

PH0037206

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: California	
COUNTY: Monterey	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
006	MAR 20 1973

1. NAME

COMMON:
Jose' Eusebio Boronda Adobe - near Salinas

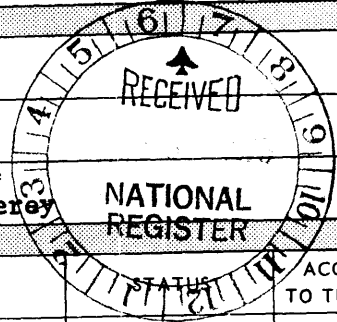
AND/OR HISTORIC:
Eusebio Boronda himself referred to the adobe as his "homestead place."

2. LOCATION

STREET AND NUMBER:
Boronda Road at West Laurel Drive

CITY OR TOWN:
Salinas

STATE: **California** CODE: **006** COUNTY: **Monterey** CODE: **053**



3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Comments proposed
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input checked="" type="checkbox"/> Other (Specify)	vacant
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		use as
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		museum

4. OWNER OF PROPERTY

OWNER'S NAME:
Monterey County Historical Society, Inc.

STREET AND NUMBER:
P. O. Box 576

CITY OR TOWN: **Salinas** STATE: **California** CODE: **006**

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Monterey County Courthouse, W. Alisal Street - Recorder's Office

STREET AND NUMBER:
County Courthouse, W. Alisal St.

CITY OR TOWN: **Salinas** STATE: **California** CODE: **006**

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: **1) Book of patents, "A", pp.81-85, dated May 3, 1859;**
2) "Partition Map" in DEEDS, BOOK H, January 4, 1869

DATE OF SURVEY: Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Monterey County Recorder's Office

STREET AND NUMBER:
County Courthouse, W. Alisal Street

CITY OR TOWN: **Salinas** STATE: **California** CODE: **006**

STATE: **California**

COUNTY: **Monterey**

ENTRY NUMBER: **006**

DATE: **MAR 20 1973**

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SEE INSTRUCTIONS

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The building is a rectangular, one story rancho adobe constructed during the late Mexican period, just prior to American acquisition of California. Exterior dimensions of the walls are about 22' - 6" x 52' - 9". The walls are about 10' - 0" high by 2' - 0" thick. Originally the walls were overlaid with a kind of stucco and brilliant whitewash; from one half to three quarters of which remains. A shingle roof of sawed redwood from the lumber mills of the Santa Cruz mountains, some 35 miles to the north, slopes four ways to cover wide verandahs (7' - 6"). There was probably never any tile roof. On three sides of the adobe (on each end and at the back), the verandahs were enclosed at a later date with redwood studding and shiplap siding to provide additional living space. In the front adobe wall there are four windows and one door. Shutters were once used on the front windows. Two doorways are found in the rear wall of the adobe leading into the enclosed verandah, but neither side nor rear adobe walls have any windows. There are several windows in the enclosed siding on the sides and rear and one doorway in the rear enclosed siding of the building. At one time there may have been a staircase constructed alongside the rear wall of the adobe leading to the attic through a large dormer.

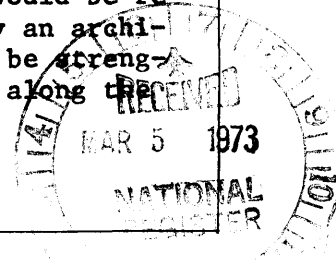
Partitions which are original divide the space within the adobe walls into a central main "sala" and a room at each end. Small fireplaces for heating located on each end of the adobe are original and are decorated with wooden mantels of a contemporary New England pattern. The interior flooring is original, made of wide heavy oak planks. Exposed heavy redwood beams support the floor of the large attic and form the ceiling of the adobe. A thorough brushing of the whitewashed beams would leave a beautiful antique finish. There are several features of the so-called "Monterey Colonial" style* initiated by Thomas Oliver Larkin in this "new adobe house" built by Jose' Eusebio Boronda. Window and door framing patterns as well as the fireplaces and other features suggest that immigrant carpenters from New England built this house as was the case for many other Mexican adobes in California.

