


Appendix E.1

Architectural Evaluation



Architectural Evaluation for the Olsen-Chandler Ranch Specific Plan, Paso Robles, San Luis Obispo County, California

JUNE 2019

PREPARED FOR

City of El Paso de Robles

PREPARED BY

SWCA Environmental Consultants

**ARCHITECTURAL EVALUATION FOR THE
OLSEN-CHANDLER RANCH SPECIFIC PLAN,
PASO ROBLES, SAN LUIS OBISPO COUNTY, CALIFORNIA**

Prepared for

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EXECUTIVE SUMMARY

SWCA Environmental Consultants (SWCA) has prepared this architectural evaluation of historic-period built environment resources (i.e., resources 50 years old or older) present at two ranch properties—the Olsen Ranch at 3014 Linne Road and the Gulart Ranch at 255 Hanson Road in the city of Paso Robles, San Luis Obispo County, California—in connection with environmental review under the California Environmental Quality Act (CEQA) for the proposed Olsen-Chandler Ranch Specific Plan (project). The project location occupies assessor parcels (Assessor’s Parcel Numbers [APNs] 009-795-001 and 009-795-005). The project area limits are coterminous with the outer boundary of the two parcels.

Specifically, this report has been prepared, in conformance with California Code of Regulations Section 15064.5 and Public Resources Code Section 5024.1, to determine whether either of the two farmsteads possesses sufficient historical significance and sufficient integrity to meet the eligibility criteria for listing in the California Register of Historical Resources (CRHR) or to otherwise constitute historical resources for the purposes of CEQA.

This report concludes that, due to their lack of significance and integrity, neither of the historic-period farmsteads within the project area limits and evaluated as part of this study meets the eligibility criteria for listing in the CRHR or otherwise constitutes a historical resource for the purposes of CEQA.

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INTRODUCTION

SWCA Environmental Consultants (SWCA) has prepared this architectural evaluation of historic-period built environment resources to supplement the Olsen-Chandler Inventory prepared by Cultural Resources Management Services (CRMS) in December 2018. The Olsen-Chandler Ranch Specific Plan (Specific Plan) encompasses the two ranch properties discussed in this report—the Olsen Ranchstead at 3045 Linne Road (Assessor's Parcel Number [APN] 009-795-001), and the Goulart Ranchstead at 255 Hanson Road (APN 009-795-005). The Specific Plan, currently under environmental review by the City of Paso Robles (City), entails the demolition of the built environment resources currently present on these two ranch properties.

METHODOLOGY

Historic-period built environment resources (i.e., resources 50 years old or older) are present in the project area. Under the California Environmental Quality Act (CEQA), such resources are considered part of the environment and are subject to review. This architectural evaluation will determine whether any of the historic-period resources on-site have sufficient significance and integrity to constitute historical resources for the purposes of CEQA. A project that may cause a substantial adverse effect on the significance of a historical resource is a project that may have a significant effect on the environment.¹

The project area limits are coterminous with the outer boundaries of adjoining County of San Luis Obispo (County) APNs 009-795-001 and 0009-795-005 (Figure 1). The built environment resources were evaluated within the historical context of the city (Historic Resources Group 2010), the former Rancho Santa Ysabel (Storke 1891), biographical information about former owners of the subject property, and rural architectural building styles (Livingston 1995; McClelland 1989, revised 1999; Noble 1996; University of California, Davis 2008; Withington and Parenti 1999). The evaluation is based on a combination of observations made during a site visit to the property by SWCA on April 15, 2019; preliminary research in standard secondary sources; and archival research at the County Assessor's Office and County Recorder's Office, as well as desktop research conducted through online databases, including Ancestry.com, GenealogyBank.com, Newspapers.com, and the California Digital Newspaper Collection. SWCA Senior Architectural Historian Paula Juelke Carr, M.A., conducted the fieldwork, evaluation, and report preparation.

¹ CEQA is encoded in Sections 21000 et seq. of the California Public Resources Code (PRC), with Guidelines for implementation codified in California Code of Regulations (CCR) Title 14, Chapter 3, Sections 15000 et seq. The definition of "historical resources" is contained in Section 15064.5 of the State CEQA Guidelines.

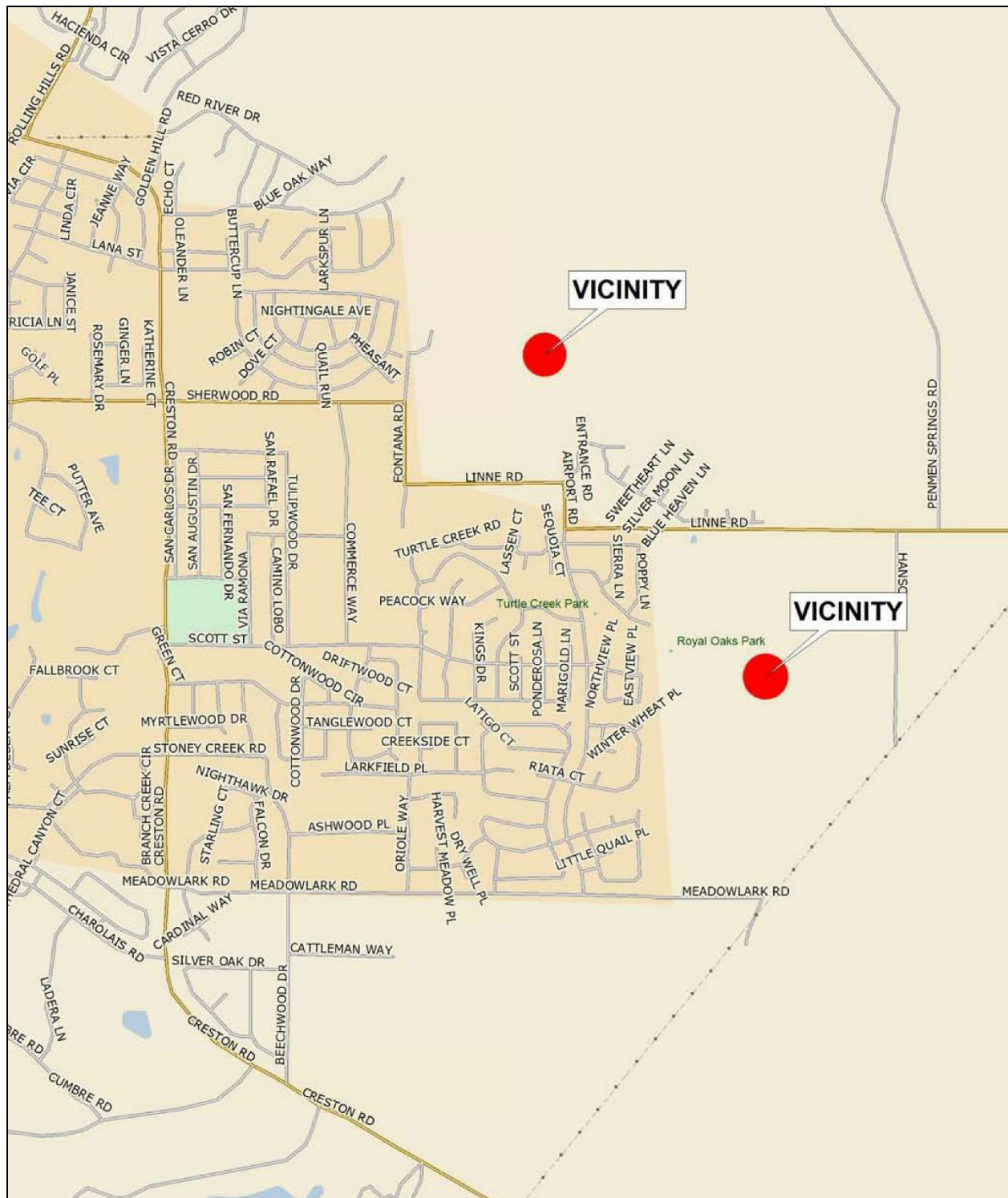


Figure 1. Project vicinity map.

