

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PH 0693 154

FOR NPS USE ONLY
RECEIVED DEC 7 1978
DATE ENTERED JAN 31 1979

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

LOS COCHES RANCHO/RICHARDSON ADOBE

AND/OR COMMON

APR 24 1978

2 LOCATION

STREET & NUMBER

One mile South of Soledad on U.S. Highway 101

NOT FOR PUBLICATION

CITY, TOWN
Soledad

CONGRESSIONAL DISTRICT

STATE
California

VICINITY OF
CODE
06

COUNTY
Monterey

CODE
53

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- MUSEUM
- COMMERCIAL
- PARK
- EDUCATIONAL
- PRIVATE RESIDENCE
- ENTERTAINMENT
- RELIGIOUS
- GOVERNMENT
- SCIENTIFIC
- INDUSTRIAL
- TRANSPORTATION
- OTHER in process of rehabilitation

4 OWNER OF PROPERTY

NAME

City of Soledad

STREET & NUMBER

P.O. Box 156

CITY, TOWN

Soledad

VICINITY OF

STATE

California

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Monterey County Clerk

STREET & NUMBER

Monterey County Courthouse

CITY, TOWN

Soledad

STATE

California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

State Historical Landmark 494

DATE

October 17, 1951

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

California Office of Historic Preservation

CITY, TOWN

P.O. Box 2390

Sacramento

STATE

California 95811

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input checked="" type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE <u>Ca. 1871</u>

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Los Coches Adobe is a two story adobe and wood structure with an appended redwood barn and pumphouse out building that served from 1848 to the mid 1880's as a major stage stop and overnight rest for San Juan Bautista - Soledad stage line, Bixby Overland Stage Company, and others. The adobe has a redwood shingled roof with a two story redwood barn or storage facility attached to the Northeastern end. The barn is a shiplapped (cove rustic) horizontal siding. Fenstration throughout the first floor of the adobe is uniformly two over four double hung sash windows with set casement and three over two casement type windows on the second floor. A modern kitchen was removed from the rear of the building in December, 1977. Some fired brick infill appears above windows and doors from an earlier restoration (probably by the State of California) on the Southwest end of the building. The surface of the adobe has been recoated in a like material to the brick with a concrete foundation established for the framed structure. A row of nine of the original ten Black Locust trees planted in the 19th. century for wind protection and shade along the South facade of the building still remain in a mature state.

The condition of the adobe prior to December, 1977, was deteriorated. Huge cracks due to earth movement and some settling due to water seepage were apparent on the walls. A cement cover over the original adobe caused some deterioration of the adobe. Many of the pieces of wood on the floor and ceiling were no longer useable.

The City of Soledad received a grant from E.D.A. (LPW II) for rehabilitation of the structure. This work commenced in December of 1977. An archaeological survey was completed as a commencement to the project. There have been some alterations of the original structure since it was built prior to 1840. To date, we have poured concrete foundations and a concrete slab floor as a mitigation measure to protect archaeological resources and re-inforce the basic structure. All restoration to date has been certified by the S.H.P.O., State of California. The adobe has been treated and restored in the same fashion as it was originally built. The floors and ceiling have also been restored with the same kind of wood and types of cuts that the building had originally.

Dr. Robert Cartier, project archaeologist describes the site: "It would be likely that some of the archaeological resources of Los Coches Adobe are of the period Prehistoric Era III (2,000 B.C. - 500 A.D.)" The adobe sits atop a rich archaeological deposit of occupation. Roadwork in construction of an overpass on Highway 101 by the State of California in 1957 within one hundred feet of the historic structure has destroyed the integrity of the archaeological resource. However, all work conducted at present is in accordance with directive from the S.H.P.O., State of California.

A lessee, Homer A. Thomas, received permission to "...remove his

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input checked="" type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input checked="" type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1841 BUILDER/ARCHITECT William Brenner Richardson

STATEMENT OF SIGNIFICANCE

Archeology

Based on the surface reconnaissance, core-auger samples, and subsurface testing (trenching and standard-units), it is evident that there are significant cultural resources of both a prehistoric and historic nature in subsurface deposits under and around the Los Coches Adobe.

