



Midpeninsula Regional
Open Space District

R-17-74
Meeting 17-15
June 28, 2017

AGENDA ITEM 8

AGENDA ITEM

Structure Demolition at 1150 Sears Ranch Road in La Honda Creek Open Space Preserve

GENERAL MANAGER'S RECOMMENDATION

Approve the demolition of an unoccupied residence structure that lacks a foundation and has other structural issues and an associated shed located at 1150 Sears Ranch Road in La Honda Creek Open Space Preserve.

SUMMARY

This one-story, 1,000 square foot ranch house residence was rented as part of a kennel operation that was vacated in June 2016. The structure is not eligible for the California Register of Historic Resources (CRHR). The house lacks a foundation and the walls and flooring are severely degraded. It is not feasible to repair the structure. Given these findings and consistent with Board Policy 4.09, *Factors to Consider in Structures Disposition*, the General Manager's recommendation is to demolish the building. This Fiscal Year 2017-18 Budget includes sufficient funds for the demolition work.

DISCUSSION

On January 12, 2006, the Board of Directors approved the purchase of the former Driscoll Ranch property from the Peninsula Open Space Trust (POST) as an addition to the La Honda Creek Open Space Preserve (OSP) (R-06-07). The purchase included four (4) houses, one of which is located at 1150 Sears Ranch Road (known as the kennel house). POST had assigned all four (4) houses to Driscoll Ranches, LLC as part of a 50-year grazing lease prior to the District's purchase of the property (R-07-15). The District took over management of these houses on November 1, 2013, when Driscoll ranches exercised their option to terminate the 50-year grazing lease.

The kennel house is a two-bedroom, one-bath, one-story, 1,000 square foot house located adjacent to Sears Ranch Road between the Sears Ranch and Wool Ranch areas in lower La Honda Creek OSP (Attachment 1). This house, vacated in June 2016, would have been included in the 2016 demolitions (R-16-22) in lower La Honda Creek OSP, but a structural assessment still needed to be performed to ascertain whether demolition was the only option or whether the house could be repaired and rented. The assessment (Attachment 2), performed in September 2016 concluded:

1. There does not appear to be any existing foundation. If there were support piers they have settled into the soil and the house appears to be resting on dirt.
2. The warped floors in the living room and bedrooms are likely due to the foundation degradation.
3. The horizontal plank wall construction is very old and may not have studs or reinforcing members.
4. With the exception of the remodeled bathroom, roof, and T1-11 siding, nothing in the house appears to be up to code. This house would likely be red-tagged by San Mateo County.

Historical Assessment

The kennel house, which was assessed in June 2016 for potential historic significance by Cogstone (See Attachment 3), is probably 76 years old and dates back to the 1940s. It is located on what is referred to as the Guerra-Zanoni Ranch. This ranch was owned by Felix and Julio Guerra (1920s-1960), leased to Joe Zanoni in the 1940s (dairying), leased to Henry Cunha from the 1950s to the 1980s (dairying and cattle raising), and more recently owned by the Driscoll family (cattle raising). Per the assessment, the kennel house has undergone major alterations and additions over the years, and due to these significant alternations, is not considered eligible for the California Register of Historic Resources.

The San Mateo Historical Resources Advisory Board (HRAB) approved the demolition of the kennel house at their May 17, 2017 Board Meeting. The HRAB requested that photos of the building be taken pre-demolition. In addition, they are interested to see any interpretive signage installed at the Driscoll Ranch Area that discusses the agricultural history of the area. District staff will forward a copy of the interpretive sign planned for the Sears Ranch parking area.

Policy Review

In reviewing the *Factors to Consider in Structures Disposition* (Board Policy 4.09) (Attachment 4), this house was valuable to the local community as a dog-boarding kennel and as part of a historical agricultural ranch. However, the dog kennel service is no longer available since the owner moved away. The house is not historically significant. The structural integrity is very poor and its location adjacent to the future Harrington Creek Trail in lower La Honda Creek OSP could affect the public's enjoyment of open space. If left as is, it would pose a safety hazard to visitors who may enter the site even if posted closed.

Hazardous Materials

The kennel house was tested for hazardous materials on two separate dates with the results noted below:

- 1) Asbestos: SCA Environmental, April 13, 2016 – found in the green and white drywall in the hallway and bedroom
- 2) Lead: HMS, February 10, 2017 – lead paint found throughout the living room, kitchen, and east bedroom.

All hazardous materials would be remediated as part of the demolition. Hazardous materials monitoring would be included as part of the demolition.

Biological Assessments

A pre-assessment for bats revealed a small colony of California Myotis bats in the adjacent storage shed but not in the kennel house. As these bats are in their reproductive season, the demolition of this adjacent storage shed will be delayed.

Full biological assessments for small mammals, bats, and birds will be performed pre-demolition in addition to biomonitoring during the demolition of the kennel house.

Salvageable Materials

Consistent with Board policy, salvageable materials, whether suitable for structural or aesthetic purposes, will be source segregated on site and either stored for future District reuse or taken by the contractor and handled consistent with Board policy 4.08, Construction and Demolition Waste Diversion.

FISCAL IMPACT

The FY2017-18 budget includes \$78,650 in the unoccupied structures disposition budget for the demolition of the kennel house. There are sufficient funds in the project budget to cover the recommended action and expenditures.

	FY2017-18
Unoccupied Structures Disposition Capital Budget	\$414,050
Spent-to-Date (as of 6/28/17):	\$0
Future Encumbrances (El Sereno House Residence Demolition):	\$94,246
Kennel House Demolition:	\$78,650
Budget Remaining (Proposed):	\$241,154

This project is not eligible for Measure AA reimbursement.

BOARD COMMITTEE REVIEW

No Committee review has occurred for the above project.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The kennel house is not historically significant under the California Environmental Quality Act (CEQA). This demolition approval action is categorically exempt under section 15301, Existing Facilities, which exempts the repair, maintenance, or minor alteration of existing public or private structures, facilities, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination, including the demolition of individual small structures.

NEXT STEPS

If the Board approves the General Manager's recommendation, a subsequent Board Agenda Item for an award of contract with GradeTech, Inc., at this same Board meeting will include an add alternate item for the demolition of the kennel house and shed. Demolition permits would be obtained from San Mateo County. Additional contracts would be entered into for third-party hazardous materials monitors and biological monitors.

Attachments

1. Map of 1150 Sears Ranch Road, La Honda
2. Structural Assessment of 1150 Sears Ranch Road (Guerra-Zanoni)
3. Historical Assessment (Cogstone)
4. Factors to Consider in Structures Disposition
5. Kennel House Photographs

Responsible Department Head:

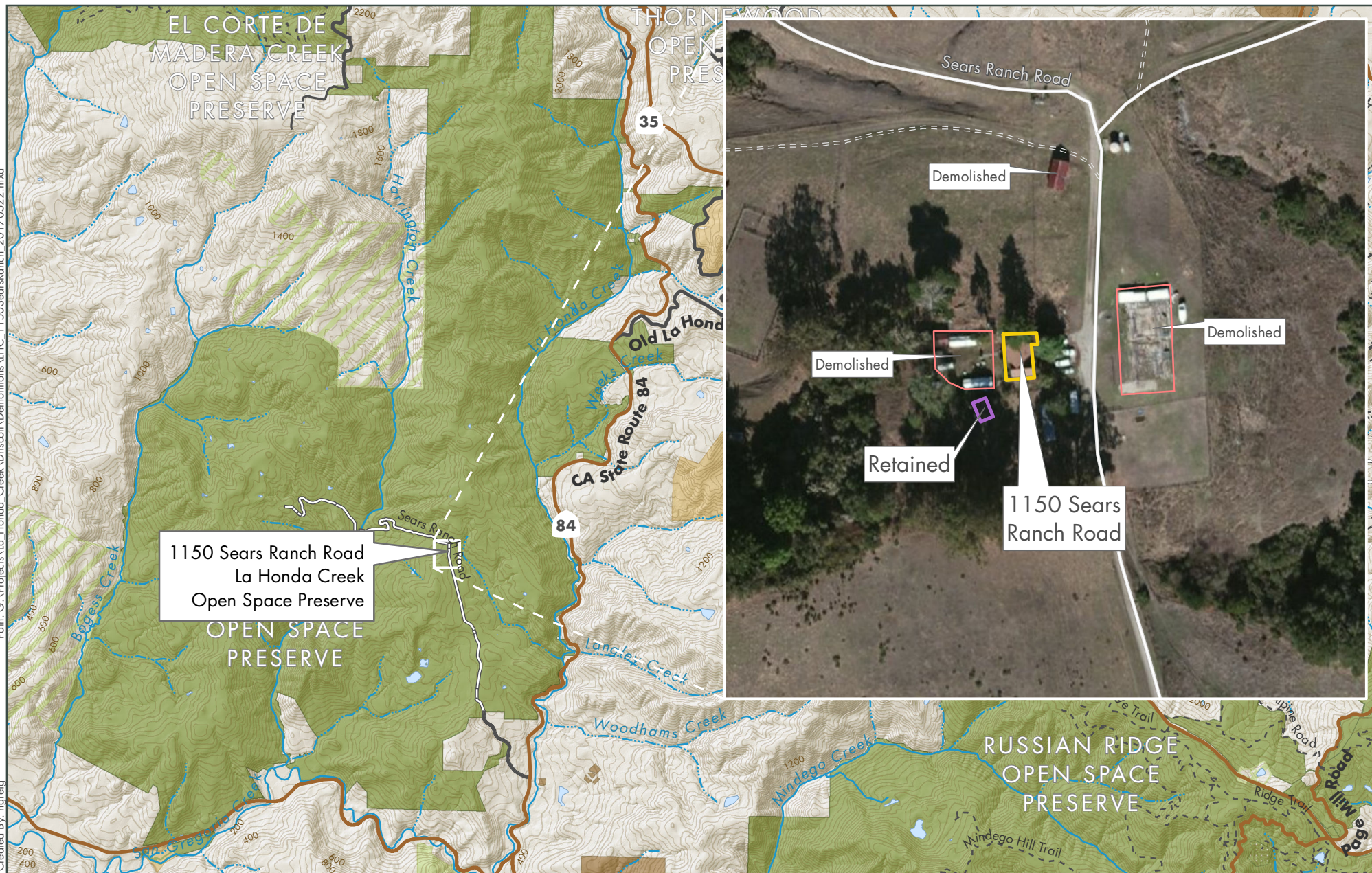
Brian Malone, Manager Land and Facilities Services

Prepared by:






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Graphics prepared by:

Nathan Grieg, GIS Technician



1150 Sears Ranch Road, La Honda Creek Open Space Preserve

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|---|-----------------------|---|---------------------|
|  | MROSD Preserves |  | Land Trust |
|  | Other Protected Lands |  | Other Public Agency |
|  | Private Property | | |

Midpeninsula Regional
Open Space District
(MROSD)
May 2017



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Guerra-Zanoni: GZR-4 (1150 Sears Ranch Road) was recently vacated and GZR-7 was requested by Land and Facilities as a structure to be retained for future tenant uses.

GZR-4 is a circa 1900 house that has successively been remodeled and added onto. The exterior benefits from a T1-11-like siding and a new composite shingle roof. The interior living room with the wood-stove accessed off the front door and porch is likely the oldest portion of the building. The horizontal plank wall construction is a very old building technique (now partially obscured by plaster). Walls of this era may not have studs or other reinforcing members, i.e. they are constructed similar to a modern wooden fence. No destructive testing was performed. There does not appear to be a foundation, though there may be concrete piers in places. There are likely buried grade beams that support the floor. It is likely that there used to be posts and piers, but they have gradually settled into the grade or soil. The floors are substantially warped, likely due to the foundation issues. The general slant appears to be SE, though different rooms and floors areas appear to be sloping in different directions. The walls are relatively plumb, suggesting that the floor and foundation settlement has not caused significant damage to the structure. With the exception of the remodeled bathroom, roof, and siding, nothing in the house appears to be up to code and would likely to be red-tagged by the County. Replacing the foundation, walls, electric systems, and other appurtenance could be tantamount to a total rebuild. Further destructive testing could be done to assess the presence of studs. The crawl space is too minimal to be examined without removing the floor. An engineer could be contracted to detail out the various issues outlined in this memo and the prior inspection report; however, based on available information, visual inspections, and cursory analysis, it may not be cost effective to repair the structure. Reconstruction of the structure may bring the most value to the project.

GZR-7 is an outbuilding approximately 15' x 20' dating from the 1930s, possibly earlier. The east side of the building has the original structural material, while the west wall and the roof (comp shingles) appears to have been rebuilt recently. The exterior is a plywood material. The roof and western wall are in fair condition, but the post and pier structure is in poor condition. Dry rot is present on the timber sills that sit directly on the soils, which may have migrated into the building through foot traffic or storm water. It will take a significant amount of work to remove the wood and earth to prevent further dry rot. The structure does not show signs of significant failure. Even though the structure may remain for several more year, staff has concerns about the user safety and liability to the District. The costs of replacing the affected materials, constructing new posts and piers, and other structural elements may outweigh the benefits. Due to the reasons that the structure neither waterproof or animal proof, staff recommends demolishing the structure and replacing it with a smaller storage structure. The exception to the recommendation would be if the structure were to be used for the purpose of keeping livestock or other animals (i.e. not maintained or occupied by people).



Architectural Survey and Evaluation Report for Driscoll Ranch near La Honda, San Mateo County, California

Final

Prepared for:

Midpeninsula Regional Open Space District
330 Distel Circle
Los Altos, CA 94022

Authors:

Lynn Furnis

Principal Architectural Historian:

Lynn Furnis
Registered Professional Archaeologist

June 2016

APN Numbers: 078-270-030; 078-290-010; 078-290-030, and 082-170-040

Cogstone Project Number: 3862

Type of Study: Architectural Survey and Evaluation

Sites: Lower Folger Ranch, Upper Folger Ranch, Guerra-Zanoni Ranch, Ray Ranch, Wool Ranch

USGS Quadrangle: La Honda, Calif.