HISTORIC CONTEXT

For the project area, the most relevant periods and themes from Paso Robles history relate to late nineteenth-century and early twentieth-century agricultural development. The *City of Paso Robles Historic Resources Survey* (Historic Resources Group 2010:14–31, passim) provides good background information on this period; excerpts are presented below:

Critical to any discussion of Paso Robles is the understanding of its geographical location. Paso Robles is located in the Central Coast region of California, approximately 215 miles north of Los Angeles and 200 miles south of San Francisco. It is thirty-nine miles north of San Luis Obispo, and eight miles south of San Miguel. Both San Luis Obispo and San Miguel were homes to missions, and Paso Robles became an important mission outpost. Each mission was situated where there were large populations of Native Americans, and where the soil was fertile enough to sustain a settlement. In the late nineteenth century, Paso Robles emerged as the premier city of the booming upper Salinas Valley. With its central location at the juncture of the Salinas River and the Estrella plain, Paso Robles became the commercial capital of a vibrant regional economy. The river, hilly topography, quality of the soil, and climate also contributed to the development of the region's economy, based primarily on agriculture.

Another critical natural feature in the city is the hot springs, which not only impacted the quality of the soil, but was renowned for its healing powers, making it a destination for area Native Americans, missionaries, and twentieth century tourists. While most of the artesian springs have been capped or no longer flow naturally, they were crucial to the development of the city as a tourist destination and settlement opportunity. It is the hot springs above all other factors that contributed to the establishment of Paso Robles and differentiated it from other similarly-sized cities in the region.

The hot springs and their importance to the local economy was also the impetus for the Blackburn brothers and their partner Drury James to invest in the city, which led to the founding and development of Paso Robles. Through a series of transactions, the site of the present city core of Paso Robles and the Hot Springs Hotel became the joint property of the Blackburn brothers and Drury James, and their influence would be a driving force in the development of the city. Blackburn and James owned the land that became what is now Paso Robles; they laid the foundation for the agricultural development; they invested in the local tourism industry; and they participated in the planning of the town and devoted significant resources to its commercial and civic development. Like many other cities in California, Paso Robles was established and began a period of growth in the 1880s. In northern and southern California, this period was precipitated by the completion of the transcontinental railroad, which brought settlers from the east. In San Luis Obispo County, it was the Pacific Coast Railway and the completion of the Southern Pacific Railroad's coastal route running south from San Francisco which influenced the region's developmental history. By providing a direct link to San Francisco on the eastern slope of the Santa Lucia Mountains, the railroad opened the vast resources of the region to large-scale settlement.

The coming of the railroad to San Luis Obispo was greatly anticipated. Plans were made for infrastructure improvements to handle the increase in population and to entice settlement in the area, and signage and other promotional ideas were discussed to draw attention to the area, which was almost unknown outside of the region. Newspapers also began running advertisements for local land auctions and to promote the benefits of the

region. In Paso Robles, an auction planned for late 1886 precipitated the establishment of the city's first newspaper, the Paso Robles Leader, by Horace George Wright in order to promote the sale. Eventually, this newspaper would merge with the Paso Robles Press, which is still in circulation today. Two weeks after the first train arrived in Paso Robles on October 31, 1886, a special train from San Francisco was commissioned to bring prospective land buyers to the area. On November 17th a "Grand Auction" was held, which resulted in the sale of 228 lots in Paso Robles, bringing in \$35,000 in sales. Most of the purchased properties were farmlands, and not town lots. Similar auctions were held throughout the county, and rancho lands along the rail lines were subdivided in anticipation of a great influx of new residents. These subdivisions were mostly carried out by Chauncey Hatch Phillips' West Coast Land Company, who was also credited with persuading the railroad tycoons to build tracks through the region, including across Rancho El Paso de Robles. Despite local promotional efforts, however, San Luis Obispo County did not experience the expected tide of immigration once the railroad was in place. Census numbers show that between 1890 and 1900, the County population increased by just 565 people. Paso Robles showed growth during this period, with a permanent population increase from 827 to 1,224 residents. Great tracts of land that were subdivided along the railroad lines would remain undeveloped, many until a new tide of development occurred following World War II.

The development of ranching and agriculture as the region's main commercial enterprises played a critical role in the development of Paso Robles. Farming became widespread in the 1870s when the rancho land grants were subdivided into smaller parcels for individual farming and stock ranching.... The most significant crops during this period were the grain crops, primarily wheat and barley. Paso Robles became the commercial capital of a regional economy based on the export of wheat in the 1880s and 1890s. The goal for many farmers, however, was to slowly increase the size of their orchards and eventually replace wheat altogether. The long-term attraction of orchard crops was their much higher profit yields, as one acre of fruit will yield more profit than fifteen acres of wheat. They were successful in this venture, and between 1870 and 1910 California agriculture underwent a momentous transition in which specialty crops (primarily fruits, nuts, raisins, and wine grapes) completely eclipsed grain production....

During this period the cooperative farming movement was established. The economic growth of the 1870s and 1880s led first to the establishment of the Grange, which was the country's first nationwide agricultural organization and was based on the principles of fraternal institutions. In addition, the related ideals of the Scandinavian Folk School Movement, which was transplanted to the United States by Norwegian, Swedish, and especially Danish immigrants who settled in the Midwest and along the Pacific Coast during the second half of the nineteenth century, was also influential in cooperative ideals taking hold in the region. From grass roots societies such as the Grange, the Farmer's Alliance Business Association organization emerged in 1891 and began actively marketing collective farming. In the Paso Robles area, a large Nordic influx during the 1870s and 1880s formed a third of the founders and stakeholders in the Farmers Alliance Business Association. The flourishing agricultural industry and ancillary businesses needed to support its growth gave the Farmers Alliance a strong foothold in Paso Robles. In the 1890s the Southern Pacific Railroad had established a four-way monopoly controlling commercial transportation, grain milling, grain warehousing and the local lumber supply. This monopoly allowed the Southern Pacific to demand that towns and cities who wanted rail connections absorb the costs of construction by providing cash subsidies, granting access to rights-of-way, and donating the land for railroad depots. In Paso Robles, a man named Richard Shackelford controlled railroad enterprises. In 1891

Alliance members from San Luis Obispo and Monterey counties gathered to lay the foundation for a new cooperative flourmill to compete with the monopoly of the Southern Pacific Milling Company. They voted to unite and go into the grain warehousing business, founding the Farmers Alliance Business Association (FABA), which was formally incorporated on June 20, 1891. They purchased land from Daniel Blackburn and developed a site that fronted the Southern Pacific tracks.... With this foundation, The Farmers' Alliance Business Association continued to influence economic agricultural practices in Paso Robles. Although the political Populists Movement born from the Farmer's Alliance died out in 1896, the Alliance cooperatives left behind an enduring legacy that influenced the local economy of the upper Salinas Valley long into the twentieth century. The endurance of FABA as a private company preserved the vital competition established by the Alliance against Southern Pacific Milling Company.

A County Farm Bureau was founded in 1921, under the stimulus of the University of California State Agricultural Extension Service, which was very active in the Paso Robles area. Among the first Farm Bureau districts (referred to as "Farm Centers") to be organized, the majority were located in small communities in the hinterlands of Paso Robles: Shandon, Annette, Cholame, Las Pilitas, Park Hill, Union, Templeton, Creston, and Estrella. The Grain Improvement Association, a non-profit cooperative, was founded in 1940. Among the member benefits was access to the association's portable seed-cleaning and seed-treating apparatus—the first such machinery in the county (San Luis Obispo County Farm Bureau 2019).

