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## HISTORIC RESOURCE REPORT - PARAISO HOT SPRINGS Monterey County, California

*Prepared for* Thompson Holdings, Horsham, Pennsylvania

*Prepared by* Painter Preservation & Planning, Petaluma, California

with Terra Cognita Design & Consulting, Petaluma, California

February 2008



PAINTER  
PRESERVATION  
& PLANNING

HISTORIC PRESERVATION & URBAN DESIGN

February 12, 2008

Mr. John Thompson  
Thompson Holdings, LLC  
PO Box 1925  
Horsham, PA 19044

**Re: Historic Resource Report – Paraiso Hot Springs**

Dear Mr. Thompson:

This letter, along with the attached Historic Resource Report, provides historic and architectural documentation for Paraiso Hot Springs that reflects the extant buildings and landscape features in place prior to November 2003. It also documents all major buildings over 50 years of age as of 2008, as noted in Table 1. The reason for documenting the site as it existed in 2003 is that eighteen structures were removed from the site without benefit of a demolition permit in November 2003. In order to assess the potential impact of this action, the County of Monterey has called for the development of an Environmental Impact Report that, among other purposes, documents the potential historic significance of the property at that time.

The attached Historic Resource Report provides this documentation and analysis and augments a 2005 report also prepared for this purpose. This latter report, prepared by Dr. Robert R. Cartier of Archaeological Resource Management (ARM) and entitled *Revised Evaluation of Historical Resources at the Paraiso Springs at 34358 Paraiso Springs Road in the County of Monterey* evaluated the site as a potential district. The report attached here takes a broader look at the site, evaluating it as a potential cultural landscape, in part because of the importance of the hot springs in the history of the site. It also provides additional contextual information and analysis specific to the built resources on the property. Together these reports are intended for use by the County of Monterey in their environmental review and permitting processes.

Please do not hesitate to call if you have any comments or questions.

Sincerely,

Diana J. Painter, PhD, AICP

Attachments:

- Historic Resource Report – Paraiso Hot Springs

HISTORIC RESOURCE REPORT  
PARAISO HOT SPRINGS

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# HISTORIC RESOURCE REPORT PARAISO HOT SPRINGS

## FINDINGS AND RECOMMENDATIONS

### *Purpose*

This Historic Resource Report documents Paraiso Hot Springs, a 235-acre property in Monterey County, California, that has been a continuously occupied for its hot springs since 1791, and used by the Native Americans before that. It is intended to augment the 2005 evaluation of the property, entitled *Revised Evaluation of Historical Resources at the Paraiso Springs at 34358 Paraiso Springs Road in the County of Monterey*. It compiles additional archival information about the site and provides more detailed documentation on the architecture and landscape. In 2003, eighteen structures were removed from the site without benefit of a demolition permit. It is the intent of this report to further evaluate the historic significance of these structures, as well as determine the significance of the site as it exists today.

### *Findings*

Paraiso Hot Springs was evaluated here as a cultural landscape, specifically as a historic vernacular landscape. Additionally individual buildings and structures were evaluated for their eligibility for individual listing on the California Register of Historical Resources.

This report concludes that the **Area of Significance** for this property, as reflected in the buildings and site features extant in 2003, is “Entertainment/Recreation,” defined as, “The development and practice of leisure activities for refreshment, diversion, amusement, or sport,” commensurate with its history as a resort. This can be seen in the buildings and structures at Paraiso that provided for its use as a hot springs and resort, and the natural environment that made it a popular destination.

Within the historic vernacular landscape, the sub-theme of the **architecture** of the site is significant. As part of the landscape, this is defined as, ‘a collection of high-style or vernacular buildings and outbuildings that are related to large areas of landscape by historical association, function, design, spatial arrangement, or setting; and are indicative of the physical development, materials, or land uses of a community.’<sup>1</sup>

The **Period of Significance** is 1872 to 1928, which reflects the date the first resort structures were built on the site to the date of the fire that destroyed the main hotel, which was the main organizing feature of the site after the springs themselves. Landscape features on the site are also evaluated for their presence and importance during this Period of Significance.

The **architectural context** for the property addresses the Victorian Gothic Revival style, as well as Victorian-era vernacular structures, as seen in nine buildings of the 36 present on the site in 2003. One individual cottage is a good example of the Gothic Revival. One cluster of six cottages, representing Gothic Revival, modified Greek and Colonial Revival, and vernacular

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<sup>1</sup> Keller and Keller, *Guidelines for Evaluating and Documenting Rural Historic Landscapes*.

structures, is intact as it existed since the late nineteenth century. Two structures are vernacular structures in the second row of five buildings on the property (three of them moved to the site), east of the cluster of six.

This report finds that nine of the structures removed in 2003 were **historic resources** for the purposes of the California Environmental Quality Act (CEQA). These are buildings that were extant in 2003 and that reflected the heyday of Paraiso as a Victorian-era resort. Paraiso at this time was promoted by the Southern Pacific Railroad and other organizations as a destination for its hot springs and spa, the natural environment and climate, and the wholesome food and activities that could be found there. This finding reflects the **historic context** prepared for this report, which emphasizes Paraiso Hot Springs as a popular Victorian-era resort in Monterey County.

This report finds that Paraiso Hot Springs does not retain integrity as a **historic vernacular landscape**. While many of the natural and cultural site features are intact as they were developed and existed during the resort's heyday in the Victorian era, a surprising amount of change in the landscape has also taken place. This fact, combined with the fact that the historic Victorian-era structures made up only about twenty-five percent of built environment of the site in 2003, led to the determination that Paraiso Hot Springs does not retain sufficient integrity to be considered a historic vernacular landscape, specifically a historic district, for purposes of CEQA.

### ***Recommendations***

It is recommended here that the mitigation measures proposed in the 2005 report by Dr. Cartier of ARM be implemented as written, with the following additions/exceptions.

- It is recommended that any historic irrigation or related water conveyance structures discovered in the course of development be thoroughly documented, preserved and interpreted, as appropriate.
- No recommendations are made as to creating a specific site design that responds to a historic cultural landscape context. As it has been determined that the site is not a historic vernacular landscape, in that it does not qualify as a historic district due to lack of integrity, no recommendations are made as to respecting specific land use patterns, landscape and/or vegetation in the design of the new resort.
- No recommendations are made as to the architectural style of the proposed new resort. As no historic architectural context exists today on the site, there is no requirement, from a historic point of view and per the Secretary of Interior's Standards, that new construction be compatible with an existing historic context.
- It is recommended that Thompson Holdings LLC make copies of their own historic archives as well as obtain copies of additional materials available in the California State Library and California Historical Society that portray what Paraiso was like in the late nineteenth century and make these materials available to an appropriate historical society

or museum as a collection.<sup>2</sup> Thompson Holdings LLC will negotiate a matching grant to the selected entity, up to \$10,000, to assist with accessioning, cataloging, displaying and archiving the collection. It is recommended that the entity be selected with a view to reaching the broadest and most relevant audience.

It is also recommended that Thompson Holdings retain copies of these materials for their own on-site, interpretive display, as recommended in Dr. Cartier's report.

- Additionally a brochure should be developed about the history of the site that can be placed in a number of venues, including the Soledad Mission and local museums and other visitor-oriented locations.
- It is further recommended that the results of archival and site research on the property to date be appropriately packaged and placed in local and regional archives; at minimum the Monterey Historical Society, the Monterey Public Library, and the California State Library, all of which have large files on Paraiso.
- There may be opportunities to provide interpretation of what was on the site in conjunction with trails or at vista points on the property (in contrast to Dr. Cartier's recommendation that interpretation be provided on the grounds), and opportunities to incorporate historic names where appropriate (such as Romie's Glen). This would let visitors know that they were part of a long tradition of resort and spa visitors on the site and that the property itself has a rich history.

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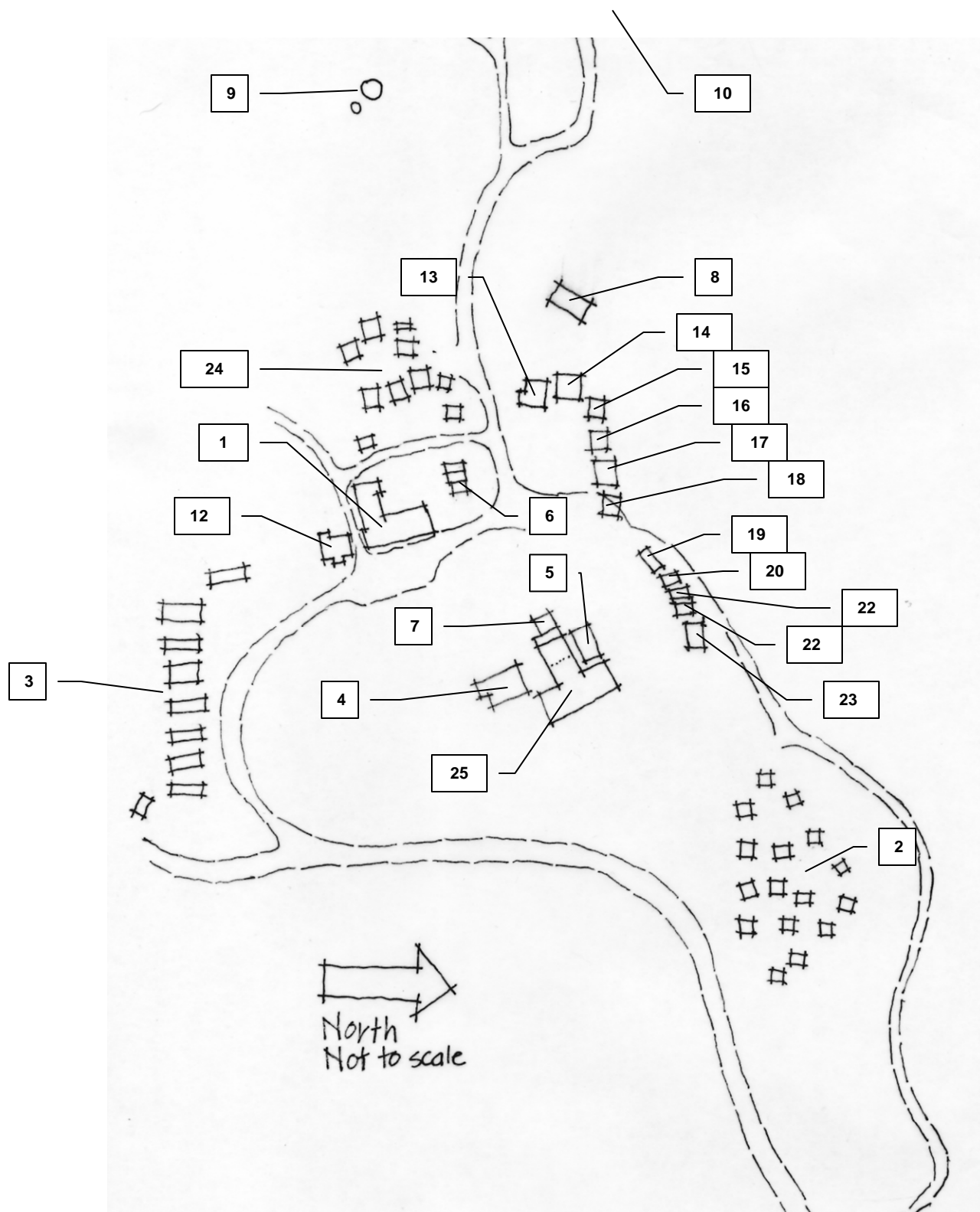
<sup>2</sup> At least 40 historical photographs, three brochures, and a half dozen postcards exist in these collections that do an excellent job of portraying what Paraiso was like in the late nineteenth century.

**TABLE 1: TABLE OF BUILDINGS IN SURVEY AREA**

Map		Source of					Significance in ARM Report
Ref # (1)	Name/use	Construction date	Information	Action	Conclusion (3)	Reason (4)	
1	Lodge	ca. 1910; addns 1955, 1958	ARM report	Evaluate	Not significant	Lack of integrity	Non-significant
2	Hillside cabins	1966	ARM report	No evaluation	Not significant	Due to age	Non-significant
3	Mobile homes	NA		No evaluation	NA		Non-significant
4	Recreation Room	1954	ARM report	Evaluate	Not significant	Due to age	Non-significant
5	Changing room	1954	Estimate	Evaluate	Not significant	Due to age	Non-significant
6	Old baths	ca. 1890; 1954	ARM report (2)	Evaluate	Not significant	Lack of integrity	Low significance
7	Indoor bath	1954	ARM report	Evaluate	Not significant	Due to age	Non-significant
8	Workshop	1954 (may be earlier)	Estimate; ARM report	Evaluate	Not significant	Lack of integrity, age	Non-significant
9	Yurt compound	Contemporary	ARM report	No evaluation	NA	Due to age	Non-significant
10	Miner's shack	NA	ARM report	No evaluation	NA	Not in project area	Non-significant
11	Restrooms & showers	Not clear what this line item refers to; see #26 below		No evaluation	NA		Non-significant
12	<b>Evergreen cottage</b>	ca. 1880	Estimate	Evaluate	<b>Significant</b>	Victorian-era cottage	High significance
13	<b>Brightside cottage</b>	ca. 1880	Estimate	Evaluate	<b>Significant</b>	Victorian-era cottage	Moderate signif.
14	<b>Monterey cottage</b>	ca. 1880	Estimate	Evaluate	<b>Significant</b>	Victorian-era cottage	Moderate signif.
15	<b>Cyprus cottage</b>	ca. 1880	Estimate	Evaluate	<b>Significant</b>	Victorian-era cottage	Moderate signif.
16	<b>Romie cottage</b>	ca. 1880	Estimate	Evaluate	<b>Significant</b>	Victorian-era cottage	Moderate to high
17	<b>Buena Vista cottage</b>	ca. 1880	Estimate	Evaluate	<b>Significant</b>	Victorian-era cottage	High significance
18	<b>Antlers cottage</b>	ca. 1880	Estimate	Evaluate	<b>Significant</b>	Victorian-era cottage	Moderate signif.
19	<b>Pioneer cottage</b>	ca. 1880	Estimate	Evaluate	<b>Significant</b>	Victorian-era cottage	Low to moderate
20	Outlook cottage	Moved in 1958	ARM report	No evaluation	NA	Moved structure (5)	Non-significant
21	Solana cottage	Moved in 1958	ARM report	No evaluation	NA	Moved structure	Non-significant
22	Hillside cottage	Moved in 1958	ARM report	No evaluation	NA	Moved structure	Non-significant
23	<b>Spreckels cottage</b>	ca. 1890	ARM report	Evaluate	<b>Significant</b>	Victorian-era cottage	High significance
24	Palm Court cabins	ca. 1970	Estimate; aerial photos	No evaluation	NA	Moved structures	Non-significant
25	Pools	ca. 1900; ca. 1954	Research; ARM report	Evaluate	Not significant	Lack of integrity	
26	Accessory structures	1954	Estimate; ARM report	Evaluate	Not significant	Due to age	

**NOTES:**

- 1 Numbers refer to same map references numbers 1-24 as in ARM (Dr. Cartier's) report.
- 2 Denotes areas where there are internal conflicts in ARM (Dr. Cartier's) report.
- 3 Means conclusions reached in this study.
- 4 "Due to age" means the resource is outside the Period of Significance and evaluation did not reveal any significance for these structures in 2003.
- 5 A moved structure is not ordinarily eligible for listing on the CRHP unless the setting is similar to the previous setting of the structure.



**Figure 1: Sketch map of Paraiso Hot Springs in 2003**

# HISTORIC RESOURCE REPORT

## PARAISO HOT SPRINGS

### 1. INTRODUCTION

#### **A. Purpose of Report**

The purpose of this report is to provide historic and architectural documentation for the Paraiso Hot Springs property as it existed prior to November 2003. It also documents all major buildings over 50 years of age as of 2008. It augments the 2005 evaluation of the property by Dr. Robert Cartier entitled *Revised Evaluation of Historical Resources at the Paraiso Springs at 34358 Paraiso Springs Road in the County of Monterey*, referred to henceforth as “Dr. Cartier’s report.” It compiles additional archival information about the site and provides more detailed documentation on the architecture and landscape at that time. It is intended for inclusion in the Environmental Impact Report that is being drafted for the property, in preparation for its redevelopment as a “Destination Spa Resort and Timeshare Development.”

The reason for documenting the site as it existed in 2003 is that eighteen of 36 existing structures were removed at that time without benefit of a demolition permit. In order to assess the potential impact of this activity, the County of Monterey has called for the development of an Environmental Impact Report that, among other purposes, documents the potential historic significance of the property. In the course of evaluating the buildings, structures and site features as they existed in 2003, this report also documents and evaluates the buildings, structures and site features that exist on the site today. This report, including findings and recommendations, is intended for use by the County of Monterey in their CEQA compliance processes and environmental permitting.

The survey area for this Historic Resource Report is the developed portion of the resort. The resort has continued to occupy the same site within the larger property since it was first established, as the resort is tied to the hot springs. This will continue to be the case in the future. All buildings and landscape elements extant on the site today and in 2003 are addressed in this report with the exception of the Miner’s Shack, which is outside the survey area and not included in future development plans.

#### **B. Property Location and Setting**

Paraiso Springs occupies Assessor Parcel Numbers 418-361-004, 418-381-022 and 418-381-021 and is addressed as 34358 Paraiso Springs Road, Soledad. It is mapped on USGS 7.5’ Quad “Paraiso Springs,” photo-revised to 1984. It is in Section 25 of Township 18S, Range 5E and Section 30 of Township 18S, Range 6E. UTM coordinates for the property are UTM Zone 10, 646256E, 4021951N (NAD83). It is 235.93 acres in size. Its elevation is approximately 1,400 feet.

Paraiso Springs is located adjacent to Indian Valley, itself parallel to Happy Valley, on the eastern slope of the Santa Lucia Mountains, which are part of the coastal range. It is located approximately eight miles southwest of the town of Soledad. Pinnacles National Monument is visible from Paraiso Springs, as is the agricultural Salinas Valley.



Paraiso Springs Road climbs up from Arroyo Seco and ends at Paraiso Springs. The springs itself is in a draw, surrounded by hills to the south, west and north. To the left is “Muscle Peak” (also known as “Mussel Peak” in the late nineteenth century) and ahead is “Romie’s Glen.” A seasonal drainage is captured in a culvert as it travels roughly east-west through the site. The surrounding hillsides are oak woodland. The site contains a mix of exotic and native vegetation and is particularly striking for its dense cluster of mature palms. The site is also striking for its large central open space, traditionally occupied by orchards and possibly vineyards. This central space is circumscribed on three sides by a curvilinear drive that now terminates at the lodge, which sits on a small knoll looking out toward the valley to the east. At this time most of the buildings remaining on the site are unobtrusive, located within vegetated areas to the north and south of the central open space.

### ***C. Project Description***

The project proponent wants to demolish the remaining buildings on the site in order to redevelop it. The proposed project is a destination spa suitable for both overnight and day use, made up of one-and-two story hotel units, timeshare units, timeshare villas and visitor areas. A total of 103 hotel units, 60 2-to-3 bedroom timeshare units and 17 timeshare villas, in addition to a variety of resort amenities and recreational facilities, are planned.

### ***D. Research Design and Methods***

#### **1. Research Design**

This report augments the cultural resource report prepared by Dr. Cartier of ARM in 2005. It supplements the historic background to provide additional contextual information relevant to the resources being evaluated. It compiles additional archival information and provides formal evaluation of the resources on the site in 2003. The contextual information provided here informs the analysis, particularly with respect to architectural and landscape resources. The methodology chosen to conduct this evaluation is as follows.

The first step in evaluating a resource is to determine the nature of the property; whether it is most appropriately considered a building, structure, object, site or district. These resource types may also include archaeological features. The 2005 report evaluated Paraiso Springs as a potential historic district, which is defined by the National Park Service as, ‘possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.’<sup>3</sup>

However, the reason that the site has been continuously occupied since the Native Americans used it for its healing and restorative powers, is because of the hot springs. The hot springs and other water sources on the site have taken many forms over time, but they are the reason that the site was then settled by the Franciscan padres from the Soledad Mission for a vineyard in 1791. It has been occupied ever since.

It was therefore decided that it was most appropriate to evaluate the site as a cultural landscape, which is defined as ‘a geographic area, including both cultural and natural resources, associated

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<sup>3</sup> US Department of the Interior, National Park Service, 1997:5.

with a historic event, activity, or person, or exhibiting other cultural or aesthetic values.’<sup>4</sup> A cultural landscape includes the land as well as all the elements on the land. Cultural landscapes may be formally designed or may reflect a gradual evolution through human use and intervention. This property is most appropriately evaluated as a historic vernacular landscape, with potential as a historic district.

Additionally the individual elements – specifically buildings and structures - or groups of elements within the landscape were evaluated for their potential as historic resources and as they contributed to the landscape. Expanded context statements that addressed the built environment during the Period of Significance informed this evaluation, as did an intensive site survey and additional archival research.

Elements that were examined were: natural systems and features; spatial organization; land use; cultural traditions; cluster arrangement; circulation; topography; vegetation; constructed water features; major buildings and structures; minor buildings and structures; and small scale site features. Archaeology was not discussed, as it was addressed in two previous reports, with the exception of noting the potential for historic water conveyance systems.

## **2. Methods**

Architectural and landscape architectural research for this project was crafted to complement the research design employed by Dr. Cartier in his 2005 report. His report generally focused on archives in the Monterey County area, including local libraries, the Monterey County Historical Society, local government offices, and the California Historical Resources Information System at the Northwest Information Center at Sonoma State University in Rohnert Park.

A records search at the Northwest Information Center was also conducted for the present study. Additionally, preparation of this report involved archival research in the larger Bay Area, including:

- The California Historical Society, San Francisco;
- The California State Library, Sacramento;
- The California Railroad Museum Research Library, Sacramento;
- The Julia Morgan archives at University of California at San Luis Obispo, San Luis Obispo;
- The Bancroft Library, Berkeley; and
- The University of California at Berkeley Earth Sciences Map Collection and Library, Berkeley.

Photographs and archival material available at Paraiso Hot Springs were also examined.

Original research and on-site survey work included the following:

- Three site visits were conducted in September and December 2007 and in January 2008, and photographs taken to document the site as it exists today.
- Historic maps, photographs and postcards, and aerial photographs provided information on the site as it existed in the past.
- Primary sources were found in the many tourist guides published by the Southern Pacific Railroad and others that detailed the facilities found on the site.

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<sup>4</sup> US Department of the Interior, National Park Service, 1996:4.

- Interviews were conducted with Anita Mason, local historian, and Meg Clovis, Historic Preservation Officer for the County of Monterey.
- Information about the site itself was provided in conjunction with ‘walking tours’ of the site provided by owner John Thompson and manager Chano Reyes on two different occasions.

Secondary sources were found in the research conducted by Dr. Cartier. Particularly valuable was the Monterey County Assessor and Recorder’s data available in Dr. Cartier’s report. Also valuable was the research provided by Anita Mason. Her report on early days at Paraiso provided a wealth of information from historic newspaper articles and other accounts.

The discussion of individual and grouped landscape elements (including the architecture) is organized in a format recommended by the National Park Service in their bulletin, *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*. The evaluation of the buildings meets the State of California’s regulatory framework for compliance with the California Environmental Quality Act and follows the guidelines established in the National Park Service’s bulletin, *How to Apply the National Register Criteria for Evaluation*.

### **3. Comments on 2005 Report**

The research design and methods for this report were crafted in part to supplement the 2005 cultural resource report by Dr. Cartier of ARM for this property. In conjunction with preparing this report, the 2005 report was reviewed and several areas identified where additional information and analysis would augment the record and provide further clarification of the historic significance of the site. These are as follows.

- Dr. Cartier’s report defined and evaluated the property as a historic district. This methodology resulted in a finding of ‘no historic resources,’ due to the large number of non-historic-era resources on the site. While several of the Victorian-era structures were found to have moderate-to-high levels of significance, they did not appear to have been considered for individual eligibility for listing on the California Register of Historical Resources.

*Because this property is a site ‘where the location itself possesses value,’ in that the presence of the hot springs themselves was an important determinant in how the site was developed and used, the decision was made here to evaluate Paraiso Hot Springs as a cultural landscape. A cultural landscape is typically further defined as one of several district types. Paraiso Hot Springs is a historic vernacular landscape with potential to be identified as a district.*

*Each potential resource – that is, building or structure - at Paraiso Hot Springs was also formally evaluated for individual significance, within an identified historic context with a specific Period and Area of Significance. This report also provides this information.*

- Dr. Cartier’s report found that the hot springs and water resources on the site are the main source of its significance: “The natural springs themselves are the primary existing

elements of historical significance.”<sup>5</sup> Yet no analysis was provided of the structures that defined how the site was used in this respect, which include irrigation lines, wells, other water conveyance systems, tanks, baths and pools.

*This report provides further analysis of the water facilities and systems on the site, to the extent that they are known. It provides a formal analysis of the pools and baths, as structures that provided for use of the springs. Identifying any historic water conveyance systems was beyond the scope of this report; however, a recommendation was made for future identification and treatment of these systems in conjunction with archaeological monitoring.*

- Dr. Cartier’s report found the complex significant for its association with figures important in local and regional history. The National Park Service’s guidelines with respect to this Criterion are very strict. Several findings must be made to establish this significance, including the length and nature of the figure’s association with the property. Usually a historic structure must be the primary structure associated with the person’s productive life, during the time that they achieved importance. No analysis was provided to this effect.

*Additional research is provided here for the site’s association with businessman Claus Spreckels, for whom a cabin on the site is named. Spreckels is associated with the cabin at this location, as evidenced by archival research. However, in order to make a finding that the building was significant for this reason (consistency with Criterion 2), it would be necessary to conduct research on Spreckels that was beyond the scope of this study. However, his association with the building is a part of the history of the site (consistency with Criterion 1), and additional research is provided here on Spreckels’ business relationship with Charles Romie, a former owner of Paraiso Springs.*

*Additional figures important to local and regional history were also associated with the site, such as restaurateur Captain Junius George Foster and businessman Charles T. Romie, who owned the site in 1899-1900.<sup>6</sup> However, the buildings with which they were most prominently associated were no longer extant in 2003.*

- The report states that the Period of Significance for the property is commensurate with the popularity of the Victorian styles of architecture, yet little analysis is provided for the architecture on the site and the property was not found to be significant for its architecture.