Total Area: Approximately 3649 acres

Fieldwork Dates: April 20, 21, 22, 2016

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EXECUTIVE SUMMARY

The purpose of this study is to document and evaluate historic-age buildings and structures located at four ranches (Ray or Sears Ranch, Guerra-Zanoni Ranch, Wool Ranch, and the Folger Ranch) that until recently comprised the Driscoll Ranch. The property now belongs to and is managed by the Midpeninsula Regional Open Space District (MROSD). In accordance with Article 5, §15064.5 of the California Environmental Quality Act (CEQA) Guidelines, 21 buildings and structures were evaluated for historic significance and for potential eligibility for listing on the California Register of Historic Places. The MROSD is considering demolition of two houses and six barns and outbuildings within the La Honda Creek Open Space Preserve (Preserve). Evaluation of the buildings for historic significance is necessary before destructive action is planned or taken.

The Driscoll Ranch portion of the Preserve is a 3649.65 acre recent addition to the Preserve, situated between La Honda Creek on the east, Bogess Creek on the west, and between La Honda Road (State Highway 84) on the south, and Bear Gulch Road on the north. It is in a rural area, in steep terrain within the Coast Range, moderately wooded with oaks, redwood trees, and pines and open, grassy areas between drainages. The proposed Project entails possible demolition of eight historic-age buildings and structures within Driscoll Ranch, as part of the overall management plan for the Preserve. Currently, the four ranch sub-areas within the Project Area include 20 standing buildings and structures and four collapsed structures, for a total of 24 structures. Two ranch complexes (Guerra-Zanoni Ranch and Lower Folger Ranch) will continue to be occupied by caretakers and others within the Preserve, but these were also recorded and evaluated. The existing ranches are located on or close to the north-south trending Sears Ranch Road along the east portion of Driscoll Ranch, as well as along the east-west Wool Ranch Road across the north part of the Ranch, and along an unnamed north-south road through the western portion of the property.

The architectural survey of the Project Area was completed from April 20-April 22, 2016, covering 26 standing and collapsed structures, 21 of which are historic (45 years old or more) in age and 5 were modern. None of the 21 historic-age structures are recommended as eligible for listing on the California Register of Historical Resources (CRHR). The buildings and structures of historic age are not eligible for listing because none of them can be shown to have been associated with important events or persons in the broad patterns of history, at national, state, or local levels, as required for criteria A and B of the CRHR. In addition, none of the buildings appear to be exceptional examples of particular architectural styles, nor the work of master craftsmen, as required for criterion C of the CRHR. Criterion D is more appropriate for archaeological resources than for built environment resources and was not, therefore, applied to the existing structures within the subject property. No further assessments are recommended.

INTRODUCTION

PURPOSE OF STUDY

The purpose of this study is to document and evaluate historic-age buildings and structures located at four ranches (Ray or Sears Ranch, Guerra-Zanoni Ranch, Wool Ranch, and the Folger Ranch) that until recently comprised the Driscoll Ranch (Figure 1). The property now belongs to and is managed by the Midpeninsula Regional Open Space District (MROSD). In accordance with Article 5, §15064.5 of the California Environmental Quality Act (CEQA) Guidelines, 21 buildings and structures have been evaluated for historic significance and for potential eligibility for listing on the California Register of Historic Places. The MROSD is considering demolition of two houses and six barns and outbuildings within the La Honda Creek Open Space Preserve (Preserve). Evaluation of the buildings for historic significance is necessary before destructive action is planned or taken.

PROJECT DESCRIPTION

The Project is located within the partially-sectioned Township 7 S and Range 4W (Mount Diablo Base Meridian) of the La Honda, Calif. 7.5-minute series USGS topographic map (Figure 2). It covers numerous sections of land within the township. The Driscoll Ranch portion of the Preserve is a 3,682-acre recent addition (2005) to the Preserve, a working ranch situated between La Honda Creek on the east, Bogess Creek on the west, and between La Honda Road (State Highway 84) on the south, and Bear Gulch Road on the north. It is in a rural area adjacent to the small community of La Honda, in steep terrain within the Coast Range, moderately wooded with oaks, redwood trees, and pines and open, grassy areas between drainages. The proposed Project entails possible demolition of eight historic-age buildings and structures within Driscoll Ranch, as part of the overall management plan for the Preserve. Currently, the four ranch sub-areas within the Project Area include 21 standing buildings and structures and four collapsed structures, for a total of 24 structures.

PROJECT PERSONNEL

Cogstone Resource Management Inc. (Cogstone) conducted the architectural study reported herein. Desiree R. Martinez served as Project Manager and supervised all work. Martinez is a qualified archaeologist with over 20 years of experience in archaeological fieldwork, research, and curation and meets the Secretary of Interior professional qualifications standards for archaeology. She has an M.A. in Anthropology from Harvard University. Lynn Furnis was the Principal Architectural Historian for the Project, conducted the architectural survey, conducted background research and authored of the report. Lynn Furnis holds an M.A. in Anthropology

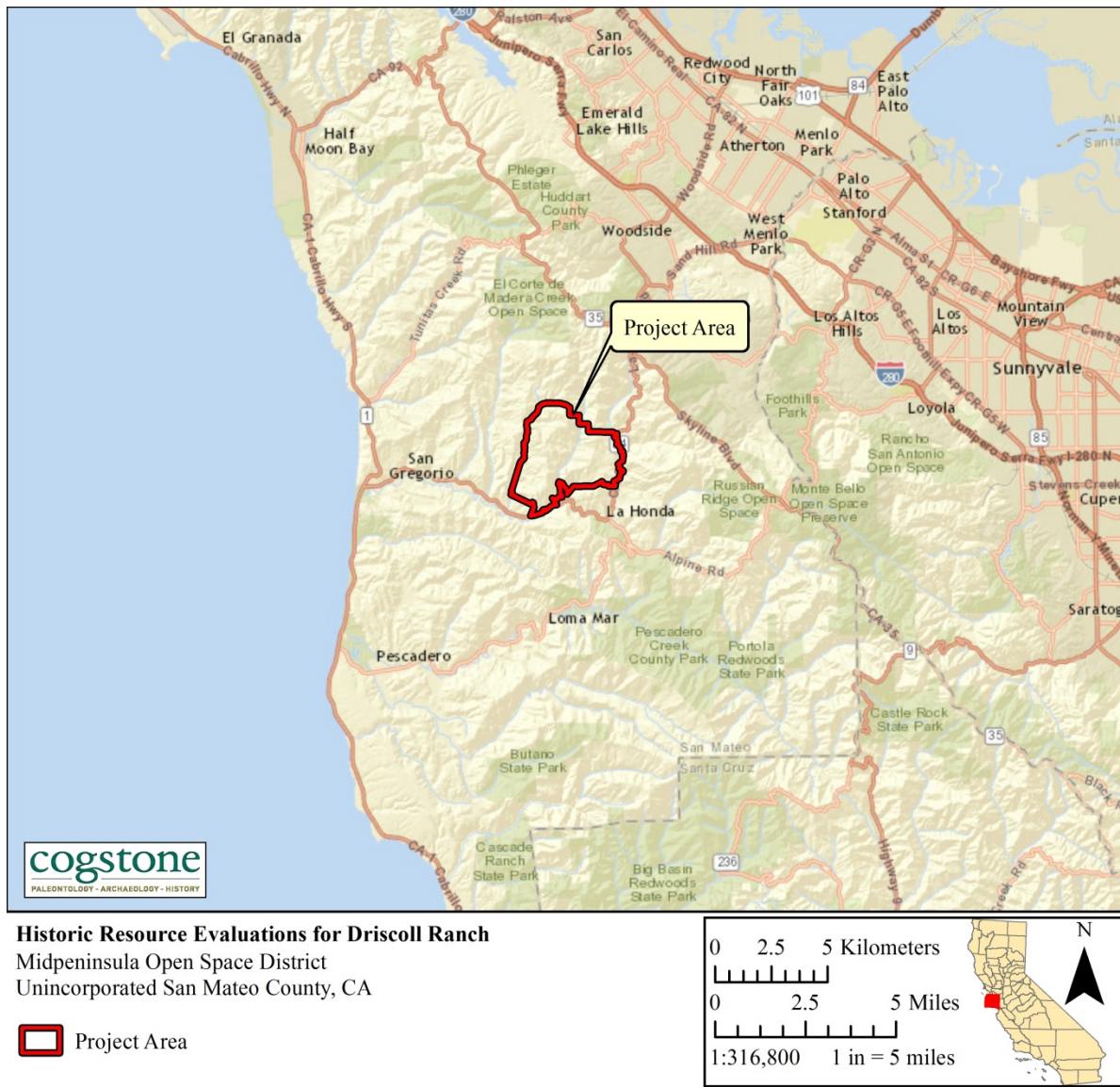


Figure 1. Project Vicinity

from the University of Nevada, Reno and has 13 years of experience in California and 25 years in Nevada. Lynn Furnis recorded and evaluated the standing structures within the Project Area.

Samantha Schell conducted background research and oral history of Driscoll Ranch community members. Schell holds a B.A. in Anthropology (Physical) from the University of California, Berkeley and possesses 20 years of experience in California archaeology. Tim Spillane performed the records search at Sonoma State University. Spillane has an M.A. in Literature and Material Culture from Roehampton University in London and a dual B.A. in Anthropology and English Literature from San Francisco State University. Andre Simmons and Sarah Nava

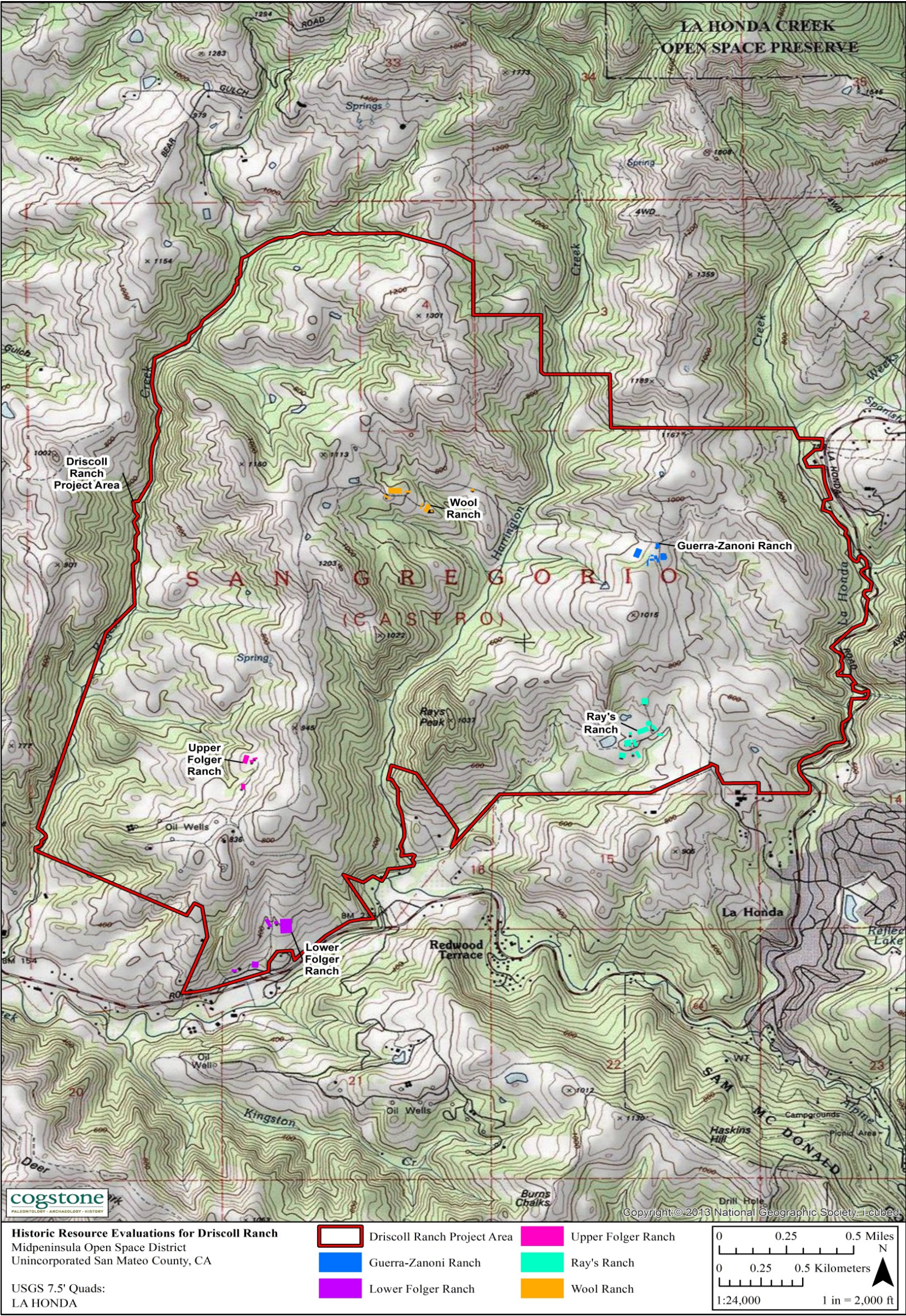


Figure 2. Project Location

prepared the maps. Simmons has a B.A. in Anthropology and History, an M.A. in Anthropology, and a certificate in Global Information Systems (GIS) from California State University (CSU), Fullerton. Sarah Nava has a B. A. in Anthropology from California State, Long Beach, as well as a GIS certificate from Southwestern Community College. Short resumes of staff are provided (see Appendix A).

REGULATORY ENVIRONMENT

STATE LAWS AND REGULATIONS

Cultural resources management work conducted as part of the Driscoll Ranch Project must comply with the *CEQA Statutes and Guidelines* (California 2005), and any potential historic and prehistoric resources that might exist within the proposed Project Area of Potential Effect (area) would have to be evaluated under these guidelines. Enacted in 1971, CEQA and the guidelines direct lead agencies to determine whether an archaeological site is a “historically significant” cultural resource. The term "historical resources" shall include the following:

- (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the *California Register of Historical Resources* (CRHR) (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.).
- (2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets

the criteria for listing on the CRHR (Pub. Res. Code §5024.1, Title 14 CCR, Section 4852) including the following:

- (A) is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- (B) is associated with the lives of persons important in our past;
- (C) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- (D) has yielded, or may be likely to yield, information important in prehistory or history.