Rancho Santa Ysabel Subdivision Lands

Lands in the project area are part of the 1886 Rancho Santa Ysabel Subdivision (Figure 2). The rancho (a former possession of Mission San Miguel Arcángel) became a Mexican land grant in 1846 but remained undeveloped. In 1886, the former rancho—comprising a vast amount of acreage on the east side of the Salinas River—was acquired by real estate mogul Chauncey Hatch Phillips' West Coast Land Company, along with parts of Rancho Paso Robles and Rancho Huer-Huero to the south (Storke 1891:157). This purchase was surveyed and subdivided; portions have become incorporated within the modern city limits of Paso Robles and Templeton. In 1891, however, Rancho Santa Ysabel was described (and promoted) as a fertile landscape for agriculture and ranching:

The Santa Ysabel consists of 20,200 acres, adjoining the Rancho Paso de Robles at the northeast. For ten miles the Southern Pacific Railway runs along and within one-fourth mile of its boundary. It is covered with white and live-oak timber, although less thickly than the Paso de Robles. There are, substantially, 16,000 acres of plow land, the rest fruit and grazing land. The soil is rich and deep, and will produce wheat of the finest, barley, oats, corn, all fruits and vines, and olives. Wine and raisin-making will no doubt, be important industries of this section. On this rancho are twenty miles of running water, besides numerous living springs. Well water is had at ten to forty feet deep. (Storke 1891:162)

Although the project area is part of the former Rancho Santa Ysabel and therefore relates to the rancho's general history, none of the built environment resources on either of the subject parcels date from the nineteenth century or are associated with the initial development of the subdivision. Both parcels, however, have ranch buildings that were (or are still) part of the headquarters or ranchsteads of larger consolidated ranch properties that included adjacent parcels, as well as other parcels in the larger region. Both ranches have had multiple owners and exhibit buildings with a wide variety of construction dates. Lot numbers mentioned in the following sections correlate with those in Figure 3.

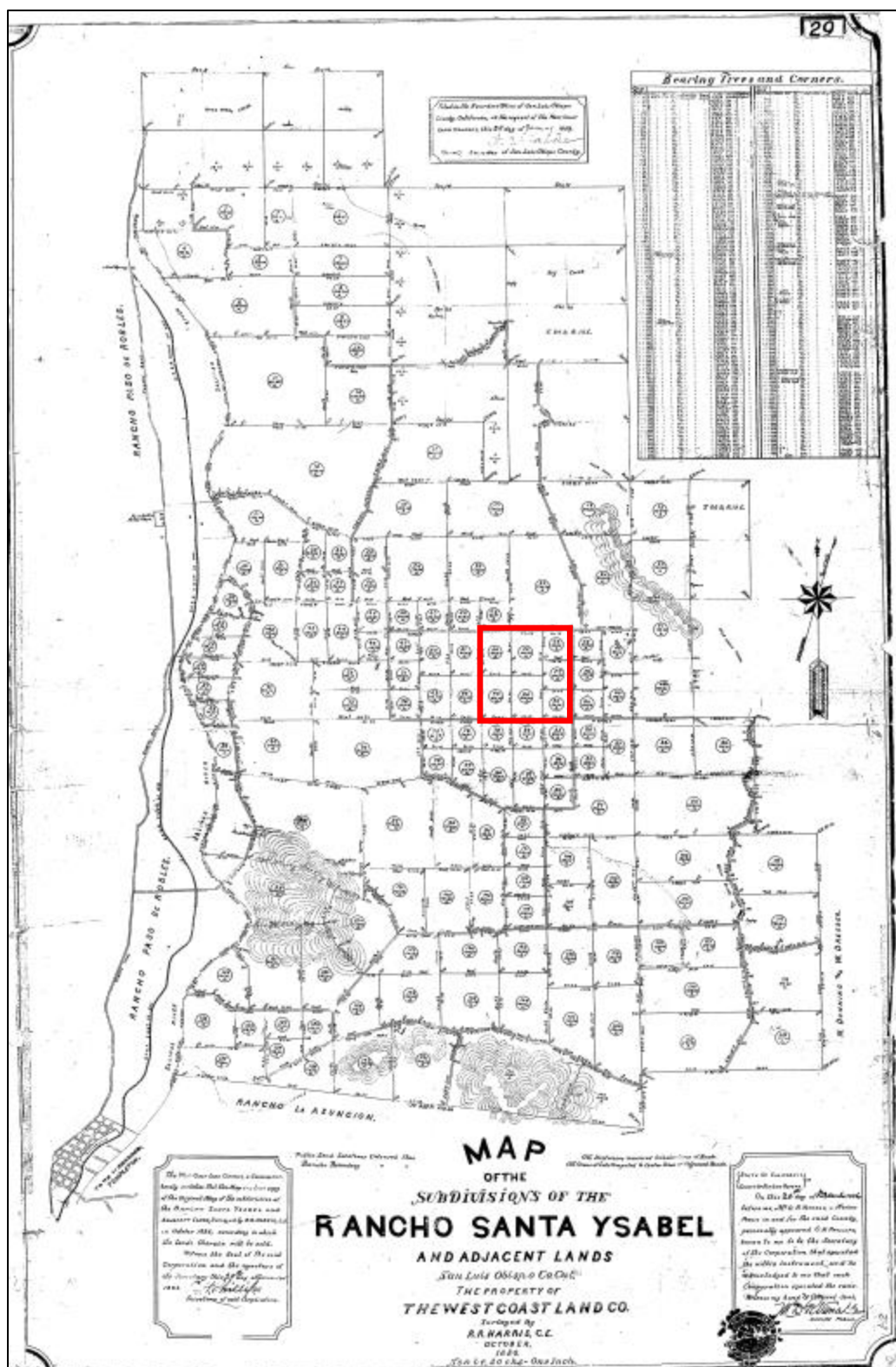


Figure 2. The West Coast Land Company, organized by real estate developer Chauncey Hatch Phillips, subdivided lands of the former Rancho Santa Ysabel in 1886 and promoted sales. The project vicinity is shown in red (San Luis Obispo County Maps Book A, p. 29).

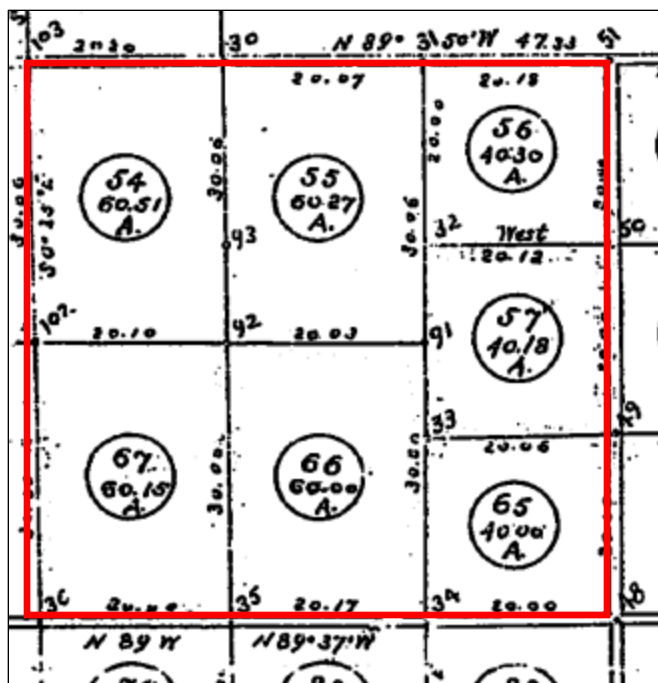


Figure 3. The lot numbers shown on the 1886 Rancho Santa Ysabel Subdivision map form the legal basis for modern parcels. Lots 55 and 56 are the present-day Olsen Ranch and Goulart Ranch, respectively.

Goulart Ranchstead (APN 009-795-005), 255 Hanson Road

JOHAN ARNOLD JENSSEN AND GUDRUN H. JENSSEN

Lot 56 of the 1886 Rancho Santa Ysabel Subdivision—the property now owned by the Goulart family—was developed as a ranch property in the 1920s by Norwegian immigrant Johan Arnold (John A.) Jenssen (1882–1924) (Figures 4 and 5) and his wife, Gudrun H. Jenssen. County Assessor records show a construction date of 1922 for the residence. Johan Jenssen arrived in the United States at the age of 27, settling in the Paso Robles area. In 1918 he became a naturalized U.S. citizen. The 1920 San Luis Obispo County Great Register lists his political affiliation as Socialist (very common at this time), and that he was employed as a truck driver for a foundry. Following an illness, John Jenssen died in Paso Robles on November 28, 1924 and is buried in the Paso Robles District Cemetery (Figure 6).

