

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

FOR

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

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

January 13, 2005

TABLE OF CONTENTS

INTRODUCTION	1
Abstract	1
Description of the Proposed Project	1
Location and Description of the Subject Area	1
Qualifications of Archaeological Resource Management.....	2
Research Design and Methodology	3
HISTORICAL BACKGROUND OF THE PROJECT AREA.....	3
Ethnographic Background.....	3
Historical Background	5
Spanish Period	5
Mexican Period.....	6
American Period	7
Table 3: Chronological Summary of Paraiso Springs History	11
ARCHITECTURAL DESCRIPTION OF THE STRUCTURES	16
Existing Structures.....	16
Table 1: Summary of Existing Structures.....	19
Structures Demolished in November of 2003	19
Table 2: Summary of Structures Demolished in 2003	23
Structures Burned, Flooded, or Otherwise Removed Prior to 2003	24
Mineral Springs at Paraiso Springs.....	24
EVALUATION FOR SIGNIFICANCE	24
National Register Criteria.....	25
California Register of Historic Resources Criteria.....	26
Monterey County Register of Historic Resources	27
IMPACTS OF THE PROPOSED PROJECT	28
CONCLUSION AND MITIGATION RECOMMENDATIONS	29
LITERATURE CITED AND CONSULTED	31
APPENDIX A: QUALIFICATIONS	
APPENDIX B: MAPS OF THE SUBJECT PROPERTY	
APPENDIX C: HISTORIC PHOTOGRAPHS	
APPENDIX D: CURRENT AND RECENT PHOTOGRAPHS	
APPENDIX E: DEPARTMENT OF PARKS AND RECREATION FORMS	
APPENDIX F: ARCHIVAL DOCUMENTATION	

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. Special permission for review of appraiser's documentation of the property was obtained from Mr. John Thompson. 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 Borroméo 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 Dolorosísima de la Soledad, approximately seven miles from the springs. This mission was established on October 9, 1791 by Father Fermín Francisco De Lasuén.

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).

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 Crespí 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 Ruby 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.

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 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).

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 Sonn  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,	O'Donnell, in Peninsula Diary,

		Karl and Ernest Romie; Karl was a minor	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.	Fire started in hotel	Monterey County

	Petersen	kitchen, burned buildings including the Ranch, the White House, the Hotel, and one palm tree	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
1950	Otto T. and Joicy Barrett	Shop constructed	Monterey County Appraisers record, May, 1973
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
1954	Roy and Jacqueline Ramey	Two bathhouses constructed	Monterey County Appraisers record, May, 1973
1954	Roy and Jacqueline Ramey	Two pump houses, a boiler room, and a garage constructed	Monterey County Appraisers record, May, 1973
Est. 1954	Roy and Jacqueline Ramey	Dance Hall constructed	Monterey County Appraisers record, May, 1973
1955	Roy and Jacqueline Ramey	Bar constructed	Monterey County Appraisers record, May, 1973
1958	Roy and Jacqueline Ramey	Addition to kitchen	Monterey County Appraisers record, Feb. 1966
1958	Roy and Jacqueline Ramey	Outlook, Hillside and Solana Cottages moved from Oakland, remodeled	Monterey County Appraisers record, May, 1973
1966	Roy and Jacqueline Ramey	Dining room, bar, dance hall, and kitchen remodeled, updated	Monterey County Appraisers record, Feb. 1966, May 1973
1966	Roy and Jacqueline	15 "Motel units"	Monterey County

	Ramey	constructed (Hillside Cabins) along with bath and utility building	Appraisers record, June, 1972
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.

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.

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.

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.”

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.

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.

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 1966	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. Gables on the other facades of the structure are less elaborated. 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.

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. Windows throughout the structure appear to have been wooden framed, and many were multi-paned. 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.

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. The rear façade of the structure does not appear to have possessed this symmetry, available photos show that it had windows similar to those on the front of the structure, asymmetrically placed, as well as a larger window which may have been a later modification. 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 new set of steps, with unfinished wooden handrails, appears to have been added to this structure during the 1990's. 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 rear and side facades

of this cottage are unelaborated. 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.

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. The rear façade of the structure was architecturally unelaborated. 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. The rear façade included three wooden framed windows, asymmetrically placed. 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). Windows on both side facades of the structure appear to have been original as of the late 1990’s. 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 the original 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 Monterey County Appraisers records from May of 1973, as well as 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). The Appraisers record states that Outlook, Solana, and Hillside cottages were transported onto the site from Oakland in 1958. 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. More recent photographs, taken in the 1990s by Josie Lopez, Paraiso Office Manager, and Kent Seavey in 1998 give later view of this structure. Based upon these photographs, the Solana cottage at that time appeared to be a front gabled, rectangular structure. The roof is of shallow pitch, with moderately overhanging eaves. The exterior walls were surfaced with horizontal wooden siding. The windows appear to have been wooden framed, although aluminum framed screens had been added to some of them. 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). The Appraisers record states that Solana, Outlook, and Hillside cottages were transported onto the site from Oakland in 1958. 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. More recent photographs, taken in the 1990s by Josie Lopez, Paraiso Office Manager, and Kent Seavey in 1998 give a later view of this structure. Based upon these photographs, Hillside Cottage at that time appeared to be a side gabled, rectangular structure. The roof is of shallow pitch, with moderately overhanging eaves. The exterior walls were surfaced with narrow horizontal wooden siding. All windows visible in available photographs appear to be wooden framed. A porch, enclosed with wooden railing, is located along the length of the front façade. This porch appears to have been a later addition. 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). The Appraisers record states that Hillside, Outlook and Solana cottages were transported onto the site from Oakland in 1958. 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. In more recent photographs, these have been replaced by rolls of tarpaper roofing. 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. A porch appears to have been enclosed along the rear façade of the structure. 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.

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 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:

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.

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 Paraiso Springs property is listed in the Central Salinas Valley Area Plan; an Amendment to the Monterey County General Plan, November 1987. This report notes that “construction and development activities could result in the destruction or degradation of historic cultural resources.”

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, 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, with the exceptions of the rear, oldest portion of the lodge and the Old Baths, are historically non-significant, and their demolition will have no significant impact.

