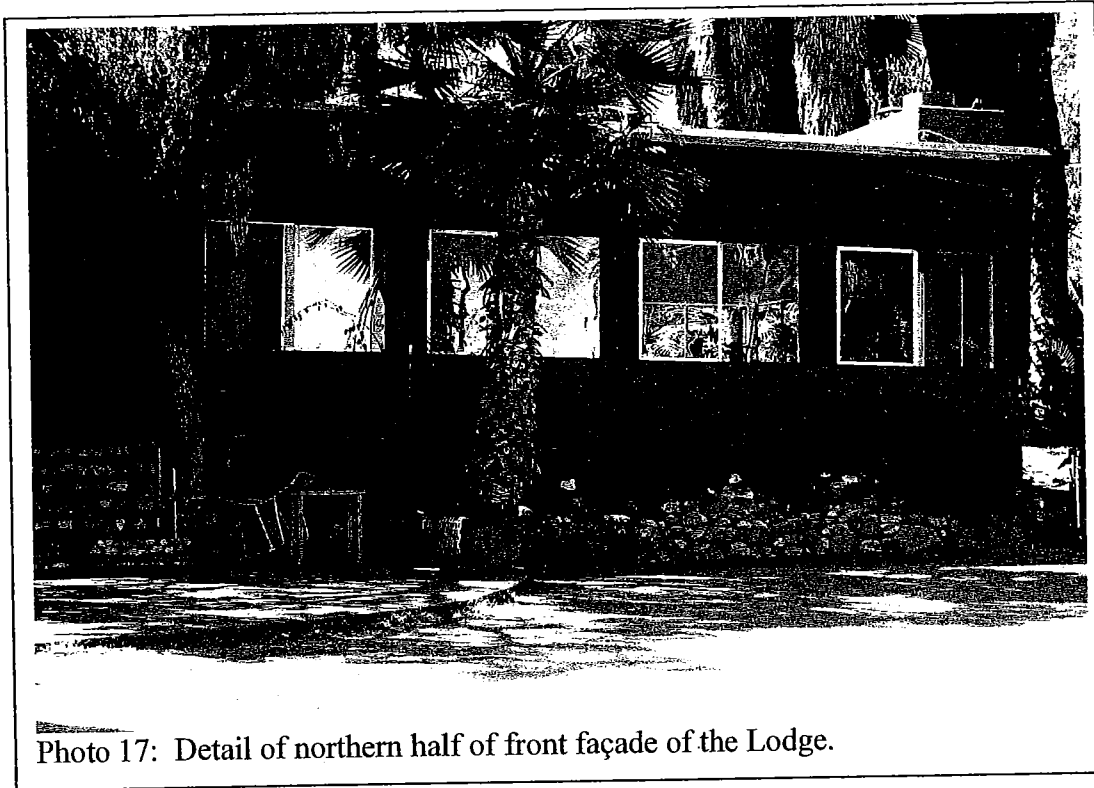


Photo 17: Detail of northern half of front façade of the Lodge.

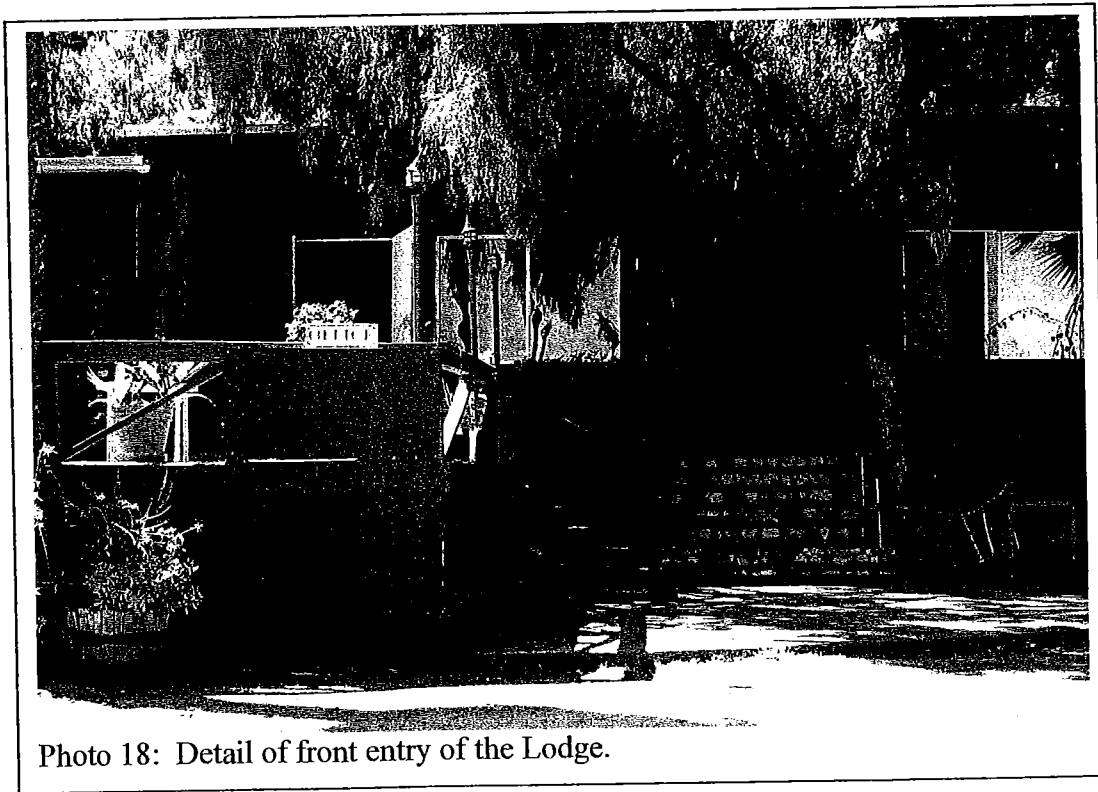


Photo 18: Detail of front entry of the Lodge.