(4) The fact that a resource is not listed in, or determined to be eligible for listing in the CRHR, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code §5020.1(j) or §5024.1 (CEQA 15064.5).

In addition to having significance, cultural resources must have integrity for the period of significance under consideration. The period of significance is the date or time span within which significant events transpired, or significant individuals made their important contributions. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance. Alterations to a resource or changes in its use over time may have historical, cultural, or architectural significance. Simply, resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. A resource that has lost its historic character or appearance may still have sufficient integrity for the CRHR, if, under Criterion 4, it maintains the potential to yield significant scientific or historical information or specific data.

The term "unique archaeological resource" has the following meaning under CEQA:

An archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- (1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- (2) Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- (3) Is directly associated with a scientifically recognized important prehistoric or historical event or person [Public Resources Code §21083.2(g)].

A Project with an effect that may cause a substantial adverse change in the significance of a historical resource or unique archaeological resource is a Project that may have a significant effect on the environment. Effects on cultural properties that qualify as historical resources or unique archaeological resources can be considered adverse if they involve physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.

The State of California Office of Historic Preservation (OHP) administers the California Register program. As a recipient of federal funding, the OHP meets the requirements of the NHPA with a State Historic Preservation Officer (SHPO) who enforces a designation and protection process, has a qualified historic preservation review commission, maintains a system for surveys and inventories, and provides for adequate public participation in its activities. As the recipient of federal funds that require pass-through funding to local governments, the OHP administers the Certified Local Government program for the State of California. The OHP also administers the *California Register of Historical Landmarks* and *California Points of Local Historical Interest* programs.

California Historical Landmarks. California Historical Landmarks are buildings, structures, sites, or places that have been determined to have statewide historical significance by meeting at least one of the criteria listed below. The resource also must be approved for designation by the County Board of Supervisors or the City/Town Council in whose jurisdiction it is located, such as the County of Orange and the City of Anaheim, respectively. The resource must also be recommended by the State Historical Resources Commission and be officially designated by the Director of California State Parks and Recreation.

To be eligible for designation as a California State Landmark, a resource must meet at least one of the following criteria:

- 1) Be the first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California);

- 2) Be associated with an individual or group having a profound influence on the history of California; or
- 3) Be a prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

California Points of Historical Interest. California Points of Historical Interest are sites, buildings, features, or events that are of local (city or county) significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value. To be eligible for designation as a California Point of Historical Interest, a resource must meet at least one of the criteria listed above for California Historical Landmarks.

Points of Historical Interest designated after December 1997 and recommended by the State Historical Resources Commission are also listed in the CRHR. No historical resource may be designated as both a State Historical Landmark and a California Point of Historical Interest.

METHODS

RECORDS SEARCH

On April 19, 2016, Cogstone archaeologist Tim Spillane conducted a literature search at the Northwest Information Center (NWIC) at Sonoma State University in Rohnert Park to determine if any built environment resources within the Project Area had been previously recorded. No record of any previously recorded built environment sites was found.

OTHER SOURCES CONSULTED

A number of sources were consulted to research the history of the ranch properties, owners, events, and uses of the Driscoll Ranch properties over time (for additional information see Appendices B and C). These include the National Register of Historic Places (NRHP), the online General Land Office patent records maintained by the U.S. Bureau of Land Management, the Bancroft Library and the Earth, Science, and Maps Library both at the University of California, Berkeley (Table Appendix B-1).

The California Historical Landmarks list was consulted for San Mateo County and three sites were identified as being within the vicinity. The closest landmark is just outside the Project Area

near its southeast entrance, at La Honda. This is California Historical Landmark No. 343 – the Old Store at La Honda (OHP Landmarks 2016). The store was constructed in 1861-62 by John L. Sears when he moved to this undeveloped location in the redwoods and named the place La Honda. The building no longer stands, having been torn down sometime prior to 2006 to make way for a new building (G. Bordi 2006). The second area landmark is California Historical Landmark No. 26, a Portola Expedition Camp from October 24, 1769, located on San Gregorio Creek, on Highway 101 just south of its intersection with State Highway 84. The Portola Expedition rested at a Native American village here for three days. This landmark is located approximately 7 miles west of the Project Area. The third landmark is No. 474 – site of the Former Village of Searsville, located approximately 8 miles north of Driscoll Ranch, at Woodside. John Sears, of La Honda fame, first settled the village of Searsville in 1854. It functioned as a lumberman’s village, with a hotel, school, store, blacksmith shop, and houses.

Other online resources include U. S. Census records for 1850, 1860, 1870, 1880, 1900, 1910, 1920, 1930, and 1940 and the California Great Register of Voters, obtained through Ancestry.com, and many local articles from the *La Honda Voice*. The MROSD also provided a number of useful and pertinent reports and documents to Cogstone.

Lastly, e-mails, and phone calls were made with local residents or past residents who have historical or inherited knowledge about the community of La Honda and the families that lived and worked there (Table Appendix B-2).

ARCHITECTURAL SURVEY

April 20 through April 22, 2016, Lynn Furnis visited the sites and conducted an architectural survey of the 24 extant buildings and structures, including the three collapsed barns associated with the ranches. Her fieldwork began with a driving tour of the Project Area ranches provided by Aaron Hebert of the MROSD on April 20, 2016. Each building or structure was photographed using a Fuji FinePix E900 digital camera and most were located using a Trimble Geoexplorer 6000 series (Geo XH). All buildings or structures considered to be 45 years or older were recorded and have been evaluated, and are considered of historic age for purposes of this study. The built environment resources have been evaluated using the criteria put forth for the California Historic Resources Register (CRHR). Descriptions of the buildings were recorded on California Department of Recreation (DPR) Series 523 Forms (Appendix D).

HISTORIC OVERVIEW

EARLY HISTORY OF THE LA HONDA REGION

Juan Cabrillo was the first European to sail along the coast of California in 1542 and was followed in 1602 by Sebastian Vizcaino (Bean and Rawls 1993). In 1769, the Portola Expedition traveled along the Pacific coastline from La Paz, in Baja California, to San Diego and on to San Francisco in Alta California (Marinacci and Marinacci 1980:9, 44-45, 55). Don Gaspar de Portola was the Spanish commander of California colonization. His expedition covered 1,000 miles over unknown land within a six-month period. Their final destination was supposed to be Monterey Bay, where a presidio was to be established. Having missed this bay, however, they continued north, hoping to find another suitable bay for settlement and shipping. Toward the end of this northward journey, Portola's party passed within 7 miles to the west of the Driscoll Ranch property, camping for a few days in late October near the Highway 101 and State Highway 84 intersection on their last leg to San Francisco.

Between 1769 and 1822 the Spanish colonized California and established missions, presidios and pueblos (Bean and Rawls 1993). Ranchos in California numbered over 500 by 1846, all but approximately 30 of which resulted from land grants (Bean and Rawls 1993; Robinson 1948). During the Mexican period, present-day La Honda and surroundings were part of the Rancho San Gregorio, which was four square leagues (17,783 acres) in size, granted to Don Antonio Buelna on May 2, 1839 (Cloud 1928:1). At the same time, Buelna received a second land grant in Santa Clara County, known as Rancho San Francisquito (Revolvy 2016). Buelna wanted the San Gregorio property primarily for pasturage. In order to connect his two ranchos, Buelna established a road between the two which ran over the hills and is today the path of La Honda Road and Old La Honda Road. Following Buelna's death in 1846 and his widow's remarriage, Maria Concepcion Valencia de Rodriquez sold one square league of the original four leagues of Rancho San Gregorio to Salvador Castro in 1849.

In 1852, Salvador Castro filed a claim for this property with the Land Commission once California became part of the United States. Castro was confirmed in 1856 as the owner (Revolvy 2016). He patented the 4,439 acres in his possession in 1861 (Table 1). Most titles of land since that time have come from Castro. Driscoll Ranch property lies within the original boundaries of Rancho San Gregorio (Figure 3).

Beginning in 1847, the manufacture of lumber and wood shingles became a prime industry in what would soon become San Mateo County, with two saw mills in operation (Alley 1883:144). This occurred because the Coast Range was thick with redwood trees. With the advent of the 1849 gold rush in the California Sierra Nevada foothills, the pace quickened dramatically and by

1853, 15 mills were operating within 5 miles of Woodside, with a capacity to produce 24 million feet of lumber per year. From the 1850s to the 1890s, logging of the redwoods proceeded at a rapid pace until the old stand timber was virtually gone.

Table 1. Salvador Castro Land Grant Property Within or near Driscoll Ranch

Name	Date	Section	Township	Range
Salvador Castro	1861	2, 3, 4, 5, 8, 9, 10, 11, 14, 15, 16, 17, 20, 21	7S	4W
		32, 33	6S	4W

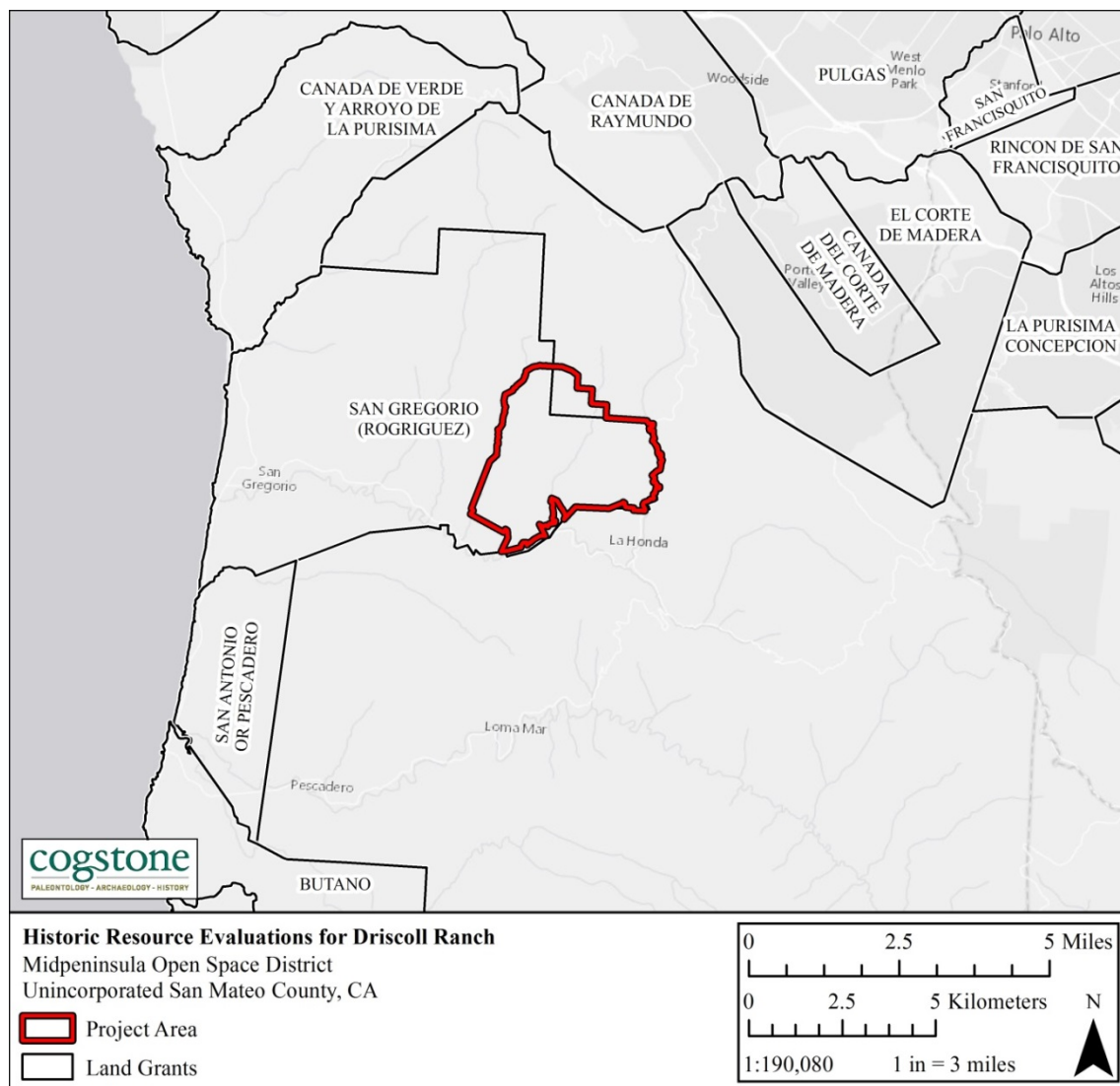


Figure 3. Mexican Land Grant Rancho San Gregorio

LA HONDA HISTORY, SAN MATEO COUNTY

According to California Historical Landmarks information for Landmark Number 343, La Honda was named by John L. Sears, when he began to develop this area as a town in 1861. His first construction was a store and trading post. According to a + h llc researchers (a + h llc 2015:3), John's son – William H. Sears – and Andrew Rice Sausman built the store in the early 1870s. Perhaps there were two stores constructed at La Honda, the first one by John L. Sears, then a later one built by his son. In any case, the outlaw brothers from Missouri – Cole, Bob, and Jim Younger – and their cousin John Jarret are said to have helped Sears build his store (Cady 1948). This had to have been in the early 1870s, as the Youngers and Jarret did not leave Missouri until after the end of the Civil War, in the mid-1860s. At that time, only Cole Younger, John Jarret, and a group of friends came west to La Honda to hide out from the law. Cole and John stayed at the Ray Ranch at this time, doing work at the ranch, including helping to enlarge the size of the ranch house.

