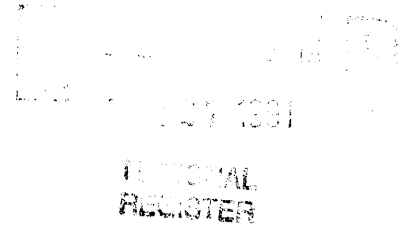


OCT 01 1990

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Rancho San Lucas
other names/site number Trescony Ranch

2. Location 1 3/4 mile SW of junction Paris Valley Road and

street & number Rancho San Lucas entry road NA not for publication
city, town San Lucas NA vicinity
state California code CA county Monterey code 053 zip code 93954

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>7</u>	<u>1</u> buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district		<u>1</u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	<u>1</u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		<u>2</u> objects
	<input type="checkbox"/> object	<u>8</u>	<u>2</u> Total

Name of related multiple property listing: NA

Number of contributing resources previously listed in the National Register -0-

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Kathryn Swartz 3/20/91
Signature of certifying official Date
California State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain): _____

for Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Agriculture: Animal Facility
Agricultural Fields
Agricultural Outbuilding

Current Functions (enter categories from instructions)

Agriculture: Agricultural Fields
Recreation: Outdoor Recreation

7. Description

Architectural Classification

(enter categories from instructions)

No StyleOther: Transverse Adobe Barn

Materials (enter categories from instructions)

foundation Stonewalls AdobeWoodroof Ceramic Tile

other _____

Describe present and historic physical appearance.

The nomination boundaries for the Rancho San Lucas historic district include eight buildings and one structure from the period of historic development (1865 to 1888) as well as corral fencing and associated landscape features of the ranch headquarters. The original adobe buildings were built in 1865. The ranch house, stock barn and blacksmith shop all were constructed with native materials found on site, including locally quarried sandstone (Monterey shale) and milled lumber, including wood shingles freighted by horse and wagon from Monterey. Irregular in plan, the cross-hip roofed house was designed by the owner's wife, Catherine Trescony, and the work executed by Italian and Indian laborers. The three aisle transverse adobe barn is the only one of its kind found in Monterey County, and perhaps the state. The one story side gabled adobe blacksmith shop with its wide overhanging roof to the rear supported by full length wood posts, retains a full compliment of tools and equipment. Opposite this feature, between the adobe barn and ranch house, are two small adobe buildings added in 1888--a bunkhouse and grainery--both with hipped roofs. To the rear of the adobe barn are a series of three gable and shed roofed wood frame stock barns and a small wood grainery, built in the late 1880s, as well as extensive corral fencing and a cattle chute. All date from the period of historic significance except the cattle chute. A fourth wood frame barn was blown down in a winter storm in 1915. This historic ranch complex, settled comfortably in an arroyo between low rolling oak covered hills, forms a cohesive historic unit possessing both integrity and a strong sense of time and place. The wood shingle roofs of the main ranch buildings were replaced by mission tile in the 1960s, and some alterations were made to the ranch house over time, all along the west (side) elevation. These changes have compromised the level of integrity to some degree, however, as a cohesive unit the ranch headquarters retains the essential physical features which enable it to convey its historic identity. The two large palm trees flanking the original entry on the north elevation, and pepper trees around the adobe barn and blacksmithing area, were planted in the early 1890s. The Chinese elms in the east sideyard were planted before 1940. Saltbrush atroplex was introduced along the entry road up to the ranch house in the 1930s to protect a large population of

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valley quail that feed regularly at the ranch. Boundaries have been drawn to encompass only the ranch buildings, related structures and the landscape setting which still retains its historic integrity and ambiance.

The Rancho San Lucas now occupies 3,400 acres among the low rolling oak studded hills on the west side of the Salinas Valley, seven miles southwest of the town of San Lucas in rural southern Monterey County. The original ranch house and outbuildings that formed the headquarters of Alberto Trescony's extensive ranching and stockraising enterprises were built between 1865 and 1888. Nine of these resources remain, forming a cohesive historic core of 252 acres. The adobe ranch house, blacksmith shop, and barn were the first buildings constructed in 1865, although some wooden fencing had existed since 1862. By 1888 an adobe bunkhouse and grainery were added and the three existing wood frame barns were in place as was the small wooden grainery. A fourth wood barn east of the bull barn was blown down in a storm in 1915. A poultry yard southwest of the blacksmith shop, with two or three chicken houses, was removed sometime after 1920. As completed prior to the death of Alberto Trescony in 1892, the ranch headquarters buildings in the district nomination formed a hollow square with the ranch house to the north and east of the entrance road. The bunkhouse and grainery bordered the east side of the square, the blacksmith shop the west. The adobe barn closed the square to the south with the various stock barns extending southwest along the arroyo with their fenced corrals.

In the 1960s the ranch house, blacksmith shop, bunkhouse and adobe grainery had their wood shingle roofs replaced with mission tile. The tile came from the King City high school, a building designed by architect William H. Weeks in 1914 in a Mission Revival style that was demolished for a new and expanded facility. Over time, from the 1870s to 1973, additions were made along the west side of the ranch house including the construction of a swimming pool, poolhouse and exercise room. With current landscaping and vegetation around the building, these changes are difficult to see and do not detract from the historic ambiance of the complex.

Eight buildings and one structure remain from the original Rancho San Lucas headquarters complex, which developed during the period 1865 to 1888. These resources, with their associated landscape features, form a core cluster which still retains a strong sense of time and place. Collectively these resources, along with their fencing components, maintain an integrity of location, design, setting, materials, workmanship, feeling and association. Historic district boundaries have been drawn to encompass this significant complex in its rural landscape setting. The structures which remain from the historic period are:

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1. Ranch House (1865) (non-contributing)
2. Blacksmith Shop (1865)
3. Adobe Stock Barn (1865)
4. Bunkhouse (1888)
5. Adobe Grainery (1888)
6. Three Bay Stock Barn (1880's)
7. Transverse Stock Barn (1880's)
8. Bull Barn (1880's)
9. Wooden Grainery (1880's)
10. Cattle Chute (Ca. 1911) (non-contributing)

The following inventory describes each building and structure within the boundaries of the nomination.