Port of San Francisco

PORT OF San Francisco
MAY 20 1920, 19__

I, J. O. DAVIS, Collector
San Francisco

of the District of _____, do hereby certify that the person described on page 2 hereof has produced to me proof in the manner directed by law, and I do hereby certify that the said person is a citizen of the United States of America.

Permission is hereby granted the holder to depart from the port above mentioned.

This card must be verified by a Customs Inspector on each subsequent departure of the holder before he is permitted to sail.

In witness whereof I have hereunto set my hand and seal of office this MAY 20 1920 day of _____ 19__

J. O. Davis Collector of Customs.

The person described on page 2 hereof has been examined by me, and having produced satisfactory evidence of American citizenship, he is hereby granted permission to land.

This card must be verified by an Immigrant Inspector on each subsequent arrival of the holder before he is permitted to leave his vessel.

[SEAL.] Immigrant Inspector.

1-504

1-504

Port of _____

NAME John A. Jensen

Nationality American

Place of holder's birth Norway

Place of father's birth _____

Place of mother's birth Obispo, Cal. 12/10/18

If naturalized, where and when? Nat. Cert. #1058001, Sup'r. Co. S. Luis

Age 38 Apr. 5 19__ Height 20 6 0

Vessel BAJA CALIF. AMERICAN

Date of arrival May 15th, 1920

Description: Complexion light Hair lt. br.

Eyes blue

Physical marks or peculiarities None vis.

Figure 4. Port of San Francisco authorization, May 20, 1920 (Ancestry 2019).

EMERGENCY PASSPORT APPLICATION. 2 mo ✓
#1310

NATURALIZED.

Issued Feb 4 1921
(Date.)

I, John A. Jensen, a NATURALIZED AND LOYAL CITIZEN OF THE UNITED STATES, hereby apply to the American Legation, at Christiania, Norway, for an emergency passport for myself, accompanied by my wife, Gudrum H. Jensen, and unborn children as follows _____, on the _____ day of _____ (Month and year.); and _____, born at _____ on the _____ day of _____ (Month and year.); and _____, and _____.

I solemnly swear that I was born at Narø, Norway on April 25 1882 (Date.); that I emigrated to the United States, on November 1909 (Date.); that I resided 11 years, uninterruptedly, in the United States, from 1909 to 1920, at Paso Robles, California; that I was naturalized as a citizen of the United States before the Superior Court of California, at San Luis Obispo on December 10 1918 (Date.); as shown by the Certificate of Naturalization presented herewith; that I am the bearer of Seaman's card 13598 issued by Collector of Customs, San Francisco on about the 19th May 1920 (Date.); which is returned herewith; that I am the identical person referred to in said certificate and passport; that my legal domicile is in California, my permanent residence being at Paso, Robles, California and I last left the United States on about July 24, 1920 (Date.), arriving at Christiania, Norway on about Aug. 30, 1920 (Date.) where I am now residing for the purpose of visiting brothers (Occupation.), on behalf of _____ (Name, address, and nationality of firm, corporation, or other organization represented, if any.)

that I have resided outside the United States at the following places for the following periods:*

Norway, from 1882 to 1909;

Norway, from Aug. 1920 to date;

_____ from _____ to _____;

Figure 5. Passport Application, February 4, 1921 (Ancestry 2019).



Figure 6. Jenssen grave marker, Paso Robles District Cemetery (Find a Grave 2019).

On September 9, 1925, the San Luis Obispo Superior Court ordered that his whole estate, including a 1921 Ford touring car and Lot 56 of the Rancho Santa Ysabel Subdivision (the subject parcel), should be distributed to his widow, Gudrun (San Luis Obispo County Official Records Book 5:479). Gudrun evidently retained the farmstead, paying off one Bank of Italy mortgage and entering into another on September 17, 1926 (Official Records Book 20:23 and Book 17:162), and paying off the latter on July 8, 1930 (Official Records Book 91:36). The previous month, on June 14, 1930, Gudrun deeded all of Lot 56 (40.50 acres) to Grant and Parthenia Smart (Official Records Book 88:458–459).

The extended Smart family retained the property for 5 years, until June 6, 1935, when Grant and Parthenia's sons Leo (and wife Mae Smart) and Samuel (and wife Vivian Smart) sold Lot 56 to Theodore and Addie C. Freeman (Official Records Book 168:181).

THEODORE FREEMAN AND ADDIE CAMPBELL FREEMAN

In the 1920s, Theodore Freeman was a U.S. forest guard in the Pozo area (*San Luis Obispo Daily Telegram* 1929). After acquiring the subject property in 1935, the Freemans appear to have operated a turkey ranch there. In 1940, Freeman was one of five members of the board of directors for the newly organized Atascadero Turkey Growers' Association, a non-profit marketing group "established to encourage and foster the business of producing and marketing turkeys cooperatively, for reducing speculation and stabilizing markets . . ." (*San Luis Obispo Telegram-Tribune* 1940). Freeman died in July 1954; his obituary refers to him as a "retired turkey rancher of Creston Road," which is consistent with the subject property (*San Luis Obispo Telegram-Tribune* 1954).

Theodore's Freeman's brother Josiah and sister-in-law Addie Belle Freeman acquired extensive lands adjacent to and in the general vicinity of Theodore's property (Official Records Book 186:80-81)—Lot 51 (60.63 acres), Lot 54 (60.51 acres), Lot 55 (60.27 acres), Lot 57 (40.18 acres), Lot 65 (40.06 acres), and Lot 66 (60.0 acres). These lots are associated with the Olsen Ranch (discussed below).

OLIVER AND LIBERTY TIDROW

By 1936 other turkey growers had also acquired several adjacent parcels. On December 30 of that year, R. D. Freeman conveyed Lots 58, 59, 60, 63, and 64 of Rancho Santa Ysabel to Oliver Tidrow (and wife Liberty [Libbie]) and Walter Tidrow (and wife Paulina) (*San Luis Obispo Daily Telegram* 1937:11).

On August 12, 1942, Theodore and Addie C. Freeman sold their ranchstead (Lot 56), the subject parcel, to Oliver and Libbie Tidrow (Official Records Book 324:421). The new owners had previously ranched 40 acres on Volpi Road near the Salinas River for many years (Goulart family records). The Tidrows continued to raise turkeys on the property, acquiring Lot 70 and a portion of Lot 69 in 1948 (*San Luis Obispo Telegram-Tribune* 1948). The Tidrows lived in the ranch house (Figures 7 and 8), remodeling it extensively in 1957–1958, when they “pulled the old front away” (Goulart family records). In 1962 the Tidrows sold 540 acres to a man named Hanson, retaining 60 acres, presumably Lot 56 (Goulart family records).



Figure 7. Libbie Tidrow in front of ranch house, c1950, before house remodeling (Goulart family records).



Figure 8. Ranch house c1950 (Goulart family).



Figure 9. The extensively remodeled ranch house as it appears in 2019 (SWCA photograph).

Olsen Ranchstead (APN 009-795-001), 3045 Linne Road

County Assessor records document a construction date of 1930 for the main ranch residence. As suggested by the 1930 federal census, the property was first developed as a general farm by Josiah (Joe) Freeman (1887–c1937) and his wife, Addie B. Freeman (1893–1968). They are very likely responsible for building not only the residence but the tank house, horse barn, and storage barn—the oldest buildings on the subject parcel (Lot 55 of the 1886 Rancho Santa Ysabel Subdivision). The family had moved to the Paso Robles area from San Miguel; the 1920 San Luis Obispo County Great Register lists Josiah Freeman as a farmer there and, like many of his San Miguel neighbors, Freeman registered as a Socialist.

In November 1935, the Freemans mortgaged six parcels encompassing 320 acres (including the 60.27 acres that constituted Lot 55). The terms of the mortgage specified that the Freemans “keep the buildings now erected, or which may hereafter be erected on said premises insured . . .” (Official Records Book 186:81).