*Additional research and information is provided here on the architectural styles present on the site and their significance during the Period of Significance.*

- The author analyzes the property as a district, which by definition provides for components that are “individually undistinguished,” a definition that could be applied to the Victorian-era vernacular structures on the site. The author concludes, however, that “none were outstanding examples of Victorian architecture.”<sup>7</sup>

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<sup>5</sup> Cartier, 2005:29.

<sup>6</sup> Romie was listed in the 1900 census as a “boarder,” so it is likely that he lived in the hotel or the Annex.

<sup>7</sup> Cartier, 2003:29.

*Additional information is provided here on the history of resort architecture in this region at the time, and its significance with respect to the spa and resort movement.*

***E. Evaluators' Qualifications***

Diana J. Painter of Painter Preservation & Planning undertook the evaluation of historic and architectural resources for this report. Ms. Painter is a qualified architectural historian as defined in the Code of Federal Regulations, 36 CFR Part 61. She holds a PhD in Architecture and a Masters Degree in Urban Planning, and has 25 years of professional experience in urban design and historic preservation. She is listed as an architectural historian on the roster of consultants on file with the State of California Office of Historic Preservation's Northwest Information Center at Sonoma State University at Rohnert Park. Ms. Painter was assisted by Janet Gracyk of Terra Cognita Design and Consulting. Ms. Gracyk holds a Masters Degree in Landscape Architecture.

## HISTORIC RESOURCE REPORT PARAISO HOT SPRINGS

### 2. REGULATORY CONTEXT

The following outlines the regulatory context that determines in part how the discussions of individual and grouped resources are framed and how they are evaluated.

#### A. *CEQA and Historic Resources*

There are four ‘tests’ for the historic significance of a property in the State of California. They are used by the State of California and local agencies to determine whether impacts to a historic site as a result of a project proposal have the potential to create a significant adverse affect under the California Environmental Quality Act (CEQA). In order to be determined significant, a historical resource must meet one or more of the following four criteria:

1. *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or*
2. *It is associated with the lives of persons important to local, California, or national history; or*
3. *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or*
4. *It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.<sup>8</sup>*

In addition to meeting one or more of the above criteria, a property must also retain its integrity. Integrity is defined as a function of a property’s location, design, setting, materials, workmanship, feeling and association. According to these criteria, a property must retain enough of its historic character or appearance to be recognizable as a historical resource and convey the reasons for its significance. The seven aspects of integrity are defined as follows:

- Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting is the physical environment of a historic property.
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

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<sup>8</sup> *California Environmental Quality Act (CEQA) and Historic Resources*, p. 31.



- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.<sup>9</sup>

Even if the local agency does not specifically adopt the Eligibility Criteria noted above, the criteria still apply if the proposed project is subject to CEQA:

*... a resource does not need to have been identified previously either through listing or survey to be considered significant under CEQA. In addition to assessing whether historical resources potentially impacted by a proposed project are listed or have been identified in a survey process, lead agencies have a responsibility to evaluate them against the California Register criteria prior to making a finding as to the proposed project's impacts to historical resources (PRC 21084.1, 14 CCR 15064.5(3)).*

If a building or other potential resource in the State of California is deemed a historic resource for purposes of CEQA, proposed demolition is considered a "substantial adverse change." Substantial adverse change means demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired (*PRC 5020.1(q)*). Resources eligible for listing on the California Register of Historical Resources are generally considered historic resources, and may include buildings, sites, structures, objects, or districts.

### ***B. Monterey County Criteria***

The County of Monterey's provisions governing historic resources can be found in Section 18.25 of the County code. The following subsection contains the criteria by which a resource is determined to be historically significant. Policies governing historic resources are found in the *Monterey County General Plan* and *Central Salinas Valley Area Plan*. Paraiso Hot Springs is considered a "Special Treatment Area" in the *Central Salinas Valley Area Plan*.

**18.25.070 Review criteria.** An improvement, natural feature, or site may be designated 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, the California Register of Historic Resources, or one or more of the following conditions are found to exist:

#### 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.

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<sup>9</sup> US Department of the Interior, 1997:44.

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 materially benefits the historic character of the community.
2. The unique location or singular physical characteristic 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.

**C. *Historic Status of Paraiso Hot Springs***

A records search was conducted in December 2007 in conjunction with preparing this report at the California Historic Resource Information Center at Sonoma State University in Rohnert Park. The search revealed that Paraiso Hot Springs does not appear on the list of National Historic Landmarks. It is not listed on the National Register of Historic Places or the California Register of Historical Resources. It does not appear on the California Office of Historic Preservation Historic Property Data File, and it is not included on the State's *Five Views – An Ethnic Site Survey for California*.

A search for historic properties within a half-mile radius of the site revealed the presence of four sites that were documented in 2001 in conjunction with a reconnaissance survey of “Agriculturally Related Historic Resources Located in the Unincorporated Areas between Salinas and Soledad, Monterey County, California.” The subjects of all the surveys were farms and ranches in the vicinity of Paraiso. The nearby Olsen Farm is a historic district.<sup>10</sup>

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<sup>10</sup> Nomination on file, Monterey County Parks Department.

The following surveys that did address historic resources on this property were reviewed for this study.

### **1. Monterey County Historical Inventory, 1971**

Paraiso Springs was included in the *Monterey County Historical Inventory* sponsored by the Monterey County Planning Commission in 1971 and adopted by the Monterey County Board of Supervisors on February 23, 1971.<sup>11</sup> The significance of Paraiso Hot Springs, which was listed under the category of “Spas and Resorts” in the inventory, was described as follows:

*Paraiso Springs was part of 20 acres of land that was granted to the Spanish Padres by the King of Spain in 1791. The Padres located a health resort here and started a vineyard. It was a popular spa for families from San Francisco in the 1880's, and is in use today.*<sup>12</sup>

Typically, if an inventory or survey is adopted by a local agency, the resources listed in it are considered historically significant unless “the preponderance of evidence” demonstrates that they are not.<sup>13</sup> This survey was not submitted to the state and correspondingly does not appear in the State Office of Historic Preservation’s Historic Property Data File for Monterey County.<sup>14</sup> However, by virtue of its listing on the local register, Paraiso Springs is considered a historic resource unless the preponderance of evidence shows otherwise.

### **2. California Inventory of Historic Resources, 1976**

Paraiso Hot Springs was surveyed in conjunction with a state-wide survey of historic sites in 1976 by the State of California Department of Parks and Recreation. It was published in their document, *California Inventory of Historic Resources*. Its stated significance at that time was its association with the theme of religion, for its early ownership and cultivation by the padres of the Soledad Mission. It was described in the same language as the previous survey:

*Paraiso Hot Springs, Monterey County. Paraiso Springs was part of 20 acres of land that was granted to the Spanish padres by the King of Spain in 1791. The padres located a health resort here and started a vineyard. It was a popular spa for families from San Francisco in the 1880s, and is in use today. Ownership: Private.*

### **3. Preliminary Cultural Resources Reconnaissance at Paraiso Hot Springs, 1984**

A cultural resources report conducted in 1984 briefly discussed historic resources. That report stated that there were 55 structures at the hot springs “ranging from two-story Victorian houses to small outbuildings and including one approximately 4,000 square foot lodge building.” It concluded that the project area contained potentially significant prehistoric and historic resources.<sup>15</sup> The following summary was provided:

*The appended materials suggest that the existing structures as a unit constitute a potentially significant historic resource. Paraiso Hot Springs Resort may constitute one of the few remaining complexes representing an important and generally little known*

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<sup>11</sup> *Monterey County Historical Inventory*, February 23, 1971..

<sup>12</sup> Monterey County, 1971:6.

<sup>13</sup> CEQA and Historical Resources, [http://ceres.ca.gov/topic/env\\_law/ceqa/more/tax/page3.html](http://ceres.ca.gov/topic/env_law/ceqa/more/tax/page3.html).

<sup>14</sup> Personal communication, Meg Clovis, January 4, 2008.

<sup>15</sup> Smith and Hampson, 1984:4.

*portion of our history. Many similar complexes no longer exist, or have been changed or deteriorated to such an extent that little or no historic value remains.*<sup>16</sup>

#### **4. Revised Evaluation of Historical Resources at the Paraiso Springs, 2005**

It appears that the property was not surveyed again until Dr. Cartier's evaluation of the site in 2005. This report concluded that the "complex" appeared to be potentially eligible under Criteria A and B for the National Register: "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. Paraiso Hot 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 the 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."<sup>17</sup> In terms of listing on the California Register, Dr. Cartier found the property potentially eligible under Criteria 1 and 2 of the State's Eligibility Criteria.

Dr. Cartier's report concludes, however, that the property was not a historic resource for purposes of CEQA because, as a District, it did not retain sufficient integrity in 2003 (or in 2005, the date of the report) to be considered a resource: "The Paraiso Springs resort complex structures of 2003 do not appear to have been potentially eligible for inclusion as an Historic District in either of 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."<sup>18</sup>

He noted that it did not retain sufficient integrity with respect to its Period of Significance, which is called out as the 1860s to 1910, commensurate with the popularity of the Victorian styles of architecture, and did not retain sufficient integrity in 2003.<sup>19</sup>

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<sup>16</sup> Smith and Hampson, 1984:4.

<sup>17</sup> Cartier, 2005:26.

<sup>18</sup> Cartier, 2005:29.

<sup>19</sup> Cartier, 2005:28.

# HISTORIC RESOURCE REPORT

## PARAISO HOT SPRINGS

### 3. HISTORIC CONTEXTS

The following historic contexts focus on the historic period from which the historic-era resources at Paraiso Springs date; that is, the late nineteenth to early twentieth century. Although the site has been occupied since the time of the Esselen Indians, due to the presence of the hot springs and other water sources, no known historic resources date from these earlier times, with the exception of archaeological resources noted in Dr. Cartier's 2004 report.<sup>20</sup> The site was used as a vineyard by the Franciscans from the Mission Soledad, located about eight miles from the springs, in the late eighteenth century. Again, no historic resources extant on the site in 2003 or today are known to exist from that time.<sup>21</sup>

For more information on the archaeological resources on the site and additional background on earlier settlement, see *Revised Evaluation of Historical Resources at the Paraiso Springs at 34358 Paraiso Springs Road in the County of Monterey*, by Dr. Robert Cartier of Archaeological Resource Management (ARM), January 13, 2005 and *Cultural Resource Evaluation of Prehistoric Resources at the Paraiso Springs at 34358 Paraiso Springs Road in the County of Monterey* by the same firm, dated June 28, 2004.

#### A. *Historic Context*

##### 1. **The Coming of the Railroad**

The development of Paraiso Springs as a resort, as well as the opening up of the Salinas Valley for agriculture, is closely tied to the coming of the railroad. Planning for a transcontinental railroad began in 1853 when the U.S. Congress appropriated funds to sponsor surveys to explore routes to the West. On June 28, 1861, the Central Pacific Railroad Company was founded to build the western route – for which funding was appropriated in 1862 – that was established by Theodore D. Judah, a young civil engineer.

The route that was constructed extended from Sacramento to the Salt Lake City area, where it joined with the west-bound Union Pacific, which was being constructed from Omaha, Nebraska to Utah. The line was successfully completed by the “Big Four;” Leland Stanford, Collis P. Huntington, Mark Hopkins, and Charles Crocker, on May 10, 1869 at Promontory Point, Utah.<sup>22</sup>

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<sup>20</sup> Note that the archaeological report prepared for the site identified the presence of two prehistoric artifacts (see Cartier, 2004).

<sup>21</sup> An exception may be the elaborate water and irrigation system built by the Mission Indians that is said to extend from the water sources at Paraiso to the valley floor. See Orser, 1996:74. A condition is recommended here that any early water conveyance systems discovered in conjunction with project development be documented at that time. Water conveyance systems from the Victorian era may also exist on the site. Romie, a former owner of the resort, and Claus Spreckels were business partners in Fort Romie, a tenant farm below Paraiso Springs. Spreckels is credited with creating an irrigation system in the Salinas Valley that allowed it to be opened up for more intensive agriculture. There may be additional irrigation systems that were developed in conjunction with more intensive development of this site during the Period of Significance. An 1890 publication noted the presence of a new irrigation system (*The Traveler, 1890*).

<sup>22</sup> Rolle, 1998:146.

Upon the successful completion of the transcontinental route, the “Big Four” turned their attention to opening up north-south routes in California through the Central Valley and along the coast from Oregon to southern California (routes were later expanded from Los Angeles to Arizona, New Mexico, and on to Texas and New Orleans via the Texas and Pacific Railroad). The Southern Pacific was granted over eleven million acres of government lands within California alone to help finance this route.<sup>23</sup> However, few land grants were available in Monterey County, as this land was largely already in private hands; in Spanish and Mexican land grants, mining claims, town sites, other state or municipal lands, or in preemption or homestead entries.<sup>24</sup>

Opportunities, however, still existed. The town of Monterey, being Alta California’s first capital, seemed destined to continue its role as a significant trading, fishing and whaling center, and port. After the 1848 Treaty of Guadalupe Hidalgo, however, many former rancho lands along the Monterey coast ended up in the hands of land speculators. The Southern Pacific’s Pacific Improvement Company acquired hundreds of acres from American businessman David Jacks to build the Hotel del Monte in the Monterey area. Santa Cruz was already established as a resort area, and the Southern Pacific was interested in capturing some of that trade.<sup>25</sup> Hotel del Monte became the premier hotel and destination of its day in the region.

Promoting tourism and settlement in the Monterey area, as well as elsewhere in California, became a big business in itself: “New California histories, travel accounts, and promotional literature teamed with a growing body of works written in and about Los Angeles, San Diego, Santa Barbara, Monterey, and other old Spanish centers that emphasized the improved conditions since the American takeover.”<sup>26</sup> One of the best known early publications was by Charles Nordhoff, who was hired to develop this guide by the Southern Pacific. The resulting book, *California for Health, Pleasure and Residence, A Book for Travelers and Settlers*, was published in 1872. Other publications were created by the resorts (including Paraiso Springs), real estate developers and chambers of commerce.<sup>27</sup> Much of the literature was published in San Francisco, benefiting the publishing industry as well.

While the Monterey area was actively promoting visitor-oriented activities, the Salinas Valley was settled primarily as a ranching and farming area. It was by-passed at first, as the Southern Pacific had greater interest in the Central Valley, where they held larger land grants. There they were able to attract large investors from San Francisco, Sacramento and the East Coast to augment their land grant income. These investors financed the railroad and the irrigation projects needed to develop the valley.<sup>28</sup>

The Southern Pacific began to open sections in the Salinas Valley in the 1870s. In the 1880s it reached San Luis Obispo from the north and Santa Barbara from the south, but the line as a whole in this area was not completed until 1901.<sup>29</sup> By 1881, however, Soledad had a station, making

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<sup>23</sup> Rolle, 1998:146.

<sup>24</sup> Orsi, 2005:70.

<sup>25</sup> Moehring, 2004:26.

<sup>26</sup> Moehring, 2004:27.

<sup>27</sup> Kurutz, 2000:17.

<sup>28</sup> Moehring, 2004:27.

<sup>29</sup> Moehring, 2004:20.



Paraiso Springs accessible via rail and stage from San Francisco. It was the terminus of the line at this time.

When the Southern Pacific railway was complete, Paraiso Springs was served by “The Coast Line,” one of two railways connecting San Francisco and Monterey, one a broad gauge line and one a narrow gauge. The broad gauge ran from San Francisco down the peninsula and along the coast, and the narrow gauge ferried passengers across to Alameda, from whence they continued down the east side of the Bay. The first served Hotel del Monte, Monterey, and Pacific Grove and the latter was a direct line to Santa Cruz. South of the juncture to Monterey, just one line continued to Los Angeles. Soledad and the connecting stage to Paraiso Hot Springs was on this route.<sup>30</sup>

## 2. Promoting California

In order to promote its destinations, the Southern Pacific hired independent writers and paid for promotional issues of publications such as the San Francisco weekly *California Spirit of the Times*. Charles Nordhoff, a “widely known and respected author and editor” was hired to tour California by rail and stage, writing a series of articles for Harper’s magazine. These articles were also published in his 1872 book, *California: For Health, Pleasure, and Residence . . .*. In 1874 the railroad commissioned General Benjamin C. Truman to write *Semi-Tropical California*, promoting the railroad’s line down the San Joaquin Valley to Los Angeles.<sup>31</sup>

In the early 1880s Truman became the director of the Southern Pacific’s “literary bureau,” a position he held through the 1890s. While in that position he wrote the *Tourists’ Illustrated Guide to the Celebrated Summer and Winter Resorts of California Adjacent to and Upon the Lines of the Central and Southern Pacific Railroads*, which contains a flattering account of the Paraiso Springs resort. An entire publication, entitled *Wave*, was developed just to promote the Hotel Del Monte. Truman also published a series of articles in the *New York Times* in 1887 on California agriculture.<sup>32</sup>

In the late 1890s and early 1900s the railroad stepped up its promotional efforts, advocating for travel, farming and settlement in California, Oregon, Arizona, Nevada and Texas. In 1898 it founded *Sunset*, a San Francisco monthly aimed at stimulating tourism. Early issues focused on California as a health resort. Later issues covered not only opportunities for travel and tourism but also “agricultural development, small-scale farming and cooperative colonies, irrigation, forestry and resource conservation.” The magazine also helped promote the popularity of Spanish Colonial Revival architecture as a regional style appropriate and ‘native’ to California and the Southwest.

*Sunset* expanded greatly in the early 1900s. In 1899 it had a circulation of 15,000. By 1911 it averaged more than 100,000 copies and 500,000 readers per month.<sup>33</sup> In addition to publishing the magazine, the company distributed ten million pieces of promotional literature in a three-year period in the early 1900s, according to rail historian Richard J. Orsi.<sup>34</sup>

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<sup>30</sup> Southern Pacific Railway, “The Coast Line,” 1901:1.

<sup>31</sup> Orsi, 2005:134.

<sup>32</sup> Orsi, 2005:134.

<sup>33</sup> Orsi, 2005:159.

<sup>34</sup> Orsi, 2005:158.

### 3. Promoting Paraiso

Paraiso began its history as a resort in 1872, according to newspaper accounts from the time.<sup>35</sup> At that time the Reeve Brothers (O. H. and H. F. Reeve) and Ledyard Fine formed a partnership and purchased the Springs from Pedro Zabala with the intention of establishing it as a resort.<sup>36</sup> By 1879 it was featured in Frederick E. Shearer's guide, *The Pacific Tourist: An Illustrated Guide to the Pacific Railroad, California*. Paraiso Springs was also actively promoted by the Southern Pacific Railroad as one of the resorts served by the "road." The Railroad's 1901 route map and promotional brochure featured Paraiso Springs. It was touted as follows:

*A visit to Paraiso (Paradise) Springs brings the tourist into a very distinctive part of California. At Castroville, instead of taking the rail line that leads to the Hotel del Monte, we follow up the main Coast Line into the Salinas Valley, the great wheat valley of California. At the old Spanish town of Soledad, 144 miles from San Francisco, we take a stage eight miles across the western half of the valley, and in the wild and rugged Santa Lucia Mountains, which rise blue and bold south of Monterey Bay, we find Paraiso Springs, a thousand feet above the level of the sea. The fine medicinal waters are bland in their effects, and there is hardly an ailment for which they are not a balm. The scenery, hunting and fishing are superb.*<sup>37</sup>

The Southern Pacific was not the only company promoting Paraiso, however. It was also the subject of two brochures called *The Traveler*, put out by The Peck-Judah Co., Inc. about 1890 and again in 1900. The ca. 1890 brochure is sixteen pages. It includes numerous photographs of the resort and extensive text, extolling the virtues of the place. In addition to the climate and lack of "mosquitoes, flies and fleas," the brochure plays up the vegetation and apples, which won a prize in the San Francisco Midwinter Fair of 1894, and the availability of vegetables, fruits, milk and cream produced on the site.

The brochure advertised that "Paraiso is a vacation home for well people." Nonetheless, the soda, sulphur and iron springs were said to relieve 'rheumatism, malaria, gout, kidney trouble, liver complaint, neuralgia, eczema, dyspepsia, insomnia, nervous affections, catarrhal complaints, asthma, bronchitis, and alcoholic dyspepsia.'<sup>38</sup> The brochure provided an analysis as to the mineral content of the springs, and listed the names of nine physicians, including Dr. George Pardee, the ex-Mayor of Oakland, who could attest to the healing properties of the water and local climate. In addition to the hot springs, available activities included burro, donkey and horseback riding; a dark room for developing photographs; and attending performances at the Music Hall. Trout fishing, deer hunting and quail shooting with guides was available. A doctor's services and massages were also provided.

The 1900 brochure, published by the same company, is about 14 pages. It was advertised as a souvenir and presented the history of Paraiso Springs, illustrated with numerous photographs. By this time the resort had adopted the slogan of "The Carlsbad of America." Activities provided at the resort included bowling, croquet, lawn tennis, shuffle board, and horse and donkey riding, Trout fishing and excellent deer and quail hunting were again extolled as local attractions. In addition to the plunges, pools, and baths, there was a gymnasium. Masseurs were available and

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<sup>35</sup> Mason, 2007:2.

<sup>36</sup> Cartier, 2005:12.

<sup>37</sup> Southern Pacific Railroad, *The Coast Line*, 1901.

<sup>38</sup> "Paraiso Hot Springs, Monterey County, California," *The Traveler*. ca. 1890.

the arsenic spring was said to be good for the complexion. The brochure stated that use of the baths and springs was included in the cost of the stay. In addition to the health-promoting springs, the ranch was noted as providing its own fruits and berries, butter, eggs, and honey, illustrated by a photograph of its extensive gardens. It concluded that the health-promoting qualities of the resort were additionally ensured by the good food and “contentment” provided.

In its 1904 guide to the “Hotels and Resorts on or Reached by the Lines of the Southern Pacific,” two destinations are listed at Soledad: the Frolli Hotel, which it noted as having the capacity for 30 guests; and Paraiso Springs, with a capacity for 150 people.<sup>39</sup> Accommodations in both places had grown by 1912, at which time there were four hotels in Soledad, accommodating a total of 140 people. Paraiso Hot Springs had expanded at this point to accommodate 250 people. This number most surely included campers, as the Hotel, Annex and cottages did not provide rooms for nearly this number. No campers or tents are seen in any of the many historical photographs however, which focus primarily on the buildings and landscape.

## **B. Evolution of the Site**

The development of the resort is well documented in historic guides, brochures and histories.<sup>40</sup> It is also well documented in historical photographs, many of them by a professional photographer, C. W. J. Johnson of Monterey. In addition to these formal photographs are many informal birds-eye views of the resort, as well as three known engravings that were published in the historic era. Historic postcards additionally portray many of the well known buildings and landscape features, such as the Annex and Gossip Oak.

### **1. The 1870s**

According to historian Anita Mason, who has researched Paraiso Springs extensively, plans were made to develop the property into a resort as early as 1871. At that time the managers planned to build a “bathing facility” by 1873.<sup>41</sup>

*And the said parties . . . agree . . . that they will build, make, and construct, or cause to be built, made, and constructed, within two years from the date hereof, in and about a certain spring of water on the said premises known as the “Hot Spring” all such buildings, structures, and apparatus as may be necessary or required to afford good and ample bathing accommodations at said Springs, and that such accommodation shall be open to the public in the usual manner of such accommodations.<sup>42</sup>*

An article in the April 23, 1872 issue of the *San Francisco Bulletin*, indicated that development was ahead of schedule. It stated that, “a couple of bath houses” had been constructed by that date.<sup>43</sup> Plans were also made to maintain the vineyard and orchard on the property. An article in the *Salinas City Index* on June 1, 1876 stated that, “We learn from Mr. Reeve that it is their intention to make the springs [“Soledad Hot Springs”] a first-class resort for both health and

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<sup>39</sup> Southern Pacific Railway, “Hotels and Resorts on or Reached by the Lines of the Southern Pacific,” 1904.

<sup>40</sup> See for example Appendix A, Paraiso Hot Springs in Guides and Histories.

<sup>41</sup> Mason, 2007:2.

<sup>42</sup> Mason, 2007:5, quoting “Leases, Book B., pages 24-28, Sonoma County Recorder’s Office. Agreement made in July 1871.

<sup>43</sup> Mason, 2007:3.

pleasure.”<sup>44</sup> The article continued, noting that thirty men were employed in developing the resort, laying out the grounds and gardens and developing a kitchen and dining room, as well as “numerous elegantly finished cottages.” It was the intention of the new owners to spend \$30,000 in developing the site. A subsequent article noted that at least thirty cottages were to be built.

In the early years visitors to the Springs camped as well as stayed in the cottages. A small note in the *Salinas City Index* on September 20, 1877 stated that, “. . . The number of visitors at the Springs is quite up to the average, nearly all the cottages being occupied. In addition to these there are quite a number of camping parties who have pitched their tents near the Springs, that they may enjoy the benefit to be had from drinking and bathing in Paraiso water.”<sup>45</sup> An article in the *Salinas Weekly Index* on July 22, 1880 noted that a “large building, containing saloon, billiard room, parlors and bedrooms to accommodate 30 persons” had just been built.<sup>46</sup> The post office at Paraiso was in place from January 16, 1877 until January 15, 1939, excluding about two weeks in 1899, when it was briefly discontinued.<sup>47</sup>

## 2. The 1880s

The 1880s and 1890s marked the heyday of the resort. In 1881 the resort was described in Elliot & Moore’s history of Monterey County:

*It is now quite a village with its pretty cottages scattered around its healing waters . . . The buildings about the springs are superior, being well constructed, and the cottages are so arranged as to be occupied by families or single persons. The hotel building lately erected, has good rooms on the upper floor. On the first floor is the office, bar and billiard room. There is also an established post-office and railroad and telegraph communication within a half hour’s distance. From the verandas of the hotel and cottages are some fine views of the Salinas valley, and of the Gabilan range of mountains beyond.*

*Surrounding and near the hotel are twenty-five neatly finished one and two-story cottages, well furnished and cheerful, from each of which a beautiful outlook may be had of the grounds, mountains, and valley. There is a post office, express office and livery stable in connection with the hotel.*<sup>48</sup>

The resort was described as follows in an 1883 guide to resorts in California written by Major Ben C. Truman, who was the director of the Southern Pacific’s “literacy bureau.” At that time it was noted that the resort had become popular over the last six or seven years, which would have been the mid-to-late 1870s.