Prehistoric data unearthed and analyzed in this excavation were relatively common for prehistoric resources in Central California. The pestle recovered was informative in that it spoke of an Indian economy based on a diet of acorns and hard seeds. Chronologically, we are probably dealing with a prehistoric resource dating between 400 B.P. to 500 A.D. The description of the prehistoric resources of CA-Mnt-730 is most important in that it is one of the only formally recorded site reports for this portion of the Salinas Valley.

Historically, Los Coches' archeology suggests occupation at one point by a large mounted group of military personnel. Probably the California Battalion of John Charles Fremont, which would have occurred in 1846. Shortly after the Battle of Natividad in North Monterey County, Fremont moved South along the Salinas Valley in route to Southern California to relieve U.S. forces under siege by the Californian forces. Fremont is known to have burned the San Lorenzo adobe of Feliciano Soberones some twenty miles South of Los Coches.

See The Archeological Resources of the Los Coches Adobe by Robert Cartier for a more detailed explanation.

Architecture

It is a two story adobe construction typical of the post Larkin influence employed as a residence then as a stage stop and wayside inn along El Camino Real route from Los Angeles to San Francisco. The framed appendage in the form of a large barn may have been moved across the Salinas River and attached to the original adobe to offer more commercial space to the stage stop. This is a unique example of an intact stage stop and hostelry in Monterey County. It is a registered California Historical Landmark 454.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Baer, Morley and August Fink
1972. Adobes In The Sun. Chronicle Books, San Francisco.

Bancroft, Hubert Howe
1886. History of California. History Co. Publishers, San Francisco.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 9.6 Attachment "B" is the U.S.G.S. 7.5 Minute Map for Soledad.
QUADRANGLE NAME Soledad QUADRANGLE SCALE 7.5 Minute

UTM REFERENCES

A	10	650920	4029870	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			
E				F			
G				H			

VERBAL BOUNDARY DESCRIPTION

Parcel 1:

All that real property situated in the County of Monterey, State of

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

LARRY W. BAGLEY

May 1, 1978

ORGANIZATION

DATE

CITY OF SOLEDAD

(408)678-3963

STREET & NUMBER

TELEPHONE

P.O. BOX 156

California 93960

CITY OR TOWN

STATE

SOLEDAD

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Kathy McEllon

11-29-78

TITLE

SHPO

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

KEEPER OF THE NATIONAL REGISTER

DATE

1-26-79

ATTEST:

CLERK OF REGISTRATION

DATE

1-26-79

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Title: Monterey (HABS 27) 24-20
Josepha Soberanes Adobe (Rancho Los Cochés)

Date : 1937

Depository: Library of Congress

Title: Monterey County Historic Resources Inventory

Date : 1973

Depository: Monterey County Parks Department
Monterey County Courthouse
P.O. Box 367
Salinas, California 93901

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dwelling house and stable he now occupies on the North side of the Salinas River on the land adjoining the Los Cochese houses." We believe the current frame structure on the Northeastern end is the barn that Thomas moved as well as the pumphouse to the rear and South.

We believe that the current structures appear on the property basically as they did during it's period of primary significance.

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Transportation

Commencing in 1848, the Los Coches Rancho was converted into a stage stop. The group utilizing it was the San Juan Bautista - Soledad stage until 1854. From 1854 it was used by the Bixby Overland Stage serving passengers from Los Angeles to San Francisco. The adobe was located at the crossroads of the old road to Soledad Mission and Paraiso Hot Springs in the foothills and El Camino Road. In the 1870's and 80's, Wells Fargo and the C.L. Stage Company had agents located at the adobe. In the 1890's, the adobe was known as the Oak Grove Hotel and it appears that it was still used as a stage stop. When the State received the site as a donation, it eventually used the acreage for a road side rest. Over a hundred trailer sites were prepared for the traveling public. Thus, one can see that from almost the very beginning, Los Coches has been important as a traveling rest stop for transportation.

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PAGE 2

Bestor, Arthur Eugene

1945. David Jacks of Monterey and His Daughter Lee L. Jacks.
Stanford University Press, Stanford.

Brown, Wallace C.

1899. Historic Monterey and Surroundings.

Coy, Owen C.