Then Cole and John returned to Missouri in order to collect Cole's family together, whom he had left with relatives before he hurriedly left for the west. Cole Younger found, upon his return to Missouri, that his mother had passed away and that his brothers Jim and Bob had been robbing banks with the Jesse James gang and were in hiding (Cady 1948). So he decided to return to La Honda, bringing his brothers, his sister, and John Jarret with him. It was at this time that John L. Sears was starting construction of a store and clearing space for a hotel in La Honda. The Youngers went by the last name of Hardin while there and Sears hired them to assist in the building of the store. Following completion of the store, which was at harvest time, the Youngers and John Jarret worked again at the Ray Ranch. This must have been in the early 1870s. Eventually, they all left the area, the Youngers to join the James gang in Minnesota for their last bank robbery.

According to Paisley Kirkpatrick, based on personal accounts of Oscar John and Walter Ray obtained by Roscoe Wyatt, both of whom had seen Cole Younger and John Jarret when they were in La Honda, Cole Younger and Jarret posed as cousins of Walter Ray and Oscar John at the time (Kirkpatrick 2008). Oscar John and his stepfather met them as they rode onto the lakeside Ray Ranch upon their first visit to the area. Oscar was 10 years old at the time. According to a recent telephone conversation with Judy Wilson, who presently lives on the nearby Sears Ranch, Cole Younger helped build the ranch house that she lives in, as well as at least one other within MROSD land that was recently demolished (Judy Wilson, personal communication, April 29, 2016).

The La Honda community developed during the 1870s, with sufficient population for a post office, established in 1873, and Sears' Hotel La Honda in 1878 (a + h llc 2015). The commercial center, such as it was, also included a livery stable and a blacksmith shop (M. Bordi 2006).

From the 1860s through the 1890s, the area was extensively logged for its thick redwood tree stands. The La Honda store was a central focus for the loggers, for those who ran the saw mills in the area and for the ranchers and dairymen who worked the clearings between the stands of redwoods (M. Bordi 2006). Until automobiles arrived, the town was supplied with freight and transportation services by wagon, provided by the Al Weatherby Fast Freight Wagon and its four to six mules. From 1904 to the 1920s, the La Honda Store was owned and operated by Charles and Frank Cavalli. Their version of the store encompassed a general store, a saloon, and a post office (M. Bordi 2006). By 1928, the store was managed by Mr. and Mrs. Archie Woodhams (Cloud 1928:2). At some point after 1928, the hotel and livery burned down, to be replaced by a second hotel which also burned.

Over the years, Salvador Castro sold off portions of his land to loggers, mill owners, and to ranchers, farmers, and dairymen. American and immigrant land owners around La Honda as of 1870 included John L. Sears, Captain George Watkins, James W. Bell, William Hughes, a Mr. Weeks, Richard T. Ray, Maurice Woodhams, William Armstrong, and others.

Lumber and Shingle Mills

The La Honda area was well known for its timber and harvesting and milling in the area was conducted early on. Schwind (2014) divides timber harvesting into five periods: Period I is pre-1842, Period II (1842-1875), Period III (1875 – 1905), Period IV (1905 – 1945), Period V (1945 to Present). Period I is pre-1842 and prior to European settlement of the area with trees used by the Native American communities in the area. The beginning of Period II (1842-1875) saw the use of water powered saw mills, located near streams and rivers. When the area was affected by drought, the mills were shut down during the winter. The drought also affected tree growth resulting in the logging of smaller trees. With the onset of the Gold Rush during this time, many of the fallers left for the Sierra Nevada. The pressure for wood supplies resulted in a new wave of timber men. The new lumber mills were steam powered, not needing to be located near a running stream, and operated year round. Camps grew up around the mills and support crew came, i.e. cooks, sawyers and fallers. Oxen were introduced to pull the logs along steep skid trails. It was during this time that the Weeks family, pioneers of La Honda, operated several lumber and shingle mills along the upper portion of La Honda Creek. The Harrington Mill, which is located in the project area, was founded during this period in 1861 along Harrington Creek (Figure 4).

Most of the redwoods were harvested during Period III (1875 – 1905) which was the high point of timber cutting in the mountains. Small mill partnerships were purchased by large companies. The Dolbeer steam donkey, a more efficient technology, was invented in 1881 and took over the

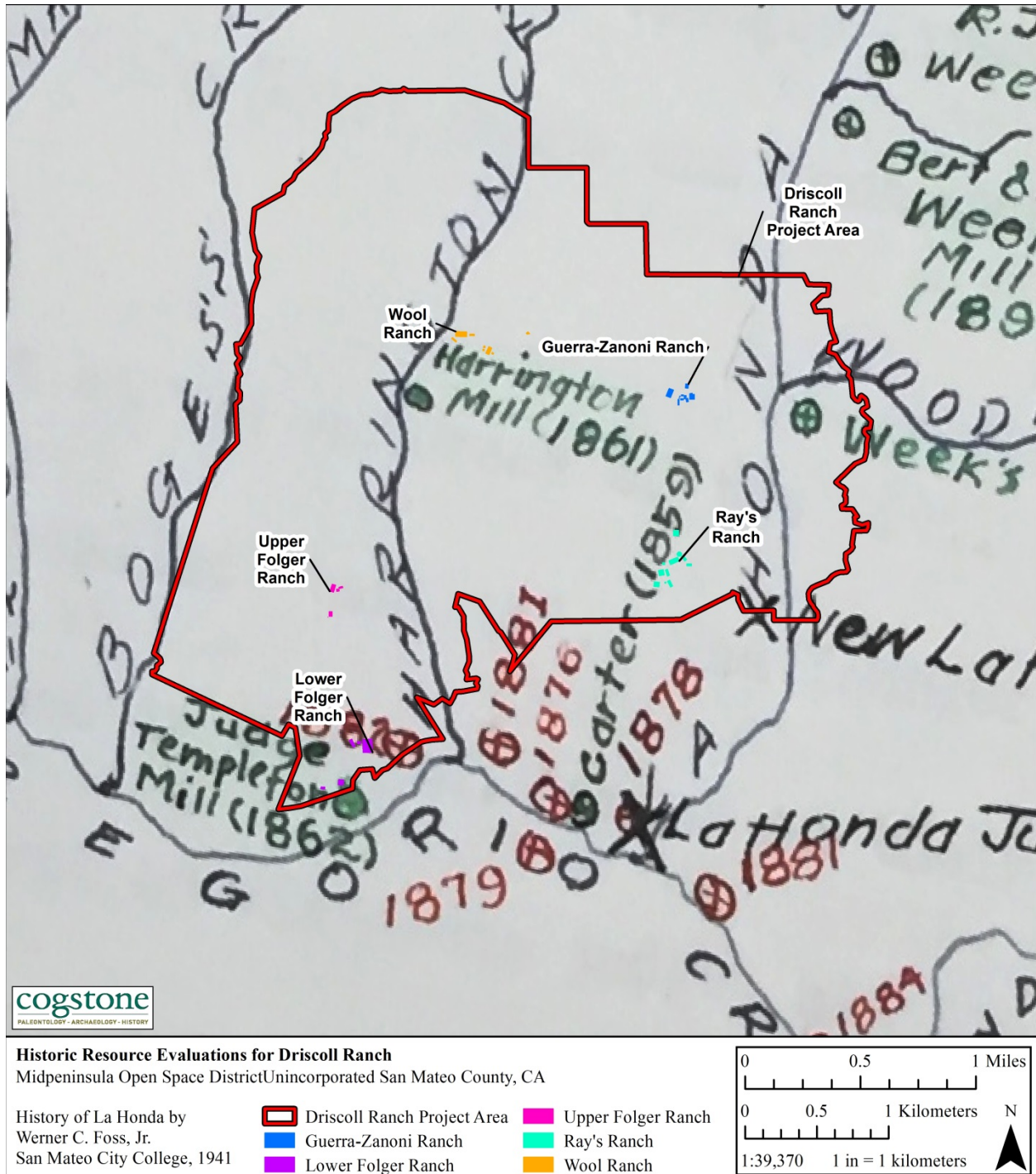


Figure 4. Location of lumber mills within the project area (based on Foss 1941)

work of the oxen. As the industry grew, so did the number and types of workers. In 1898, Bert Weeks purchased some used equipment from Hanson (Charles Hanson of the Page Mills) and erected a mill at the base of Woodruff creek. The redwood logs were dragged down to the mill by bull-whackers, Ed Sallwager and Walter Ray and their team of oxen. Teamsters Ed George and William Douglass hauled the cut lumber over the hill to Redwood City. Three years later, the mill equipment was moved uphill to a site on La Honda Creek, where it operated from 1901 to 1906.

Aside from a burst of lumber needs after the 1906 San Francisco earthquake, the demand for lumber fell during Period IV (1905 – 1945). The onset of the Depression during this time period significantly impacted the declining industry. Mill owner Irvin Bloomquist described the situation, “There was no demand for lumber. Mills shut down or burned down and weren’t rebuilt. The land wasn’t good for anything after the timber was cut” (Schwind 2014:23). The land couldn’t be used for other industries because the soil erosion that resulted from the use of skid trails the devastation from accidental fires from the use of steam technology, slash fires, and the removal of the trees. The 1920s saw another advancement in technology when the industry replaced the steam donkeys with diesel engines.

The last period, Period V (1945 to Present), saw lots of changes in the methods and technology used throughout the industry. Gasoline powered saws made timbering more efficient. With large tractors and trucks commercially available after WWII, roads were improved allowing greater access to remote locations made it easy to conduct for bark stripping. Easier access made way for larger corporations to move in. It was during this period that stricter regulations were implemented, such as the Forest Practice Act of 1945 which required the abandonment of traditional clear cutting method and the design of roads to minimize erosion and protect creek beds.

Oil Production in San Mateo County

Under the project area and a majority of San Mateo County are large oil fields that were accessed as early as the 1860s. During this time camphene, a colorless, crystalline, water-insoluble substance, widely used as an illuminant was produced from crude oil. The majority of the camphene consumed in San Francisco came from oil found in surface outcroppings along Purisima Creek. Producers dug pits, allowed it to fill with oil then collected it. In La Honda, Charles Morrel, a druggist, heard lumbermen discussing this oil seepage and in 1895 received title to the sites and sold the oil (Bedesem 1979:1).

Until the late 1930s, most of the oil was extracted by small local companies such as Purisima Oil Co. and the La Honda Oil Field Association in addition to individuals. Often the well would be built on top of the location of the natural oozing oil. “If it was of high enough quality, a small pump would be placed on a roadside well head and passing motorists could fill up!” (Bedesem 1979:2). Most of the oil was used for fishing boats or for consumption on the coast. The San Mateo County oil is of very high quality and is very light with little or no processing needed. In fact, some older engines could run on it just as it came out of the ground (Bedesem 1979:8). By 1938, local companies had been successful enough that they attracted the attention of larger Los Angeles-based companies. La Brea Oil Company moved in in 1940 and signed 20 year leases on 4,000 acres from Frank Alves, John Sousa, and Lee Hall on the coast and C. Ross of Redwood City. The Wilshire Oil Company leased the Purisima Canyon area where high quality oil was already being extracted.

On June 10, 1950, Jergan Oil Company brought the first complete oil rig into La Honda. The new equipment dug to 8,000 feet in depth, far surpassing the 200 foot wells that the individuals and local companies could dig. The new technology needed large crews; however there wasn’t enough housing in the area to accommodate them. By July 31, 1950, Jergan Oil abandoned the hole (Bedesem 1979:3). Between 1950 and 1955, Texaco, Jergan, Conoco, Richfield, Union, Standard, Humble (Texas), Reef, and Western Gulf Oil companies spent over two million dollars to pump oil, with little success. Figure 5 shows the location of oil wells within the project area.

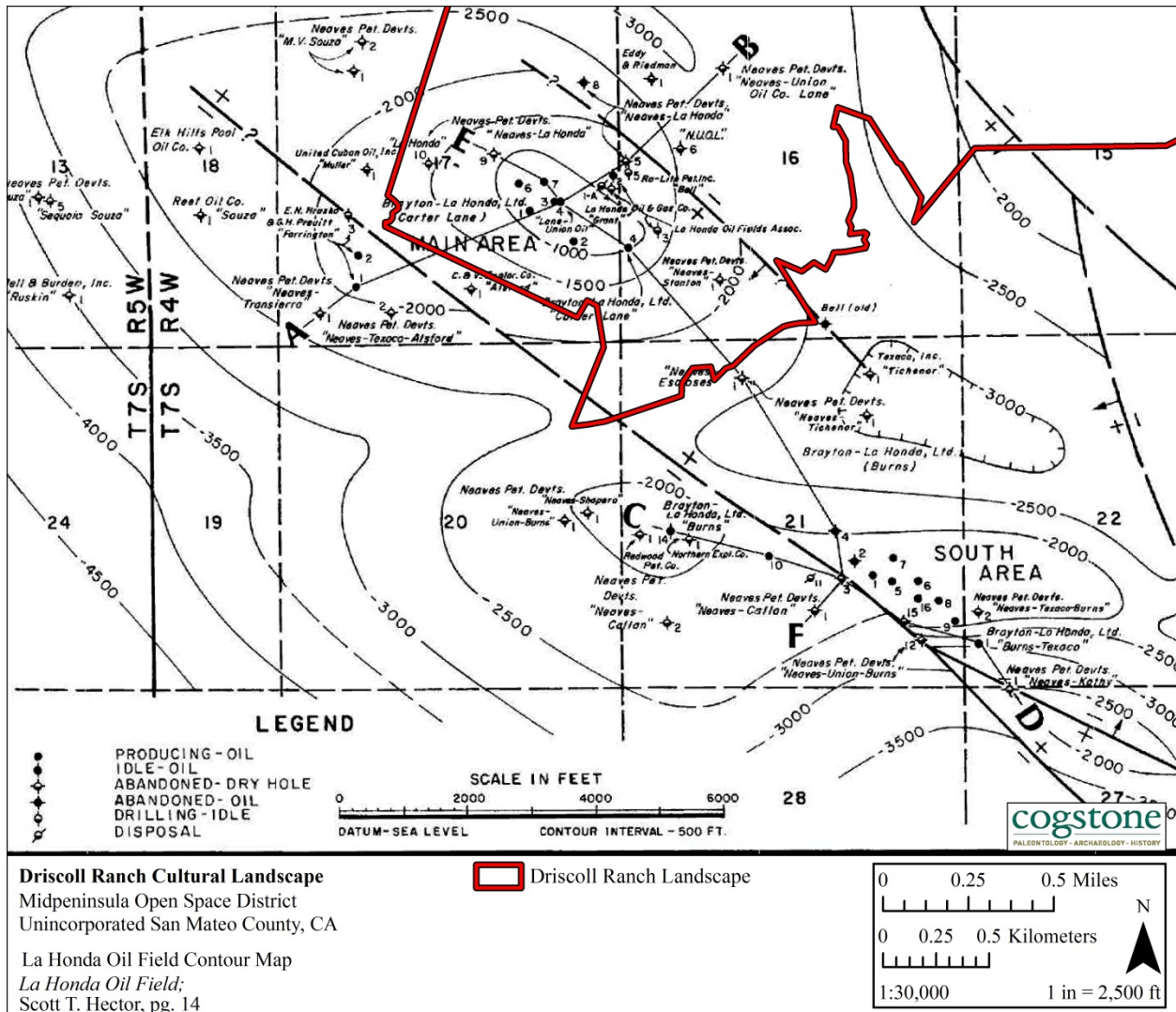


Figure 5. Location of oil wells within the project area (Based on Hector 1986)

SITE SPECIFIC HISTORY

Four ranches are located within the Driscoll Ranch Project Area (see Figure 2). These are, ordered within a counterclockwise direction, beginning in the eastern part of the property, the Ray Ranch, the Guerra-Zanoni Ranch, the Wool Ranch, and the Folger Ranch. The latter ranch includes two parts – the Upper and Lower ranches. Today, all four are connected by a loop road system, so that one may access each ranch without leaving the large property. This was not always the case.