*There is a large hotel and many cottages on the premises, the former affording pleasant quarters; but by far the most attractive suites of apartments are those in the sunny cottages, which form a picturesque group about the springs. There is ample accommodation for one hundred and fifty guests. There are hot soda and hot sulphur baths, two new mud baths, a laundry, verandas, a billiard table, parlor, music hall,*

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<sup>44</sup> Quoted in Mason, 2007:6.

<sup>45</sup> Mason, 2007:9.

<sup>46</sup> Mason, 2007:9.

<sup>47</sup> Clark, 1991:378.

<sup>48</sup> Quoted in Mason, 2007:9.

*delightful sleeping apartments, first-class fare at the table, and fine livery accommodations. These cottages are so arranged that every room has the benefit of the sunshine as well as the beautiful view, comprising plains, rivers, mountains, etc. The luxuries and comforts of city life are here blended with the freedom of the country. The bath houses are near the center of the grounds at a convenient distance from both hotel and cottages.*<sup>49</sup>

In 1886 Captain Junius George Foster and his son Edwin J. Foster took over as managers of the Hot Springs with a five year lease. The elder Foster was a veteran manager of restaurants and hotels, having managed the International Hotel in San Francisco (1860-1863); San Francisco's Cliff House (1863-ca. 1879); and "The Homestead" roadhouse in San Francisco (1880-1885).<sup>50</sup> He managed Paraiso Springs from 1886 until his death in 1890, at which time his son became the manager, until the end of their lease in 1891.<sup>51</sup> Because of Foster's San Francisco contacts, the resort became increasingly popular at this time.

When Dr. Ford of Vanderhurst, Sanborn & Co. of Salinas purchased the property in 1889, plans were made to again improve the resort. Plans were made to remodel the ten cottages on site, and to build "one large Eastlake cottage of four rooms."<sup>52</sup> A large "winter cottage" was also projected. This was later known as "The Annex." It was described as follows:

*A large winter cottage, single story, containing 24 rooms, and with a wide plaza around it, will be the first improvement made. The rooms will be in suites, with a fireplace to each suite. Each room will be 12 x 14 feet. This cottage will be in front of the dining hall and near the baths.*<sup>53</sup>

The same article noted that plans to build a hotel with 48 rooms were underway, with a construction date of 1890.

At this time, the town of Soledad had a population of between 200 and 300 people. The Warm Springs District school (later called the Paraiso Springs District school) at Clark and Paraiso Springs Road was attended by thirty-two children.

### **3. The 1890s**

The 1890s saw new improvements to the resort, particularly in the buildings. The hotel was built by William and Mary Ford, who had inherited the Springs from their brother, Charles Ford.<sup>54</sup> There were many photographs taken of the resort during this time, including a series of professional photographs by Monterey photographer C. W. J. Johnson.

According to *The Traveler* publication, in 1890 there were thirty-two furnished cottages. A new water system had been put in for fire protection by that time, as well as a new irrigation system.

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<sup>49</sup> Truman, 1883:216.

<sup>50</sup> Mason, 2007:13.

<sup>51</sup> The younger Foster went on to become manager of the Grand Hotel in San Francisco until 1906 (Mason, 2007:14).

<sup>52</sup> Mason notes that this was the same building later known as Evergreen or Governor's Cottage (p. 10). Note that the Eastlake or 'Stick Style' noted here was popular about the same time as the Victorian Gothic Revival style, and shared many of its features.

<sup>53</sup> Mason, 2007:10, quoting the *Salinas Weekly Index*, March 28, 1889.

<sup>54</sup> Cartier, 2005:13.

Telephone service was available to “nearly all points in the State.” There was a dark room, stables, a playground, a Music Hall, two “large new swimming tanks” (in addition to the plunge baths).

The resort was described in the 1899 *Mineral Waters of the United States and Their Therapeutic Uses* as follows: “The commodious hotel and cottages combine all the luxury and comforts with convenience and wholesomeness that can be found anywhere.”<sup>55</sup>

#### 4. 1900 and beyond

The *Traveler* brochure from 1900 showed that many more facilities, many of them for recreation, had been added. There was a bowling alley, croquet grounds, lawn tennis court, shuffle board, and stables, in addition to the “large mineral swimming pond,” and plunges and tub baths. A new garage had been added. The new brochure emphasized that, “Paraiso is not an expensive resort” and that use of the water, baths and springs comes with the price of the stay and a post office, telephone and telegraph were provided. At that time it was noted that, “The new proprietor and manager, Mr. H. H. McGowan . . . intends to spare no pains or money to make ‘Paraiso’ what she really is, ‘The Queen of California Watering Places.’”<sup>56</sup> It was at this time that many of the postcards of Paraiso that can be found were made.

Despite these new plans, Paraiso began to decline at this point. Roy W. Anderson reports in his study of spas of the Central Coast Ranges that the spa resort phenomenon had peaked in California in the 1860s, ‘70s and ‘80s, and thereafter the character of the business changed. He continues:

*This was the period [the 1860s through the 1880s] when ‘taking the waters’ was considered both fashionable and healthful. It was also the period when Americans were moving West, either to vacation or to settle. The demand for spa vacations was great; the money and the railroads to travel West were available. In California, this Golden Age of spa going coincided with the period of rapid spa building. Health resorts were occupied as rapidly as they were built while the finer details of construction were put off for another day. The immediate concern was for profit and reputation. In this rush for wealth and fame, the California spa evolved into many strange forms, finished and unfinished, luxurious and crude, and successful and unsuccessful. For those that failed, the day for finer details of construction never came. For many of those that remained, the finery was soon ruined.”<sup>57</sup>*

After the heyday of the Paraiso Springs resort, many of the subsequent changes appeared to detract from rather than improve the site. In 1891 a fire burned the handsome Italianate house on the hill to the north of the main resort area, one of the most substantial buildings on the site. In 1928 a fire burned the Hotel, two bath houses, a garage, the dance hall, and “other smaller buildings.” “The Ranch” and “The White House” also burned.<sup>58</sup> It was reported that camp cottages on the hill and a house escaped the flames.<sup>59</sup> Additionally several palm trees burned.

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<sup>55</sup> Crook, 1899:159.

<sup>56</sup> *The Traveler*, ca. 1900.

<sup>57</sup> Anderson, 1965:55.

<sup>58</sup> It is not clear which buildings these are today.

<sup>59</sup> Soledad Bee, July 27, 1928.



It was reported that the Hotel was rebuilt, but no photographs were discovered showing this. A survey of the springs and water sources created in 1934 shows the Annex; a kitchen and dining building at about the location of the Lodge today; a bath house at about the location of the old baths north of the Lodge today; the main swimming pool with changing rooms around two sides (in contrast to the changing rooms just on the east end, as seen in the photographs from the turn of the century); twelve cottages north of the resort, and six cottages south of the resort.<sup>60</sup> This was a substantial decline in buildings from about the turn of the century, when buildings such as the Hotel, Dr. Ford's house, and a dance hall form a complex on the north side of the east-west entry drive, and a cluster of buildings west of the curvilinear entry drive give the center of the resort a 'village' feel.

The Annex burned in 1954. This same year the new owners, Roy and Jacqueline Ramey, built two bathhouses, two pump houses, a boiler room, a garage, and a Dance Hall. In 1955 they built a bar, and in 1958 they made an addition to the kitchen. Also in 1958 the Outlook, Hillside and Solana Cottages were moved from Oakland to the site and remodeled (these are the cabins between the Spreckels cabin and Pioneer, north of the pool). In 1966 the dining room, bar, dance hall and kitchen were remodeled. This same year the Hillside Cabins, north and east of the main resort, were built. In 1970 the resort was sold to Mr. and Mrs. Otto Barrett, who held it only for a year before it was sold to Warren and Marge Perrine. The Perrines owned the property until 1999, when it was purchased by the current owners, Bill and John Thompson.<sup>61</sup>

A 1984 sales prospectus for the property noted that 18 "furnished housekeeping cottages" were available on the site, nine of which were Victorian cottages. Additionally there were 15 one-room cabins (the Hillside Cabins). The lodge with the bar and associated facilities was in place, the recreational building, the pools and changing rooms, workshop, pump house, boiler room and fire equipment room; plus space for ten mobile home sites and 31 camping sites with associated restrooms. The prospectus noted fourteen mineral springs, and listed their characteristics.<sup>62</sup> At that time Warren and Marjorie were in the process of restoring the Victorian cottages, according to this document.

In 1989 a newspaper article reported that there was a clubhouse and 45 housing units on the site, including small cabins, cottages, yurts, and mobile homes for rent daily, weekly or monthly. There were also campgrounds, barbecue facilities and hiking trails. And, most importantly, three pools.<sup>63</sup>

In 2003 eighteen cottages were removed from the site, including the nine Victorian-era cottages. The newer cottages that had been moved to the site some time after 1966 included six buildings at Palm Court and three cottages in the northeast corner of the site, between the Spreckels Cottage and Pioneer.

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<sup>60</sup> Referenced in Cartier, 2003, Appendix B.

<sup>61</sup> Cartier, 2003:15.

<sup>62</sup> Smith and Hampson, 1984.

<sup>63</sup> Clark, 1991:378.

## **C. Design Contexts**

### **1. Landscape Context**

There were numerous natural springs spas in California at this time, including several important spas and resorts in Monterey County.<sup>64</sup> Roy William Anderson in his thesis on the topic lists 56 in the Central Coast Ranges alone in the nineteenth century.<sup>65</sup> Mr. Anderson notes that the spas “differed markedly in size and appearance. The crudest health resort consisted of a simple bathhouse with facilities for camping, while the most elaborate consisted of a palatial hotel with extensive gardens.” He goes on to state, however, that most were “crude settlements.”<sup>66</sup>

All evidence at Paraiso Springs supports the idea that this resort was very simple and straightforward, and that the waters, the proximity to hunting, fishing and hiking, the availability of fresh-grown produce, the salubrious quality of the climate, and the views were the focus and appeal of the place. This was not an elaborate site with strolling grounds and carefully designed pleasure gardens and water features, such as would have been found at the renowned Hotel del Monte. One of the most prevalent landscape elements, the stone-lined pathways, is very rustic, consisting of loosely stacked, white-painted stones. Plantings are simple and informal, except where palms and trees were used along the main roads (note that the continuity of the palms and trees was lost many years ago). The buildings were placed on the land in response to the topography and perhaps for picturesque effect, not in response to any prevailing design sensibility.

Examination of historical photographs and maps, documentation of the site in 2003, and reconnaissance of the site today suggests that this informality has remained consistent over time.

### **2. Architectural Context**

The numerous photographs from the last decade of nineteenth century reveal the relatively eclectic nature of the architecture at Paraiso Hot Springs. As discussed in the previous section, every owner made ‘improvements’ to the Springs. The popularity of the Springs in the 1880s and 1890s through the first decade of the twentieth century, ensured that more money was invested in the buildings and grounds during these years. Older cabins were refurbished and new cabins built.

A handsome Italianate structure with some unusual details was built in the mid-1880s for Mrs. Bryant north of the resort, on the hillside overlooking the site. This house burned in 1891.<sup>67</sup> The Annex was built in 1889 to accommodate additional tourists. One cabin, “Monterey House,” was designed by famed San Francisco architect Julia Morgan.<sup>68</sup> This building was constructed in 1919-20, and there is no evidence of the building on the site today. While notes in the San Luis Obispo archives suggest that Monterey Cottage on site may be the house designed by Morgan for Mrs. Peterson, the apparent construction materials, methods and architectural detailing of this building is reminiscent of the late nineteenth century, negating its association with Morgan’s

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<sup>64</sup> See for example the 1971 Monterey County Historic Resource Inventory.

<sup>65</sup> Anderson, 1965; 49a.

<sup>66</sup> Anderson, 1965; 58-59.

<sup>67</sup> Mason, 2007:2.

<sup>68</sup> Boutelle, 1995:258. It appears to be a coincidence that one of the cabins is called Monterey Cottage and this building by Julia Morgan is called Monterey House.

1919-20 Monterey House.<sup>69</sup> The addition to the Hotel is attributed to popular San Francisco architect William H. Weeks, who also designed many buildings in the nearby company town of Spreckels for Claus Spreckels.<sup>70</sup> This building burned in 1928.

Three buildings display Victorian Gothic Revival architectural detailing, reflecting a style that was popular early in the Victorian era, particularly for rural or rustic buildings.<sup>71</sup> Two of the cottages have massing and detailing reminiscent of Greek or Colonial Revival styles as interpreted in vernacular structures at this time.<sup>72</sup> The remaining buildings and structures on the site from the Period of Significance have few stylistic details that would associate them with the primary styles of the Victorian era. They are therefore considered vernacular buildings.

The historic-era buildings display a variety of features and finishes. All known features and finishes date from the Victorian era. Some are finished in board and batten and some in channel rustic drop siding. The latter was typically popular slightly later than the board and batten. Windows vary from one-over-one-light, double-hung windows to two-over-two-lights to six-over-six-lights to double casement windows. The most common windows on the historic buildings have two-over-two or six-over-six lights, both characteristic of earlier Victorian-era styles.

The most ‘stylish’ buildings on the site in 2003 were the Victorian-era Gothic Revival buildings, specifically the Evergreen Cottage and Buena Vista Cottage and to a lesser degree the Romie Cottage. These buildings were placed in key locations on the site. Evergreen Cottage could be seen across from the Annex and would be the first building one would drive by if one approached the resort on the curving drive from the south. It is reported in much of the literature that visiting dignitaries stayed in this cottage.<sup>73</sup> The Buena Vista Cottage was sited at the end of this entry drive, beyond the “Gossip Oak” and the Hotel to the right. This made for a very picturesque yet informal ensemble, something that proponents of the style strived for.

Victorian Gothic Revival was not highly popular in California for residential architecture, and its popularity was furthermore relatively short-lived.<sup>74</sup> While Gothic Revival styles occurred throughout the last half of the nineteenth century, the Victorian Gothic Revival, as seen here, was popular in the 1870s and 1880s.<sup>75</sup> Characteristics of the style included the use of board and batten (for its vertical orientation); steeply pitched roofs; the presence of wall gables; decorative

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<sup>69</sup> The note in the Sara H. Boutelle papers in the Julia Morgan archives specifically reads, “We have a house that may be the one built for Mrs. Peters[s]n. It is a two story house named Monterey (all our cottages have names) and was built for a woman so it could have been for her. Petersen’s once owned Paraiso.” (signed) Gwynn Schurle Mrs. Personal communication, Glenna Sutherland, February 2, 2008.

<sup>70</sup> Lewis, 1977.

<sup>71</sup> Many buildings on the site were designed in the Gothic Revival style, but few survived until the late twentieth century.

<sup>72</sup> There is a building type unique to the area referred to as “Jacks houses,” as in the houses developed by land speculator David Jacks on nearby tenant farms. These houses may be similar to the Jacks houses. A characteristic feature of the Jacks house is a gable that ‘cuts off’ the upper story windows. See Clark, 2000:6.

<sup>73</sup> See for example Mason, 2007.

<sup>74</sup> Kirker, 1986:75.

<sup>75</sup> This style also shares some characteristics with the Stick Style, which was popular in northern California in the same time frame. In fact, an article published at the time noted that Evergreen would be designed in the Stick Style.

bargeboard or vergeboard on the gable cornice; and the use of pinnacles and finials on the gable.<sup>76</sup> The massing of the Evergreen Cottage, with its central projecting gable face, ‘scalloped’ vergeboard and finial is very typical of the style. The ‘stick’ cross-bracing detail on the portion of the gable that overhangs the lower gable on the Buena Vista and Romie Cottages is also typical.

The most famous proponent of Gothic Revival architecture in the United States was actually a landscape architect by the name of Andrew Jackson Downing (1815-1852). While Gothic Revival was very popular for churches and for institutional buildings in many places, if not in California, it was less popular throughout the country for domestic architecture. Downing’s career as an author was established with his first book on landscape gardening, which was printed in eight editions, from 1841 to 1879. He expanded his horizons with his second book, *Cottage Residences*, collaborating with architect Alexander Jackson Davis. This pattern book addressed rural residences only. It discussed siting, with an emphasis on the picturesque, furnishings, ‘conveniences,’ and finishes.<sup>77</sup> It was wildly popular and was printed in thirteen editions, from 1842 to 1887.<sup>78</sup> While several Victorian-era styles were illustrated in the book, Victorian-era Gothic Revival was actively promoted for the picturesque and informal qualities it was thought to embody.

Downing was a prolific writer, which is one reason his ideas became widespread. Another reason given for his popularity is that his books had very nice illustrations. His book, *The Architecture of Country Houses, with designs for cottages, farm houses and villas . . .* was published in nine editions from 1850 to 1866. He was also the editor of the magazine *The Horticulturalist* and *Journal of Rural Art and Rural Taste*. He had a design practice with Calvert Vaux toward the end of his short career, and was heavily influenced by Vaux’s future partner, Frederick Law Olmsted (Olmsted and Vaux are perhaps best known for the design of New York’s Central Park).

Another reason that Downing’s ideas were popular is because they provided a contrast to the Greek Revival style of the preceding era. Downing believed that the house should be designed in response to the landscape in which it was placed, that it should be sited so as to take advantage of views of the landscape and further, that “the grounds themselves should be enhanced and modified so as to augment their picturesque qualities.” Although various architectural styles were presented in his books, Gothic Revival took precedent. Many of the sample plans were selected with an eye towards economy and simplicity. With these ideas, it is easy to see that their application in a setting such as Paraiso made sense. Board and batten, the predominant material for these simple cottages, additionally made sense in northern California, as it was the prevalent building material and method.

After Downing’s early death, his former partner continued his work, drawing up plans and supervising the construction of homes influenced by Downing’s ideas across the country. The following is a description of a typical house he designed in this period:

*Characteristic of these houses are the steeply pitched roofs and gables often trimmed with carved barge (or verge) boards along the eaves, pointed lancet windows with diamond-shaped glass panes, clustered elongated chimney pots, Tudor-detailed porches,*

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<sup>76</sup> Gebhard, 1985:558.

<sup>77</sup> Roth, 1979:101.

<sup>78</sup> Roth, 1979:101.

*varied window shapes, and, frequently, vertical board and batten siding which Downing agreed to when masonry was beyond the client's means. In plan many of these houses were cross-shaped, with the façade centered on the tall central gable, but irregularity in the plan and massing was common and encouraged by Downing.*<sup>79</sup>

While the Gothic Revival style never really ‘caught on’ in California (Victorian Gothic Revival was only popular for ten-to-twenty years), it was popular for resorts during this time frame. The Hotel del Monte, built by the Southern Pacific Railroad, was said to be “built in modern Gothic style.” The resort at Mt. Shasta, built by the Southern Pacific, had elements of the Gothic Revival style, as did the resort spa at Calistoga, built by Sam Brannan (who also owned mines close to Soledad). It is easy to why this style, with its emphasis on the interaction of the ‘cottage’ with the landscape and focus on views and picturesque siting, would be appealing in a setting like this. The cottages and the ideas they represented reinforced the prevalent themes at Paraiso, which is that the place was not about the buildings and landscape per se, but the waters and the natural environment.

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<sup>79</sup> Roth, 1979:103.

## HISTORIC RESOURCE REPORT PARAISO HOT SPRINGS

### 4. DOCUMENTATION AND EVALUATION

#### **A. Introduction**

In this chapter the landscape and architecture of Paraiso Hot Springs is documented through the use of a classification system developed for this purpose by the National Park Service.<sup>80</sup> The character and physical qualities of the landscape are described, including information about the conditions in 2003, when the historic buildings were demolished, followed by an evaluation and summary. The evaluation applies the California Register Eligibility Criteria to each potential resource. The integrity of each landscape element is also evaluated, where appropriate. Landscape characteristics that retain integrity may be considered contributing elements to a historic vernacular landscape. Archaeology, typically an element of the cultural landscape, is not evaluated here, as it is addressed in the two previous reports by Dr. Cartier of ARM (2004, 2005).

Buildings and structures are discussed as an aspect of the landscape and are additionally addressed, with respect to site design, in the section on cluster arrangement. Analysis and evaluation is provided for all major buildings and structures that are over 50 years of age, as identified in Dr. Cartier's report. These typically are buildings used to house and entertain resort guests. Adjunct buildings and other structures are grouped under the title "Minor Buildings and Structures."

The landscape features are discussed in a format recommended by the National Park Service in their bulletin, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*. The evaluation of the buildings meets the State of California's regulatory framework for compliance with the California Environmental Quality Act and follows the guidelines established in the National Park Service's bulletin, *How to Apply the National Register Criteria for Evaluation*.

#### **B. Natural Systems and Features**

##### **Definition**

Natural aspects that often influence the development and resultant form of a landscape.<sup>81</sup>

##### **Description**

The Natural Systems and Features at Paraiso Springs are the most enduring characteristics of the land. The site is located in an upper valley, known as Indian Valley, in the Santa Lucia coastal range, between elevations 1,000 and 1,200 feet. Junipero Serra Peak is south of the site, and has an elevation of 5,862 feet. North is South Ventana Cone with an elevation of 2,871 feet. The Santa Lucia range is notable for its steep and rugged terrain. Native vegetation includes oak woodland and chaparral plant communities. The site contains several hot and cold mineral springs. Rainfall and water from the springs drain east through the valley in a shallow waterway. The geographic character of the site is unchanged. Native vegetation may be reduced in quality and quantity over the time of resort expansion; otherwise the ecology of the site is probably not

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<sup>80</sup> Page, 1998:35-79

<sup>81</sup> Page, 1998:53.



very different from that of the resort during the Period of Significance. The natural systems and features of the site are contributing features of the landscape.

### **Evaluation**

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

*The natural systems and features are the very reason the site was chosen for a resort.*

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

*There is no known association between the natural systems and features and persons important to local, California or national history. It is known that dignitaries visited and stayed at the site, likely due to these systems and features, but more specific information was not discovered during research.*

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

*The natural systems and features are distinctive due to the presence of the hot mineral springs. While the natural setting of the site and its land forms are striking, the presence of the hot springs (there were fourteen individual springs noted in 1934) make the landscape distinctive.*

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

*This Criterion is not applicable.*

In addition to meeting one or more of the above criteria, in order to be considered a historic resource for purposes of CEQA, a resource must retain integrity. Integrity is defined as a function of a property's location, design, setting, materials, workmanship, feeling and association. A property must retain enough of its historic character or appearance to be recognizable as a historical resource and convey the reasons for its significance. A property must maintain most of the aspects of integrity, and should retain those aspects most relevant to its historic significance. The natural systems and features appear to retain the following aspects of integrity:

- It is still in its original **location**.
- The **setting** has not changed.
- **Design** is not applicable.
- **Materials** is not applicable.
- **Workmanship** is not applicable.
- The natural systems and features retain their original **feeling**.
- **Association** with the Period of Significance is retained.

### **Summary**

The Natural Systems and Features of the site are significant and retain integrity. They meet Criteria 1 and 3 for their historical association with the site and importance in local history, and their distinctive characteristics. Some aspects of integrity are not applicable; however, since the

natural systems and features are one of the most important landscape characteristics of the site, and the overwhelming effect is intact, this landscape characteristic is determined to retain integrity. This characteristic is a contributing element to the cultural landscape or historic vernacular landscape.

### **C. *Spatial Organization***

#### **Definition**

Arrangement of elements creating the ground, vertical, and overhead planes that define and create spaces.<sup>82</sup>

#### **Description**

It is apparent on entering the site that placement of the Main Lodge and Recreation Room, as well as other contemporary buildings on the property, responds to the topography and views. The group of historic cottages near the Workshop and the historic cottages on the northern hillside retain some of the spatial organization that was present during the Period of Significance in that the relationship of the buildings to the landscape and roads was still intact.

Currently the approach to Paraiso Springs is notable for the experience of entering the valley and the surprise of the broad, relatively flat area which contains a large number of fan palms. A broadly curving horseshoe drive approaches the Main Lodge. Within the curve is the dense group of Washingtonia palms, a few olive trees and other vegetation rising from a field of mown grasses, and the Recreation Room. Beyond the Recreation Room are two outdoor swimming pools, and a partially enclosed room that contains a fireplace. The fireplace is flanked by changing rooms. A simple structure (the “Indoor Bath” described elsewhere in this report) contains a hot springs pool.

The gravel road continues north, leading to a basketball court. Beyond the basketball court, north and slightly west, is an open and somewhat level area where a group of historic cabins stood until their demolition in 2003. Paths or other identifiers are missing. Alongside the Workshop a rough dirt road leads into the hillsides west and north of the resort site, which provide expansive views of the agricultural Salinas valley and the Gabilan Range beyond.

East of the historic cabin site and north of the pool the road continues east and slightly uphill to a level grassy area that is the location of a group of five wood-frame cabins that were also demolished in 2003. There is no apparent evidence of their existence today. Below (south and east) of this location and above the pool are fifteen small wood-frame cabins that were constructed here in 1966.<sup>83</sup> They are generally placed along the prevailing contours of the land.

Historically the resort was arranged in a very casual fashion. Andrew Jackson Downing’s picturesque design ideas appear to be evident in some of the architecture of the resort. If his ideas were a source of inspiration in the landscape, they were not consistently implemented. Historic photographs show that the curving entry road had an edge of tall trees, creating a distinct entry experience. These photographs show that the Hotel was approached by a straight east-west road that diverged from the curving road beyond the tree-lined, curving section, passing the orchard

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<sup>82</sup> Page, 1998:53.

<sup>83</sup> Cartier, 2005: 16.

and vineyard. This is noted as the main entrance in a 1900 brochure; it appeared consistently in historic USGS maps through 1947.