In October 1936, the Freemans entered into a crop and chattel mortgage that covered the produce of crop years 1936, 1937, and 1938 from 14 Rancho Santa Ysabel Subdivision parcels (Lots 51, 54, **55**, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, and 88) and part of two others (Lots 89 and 90). Personal property was also covered by the mortgage, including farming equipment (seeder, two harrows, disk, mower, rake, a 1924 Graham truck, plow, and tractor), and 10 cows, 10 yearlings, and four horses (Official Records Book 195:334).

In October 1938, 2 years later, the widowed Addie B. Freeman entered into an updated crop and chattel mortgage that covered the produce of crop years 1938, 1939, and 1940 from a different array of 14 Rancho Santa Ysabel Subdivision parcels (Lots 51, 54, **55**, 57, 61, 62, 65, 66, 81, 82, 83, 84, 88, and 91) and portions of four others (Lots 89, 90, 106, and 108). Personal property also mortgaged included farming equipment (tractor, harvester, tractor disk harrow, seeder, plow, mower, rake, and Ford pickup), and 15 tons of hay, 230 sacks of seed wheat, 60 sacks of feed wheat, a bull, 16 cows, 16 yearlings, and three calves (Official Records Book 245:228).

The 1940 federal census identifies Addie B. Freeman as a chicken and dairy farmer, and notes that her place of residence, on Airport Road, was the same as it had been in 1935. Her 18-year-old son, Thomas, living in the same residence, is described as a grain farmer. These occupations, and the information provided in the crop and chattel mortgages, are entirely consistent with the type of farm and ranch buildings present on the subject parcel. They are also consistent with an array of disused farm implements (seeder, harrow, disk, and Fresno scraper) found on the property during the site visit.

Addie B. Freeman appears to have sold her ranch, in about 1944, to Giles James Curtis (January 1895–1956) and Leah Hastings Curtis (1895–1974). Curtis was born in Michigan but was in California by July 1916, when he married Leah Hastings in Santa Ana. His 1917 World War I draft registration form lists him as 22 years old, married, and working as a self-employed carpenter. The family remained in Fullerton until 1926, when they moved to the Pacific Grove area of Monterey, where Curtis continued to work as a carpenter. From 1929 through at least 1941 they lived in Watsonville, Santa Cruz County, where he worked as a general contractor. By 1944 the family had relocated to Paso Robles where they were ranching on the Creston Star Route (San Luis Obispo County Voter Registration). By 1946, however, they were back in Orange County, living in Yorba Linda.

The Curtises probably sold their property to oil developer C. O. Harper, who had owned a ranch near Sherwood Field (Paso Robles Airport) since 1944; certainly the Harpers owned Lot 55 by 1954. In May 1945, oil leases were signed on 6,800 acres in the project vicinity; Oliver and Liberty Tidrow, on Lot 56 in the project area, leased out 268 acres for oil prospecting (*San Luis Obispo Telegram-Tribune* 1945). In 1946 the same newspaper reported that acreage “around the Ralph Dayton ranch six miles northwest of Paso Robles, has been leased for test drilling for oil . . . done under sponsorship of 27 residents of Paso Robles and immediate vicinity who have joined in a partnership for the group . . . Drilling operation will be supervised by C. O. Harper, who has spent most of his business life in the oil business and is a member of the local combine. Harper has large oil interests in Santa Maria and Wilmington and has made his headquarters for the past two years at his ranch near Sherwood Field” (*San Luis Obispo Telegram-Tribune* 1946).

Charles Otto Harper and Cora B. Harper deeded Lots 51, 54, **55**, and 57 of the Rancho Santa Ysabel Subdivision to Vernon E. McKay and Frances C. McKay on July 16, 1954, reserving an easement to their 100-acre alfalfa tract “over the existing road until such time as another road has been provided by the County” (Official Records Book 765:437). The Harpers also deeded all of Lot 65 and portions of lots 57 and 66, as depicted on a February 28, 1956, record of survey map (San Luis Obispo County Maps Book 7:120).

The Olsen family, the current owners of the property, acquired Lot 55 in the late 1950s. Federal census records from 1920, 1930, and 1940 all document that the Olsen family, whose name is associated with the ranch property on Linne Road, was farming in Ventura County—in the Camarillo area at the foot of the Conejo Grade. In 1920 the head of the family, Oscar Ivan Olsen, Sr. (1895–1972), was working with his younger brother Ludwick (both of whom were born in the Conejo area). The 1940 census shows that Olsen was married to Theresa L. Olsen (1900–1987); their family included Arthelia, Eugenia, Mary, and Neil. At that time they were farming pink beans and delivering them to the Southern Pacific Warehouse in Piru (*Piru News* 1939). The Olsen family remained in Camarillo into the 1950s, when they relocated to San Luis Obispo County and acquired extensive acreage within the current project area and beyond. In 1957, the *San Luis Obispo Telegram-Tribune* reported:

Two ranches in northern San Luis Obispo county are in the process of changing hands.... Oscar and Neil Olsen, formerly ranchers in the Camarillo area, have made arrangements of purchase the Les Erickson and Charles Harper ranches, totaling approximately 320 acres and located northeast and almost contiguous to [sic] the San Luis Obispo county airport near Paso Robles.

According to Mees, the Olsens' move is the result of a real estate subdivision in the community to the south. The Olsens plan to operate...a combined cattle and farming setup. They will grow alfalfa and sugar beets in addition to running a herd of beef livestock. Neil Olsen, the son, is a student at Cal Poly and will assist his father in management of the ranch. (*San Luis Obispo Telegram-Tribune* 1957:2)

Neil B. Olsen and his wife Gisela H. Olsen are the current owners of the property.

EVALUATION OF ARCHITECTURAL RESOURCES IN PROJECT AREA OF POTENTIAL EFFECT

The architectural resources present at the Olsen Ranch, 3045 Linne Road, and the Goulart Ranch, 255 Hanson Road, are evaluated here, pursuant to CEQA, to determine whether they meet any of the eligibility criteria for listing in the California Register of Historical Resources (CRHR) or otherwise constitute "historical resources" for the purposes of CEQA. The CRHR includes buildings, sites, structures, objects, and districts significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Eligibility to the CRHR is demonstrated by meeting one or more of the following criteria:

- **Criterion 1:** 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;
- **Criterion 2:** Associated with the lives of persons important to local, California or national history;
- **Criterion 3:** 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; and/or
- **Criterion 4:** Has yielded or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Evaluation Under Criterion 1

As part of the 1886 Rancho Santa Ysabel Subdivision, both of the subject parcels are associated with the local development of agriculture and livestock raising on the east side of the Salinas River. Grain and alfalfa growing, dairying, turkey ranching, and other more general farming pursuits were carried out on these parcels (and on adjacent parcels owned by the same families), but none of the built environment resources on either parcel contribute in significant ways to a better understanding of these important trends. Similarly, there is no potential for a historic landscape, as the former farmlands in the immediate vicinity have been subdivided and repurposed for residential, commercial, and even semi-industrial uses. Lacking significance in this regard, none of the resources present on either parcel meet eligibility Criterion 1.

Evaluation Under Criterion 2

The built environment resources on each of the subject parcels were constructed under a series of different owners engaged in different types of farming and ranching activities. The oldest resources on Lot 56—the Goulart property (the original Craftsman residence, wash house, and barn)—appear to have been built by Johan and Gudrun Larssen in the 1920s. However, the Larssens owned the property only briefly—Johan died in 1924 and Gudrun sold the ranch in 1930.

Subsequent owners, the Freemans and Tidrows, were turkey ranchers, a new land use probably represented by the two surviving sheds to the rear of the farmhouse. Theodore Freeman was associated with the Atascadero Turkey Growers' Association, an important cooperative marketing group in the region, beginning in the late 1920s and booming in the 1930s and 1940s (Atascadero Development Syndicate 1928; Petry 2012:76–84). Throughout the county, poultry raising was an extremely important economic stay during the Great Depression (the earlier emphasis on chicken production gradually shifted to an emphasis on turkey production). The most important buildings linked to the association—which had become the California Turkey Growers' Association—were the processing, packaging, and storage plants on Via Avenue, off Traffic Way, in Atascadero. In January 1939, the association announced that growers had shipped over 600,000 pounds of turkeys (Allan 2008:96). Theodore Freeman's role as an important turkey rancher is not well expressed by the remnant buildings on Lot 56.