1919. Guide to the County Archives of California. California
Historical Survey Commission, Sacramento.

Elliot, Wallace E. (ed.)

1881. History of Monterey County. Elliot and Moore, San Francisco.

Fink, Augusta

1972. Monterey: The Presence of the Past. Chronicle Books, San
Francisco.

Gerbrantdt, Geraldine Frances C.

1958. Historical Study of the Community of Soledad and Its
Schools. A thesis for San Jose State College.

Langley, Henry G. (ed.)

1876-1878. Pacific Coast Business Directory. Henry G. Langley,
Pub., San Francisco.

McKenney, L.M. (pub.)

1884-1878. Coast Counties Directory. L.M. McKenney & Co., San
Francisco.

McKenney, L.M. (pub.)

1878. McKenney's District Directory for 1879. L.M. McKenney &
Co., San Francisco.

McKenney, L.M. (pub.)

1883-1884. McKenney's Pacific Coast Directory. L.M. McKenney
& Co., San Francisco.

Monterey Peninsula Herald

Sept. 9, 1959. "Soledad Adobe to be Dedicated Next Month",
Monterey Peninsula Herald. Monterey City Library Clipping
File.

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P.G.&E.

No Date. "Los Coches Rancho", P.G.&E. Progress, No. 38. City of Soledad files.

Polk, R.L. (pub.)

1888. California State Gazetteer and Business Directory, Vol. I. R.L. Polk, Publisher, San Francisco.

Polk, R.L. (pub.)

1890. California State Gazetteer and Business Directory, Vol. II. R. L. Polk, Publisher, San Francisco.

Reese, Robert

1977. "Richardson Adobe - Los Coches Rancho". Report given to the City of Soledad.

Robinson, John

1966. California State Parks. Lane Magazine and Book Co , Menlo Park.

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1975. California Historical Landmarks. State of California, Sacramento.

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California, being a portion of Lot 1 of the Rancho Los Coches as shown on the map thereof filed in Volume 1 of the Outside Lands, at Page 56, being also a portion of the lands described under caption "Item 3.H" as Los Coches Oak Grove Dairy in that certain deed to Margaret A. Jacks dated September 22, 1919 recorded in Book 165 of Deeds, at page 410, records of said county, and more particularly described as follows:

Commencing at an angle point in the center of Paraiso Road (width 50 feet), from which a 4" x 4" post marked "DJC3, PR" bears South 36° 52' East 25.1 feet; thence along the center of said Paraiso Road North 58° 14' East 136.32 feet to the True Point of Beginning of the herein described parcel; thence from said point of beginning and continuing along the center of said Paraiso Road North 58° 14' East 1,202.08 feet and North 32° 00' East 480.3 feet to the center line of the State Highway from which the Southeast corner of the Old Los Angeles Stage Station, marked PROSO bears South 83° 39' West 65.8 feet; thence along the center line of said Highway toward Soledad on a curve to the right (the center of which bears North 68° 29' East 1,100.0 feet) for a distance of 187.5 feet; thence North 13° 45' West, on tangent to last curve 274.54 feet; thence West 105.67 feet to a point on the westerly right of way line of State Highway 101 as shown on the Division of Highways map numbered V-MON-2-D Sheet 16 dated January 21, 1957 (from which point a 6" x 6" concrete monument opposite Engineer's Station 392 + 50 bears South 26° 35' 12" East 192.42 feet); thence South 11° 08' 26" West, 129.39 feet; thence South 5° 58' 49" West, 353.79 feet; thence South 32° 24' 15" West, 205.77 feet, thence South 44° 53' 47" West, 269.72 feet; thence South 64° 34' 38" West, 854.21 feet; thence South 17° 57' 58" East, 288.42 feet to the point of beginning.

Excepting therefrom that portion thereof lying within the State Highway as described in those certain deeds to the State of California recorded in Book 591 of Official Records at Page 258; and in Book 1687 of Official Records at Page 213, records of said County.