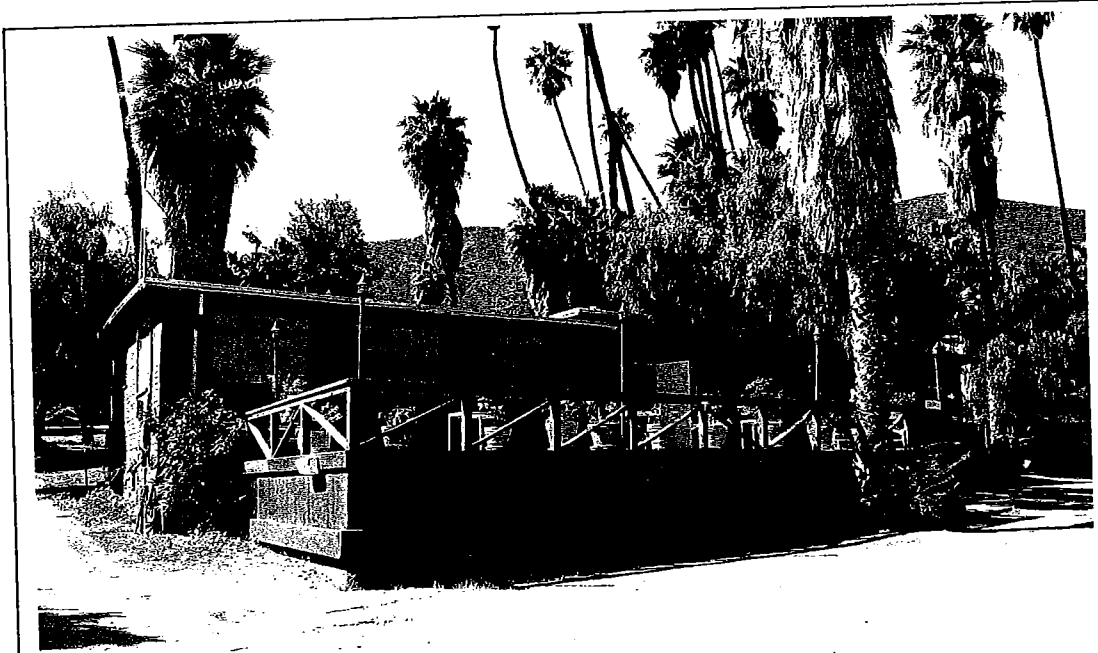


Photo 19: View of deck and southern half of the front façade of the Lodge.



Photo 20: View of the Lodge from the southeast.



Photo 21: View of the rear façade of the Lodge. Note gabled roof.

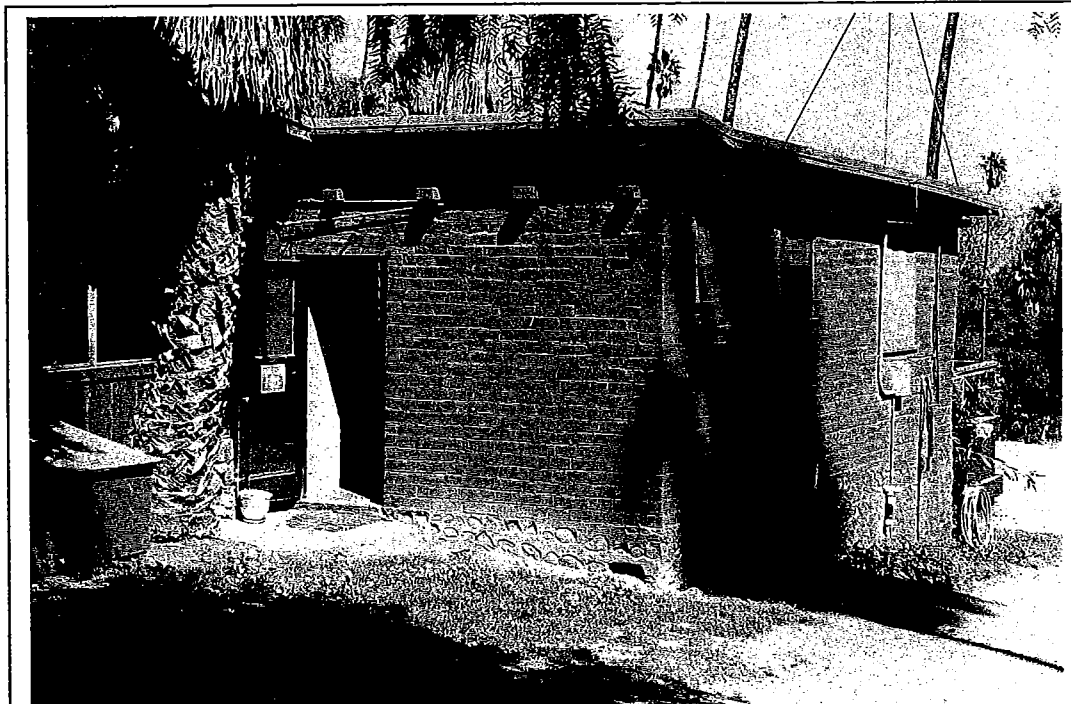


Photo 22: View of brick wing on the eastern side of the Lodge.