1. **Ranch House (1865)**

The Ranch House is a one story adobe building irregular in plan capped with a medium pitched cross-hipped roof. A one story dependency to the south is also of adobe and capped with an intersecting gable and hipped roof. It is joined to the main house by a flat wooden porch roof. This open porch roof is supported by full length chamfered wood posts. It extends out from the buildings just below the eave line and wraps around the main house from the north (facade) along the east (side) and south (rear) elevations. It is present along the north and east elevations of the dependency as well. The original wood shingle roof covering for the Ranch House and dependency was replaced by mission tile taken from the 1914 King City high school when it was demolished in the 1960's. An adobe brick interior chimney pierces the slope of the Ranch House roof about midway along the south (rear) elevation. Fenestration in the Ranch House and dependency is generally 4/4 double hung wood sash set in 22 inch deep canted window reveals. Both window and door casings have a raised back band trim. The doors are generally two or three panel glazed above and set behind screen doors. All have transom windows overhead. One appears centered in the north (facade) elevation, two along the east (side) elevation, two in the south (rear) elevation and two in the west (side) elevation. There is one door in the north and east elevations of the

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dependency and two along the west elevation. (Although the Ranch House has a central hall plan there are exterior doors for most of the principal rooms). An angled bay addition projects from the west side of the north (facade) elevation. It was completed in 1973 as an exercise room with whirlpool bath for the owner, Julius G. Trescony, (then in his mid 80's).

Some modification has occurred over time along the west (side) elevation. Dates range from the 1870's to 1973. A wooden shed and storage room may have been constructed adjacent to the kitchen at the southwest corner of the Ranch House after 1874 to meet the needs of an expanded labor force. In 1973, a swimming pool and one story flat roofed poolhouse wing of balloon frame construction was built to the west of the previously described angled bay. These additions are masked from the entry drive by heavy shrubbery (saltbrush) and are not readily visible from the public approaches to the Ranch House. It should be noted that the tile roofing is reversible and planned for a return to wood shingle when replacement is necessary.

Unusual features of the Ranch House and dependency designed by the owner's wife, Catherine Trescony, include the use of locally quarried sandstone as foundations throughout the building. All the interior as well as exterior walls have stone footings. A wine cellar was incorporated in the design of the dependency reflective of the European culture of its builder. The adobe fencing to the south of the Ranch House replaced an earlier cypress hedge in the 1930's. The two wooden gates in this fence were constructed of wood from the original fencing erected in 1862. The wooden rail fence to the east dates to the 1920's. The immediate landscaping including two palms flanking the north (facade) entry and regularly lain out Chinese elms date to the 1870's and 1940's respectively.

2. Blacksmith Shop (1865)

The Blacksmith Shop is a one story adobe building rectangular in plan capped by a low pitched side gabled roof with a wide overhang to the rear (west). Its original wood shingle roof was replaced with mission tile in the 1960's. It rests on a full perimeter sandstone foundation. Fenestration is symmetrical with two 6/6 double hung wood sash flanking a central doorway on the east (facade) elevation. A single 6/6 double hung wood sash is found in the center of the north (side) wall with a small, square single-light fixed window at the opposite (south) side of the building. A concrete ramp leads to the entry door which is of horizontal wood batten. Under the side overhang of the roof to the rear (west) which is supported by full length wood posts, there is an accumulation of blacksmithing tools and equipment dating from the 1860's to the present. The facility is still in active use as evidenced by the large modern

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utility box and electrical tubing mounted on the west side of the side (north) elevation.

3. **Adobe Stock Barn (1865)**

The Adobe Stock Barn is of the transverse type with three aisles. It is square in plan resting on a sandstone perimeter foundation. The two foot thick adobe walls are capped with a combination of gable and shed roofs. A slight clerestory with spaced horizontal wood boards separates the end gable roof of the main crib from flanking shed extensions to the east and west sides. The original wood shingle roof covering has been overlain with corrugated sheet metal. The principal livestock entrance is at the south (front) elevation with a milled wood lintel above. Over this is a smaller opening to the hay mow. A second mow opening appears in the same location at the north (rear) elevation. Milled wood beams project from the gable peak at both south and north elevations for lifting hay to the mow from wagons with block and tackle. A second opening below the mow entry on the north elevation was cut sometime before 1940 for ground floor access. The aisle flanking the central crib to the east has pass through dutch doors of vertical wood batten while the aisle to the west has paired outward opening wagon doors of the same construction. There is a wood framed shed extension off the west (side) elevation. Sheathed in horizontal flush wood siding it also has a wagon aisle with doors similar to those adjacent in the adobe. This addition dates to the 1880's and rests on redwood mud sills. The milled wood post and braced beam structural framework on the interior of the Adobe Stock Barn is secured throughout with square nails. A five rail board fence encloses the area to the south of the Adobe Stock Barn and to its east as a corral. This fence also encloses the Three Bay Barn and beyond.

4. **Bunkhouse (1888)**

The Bunkhouse is a one story adobe building, rectangular in plan, capped with a hipped roof. Originally covered with wood shingle, it was recovered in mission tile in the 1960's. The walls of the adobe are about 22 inches deep resting on a sandstone perimeter foundation. Fenestration is symmetrical with two 6/6 double hung wood sash windows flanking the central entrance on the west (facade) elevation. A screen door encloses the four panel entry door. One 6/6 double hung sash window is found centered in the north (side) elevation. There is a brick eave wall chimney at the south (side) elevation piercing the wide overhanging roof. It is coated with plaster below the eave line and has the raised date of 1888 in plaster near its base. A more modern fuel oil tank appears at the rear (east) of the chimney. Further to the east is a corral surrounded by a five rail board fence. A group of pepper trees planted in the 1890's

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enframe this building, the north end of the grainery and the Adobe Stock Barn to the south.