Parcel 2:

That part of the portion of Rancho Los Coches in the County of Monterey, relinquished to the said County by Resolution of the California Highway Commission, recorded May 12, 1959, in Volume 1956 of Official Records at page 231, records of said County, described as follows:

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Beginning at the northerly terminus of the course numbered (13) in PARCEL ONE of the above said Relinquishment to the County of Monterey, which said point bears radially S. $64^{\circ} 22' 12''$ W., 83.03 feet from Engineers center line Station 389 + 34.21 P.O.C., as said center line is delineated on the maps of the Department of Public Works' Survey for State highway, road V-Mon-24, filed in the State Highway Map Book at page 559, records of said County; thence from said point of beginning along the courses numbered (13) and (14) in the said Resolution (A) S. $2^{\circ} 00' 00''$ W., 86.64 feet, (B) S. $30^{\circ} 00' 00''$ W., 356.00 feet; thence (C) S. $42^{\circ} 59' 38''$ W., 43.29 feet; thence (D) from a tangent which bears S. $72^{\circ} 37' 07''$ W., along a curve to the left with a radius of 2025 feet through an angle of $14^{\circ} 22' 33''$ for a distance of 508.08 feet to the southwesterly terminus of the course numbered (11) in the above said PARCEL ONE: thence along the courses (11) and (12) respectively in said PARCEL ONE (E) N. $52^{\circ} 09' 15''$ E. 672.34 feet, (F) N. $32^{\circ} 00' 34''$ E., 265.05 feet to the point of beginning.

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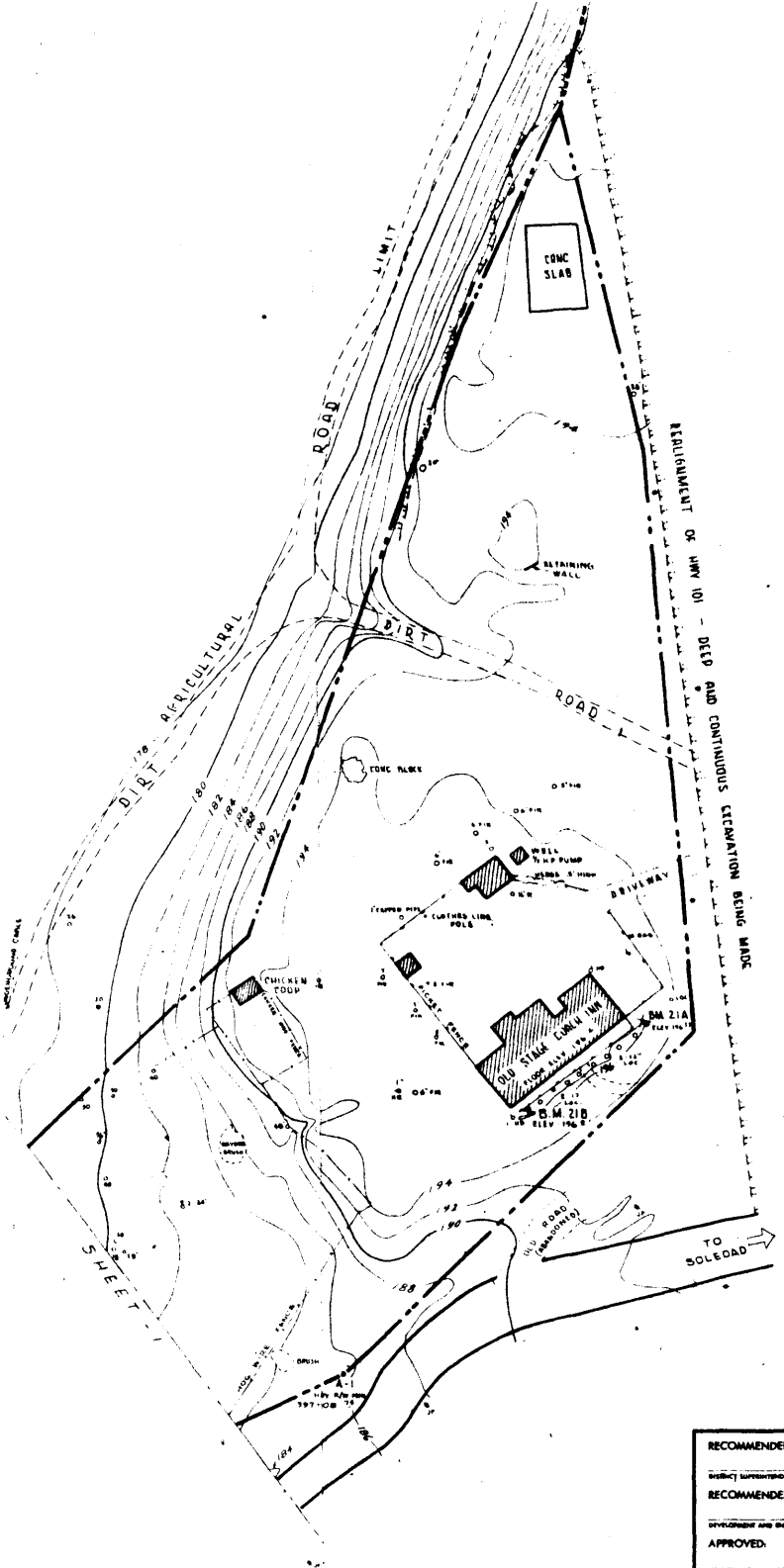
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As per Aaron Gallup, information on proposed use of property, as requested by S.H.P.O. (4/03/78), the City of Soledad intends to employ Los Coches Historical Landmark as Historical Interpretive Center, Rest Stop and Community park. All restoration work on the facility will be done in compliance with accepted professional standards as interpreted by the Office of Historic Preservation, State of California.