The concept of an Historic District can be used to evaluate the Paraiso Springs structures as they stood in 2003. Historic Districts are usually complexes of structures or other historic features that together convey a theme in history such as architectural style, industrial production, economic enterprise, or other human activity. The integrity of the complex must be intact enough to convey the primary theme of the Historic District. At Paraiso Springs, hot springs resort activity was the historic theme. The buildings that remained there in 2003 numbered nine from the historic era of the late Victorian period, which is typically described as the period in California dating from the 1860's to 1910. All of these were cabins or small homes of modest size and character. However, missing from the complex were the primary structures that related to the resort theme and overall community: the hotel, the annex, the post office, the schools, and the majority of the other buildings. Furthermore, the buildings which existed in 2003 were limited in their architectural integrity with only three out of the nine being evaluated as highly significant. Most of the 2003 buildings were lacking in integrity and none were outstanding examples of Victorian architecture. Thus the buildings present in 2003 are seen as inadequate in conveying the theme of the hot springs resort on the level of an Historic District. The Paraiso Springs resort complex structures of 2003 do not appear to have been potentially eligible for inclusion as an Historic District in either the California Register of Historic Resources (CRHR) or the National Register of Historic Places (NRHP) due to a lack of

integrity and overall poor representative nature of the once highly developed resort. Paraiso Springs is currently listed on the Monterey County Register of Historic Resources as a single entity and not an Historic District.

CONCLUSION AND MITIGATION RECOMMENDATIONS

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:

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:

- 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.
- A small display and brochure should be created and placed at the Soledad Mission, explaining the relation of Paraiso Springs to the Mission, and encouraging people to see the Paraiso Display.

- 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. In addition, demolition of the rear portion of the lodge and of the Old Baths should be monitored and a photographic record made of this demolition of these historic elements.

LITERATURE CITED AND CONSULTED

- Anderson, B.
2000 *The Salinas Valley: A History of America's Salad Bowl*. Monterey County Historical Society, Salinas.
- Bancroft, H. H.
1888 *History of California, Volume VI, 1848-1859*. The History Company, San Francisco, California.
- Barrows, H. and L. Ingersoll
1893 *Memorial and Biographical history of the Coast Counties, Central California*. Lewis Publishing Co., Chicago, Illinois.
- Baxter, D. J.
1970 Nuestra Senora De La Soledad. In *Missions of California*. Compiled from a series of articles in PG&E Progress, Pacific Gas and Electric Company, San Francisco, California.
- Bean, L. J., and H. Lawton
1976 Some Explanations for the Rise of Cultural Complexity in native California with Comments on Proto-Agriculture and Agriculture, in *Native Californians: A Theoretical Retrospective*, edited by L. J. Bean and T. C. Blackburn. Ballena Press, Menlo Park, CA.
- Beck, W. A. and Y. D. Haase
1974 *Historical Atlas of California*. University of Oklahoma Press, Norman.
- Bird, J.
1971 Paraiso Hot Springs History Dates Back to Mission, Indians. In *The Land* December 1971
- Boulé, M. N.
1988 *The Missions: California's Heritage, Mission Nuestra Senora de La Soledad, Book Thirteen in a Series of Twenty-One*. Merryant Publishers Inc., Vashon, WA.
- Breschini, G., T. Haversat, and M. Gudgel
2000 *10,000 Years on the Salinas Plain*. Heritage Media Corporation, Carlsbad, California.
2004 Personal communication with Gary Breschini regarding Paraiso Springs.
- Burns, J.
2004 Personal communication with Dr. Jeffrey Burns, Archivist, Roman Catholic Archdiocese of San Francisco, on March 31, regarding Soledad Mission and Paraiso Springs.
- Cartier, R.
1980 *Early Cultures & Rock Features of the Santa Teresa Hills*. Report to the Santa Clara Valley Water District.

- 2004 *Cultural Resource Evaluation of Prehistoric Resources at the Paraiso Springs at 34358 Paraiso Springs Road in the County of Monterey*. Report on file at Archaeological Resource Management.
- Cartier, R. and V. Bobo
2002 "Early Peoples of Monterey Bay: The Scotts Valley Site." In *A Gathering of Voices: The Native Peoples of the Central California Coast*. The Santa Cruz County History Journal Issue 5, Santa Cruz.
- Clark, D. T.
1991 *Monterey County Place Names: A Geographical Dictionary*. Kestrel Press, Carmel Valley.
- Clovis, M.
2004 Personal communication regarding structures at the Paraiso Hot Springs, March 2004.
- Coelho, A. J.
2001 *The Arroyo Seco: The Central Coast's Grand Canyon*. Monterey Pacific Publishing, San Francisco, California.
- Davis, E. L.
1974 *Paleo-Indian Land Use Patterns at China Lake, California*. Pacific Coast Archaeological Society Quarterly 10(2):1-16, Costa Mesa.
- Elliot & Moore
1881 Paraiso Springs, from *Many Springs and Pleasure Resorts*, clipping on file at the Monterey County Parks Department.
- Gerow, B. A. with R. W. Force
1968 *Analysis of the University Village Complex with a Reappraisal of Central California Archaeology*. Stanford University Press, Stanford.
- Gifford, E.
1951 California Balanophagy, in *The California Indians*, edited by R. Heizer and M. Whipple, University of California Press, Berkeley.
- Gonzales Tribune
1894 *Resources of Monterey County & Midwinter Fair Edition of the Gonzales Tribune*. Renison & Farley, Publishers.
- Guinn, J. M.
1903 *History of the State of California and Biographical Record of the San Benito, Monterey, and San Luis Obispo Counties*. Chapman Publishing Company, Chicago.
- Harrison, E. S., Publisher
1889 *Monterey County Illustrated: Resources, History, Biography*. Souvenir Edition, E. S. Harrison, Publisher.
- Heizer, R. F. and M. A. Whipple, editors
1971 *The California Indians: A Source Book*. Second Edition. University of California Press, Berkeley.