This building is the second of two adobes built by Eusebio Boronda on his rancho. The first no longer exists. The sites of both adobes were on a slightly rolling plain. Until about 1900 the area was netted by marshes, lakes, sloughs, and interlocking bogs, an ideal setting for boating and duck hunting. Most of this disappeared when drainage systems reclaimed the land for pasture and crops. The view from the present adobe is good in all directions, but especially toward the two ranges of mountains which enclose the plain.

The adobe is presently in fair condition with some deterioration to the wooden portions in recent years. No major alterations would be required to restore the adobe. The building has been verified by an architect as being structurally sound. The walls would not have to be strengthened. The roof is in good condition and there is no sagging along the

*See Item No. 8 on "SIGNIFICANCE".

S E E I N S T R U C T I O N S



3. SIGNIFICANCE

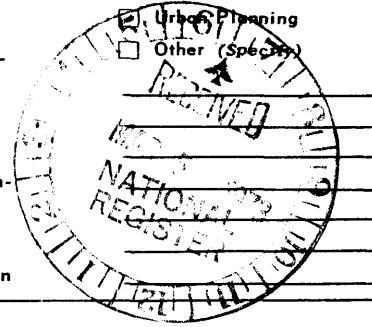
PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known) **Ca. 1846**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input checked="" type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | |
| <input checked="" type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | |
| <input type="checkbox"/> Conservation | | | |



STATEMENT OF SIGNIFICANCE

The adobe described in this application is one of the last original Mexican rancho adobes in the entire Salinas Valley, an area of almost 1,000 square miles. The Valley was the home of John Steinbeck and the locale for many of his famous novels and one of the major agriculture regions of the United States. The structure is the only adobe in the entire Valley that has come down from the past virtually unaltered. There were other adobes, but many were destroyed, while others were incorporated into modern, private homes or otherwise made inaccessible to the public. In a few more years, even this one remaining adobe may well be bulldozed away, as the City of Salinas continues to sprawl northward. The status of being on the National Register would help protect it. A vigorous local effort is now underway to make the adobe a part of an historical museum complex, which the Valley now lacks.

Architecturally, the building is worth preserving. It is very unusual to find an adobe of this taste and quality on a rancho; most rancho adobes were noted for being very crude structures. Numerous Spanish and Mexican adobe residences of the port town (pueblo) of Monterey have been restored and preserved, and are found on the National Register. However, very few structures in the entire Salinas Valley have been placed on the Register. This reinforces in the minds of tourists (and even scholars) an inaccurate conception of central California's past. Monterey was a port of entry, the home of most merchants, and the sleepy site of town houses. But the urban area of Monterey would not have been possible without the rural region of the Salinas Valley. For example, most of the town houses in Monterey were owned by prosperous ranchers from the Valley, who also maintained large country homes inland.

Politically and sociologically, the adobe is a fit physical link to the Boronda family, one of the important families in California History, whose descendants are of major influence in California political and professional life to this very day. The family member who owned the adobe described in this application was Jose' Eusebio Boronda, born about 1810, probably in Monterey. Bancroft believed him to be the son of Corporal Manuel Boronda, member of one of the earliest expeditions to Alta California who taught school in both San Francisco and Monterey. In 1817, Manuel built Casa Boronda in Monterey, the first home located outside of the Presidio walls. According to tradition he founded the first school for boys in Monterey in his home. Probably it was here that Jose' Eusebio Boronda became a classmate of young Juan Bautista Alvarado (leader

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

1. M. B. Hoover, Rensch, and Rensch, Historic Spots in California (1948)
2. Donald R. Hannaford, et. al., Spanish Colonial or Adobe Architecture of California (1931)
3. H. H. Bancroft, Works, passim., esp. Pioneer Register and History of California
4. Early maps in files of Monterey County Planning Department

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE			LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"
NE	°	'	"	°	'	"
SE	°	'	"	°	'	"
SW	°	'	"	°	'	"