5. Adobe Grainery (1888)

The Adobe Grainery is a one story building generally square in plan resting on a raised perimeter sandstone foundation. Milled wooden joist ends can be seen at the junction of the adobe wall and foundation along the front (west) elevation denoting the grainery's wood flooring inside. The building is capped with a wide overhanging hipped roof. Originally covered with wood shingle, it was re-covered in mission tile in the 1960's. A single entry with horizontal wood batten door like that found in the Blacksmith Shop characterizes the front elevation. The door is reached by a two step concrete stair. There is a corral to the rear (east) of this feature enclosed by a five rail board fence. Note: The mud coats on all adobe buildings are of a whitewashed lime plaster.

6. Three Bay Stock Barn (1880's)

The Three Bay Stock Barn is wood framed in post and braced beam construction sheathed in a vertical flush board siding, resting on mud sills. It is capped with a combination gable and shed roof. All lumber is milled and fastened with square nails. The barn is side gabled with one story shed roof projections along the west (side) and north (rear) elevations. The west (side) shed projection is enclosed with the same vertical wood siding as the main barn, but is partially open on the north (rear). An open clerestory runs around the gable roof at the eave line on the west, north, and east elevations. The roof covering is a combination of the original wood shingle (on the shed roofs) and corrugated aluminum sheet metal overlaying the main gable roof. The cross axial center aisle on the south (front) elevation has outward opening double doors of vertical wood batten with a smaller set of the same type above for loading feed. Flanking these features are two single doors of the same construction with mow doors above. To the west in the south end of the shed roofed wall is an open wagon passage with a five railed cross braced board gate. The barn is enclosed to the north (rear) and east with five rail board corral fencing.

7. Transverse Stock Barn (1880's)

The Transverse Stock Barn is wood framed in post and braced beam construction sheathed in a vertical flush board siding, resting on mud sills. All lumber is milled and fastened with square nails. The end gabled barn has a single shed roofed projection along the east (side) elevation. The roof covering is a combination of the original wood shingle

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(on the shed roof) and corrugated aluminum sheet metal overlaying the main gable roof. Evidence of stalls along the shed roofed portion of the barn are seen in the segmentally arched openings along the east (side) elevation. A small projection at the northeast end of the shed is a barn stall. The north (end) wall aisle entries have been widened over time with some loss of material (note the missing mow door). Wide cross braced four rail board gates appear at the openings on this elevation. This barn is the least stable of the four remaining in the historic complex.

8. Bull Barn (1880's)

The Bull Barn is wood framed in post and braced beam construction. The south elevation is sheathed in a vertical flush board siding as is the gable end of the north (rear) elevation above the eaves. A wide medium pitched shed roof surrounds the end gable main crib on three sides, the east, north and west supported at its perimeter on full length wood posts spaced about every 10 feet and braced above. A short skirt of vertical flush board runs down from the eaves on the east and west elevations as weather protection for the otherwise open feed barn. An angled manger wraps around the central crib under the shed roofs. The roof covering is a combination of the original wood shingle (on the shed roofs) and corrugated sheet metal overlaying the main gable roof. Some board rail fencing was put up in the northwest corner of the barn at an unknown date. Barn doors are on the south elevation. This may be an early example of the move to unenclosed barn structures in moderate climates.

9. Wooden Grainery (1880's)

The Wooden Grainery is a small balloon framed structure rectangular in plan, capped with a side gable roof. The roof covering is wood shingle. The vertical framing members form the exterior of the single wall construction with horizontal tongue and groove board siding on the inside. This prevented the unnecessary loss of grain in the corners of the stud walls. It is raised about 24 inches off the ground on a wooden mud sill foundation. It originally had a single entry on the east elevation, but was later employed as housing for ranch hands and a window was added at the north end with a square opening in the gable head above for ventilation. Located midway between the Transverse Stock Barn and the Bull Barn along the former's fenceline, the structure is in poor physical condition.

10. Cattle Chute (Ca. 1911)

A raised wooden Cattle Chute projects west from the fenced corral on the southeast side of the Three Bay Barn. While this structure is not specifically from the period of historic significance, it does represent

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changes in the method of moving cattle and other livestock from the ranchsite to market with the advent of gasoline driven trucking after the turn of the twentieth century.

Fencing within the district beyond the Ranch House is generally wood post and rail. Although not specifically dated, the fact that they are of dimensional lumber may place their appearance in the late 1860's or early 1870's. The horizontal members consist of four boards nailed to the posts. The bottom rail is fairly high off the ground to prevent injuries to the legs of large stock. While the board fence does function to retrain livestock better than most fencing types, its secondary role was to denote the status of the owner. These fences were maintained by whitewashing. Some barbed wire appears around the periphery of the district and is of an unknown date.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Agriculture

Period of Significance

1865-1888

Significant Dates

1865
1876

Cultural Affiliation

Significant Person

Trescony, Alberto

Architect/Builder

Trescony, Catherine (designer)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Ranch House and outbuildings forming the headquarters complex of the Rancho San Lucas near San Lucas, California represent the best preserved example of a large ranching operation in Monterey County during its significant period of transition from a stock raising region to preeminence as a producer of cereal crops between 1865 and 1888. The remaining ranch buildings, constructed in part from locally obtained materials including adobe brick and sandstone, are sheltered in a well watered arroyo among the oak studded rolling hills west of the Salinas River. They possess a strong sense of location, design, setting, materials, workmanship, feeling and association as a historical district. The complex is significant for its long association with Alberto Trescony, one of the first major Italian agricultural entrepreneurs in California. Trescony, who build the ranch, controlled its operation from 1862 until the late 1880s. He made substantial contributions to the upbuilding of Monterey County through agriculture, including the cross breeding of livestock, the introduction of improved seed varieties for cereal crops, and the development of the town of San Lucas as the most important market center in southern Monterey County. All these efforts were directed by Trescony and his family from the Rancho San Lucas, the property which best represents his productive life in agriculture. The strong historical association between Trescony and the Rancho San Lucas should qualify it under criterion B for listing in the National Register at the local level of significance.