- Hester, T. R.
 1978 Esselen. In *Handbook of North American Indians, Vol. 8, California*. Edited by R. F. Heizer. Smithsonian Institution, Washington, D.C.
- 1978 Salinan. In *Handbook of North American Indians, Vol. 8, California*. Edited by R. F. Heizer. Smithsonian Institution, Washington, D.C.
- Hoover, M. et al
 1966 *Historic Spots in California*. Stanford University Press, Stanford.
- Howe, K.
 2003 Furor Over Paraiso Demolitions: Owners Dispute Buildings Historical Value, Admit Failure to Seek Permit. In *The Monterey County Herald*, December 8, 2003
- Johnston, R. B.
 n.d. Mission Nuestra Senora De La Soledad. Article from *Old Monterey County: A Pictorial History*, Monterey Savings and Loan Association.
- Kaysing, B. and R. Kaysing
 1993 *Great hot Springs of the West, 4th Edition*. Capra Press, Santa Barbara, California.
- King, T. F. and P. Hickman
 1973 *The Southern Santa Clara Valley: A General Plan for Archaeology*. Report on file at the Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.
- Krell, D., Editor
 1979 *The California Missions: A Complete Pictorial History and Visitors Guide*. Sunset Books, Lane Publishing Co., Menlo Park, California
- Kroeber, A. L.
 1954 The Nature of Land-Holding Groups in Aboriginal California. *University of California Archaeological Survey Reports* 56:19-58, Berkeley.
- 1962 Two Papers on the Aboriginal Ethnography of California. The Nature of Land Holding groups in Aboriginal California. *University of California Archaeological Survey Reports* 56:21-58, Berkeley.
- Levy, R. S.
 1978 Costanoan. In *Handbook of North American Indians, Vol. 8, California*. Edited by R. F. Heizer. Smithsonian Institution, Washington, D.C.
- Lewis, B.
 n.d.(a) A Famous Attraction Before the Turn of the Century: Paraiso Hot Springs. Article in the *Monterey County Herald*.
- n.d.(b) Paraiso Sprung First Among Area Resorts. From *Special to the Californian*.
- Leyde, T.
 1983 Paraiso Hot Springs Worth Dipping Into. Article from the Weekender Living Section of the *Salinas Californian*, Saturday, December 31, 1983.

- Liese, F.
n.d. That Special Place: Paraiso Spring. Brochure published by Paraiso Inc., Soledad, California. In clippings file at Monterey City Library, California History Room.
- Lopez, J. O.
2004 Personal communication with Josie Ortiz Lopez, Paraiso Office Manager, on March 25, 2004 regarding the Paraiso Springs.
- Lordan, B.
1996 Paraiso Recovers from 1995 Flood: Hot Springs Make Comeback. In *The Monterey County Herald* March 18, 1996
- Lydon, S.
1985 *Chinese Gold: The Chinese in the Monterey Bay Region*. Capitola Book Company, Capitola.
- McAlester, V. and L. McAlester
1997 *A Field Guide to American Houses*. Alfred A. Knopf, New York
- McDonald, M.
1998 *The History of Tassajara Hot Springs*. Unpublished Manuscript.
- Monterey American
1913 Obituary in *Monterey American*, June. In clippings file at Monterey City Library, California History Room.
- Monterey, County of
1890 *Great Register of Monterey County, California*.
- Monterey County Appraiser
1954-1990 Appraisal documentation for the Paraiso Springs property on file at the Monterey County Assessors Office
- Monterey County Parks Department
n.d. Paraiso Springs. Un-signed and undated article in clippings file at the Monterey County Parks Department
- Mounday, L.
2004 Personal communications regarding the Paraiso Hot Springs, April 2004.
- Nichols, N.
2004 Personal communication with Noelle Nichols on March 26, 2004, regarding the Romie Cabin.
- O'Donnell, M. H.
1951 Paradise Changes Hands. From The Peninsula Diary section of *The Monterey Peninsula Herald*
- Reyes, L. C.
2004 Personal communication with Lucien Charo Reyes, Paraiso Foreman, on March 25, 2004, regarding the Paraiso Hot Springs.

- Rutkoff, J.
 2003 Personal video footage of Parasio Hot Springs, filmed in 2003. Unpublished video.
 2004 Personal communications with Josh Rutkoff, former Paraiso resident, in March of 2004 regarding Paraiso hot Springs.
- Robinson, W. W.
 1948 *Land in California: The Story of Mission Lands, Ranchos, Squatters, Mining Claims, Railroad Grants, Land Scrip, Homesteads*. University of California Press, Berkeley.
- Rodriguez, M.
 1990 The Resort that's Always in Hot Water. In *Alta Vista Magazine* October 14, 1990
- Ryan, M. and G. S. Breschini
 2000 Overview of Post Hispanic Monterey County History. Article on file at the Monterey County Historical Society.
- Schmidt, T.
 2004 Personal communication regarding the Paraiso Hot Springs, April 2004.
- Smith, C. R. and R. P. Hampson
 1984 *Preliminary Cultural Resources Reconnaissance at Paraiso Hot Springs Monterey County, California*. Report for Archaeological Consulting.
- 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.
- Toomey, D. F.
 2001 *The Spell of California's Spanish Colonial Missions*. Sunstone Press, Santa Fe, New Mexico.
- US Department of the Interior
 1990 The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
- US Department of the Interior
 1982 Bulletin 15 - "How to Apply the National Register Criteria for Evaluation."
- Vera, D. H.
 1970a Paraiso Springs: Our History and Heritage. In *The Salinas Californian*, November 21, 1970.
 1970b Each Little Cottage Had its Own Name: History and Heritage. Article in *The Salinas Californian*, Saturday, November 28, 1970
 1970c School Days at Dear Old Paraiso Springs: History and Heritage. Article from *The Salinas Californian*, December 5, 1970.
- Watkins, R. G., Major

- 1925 *History of Monterey and Santa Cruz Counties, California, Volume I.* S. J. Clarke Publishing Company, Chicago, Illinois.
- Whiffen, M.
1992 *American Architecture since 1780, Revised Edition.* The MIT Press, Cambridge, MA.
- Winter, J. C., editor
1978 *Archeological Investigations at CA-SCL-128, the Holiday Inn Site.* Report on file at the Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.

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:

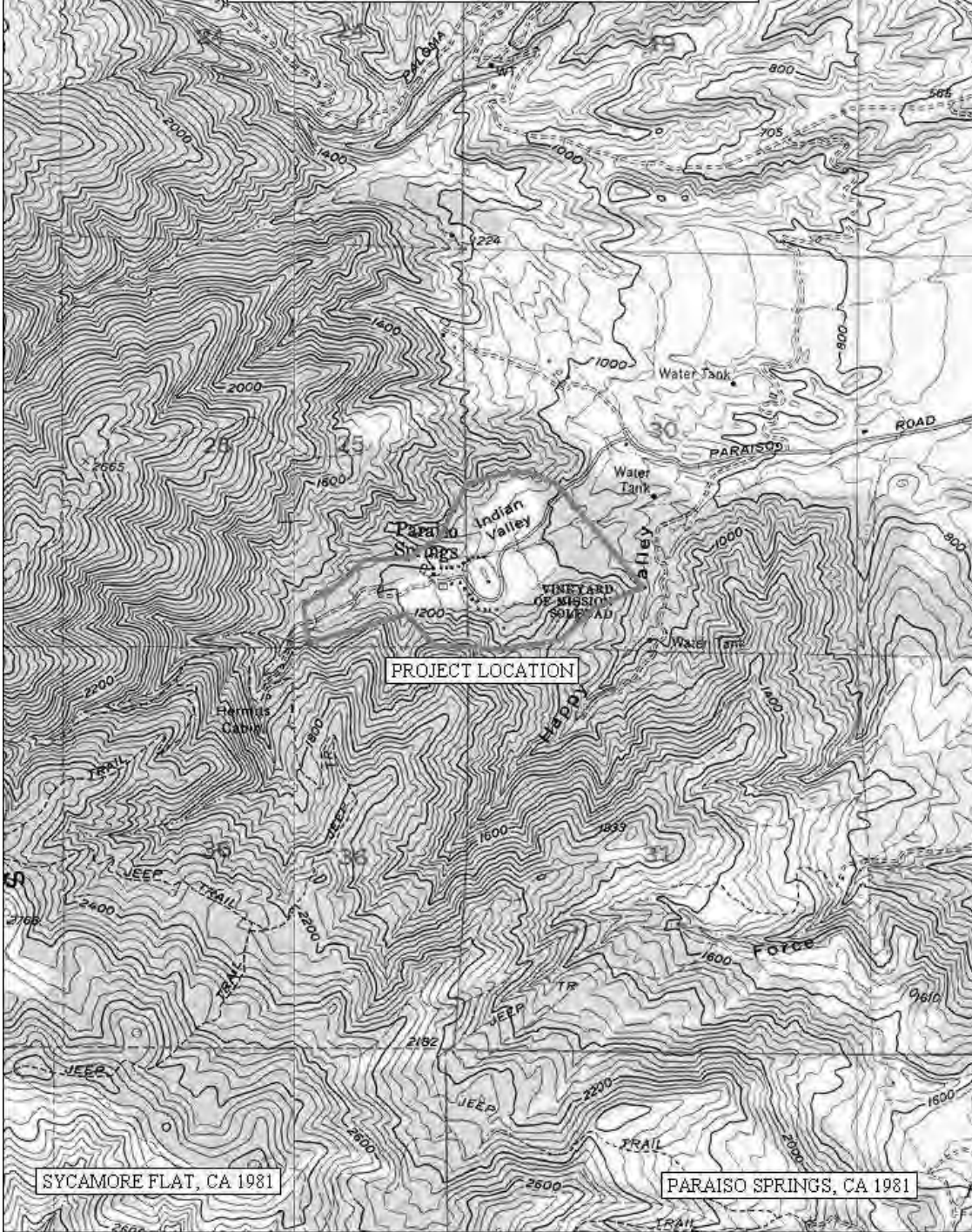
1. At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic professional institution, historic organization, agency, or museum.
2. Substantial research and publication in the field of history.
3. Registered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