The stretch of road between the Wool Ranch and the Folger Ranch has not always existed, and even today is a steep, narrow, hazardous dirt road. Access from La Honda Road on the east and southwest ends of the Driscoll Ranch property remain the most efficient ways in and out of the

four ranches. Between the 1970s and the 1990s, the Driscoll family acquired the four ranches and combined them into one – the Driscoll Ranch. This former ranch is the property that has now become part of the La Honda Open Space Preserve.

For most of their existence, the historic ranches on the property have been divided by two large property lines, each under different ownership. The Ray and Guerra-Zanoni ranches have similar ownership and use histories and lie along the Sears Ranch Road. The Folger Ranch complexes have always been under ownership other than the ranches to the east, and so have been connected by their spatial closeness, as well as by ownership. The Wool Ranch has had a different ownership history than the others, and its early history in particular is not well known. Access to it is difficult, but is most often reached by driving from the Sears Ranch Road west onto what was once called the Seale Road, across Harrington Creek, and up a steep and winding dirt road to the ranch.

Each ranch history is described in the following text.

The Ray Ranch

The Ray Ranch is situated in the north-central portion of Section 15, in Township 7S, Range 4W. The property first belonged to Salvador Castro, as part of the Rancho San Gregorio, as previously noted (see Figure 3). The property as shown on the 1868 and 1877 Official Maps of San Mateo County belonged to the “Estate of Burns John” (Figures 6 & 7). John is mentioned by others as being one of the early pioneering families at La Honda (a + h llc 2015:4). John purchased property with Michael Dubbs in 1856 (Foss 1941:6). Dubbs retained the north half of the 1412.54 acres and Burns John took the south half, in which parcel the Ray Ranch stands. John became County Treasurer of San Mateo County, which had just been formed, but died later the same year (1859), leaving his wife and four children. Mrs. John then married their ranch hand – Richard T. Ray – and the family remained at the ranch until 1880 (Foss 1941:6). The couple produced six more children.

In 1878, the Illustrated History of San Mateo County presented one illustration of the R. T. Ray “Lake Ranch” and farm, prominently situated east of Ray’s Peak (Moore and DePue 1878). This is thought to be the same site as the current Ray Ranch, sometimes referred to as the Sears Ranch, which is a completely different place (Aaron Hebert, personal communication, April 20, 2016). Richard T. Ray appears on the 1868 Official Map of San Mateo County as a property owner for this parcel (Easton 1868; Cloud 1877; Bromfield 1894; Neuman 1909; Kneese 1927). Local accounts claim that in the late 1860s and early 1870s, Cole Younger and his brothers, a sister, and a cousin hid out at the Ray Ranch on two different occasions after fleeing Missouri as wanted men (Cady 1948; Kirkpatrick 2008). They assisted in building a second story onto the ranch house, which is not the ranch house that currently stands on the site. The Younger