Alberto Trescony was born in the town of Domodossala in Italy's piedmont region near the Swiss frontier in about 1812. As a teenager he moved to Paris where he learned the trade of tinsmithing and the French language. Sometime in the late 1830's he immigrated to the Untied States through New

9. Major Bibliographical References

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Monterey County Parks

10. Geographical Data

Acreage of property 252

UTM References

A

10	67	9	50	0
Zone	Easting		Northing	

3	9	91	1	00

C

10	67	9	52	0
Zone	Easting		Northing	

3	9	89	5	70

B

10	68	0	18	0
Zone	Easting		Northing	

3	9	90	6	60

D

10	67	8	84	0
Zone	Easting		Northing	

3	9	90	0	00

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

The Boundary Justification is based upon boundary lines drawn by the property owner to encompass all the remaining buildings and structures of the historic ranch headquarters and their landscape setting including the immediate viewshed.

See continuation sheet

11. Form Prepared By

name/title Kent L. Seavey/Consultant

organization _____ date _____

street & number 310 Lighthouse Avenue telephone (408) 375-8739

city or town Pacific Grove, California state California zip code 93950

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York. He soon traveled to Memphis, Tennessee where he practiced his trade in the construction industry. About 1839 to 1840 he journeyed to New Orleans where he had relatives with hotel and restaurant interests. He spent a year with them learning their business.

Trescony's natural entrepreneurial bent allowed him to seek opportunity out of his ordinary profession. This initiative led him next to Texas in the early 1840's. The Mexican government was offering a bonus on sheep delivered to the Mexican national capitol. Using his savings, Trescony built up a flock of about 2,000 head and drove them into Mexico. Upon the sale of the sheep he moved west to the Port of Mazatlan where he met Captain William A. Leidesdorff and sailed with him aboard the Julia Ann to Alta, California, arriving at Monterey in the summer of 1842. He first appears in the account books of Thomas O. Larkin in 1844, buying glass and tin. Because of the serious lack of trained craftsmen at that time in California, Trescony had no trouble in establishing himself as a metal worker.

While personally frugal and reserved, he was always open to investment in any reasonable business venture. Trescony took full advantage of the American occupation and subsequent rush for gold. In 1845 he was issued a license to operate a cantina in Monterey which he did in partnership with local merchant Jose Abrego. In the late 1840's Larkin's account books show sales to Trescony of tinsmithing material, dry goods in quantity and liquor. In 1846 the Ayuntamiento of Monterey granted him a cattle brand as he now found himself the owner of cattle and horses. Today Trescony's is the oldest working cattle brand in the state of California.

The writer Bayard Taylor noted that the tinsmith made his fortune during the Gold Rush fabricating and repairing mining utensils, but Larkin's account books for that period and Trescony's ownership of horned cattle suggest a much wider range of activities. By 1849 the Italian immigrant's taxable worth was \$50,000.

With the influx of the Argonauts and subsequent expansion of American migration into California, Trescony again seized the initiative and capitalized on his background in the hostelry business. In 1849 he was owner of the Washington Hotel in Monterey, well known for its occupation by delegates to the Constitutional Convention. In the early 1850's he established the St. John's Hotel in San Juan Bautista, an important crossroads enroute to the southern mines. In 1857 he purchased Elias Howe's "Half Way House", a tavern on the stage route from Monterey to San Juan Bautista. Trescony added a hotel, store and blacksmith shop to the property which would soon become the core of the city of Salinas.

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By the end of the 1850's the quiet Italian immigrant was one of Monterey County's leading businessmen. His capital was well based in diversified investments including hotels and livestock.

Cattle raising in the 1850's had been the basis for most foreign and domestic trade in California. During the Gold Rush and its immediate aftermath, the native rancheros of Monterey County prospered as never before. However, there were forces at work during the decade that would affect this prosperity and change the nature of agriculture dramatically by the mid 1860's.

In 1851 the California Land Commission began the slow and deliberate process of eroding the Mexican era land grants through endless litigation. American settlers introduced new and improved strains of livestock in quantity, especially beef cattle, eventually depressing the market for California's traditional Spanish cattle. The hacienodos helped precipitate the change through the continued practice of overextending loans on their properties. The cumulative effect of these factors in consort with a devastating two year drought between 1862 and 1864 brought to an end the dominance of the cattle economy and saw the breakup of many of the great California ranchos, not a few of them in Monterey County. As a result, agriculture in Monterey County's lower Salinas Valley shifted directly from livestock to the raising of cereal crops. At the same time in the upper portion of the valley sheep raising replaced cattle production.

It was in the context of this period of transition that Alberto Trescony concentrated his efforts more fully on agriculture. It would be through his dealings in agricultural lands that he would have his greatest effect.

Trescony continued to buy and sell cattle from 1859 to 1887. But it was in sheep raising that he made a substantial contribution to the upbuilding of Monterey County's rural economy. His experience in driving sheep from Texas to Mexico gave him the background for building up huge flocks which ranged all over Monterey County, even as far north as San Jose.

In 1862 he bought the 8,875 acre Rancho San Lucas for \$3,000 from the Monterey merchant James McKinley who saw no prospect in the thinly populated and dry south county region. Trescony moved his business operations to the ranch where they would remain until his death in 1892. The drought years were hard on the Italian immigrant as they were on all stockmen in the county. Some of his peers, like Englishman Eugene Sherwood who began sheep raising on the Rancho San Lorenzo north of the San Lucas in 1859, simply got out of the business. Others, chiefly the old

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California families who lost their cattle herds, suffered foreclosure or sold their land to settle debts.