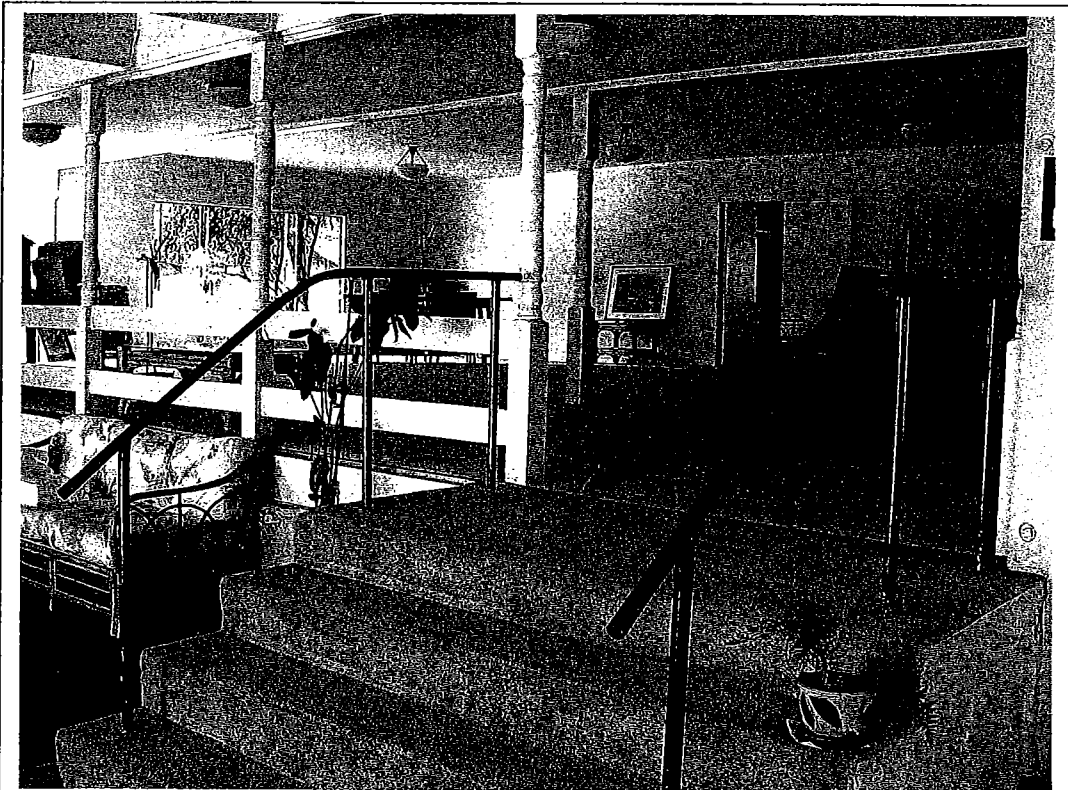


Photo 23: Interior view of the former dining room, now the "upper living room".

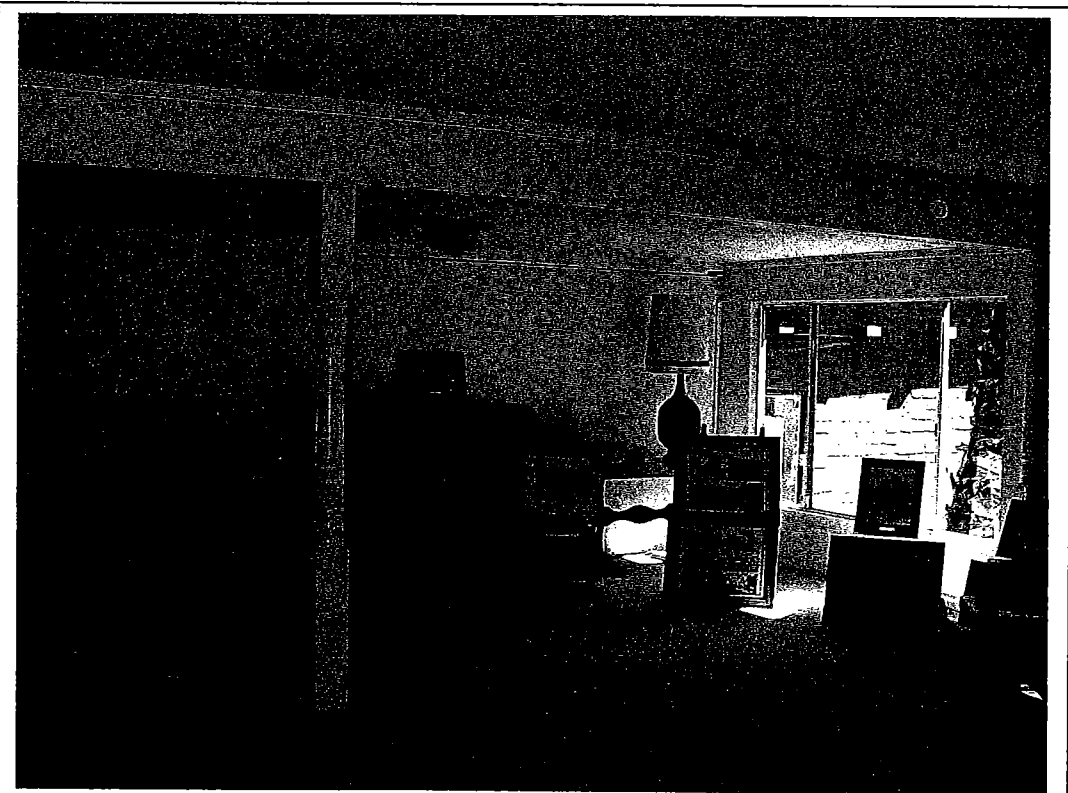


Photo 24: View of upper living room. Note sliding panels along wall.