Similarly, the 1930s-era grain growing, chicken production, and dairying started on Lot 55 by Joe and Addie B. Freeman—and continued by the widowed Addie and her son Thomas—were not especially important farming operations in the East Paso Robles region. Subsequent owners retained the property for relatively short periods, occasionally adding buildings to the ranchstead configuration. Beginning in 1957, two generations of the Olsen family have farmed and ranched on Lot 55, but their long tenure comes late in historic-period agricultural development. Their activities have continued existing trends that were already well established in the region, and they are not documented as introducing economically important crops or significant innovations in livestock raising.

Although actively engaged in farming and animal production, the Jenssens, Smarts, Freemans, Tidrows, Curtises, Harpers, McKays, and Olsens—whether individually or as a family—lack the level of historical significance necessary for eligibility under Criterion 2. Similarly, none of the more recent owners of the subject parcels have documented significance in local or regional history. Lacking significance in this regard, none of the resources present on either parcel within the project area limits meet eligibility Criterion 2 for listing in the CRHR.

Evaluation Under Criterion 3

None of the built environment resources within the project area limits are exceptional or significant in terms of architectural style. The residences are modest (and altered) examples of their 1920s–1930s types, incorporating no distinctive architectural features, building materials, or methods of construction. The barns, sheds, garages, and other outbuildings are all utilitarian structures typical of farm, ranch, and other rural properties throughout California. Lacking significance in this regard, none of the resources present on either parcel within the project area limits meet eligibility Criterion 2 for listing in the CRHR and integrity, none of the resources present on either parcel within the project area meet eligibility Criterion 3 for listing in the CRHR.

Evaluation under Criterion 4

Criterion 4 is almost exclusively applied to archaeological resources and is not pertinent to the historic-period built environment resources on either the Goulart Ranch or Olsen Ranch.

Evaluation for Integrity

In addition to possessing historical significance, eligible properties must retain sufficient integrity to convey that significance. The quality of integrity is evaluated in terms of seven aspects: location, design, setting, materials, workmanship, feeling, and association.

- **Location:** The farmsteads are in their original locations on Lots 55 and 56.
- **Design:** The primary residences on both parcels have been extensively altered and no longer convey a clear sense of their original appearance. All of the original horse and hay barns retain good integrity to the time of their construction and also make the largest contribution to the ranchsteads' respective identities as rural properties. As with most farm and ranch properties, the farmstead configurations have evolved to accommodate new activities, to replace buildings that are no longer serviceable, and to provide for new and larger types of mechanized equipment. Labor/secondary housing has also been added to the Olsen Ranch.
- **Setting:** The overall setting of these two ranch properties has fairly good integrity, despite the encroachment of dense residential development, as well as scattered commercial and industrial development, west of the Olsen Ranch. The interpolation of ranchettes on the landscape (large residences unattached to agricultural fields or livestock acreage) has begun to make an appearance in the project vicinity.
- **Materials:** Original materials are present on both parcels, especially in the large barns and some of the older sheds and other outbuildings. These buildings are interspersed with modern buildings and with buildings (such as the primary residences) that have been altered.
- **Workmanship:** To the extent that original materials are present, their level of workmanship is appropriate to their purpose and original design in a farmstead setting. Alterations and more recent buildings have added manufactured elements such as wall siding, vinyl windows, pole barns, and sheds to an otherwise hand-built array of farm buildings.
- **Feeling:** The Goulart Ranch has retained few outbuildings that help express its former use as a working ranch. The Olsen Ranch has retained considerably more farm structures, but lacks the kind of architectural cohesiveness that would be present if the land use had not repeatedly shifted.
- **Association:** Both properties are still associated with agricultural parcels and ongoing farming activities, but not to the extent that they appear flourishing and active.

CONCLUSIONS

Due to their lack of significance and integrity, neither of the historic-period farmsteads within the project area limits and evaluated as part of this study meets the eligibility criteria for listing in the CRHR or otherwise constitute historical resources for the purposes of CEQA.

Recommendations

- Retain the original 1920s–1930s hay barns, horse barn, and storage barn as the best preserved and most architecturally identifiable farmstead elements for reuse in the proposed project.

PREPARER'S QUALIFICATIONS

SWCA Senior Architectural Historian Paula Juelke Carr, M.A., meets the Secretary of the Interior's Standards for Professionally Qualified Staff as both historian and architectural historian. Ms. Carr has more than 25 years of experience in California history and architectural history, including more than 11 years as an Associate Environmental Planner (Architectural History) for the California Department of Transportation, District 5. She has been with SWCA since 2017.

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APPENDIX A

**California Department of Parks and Recreation 523 Forms
Primary Records for the Gulart and Olsen Properties
(Cultural Resource Management Services 2018)**

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

Page 1 of 8 *Resource Name or #: (Assigned by recorder) Goulart Farmsted

P1. Other Identifier: _____

***P2. Location:** ☒ Not for Publication ☐ Unrestricted ***a. County** San Luis Obispo
 and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Templeton **Date** 1979 **T** 25 **S** 12 **R** 12 **E** ; 1/4 of 1/4 of Sec ; MD **B.M.**
 c. Address 255 Hanson Road City Paso Robles Zip 93446
 d. UTM: (Give more than one for large and/or linear resources) Zone 10S 714400 mE/ 3942900 mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
 APN: 009-795-005

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 A rural farm complex dating to 1920-1930. Features include a monitor barn, barn outbuilding, shed, concrete water tank, house, and laundry room. The house has been modified considerably in ca. 1980, to include a porch and a partial second story.

***P3b. Resource Attributes:** (List attributes and codes) AH-15 (FARM COMPLEX)

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

P5b. Description of Photo: (view, date, accession #) Photos listed on continuation sheet.

***P6. Date Constructed/Age and Source:** 1920-1930 ☒ Historic ☐ Prehistoric ☐ Both _____

<p>P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)</p> <p>Refer To Continuation Sheet Attached for Photographs and Descriptions.</p>	<p>*P7. Owner and Address: <u>Goulart</u> <u>255 Hanson Road</u> <u>Paso Robles, CA 93446</u></p> <hr/> <p>*P8. Recorded by: (Name, affiliation, and address) <u>Rose</u> <u>CRMS</u> <u>829 Paso Robles Street</u> <u>Paso Robles, CA 93446</u></p> <hr/> <p>*P9. Date Recorded: <u>11/26/2018</u></p> <hr/> <p>*P10. Survey Type: (Describe) <u>Phase I Surface Survey</u></p> <hr/> <p>*P11. Report Citation: (Cite survey report and other sources, or enter "none.") <u>Phase I (Olsen Ranch, LLC)</u></p>
---	---

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code _____

Page 2 of 8

*Resource Name or # (Assigned by recorder) Goulart Farmsted

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Farm Comloex

B4. Present Use: Same

*B5. Architectural Style: California Ranch ca. 1920

*B6. Construction History: (Construction date, alterations, and date of alterations)

With exception of the residence, all buildings are as originally built. In about 1980 the residence was extensively remodeled to include a partial second floor and a very steep pitched roof.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: N/A Original Location: Current

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme California Ranch Area 15 Acres

Period of Significance Modern Property Type Farmsted Applicable Criteria Age

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This a typical layout of early 20th century California farm complex. Most consisted of a residence, laundry room, outbuildings, water tank, and a barn.

AH 15

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

*B12. References: Phase I Survey
Olsen Ranch 212, LLC

(Sketch Map with north arrow required.)