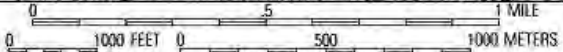
PROJECT LOCATION MAP



SYCAMORE FLAT, CA 1981

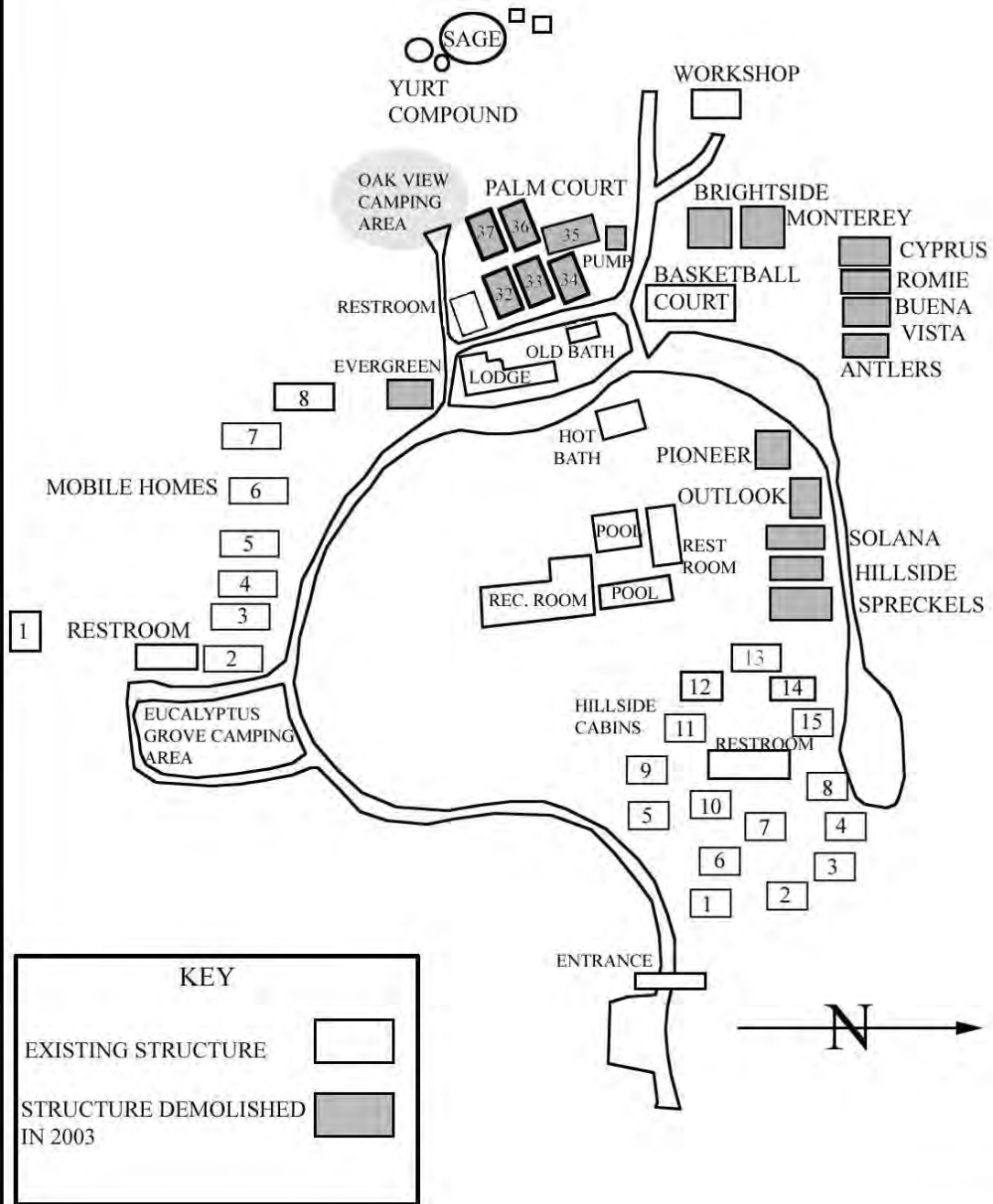
PARAISO SPRINGS, CA 1981

TN * MN
14 1/2°

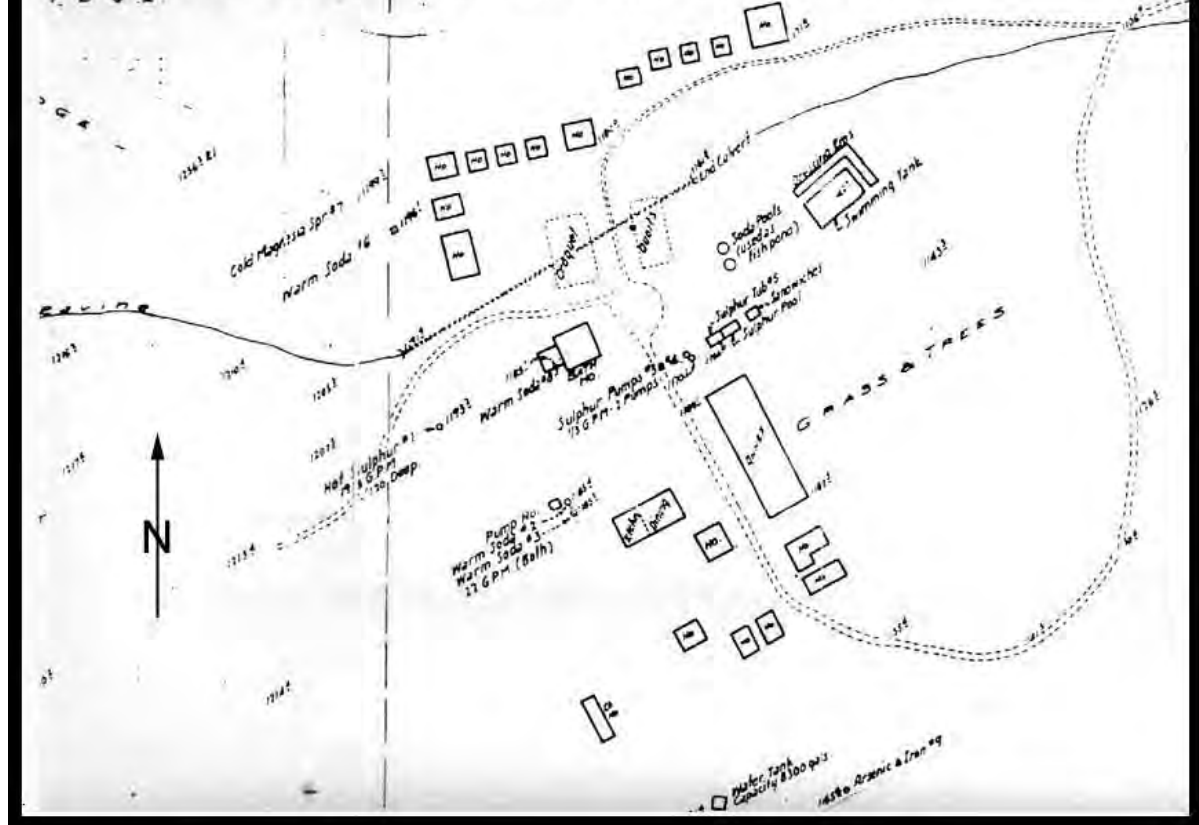


Printed from TOPO! ©2001 National Geographic Holdings (www.topo.com)

STRUCTURES AT PARAISO SPRINGS



1934 SURVEYORS MAP OF PARAISO 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.*

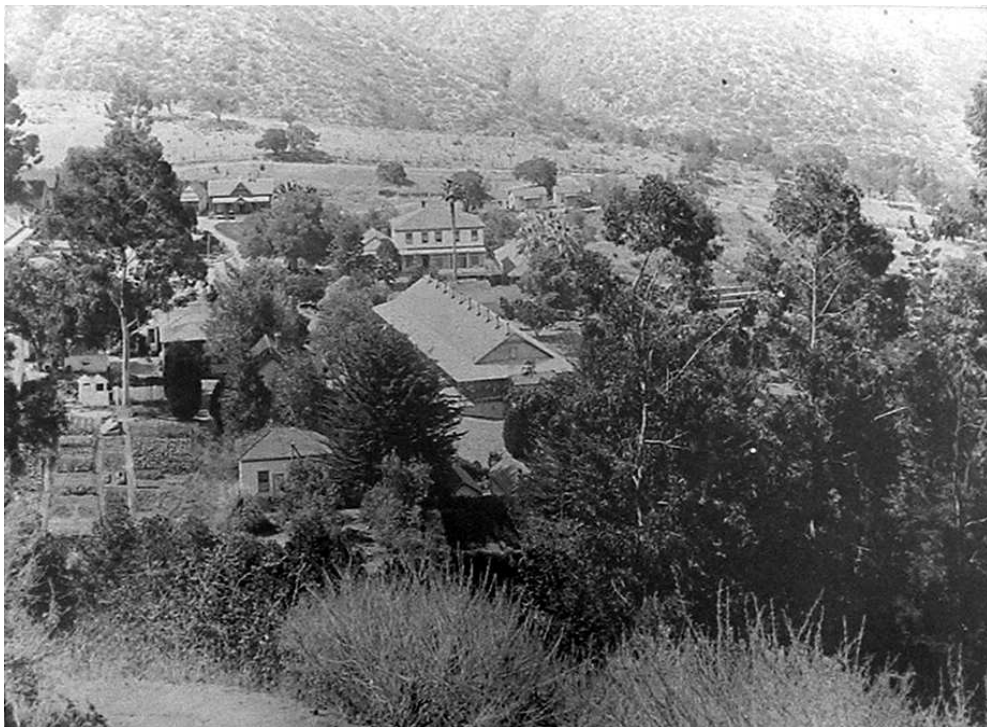


Photo 3: Overview of the Paraiso Springs complex, with the Annex roof in the center. *Original photo at Paraiso Springs*