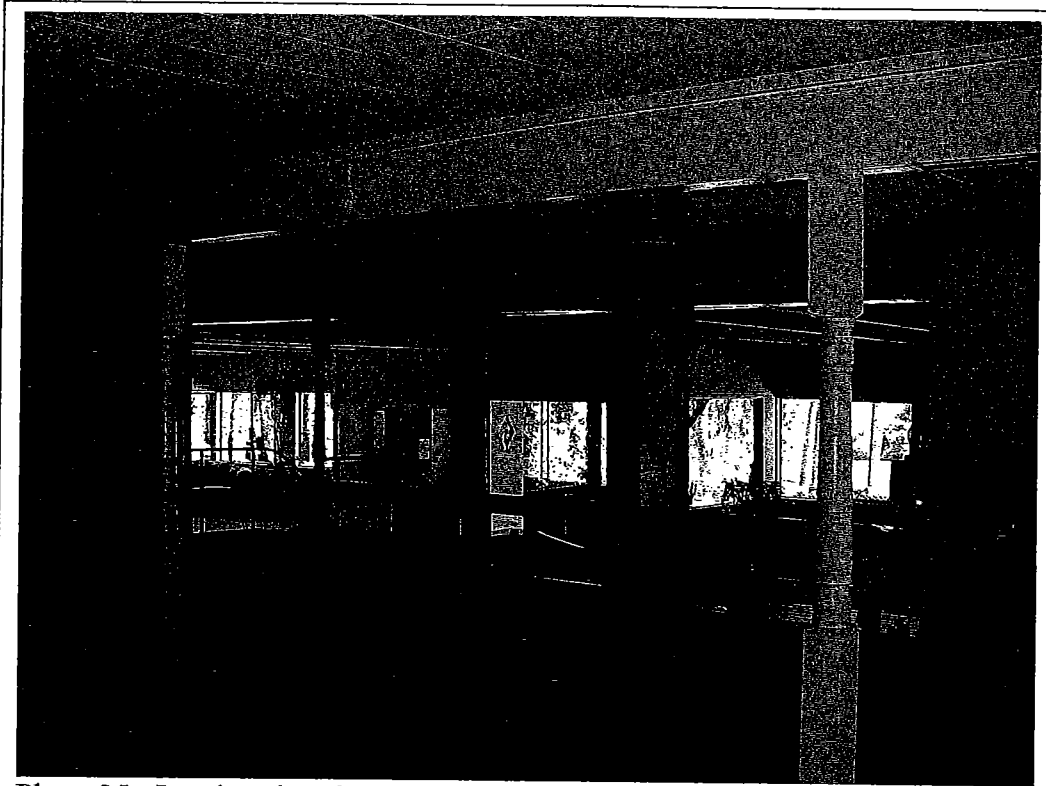


Photo 25: Interior view from upper living room to the lower living room area.

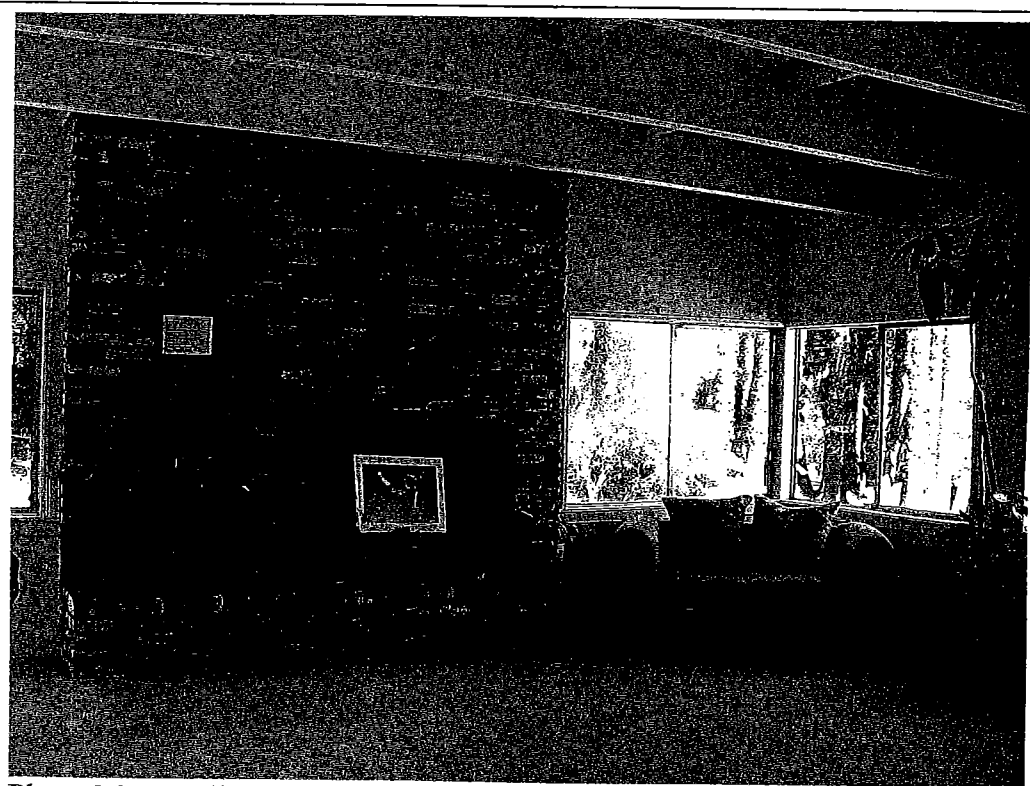


Photo 26: Detail of brick fireplace in the lower living room.