In 1865 Trescony built a ranch house, barn and blacksmith shop on the property, all in adobe. Some cattle and horses were raised on the rancho as well as sheep. Trescony expanded his holdings in 1867 when he purchased about 3,000 acres of the neighboring Rancho San Bernardo. By good management and careful cross-breeding his flocks increased to 22,000 by 1870. That year Monterey County led the state in sheep production. In 1876 in anticipation of further changes in the agricultural growth of the region the enterprising stockman sold his flocks and brought his son, Julius A. Trescony to the Rancho San Lucas to manage its day to day activities. The elder Trescony spent much of his time with a daughter in Santa Cruz overseeing the ranching operations from a distance, but still in charge.

Access to agricultural markets had been minimal in Monterey County until captain Charles Moss opened his wharf at Moss Landing above Salinas in 1865. In 1873 the Southern Pacific Railroad drove its tracks to Soledad, only about 40 miles north of the Rancho San Lucas. In the decade of the 1880's, the line would extend into San Luis Obispo County creating conditions favorable for a much more diversified agriculture in the upper Salinas Valley.

Trescony further expanded his land holdings in 1880 with the purchase of the 22,000 acre Rancho Tularcitos in Carmel Valley. He continued the dairying operations that existed there and leased or sold portions of the tract to tenant farmers. He acted as an absentee landlord in this venture. In 1885 he added 6,700 acres to the San Lucas when he bought the neighboring San Benito Rancho to the north. By this time the Trescony's had been experimenting with cereal crops and had developed a high quality malting barley. Trescony barley was soon selling at premium prices as far away as the Liverpool market in England.

The Trescony interests had observed the success of several of the old California families in subdividing their holdings as market centers along the line of the Southern Pacific railroad as it moved up the Salinas Valley. The Gonzalez brothers, Alfred and Mariano were able to hold on to their Rancho Rincon de la Punta del Monte in this way. Dona Catalina Munras did the same on the Rancho San Vicente establishing the town of Soledad at the terminus of the Southern Pacific right-of-way in 1873.

In 1883 Trescony deeded a 12 mile right-of-way through the Rancho San Lucas to the Southern Pacific Railroad. His vision and that of his son Julius was the establishment of an important market center in southern Monterey

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County supported by the intensification of a diverse commercial agriculture through a pattern of planned leasing and sales. In 1886 the Southern Pacific moved south through the properties of Charles King, (King City), Alberto Trescony, (San Lucas), Brandenstein and Godchaux, (San Ardo), and Bradley Sargent, (Bradley).

With the founding of the town of San Lucas in 1886-87 the Trescony interests took on the role of improving landlord. They equipped and leased 15 farms to tenant families, all of whom became successful. Some were eventually able to buy their own land, either from Trescony or nearby ranchers. M. Righetti of Cayucos leased 3,000 acres for a dairy farm. Trescony provided the material for the dairy barn, two dairy houses, barbed wire, water pumps and corrals. The Tresconys graded a road west from the new townsite to the San Antonio Valley opening about 8,000 acres to wheat production. Julius A. Trescony built one of the largest grain warehouses in southern Monterey County in San Lucas and secured a 1200 foot spur from the railroad. When Alberto Trescony passed away in 1892 San Lucas was the most important shipping point in southern Monterey County and would continue to be so into the early twentieth century.

Alberto Trescony had arrived in California in 1842 as an immigrant tinsmith. He became a major figure in the development of Monterey County's agricultural base. At the time of his death in 1892 he owned in excess of 40,000 acres of productive farm land. As his biographer Hans C. Palmer has noted, "He came early and stayed late". His productive life spanned all but the fruit and vegetable phases of California's agricultural development. His entrepreneurial spirit had allowed him to move with the times taking advantage of the changes in farming as they came and capitalizing on them. He was active in improving strains of animals and in introducing better methods of cultivation and of seed stock, attributes which were passed down through four generations of family members who still live on and work the Rancho San Lucas.

With the coming of the railroad and its ready access to markets he became an agricultural promoter in the best sense of the word. He founded the market center town of San Lucas and financed the upbuilding of its infrastructure. He made land available to small farmers in order to intensify and diversify commercial agriculture in southern Monterey County, all from the Rancho San Lucas which had been the base of his operations since the early 1860's.

Trescony was not alone in these developments. Other entrepreneurs and speculators had paralleled his own career in agriculture as well as land development. Among them were Monterey's David Jacks and Salinas developer Eugene Sherwood. The Gonzalez brothers and Catalina Munras had shown the

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way for successful subdivision of railroad right-of-way in the Salinas Valley. Of his peers, however, little physical evidence remains from their productive lives. Most were absentee landlords. When the family lines of the others declined, their holdings were broken up and sold.

The original ranch house and one outbuilding remain on the section of the Rancho San Bernardo south of the San Lucas that was developed by the San Francisco wholesale butchers Brandenstein and Godchaux after 1871. Both are now rental properties and have lost much of their integrity of setting, feeling and association.

The headquarters of the Rancho San Lucas however remains intact as constructed by Alberto Trescony and improved by his son Julius A. Trescony from 1865 to 1888. Despite alterations, historical and more recent, the historic character and basic integrity of the complex remains intact.

Architecture

The remaining buildings and structures of the headquarters complex of the Rancho San Lucas illustrate to a remarkable degree the growth of a major ranching operation in Monterey County's Salinas Valley during the significant period of its agricultural evolution between 1865 and 1888. It is the only ranch in the valley from the period of significance that still retains its integrity of location, design, setting, materials, workmanship, feeling and association. The complex continues to evoke a strong sense of time and place as so little physical change has occurred to the historic district since its completion in the late 1880's. This may be attributed to the fact that four generations of the Trescony family have lived on and continue to work the ranch.