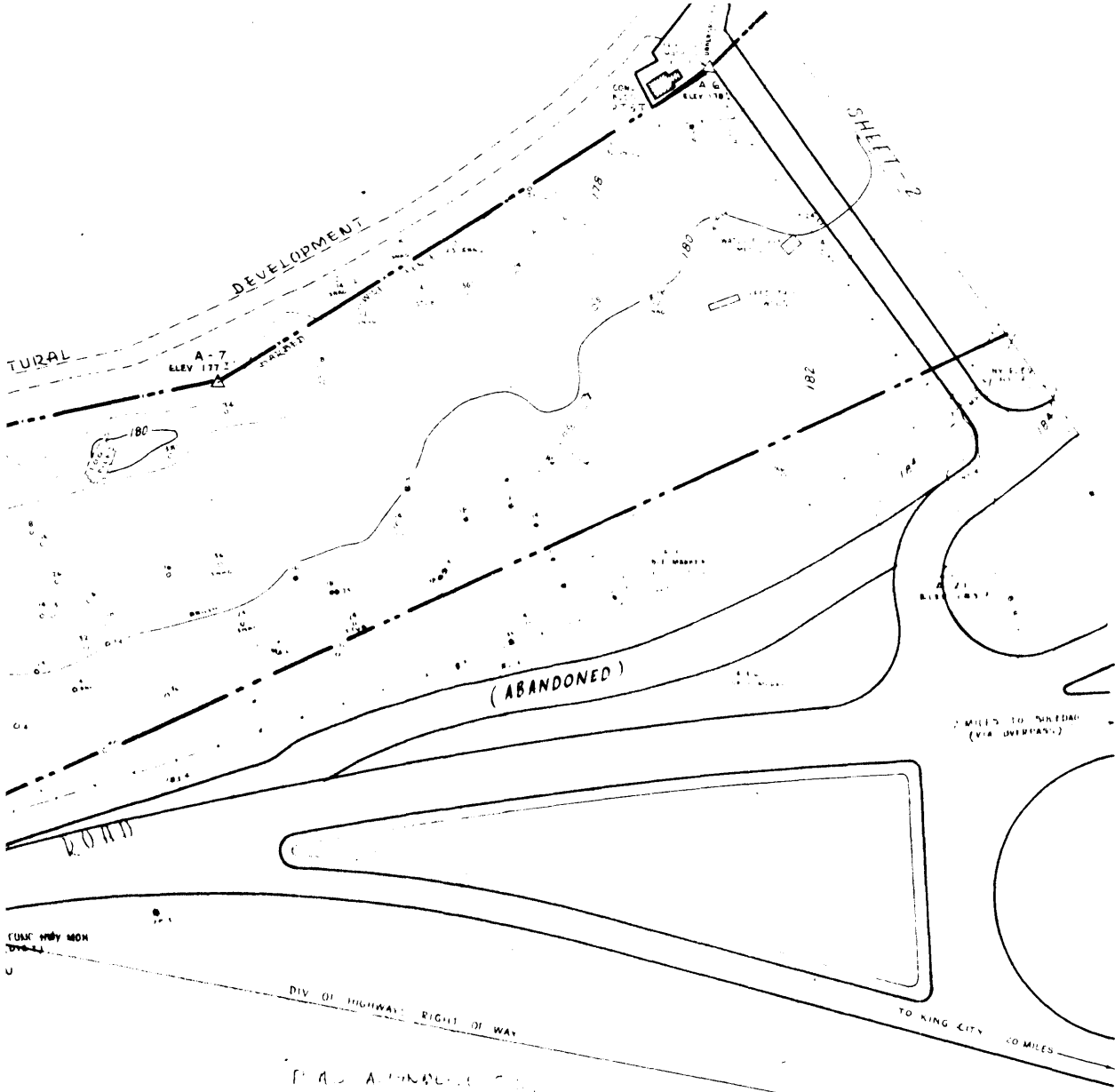


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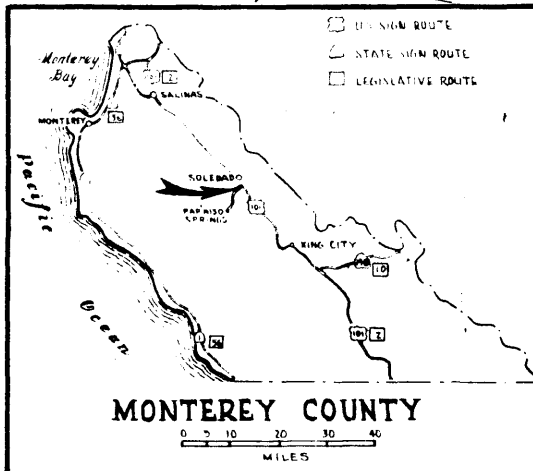
Basis of Elevations: U.S.C. & G.S. Datum - RR spike in tree at Highway B.M. 21A
Basis of Bearing: Hwy Datum - Conc. monument opposite 392+90 & 396+00

RECOMMENDED:	DATE:	SCALE:	1" = 40'	C.I.	2
DISTRICT SUPERINTENDENT		DRAWN BY		REVIEWED BY	
RECOMMENDED:	DATE:	DATE:		DATE:	
DEVELOPMENT AND ENGINEERING		TRACED BY		SURVEYED BY	GOOCH
APPROVED:	DATE:	DATE: JULY 31		DATE: JULY 27	
CHIEF DIVISION OF BEACHES AND PARKS		CHECKED BY		DESIGNED BY	
		DATE:		DATE:	

STATE OF CALIFORNIA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF BEACHES AND PARKS
ROADSIDE REST
LOS COCHES
MON-2-5