Lines of fan palms defined the location of the Annex and Hotel, and asserted formal lines in what was otherwise a very informal landscape (only a few of these palms exist today).<sup>84</sup> Cottages occurred in both casual groupings and in loose lines at the northern and western edges of the development. The crops grown in the western part of the landscape were tucked behind the buildings and probably weren't experienced by guests (The relationship between buildings is discussed under "Cluster Arrangement"). It appears that the large central open area on the site was planted as an orchard at times. Gardens and what appears to be vineyards also existed east of the central open area. The orchard and vineyard were arranged in typical agricultural rows and would have informed the experience of entering and exiting the resort.

The broadly curving road ended on the uphill, or western, side of the Hotel and Annex. In this vicinity it became a broad open area that appeared to function as a sort of "town square." A stately oak was located here; images of the oak appear in early advertisements and postcards where it was called "The Gossip Oak" (this tree is no longer extant). As one approached the Annex, Buena Vista Cottage would have come into view straight ahead, constituting the only example of a contrived view that can be extracted from historic source material (the 1934 map shows that this drive was designed on axis with the Buena Vista Cottage). It appears that there were views across the valley from the Annex and the Hotel verandas (they were also mentioned in the travel literature). Views from the Annex, however, may have been compromised by the line of trees associated with the entry road.

From the juncture of the two roads, the road narrowed and continued beyond the Hotel, where it made a loop in front of the group of cottages in this location. A minor road appears on historic USGS maps in the vicinity of the Spreckels, Hillside and Solana Cottages and would have been necessary for access during the Period of Significance.

### **Evaluation**

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

*The spatial organization described above is associated with the development of the resort during the Period of Significance. With the exception of the curving entry drive, the row of cottages on the northern edge of the developed area, and the larger landscape setting, much of the spatial organization of the site has been lost over time. The historic arrangement of the cabins seen in USGS maps from 1915 to 1947 were gone by 1956. Further, the history of the site reveals that the property was in a continual state of evolution due to a number of factors, lessening the significance of this landscape element.*

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

*There is no known association between the spatial organization of the site and persons important to local, California or national history.*

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<sup>84</sup> This formal arrangement of palms at right angles are likely the source of a story that the Padres planted palms on the site in the shape of a cross.

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

*The spatial organization does not contain distinctive characteristics.*

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

*This Criterion is not applicable.*

### **Summary**

The spatial qualities of the site do not meet any of the applicable criteria of the State Eligibility Criteria for determining historic significance. This landscape element is therefore non-contributing to the cultural landscape or historic vernacular landscape.

### **D. Land Use**

#### **Definition**

Organization, form, and shape of the landscape in response to land use.

#### **Description**

The land was purchased by John and Bill Thompson in 1999. It is currently used by them as a private resort. From the time of their ownership up until 2003, it was still in use as a public resort, but the buildings were in serious decline and attendance was poor.

The land has been used as a resort since 1872.<sup>85</sup> At that time there were also plans to “maintain” the orchard and vineyard, indicating that both were present in 1872. Prior to that time, the padres at Soledad Mission used the land as a vineyard and also promoted the use of the hot springs for their healing properties. Travel brochures and articles from the Period of Significance make it clear that the mineral waters were the most important feature of the site; they also refer to site-produced fruits, vegetables, and dairy products. Cultivated areas are visible in historic photographs. Recreation and socializing were also important uses of the site. It is not known when the vineyard, orchard, and other food-producing areas disappeared from the site, but the land was used as a resort as late as 2003.

#### **Evaluation**

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

*The land use is very closely associated with the resort. Although the character of the land use - exemplified in the way the resort was developed and used in the Victorian era versus the recent past and the present - varies, it has remained in continual use as a hot springs since 1791.*

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

*There are associations between the land use and persons important to local, California or national history, in that the site attracted a series of locally and regionally important owners and*

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<sup>85</sup> Mason, 2007:2.

*managers over time, primarily in the Victorian era.*

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

*The land use – as a resort – is distinctive due to type, period and region. Although just one of 56 hot springs and resorts in central California in the nineteenth and twentieth centuries, it is distinctive for the composition of the springs and the natural setting. The former allowed the resort to advertise as “The Carlsbad of America.”*

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

*This Criterion is not applicable.*

In addition to meeting one or more of the above criteria, in order to be considered a historic resource for purposes of CEQA, a resource must retain integrity. The following analyzes the integrity of this landscape element.

- The use of the land as a resort is still in its original **location**.
- The **setting** is the same.
- **Design** is not applicable.
- **Materials** is not applicable.
- **Workmanship** is not applicable.
- The land use does not retain its original **feeling**.
- **Association** with the Period of Significance is retained.

### **Summary**

Land use for this site meets State Eligibility Criteria 1, 2 and 3 for determining historic significance. Although the integrity of land use on the site has been somewhat compromised over time, it is distinguished by being in *continual* use for its mineral hot springs from 1791 to the present. The character of the land use has changed over time somewhat (a Victorian resort where one arrived by stage is different from a twentieth century resort where one arrived by car), but the property’s use as a resort has remained sufficiently intact for land use to be considered a contributing element to a cultural or historic vernacular landscape.

## **E. Cultural Traditions**

### **Definition**

Practices that influence land use, patterns of division, building forms, and the use of materials.<sup>86</sup>

### **Description**

The use of the hot springs for medicinal purposes is a strong cultural tradition that began well before Spanish ownership of the land. During the Period of Significance the hot springs continued to be the main attraction of the land, but it was also used for recreation, health, and

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<sup>86</sup> Page, 1998:53.

social purposes. These traditions are continued by the current property owners. Recreational use of the site and use of the mineral springs, however, is limited to the private owners at this time.

### **Evaluation**

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

*The cultural traditions of the site are very closely associated with the resort.*

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

*There is no direct association between the cultural traditions and persons important to local, California or national history.*

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

*The cultural traditions of the site influenced the land use and building forms, which were distinctive due to type, period and region.*

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

*The cultural traditions have potential to yield information important to the history of the local area and California.*

In addition to meeting one or more of the above criteria, in order to be considered a historic resource for purposes of CEQA, a resource must retain integrity. Below is an analysis of this landscape element with respect to its integrity.

- The cultural traditions do remain in the original **location**.
- The **setting** of the cultural traditions has changed over time.
- **Design** relating to cultural traditions is not retained.
- The use of **materials** has evolved over time.
- **Workmanship** used throughout the site as a result of cultural traditions is not retained
- The cultural traditions do not retain their original **feeling**.
- **Association** with the Period of Significance is retained.

### **Summary**

The cultural traditions landscape characteristic meets Criteria 1, 3 and 4 of the State Eligibility Criteria for determining historic significance. The cultural traditions do not retain integrity however, due to the evolution of the site and change with respect to its Period of Significance. It may provide informational value, which will be determined in the course of land development. However, the cultural traditions are not a contributing element to a historic vernacular landscape.



## **F. Cluster Arrangement**

### **Definition**

The location of buildings and structures in the landscape.<sup>87</sup>

### **Description**

The location and pattern of the buildings and structures currently on the site is somewhat haphazard in appearance; the main organizing feature appears to be the topography and the location of the springs. This was also the case in 2003 before the nine historic structures were removed. At that time the placement of the historic structures was casual and responded to the land more than to an overall design approach. The swimming pools were (and are) located in the broad and relatively level area near the Recreation Room. The associated hot springs pool is nearby and presumably was located to take advantage of the location of a naturally occurring spring.

In the first half of the twentieth century and before (evidenced by historic photographs and historic USGS maps) the organization of the landscape was fundamentally different that what appeared in the second half of the twentieth century.<sup>88</sup> Historic maps show that most of the buildings were located on either side of the curving entry drive where it ended on the west side of the developed area, and then continued in a loose circle around the entry drive loop in the northwest corner of the site. The straight east-west entry drive, considered the main drive in later brochures, entered the main public area of the site from between the Hotel and Annex, terminating where it intersected with the curving drive.

The group of five historic cabins on the hillside on the north side of the site was located on a widened shoulder of land that may or may not have been a naturally formed level area. This location provided views across the resort and probably captured breezes. This cluster was intact in 2003 as seen in historic photographs taken during the Period of Significance, although the group of cottages no longer bordered a looped drive. They were still sited in such a way as to define the open space where the Gossip Oak was located, however, and terminate the view from the curving entry drive.

Historic photographs and postcards show several more buildings on the site during the Period of Significance than currently exist on the site now, or in 2003. The Hotel and Annex appeared to be sited to take advantage of the views across the valley, and were aligned with the topography. According to an 1883 tourist guide, cottages were sited to take advantage of views, sunshine and breezes. This may account, in part, for the informal siting of the buildings; but it is also likely that the location of the natural springs, along with a casual and cost-effective approach to the initial development of the resort, set the tone for subsequent development.

Historic photos show a group of small residential-style buildings along the western edge of the development. These structures appear to be laid out along a simple roadway, but are not strictly aligned to the road or to each other. Also visible in these photos are additional buildings whose exact location is not known, but it is clear in the photographs that these buildings are also sited in a somewhat informal arrangement.

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<sup>87</sup> Page, 1998:53

<sup>88</sup> This information is taken in part from historic USGS maps dating 1915, 1932, 1940, 1947, 1956 and 1984.

### **Evaluation**

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

*The cluster arrangement of the site is very closely associated with the resort. The informal groupings of buildings and their relationship to gardens, open spaces, significant landscape features and the springs themselves was significant as a vernacular landscape. However, the only cluster that was intact in 2003 from that time period was the cluster of six cabins in the northwest corner, in relationship to the entry drive and topography. The cluster of cabins to the northeast do not appear in the earliest historic photographs, and it is known that some of those cabins were later moved to the site (although three appear to replace three earlier cabins in that location). Therefore the line of cabins defining the north edge of the site is a somewhat later pattern than the earlier emphasis on the west edge of the site, and is subordinate to the earlier development pattern.*

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

*There is no known association between the cluster arrangement and persons that experienced it who were important to local, or California history.*

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

*The cluster arrangement appears to have been a characteristic of other informally arranged California resorts of the time, as documented in “The Historical Geography of California Spas: Fountains of Health in the Central Coastal Ranges” and in “Monterey County Illustrated.”*

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

*This Criterion is not applicable.*

In addition to meeting one or more of the above criteria, in order to be considered a historic resource for purposes of CEQA, a resource must retain integrity. Below is an analysis of the integrity of this landscape element.

- The **Location** of many of the building clusters has been lost.
- The **setting** was lost many years ago.
- The **design** was lost many years ago.
- **Materials** are not applicable.
- **Workmanship** is not applicable.
- The **feeling** is not the same.
- **Association** with the Period of Significance is not retained.

### **Summary**

One cluster arrangement on the site in 2003 is very important and is associated with Criteria 1 and 3 of the State Eligibility Criteria. As noted, however, this is the only cluster that remains on the site (in 2003) from the Period of Significance, as evidenced in historic photographs,

postcards, and maps. All other building clusters have been lost, although groupings of minor hot springs elements remain, albeit in altered states. Therefore integrity has been lost and this is not a contributing element to the historic vernacular landscape.

## **G. Circulation**

### **Definition**

Spaces, features and materials that constitute systems of movement.<sup>89</sup>

### **Description**

The existing circulation on the site consists of the broadly curving entrance road, which widens to include a parking area in front of the Main Lodge. This road is gravel and dirt, without edge restraints. Rough dirt roads connect the Eucalyptus Grove picnic area, the area known as Palm Court, the Workshop, and the Hillside cabins area to the main road. There are no improved paths visible on the property today, except a section of sidewalk near the Recreation Room and some concrete stepping stones associated with the existing hillside cottages. Photographs of the cottages taken prior to their demolition show simple paths of undetermined material that are lined with white-painted stones.

Historic views of the present road to Paraiso Springs from the valley floor show that the road has a similar form to the historic road. Historically the curving entry drive looped around to approach the central grounds from the south, on axis with Buena Vista Cottage. Beyond the main public area, where the Gossip Oak was located west of the Hotel, the road looped around and returned on itself. Cottages lined the curving drive on the west edge of the site and around the loop. The straight east-west entry drive terminated at the public area after extending between the Hotel and Annex. Historic photographs show passengers in the stage at this location. Over time the east-west drive was lost, and the curving entry drive remained. The drive on the north edge of the site gained greater importance as additional cabins were located here.

Other roads and paths on the site are visible in historic photographs and postcards, but the actual locations of these roads and paths are not known. It appears that the main paths and roads were gravel and were lined with white-painted stones. One early photograph shows some paths were made of two or three broad planks placed at grade.<sup>90</sup> This style of path likely dates from the earliest days of the resort.

### **Evaluation**

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

*Circulation on the site is closely associated with the historic period, although it appears to have been somewhat expedient in design. The main drive to Paraiso provides for dramatic glimpses of the larger site as one climbs up from the valley floor, and likely did during the Period of Significance as well. The curved entry drive appears to be intact as seen in historic photographs and maps, and has some of the experiential characteristics that it did in the historic period. Most other circulation elements – perhaps with the exception of the drives on the north edge of the site – appear to have been lost. In particular there is no evidence of the stone-lined pedestrian paths*

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<sup>89</sup> Page, 1998:53.

<sup>90</sup> Clovis, 2005: 60-61.

*and board sidewalks that appeared in historic, as well as more recent photographs.*

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

*There is no known association between the circulation and persons who experienced it who were important to local, or California history.*

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

*Circulation was not distinctive of type, period, region or method of construction. Although historic USGS maps show a distinctive circulation pattern, this pattern was lost in the second half of the twentieth century. It is likely that once the Annex and related structures burned in 1954 and new structures were constructed, circulation patterns took on a different emphasis.*

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

*Circulation does not have potential to yield information important to the history of the local area and California.*

In addition to meeting one or more of the above criteria, in order to be considered a historic resource for purposes of CEQA, a resource must retain integrity. Below is an analysis of the integrity of the circulation elements.

- **Location** of circulation is not the same.
- The **setting** was lost many years ago.
- The **design** was lost many years ago.
- The **materials** no longer exist.
- **Workmanship** no longer exists.
- The **feeling** is not the same.
- **Association** with the period of significance is not retained.

### **Summary**

Circulation, particularly the experience of the journey to the site, was documented in historic accounts, travel guides, and postcards and is important to its history. Circulation meets Criterion 1 of the State Eligibility Criteria. Evidence of how the circulation elements were designed was gathered from historic photographs, postcards and maps. As can be seen above, circulation within the site no longer retains integrity, and this element is not a contributing element to a historic vernacular landscape.

## **H. Topography**

### **Definition**

Three-dimensional configuration of the landscape surface characterized by features and orientation.<sup>91</sup>

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<sup>91</sup> Page, 1998:53.



### **Description**

The main use area of the site is located on naturally occurring, gently sloping land. The low mountains of the Santa Lucia range rise dramatically on three sides of the level main use area. As discussed above, a group of five historic cabins are located on a somewhat level area above (west and north of) the swimming pools. This somewhat level shoulder of land also appears to be naturally occurring, but may be the result of some minor landscape

manipulation. Judging from historic photographs and postcards, it appears that the site topography has not been manipulated to any great extent and that the resort structures and uses were adapted to the naturally occurring topography; that any alteration to the landscape by resort developers occurred as needed to create building sites; and that there was no grand scheme for alteration of the topography.

Closely related to the topography at Paraiso Hot Springs are the views and vistas it affords. Views and vistas are defined as “features that create or allow a range of vision which can be natural or designed and controlled.”<sup>92</sup> Views were important during the Period of Significance at Paraiso, extolled in historic guides as a way to enjoy the natural landscape and setting. Designed views were evident in the entry experience, discussed in “Circulation” and in “Cluster Arrangement.” The siting and design of the Hotel, with its large veranda overlooking the valley, was evidently designed to take advantage of these views. Mainly, however, buildings were located in response to the natural topography and this resulted in views. For the most part they were not necessarily designed views, and the designed views that existed have been lost over time as the buildings and circulation patterns were changed. Today the density of the vegetation in several locations also changes this experience of the landscape.

### **Evaluation**

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

*The topography of the site is not associated with events that made a significant contribution to patterns of local history. The topography of the site was not extensively manipulated; many buildings were sited above the land, with the foundation designed to account for sloping sites. The views afforded by the topography were primarily important in the larger experience of the landscape through the hiking and related activities available at the resort. However, views and vistas do not appear to play a large role in the design of the site.*

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<sup>92</sup> Page, 1998:53.



2. It is associated with the lives of persons important to local, California, or national history; *There is no known specific association between the topography and persons that experienced it who were important to local, or California history. Although a historic photograph exists of former owners in ‘Romie’s Glen,’ this evidence is insufficient to connect the topography to persons important to local, California or national history.*

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

*The topography is not distinctive in type, period, region or method of construction. For the most part, the topography was not manipulated and was not an important site design feature. Views afforded as a result of the topography were taken advantage of in the design of the built environment in only a limited way.*

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

*This Criterion is not applicable to this element of the landscape.*

### **Summary**

This landscape characteristic does not meet any of the State Eligibility Criteria for determining historic significance, and is therefore not a contributing element to a historic vernacular landscape.

### **I. Vegetation**

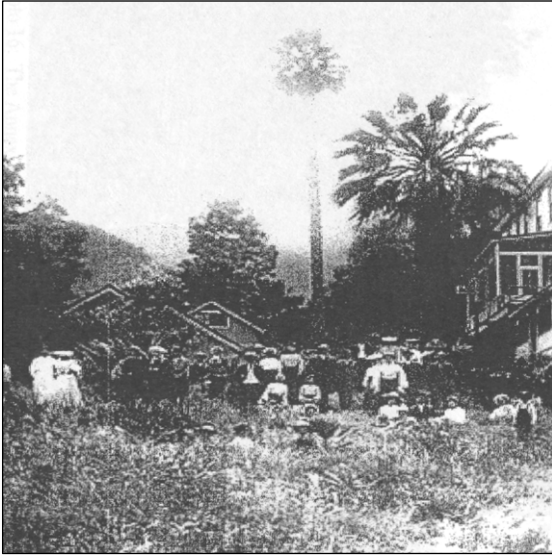
#### **Definition**

Indigenous or introduced trees, shrubs, vines, ground covers and herbaceous materials.<sup>93</sup>



<sup>93</sup> Page, 1998:53.





### **Description**

The existing landscape of the main use area is comprised of naturally occurring and native vegetation as well as exotic vegetation. Much of the landscape in the level areas consists of mown grasses, with scattered trees or sometimes shrubs rising from the grassy areas.

Photographs and postcards of the cottages taken prior to their demolition show planter areas lined with white-painted stones and planted with small collections of century plants, various shrubs, and possibly young fruit trees.

Remnants of the earlier resort years occur in the vicinity of Monterey Cottage where some large and very old coniferous shrubs persist. There are scattered, small groupings of century plants and other succulents. There are several native

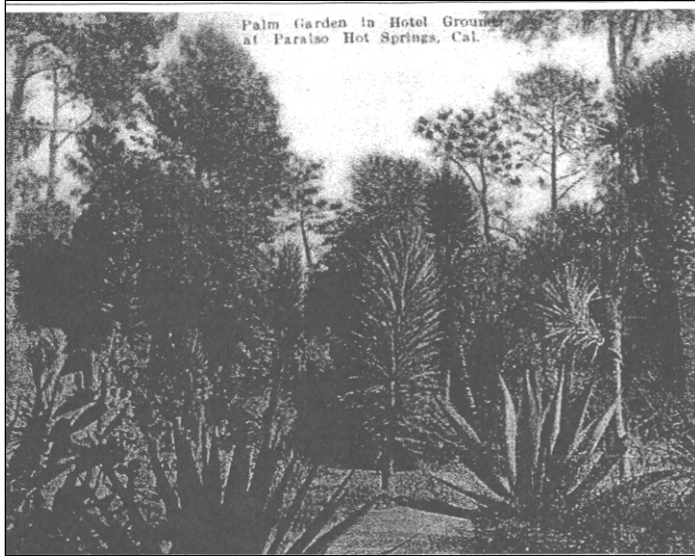
trees at the edges of the site and on the hillside areas and young oaks are encroaching into the main use area. A few pines are scattered around the main use areas. There are also several pepper trees (*Schinus* spp.) on the site, which appear to be naturalized.

Fan palms (*Washingtonia* spp.) were doubtlessly introduced during the development of the original resort and they have reseeded freely throughout the landscape, but are clustered in extraordinarily dense groves around the swimming pool. They also show signs of sprouting up in large numbers in the drainage waterway. A line of several exceedingly tall fan palms lines the east side of the parking lot and are a remnant of the earlier line of palms that shows up in Victorian-era photographs above the Annex building. A semicircular line of tall fan palms exists in the Palm Court area.

A group of old olive trees is located in the grassy area near the pool; unfortunately these have been poorly managed over the years and have lost what would have been dramatic form and stature. Eucalyptus trees have been on the site for many years and also date from the time of the Victorian-era resort. Native shrubs and the European grasses that cover the California hillsides have colonized the former (and future) vineyard area. The upper hillsides consist of California oak woodlands and chaparral.

Historically, native vegetation always had a strong presence on this landscape. Historic photos show that some majestic and very old oaks were centerpieces of the landscape. Interestingly, these old oaks were not accompanied by bedding plants, as was common in Victorian California; it appears that naturally occurring grasses and bare soil were left under the oaks.

There is a historic photo taken near the Hotel that features several guests. The guests are posed among tall, naturally occurring grasses that are in close proximity to the Hotel. One would expect the area near the Hotel to be landscaped more carefully than other locations, or at least in a manner that is representative of the character of the resort, suggesting that the landscaping in much of the main use area always had a very informal character. There are other photos of the swimming pool where it is evident that the area on each side of the pool is left to grasses and young fan palms, which may be volunteer palms. There is no evidence of any formal gardens.



One postcard, titled *Palm Garden in Hotel Grounds at Paraiso Hot Springs, Cal.*, shows a crowded grouping of plants, including century plants and pines, but this “garden” appears to be a simple group of plants. Many photos show the very casual and somewhat unkempt appearance of the landscape. These images all support the idea that the landscape at the resort consistently had a rustic character, with large areas left in their natural state, reinforcing the idea that no particular design was employed in the layout of the space.

Washingtonia palms (California fan palms) and Phoenix canariensis palms (Canary Island date palms) appear in old photographs, postcards, and advertisements. The very oldest photographs show that there were no lines of fan palms east of the Annex and south of the Hotel (“Bird’s-Eye View of Paraiso Springs. No. 18”), but these occur in later, Victorian-era photographs and it appears that a few of the palms are still on the site (there are no Canary Island date palms on the site today). A photograph from the California State Library entitled “Monterey Co.; Paraiso Springs after 1891” shows a strong line of tall, narrow trees that appears to border the broad, curving road. Historic postcards also show plantings of succulent and tropical plants at the resort, particularly along the entrance paths to the Hotel. In front of the cottages there are various shrubs used as foundation planting, and pines occur regularly. The overall effect reinforces the idea of the very informal character of the resort.

The presence of orchards, vineyards and gardens, garden sheds, and planting beds for the agricultural purposes of the resort were located at the periphery of the developed area (with the exception of the orchard). This no doubt also conveyed an informal, almost utilitarian air to the resort.

### **Evaluation**

The vegetation is assessed for the main use areas of the resorts, not the naturally occurring vegetation on the hillsides and at the perimeter of the site.

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

*Vegetation on the site – both natural and introduced – was an important feature of the resort during its Period of Significance. It was discussed in the travel guides and appeared in postcards and photographs used to promote the resort. The gardens and orchards were extolled as a source of wholesome food. An apple variety from Paraiso was even entered in a San Francisco agricultural fair, where it won a prize. Introduced plantings were also featured in postcards, and trees were planted to accentuate the entry drives to the site. The Gossip Oak accentuated the main ‘square’ in Paraiso, west of the Hotel, and appeared in many photographs. So while the vegetation was not highly designed, it was considered an important feature.*

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

*There is no known association between the vegetation and persons who experienced it who were important to local, or California history.*

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

*The choice of much of the vegetation appears to have been characteristic of California resorts of the time.*

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

*This Criterion is not applicable.*

In addition to meeting one or more of the above criteria, in order to be considered a historic resource for purposes of CEQA, a resource must retain integrity. The following is an analysis of the integrity of this landscape element.

- The **location** of most plant material is no longer intact.
- The **setting** has not been retained.
- The **design** of the vegetation is not retained.
- **Materials** is not retained.
- **Workmanship** is not applicable.
- The **feeling** is not retained.
- **Association** with the Period of Significance is not retained.

### **Summary**

Historic photographs and postcards show a very different planted landscape at Paraiso than exists today. Therefore, although this landscape element meets Criterion 1 of the State Eligibility Criteria, it does not retain integrity. It is therefore not a contributing element to a historic vernacular landscape.

## **J. Constructed Water Features**

### **Definition**

The built features and elements that utilize water for aesthetic or utilitarian functions.<sup>94</sup>

### **Description**

Above ground water features only are evaluated here. The below ground systems were not identified or evaluated here, as this was beyond the scope of this report. Nonetheless they are discussed briefly, primarily as they were identified in literature.

There are numerous wells, pumps, water tanks and related facilities on the property.<sup>95</sup> The waterway that carries storm water down the valley reflects some human intervention with stones added in places to armor the sides of the waterway. A turn-of-the-century photograph shows that a wood water tank, likely for fire suppression, was located on the hillside west of and above the

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<sup>94</sup> Page, 1998:53.

<sup>95</sup> For a discussion of the Swimming Pools and Old Baths see Sections K and L.

resort complex, but this is no longer extant. These are functional or utilitarian water features. There are no ‘decorative’ constructed water features visible on the site.