Refer To SKETCH MAP DPH 523K

B13. Remarks:

*B14. Evaluator: Rose (crms)

*Date of Evaluation: 11/26/2018

(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

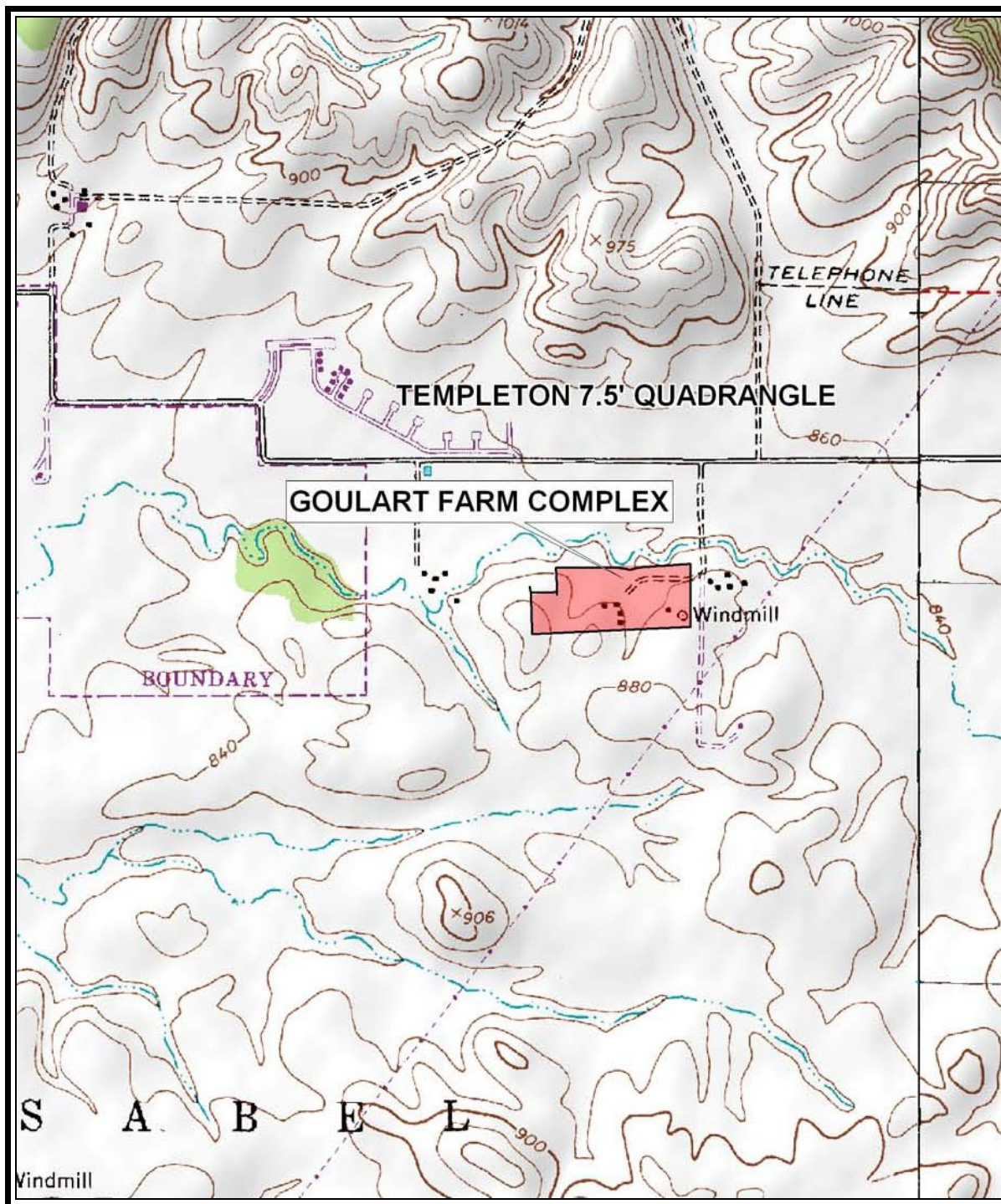
Primary # _____

HRI# _____

Trinomial _____

Page 3 of 8 *Resource Name or # (Assigned by recorder) Goulart Farmsted

*Map Name: Templeton Scale: 1:24000 *Date of map: 1979



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
SKETCH MAP

Primary # _____

HRI# _____

Trinomial _____

Page 4 of 8 *Resource Name or # (Assigned by recorder) Goulart Farmsted

Drawn by: Rose (CRMS)

*Date of map: 11/26/2018

WATER TANK

SHED

LAUNDRY

HOUSE

OUTBUILDING

BARN

HANSON ROAD

NOTE: Include bar scale and north arrow.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 5 of 8

*Resource Name or # (Assigned by recorder) Goulart Farmstead

*Recorded by: Rose (CRMS)

*Date 11/26/2018

☒ Continuation ☐ Update



Monitor Barn-North Facade-Dimensions 40 Feet Across North Facade x 30 Feet Deep. Small Outbuilding To Right Dimensions ca. 8 feet On North Facade x 12 Feet Deep



Monitor Barn South and East Facade

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 6 of 8

*Resource Name or # (Assigned by recorder) Goulart Farmstead

*Recorded by: Rose (CRMS)

*Date 11/26/2018

☒ Continuation ☐ Update



Window Detail of Small Building Located Just West of Monitor Barn-East Facade



Abandoned Water Tank-View To Southwest-Tank Is ca. 15 Feet In Diameter and 7 Feet Tall

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 7 of 8

*Resource Name or # (Assigned by recorder) Goulart Farmstead

*Recorded by: Rose (CRMS)

*Date 11/26/2018

☒ Continuation ☐ Update



East Facade of Farm House-Build ca 1920-1930-Major Remodel ca 1980 w/Partial Second Story-Dimensions ca 30 Feet x 40 Feet



Laundry Room Immediately West of Farm House-Dimensions ca 9 Feet x 12 Feet.
A Toilet Inside Did Not Have A Date Stamp Inside The Tank Lid, But Showed Manufacturer as
Germain Brothers Company, Saginaw, Michigan. Last Reference Found For Germain Bothers Is 1922.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 8 of 8

*Resource Name or # (Assigned by recorder) Goulart Farmstead

*Recorded by: Rose (CRMS)

*Date 11/26/2018

☒ Continuation ☐ Update



Redwood Shed Located Immediately South of the Farm House

1) Monitor Barn. Dimensions ca 40 feet across the front, and 30 feet deep. Typical 3 bay Monitor Barn. Concrete perimeter foundation. Full dimension 2 x 4 redwood construction with redwood exterior vertical planking. Corrugated iron roof.

2) Small Building West of Barn. Small utility building with concrete floor/foundation, and concrete stem wall about 3 feet high with remainder of walls typical redwood framing, and redwood sheathing on the outside. The roof is corrugated iron.

3) The Farm House. The original structure was built 1920-1930 as a single story residence. In about 1980, with occupation by the current owner, there was a major remodel to the home. A partial second story was added with a very steeply pitched roof. Also added on the south was a sunroom/porch.

4) Laundry Room. This structure was probably build at the same time as the house. It is of wood frame construction with clapboard exterior. The exterior was probably changed at the same time as the remodel. Inside the laundry room is a toilet with a 5 gallon tank. There was no date stamp on the inside of the tank lid, however, embossed inside was the manufacturer's name,, Germain Bothers Company, Saginaw, Michigan. The last reference found for Germain Bothers Company was a 1922 trade publication announcing the opening of their New York sales office.

4) Water Tank. The tank, now abandoned, is built of concrete, and is about 7 feet tall and 15 feet in diameter. There are the remains of a wooden sill on the top perimeter, indicating the once presence of a roof structure.

5) Shed. This wood frame outbuilding is somewhat of an irregular rectangle. Probably built about the same time as the barn. It has redwood planking exterior and galvanized iron roof. Dimensions are ca 20 feet x 40 feet.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource Name or #: (Assigned by recorder) CRMS HR-1

P1. Other Identifier: 3014 Linne Road, Paso Robles CA 93466

*P2. Location: Not for Publication ☒ Unrestricted

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

*b. USGS 7.5' Quad Templeton Date 1948/revised 1979 T 27S; R 12E; 1 of 1 of Sec 1; M.D. B.M.

c. Address 3014 Linne Road City Paso Robles Zip 93446

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 713900 mE/ 3942960 mN

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

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

This is a small ranch complex several of the structures are modern. There are two modern dwellings as well as assorted modern metal sheathed silos, and barns. There are four structures that are potentially historically significant. They are: a double bay redwood barn, a smaller shed/barn also constructed of redwood, a square water tower with a poured cement base and what appears to be a heavily modified residence.