UTM
14/618110
466232
①

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **5 acres**

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

STATE:	CODE	COUNTY	CODE
NA		NA	
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
Mr. Warren Church, Chairman

ORGANIZATION: **Board of Supervisors, Monterey County** DATE: **December 12, 1972**

STREET AND NUMBER:
Monterey County Courthouse, W. Alisal Street

CITY OR TOWN: **Salinas** STATE: **California 93901** CODE: **006**

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National State Local

Name: *[Signature]*

Title: State Liaison Officer

Date: FEB 12 1972

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

[Signature]
Chief, Office of Archeology and Historic Preservation

Date: 3/20/73

ATTEST:

[Signature]
Keeper of The National Register

Date: 3/16/73

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7. DESCRIPTION (Continuation Sheet) (2)

(Number all entries)

ridge line. The deterioration is restricted primarily to the worn boards of the front porch floor along with the loss of several columns supporting the roof of the porch. The enclosed portion of the verandah has some loss of clapboards in the south side; the rear of the building is still completely enclosed. Vandals have broken out most of the window panes, however, the sashes are still intact and the panes can be easily replaced. The adobe is presently unoccupied, but is planned for use as part of a museum complex when restoration is completed. The property was recently purchased by the Monterey County Historical Society after attempting to acquire the building over the last seven years.



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8. SIGNIFICANCE (Continuation Sheet) (2)

(Number all entries)

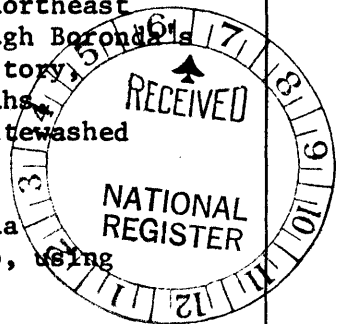
of the successful Revolt of 1836 and Governor of California); this is suggested by testimony revealed many years later.

Maria Josefa Buelna consented to become the wife of Jose' Eusebio, presumably in the late 1820's or early 30's. Her family produced several pioneer school teachers during the years the flag of Spain waved over Alta California. Eusebio and Josefa, in 1836, were living on the Rancho Los Vergeles, which straddled the mountain trails leading to San Juan Bautista. The young couple started a family which included five sons and five daughters in 1865, the year of Josefa's death.

Desiring to have a rancho of his own, Eusebio, in 1839, settled his family on a tract of land which he called San Jose', located on the north side of the Sanjon del Alisal (the great slough of the Alisal), between J.B.R. Cooper's La Bolsa Nueva y Moro Cojo on the west and Castro's El Sausal on the east. On a small hill* close to a lake which extended toward the northeast, he built an adobe house and roofed it with tiles. From here there was a beautiful view to the south across the Salinas Plain to Mount Toro and the hills bordering the south bank of the Salinas River. Eusebio also built corrals for horses and cattle, and enclosed some land on which he cultivated corn, wheat and beans. Eusebio applied for the grant of the rancho, and on February 1, 1840, Governor Juan Bautista Alvarado made the presentation in person for one and one half leagues, "mas o menos", about 6,700 acres. When the claim of Boronda to this ranch was finally confirmed and the U. S. Patent issued July 13, 1860, the name became "Rinconada del Sanjon" and it had been reduced in size to 2,229.70 acres, or about one-half of a Spanish league.

Meanwhile Eusebio became a minor public official, serving as a deputy or assistant Justice of the Peace. From the correspondence of Thomas Oliver Larkin, it appears that, during 1841, Eusebio was engaged in freighting and/or retailing lumber from the recently mechanized red-wood lumber mills in the Santa Cruz area. It may have been then that he became acquainted with the architectural style introduced by Larkin in his new home in Monterey, completed in 1835-36. Certainly there are several features of the so-called "Monterey Colonial" style in the "new adobe house" which Jose' Eusebio Boronda constructed near the northeast corner of his rancho**, probably between 1844 and 1848. Although Boronda's "new adobe house" was only one story compared to Larkin's two-story, both have: a shingle roof which slopes four ways, wide verandahs, double-hung window sash, indoor fireplaces for heating, and whitewashed open beamed ceiling.