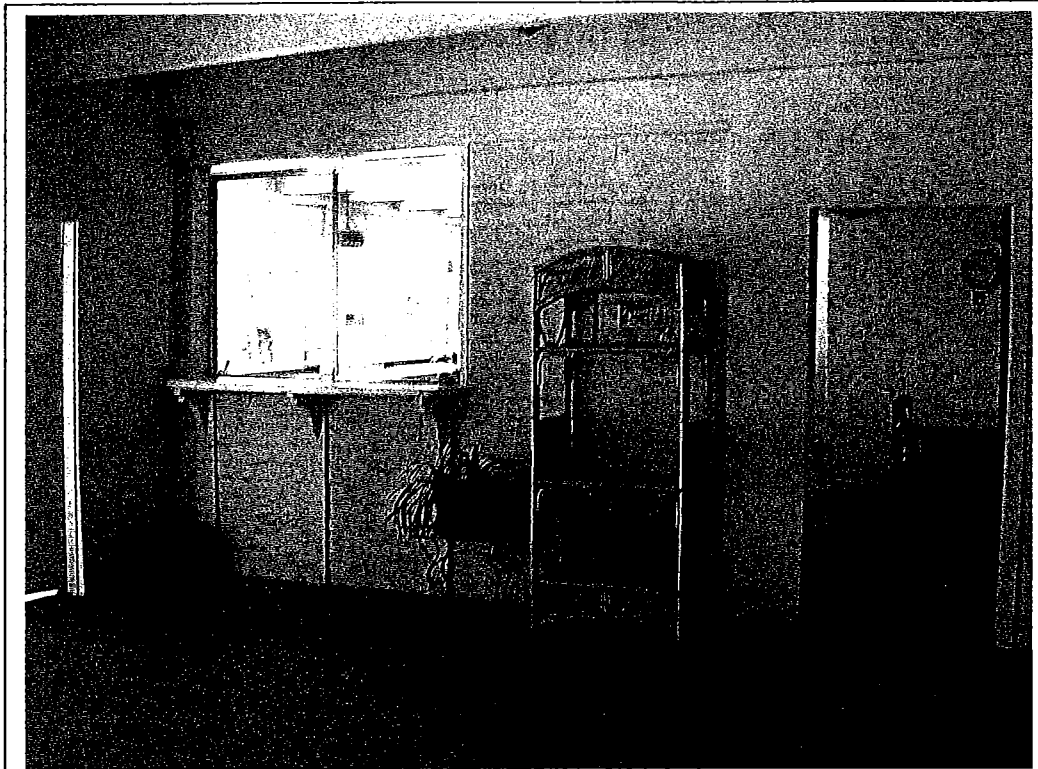


Photo 27: Detail of brick interior wall separating living room from snack bar.



Photo 28: Interior view of snackbar in the Lodge.

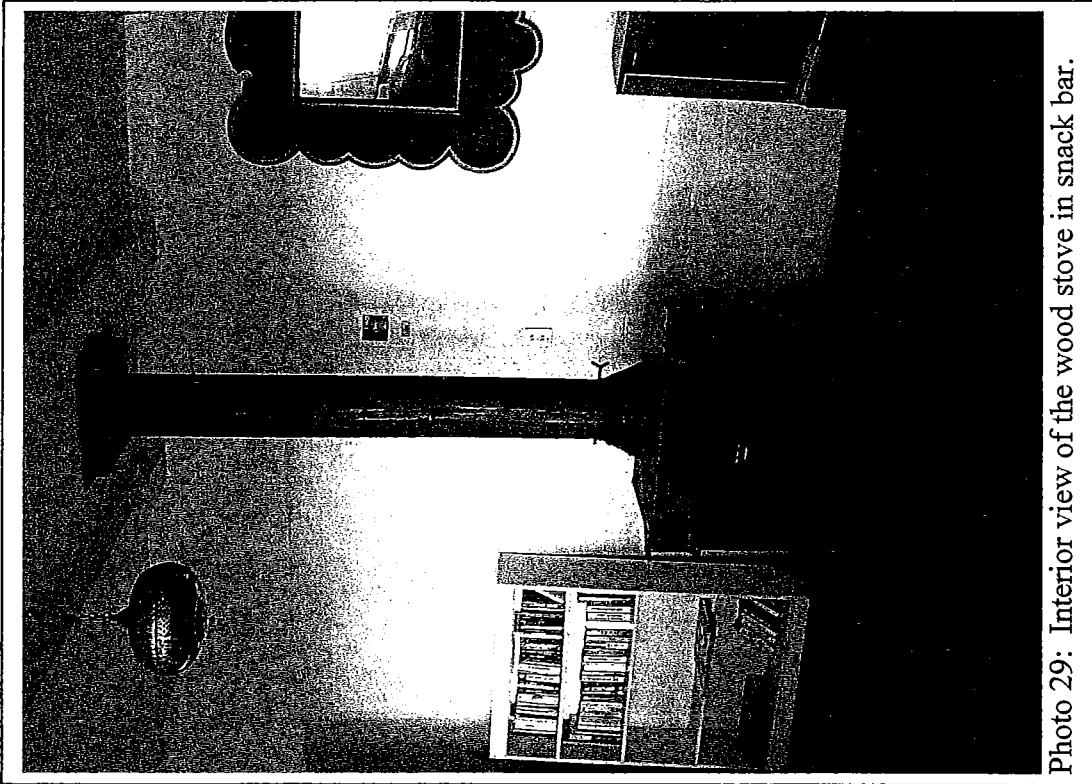


Photo 29: Interior view of the wood stove in snack bar.