The first buildings constructed on the property in 1865 were built of adobe brick. Alberto Trescony brought the same adobe maker that helped him expand the Washington Hotel in Monterey in 1849 to the San Lucas to make his bricks on site. Sandstone in the form of Monterey shale was quarried at the ranch for foundations which run under every bearing wall in the Ranch House, exterior and interior, as well as under the Blacksmith Shop and the Adobe Stock Barn. Some fencing was already in place, either built by James McKinley from whom Trescony bought the 8,875 acres in 1862, or its original owner Rafael Estrada who received the Mexican land grant in 1842. The plan and design of the Ranch House was by Trescony's wife, Catherine. It is irregular in plan with a dependency that functioned as the ranch office attached to the main house by a flat roofed walkway.

It also contained a wine cellar. This seems an unusual feature for so isolated a property until one remembers Alberto Trescony's European origins

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and that he owned at the time three hotels in Monterey County each with its own cantina. The main house of one story has a number of offset corners to accommodate exterior entries to all but a few of the building's rooms. These were built off a central hall entered from the historic north facing facade. The cross-hipped roof was originally covered with wood shingle, hauled with some milled lumber, stock doors and wood sash from Monterey some 80 miles away by wagon. With its 22 inch deep canted window reveals and wrap around raised wood porch, the Ranch House is an interesting combination and compromise of cultural preferences, dictated in part by the environmental constraints of its isolated location.

The one story side gabled Blacksmith Shop has a wide roof overhang to its rear housing an amazing assortment of blacksmithing equipment which is still in use as needed. The Adobe Stock Barn, like the Ranch House, exhibits a combination of cultural traits. Obviously the material was one of necessity and economy. The form, however, suggests Trescony's practice of keeping in step with the best agricultural practices of the day. His barn is of the transverse type with side aisles for easy foot and vehicle passage to the manger and stalls. The main crib entry is from the south. The physical design for the barn comes from the American midwest but may have been introduced directly from Europe by settlers from lower Saxony. The Trescony Adobe Barn has only been slightly modified since its construction and is bound to yield information important to the history of western farm development. Its side aisles or passages made it convenient as a drive-through or for horse stalls. Trescony's choice of this design was probably based on his earlier experience as a hosteler in Salinas and San Juan Bautista where he had to stable and care for his guests' mounts. This modern barn (1865) in an archaic material, is one of the last known examples of this construction type in California. While such structures were not uncommon in the San Joaquin Valley in the 19th century, they have all been demolished so few, if any, remain.

The Ranch House, Blacksmith Shop and Adobe Stock Barn formed three sides of an open square between the ranch living quarters and stock holding areas effectively separating functions while facilitating easy access for any needed task. This open square was closed in 1888 when Trescony added an adobe Bunkhouse and granary along the east side of the square. Both of these buildings were capped with wood shingle hipped roofs. Four more wooden barns were constructed to the south of the original Adobe Stock Barn. Though undated in family records, their use of milled lumber suggests that they went up after the arrival of the railroad in 1886. Three of these remain, one having blown down in a severe winter storm in 1915. All are stock barns of varying types including a three bay or English barn directly south of the Adobe Stock Barn, a Transverse Barn with a single side bay beyond it and the so-called Bull Barn which is furthest

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to the south and opened on three sides for feeding. All barn framing is of post and braced beam construction fastened with square nails. A Wooden Granary and Cattle Chute are also present as is most of the historic fencing of the corrals.

Both historical and more recent changes have been made to the Rancho San Lucas headquarters complex. Additions have been appended over time to the west (side) elevation of the Ranch House including wood framed kitchen storage at the southwest corner after 1876 and the addition of a poolhouse and whirlpool bath enclosure at the northwestern corner in 1973. The roofs of the Ranch House, Blacksmith Shop, Bunkhouse and Adobe Granary were recovered in Spanish tile in the 1960's. An access door was cut through the north (rear) elevation of the Adobe Stock Barn about 1940, and a modern utility box appears at the northwestern end of the Blacksmith Shop.

The alterations which have occurred were executed by the Trescony family to meet the changing needs of the ranch. The poolhouse and whirlpool bath enclosure were for therapeutic purposes regarding the health of Julius G. Trescony, grandson of the original owner. However, these changes have in no way diminished the historic character and associations that are embodied and conveyed by the physical features of the historic property. The ranch headquarters continues to convey a strong sense of its historic period.

The Rancho San Lucas headquarters is reached by a mile and a half dirt road. Flanked in part by vineyards, it enters a wide arroyo at the base of the rolling oak studded hills that the Trescony's have pastured their flocks and herds of livestock on for the last 128 years. Saltbrush lines the roadway as it follows that arroyo toward the two large palm trees and grove of Chinese elms that mark the site of the Ranch House. The saltbrush, planted in recent times to protect the massive coveys of valley quail that visit the ranch headquarters each day, partially masks the original north facing historic facade and west side of the Ranch House. This vegetation gives way to the large open square around which are placed the 19th century adobe and wood ranch buildings flanked by mature pepper trees whose remarkable sense of time and place surely qualifies them for listing as a historic district in the National Register of Historic Places.

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Note: The Trescony family archives are housed in the Bancroft Library at the University of California, Berkley.

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Verbal Boundary Description: Beginning at a metal cattle guard 1 and 3/4 miles southwest of the junction of the Rancho San Lucas entry road with Paris Valley Road thense running 1,000 feet southeasterly, bounded on the north-east by open space, thense running 4,200 feet southwesterly, bounded on the southeast by open space, thense running 2,600 feet northwesterly, bounded on the southwest by open space, thense running 4,200 feet north-easterly, bounded on the northwest by open space, thense running 1,600 feet southeasterly, bounded on the northeast by open space to the point of the beginning. The property is recorded as part of Assessor's Parcel Number 233-031-08A.

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(Except where noted the information for items 1 through 5 are the same for all the photographs listed.)