Local author Mary Beth Orser writes that in Mission days there was a redwood water conveyance system on the site. *“Miles of redwood pipes and casings were built by the Mission Indians from trees brought from the Santa Cruz area for just that purpose. This gigantic task, when completed, furnished the water necessary to irrigate not only their vast vineyard but also the crops raised on the valley floor. Traces of this primitive irrigation system can still be seen and are believed to have channeled the waters from the numerous springs into one large flume which carried it to the valley below.”*<sup>96</sup>

The winter storms of the mid-1990s revealed an old, U-shaped wood section which had been buried under several feet of soil.<sup>97</sup> It is not known whether this was part of a water conveyance system or another system. It is also not known whether this might be part of a Mission-era system or later system. It is possible that a Mission-era system was still in existence during the time of the Victorian-era resort, and that the system was repaired and/or altered as needed. However, *The Traveler* publication noted in 1890 a new water system had been put in for fire protection by that time, as well as a new irrigation system.<sup>98</sup>

During the Period of Significance, there is no evidence of any decorative constructed water features such as fountains or waterfalls. An 1886 business card that contains a drawing of the resort suggests a large water fountain on the grounds, but this may be the result of artistic license, since there are no photographs or other records of a water feature at the resort.

### **Evaluation**

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

*Utilitarian constructed water features were central to the resort, as they allowed the springs to be developed as visitor facilities and were used for fire suppression and irrigation. Although it is difficult to assess the age of existing above-ground features (note that baths and swimming pools are assessed elsewhere as structures), it is evident that these types of features were commonly altered over time, given the range of materials and ‘systems’ present.*

*Any historic-era water conveyance system that is revealed in the course of land development has potential to be a historic resource. As noted in the “Recommendations” section of this report, the on-site archaeologist who will be monitoring during aspects of site development should identify and document any historic-era water conveyance systems that are discovered in the course of this work.*

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

*There is no known association between constructed water features and persons important to local, California or national history. In the late 1890s Romie, who owned the resort at that time, was associated as a business partner Claus Spreckels, who was in turn developing improved*

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<sup>96</sup> Oser, 1996:74.

<sup>97</sup> Chano Reyes. Personal communication. January 2008.

<sup>98</sup> *The Traveler*, 1890.

*irrigation systems in the Salinas Valley. Their joint venture to grow sugar beets at Fort Romie required improved irrigation. It may be that they also worked on improved irrigation at Paraiso Springs, but nothing was revealed in the course of research that would substantiate this connection and as noted, only above-ground systems were documented here.*

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

*Historic-era constructed water features may be distinctive due to type, period, region, and method of construction. At this time, however, there is no evidence of above ground historic water conveyance features present on the site that appear to retain integrity.*

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

*Below-ground historic-era utilitarian constructed water features would have high potential to yield information important to the history of the local area and to California. They are not, however, evaluated as part of this report and should be treated as noted above.*

In addition to meeting one or more of the above criteria, in order to be considered a historic resource for purposes of CEQA, a resource must retain integrity. An analysis of integrity is as follows.

- No **locations** of historic-era above-ground water features were identified in the course of this report, beyond what is documented in Section K and L. Some of the above-ground features appear to be in the same location as they were historically, evidenced in the 1934 survey of the site, but this was the extent of identification. No **locations** of historic water features were identified in the course of research.
- The **setting** of known features appears has changed over time.
- From all appearances, **design** of above-ground features is not intact at this time.
- **Materials** do not appear to be intact. Fiberglass tanks have augmented wood tanks. Metal tanks are of an indeterminate age. PVC pipes have no doubt replaced earlier metal pipes.
- **Workmanship** does not appear to be intact.
- Does not retain their original **feeling**.
- **Association** with the Period of Significance is retained.

### **Summary**

While water conveyance systems are central to the history of Paraiso - texts refer to systems and systems are evident on the landscape – no historic-era intact water systems were identified in the course of research for this project. Constructed water features are not a contributing element to a historic vernacular landscape.

### **K. Major Buildings and Structures**

The following section evaluates the buildings on the site with the exception of those that are included in the section titled “Minor Buildings and Structures.” All major buildings and structures that are over 50 years in age at this time, as well as the buildings that were demolished



in 2003, are evaluated in this section. Dates for the buildings are taken from the 2005 report developed by Dr. Cartier, except where noted (see Table 1 for a summary of this information).

### 1. Main Lodge (Map Reference #1)



#### Description

The Main Lodge was originally a ca 1910 structure, according to dates provided in Dr. Cartier's report, which has been heavily modified over time. The building is a one-story structure with an irregular shape and multiple roof forms. It is located just west of the center of the site, which is in essence where the swimming pools are. It is on a small rise overlooking the large central open space. It is

across from what was historically the Annex, along the same road that would have originally accessed the heart of the resort from the south. It faces east onto the central open space. It is a vernacular building.

It is a wood-frame building with a combination of channel rustic drop siding, vertical wood, and stucco finishes. It also has a small building attached to it that is brick masonry construction. The roof is asphalt shingle. The foundation appears to be a combination of concrete slab, perimeter concrete construction, and possibly other construction methods.

The core of the building is L-shaped with a moderately-pitched gable roof. The north façade has a new wing that forms an "L" to the bulk of the main building. This wing has a large, broad chimney that dominates the end façade and large, ganged, aluminum-frame windows wrap around the north and west sides of this wing. The front (east-facing) façade also has a series of large, paired, aluminum-frame windows.

Another addition on the north-facing façade has a shed roof, a vertical wood finish, and two three-over-three-light, wood-frame windows. It fronts on the north-facing gable end of the original structure, which forms the core of the building. To the right on this façade is another addition with a flat roof, stucco finish, and short one-over-one-light, wood-frame windows. This addition is within the "L" of the original cross gable structure.

Fronting the original gable end on the west façade, to one side, is another gable end with a shallower pitch than the earlier structure. It has a large wood door of vertical wood on the main portion of the addition and a shed roof extension to the south.

The south façade has also been heavily altered. On the north end, on the addition just mentioned, is a two-over-two-light window and paneled door. In the middle of this façade is a recessed entry to what appears to be a laundry area. It has contemporary doors and aluminum-frame windows.



On the easterly end of this façade is a nearly free-standing brick building with shallow shed roof. It has three two-light windows on the south façade and an entry door on the west face. The east façade of this brick building has three horizontally-oriented fixed windows. These look out over a deck that fronts the building. To the right of the brick structure is an entry door and to the right of that is a two-part, aluminum-frame sliding window. Fronting this ensemble are wood steps to the deck and this entry. The deck is enclosed with a simple wood rail.

The remainder of the front façade consists of a double entry door with diamond-shaped lights in each door, accessed via steps of rock and tile, with a simple metal rail. To the right of this entry is the east-facing façade of the new wing. It has four aluminum-frame sliding windows and a rock-faced planting bed below.

### **Evaluation**

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

*The Main Lodge does not have any known association with important events. Although a portion of the building was constructed within the property's Period of Significance of 1872 to 1928, no known activities occurred in association with this building that would elevate its importance and create an association between this structure and patterns of local history. Unlike the other cottages on the site, it is not known what the original purpose of this building was or the role it played in the history of the resort.*

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

*There are no known associations between this building and persons important to local, California, or national history.*

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

*The building does not at this time retain the distinctive characteristics of a type, period, region or method of construction, nor does it represent the work of a master or possess high artistic values. It is a heavily modified structure. It could be that the original core building was similar in appearance to the vernacular structures of the early resort, but at this time most of the historic fabric has been removed or is obscured.*

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

*This Criterion is not typically applied to architectural resources. It is unlikely that the building would yield information important to the prehistory or history of the local area, California or the nation.*

### **Summary**

The Main Lodge does not appear to meet any of the State Eligibility Criteria for listing on the State Register. It is therefore concluded that the Main Lodge is a not historic resource for purposes of CEQA.

## 2. Recreation Room (Map Reference #4)



### Description

The Recreation Room is a one story, roughly L-shaped building with a small addition to the rear. It has a shallow-pitched gable roof with moderate eaves and open rafters. It is located directly south of the swimming pool area and opens onto a deck by the pool, as well as opening onto the yard area to the west. It is a wood-frame building finished in contemporary board and batten, with a stone-faced perimeter concrete foundation (on the east side) and an asphalt

shingle roof. It is a vernacular building, constructed in 1954.

The building has a shallow, recessed entry porch on the west side. To the left of the porch is a row of ganged, three-over-three-light, wood-frame windows. The entry within the porch has one set of double doors, a single window and a window to the far right. A shed roof addition is located to the rear of building, on the south façade. There is a window on the right side of the south façade. Windows extend across most of the east façade. They are a combination of aluminum-frame sliding windows and three-over-three-light, wood-frame windows. The façade facing onto the pool has an entry door off a wood deck, which has a simple wood rail. Additional features are two large, horizontally-oriented windows with aluminum frames to the left, and a two-part, aluminum-frame sliding window to the right.

### Evaluation

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

*The Recreation Room does not have any known association with important events. It was not constructed within what has been identified as the most important period in the resort's history, which is 1872 to 1928. This structure, as well as the other structures on the grounds of the same age, was apparently built by Roy and Jacqueline Ramey when they owned the property.*

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

*There are no known associations between this building and persons important to local, California, or national history.*

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

*The building does not embody the distinctive characteristics of a type, period, region or method of construction, nor does it represent the work of a master or possess high artistic values. It is a vernacular building that features wood frame windows typical of the older windows throughout the resort, and aluminum-frame windows that may have been added in later renovations. Otherwise it has no character-defining features that would elevate its importance beyond that of a mid-century vernacular building.*

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

*This Criterion is not typically applied to architectural resources. It is unlikely that the building would yield information important to the prehistory or history of the local area, California or the nation.*

### **Summary**

The Recreation Room does not appear to meet any of the State Eligibility Criteria for listing on the State Register. It is therefore concluded that the Recreation Room is a not historic resource for purposes of CEQA.

### **4. Workshop (Map Reference #8)**



faces east.

### **Description**

The Workshop is a one story, rectangular building with a moderately pitched side gable roof with moderate eaves and open rafters. It is located at the far northwest corner of the developed area of the site and backs up against a tree-covered hillside. To the immediate south is a large drainage ditch. The building

The structure is made up of multiple materials. It is vertical plank construction with wide redwood boards on most of the building. The ‘trusses’ are made up simply of joists and a king post. There are no internal posts in the building. Boards of varying widths make up the roof, which is finished in rolled asphalt. The floor is concrete slab. A stone and concrete rubble wall is located at the base of the building on the lower north and east sides. The varying height of this wall makes up the difference in the slope on which it is sited.

There are two large sliding doors of vertical wood on metal tracks on the front of the building. A concrete ramp leads to the door on the left. There is also a small paneled door on this façade. The finish on this portion of the building is horizontal wood, in contrast to the vertical wood on the side façades. On the north and south façades are large, wood-frame windows with 21 lights each. There is a row of eight windows along the back of the building that are wood frame with three-over-three-lights each. There are small vents in the gable ends.

It appears likely that portions of the building date to the turn-of-the-century or earlier, and that the horizontal board on the east façade and a new roof (including board underlayment and trusses) was added later. The truss system for the new roof demonstrates a lesser quality of construction than what appears on the older portions of the building. Additionally, newer materials appear to be salvage, also indicating that the original structure is older than the given construction date of 1954, and modified at a later date.

Behind Brightside Cottage and near the Workshop is a concrete pad that covers what may have been a plunge pool or well at one time. It is noted in Anita Mason's research as having originally been constructed in 1875.<sup>99</sup> No additional information was found in the course of research on this feature.

### **Evaluation**

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

*The Workshop has a given date of ca 1940s and 1954 (there are discrepancies in Dr. Cartier's text), which would place it outside the 1872 to 1928 Period of Significance for the resort. Yet it appears that the construction method and many of the materials and features of the building date much earlier, particularly the redwood planks from which most of the building is constructed. It is possible that the original building did exist in the Period of Significance, which would mean it was one of the structures associated with the site's use as a Victorian-era resort. Many outbuildings existed on the site, including a livery, stables of various types, and buildings associated with the gardens. It is also possible, however, that it was moved and/or built from salvage from earlier buildings on the site. Because the origins of this building are unknown, there is no known association between this building and the history of this property as a Victorian-era resort, which is the most important historical association for the property.*

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

*There are no known associations between this building and persons important to local, California, or national history.*

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

*The building appears to embody the characteristics of vertical plank construction, as used in traditional agricultural and industrial buildings in California. However, because the interior has been sheathed in plywood, the construction method is not readily visible. Further, what appear to be subsequent changes to the structure of the building and its finishes undermine any possible association as a building of a distinctive method of construction.*

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

*This Criterion is not typically applied to architectural resources. It is unlikely that the building would yield information important to the prehistory or history of the local area, California or the*

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<sup>99</sup> Mason, 2007:6



*nation.*

### **Summary**

The Workshop does not appear to meet any of the State Eligibility Criteria for listing on the State Register. It is therefore concluded that the Workshop is a not historic resource for purposes of CEQA.

### **4. Evergreen Cottage (Map Reference #12)**



### **Description**

The Evergreen Cottage is a one-story building located directly south of the Main Lodge. It faces east, toward the main lawn. It has a steeply pitched, cross gable roof. It is wood-frame construction with a board and batten finish; a concrete foundation; and an asphalt shingle roof. It is a vernacular Victorian-era building with Victorian Gothic Revival detailing. It was constructed ca 1880.

The front-facing gable projects from the center of the building, with a slightly lower ridgeline than the main side gable. On the face of this gable is a canted bay with a shallow-pitched hip roof, a deep raked cornice, and three one-over-one-light windows. To the right of the projecting bay, on the main face of the building, is a two-over-two-light window. To the left is a horizontally-oriented multi-light window with the same internal proportions as the other windows on the building. An entry to the house is located on the side of the front gable in this location. It leads to a small open porch. Remaining windows throughout are a combination of single and paired two-over-two-light, double-hung windows, although there is one double casement window with three lights each on the north façade. There are small openings under the gable ends.

A large interior chimney is located at the juncture of the front and side gables. There is decorative vergeboard on the front gable, with a pinnacle and finial. A small shed-roof addition is located on the back or west side of the building.

### **Evaluation**

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

*Evergreen Cottage is associated with the heyday of Paraiso Hot Springs as a Victorian-era resort.*

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

*There is no known association between the cottage and persons important to local, California or*

*national history. Available literature notes that this is where dignitaries stayed when they visited the resort, but this does not substantiate associations with this Criterion.*

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

*Evergreen Cottage displays elements of the Victorian Gothic Revival style, a style popular early in the Victorian era, particularly for buildings in rural or 'rustic' settings. Because its application in residential architecture was not as widely seen as some of the later Victorian styles, such as Italianate and Queen Anne, extant examples can assume greater importance than if examples of such architecture were common.<sup>100</sup> Gothic Revival appears to have been the most popular style for the cottages at Paraiso that display any stylistic elements. The Gothic Revival buildings were sited at key locations on the property, contributing to the picturesque appearance of the resort.*

*Although this style was popular in general during the height of the spa resort 'movement' in this region and in California, many of these early resorts are gone, the buildings having succumbed to fire, neglect, or redevelopment. This makes existing examples all the more rare and therefore of value.*

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

*This Criterion is not typically applied to architectural resources. It is unlikely that the building would yield information important to the prehistory or history of the local area, California or the nation.*

In addition to meeting one or more of the above criteria, in order to be considered a historic resource for purposes of CEQA, a resource must retain integrity. Integrity is defined as a function of a property's location, design, setting, materials, workmanship, feeling and association. A property must retain enough of its historic character or appearance to be recognizable as a historical resource and convey the reasons for its significance. A property must maintain most of the aspects of integrity, and should retain those aspects most relevant to its historic significance. Evergreen Cottage appears to retain the following aspects of integrity:

The following is an analysis of this building with respect to the aspects of integrity.

- It is still in its original **location**.
- Some changes have been made to the **setting** of the building, as defined by the property's Period of Significance.
- It appears to retain its original **design** features, including its form, massing, and architectural detailing.
- It appears to retain most of its historical **materials**. Some materials may have been replaced (it's difficult to make this assessment from photographs), but if they have, replacement materials have been sympathetic to the original fabric of the building.<sup>101</sup>

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<sup>100</sup> See *National Register Bulletin, How to Apply the National Register Criteria for Evaluation, 1997:47.*

<sup>101</sup> According to property manager Chano Reyes, some of the Victorian-era buildings were being remodeled about the time that they were demolished. Additionally, local newspaper articles refer to renovations made by Olaf Petersen when he worked at the Springs.



- The building appears to retain its original **workmanship**.
- The building retains its original **feeling**, or the property’s expression of the aesthetic or historic sense of a particular period of time.
- The building does not retain its **association**, or the link between an important historic event or person and a historic property. The building’s most important association was with the Victorian-era resort. Even though Paraiso was still used as a resort in the recent past, the setting – including buildings and landscape features – is heavily altered and it no longer retains much of the appearance that it had during its Period of Significance, which is 1872 to 1928.

### Summary

Evergreen Cottage meets Criteria 1 and 3 of the State Eligibility Criteria for determining historic significance. Evergreen Cottage is historically significant as a Victorian-era Gothic Revival building associated with the heyday of the Paraiso Springs Resort. Additionally it retains integrity of location, design, materials, workmanship and feeling. It is therefore concluded that Evergreen Cottage is a historic resource for purposes of CEQA, eligible for individual listing on the California Register of Historical Resources.

### 5. Brightside Cottage (Map Reference #13)



#### Description

Brightside Cottage is a one-and-one-half story cottage located north of the Main Lodge. It faces east, down toward the valley. The main portion of the building has a front-facing gable with relatively narrow eaves. A one-story gabled portion is located on the south side of the building and a shed-roof addition is located to the rear of the one-story gable. It has a board-and-batten finish. The foundation and roofing material are unknown,

although it appears to have some post-and-pier foundations and an asphalt shingle roof. It is a vernacular building, constructed ca. 1880.

The main front entry is located in the center of the main façade, flanked by single double-hung windows. Most of the windows on the building are symmetrically arranged and consist of six-over-six-light, double-hung windows with wood frames, plain wood surrounds, and a narrow crown molding. An overhang is located on the north side of the building, supported by brackets. An open porch with rustic balustrade, accessed by two wood steps, extends across the front of the building. It appears that this porch was added later, as it is not typical for a structure of this type.

#### Evaluation

1. It is associated with events that have made a significant contribution to the broad patterns of

local or regional history, or the cultural heritage of California or the United States;

*Brightside Cottage is associated with the heyday of Paraiso Hot Springs as a Victorian-era resort.*

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

*There is no known association between the cottage and persons important to local, California or national history.*

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

*Brightside Cottage is a vernacular structure from around the turn-of-the-century that appears to retain most of its original features. The one-story gabled portion appears to be part of the original building, judging by the materials and detailing used, as well as historic photographs. The shed-roof addition may have been added later, but is to the rear of the building and does not detract from its appearance. Its overall stark appearance is reminiscent of Victorian-era Greek Revival as interpreted in many rural vernacular buildings in California. However, there is no architectural detailing, such as cornice returns, that would convey a particularly strong association with this style.*

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

*This Criterion is not typically applied to architectural resources. It is unlikely that the building would yield information important to the prehistory or history of the local area, California or the nation.*

The following is an analysis of this building with respect to the aspects of integrity.

- It is still in its original **location**.
- Some changes have been made to the **setting** of the building, as defined by the property's Period of Significance. However, it is still part of a small cluster of buildings that are intact from the property's Period of Significance.
- It appears to retain its original **design** features, including its form, massing, and architectural detailing, with the exception of a small addition to the rear.
- It appears to retain most of its historical **materials**.
- The building appears to retain its original **workmanship**.
- The building retains its original **feeling**.
- The building does not retain its **association**. The building's most important association is with the Victorian-era resort. Even though Paraiso was still used as a resort in the recent past, the site – including buildings and landscape features – is heavily altered and it no longer retains much of the appearance that it had during its Period of Significance, which is 1872 to 1928.

### Summary

Brightside Cottage meets Criteria 1 and 3 of the State Eligibility Criteria for determining historic significance. Brightside Cottage is historically significant as a Victorian-era vernacular building

with Greek Revival influences, associated with the heyday of the Paraiso Springs Resort. Additionally it retains integrity of location, design, setting, materials, workmanship and feeling. It is therefore concluded that Brightside Cottage is a historic resource for purposes of CEQA, and eligible for listing on the California Register of Historical Places.

## 6. Monterey Cottage (Map Reference #14)



### Description

Monterey Cottage is a one-and-one-half story building located north of the main lodge and adjacent to and directly north of Brightside Cottage. It faces east, down the valley. The building has a front-facing gable with a broken gable to the north on a two-story addition on the building. It has horizontal channel rustic siding with corner boards and a frieze board under relatively narrow eaves. The foundation and

roofing material are unknown. It is a vernacular building with Colonial Revival influences and appears to have been constructed ca. 1880.

The main front entry is located in the center of the main façade of the original portion of the building. Windows are symmetrically arranged, with single windows flanking the main entry (with another single window on the addition), and three windows in the upper portion of this façade. The rear façade does not display the same symmetry as the front façade, and additionally has what appears to be a door at the second level. The windows on the addition here are smaller and nearly square in shape, in contrast to the vertical orientation of most of the windows on the building. The majority of the windows throughout are six-over-six-light, double-hung windows with wood frames, plain wood surrounds and crown molding. There is a simple front porch with open rail that appears to have been added later, as it is not characteristic of this style.

### Evaluation

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

*Monterey Cottage is associated with the heyday of Paraiso Hot Springs as a Victorian-era resort.*

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

*There is no known association between the cottage and persons important to local, California or national history.*

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

*Monterey Cottage is a vernacular structure from around the turn-of-the-century that appears to retain many of its original features. What appears to be an addition on the north side has window details that match the main building, although the changes on the rear of the building do not match the details on the rest of the building. Although the building is a vernacular structure, design details display Victorian-era Colonial Revival influences.*

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

*This Criterion is not typically applied to architectural resources. It is unlikely that the building would yield information important to the prehistory or history of the local area, California or the nation.*

The following is an analysis of this building with respect to the aspects of integrity.

- It is still in its original **location**.
- Some changes have been made to the **setting** of the building, as defined by the property's Period of Significance. However, it is still part of a small cluster of buildings that are intact from the property's Period of Significance.
- The apparent addition to the building on the north side detracts from its appearance, undermining the **design** integrity of the structure.
- It appears to retain most of its historical **materials**.
- The building appears to retain its original **workmanship**.
- The building does not retain its original **feeling**.
- The building does not retain its **association**. The building's most important association is with the Victorian-era resort. Even though Paraiso was still used as a resort in the recent past, the site – including buildings and landscape features – is heavily altered and it no longer retains much of the appearance that it had during its Period of Significance, which is 1872 to 1928.

### **Summary**

Monterey Cottage meets Criterion 1 of the State Eligibility Criteria for determining historic significance. Monterey Cottage is historically significant as a Victorian-era vernacular building with Colonial Revival influences, associated with the heyday of the Paraiso Springs Resort. It retains integrity of location, setting, materials, and workmanship. It is compromised in its design integrity and does not retain feeling or association. However, all the changes to the building appear to be on the addition. If this addition was removed, the building would be intact and be in compliance with Standard 10 of the Secretary of Interior's Standards. Therefore it is concluded that Monterey Cottage is a historic resource for purposes of CEQA, eligible for individual listing on the California Register of Historical Resources.

## 7. Cyprus Cottage (Map Reference #15)



### Description

Cyprus Cottage is a one-story, side gable building with a dropped shed roof porch that extends across the front façade. It is located north of the Main Lodge, in a row of cottages that face south, towards the Lodge. To the rear of the building is what appears to be a second side-gabled addition, accessed via a separate door on the east side of the main cottage. The main cottage is finished in horizontal channel rustic

siding with corner boards and a board frieze under narrow eaves. The addition has board-and-batten siding and narrow eaves. The building has an asphalt shingle roof. The main cottage appears to have at least a partial stone foundation.

The front porch is accessed via five wood steps with a simple wood rail. The porch itself also has a very simple rail. Lattice encloses the ends of the porch. The front entry is centrally located, and flanked by windows. Further details are unknown.

### Evaluation

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

*Cyprus Cottage is associated with the heyday of Paraiso Hot Springs as a Victorian-era resort.*

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

*There is no known association between the cottage and persons important to local, California or national history.*

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

*Cypress Cottage is a Victorian-era vernacular structure. It is likely an example of a hall-and-parlor building, a common type in early California. Its significance is due in part to the fact that it is part of a cluster of Victorian-era cottages of varying design expressions that make up this picturesque enclave that was often featured in historical photographs of Paraiso Springs.*

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

*This Criterion is not typically applied to architectural resources. It is unlikely that the building*



*would yield information important to the prehistory or history of the local area, California or the nation.*

The following is an analysis of this building with respect to the aspects of integrity.

- It is still in its original **location**.
- Some changes have been made to the **setting** of the building, as defined by the property's Period of Significance. However, it is still part of a small cluster of buildings that are intact from the property's Period of Significance.
- The apparent addition to the building on the north side detracts from its appearance, undermining the **design** integrity of the structure.
- It appears to retain most of its historical **materials**.
- The building appears to retain its original **workmanship**.
- The building retains its original **feeling**.
- The building does not retain its **association**. The building's most important association is with the Victorian-era resort. Even though Paraiso was still used as a resort in the recent past, the site – including buildings and landscape features – is heavily altered and it no longer retains much of the appearance that it had during its Period of Significance, which is 1872 to 1928.

### **Summary**

Cyprus Cottage meets Criteria 1 of the State Eligibility Criteria for determining historic significance. Cyprus Cottage is historically significant as a Victorian-era vernacular building, associated with the heyday of the Paraiso Springs Resort. Additionally it retains integrity of location, setting, materials, workmanship and feeling. The addition to the rear appears to preclude its design integrity. However, it still retains sufficient integrity to be considered a historic resource for purposes of CEQA, and is eligible for individual listing on the California Register of Historical Resources.

### **8. Romie Cottage (Map Reference #16)**



### **Description**

Romie Cottage is a one-story cottage located north of the Main Lodge. It faces south, and is within a row of cottages that includes Cyprus to the north and Buena Vista to the south. It is a gable-front building with narrow eaves and a porch with a shed roof extending the full width of the building. The steeply pitched gable roof has an overhang in the upper gable end that projects out over the lower gable, which is finished in shingles. The foundation

and roofing material are unknown, although most of the cottages appear to have asphalt shingle



roofs and, given the size and simplicity of this cottage, it may have a post-and-pier foundation. It is a vernacular cottage with Victorian Gothic Revival elements (chiefly in the pitch of the roof and gable-end treatment). It was constructed ca 1880.