The owner stated that the property was occupied since the 1930s and that residences were modernized in the 1950s, the 1948 USGS map shows 5 structures at this location.

*P3b. Resource Attributes: (List attributes and codes) HP2, HP33

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



P5b. Description of Photo: (view, date, accession #) Farm complex looking west. Digital Photo #DSCN9247

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric
☐ Both

*P7. Owner and Address:

Olsen Investments
3161 Linne Road,
Paso Robles CA 93446

*P8. Recorded by: (Name, affiliation, and address) Todd Hannahs

Cultural Resource Management
Services, 829 Paso Robles St.
Paso Robles Ca. 93446

*P9. Date Recorded: 12/5/2018

*P10. Survey Type: (Describe)

Visual / Walk over
15 meter spaced transects

*P11. Report Citation : (Cite survey report and other sources, or enter "none.")
Olsen-Chandler Inventory, December, 2018. Cultural Resource Management Services

*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

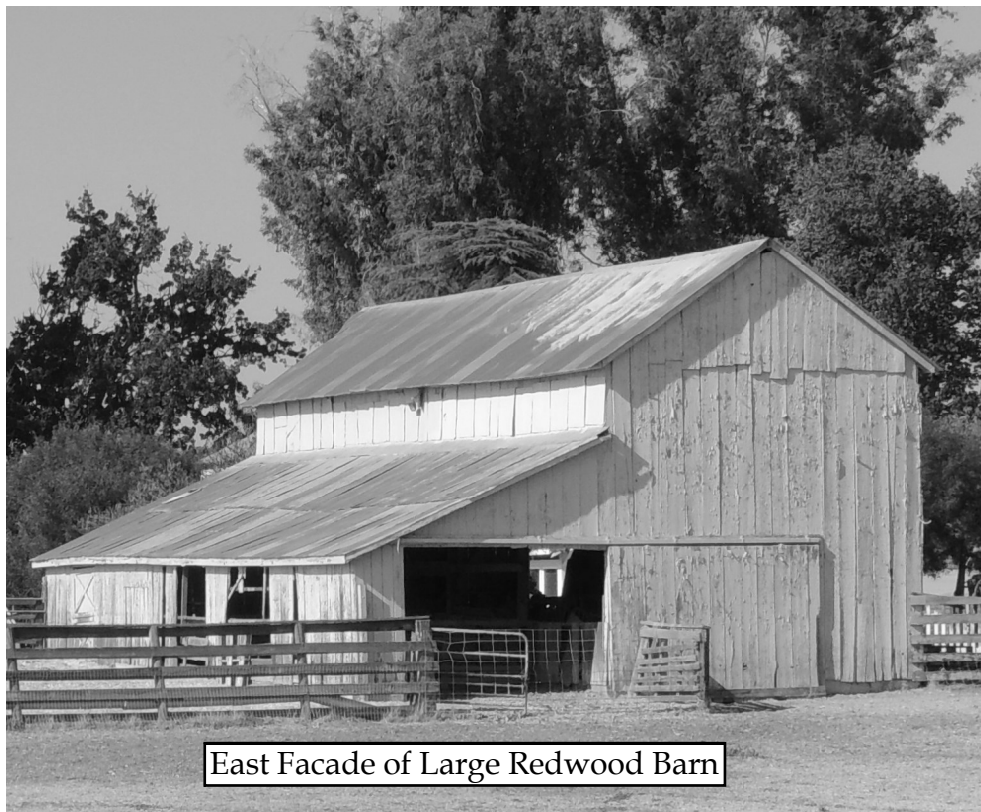
Page 2 of 5

*Resource Name or # (Assigned by recorder) CRMS HR-1

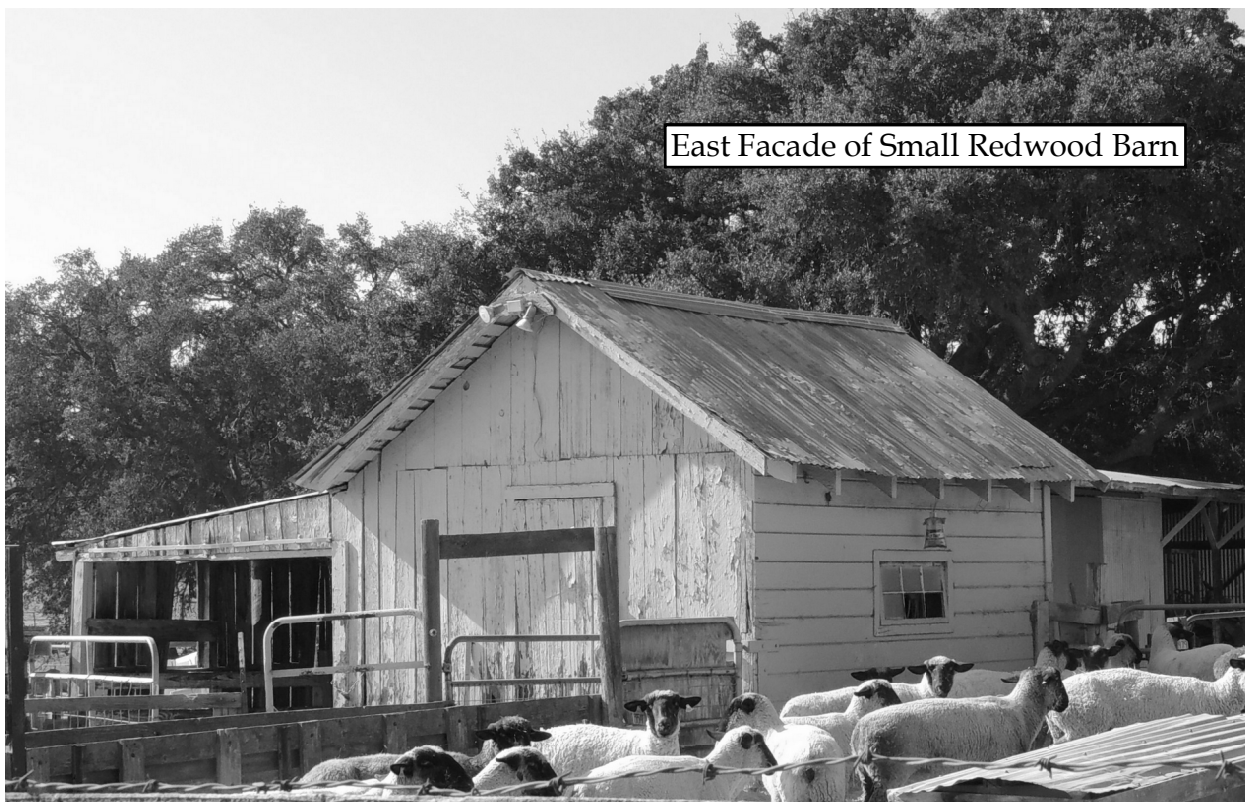
*Recorded by: Todd Hannahs

*Date 12/5/2018

☒ Continuation ☐ Update



East Facade of Large Redwood Barn



East Facade of Small Redwood Barn

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 5 *Resource Name or # (Assigned by recorder) CRMS HR-1
*Recorded by: Todd Hannahs *Date 12/5/2018
X Continuation _____ Update



State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 5 *Resource Name or # (Assigned by recorder) CRMS HR-1
*Recorded by: Todd Hannahs *Date 12/5/2018
X Continuation _____ Update



Repurposed original Farm Residence.

Modern Barn Addition

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 5

*Resource Name or # (Assigned by recorder) CRMS HR-1

*Recorded by: Todd Hannahs

*Date 12/5/2018

☒ Continuation ☐ Update