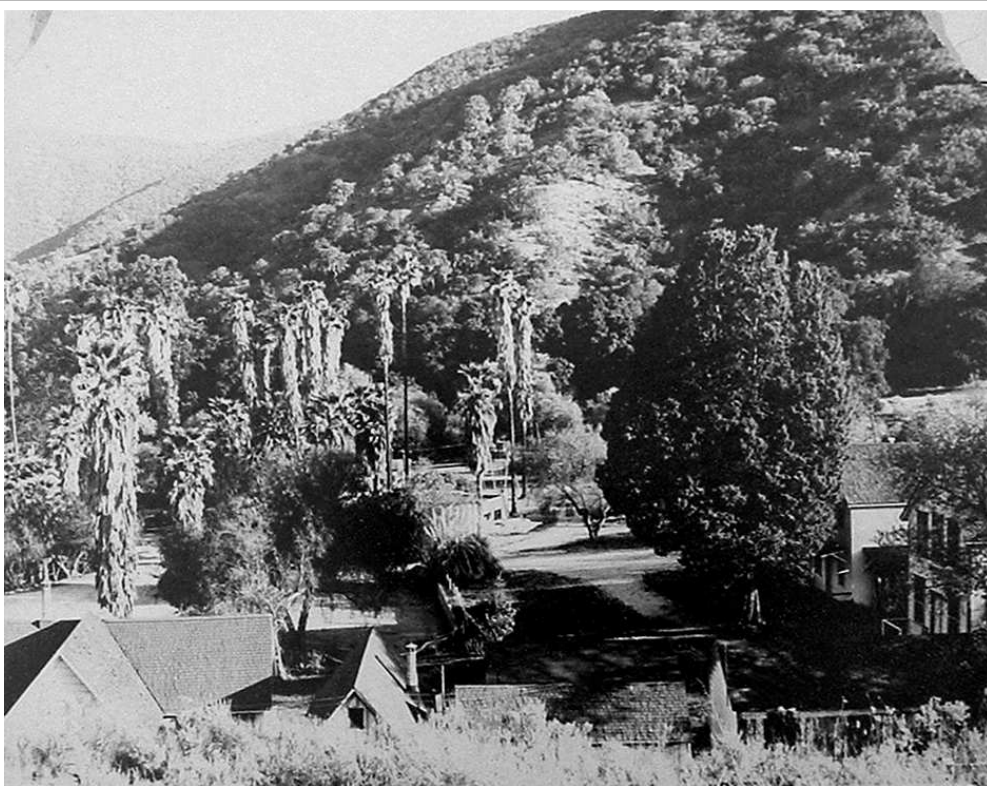


Photo 4: Partial overview of Paraiso Springs circa 1900, showing (L-R) roofs of Buena Vista, Romie, and Cyprus Cottages, and on right edge, Monterey and Brightside Cottages. *Original photo at Paraiso Springs.*



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.*

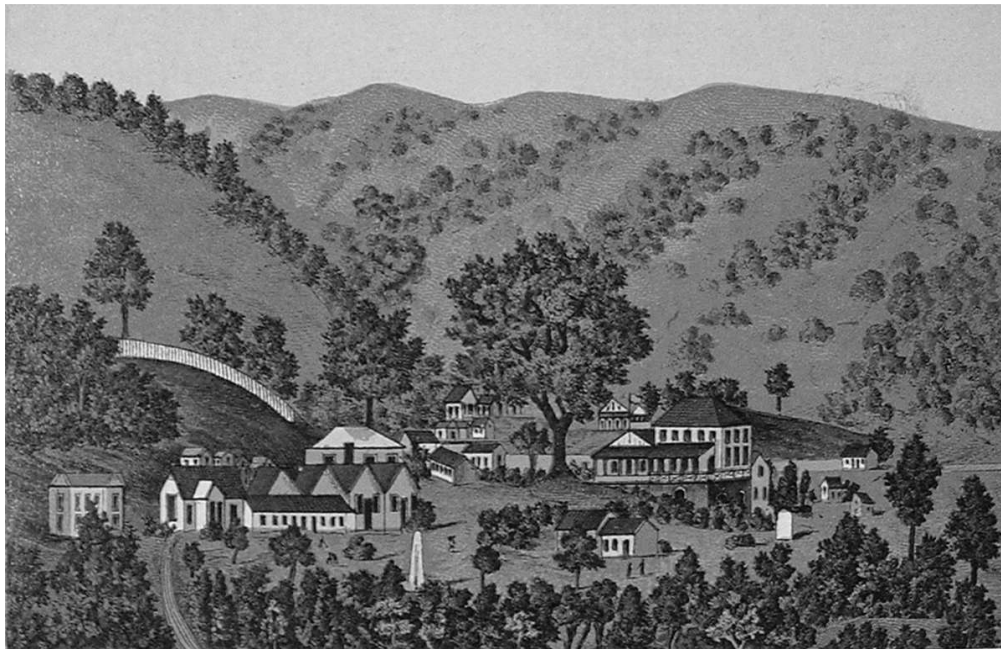
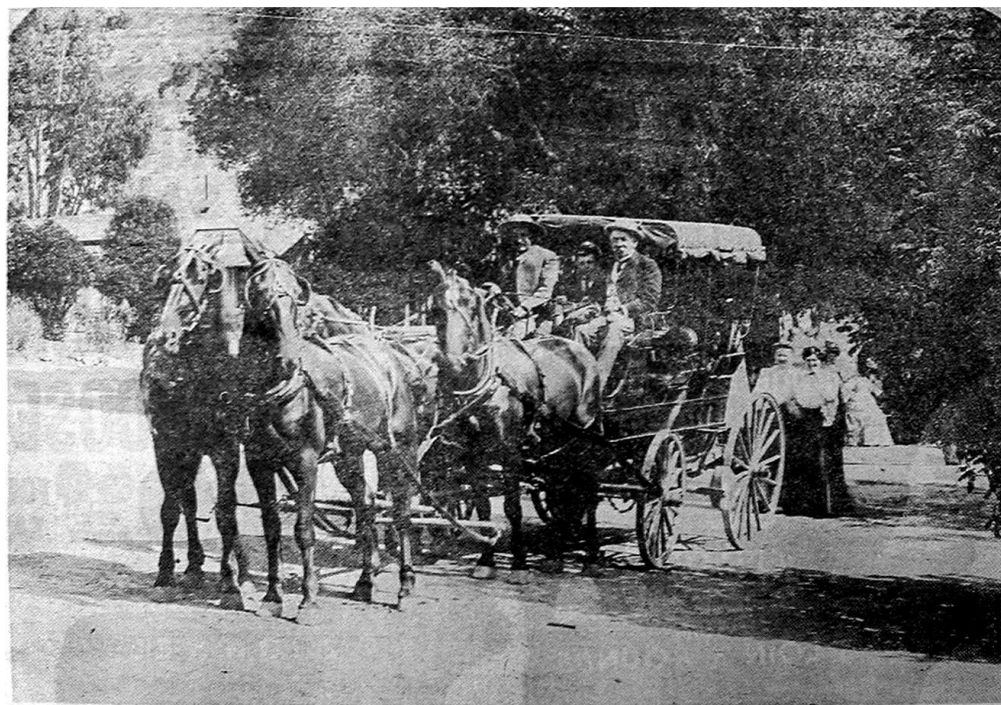