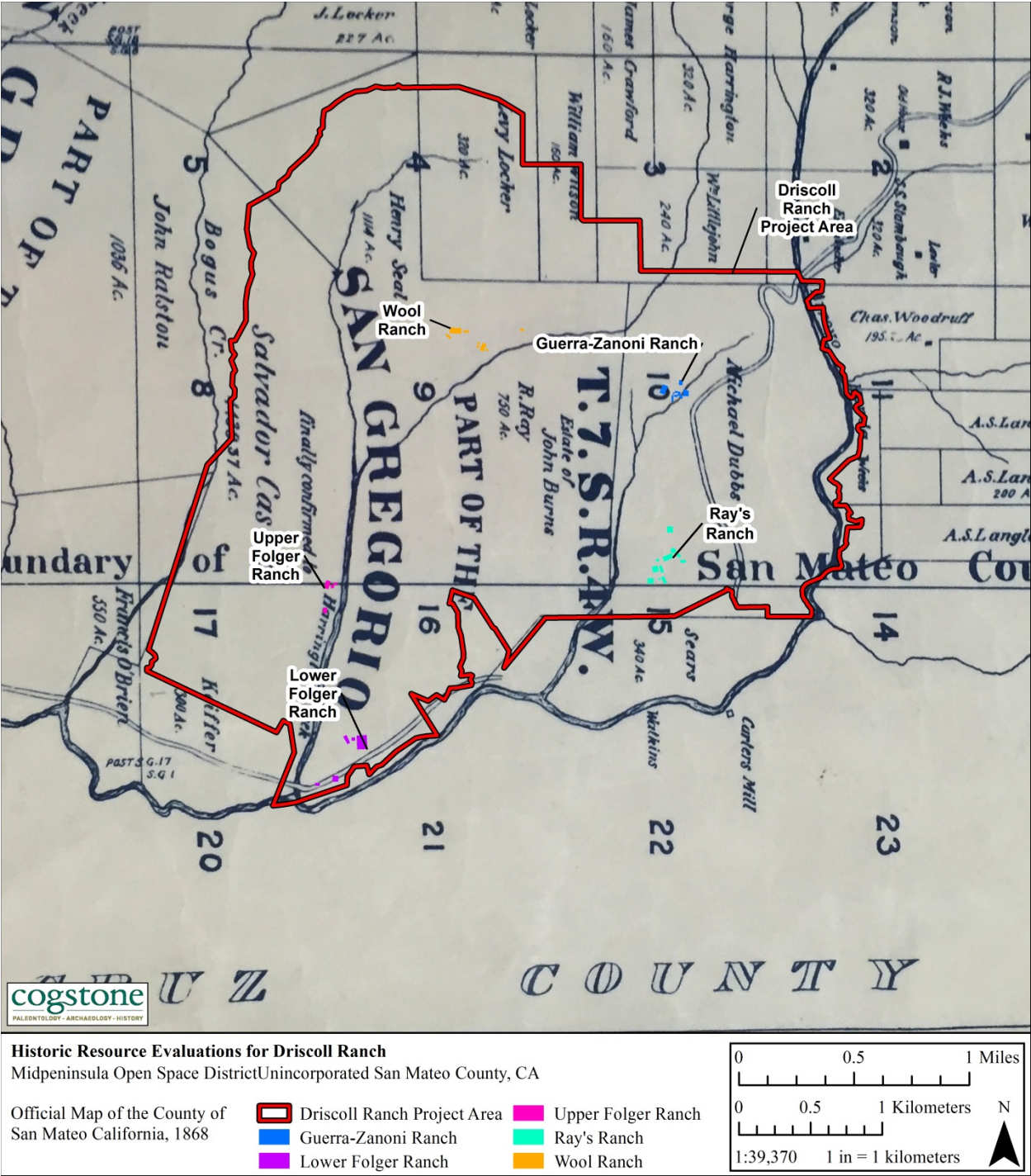


Figure 6. Project Area as shown on the 1868 Official Map of San Mateo County

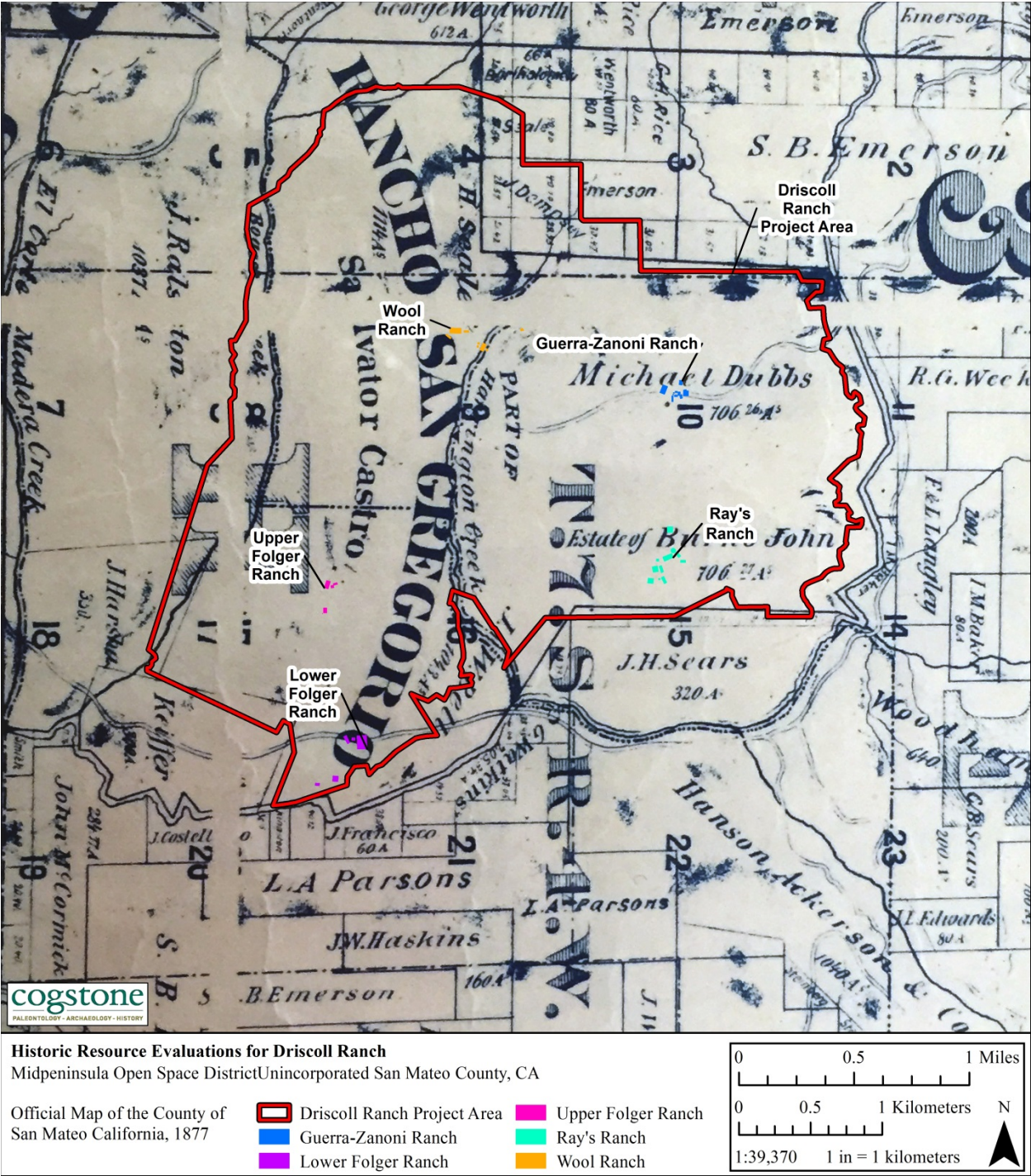


Figure 7. Area as shown on the 1877 Official Map of San Mateo County

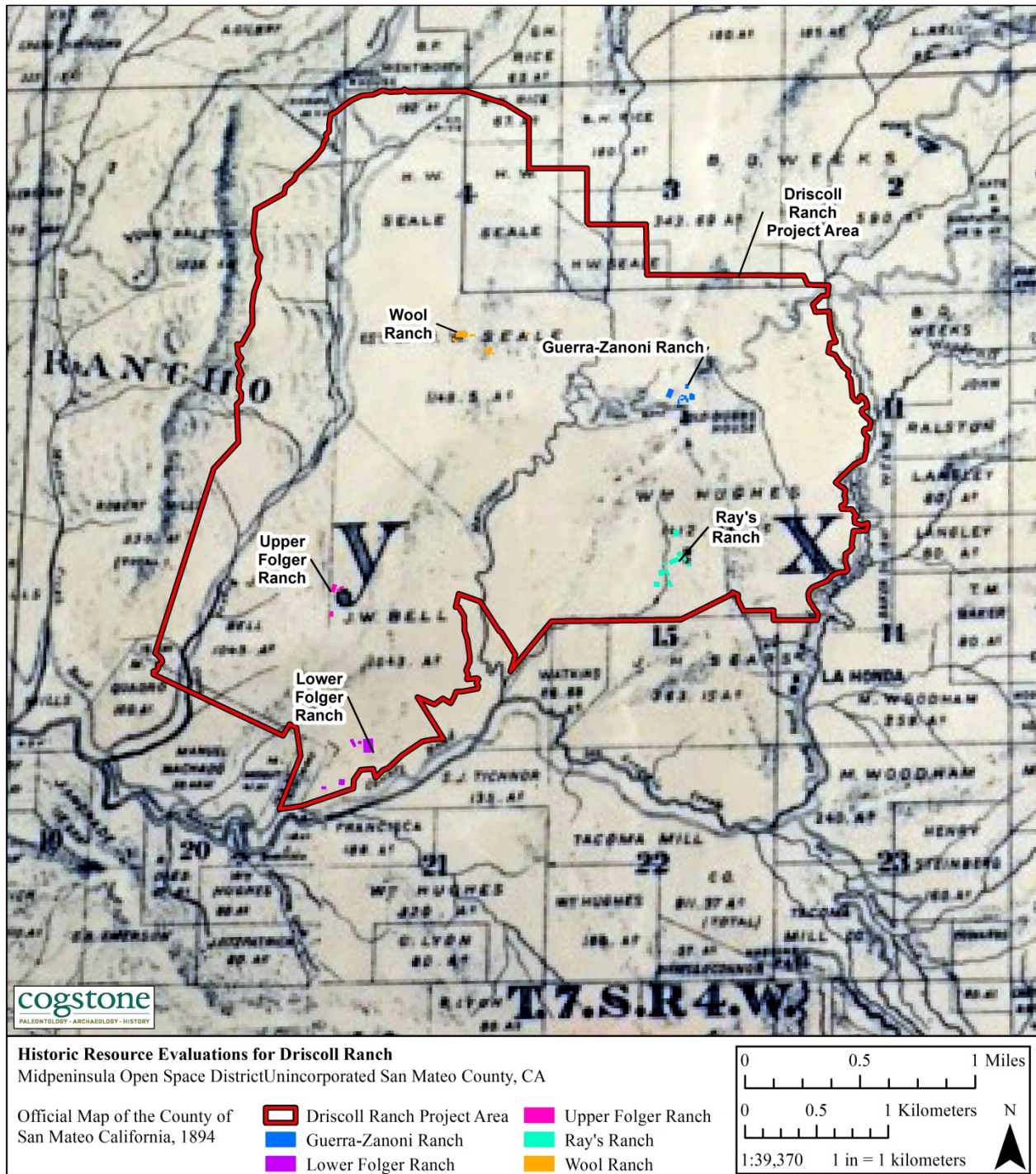


Figure 8. Project Area as shown on the 1894 Official Map of San Mateo County

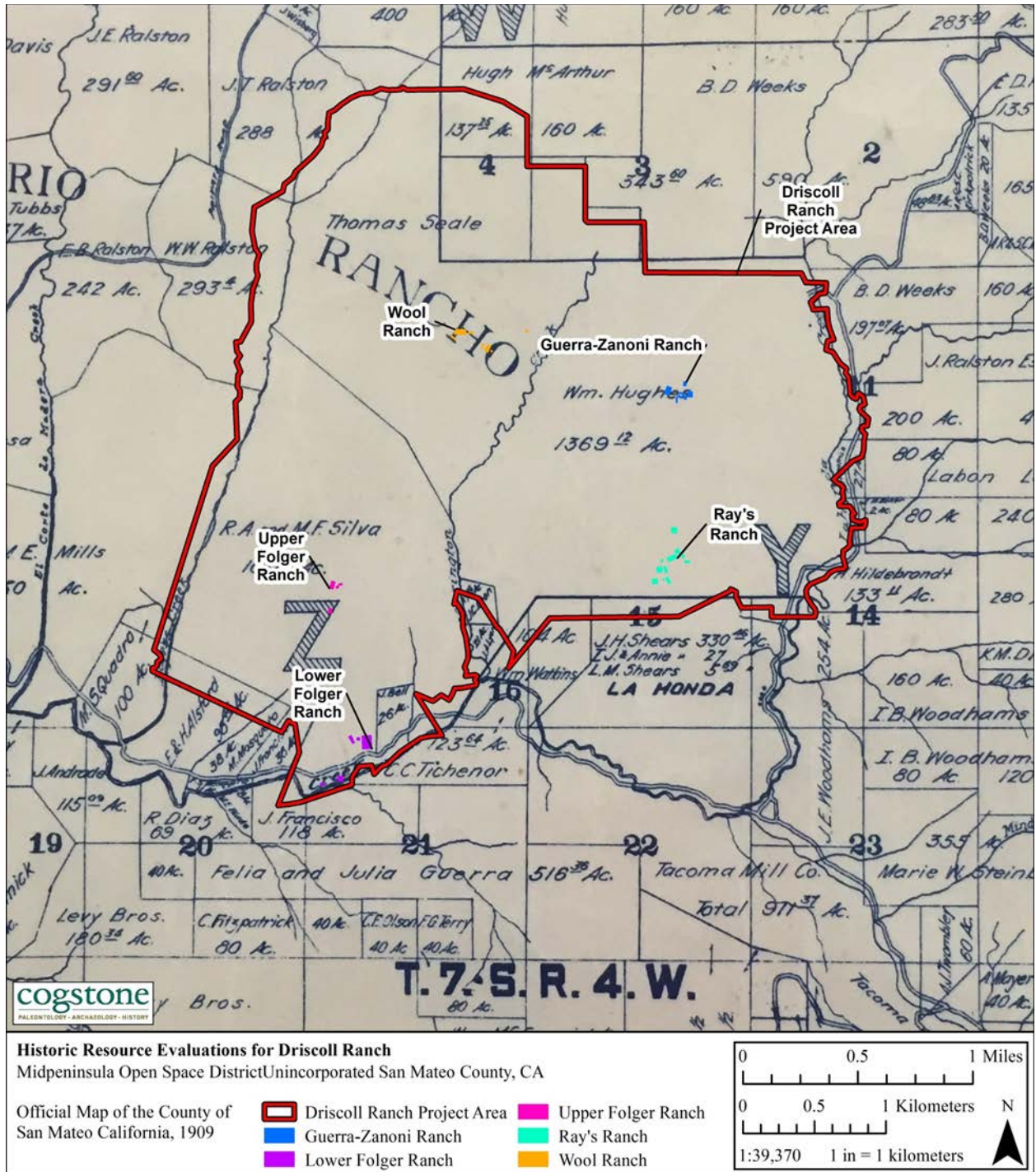


Figure 9. Project Area as shown on the 1909 Official Map of San Mateo County

brothers' occupation is discussed above in greater detail.

In 1892, Richard Ray sold his property to William Hughes, of Hanson, Ackerson & Co., a large lumber company in the area (Foss 1941:6). Later, it was sold to Henry Hilderbrandt, who then sold it to the Italian-Swiss brothers Julio and Felix Guerra sometime between 1909 and 1927 (Kneese 1927; Neuman 1909) (Figure 8, Figure 9). On both the 1902 and 1940 USGS topographic quadrangles, standing buildings are shown at the Ray Ranch site (Figures 10 and 11).

In the 1940s, George Bordi states that one Manuel Alexander rented the ranch from the Guerras, where he ran a dairy (G. Bordi 2006). Judy Wilson states that her family – the Cunha family – leased most of the Sears Ranch Road ranches in more recent years, from the 1950s into the 1980s (Judy Wilson, personal communication, April 29, 2016). This includes the Ray Ranch. The family, of Portuguese descent, started out in dairying and then shifted to raising of beef cattle in later years, including growing hay and oats for feed. They must have been leasing the property from the Guerra family at that time, as the 1960 county map shows it under the ownership of Filemena Guerra (San Mateo County 1960). Aerial photographs from 1953 and 1980 show the buildings that were present on the Ray Ranch at those times; during the years the Cunhas were leasing it (Figures 12 and 13). The Cunhas, as discussed below, also leased the Guerra-Zanoni and Wool ranches during their tenure (Judy Wilson, personal communication, April 29, 2016). They lived at one or more of the ranches during the summer, but lived at Half Moon Bay during the school year in order for their children (Judy Wilson and her sister Jeanette) to attend the better schools in this larger community.

Guerra-Zanoni Ranch

The Guerra-Zanoni Ranch is situated in the southeast $\frac{1}{4}$ of Section 10, in Township 7S, Range 4W (See Figure 2). The property first belonged to Salvador Castro, as part of the Rancho San Gregorio, as previously noted. The property as shown on the 1868 and 1877 Official Maps of San Mateo County belonged to Michael Dubbs (Figures 6 & 7). Dubbs was one of the early pioneers at La Honda (Foss 1941:7-8). In March of 1880, William Hughes purchased the Dubbs' property and in 1886 rented it to Charles Dearborn. This is the parcel that includes the present-day Guerra-Zanoni Ranch (Figure 8). Hughes owned the property until at least 1909 as shown on the 1909 Official Map of San Mateo County (Figure 9). By 1927, the Italian-Swiss brothers Julio and Felix Guerra possessed both halves (Neuman 1909; Kneese 1927). Buildings are shown on the 1902 and 1940 topographic maps (see Figures 10 and 11).