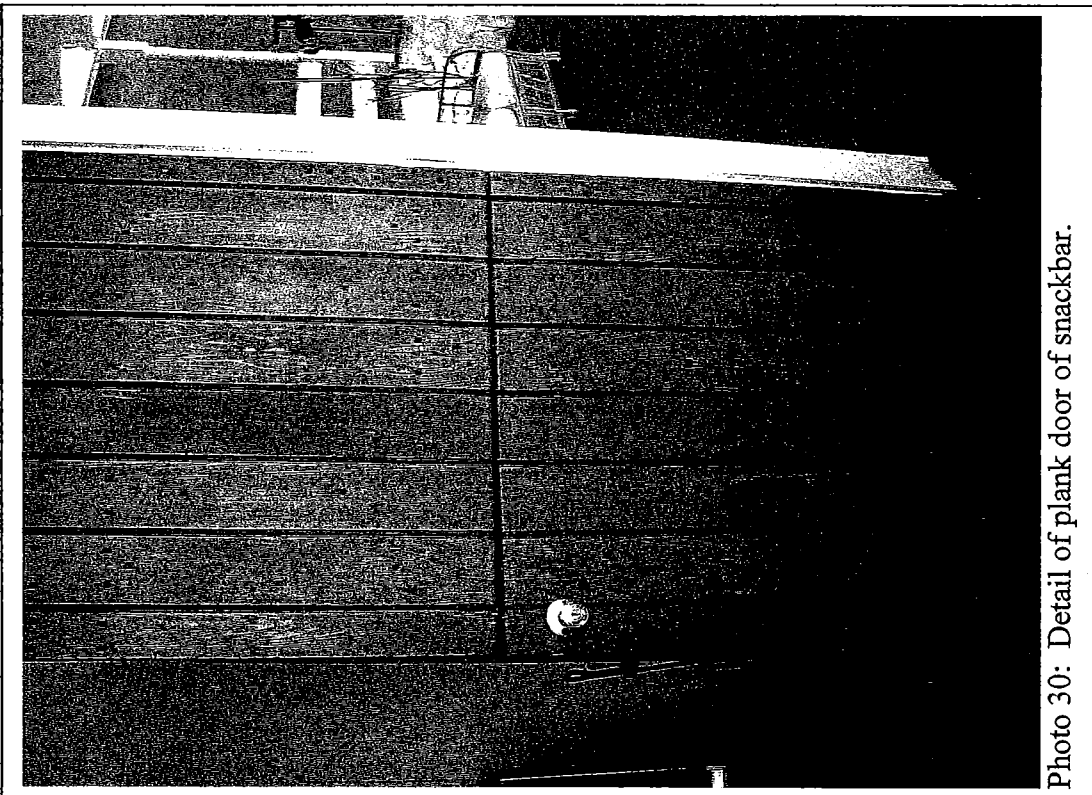


Photo 30: Detail of plank door of snackbar.



Photo 31: View of large stove in kitchen.

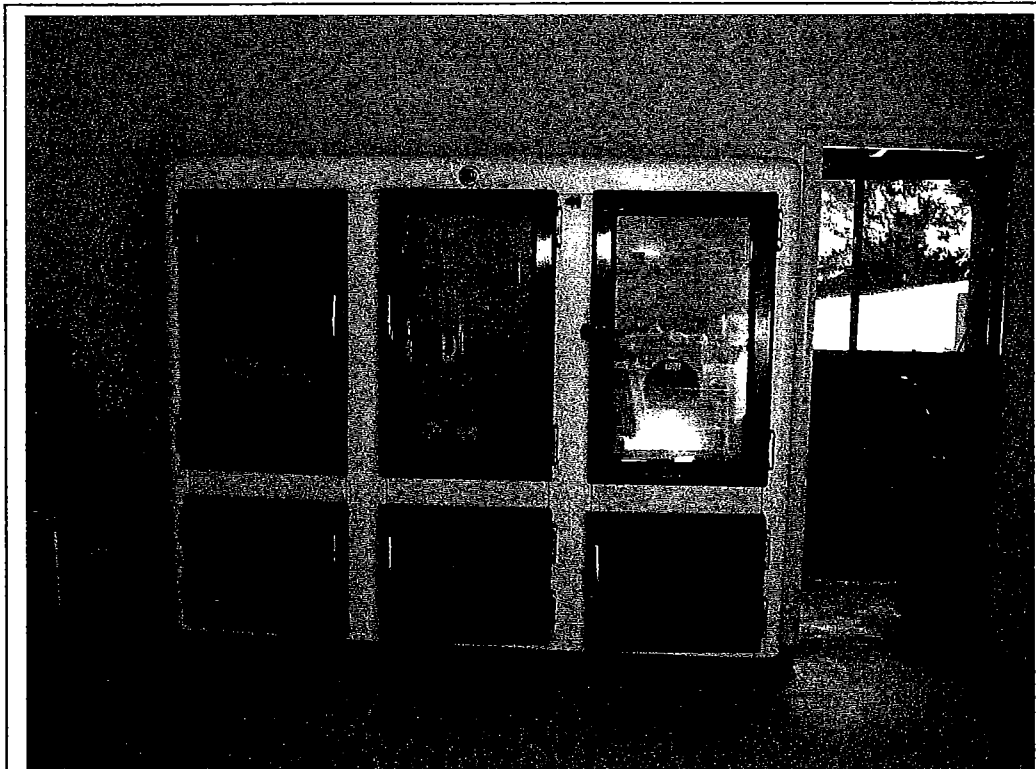


Photo 32: View of free-standing refrigerator in kitchen.

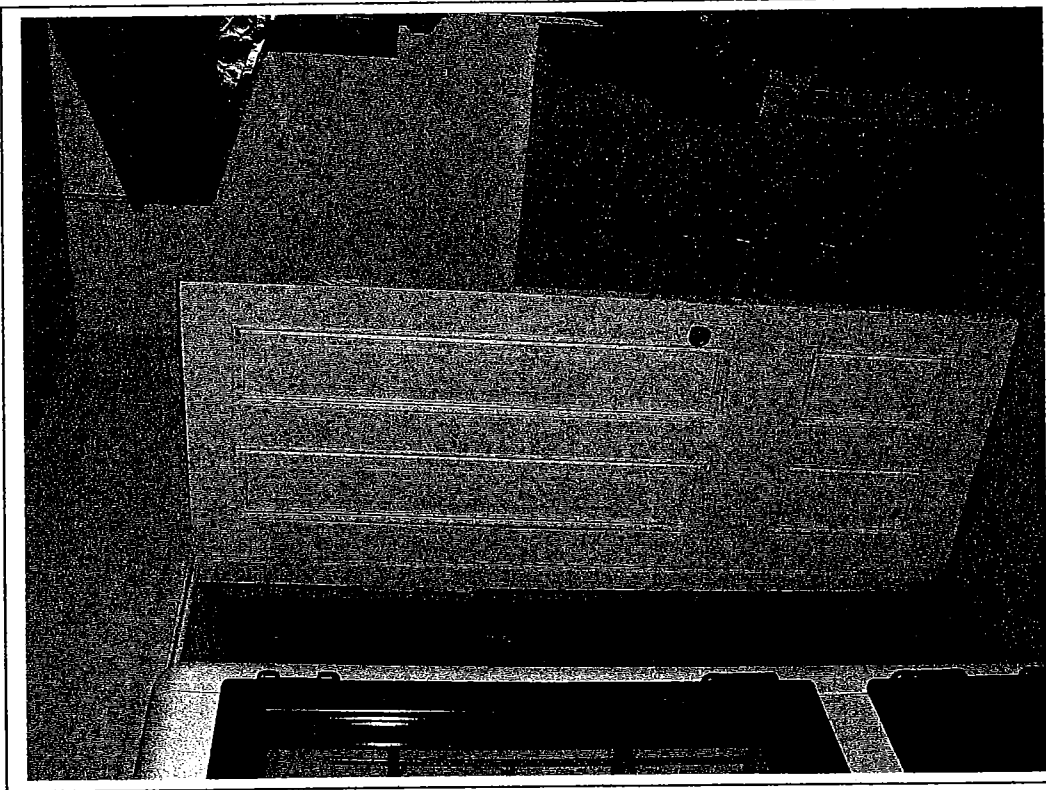


Photo 33: Detail of panel door into kitchen.