- #1
 - 1. Rancho San Lucas
 - 2. Paris Valley Road, San Lucas, California 93954
 - 3. Unknown
 - 4. Ca. 1912
 - 5. Rancho San Lucas, San Lucas, California 93954
 - 6. Looking in a southerly direction at Rancho San Lucas headquarters and landscape setting. Note chicken yard in middle foreground and large single crib barn in middle background. These features no longer exist.
 - 7. Photograph #1 of 23

- #2
 - 3. Morley Baer
 - 4. 1972
 - 6. Same view as photograph #1 taken in 1972. Note integrity of the resource and setting.
 - 7. Photograph #2 of 23

- #3
 - 3. Kent L. Seavey
 - 4. 1990
 - 6. Looking southwest at original facade (north elevations of Ranch House. Note addition to right.
 - 7. Photograph #3 of 23

- #4
 - 6. Looking northwest at southeast (side) elevation of the Ranch House.
 - 7. Photograph #4 of 23

- #5
 - 6. Looking northwest at southeast (side) elevation
 - 7. Photograph #5 of 23

- #6
 - 6. Looking southwest at southeast (side elevation). Note dependency at middle center and Adobe Stock Barn to left rear. Chinese elms planted about 1940.
 - 7. Photograph #6 of 23

- #7
 - 6. Looking southwest at southeast (side) elevation of Ranch House dependency. Note open porch surround.

- #8
 - 6. Looking north at south (rear) elevation of Ranch House and west (side) elevation of dependency. Note adobe fence (Ca. 1935) and wooden gate.
 - 7. Photograph #8 of 23

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- #9
 - 6. Looking northeast at west (side) elevation of Ranch House with accretion of small additions dating from 1870 to 1973.
 - 7. Photograph #9 of 23
- #10
 - 6. Looking southwest at east facing adobe Blacksmith Shop's north (side) and east (facade) elevations. Note utility panel at end of building.
 - 7. Photograph #10 of 23
- #11
 - 6. Looking east at west (facade) elevation of adobe Bunkhouse. Note chimney base at right.
 - 7. Photograph #11 of 23
- #12
 - 6. Detail of raised date 1888 on west side of chimney base on south (side) elevation of adobe Bunkhouse.
 - 7. Photograph #12 of 23
- #13
 - 6. Looking east at west (front) elevation of Adobe Grainery. Note corrals to rear.
 - 7. Photograph #13 of 23
- #14
 - 3. Unknown
 - 4. Ca. 1940
 - 6. Looking southwest at north (rear) elevation of Adobe Stock Barn. Note types of aisle doors left and right.
 - 7. Photograph #14 of 23
- #15
 - 6. Looking south at north (rear) elevation of Adobe Stock Barn. Note newer opening below mow entry.
 - 7. Photograph #15 of 23
- #16
 - 6. Looking northeast towards south (front) elevation of Adobe Stock Barn.
 - 7. Photograph #16 of 23
- #17
 - 6. Looking northeast at south (front) elevation of Three Bay Wood Barn.
 - 7. Photograph #1 of 23
- #18
 - 6. Looking southeast at west (side) and north (rear) elevations of Three Bay Wood Barn.
 - 7. Photograph #18 of 23

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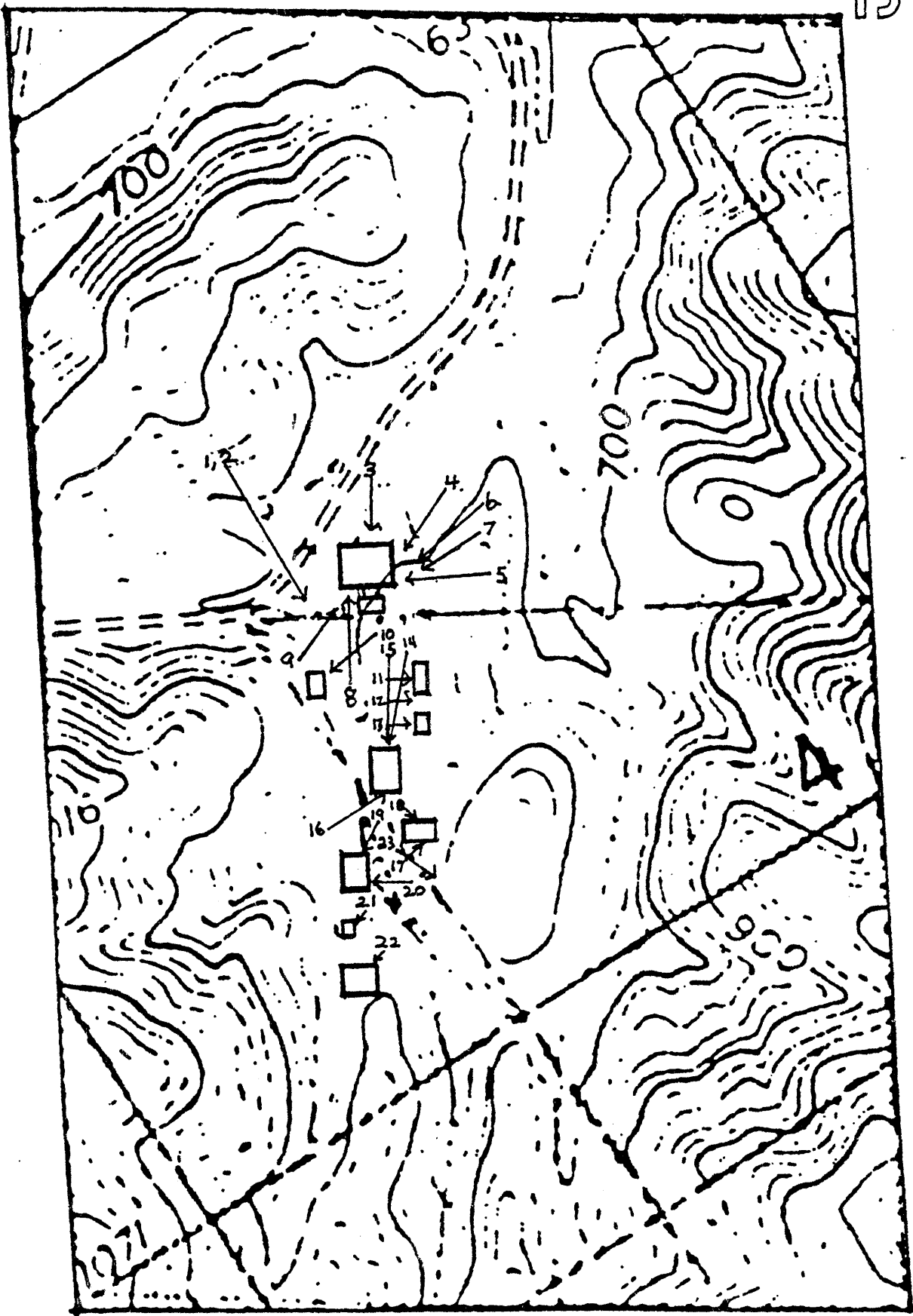
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- #19 6. Looking southwest from northwest corner of the Three Bay Wood Barn towards the north (end) and east (side) elevations of the Transverse Wood Barn. Note wood Grainery and Bull Barn in middle background.
7. Photograph #19 of 23
- #20 6. Looking northwest at southeast (side) elevation of Transverse Wood Barn. Note segmentally arched stall openings along wall.
7. Photograph #20 of 23
- #21 6. Looking southwest at north (end) and east (side) elevations of Wood Grainery. Note Bull Barn at left rear.
7. Photograph #21 of 23
- #22 6. Looking south at north (rear) and east (side) elevations of the Bull Barn.
7. Photograph #22 of 23
- #23 6. Looking southeast towards the corral and wooden Cattle Chute at the southern end of the Three Bay Wood Barn. Note landscape setting.
7. Photograph #23 of 23