The main entry is centrally located on the front façade, accessed via three wood steps. It is flanked by windows. The open front porch is supported with two simple posts with brackets and partially enclosed with lattice. No other details are known.

### **Evaluation**

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

*Romie Cottage is associated with the heyday of Paraiso Hot Springs as a Victorian-era resort.*

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

*There is no known association between the cottage and persons important to local, California or national history.*

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

*Romie Cottage is a good example of a Victorian-era vernacular cottage with Gothic Revival influences. It is additionally significant for being part of a cluster of cottages, intact from about the turn of the century, that was often featured in historic views and postcards of Paraiso Springs.*

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

*This Criterion is not typically applied to architectural resources. It is unlikely that the building would yield information important to the prehistory or history of the local area, California or the nation.*

The following is an analysis of this building with respect to the aspects of integrity.

- It is still in its original **location**.
- Some changes have been made to the **setting** of the building, as defined by the property's Period of Significance. However, it is still part of a small cluster of buildings that are intact from the property's Period of Significance.
- The **design** integrity of the building is intact. Minor changes have occurred, primarily to the front porch.
- It appears to retain most of its historical **materials**.
- The building appears to retain its original **workmanship**.
- The building retains its original **feeling**.
- The building does not retain its **association**. The building's most important association is with the Victorian-era resort. Even though Paraiso was still used as a resort in the recent past, the site – including buildings and landscape features – is heavily altered and it no

longer retains much of the appearance that it had during its Period of Significance, which is 1872 to 1928.

### Summary

Romie Cottage meets Criteria 1 and 3 of the State Eligibility Criteria for determining historic significance. Romie Cottage is historically significant as a Victorian-era vernacular building with Gothic Revival influences, associated with the heyday of the Paraiso Springs Resort. Additionally it retains integrity of location, setting, design, materials, workmanship and feeling. It is therefore concluded that Romie Cottage is a historic resource for purposes of CEQA, eligible for individual listing on the California Register of Historical Resources.

### 9. Buena Vista Cottage (Map Reference #17)



### Description

Buena Vista Cottage is a one-story cottage with a steeply pitched, cross gable roof and slightly T-shaped footprint. The cross gable to the rear extends beyond the face of the main side gable. A dropped porch with shed roof extends across the frontage of the building, just below the eaves of the main roof. A front-facing gable with a slightly lower ridgeline than the main side gable accentuates a small pediment on the front porch

that marks the front entry. The building is finished in horizontal channel rustic drop siding. The central portion of the main front-facing gable is finished in fish-scale shingles. The roof is finished in asphalt shingles. The foundation is unknown, although it appears to be fronted with brick. It is a Victorian Gothic Revival house constructed ca 1880.

The main front entry is centrally located. The open porch, which extends the full width of the building, is accessed via three steps. The entry is flanked by symmetrically placed windows, two on each side. The porch roof is supported by simple posts and brackets (these replaced earlier scroll-sawn brackets). It features an open frieze. A pediment at the front edge of the porch roof is finished with a king-post bracket detail and diagonal slats. The main front-facing gable projects over the middle of the gable and displays a bracket detail and pendent trim. This treatment is repeated on the east-and-west facing gables.

### Evaluation

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

*Buena Vista Cottage is associated with the heyday of Paraiso Hot Springs as a Victorian-era resort. It figures prominently in many of the photographs of the resort, clearly prized for its architectural distinction.*

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

*There is no known association between the cottage and persons important to local, California or national history.*

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

*Buena Vista Cottage displays elements of the Victorian Gothic Revival style, a style popular early in the Victorian era, particularly for buildings in rural or ‘rustic’ settings. Because its application in residential architecture was not as widely seen as some of the later Victorian styles, such as Italianate and Queen Anne, extant examples can assume greater importance than if examples of such architecture were common.<sup>102</sup> Gothic Revival appears to have been the most popular style for the cottages at Paraiso that display any stylistic elements. Their relative rarity on the site in 2003 elevates the importance of the extant Gothic Revival buildings. Additionally, this building is the most ‘stylish’ of the extant buildings. Even though the porch details and brackets have been replaced, this is a minor change and does not significantly alter the appearance of the building.*

*Buena Vista Cottage was additionally important because it was sited to terminate the vista from the curving entry drive, which can be clearly seen on the 1934 survey. Further, it was featured in numerous photographs and in the 1900 brochure as ‘one of our beautiful cottages.’*

*This siting and arrangement of the cabins in this cluster is consistent with the design philosophy held by the proponents of the historically dominant architectural style of the resort, seen here in Buena Vista Cottage. Descriptions of the resort that illustrate consistency with the tenants of the style are seen in all the promotional literature from the time, which extols access to sun and breezes over formal architectural arrangements. For many years this grouping looked out onto the croquet court and the “Gossip Oak,” which was just west of the Hotel. It now looks out onto the basketball court. The fact that this group of cottages is the last remaining group of structures that is intact from the earliest days of the resort and is representative of the range of styles present in the original resort elevates its importance.*

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

*This Criterion is not typically applied to architectural resources. It is unlikely that the building would yield information important to the prehistory or history of the local area, California or the nation.*

The following is an analysis of this building with respect to the aspects of integrity.

- It is still in its original **location**.
- Some changes have been made to the **setting** of the building, as defined by the property’s Period of Significance. However, it is still part of a small cluster of buildings that are intact from the property’s Period of Significance.
- The building retains **design** integrity, as known changes to the building consist merely of alterations to some porch details.

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<sup>102</sup> See *National Register Bulletin, How to Apply the National Register Criteria for Evaluation*, 1997:47.

- It appears to retain most of its historical **materials**.
- The building appears to retain its original **workmanship**.
- The building retains its original **feeling**.
- The building does not retain its **association**. The building's most important association is with the Victorian-era resort. Even though Paraiso was still used as a resort in the recent past, the site – including buildings and landscape features – is heavily altered and it no longer retains much of the appearance that it had during its Period of Significance, which is 1872 to 1928.

### Summary

Buena Vista Cottage meets Criteria 1 and 3 of the State Eligibility Criteria for determining historic significance. Buena Vista Cottage is historically significant as a Victorian-era Gothic Revival building associated with the heyday of the Paraiso Springs Resort. Additionally it retains integrity of location, design, materials, workmanship and feeling. It is therefore concluded that Evergreen Cottage is a historic resource for purposes of CEQA, eligible for individual listing on the California Register of Historical Resources.

### 10. Antlers Cottage (Map Reference #18)



#### Description

The Antlers Cottage is a one-story building located north of the Main Lodge on the east end of a group of six cottages. It faces south toward what was historically the croquet court. It has a low-pitched hip roof, narrow eaves, and a porch with a dropped shed roof that extends across the full width of the building, supported by simple wood posts. It is wood-frame construction with channel rustic drop siding with corner

boards and a wide frieze board. Foundation is unknown, but may be post and pier. Roofing material is unknown but asphalt shingle roofing would be consistent with the rest of the buildings on the site. The small building has two entries in the center which are flanked by two double-hung windows. On the side facades are vertically-oriented windows with simple wide surrounds. The rear façade has three small windows.

#### Evaluation

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

*Antlers Cottage is associated with the heyday of Paraiso Hot Springs as a Victorian-era resort.*

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

*There is no known association between the cottage and persons important to local, California or national history.*

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

*Antlers Cottage is a vernacular building, displaying the ordinary materials and features of a small cabin of the era. Its significance lies in part for its place within a cluster of six cottages of varying styles that have been in place since the late nineteenth century. The Buena Vista cottage, adjacent to Antlers, was strategically placed at the terminus of a main entry drive to the Paraiso Resort, and figures prominently in many of the historical photographs. Collectively, the cottages make up a picturesque grouping of cottages from the Victorian era, whose arrangement and varying styles are consistent with the casual, picturesque nature of the site.*

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

*This Criterion is not typically applied to architectural resources. It is unlikely that the building would yield information important to the prehistory or history of the local area, California or the nation.*

The following is an analysis of this building with respect to the aspects of integrity.

- It is still in its original **location**.
- Some changes have been made to the **setting** of the building, as defined by the property's Period of Significance. However, it is still part of a small cluster of buildings that are intact from the property's Period of Significance.
- The building retains **design** integrity, as it is likely that just some porch details have been altered.
- It appears to retain most of its historical **materials**.
- The building appears to retain its original **workmanship**.
- The building retains its original **feeling**.
- The building does not retain its **association**. The building's most important association is with the Victorian-era resort. Even though Paraiso was still used as a resort in the recent past, the site – including buildings and landscape features – is heavily altered and it no longer retains much of the appearance that it had during its Period of Significance, which is 1872 to 1928.

### **Summary**

Antlers Cottage meets Criteria 1 of the State Eligibility Criteria for determining historic significance. Antlers Cottage is historically significant as a Victorian-era cottage associated with the heyday of the Paraiso Springs Resort, and as one of the last remaining vernacular cottages from the era. It retains integrity of location, setting, design, materials, workmanship and feeling. The larger setting of the cottage has been compromised, but its immediate setting is intact. It does not retain its association. The building's most important association was as a Victorian-era resort. Even though Paraiso was still used as a resort in 2003, the way in which it was used differs from its use in the Victorian era. In the recent past many of its residents were full time residents, lending a different air to the resort. Nonetheless, it is concluded that Antlers Cottage is



a historic resource for purposes of CEQA, eligible for individual listing on the California Register of Historical Resources.

### 11. Pioneer Cottage (Map Reference #19)



#### Description

Pioneer Cottage is a one-story building located southeast of the Main Lodge, at the head of a row of five cabins. It faces south, looking out over the central open space of the site. It is a side gable building with a moderately-pitched roof, and a full width front porch with a shed roof supported by simple posts. The building is wood frame and finished in channel rustic drop siding with corner boards and a frieze board under the eaves, which are

narrow. The foundation is unknown, although it may be post and pier, given the size and age of the building. A portion of the building has lattice skirting. The roof is likely finished in asphalt shingles, consistent with the roofing on all other structures on the property. It is a Victorian-era vernacular building, likely constructed ca. 1890.

The building has a slightly offset front entry, accessed via six wood steps. The front porch has a simple wood rail enclosure. Windows are vertically-oriented, wood-frame, double-hung windows with six-over-six lights. The wood surrounds are simple. There are two double-hung windows to the left of the front door and one to the right. There are two vertically-oriented windows with six-over-six lights on the north, side façade and a smaller, one-over-one-light window on the south façade. Openings on the rear of the building are unknown.

#### Evaluation

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

*Pioneer Cottage is associated with the heyday of Paraiso Hot Springs as a Victorian-era resort.*

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

*There is no known association between the cottage and persons important to local, California or national history.*

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

*Pioneer Cottage is a vernacular building, displaying the ordinary materials and features of a small cabin of the era. It is among an informal row of cottages, most of them from the Victorian*



*era, that form the northern edge of this resort complex. It is one of several vernacular structure that provide a contrast to the more stylized Gothic Revival structures. Both the design and siting of the building contribute to the informal, picturesque nature of the complex. The fact that this cottage is among the last remaining from the earliest days of the resort and is representative of the range of styles present in the original resort elevates its importance.*

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

*This Criterion is not typically applied to architectural resources. It is unlikely that the building would yield information important to the prehistory or history of the local area, California or the nation.*

The following is an analysis of this building with respect to the aspects of integrity.

- It is still in its original **location**.
- Some changes have been made to the **setting** of the building, as defined by the property's Period of Significance. The cottages to its immediate east were moved to the site at a later date and the larger setting has undergone significant change over time.
- The building retains **design** integrity, as known changes to the building consist merely of alterations to some porch details.
- It appears to retain most of its historical **materials**.
- The building appears to retain its original **workmanship**.
- The building retains its original **feeling**.
- The building does not retain its **association**. The building's most important association is with the Victorian-era resort. Even though Paraiso was still used as a resort in the recent past, the site – including buildings and landscape features – is heavily altered and it no longer retains much of the appearance that it had during its Period of Significance, which is 1872 to 1928.

### **Summary**

Pioneer Cottage meets Criteria 1 of the State Eligibility Criteria for determining historic significance. Pioneer Cottage is historically significant as a Victorian-era cottage associated with the heyday of the Paraiso Springs Resort, and as one of the last remaining vernacular cottages from the era. It retains integrity of location, design, materials, workmanship and feeling. It does not retain integrity of setting or association. The building's most important association was as a Victorian-era resort. Even though Paraiso was still used as a resort in 2003, the way in which it was used differs from its use in the Victorian era. In the recent past many of its residents were full time residents, lending a different air to the resort. Nonetheless, it is concluded that Pioneer Cottage is a historic resource for purposes of CEQA, eligible for individual listing on the California Register of Historical Resources.

## 12. Spreckels Cottage (Map Reference #23)



### Description

Spreckels Cottage is a one-story, two-part building with two shallow-pitched hip roofs with narrow eaves, one at the east end and one at the west end. It is located at the east end a row of five cottages north and east of the Main Lodge and faces south. It is a wood-frame building with channel rustic drop siding and a rolled asphalt roof. The foundation is unknown. It is a vernacular building constructed ca 1890.

The portion of the cabin to the east has a front door on the left side that faces south, with a transom above and crown molding. To the right is a vertically-oriented, wood-frame, double-hung window with six-over-six-lights and simple, wide wood surrounds with crown molding. This is typical of windows throughout the house. The portion of the house to the left or west has two similar windows. The east, side façade has three windows, two tall windows and a shorter one toward the rear. On the west façade is a small shed roof addition, likely an enclosed porch. It appears to be finished in plywood, with no eaves. Centered on the addition is a door that faces south, flanked by two tall narrow windows.

The rear of the building on the west side has a centrally placed, vertically-oriented window and a door of the same design as the front door. The east portion has one vertical window to the right and what appears to be a small replacement window to the left.

The front of the house has an open, full-width front porch with a scroll-cut decorative rail. There is a large interior chimney on the west side of the building. The house appears to be in poor-to-moderate condition.

### Evaluation

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

*Spreckels Cottage is associated with the heyday of Paraiso Hot Springs as a Victorian-era resort. It also has an association with sugar tycoon Claus Spreckels, who built a cabin at Paraiso. A photograph of Spreckels with Paraiso owner Charles Romie is located at Paraiso Hot Springs and appears in several histories. Spreckels was a business partner with Romie on his Fort Romie venture. The land at Fort Romie, which was a Salvation Army experimental farm, was owned by Romie, who also lived at Paraiso at this time. Claus Spreckels, who in the late 1897 developed extensive irrigation systems in the area to grow sugar beets, had an agreement with Romie to buy any sugar beets that were raised at Fort Romie.*

*Both Romie and Spreckels were major land owners in the area and both had extensive farming and ranching interests. It would not be surprising that Spreckels would visit Romie at Paraiso when he was looking in on his business interests, and it would not be surprising that he would stay there, given the popularity and attractiveness of the resort. Several historical accounts say that he had a cabin at Paraiso and historical photographs at the California State Library note its location just south of Dr. Bryant's Italianate home. Photographs dating from the 1890s show a double hip-roofed house with chimney at this location, similar to the house in place in 2003, although by 2003 the front porch had been enclosed.<sup>103</sup>*

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

*In order to fulfill this Criterion, this building would have to be associated with Spreckels during the high point of his career, and it would have had to be a building that was important to him at this time in his career, or his career in the Salinas Valley. As this has not been verified, Spreckels remains an important figure with respect to Criterion 1, but not specifically with respect to Criterion 2.*

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

*Spreckels Cottage is a vernacular cottage with a small addition or enclosed porch. It does not represent a typical 'type' or building configuration, and appears to have been altered.. As both 'halves' of the building have the same detailing, it may also be that it is two cabins joined together. It does not embody the distinctive characteristics of a type, period, region, or method of construction. It does not represent the work of a master or possess high artistic values.*

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

*This Criterion is not typically applied to architectural resources. It is unlikely that the building would yield information important to the prehistory or history of the local area, California or the nation.*

The following is an analysis of this building with respect to the aspects of integrity.

- It is still in its original **location**.
- Some changes have been made to the **setting** of the building, as defined by the property's Period of Significance. The cottages to its immediate east were moved to the site at a later date (although historic photographs show cabins at this location at an earlier date as well) and the larger setting has undergone significant change over time.
- The building does not appear to retain **design** integrity. It has a small addition on the west end that detracts from its appearance. Other changes may have taken place over time, but this cannot be verified at this time. It is an unusual building type and may actually be two structures put together.
- It appears to retain most of its historical **materials**.

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<sup>103</sup> The caption on this birds-eye view, located at the California State Library, reads, "Dr. Bryant's home at far right. Claus Spreckels' cottage is to the left across the road from Bryant home. Just left of Spreckels' cottage is cottage owned by a Mr. Hunt or Hunter. This information from Mr. Hugh Scanlon's [sic], whose step-grandfather was manager of Paraiso Springs." See Figure 11 for the photograph this note refers to.

- The building appears to retain its original **workmanship**.
- To our knowledge the building retains its original **feeling**.
- The building does not retain its **association**. The building's most important association is with the Victorian-era resort. Even though Paraiso was still used as a resort in the recent past, the site – including buildings and landscape features – is heavily altered and it no longer retains much of the appearance that it had during its Period of Significance, which is 1872 to 1928.

### Summary

The Spreckels Cottage meets Criteria 1 of the State Eligibility Criteria for determining historic significance. It is significant as a Victoria-era vernacular cottage associated with the heyday of the Paraiso Springs Resort. It retains integrity of location. It does not retain integrity of setting. Its design features have been somewhat compromised by an addition. It does, for the most part, retain integrity of materials and workmanship. It retains integrity of feeling. It does not retain integrity of association. As the cottage is most significant for its association with the history of the site, it is possible to have lower design integrity than if it was most important for its architecture, and still be significant. It is therefore concluded that Spreckels Cottage is a historic resource for purposes of CEQA and eligible for individual listing on the California Register of Historical Places.

### 13. Historic Swimming Pool (Map Reference #25)



#### Description

This pool has an east/west axis. It is quite old (the original pool dated to ca. 1900), and there is evidence that this pool is the old swimming pool that is featured in historic photographs from the turn of the century. The pool was rectangular. Today what would be the eastern half is closed off and a wood deck covers its surface. It is not known whether half of the original pool still exists under

the deck at this point. The north and south edges of the pool are framed in a low, painted concrete rectangular wall which is interrupted by concrete cylindrical accents placed at regular intervals. Within this frame is a narrow concrete pool deck. A set of concrete steps leads to the west, or the uphill, side of the pool. These steps also serve as seating for a viewing area, as evidenced in historic photographs. The pool configuration and details match those of the pool that is featured in the oldest (but undated) historic photographs of the site, indicating that this pool has been in use for many years. According to Dr. Cartier, the pools on site were “equipped with fiberglass in 1995.”<sup>104</sup>

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<sup>104</sup> Cartier, 2005: 16.





An 1890 advertisement refers to the soda plunge bath and the addition of “two new swimming tanks... supplied with warm sulphur water.”<sup>105</sup> It is not clear if this statement is in reference to the swimming pool that appears in later photographs; the advertisement has numerous photos, including one of the Hotel and grounds that encompasses a small portion of the area where the pool was later constructed. The

swimming pool, surrounded by a fence, had certainly been added by 1900; it appears in a souvenir booklet titled “Paraiso Hot Springs, the Carlsbad of America.”

Changing rooms were located at the eastern edge of the swimming pool. Historic photographs show the changing rooms on the downhill side of the swimming pool in a long, narrow structure with a row of doors opening onto the pool deck; another historic black and white photo shows a continuation of the changing rooms along the length of the north side of the pool. Both sections of changing rooms appears on the 1934 Surveyors Map of Paraiso Springs.

### **Evaluation**

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

*The old swimming pool was closely associated with the resort during its Period of Significance, which is 1872 to 1928. It was featured in many historic photographs and postcards.*

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

*There is no known direct association between the old swimming pool and persons important to local, California or national history.*

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

*The old pool has distinctive characteristics which may be peculiar to this site. Side wall details and the steps that functioned as a viewing area are unusual. It also seems unusual that the changing rooms would obscure views from the pool down the valley, and that the changing rooms were highly visible from the veranda of the Hotel. Photographs show formally dressed patrons watching others enjoying the pool. In this sense, the pool had an almost theatrical atmosphere.*

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

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<sup>105</sup> Peck-Judah Co., 1890

of the local area, California, or the nation.

*The old swimming pool does not have potential to yield information important to the history of the local area and California.*

The following is an analysis of this structure with respect to the aspects of integrity.

- The old swimming pool remains in original **location**.
- The **setting** of the old swimming pool has been altered. The original changing rooms have been removed and new changing rooms added. It is now adjacent to the Recreation Room, whereas before it would have looked out over the central open space. It is now enclosed with a cyclone fence.
- **Design** is no longer intact; see above.
- The **materials** are no longer intact.
- **Workmanship** is no longer intact; the pool has been lined with fiberglass and other materials requiring different methods of workmanship are now seen on the structure.
- The old swimming pool does not retain its original **feeling**.
- **Association** with the Period of Significance is retained.

### **Summary**

The swimming pool meets Criteria 1 and 3 of the State Eligibility Criteria. It is important to the history of the site and displays some unusual design features. However, the pool is lacking in integrity today. The setting and design of the pool today are particularly problematic. Therefore the pool is not eligible for individual listing on the California Register of Historical Resources, nor is it a contributor to a district.

### **Conclusions**

All major buildings and structures over 50 years of age were evaluated in this section, with the exception of buildings that were moved to the site.<sup>106</sup> Buildings and one structure associated with the Period of Significance for the site were evaluated. All Victorian-era buildings and structures were found significant. The Victorian-era buildings were found to retain sufficient integrity to be considered historic resources. The Victorian-era swimming pool was not found to retain sufficient integrity to be considered a historic resource. Research did not reveal any other important periods of significance for the site. Although several buildings constructed in 1954 are over 50 years of age at this point, research did not substantiate this era as one of importance to the site, and none of the buildings evaluated that were constructed during this period met any of the four California Eligibility Criteria.

### **L. Minor Buildings and Structures**

The minor buildings and structures described below are contemporary, heavily altered, and/or considered minor features of the landscape and, in our opinion, do not require formal evaluation.

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<sup>106</sup> Although buildings moved to a new site may still be considered historic in the State of California, the buildings would have to retain a similar setting as they did in their previous location, including orientation, setting and general environment (California Office of Historic Preservation, *Technical Assistance Series #10, California State Law & Historic Preservation*, 2005:74.). Because this cannot be determined at this point, the moved buildings were not evaluated and are assumed to be not historic.



## 1. Swimming Pools (Map Reference #25)

### Description

Two swimming pools are located in the broad central area of the site, one of which is evaluated in the section above on “Major Buildings and Structures,” as it dates from the Period of Significance and is an important element of the site. The second pool, which does not date from the Period of Significance, is discussed here.

The second pool, which is fiberglass, is of more recent origin. It is located adjacent and perpendicular to the old swimming pool. It has a concrete deck, and is partially above ground. It is surrounded by chain link fencing with a section of lattice fencing on the south side. The outside edges of the above pool structure are encased in river rocks, and the decking is supported by wood posts.

## 2. Changing Room/Rest Rooms (Map Reference #5)

### Description

The changing rooms and restrooms are located adjacent to the old swimming pool in a long, rectangular building that is one story in height, with a shallow-pitched side gable roof. It is a wood-frame building finished in stucco. There is a middle open room that faces onto the smaller swimming pool, flanked by the women’s changing room on the left and the men’s to the right. The building may be partially built of salvaged materials, as there are a number of materials present in the building. The roof is asphalt shingle and the floor is the concrete slab for the building. There is a river rock fireplace at the rear of the open room whose chimney extends through the gable roof on the back side of the room. Timber is used to frame the opening to the center room and for the mantel on the chimney. The ceiling in this portion of the building is finished in bead board. The doors to the enclosed portions are hollow core doors. There are windows on either end of the front façade that have wood frames with three-over-three lights and simple, wide surrounds (see photograph above under “Historic Swimming Pool”).

## 3. Old Baths (Map Reference #6)



### Description

The Old Bath consists of a series of smaller pools and tubs that are located above the pool and behind (north of) the Main Lodge. They appear on the 1934 survey of the site as a “Bath House,” a structure which is no longer extant. Today the Old Bath consists of three tiers of baths, tubs, and unidentified facilities. On the upper level is a round concrete basin at grade, which has apparently been heavily altered. It is enclosed at this point with a wood

cover. Below this are two square concrete tubs lined with ceramic tile. A wood walkway with a simple wood rail accesses these tubs. On the bottom level is a small landscaped terrace with a contemporary hot tub.

#### 4. Indoor Bath (Map Reference #7)

##### Description

Just west of the old swimming pool is the mineral hot bath (called “indoor bath” in Dr. Cartier’s report). This pool is at grade and lined in fiberglass. The building around the pool has a flat roof with no eaves, finished in rolled asphalt. The building is finished with contemporary board and batten and has horizontally-oriented aluminum-frame windows throughout. It is entered through a door on the east side, off a small patio. Behind and abutting the indoor bath is another small tank made of rock and concrete that is set at grade. It is nearly square in shape and has a concrete cover.



West of the Indoor Bath, at the edge of the main road, is a small wood structure that may have elements that date from the Period of Significance. This structure and spring are not identified in Dr. Cartier’s report. The structure is made up of four posts and has a hip roof. Decorative brackets support the wood shake roof, three sides are enclosed in lattice, and a wood sign attached to the roof says “Sulfur Springs.” The bath here is at grade. The structure has been modified many times and is in a badly

deteriorated state. A similar structure appears on a historic postcard, but with what appears to be a pyramidal roof, and noted as “Iron Spring.” It is not clear if this is the same structure, or the same location for the historic structure, since elements of the earlier resort may have been re-used. A photograph from 1965 show an asphalt roof on the structure.