Photo 12: Artist's sketch of Paraiso Springs, circa 1880s. *Original photo at Paraiso Springs.*



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 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.*



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



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



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



Photo 18: Wonderful Hot Soda Baths. Colorized postcard published by Britton & Rey of San Francisco. *Original at Paraiso Springs.*



Photo 19: Redwood cottage, from colorized postcard published by Britton & Rey of San Francisco. *Original at Paraiso Springs.*

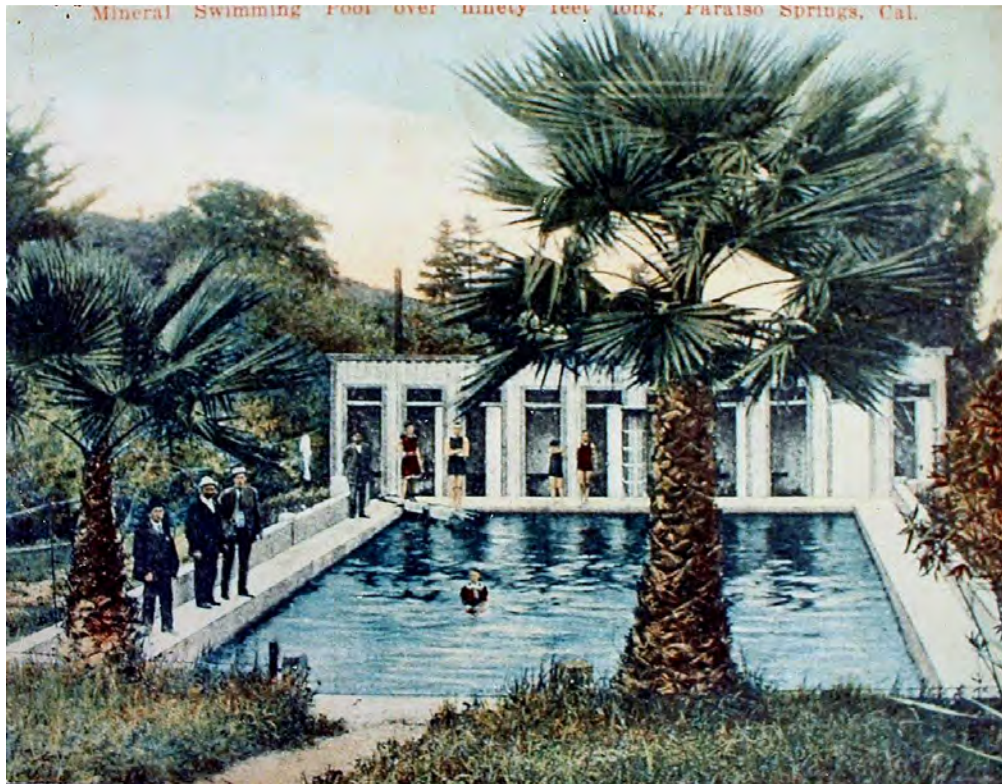


Photo 20: Mineral Swimming Pool over ninety feet long. Colorized postcard published by Britton & Rey of San Francisco. *Original at Paraiso Springs.*



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.*

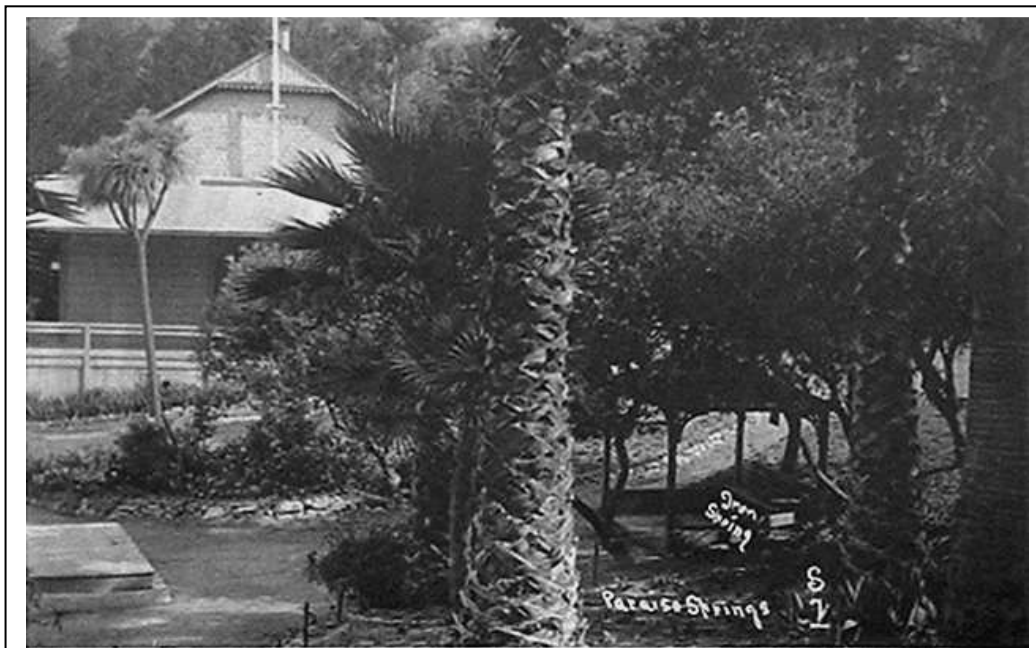


Photo 23: Iron Spring near the Annex, at the rear of the mineral baths. *Original photo, donated by John DeMers, at Paraiso Springs.*



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 26: Portrait of Captain J. G. Foster, from *Monterey County Illustrated* (Harrison 1889).
Courtesy