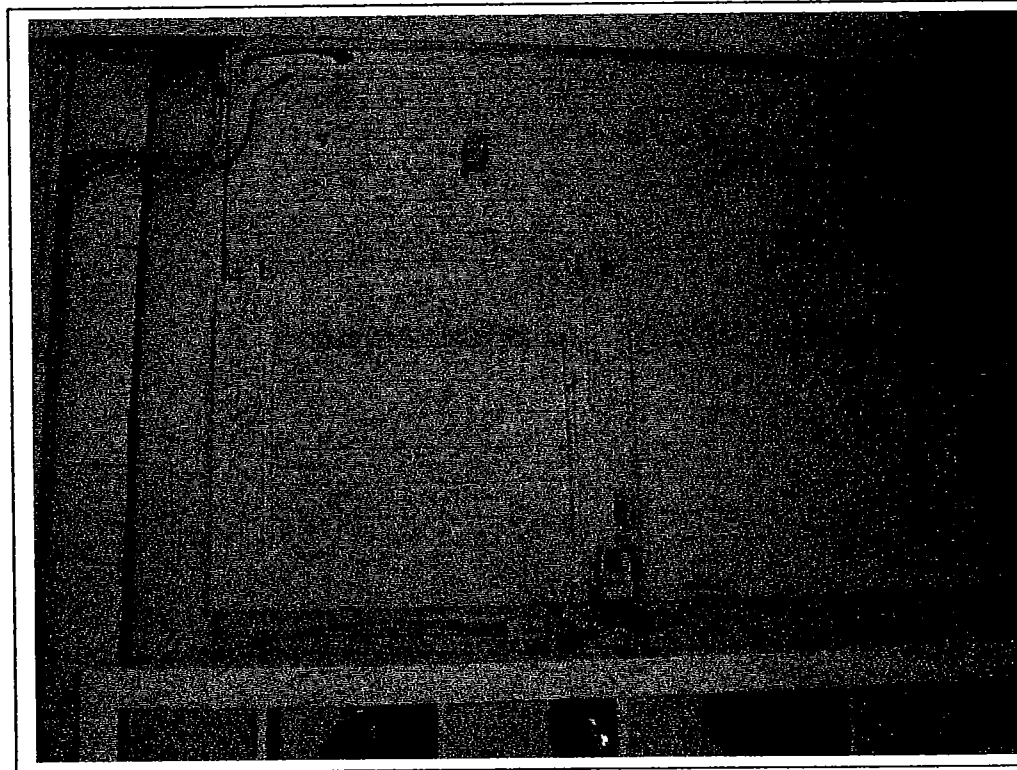


Photo 34: Detail of door to historic walk-in refrigerator off of kitchen.

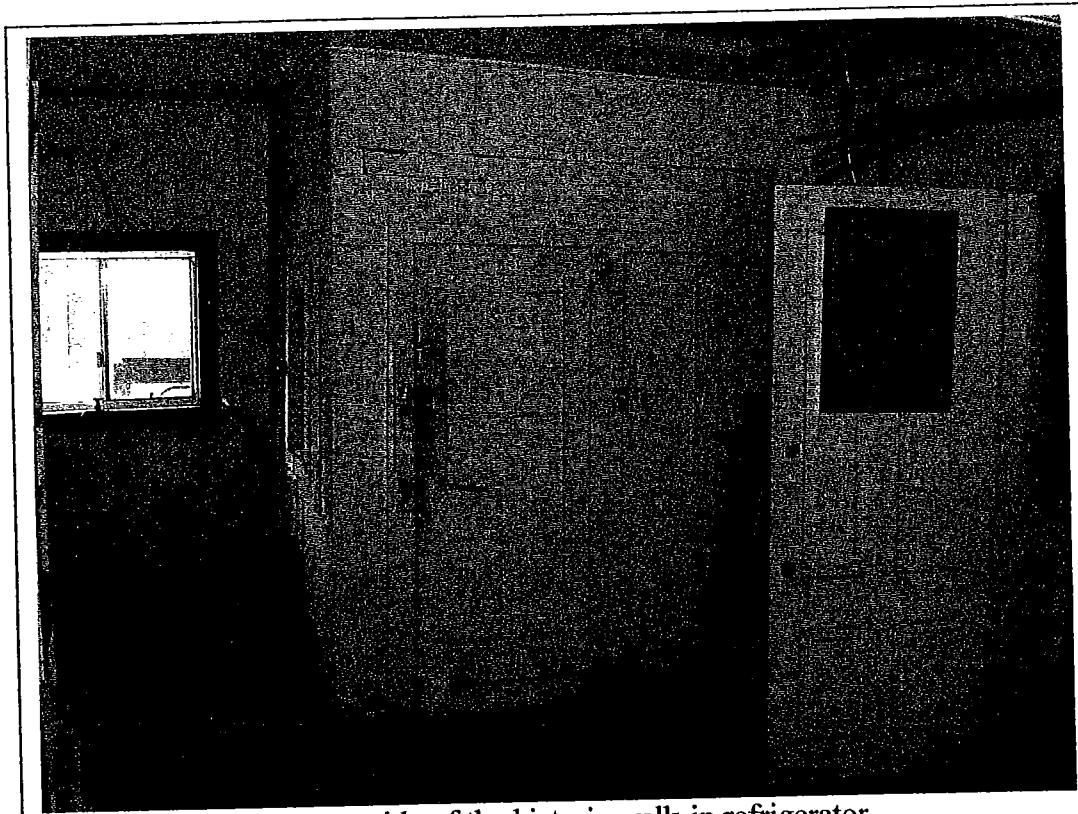


Photo 35: View from outside of the historic walk-in refrigerator.