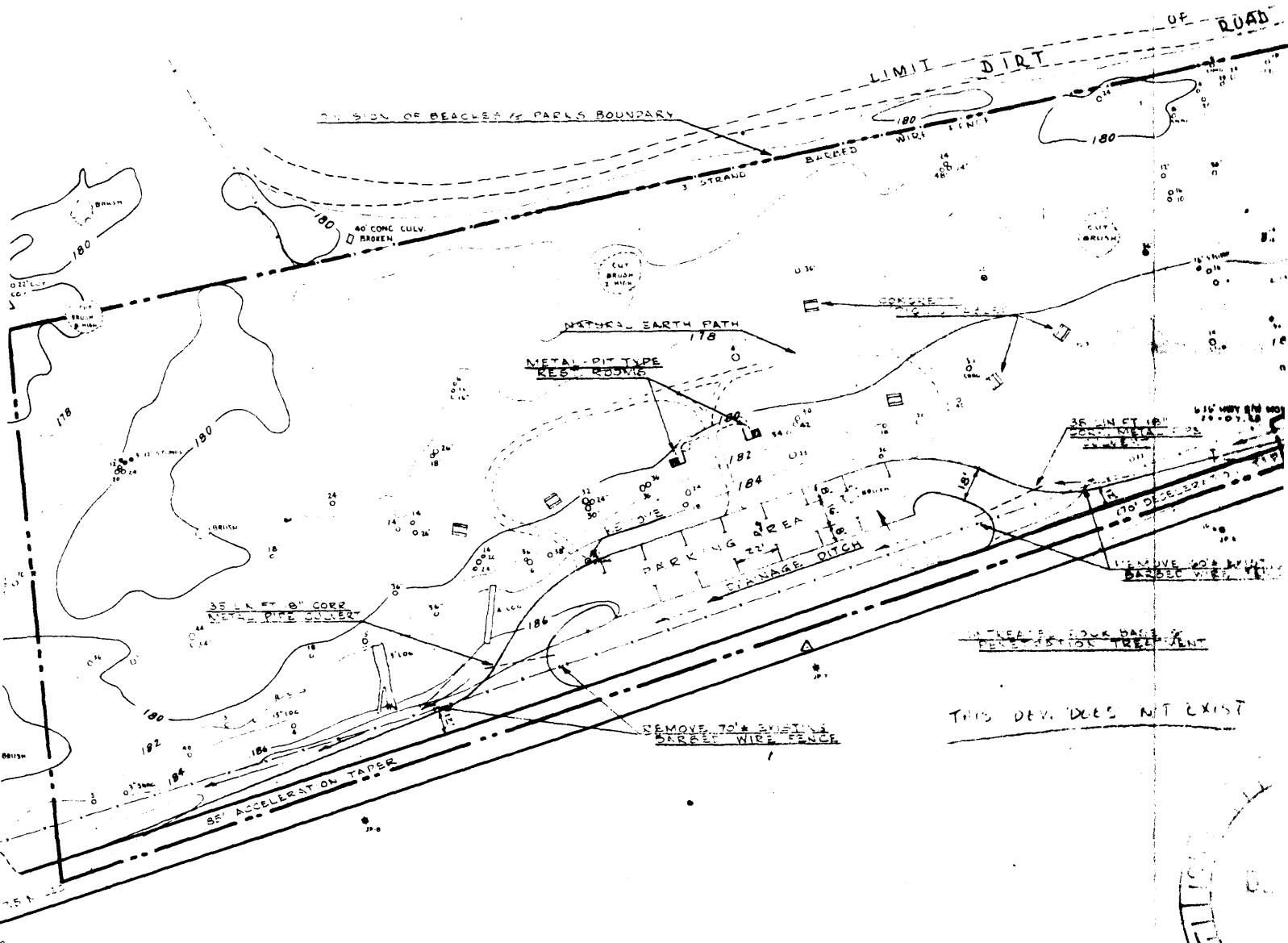


Note: All trees are oaks unless otherwise noted



Basis of Bearings: Hwy Datum based on Conc. Mon. app. 392 +50 P.D. & 796+00
 Basis of Elev. U.S.C. & G.S. Datum: R.R. Spike in Loc. Tree Hwy BM 21A Near S.E. Corner of Dwelling

RECOMMENDED:	DATE:	SCALE:	C.I.	STATE OF CALIFORNIA DEPARTMENT OF NATURAL RESOURCES DIVISION OF BEACHES AND PARKS	SHEET 1 OF 2
DISTRICT SUPERINTENDENT	DATE:	1" = 40'	2		
RECOMMENDED:	DATE:	DRAWN BY:	REVIEWED BY:	LOS COCHES RANCHO STATE PARK	DRAWING NO. 4695 FILE
DEVELOPMENT AND ENGINEERING	DATE:	DATE:	DATE:		
APPROVED:	DATE:	TRACED BY:	SURVEYED BY:		
CHIEF DIVISION OF BEACHES AND PARKS	DATE:	DATE: JULY 27	CHUCKS HUGH		
		CHECKED BY:	DESIGNED BY:		
		DATE:	DATE:		