A1

B3



D

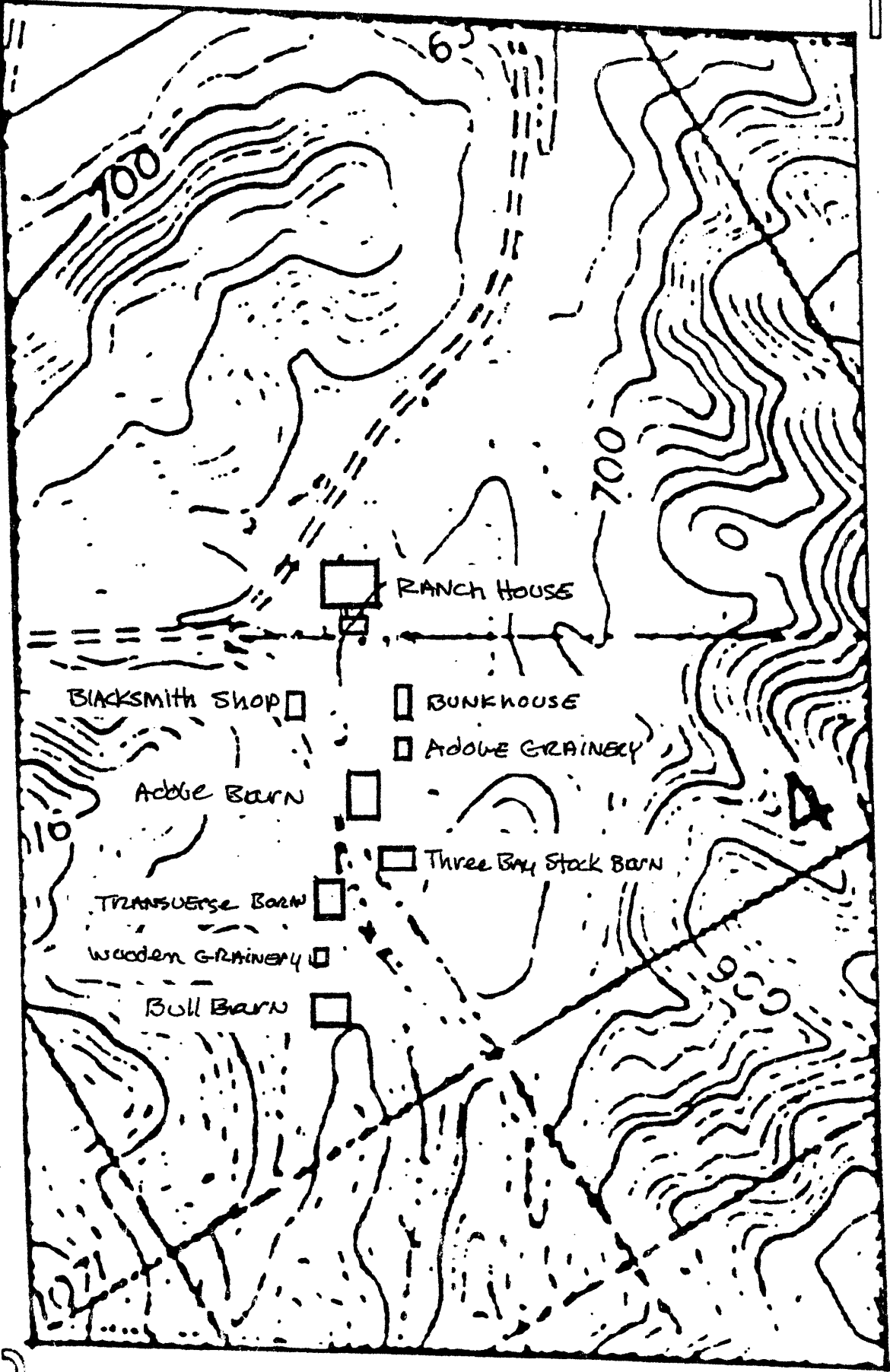
C

RANCHO SAN LUCAS
 PHOTOGRAPHIC KEY



A1

B3



B2

RANCHO SAN LUCAS

C2