During the War with Mexico, 1846-48, Jose' Eusebio Boronda participated in the Battle of Natividad in mid-November of 1846, using



*This hill was described many years later as north of the Southern Pacific Railroad opposite the Graves School.

**Located today on Boronda Road opposite the West end of Laurel Drive, near Salinas.

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8. SIGNIFICANCE (Continuation Sheet) (3)

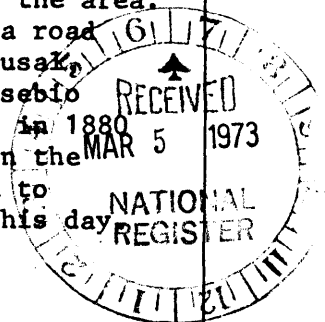
(Number all entries)

his lariat as an effective weapon of offense against one of the group of Americans bringing horses through the Gabilan mountains from San Juan Bautista to Monterey. During the early years of the gold rush, General Sherman, then a young lieutenant stationed at Monterey, led a party of his fellow officers in search of a group of deserters headed for the gold fields, catching up with them at Boronda's old adobe. Sherman also found the sloughs and waterways of this area ideal for hunting ducks and geese.

The assessor's records were far from accurate for any taxpayer during these years. The size, location and description of the boundaries of property were based upon hopes, guesses and rough estimates. One cannot learn from the assessor's records when Eusebio built his second adobe house. A book on Spanish Colonial or Adobe Architecture of California, 1800-1850, by Donald R. Hannaford published in 1931, without giving any source, dates the second adobe as 1848. The survey made by the U. S. Surveyor-General's Office in December 1858 located and designated the second adobe as "Boronda's House", but did not show the first house. A partition map of 1869, dividing the rancho (excepting some parcels sold to other parties) among the ten children, located and named the first home as "the old adobe house" and the second home as "the new adobe house". In a deed of 1880, Eusebio refers to a forty acre parcel of land in the northeast corner of the rancho as, "being all of the ... Rancho now owned by me, and being known as my homestead place, upon which is now situated the 'Adobe House' ... in which I now reside".

Meanwhile, in 1853, Eusebio filed his claim to the rancho before the Land Commission where it was confirmed in 1855. The U. S. District Court also confirmed the grant and an appeal to the U. S. Supreme Court was vacated in 1857. After a survey by the U. S. Surveyor General's Office completed in 1858, a Patent for 2,229.70 acres, one third the size of the original grant, was issued July 13, 1860. A notable array of witnesses, including W.E.P. Hartnell, ex-Governor Juan Bautista Alvarado, General Jose' Castro and Benito Diaz, testified that the grant actually had been made as claimed.

During the years 1867-1874, a new town was being born to the east of the Boronda ranch, along the banks of the Sanjon del Alisal. Salinas City was its name. Eugene Sherwood, one of two subdividers of the new city, and his financial backer, Richard Hellman of San Francisco, joined with two other land owners in promoting the urban growth of the area. They granted to the County of Monterey a 50-foot right-of-way for a road along the boundaries of the ranchos Rinconada del Sanjon and El Sausal, connecting the Salinas-Castroville road with Santa Rita. Jose' Eusebio Boronda having married a new wife, one Ricarda Rodriguez, arranged in 1880 with two of his children, for a tax free, rent free, life estate on the forty acres which he called his "homestead place" and settled down to live in his second house beside the road which bears his name to this day



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9. MAJOR BIBLIOGRAPHICAL REFERENCES (2)

(Number all entries)

5. Alonzo P. Dana, The Dana, Carillo, Boronda ... /and other families/
in California. Research booklet on file at Sutro Library, San
Francisco
6. Many letters of Boronda descendants in private homes in Salinas Valley
7. District Court Case #244SD, Court Records, Bancroft Library, University
of California, Berkeley
8. R. G. Cowan, California Ranchos (1956)