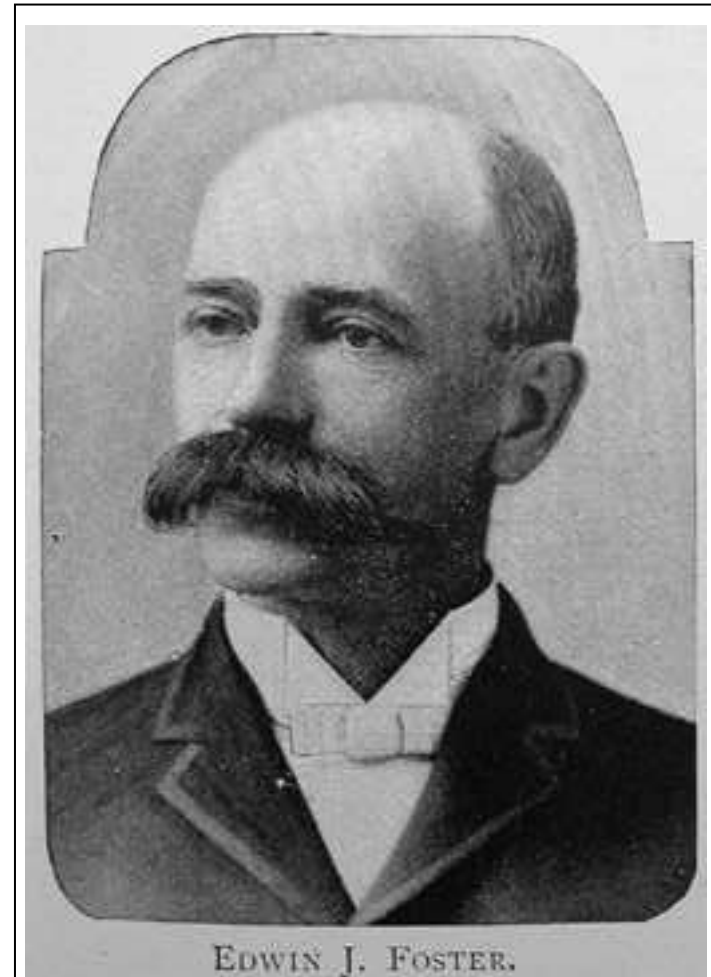


Photo 27: Portrait of Edwin Foster, from *Monterey County Illustrated* (Harrison 1889). Courtesy
Monterey City Library, California History Room.



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.

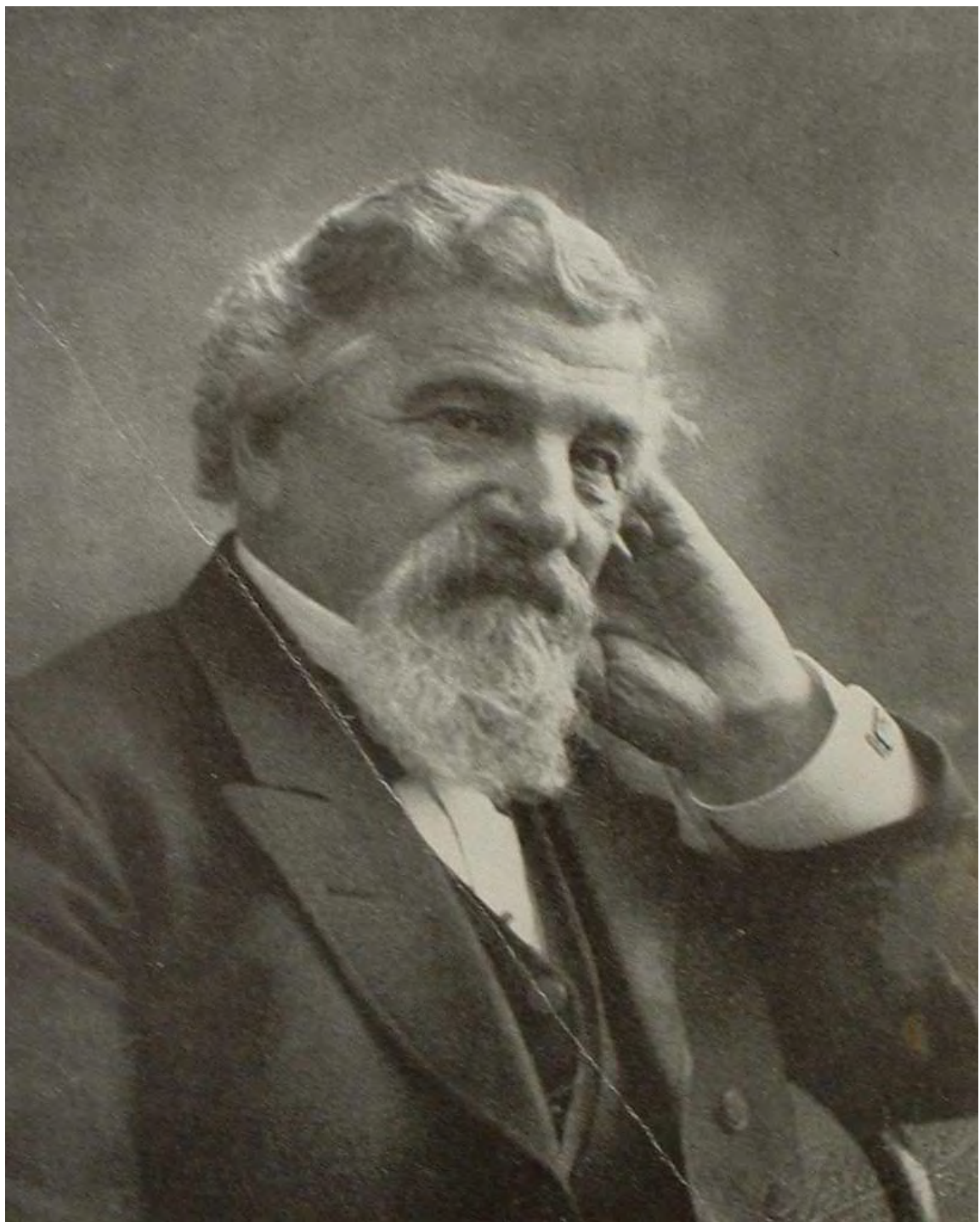


Photo 29: Pedro Zabala, from Guinn (1903). Used by permission from Monterey County Historical Society.

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 30: Detail of plank door of snackbar.



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



Photo 31: View of large stove in kitchen.



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



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



Photo 33: Detail of panel door into 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.



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".