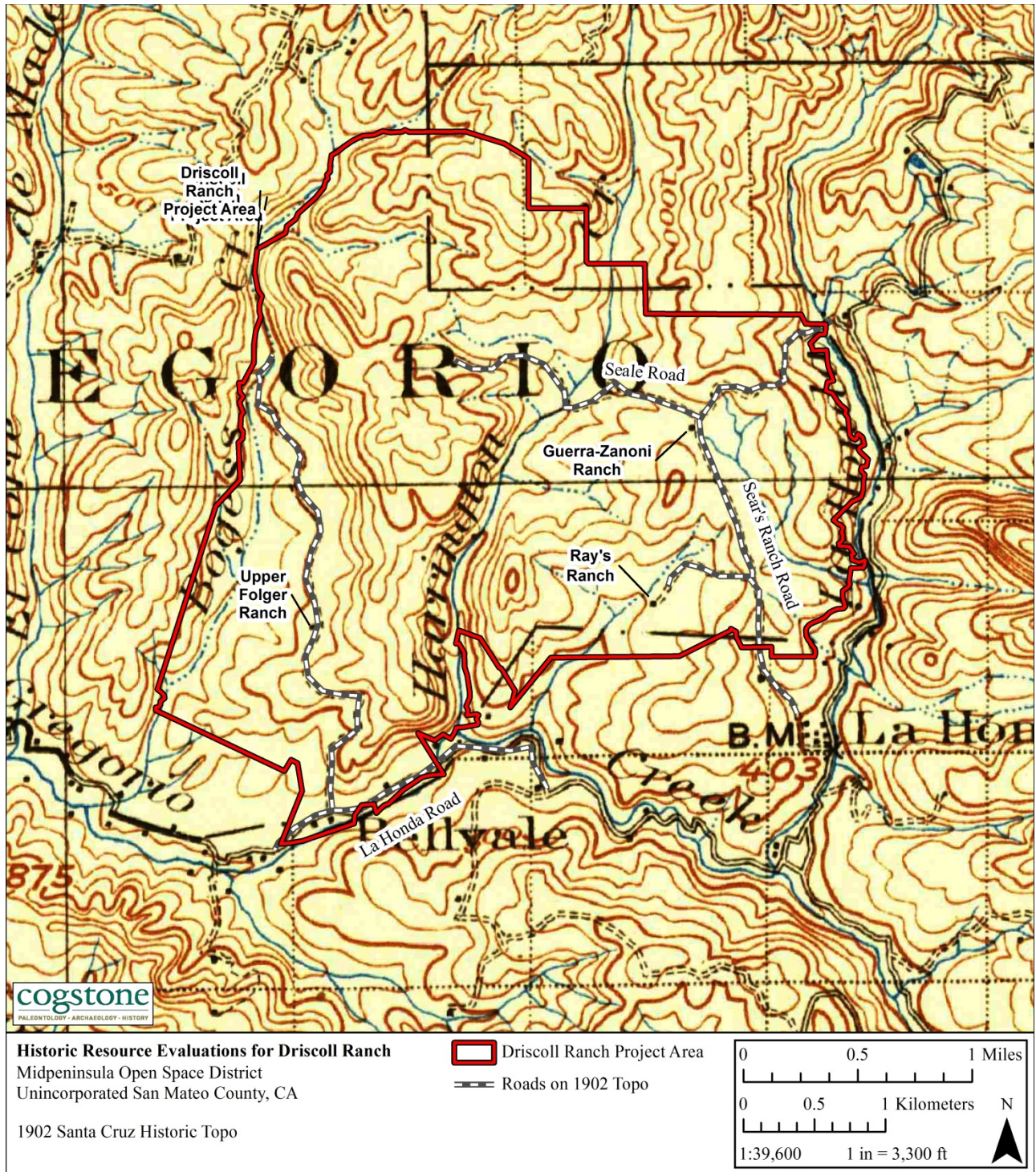


Figure 10. 1902 map showing ranches and roads



Figure 11. 1940 map showing ranches and roads

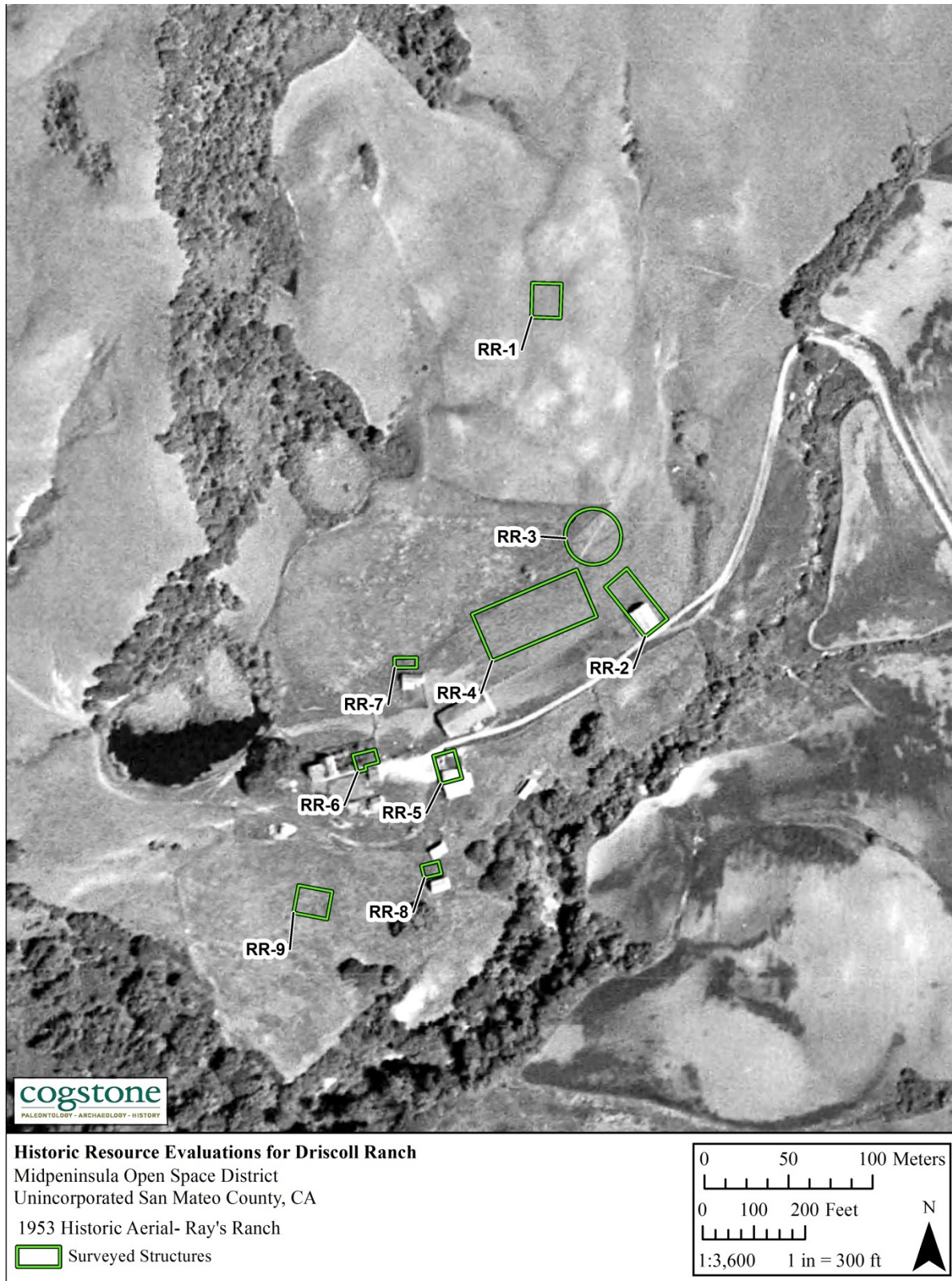


Figure 12. 1953 Aerial Photograph of Ray Ranch

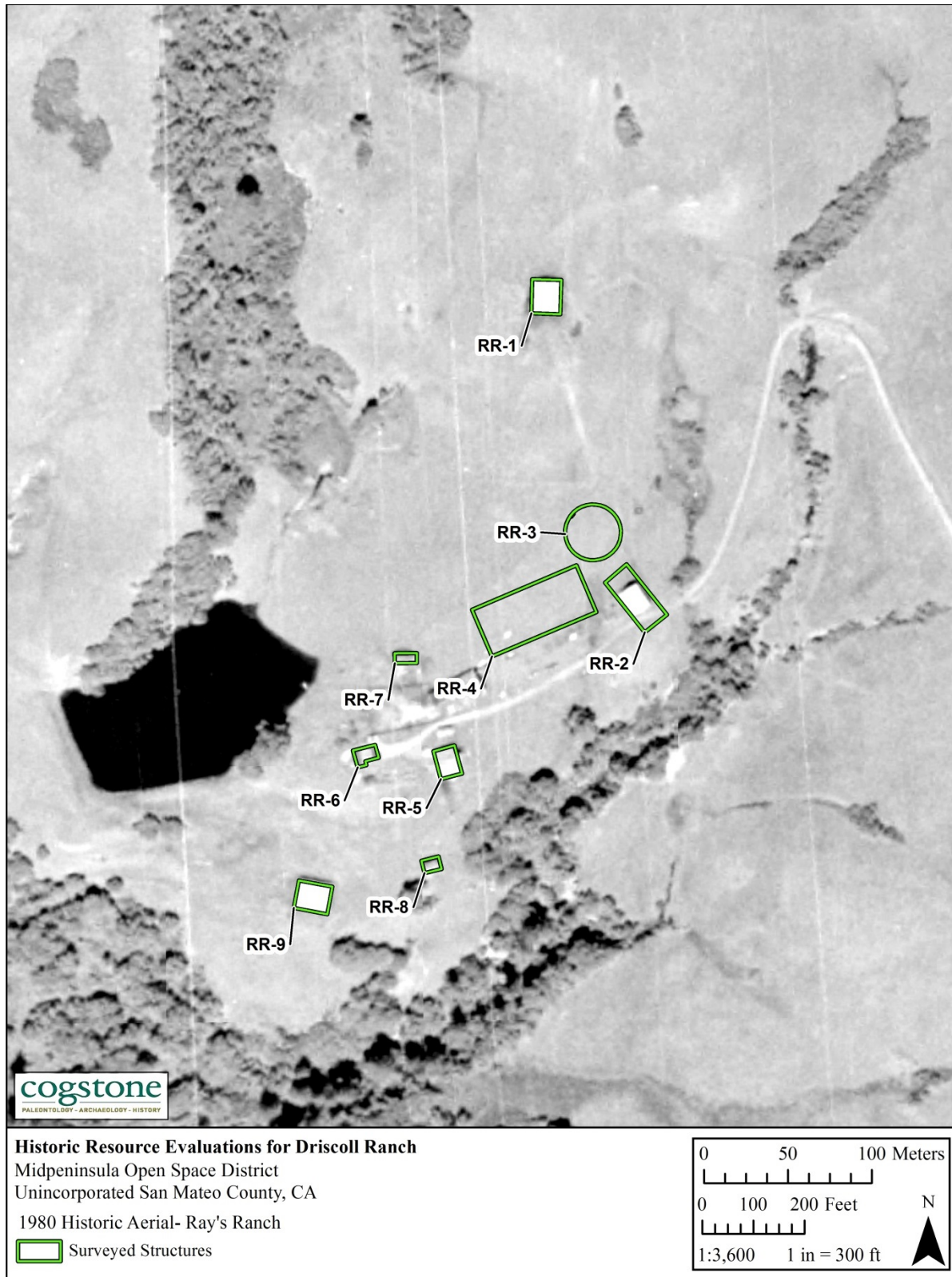


Figure 13. 1980 aerial photograph of Ray Ranch

Apparently, the Guerras still owned it into the 1940s, renting out the Guerra-Zanoni Ranch to Joe Zanoni, another Italian-Swiss immigrant (G. Bordi 2006). George Bordi was also Italian-Swiss and he described his days working for Joe Zanoni for two summers in the 1940s, when Joe was running a small dairy at the Guerra-Zanoni Ranch. It was typical at the time for San Mateo family dairies, of which there were many, to milk 15 to 20 cows a day and ship the cream in 5- and 10-gallon cans to be made into butter. A family could exist on dairy products from this size herd. Joe Zanoni was milking 50 cows a day. Bordi's family was also operating a dairy higher up in the hills, in the Alpine. He helped Joe with haying. Joe had planted red oats for hay and for feed grain, and used it for seed for the coming year. He, like many others, was attempting to grow as much of his own feed for his cows as possible.

Bordi (G. Bordi 2006) also described the buildings that the typical La Honda ranch would have. Most had large redwood barns and a horse barn fitted with stalls and with room for their feed. They would have a cow barn with stanchions for milking and space for storage of hay, and possibly a thick-walled dairy house for processing and storage of cream if this was not done in the barn. The dairies also usually had stout granaries for storing heavy sacks of feed barley and seeds for the next hay planting.

Felix and Julio Guerra were Italian-speaking brothers, born in Switzerland in the 1850s and 1860s (US Census 1930). Most likely, they, like other Italian-Swiss immigrants, came from the Swiss Canton Ticino, which was culturally Italian (Furnis 1999). They immigrated to the United States in 1882 and became naturalized American citizens. They owned the large parcel of land that comprises the eastern portion of land within the former Driscoll Ranch by 1927. By 1930, they were living in Redwood City in the same household. Julio was the older brother, age 72 in 1930, married to Teny, age 63 (US Census 1930). Felix was single, and was 65 years old in 1930. They listed their occupations at this time as "None" as they were essentially retired. As of 1960, 450.82 acres of the original parcel, as well as an adjoining 254.95 acres still belonged to Felix Guerra (San Mateo County 1960).

In a recent telephone conversation with Judy Wilson (daughter of Henry Cunha), Samantha Schell learned that the Cunha family leased most of the ranches along Sears Ranch Road for many years in recent times, dairying in their early years and raising beef cattle in later years (Judy Wilson, personal communication, April 29, 2016). This implies that the Guerra-Zanoni Ranch was one that they leased. Henry Cunha and his brother started out as dairy farmers in Half Moon Bay. For 30 years, Henry also leased the Wool Ranch as part of his operations. He raised oats, hay, and beef cattle. The Cunha use of the Guerra-Zanoni Ranch, as well as of the Ray Ranch and Wool Ranch, likely occurred after the 1940s, from the 1950s to the 1980s. An aerial photograph from 1953 depicts the standing buildings and structures at that time (Figure 14)

Sometime between the 1970s and the 1990s, the property formerly owned by the Guerra brothers

was acquired by the Driscoll family, who kept it until selling it to the MROSD.

Wool Ranch

The Wool Ranch is located in the north-central section of the former Driscoll Ranch property, in Section 9 (See Figure 2). As with the other Project Area ranches, it first belonged to Salvador Castro during the American period (a detailed history of the property owners is presented in Appendix C). The 1868, 1877, and 1894 Official Map of San Mateo County versions show the property belonging to Henry Seale and the 1909 county map names Thomas Seale as property owner (Figures 6-9). In the 1920s and 1930s, the Zanoni family is said to have lived there, probably renting the property, with Joe Zanoni being one of the children raised there (G. Bordi 2006). By the 1940s, Peter Faber was the owner, a dairyman who used it for haying and pastures for dry stock, as he also owned a commercial dairy in Palo Alto. The Half Moon Bay 1940 topographic map shows no buildings or structures at the current location of the Wool Ranch (Figure 11). However, the 1953 aerial photograph does show the house, barns and other buildings at the current location, along what was known as “Seale Road” on some maps (Figure 15; Bromfield 1894). It is possible the buildings were in existence prior to 1940, as the USGS maps were sometimes years behind in reflecting built resources on the ground. George Bordi’s account certainly suggests that a ranch existed where the Wool Ranch now stands.

Following the Faber occupancy, A. J. and D. E. Wool owned the ranch, as well as other properties to the north. They are shown on the 1960 county map (San Mateo County 1960). As mentioned above, the Cunha family leased the Wool Ranch for 30 years, from the 1950s to the 1980s (Judy Wilson, personal communication, April 29, 2016). The ranch buildings are shown in aerial photographs from 1953, 1956, and 1960 (Figures 15-17). They used the property for dairying and growing hay and oats, and may have seasonally occupied the house. Sometime during the 1970s to 1990s, the property was acquired by Rudy Driscoll Jr.

Folger Ranches

Upper Folger Ranch History

As with the other Project Area ranches, it first belonged to Salvador Castro during the American period (Figure 6 & 7). Some after 1868, Alfred R. Woodhams purchased land in Sections 16 and 17 of Township 7S, Range 4W from Salvador Castro and eventually sold some of it to James W. Bell after 1877 (see Figure 8). Presumably, any or all of these owners allowed logging of redwoods to take place on this large property, though there is no definite evidence for this at present. James Bell was an Irish immigrant living in Sacramento, California in 1850 with his wife Jane. They were both in their twenties at the time (U. S. Census 1850). In 1860, James and Jane were living in the San Francisco area and had six children between the ages of 8 years and 6 months old (U. S. Census 1860). This included twin boys George and James. James’ occupation was listed as “Milk Ranch” (presumably a dairy) and a 23 year old man, James Neely, was part of the household, listed as a laborer. He was also from Ireland. The real estate for James Bell