#### 5. Basketball Area

##### Description

North of the Old Baths is an informal asphalt basketball area. The western edge of the court is a retaining wall about 3’ high, constructed of concrete block. The wall curves to partially embrace the asphalt area on the short sides, and drops to 1’ high. Centered on the west wall is a small wood pergola supported by four large posts, with a solid wood wall along the west edge. Mounted on the face of the pergola is a basketball hoop. Curiously, a large drainage pipe empties onto the court just to the right of the pergola. The court occupies the space that was once the croquet court, according to the 1934 Surveyors Map. The wall and the pergola appear to be

contemporary. Historically across the drive from the basketball court was another Victorian-era game court called quoits. It is no longer extant.

## 6. The Pump House

### Description

The Pump House is located south of Brightside Cottage, along the road to the Workshop. The pump house is a gabled, wood-frame structure with an asphalt shingle roof with open rafters, and a concrete slab foundation. Walls are finished in stucco over chicken wire. It has a door opening on the north façade and a wood-frame window on the east facade. The building was constructed ca 1954. It is similar in appearance to the Boiler Room below.

## 7. The Boiler Room



### Description

The Boiler Room has side gable roof. It is a wood-frame structure with an asphalt shingle roof with open rafters, and concrete slab foundation. Walls are finished in stucco over chicken wire. It has a door opening at the center of the south facade. To the right of the door is a vertically-oriented, wood-frame window with eight horizontally-oriented lights. A window on the west façade is of the same design. The building was constructed ca 1954.

## 8. The Fire Equipment Room

### Description

The Fire Equipment Room, formerly a restroom, is directly west of the lodge. It is a gabled, wood-frame structure with an asphalt shingle roof with open rafters enclosed with a fascia board. It has a concrete slab foundation. Walls are finished in stucco over chicken wire. It has a door opening to the side on the north façade. The west façade has a small, wood-frame window with two-over-two-lights on the right side of this façade. There is also a door opening on the right side of the south façade (labeled “men”). On the east façade are two window openings, one with three-over-three-lights and one which is open. There are louvered vents under the gable ends. The date of this building is unknown. It may have been constructed when the cabins at Palm Court were moved to the site. It is similar in appearance to the Boiler Room above.

### Summary

All of the minor buildings and structures on the site have been documented here. None appeared to require full evaluation, as they did not appear to date from the Period of Significance or did not

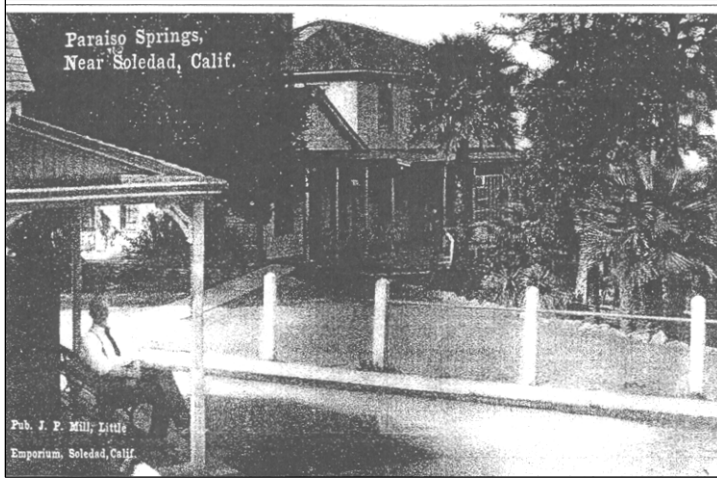


appear to be intact. Research and site reconnaissance did not elevate the importance of these buildings such that they met any of the State Eligibility Criteria.

### M. *Small-Scale Features*

#### **Definition**

Elements that provide detail and diversity combined with function and aesthetics.<sup>107</sup>



#### **Description**

Leading to the main entry to the site is a simple rail fence. North and west of the Main Lodge there a fence that is about six feet high, constructed of vertical wood with clipped edges. The portion of the fence that is in alignment with the front of the Lodge has a base of rock set in mortar. Near the mobile homes there is a simple post and two-rail wood fence. A metal bollard and chain barrier surrounds part of the grassy area along the entry drive. Chain link

fences surround the swimming pools.

Currently there are two short, mortared stone retaining walls in the Eucalyptus Grove picnic area. The upper wall is also the location of a rusted barbecue pit. The mortar on top of the wall is engraved with the date 8-1-89. There are some small stones laid in a straight line in the picnic area. Concrete stepping stones and low stacked stone walls are associated with the existing Hillside Cottages. Near the Eucalyptus Grove picnic area there is a metal structure that contains a fire sprinkler. This item was associated with a garbage dumpster and was designed to suppress fire in the dumpster. There are some scattered wood picnic benches. Photos taken prior to cottage demolition show pole lights that are similar in appearance to the historic lights, but it is not known whether they were the same lights.

Old photographs and postcards show that historically the paths and planting areas were delineated by low rows of white-painted stones. Some areas show planters created of stacked stones. One photograph shows a section of concrete curb. There are a few picket fences and at least one area had a fence of concrete or wood posts with wire. Various types of fences appeared over time around the pool. In some historic photographs the pool is unfenced, with spectators sitting on the 'steps' on the west side of the pool, as they can today. In many cases it appears that indoor tables and chairs were used out-of-doors. Historic photographs show some pole light fixtures on the site. Broad, short ladders are always leaning against the poles, indicating that they were gas lights. None of the above features are extant.

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<sup>107</sup> Page, 1998:53.

## **N. *Archeological Sites***

### **Definition**

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

### **Discussion**

Archaeology is addressed in two previous reports by Dr. Cartier of ARM (2004, 2005) and is not discussed here. An exception is the possible presence of historic-era irrigation and related water conveyance systems. This is discussed in Section J “Constructed Water Features.”

## **O. *Summary***

The Natural Systems and Features and Land Use of the site were found to be important and largely intact. A number of other landscape elements were important, but found to lack integrity from their appearance in the Period of Significance. These include the Spatial Organization, Cultural Traditions, Cluster Arrangement, Circulation, and Vegetation. Topography and Constructed Water Features were found, in general, to be relatively unimportant to site development, to our knowledge. Minor Buildings and Structures and Small Scale Features did not contribute to the historic nature of the site, as most elements within these categories did not date from the Period of Significance or were not intact.

The Major Buildings and Structures were collectively found to lack integrity in Dr. Cartier’s 2005 report, in the sense that they did not constitute a historic district. This report makes the same finding. However, the nine Victorian-era cottages of the thirty-six buildings present on the site in 2003 were found herein to be individually eligible for the California Register of Historical Resources due to their importance to the history of the site, their reflection of important architectural trends at the time, their relative integrity, and their relative rarity on the site and as part of the Victorian-era spa movement in this region. The Victorian-era pool was not found to be individually eligible for listing on the California Register due to lack of integrity.

In 2003, the landscape elements that retained integrity were essentially those of the land itself and the uses of the land. The Paraiso Springs landscape is the source of the historic value of the site; the presence of the hot springs is the reason the site has been continuously used and/or occupied since the time of the Esselen Indians. Accommodations and other facilities were constructed to take advantage of the springs, and their design followed trends of the time in architecture, site design, marketing and promotion. The presence of the springs and the larger landscape will continue to shape use of the site in the future.

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HISTORIC RESOURCE REPORT  
PARAISO HOT SPRINGS  
APPENDICES

### Owners and managers of Paraiso Hot Springs over time<sup>108</sup>

Year(s)	Owners	Manager
1790s	Catholic Church	Soledad Mission
1846	Feliciano Soberanes	
1851-1859	Bishop of Dioceses of Monterey	
1859	Joaquin de la Torre <sup>109</sup>	
1866	Pedro Zabala	Myron Lisk & B. F. Headen <sup>110</sup>
1874	Reeve Bros. (O. H. & H. F) & Ledyard Fine	
1870s	Mrs. Charlotte Reeve & Mrs. H. F. Bryant (sister of Oscar Reeve)	
1885	B. Bryant & H. F. Bryant	
1886	Capt. J. G. Foster & Edwin J. Foster	J. G. Foster
1887	Bryant family	
1889	Bank of Gilroy, Dr. B. Bryant & L. Fine	
1889	Charles Ford	
1890	W. W. and Mary A. Ford; inherited from Charles Ford	
1892	W. W. and Mary A. Ford	E. J. Foster
1899	Charles T. Romie	F. W. Schroeder
1900	Charles T. Romie	H. H. McGowan
1904	Karl and Ernest Romie; inherited from Charles Romie	H. H. McGowan
1905	Romie brothers	H. C. Shannon
1907	Mr. & Mrs. Henry H. McGowan	H. H. McGowan
1913	Mrs. Alice McGowan; inherited from husband	
1915	Mr. and Mrs. H. E. Neuman	
1917	Brandt Brothers & Frank Daniels	
1920	Riley & Enguist	
1924	Olaf B & Anna G. Petersen	
1920s	Dr. & Mrs. Thomas Petersen; inherited from Petersens	O. B. Petersen
1950	Otto T & Joicy Barrett	
1954	Roy & Jacqueline Ramey	
1971	Warren & Marge Perrine	Mrs. Jacqueline Revis
1990	Warren & Marge Perrine	Ms. Josie Lopez
1999	John & Bill Thompson	Josie Lopez & Chano Reyes

<sup>108</sup> Information is taken from the Cartier report, unless noted otherwise.

<sup>109</sup> In conjunction with Rancho Arroyo Seco land grant. Kyle, 2005:241.

<sup>110</sup> Mason, 2007:2.



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FIGURES







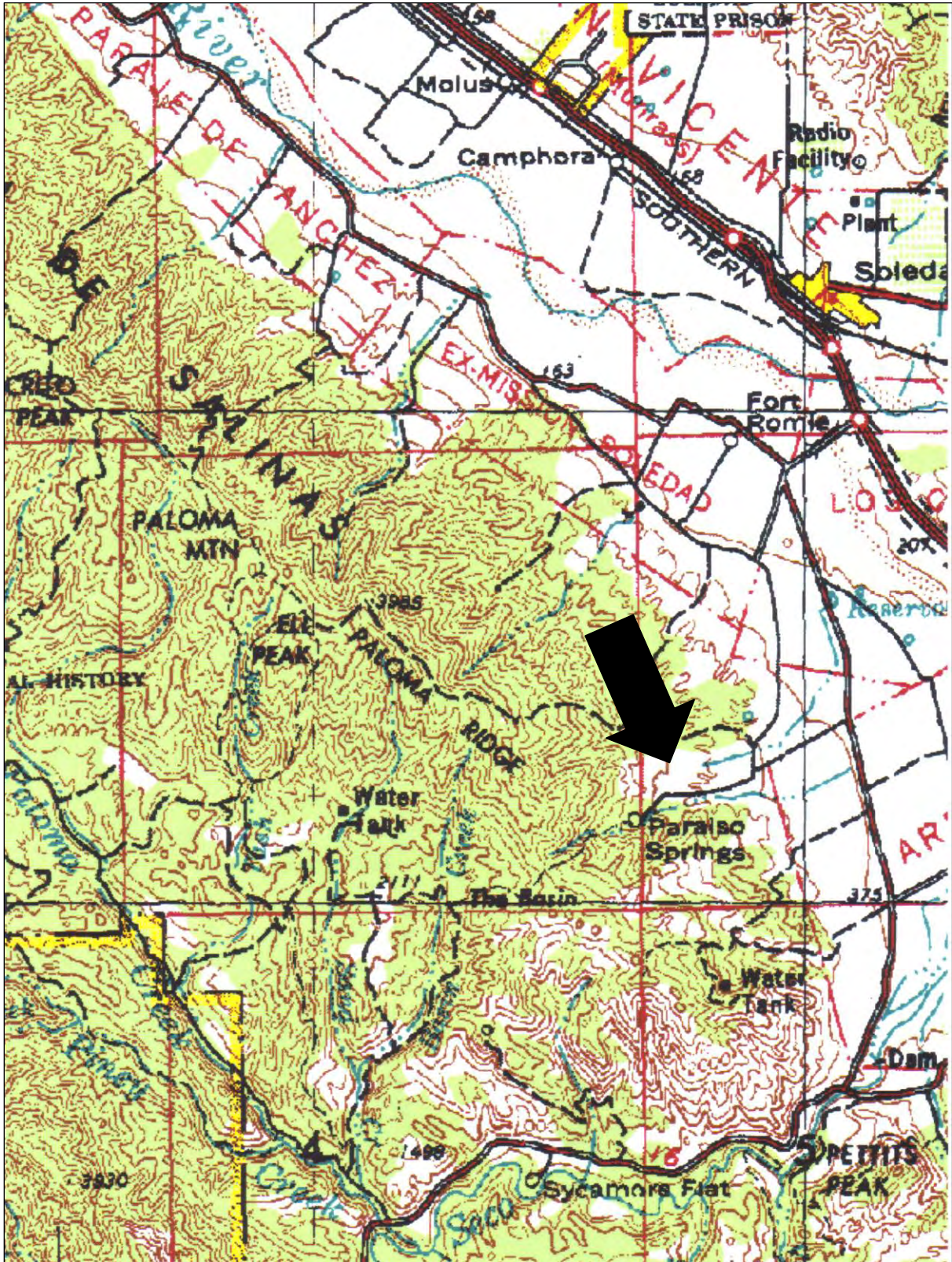
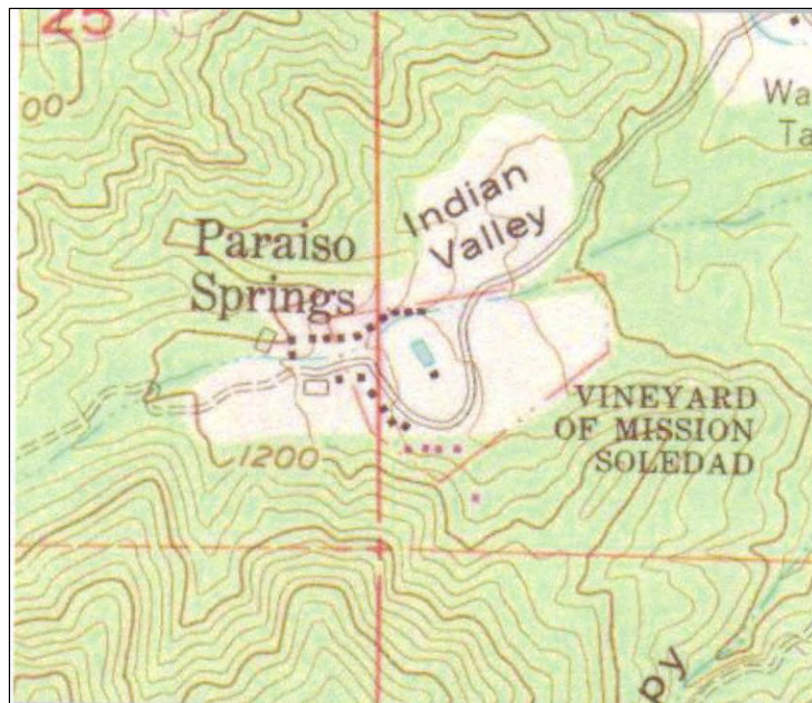


Figure 3: Site location map (USGS 1984)





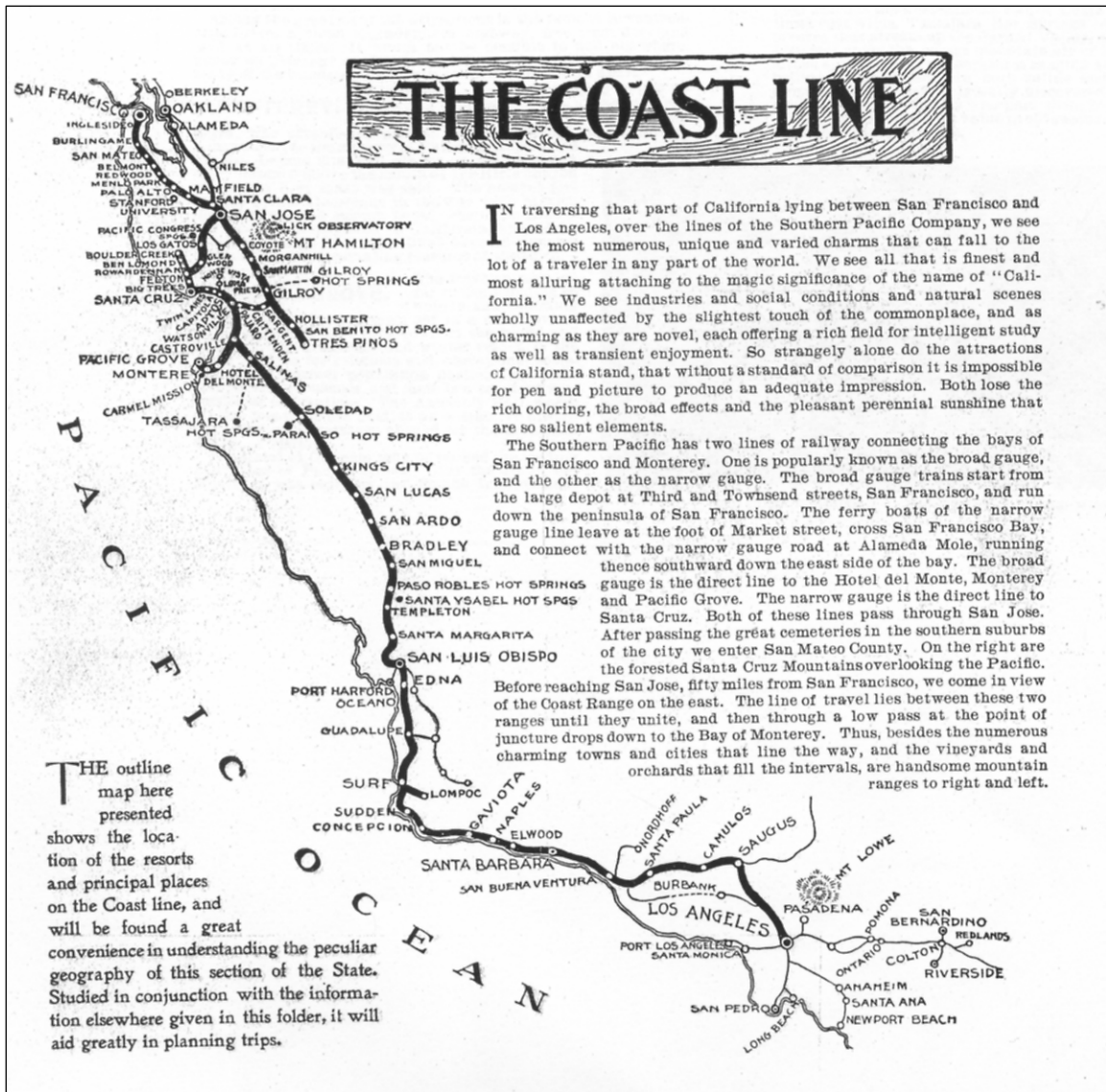
*Courtesy University of California - Berkeley*



*Courtesy University of California - Berkeley*

**Figure 4: Comparison of historic (1915 updated to 1932) and contemporary (1984) USGS maps of Paraiso Springs**





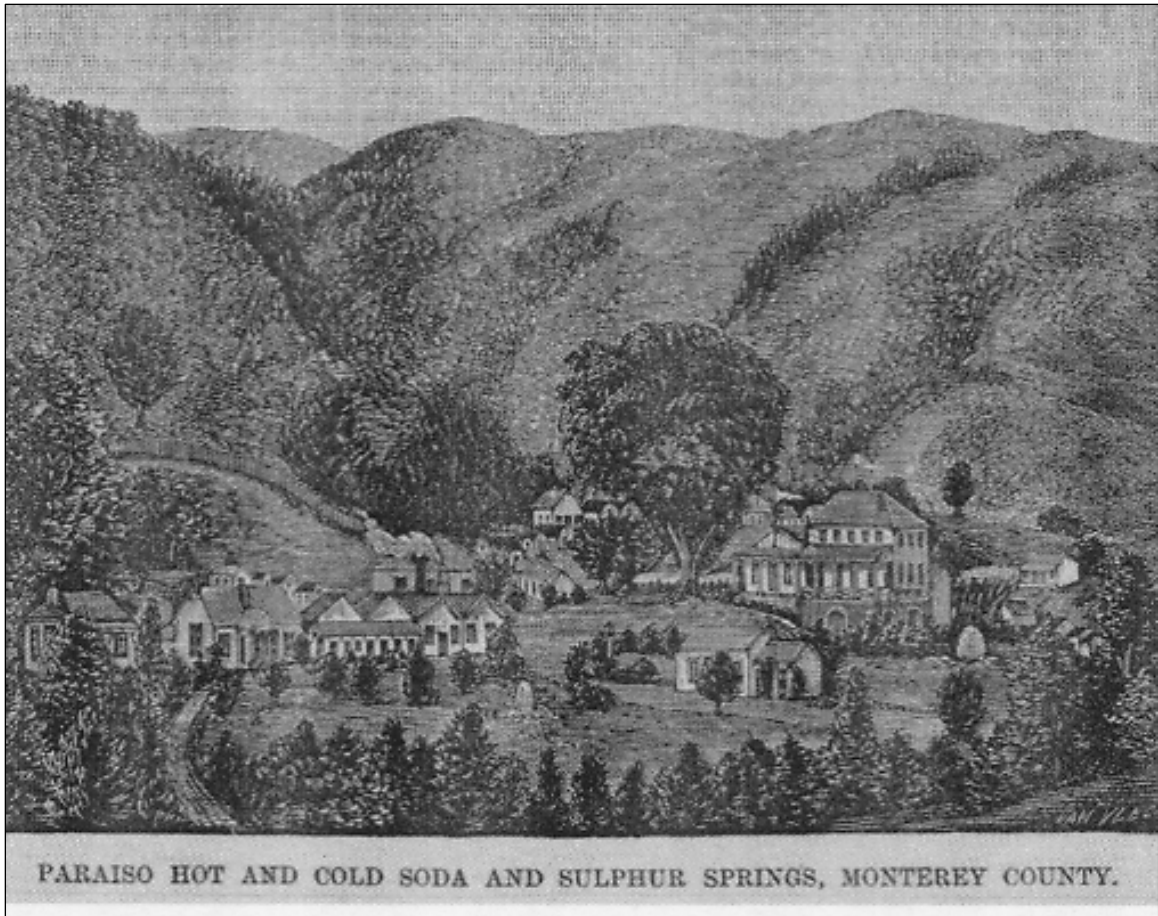
Source: *The Coast Line*, courtesy California State Railroad Museum

Figure 5: The Southern Pacific route serving Paraiso Springs in 1901



*Source: Paraiso Hot Springs Archives*

**Figure 6: Claus Spreckels (left) and Charles Romie at Paraiso Hot Springs in late 1890s/early 1900s**



*Source: Tourist's Illustrated Guide to the Celebrated Summer and Winter Resorts of California*

**Figure 7: 1883 etching of Paraiso Hot Springs**



Source: *Pacific Bank Handbook of California*

Figure 8: Illustration of Hotel and Capt. Foster's house from 1888



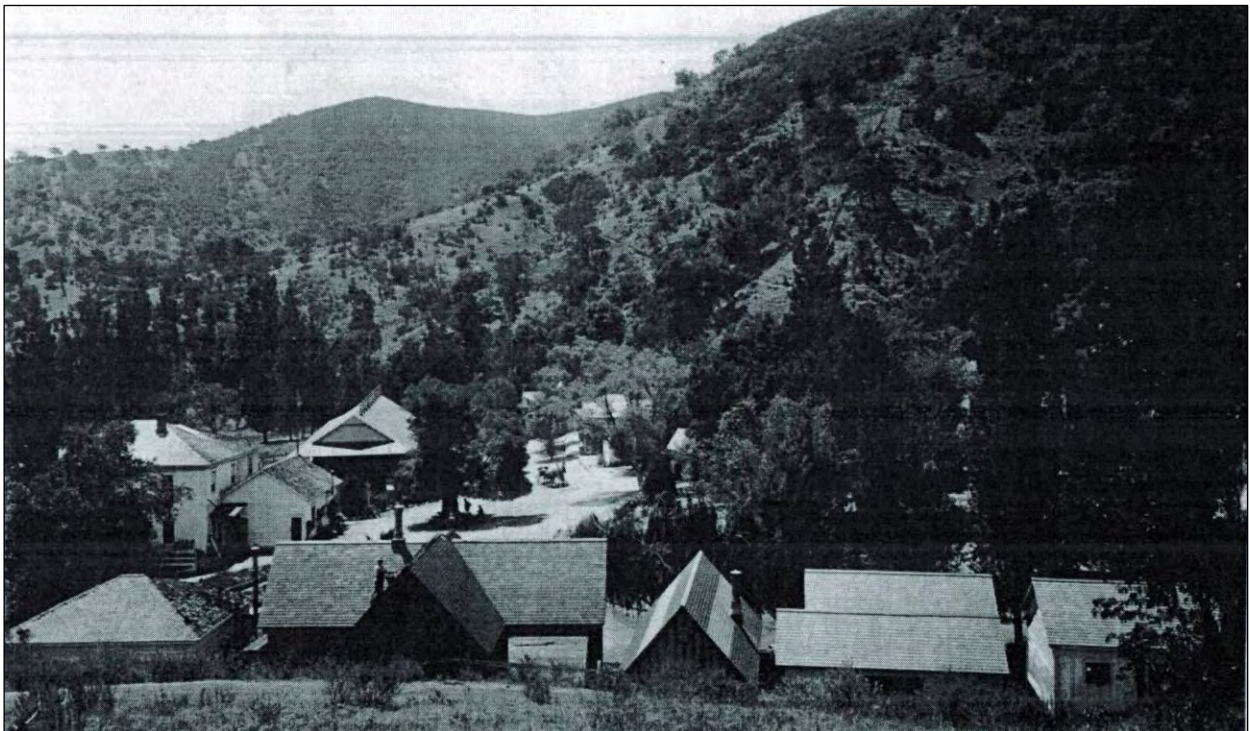
*Courtesy California State Library*

**Figure 9: Cover of brochure for Paraiso Hot Springs, ca 1890**





*Courtesy California State Library*



*Courtesy California State Library*

**Figure 10: Paraiso Springs viewed from southwest (top) and from north (bottom), showing the Gossip Oak west of the hotel and Buena Vista Cottage in left foreground**