24' SIDE OF BEACHES & PARKS BOUNDARY

LIMIT DIRT OF ROAD

NATURAL EARTH PATH 118
 METAL PIT TYPE RES. ROOMS

PARKING AREA
 DRAINAGE DITCH

35 IN. ET 8" CORR METAL PIPE CULVERT

REMOVE TO * EXISTING BARBED WIRE FENCE

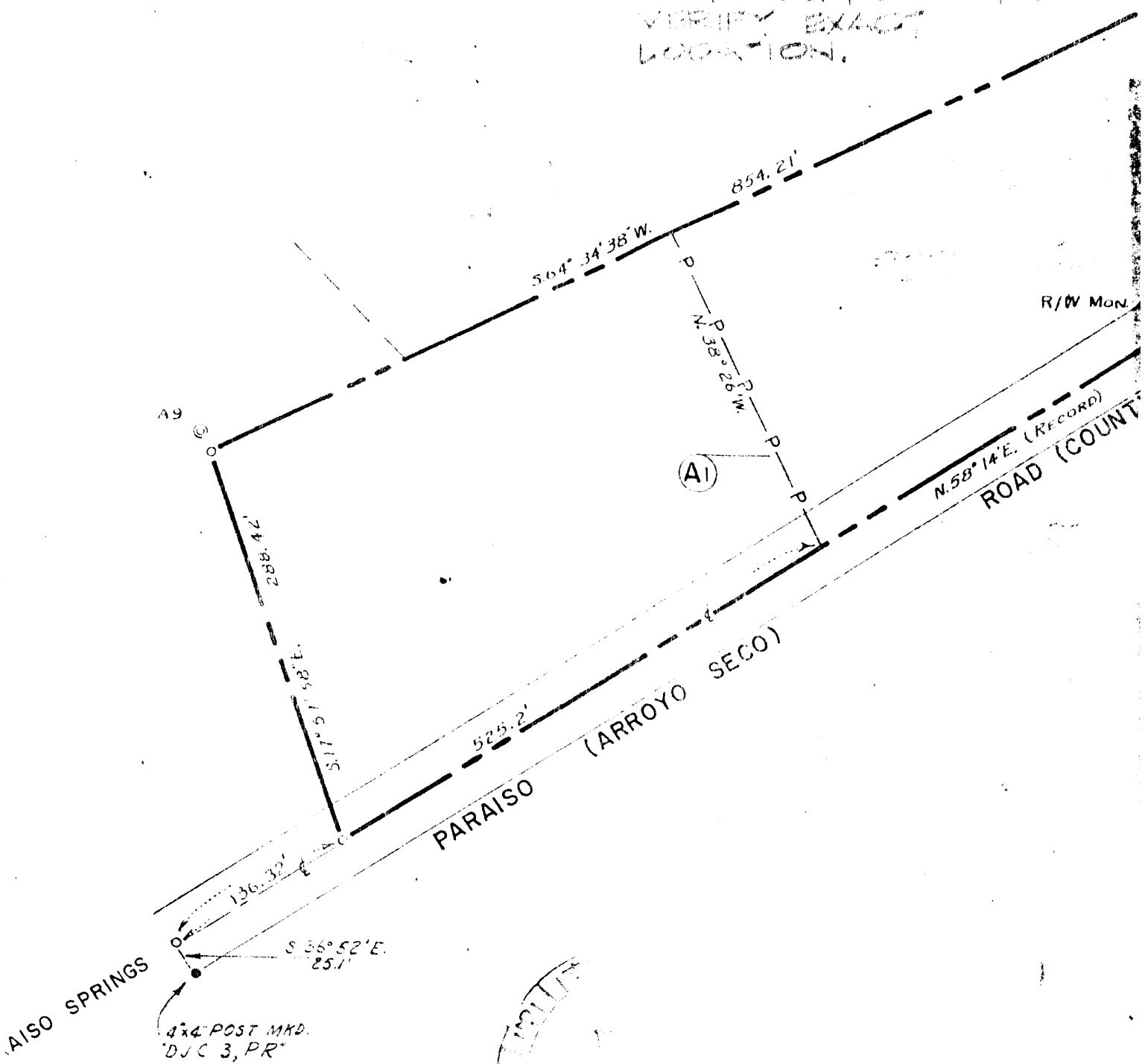
REMOVE TO * EXISTING BARBED WIRE FENCE

THIS DEV. DOES NOT EXIST

35' ACCELERATION TAPER



(E) SECONDARY SEWER
(S) SEPTIC TANK
VERIFY EXACT
LOCATION.



Exhibit