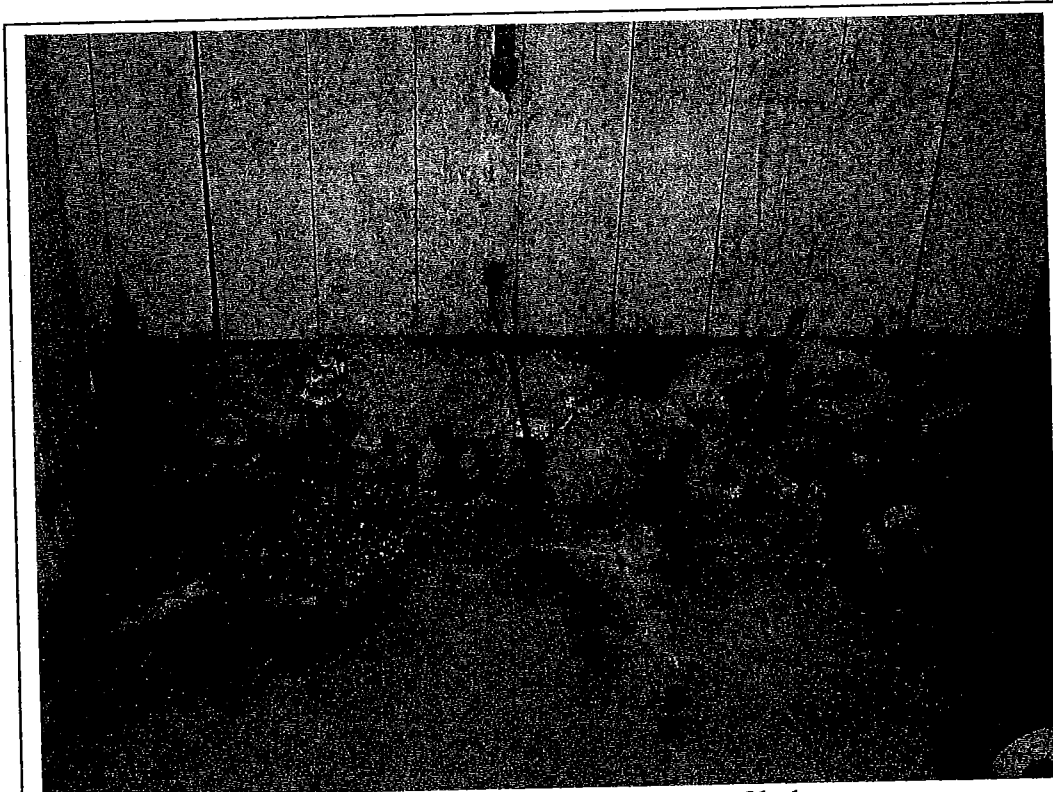


Photo 36: Detail of "soil-cement" foundation in rear of lodge.

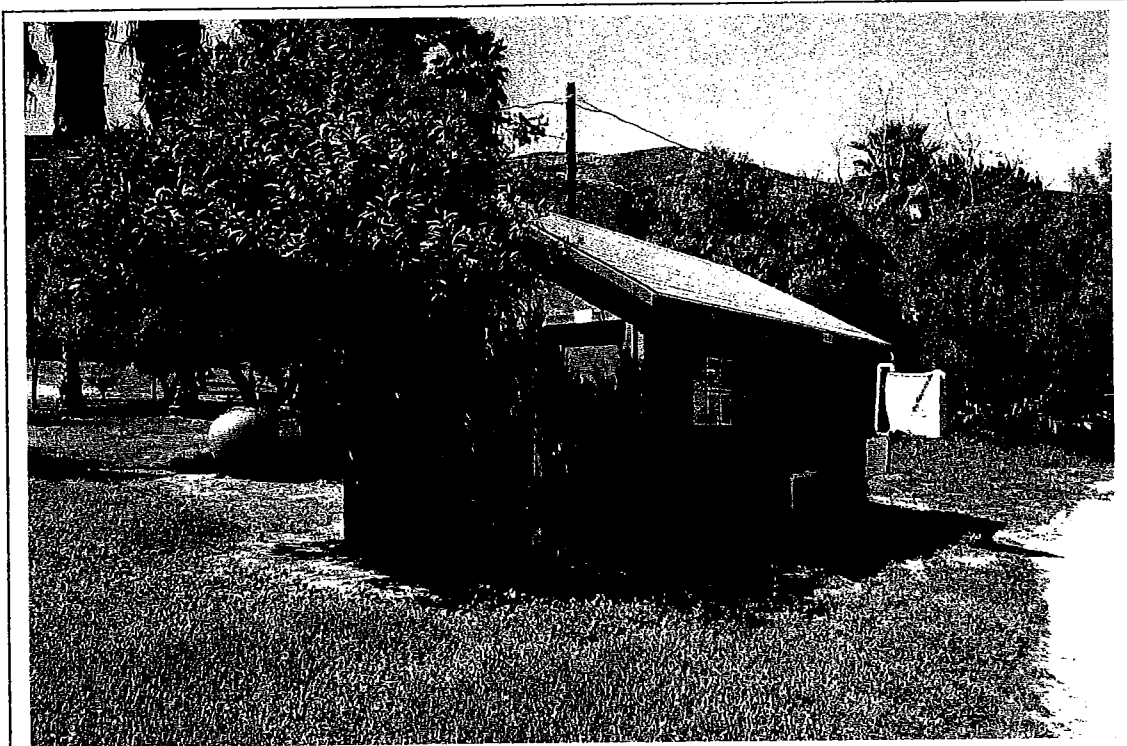


Photo 37: View of bathrooms presently extant in Palm Court area.



Photo 38: View of front façade of workshop.