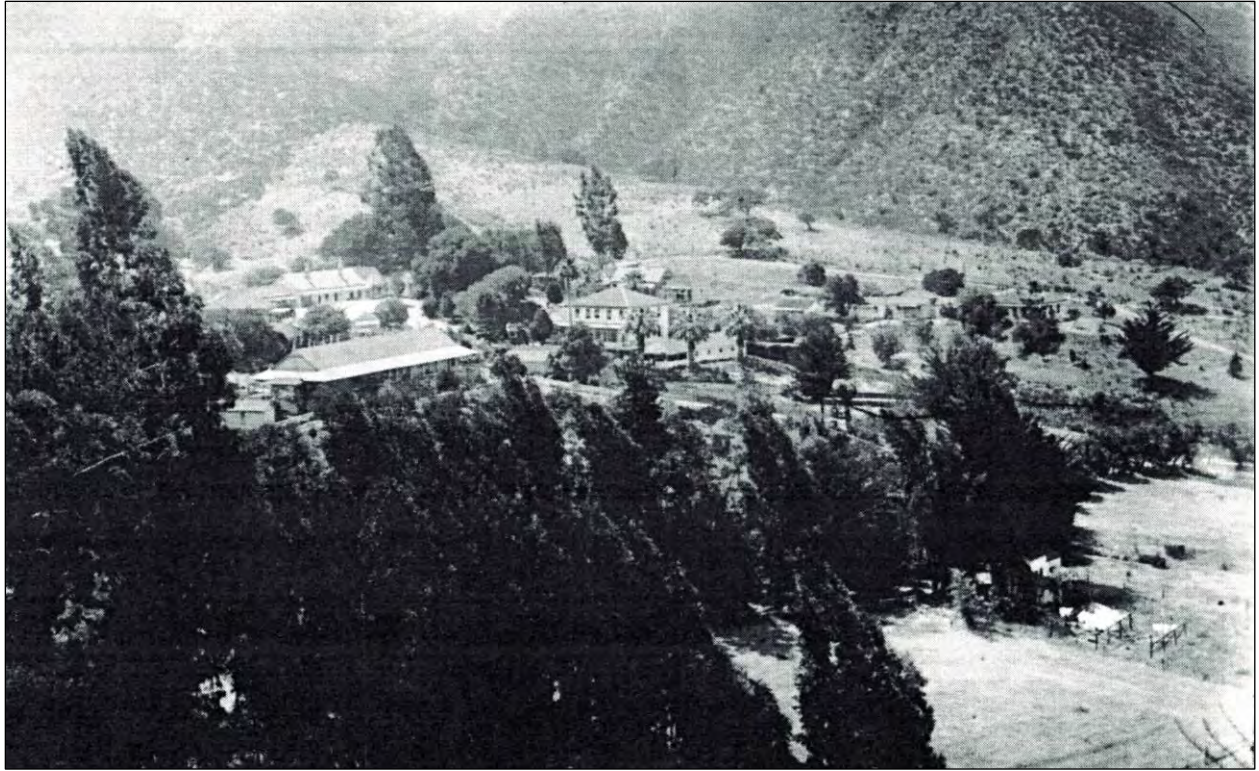


BIRD'S-EYE VIEW OF PARAIISO SPRINGS. NO 18.  
C. W. J. JOHNSON, PHOTOGRAPHER. MONTEREY CAL

*Courtesy California State Library*

**Figure 11: The cottages west of the Annex, Dr. Bryant's Italianate house on the northern hillside and Spreckels' cottage to its left are visible here, as is the rustic character of the grounds, ca 1889**





*Courtesy California State Library*



**Figure 12: The Hotel and Annex with a few palms (upper photo) and crop-growing areas bordered by a curving row of trees (lower photo)**

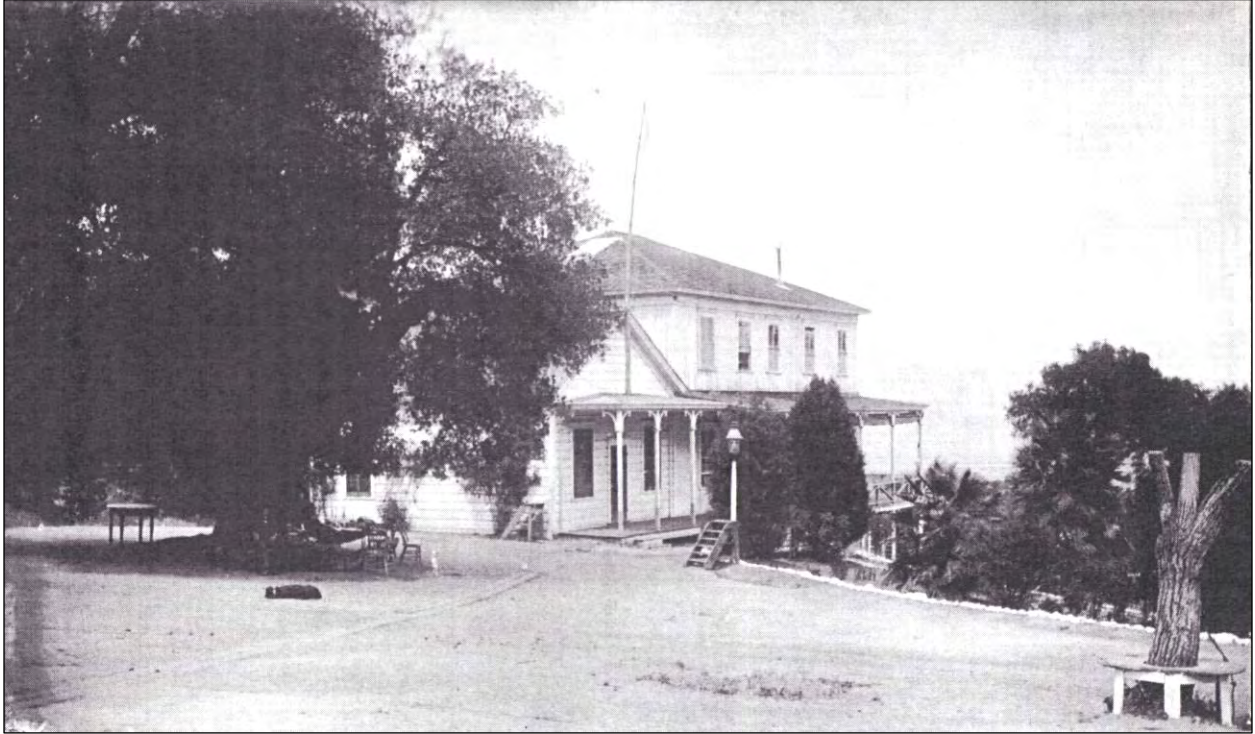




*Courtesy Paraiso Hot Springs Archives*

**Figure 13: This view shows gardens behind Evergreen Cottage and an orchard east of the Annex, with natural vegetation around the pool**





*Courtesy California State Library*



*Courtesy California State Library*

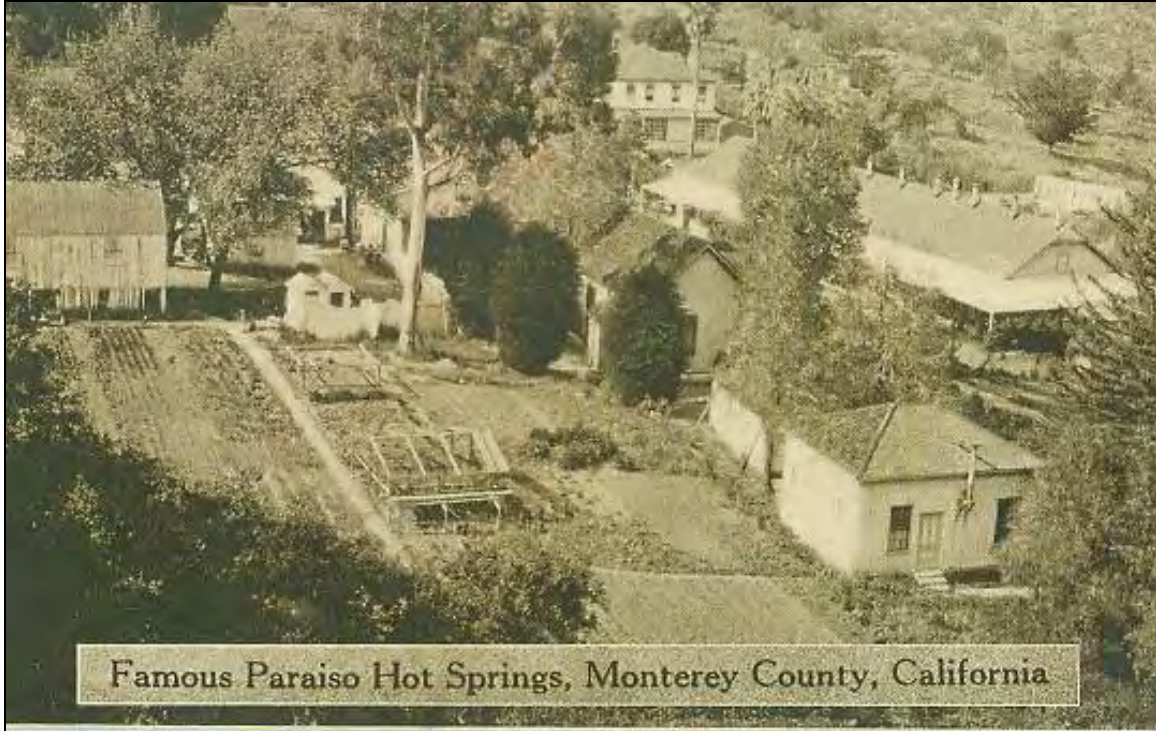
**Figure 14: The Hotel and Gossip Oak viewed from southwest (top photo) and Hotel and Dr. Foster's house viewed from south (bottom photo)**





*Courtesy Library of the California Historical Society*

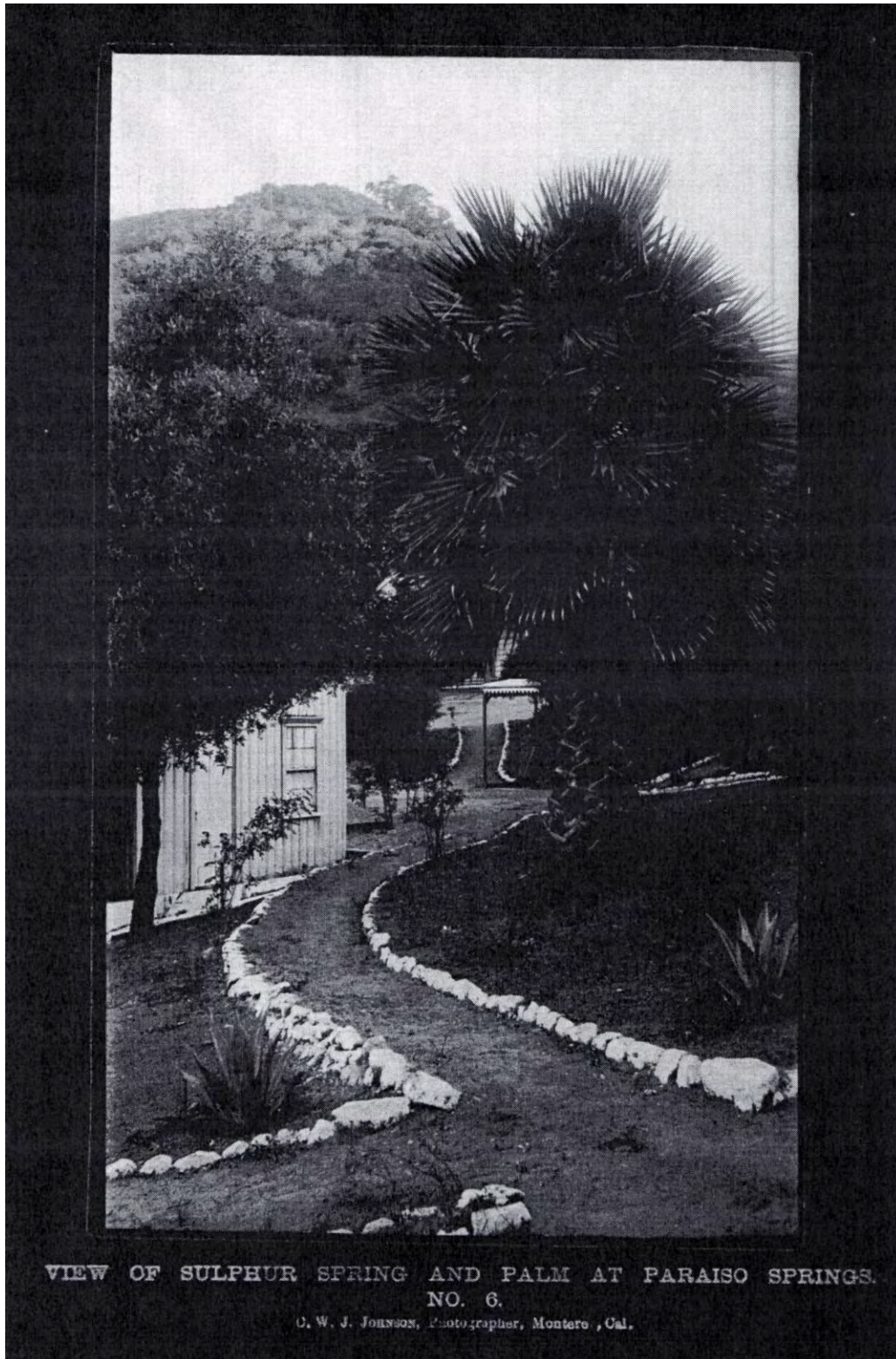
**Figure 15: Postcard view of Annex showing stone-line paths and poppies**



*Courtesy Library of the California Historical Society*

**Figure 16: Postcard view of gardens behind Evergreen Cottage and the Annex to the east**





*Courtesy California State Library*

**Figure 17: The rustic character of Paraiso Springs is evident in this photograph**

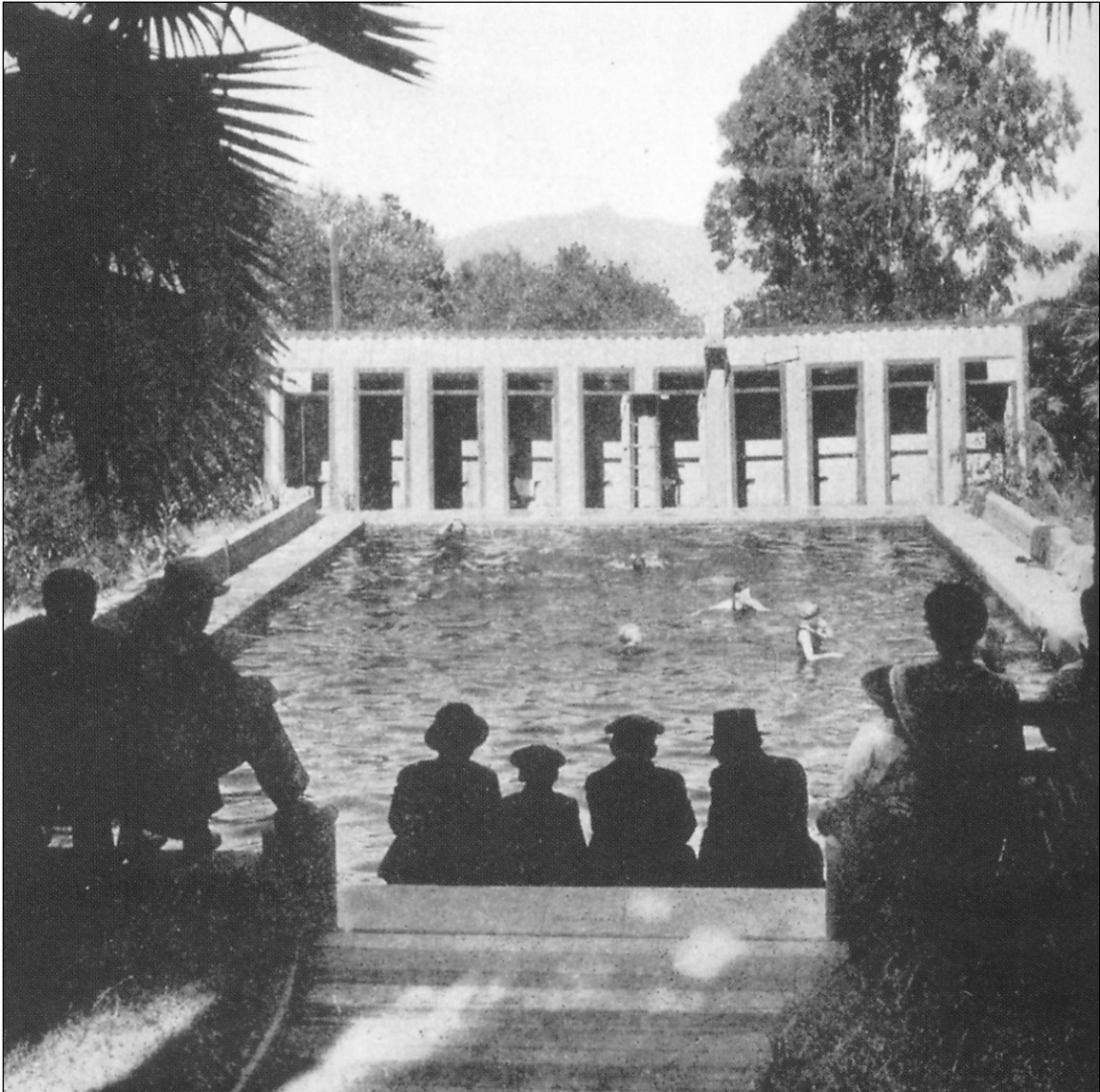






*Courtesy California State Library*

**Figure 19: Dr. Bryant's Italianate house on the north slope burned in 1891**



*Source: California Calls You*

**Figure 20: Old swimming pool at Paraiso Hot Springs**

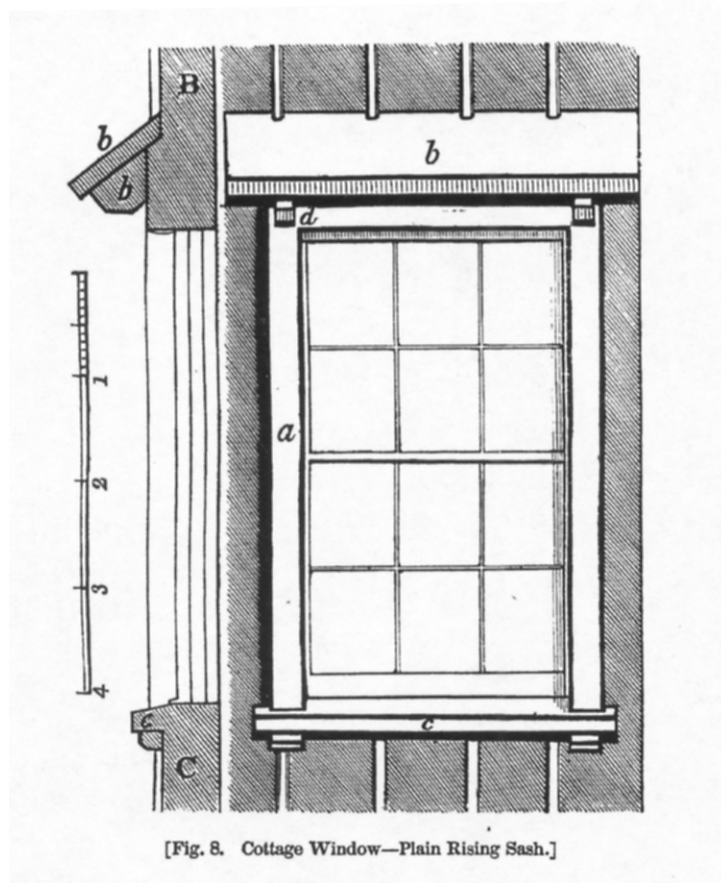
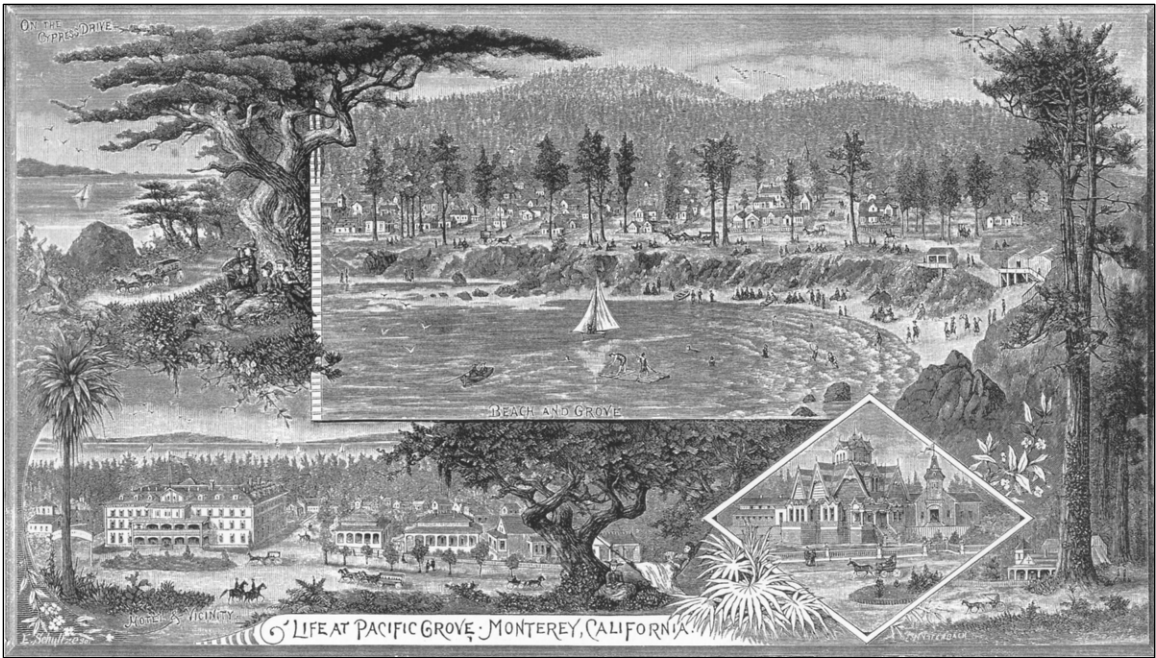


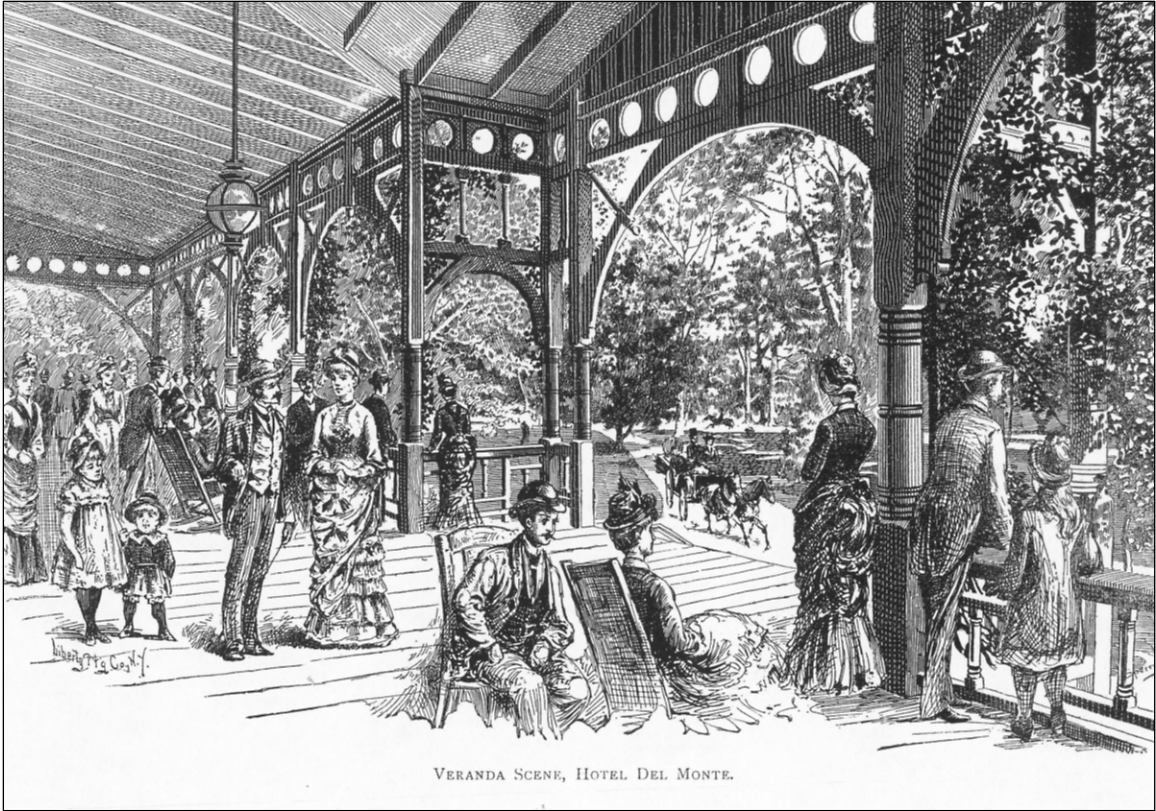
Figure 21: A 'bracketed' cottage and window detail from Andrew Jackson Downing's *The Architecture of Country Houses*



Source: *Monterey County Illustrated*

**Figure 22: Victorian Gothic Revival hotel and cottages at Pacific Grove, Monterey**





Source: *Monterey County Illustrated*, ca. 1890



Source: *Downing's The Architecture of the Country House*

**Figure 23: View from the veranda at Hotel Del Monte, Monterey and instructions on designing a veranda for the view by Downing**



One of our Many Beautiful Cottages

*Courtesy California State Library*

**Figure 24: View of Buena Vista Cottage in 1900 Paraiso Springs brochure**