Figure 14. 1953 aerial photograph of the Guerra-Zanoni Ranch

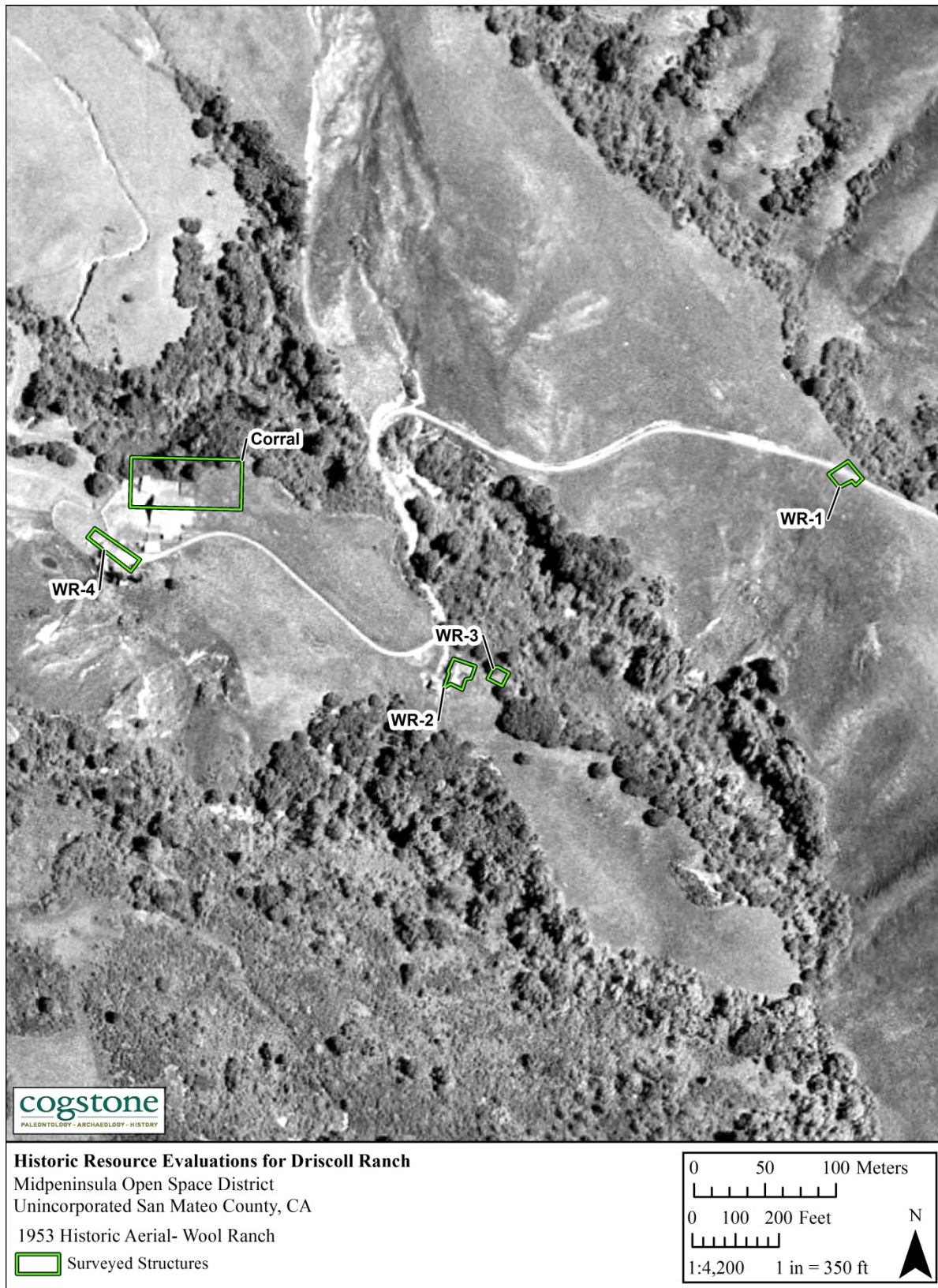


Figure 15. 1953 aerial photograph of the Wool Ranch



Figure 16. 1956 aerial photograph of Wool Ranch, with possible oil exploration grids

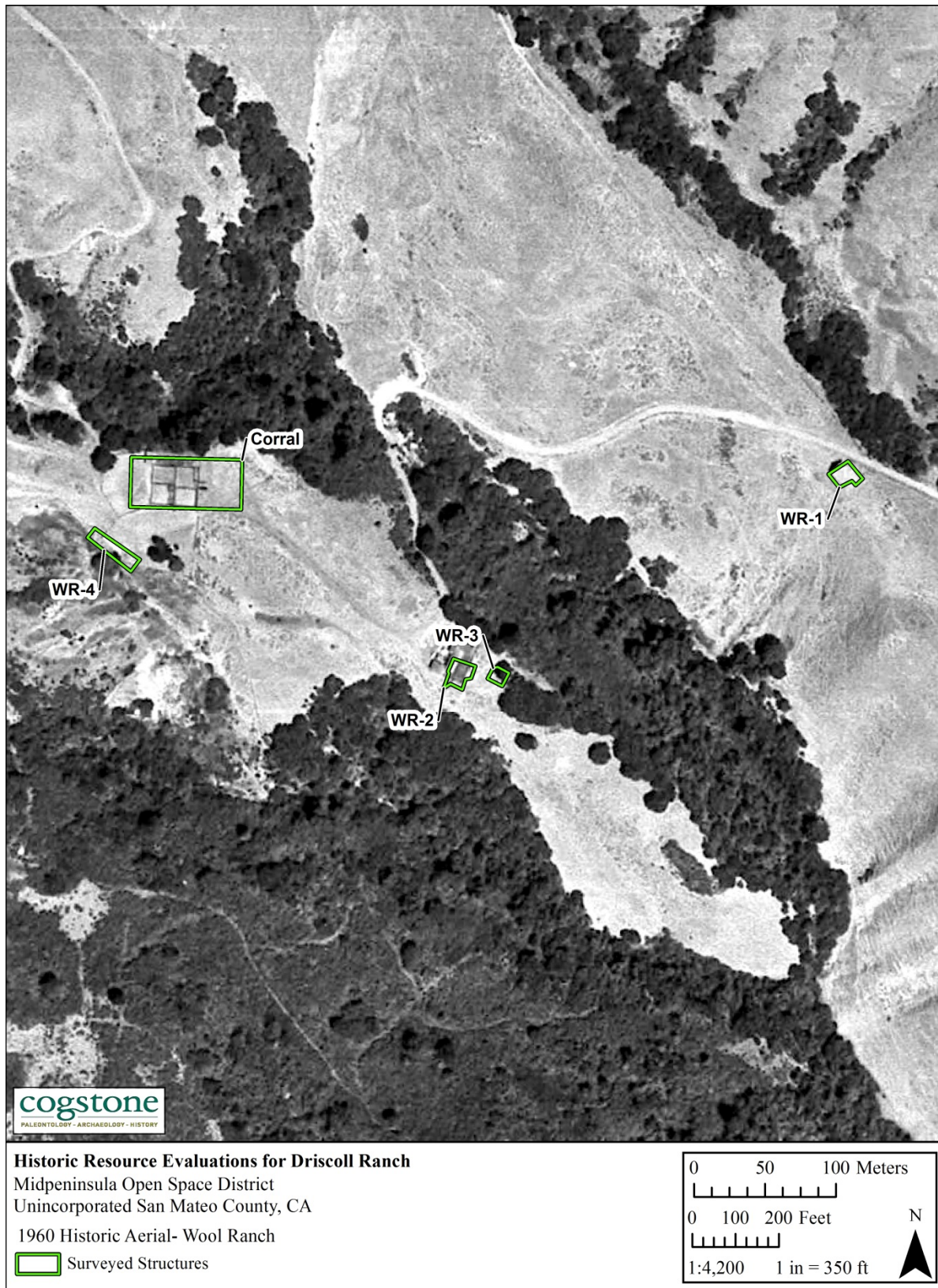


Figure 17. 1960 aerial photograph of Wool Ranch

was valued at \$5,000.

By 1870, the James W. Bell family was living in San Mateo County (U. S. Census 1870). This was near La Honda, but closer to San Gregorio, to the west. By this time, they had had two more children, and their household included three men who were listed as farm laborers. James was listed as a farmer, with property worth \$30,000. The farm hands included one Irishman, a Spaniard, and an American born in Massachusetts. His property was approximately 4 miles west of La Honda. It consisted of 1,042 acres, as shown on the 1894 Official Map of San Mateo County (Cloud 1877; Bromfield 1894). The place was known as the Bell Ranch. On part of his property, Bell established the Bell School. He also discovered red sulfur and mercury on his property, and later, petroleum (a + h llc 2015).

As of 1880, the Bell family was well-settled near La Honda, with 54-year old James W. Bell still listed as a farmer (U.S. Census 1880). Six of his grown children were listed in the household, undoubtedly working on the farm as well as assisting with the other family pursuits. The adjacent village of Bellvale was named after his family, where he and his wife ran a hotel and post office (Cloud 1928:2). Bell leased several sections of land to oil companies, which began drilling in the La Honda Oil Field as early as 1879 (a+h llc 2015). He and Jane continued to reside here as late as 1900, when they were both 75 years old (U. S. Census 1900).

By 1909, Bell's property had transferred to Robert A. and Manuel F. Silva, except for a small 26-acre parcel along La Honda Road and San Gregorio Creek which still belonged to the Bells (Figure 9; Neuman 1909). The same ownership pattern is evident on the 1927 Official Map of San Mateo County (Kneese 1927). Topographic maps for 1902 and 1940 depict standing buildings on the Bell property, at the Upper Folger Ranch location, as well as 0.25 mile to the south-southwest (see Figures 10 and 11). The southern group of buildings is no longer extant and is not included in the present-day Folger Ranch property.

In the 1880 Census, Manuel Silva, age 33, is listed as a laborer from the Azores Islands (possessions of Portugal), and is listed just beneath two Bell family households in the census (U. S. Census 1880). He and his small family must have been living close to the Bells, therefore, and possibly renting ranch property from the Bells, or providing labor to them. As mentioned above, Robert and Manuel Silva owned the property in 1909. A single building is depicted on the 1902 topographic map of 1:125,000 scale in the location of the present-day Upper Folger Ranch (USGS 1902) (see Figure 10). On most ranch properties on this map, a single building is shown at each, suggesting that the scale of the map precluded showing the actual number of buildings at each location. According to Cloud (1928:2), the Silva Ranch was thriving in 1928, described as situated between Bellvale and San Gregorio. In the 1940s, Robbie (Robert A.?) Silva owned this same property, located along the west half of the recent Driscoll Ranch, where the Upper and Lower Folger Ranches now stand (G. Bordi 2006).

The 1940 USGS 15 minute Half Moon Bay, California topographic map shows four buildings and structures at the Upper Folger Ranch, with another three buildings to the south a short distance (USGS 1940) (see Figure 5). On a 1953 aerial photograph, seven buildings and 11 fruit trees in rows can be seen (Figure 18; NETR 1953). It is likely that Robbie Silva occupied this ranch during the 1940s and 1950s at least. By 1955, an oil well was located a short distance to the southwest, and by 1961 still more oil wells were in operation southwest and south of the ranch (USGS 1955; 1961). The ranch buildings were still standing during this time (Figure 19). In 1960, Carter Lane was shown as the property owner (San Mateo County 1960).

According to Judy Wilson (Judy Wilson, personal communication, April 29, 2016), Charlie Bettencourt leased the Upper Folger Ranch for many years, but has since moved out of the area. Based on his last name, it is likely that Charlie Bettencourt is also of Portuguese ethnicity. Today, the cluster of ranch buildings within the northwest ¼ of Section 16 is referred to as the Upper Folger Ranch, acquired by Rudy Driscoll Jr. sometime between the 1970s and 1990s. Charlie Bettencourt was reached by telephone by Cogstone and he explained that he arrived at the Folger Ranch in 1959, where he leased the entire property from Carter Lane for about 10 years (Charlie Bettencourt, personal communication, May 2, 2016). Then, Peter Folger, grandson of J. A. Folger, of coffee fame and fortune, purchased the 1000+ acre ranch. Bettencourt continued on, working for Folger raising beef cattle, barley, oats, and hay for another 10 years. It is Peter Folger's name that is currently attached to the ranch.

Lower Folger Ranch History

The history of the Lower Folger Ranch, located in the southwest corner of the southwest ¼ of Section 16, and approximately 0.60 mile south of Upper Folger Ranch, is the same as that of the Upper Folger Ranch up until 1902. Unlike the Upper Folger Ranch, the 1902 topographic map shows no buildings at the Lower Folger Ranch location, nor does the 1940 map (USGS 1902; 1940) (see Figures 10 and 11). The 1953 aerial map does show a large barn to the south of the later complex, along the main dirt road, and across from a few smaller buildings (see Figure 20; NETR 1953). This group may have belonged to S. J. Tichnor or Tichenor, as shown on the 1927 San Mateo County map (Bromfield 1894; Neuman 1909; Kneese 1927). The large barn, now collapsed, is included in the Lower Folger Ranch complex for the purposes of this study, as shown on the Project maps in this report.

The same list of property owners applies to the Lower Folger Ranch, from Salvador Castro, to Alfred Woodhams, to James W. Bell to Robert and Manuel Silva, to Carter Lane, to Peter Folger in 1967, and eventually to Rudy Driscoll. But the buildings and structures that currently comprise the Lower Folger Ranch appeared later in time than those at the Upper Folger Ranch. By 1960, the small barn on the west side of the road appeared in an aerial photograph and by 1968 all of the Lower Folger Ranch buildings were in place (NETR 1960; 1968) (Figure 21). By 1960, Carter Lane owned this and the Upper Folger Ranch property.



Figure 18. 1953 aerial photograph of Upper Folger Ranch



Figure 19. 1960 aerial photograph of Upper Folger Ranch



Figure 20. 1953 aerial photograph of Lower Folger Ranch and south barn



Figure 21. 1968 aerial photograph showing Lower and Upper Folger ranches

SURVEY RESULTS

An architectural survey of the Project Area was completed on April 22, 2016 by Lynn Furnis, Cogstone Principal Architectural Historian. The 3649.65-acre Project Area is a working cattle ranch situated between La Honda Creek on the east, Bogess Creek on the west, and between La Honda Road (State Highway 84) on the south, and Bear Gulch Road on the north. It is in a rural area adjacent to the small community of La Honda, in steep terrain within the Coast Range. Currently, the four ranch sub-areas within the Project Area include 20 standing buildings and structures and four collapsed structures, for a total of 24 structures. The four ranches were each inventoried, structure by structure, from April 20 through April 22, 2016. They are organized in the following text by ranch complex, then by individual building within that grouping.

RAY RANCH (APN NO.078-290-030)

The Ray Ranch complex currently is composed of ten buildings and structures (Figure 22). Included are two large open-sided barns for feeding cattle, two corrals (one round and one rectangular), and one plywood garden shed that are considered less than 45 years old. One barn and both corrals are shown in Figures 23 and 24 but are not further described, nor evaluated in this report because they are not yet 45 years old. The two barns, shown as RR-1 and RR-9, on Figure 13 were in place by 1980 and the corrals (RR-3 and RR-4) were not constructed until after 1980, based on aerial photographs (NETR 1980). The garden shed is not shown on the figure, but stands at the edge of the yard just southeast of the house (RR-6).



Figure 22. Overview of Ray's Ranch, view to west-northwest



Figure 23. Cattle feeding and hay barn, RR-1, south elevation



Figure 24. Circular and rectangular corrals, RR-3 and RR-4, view north

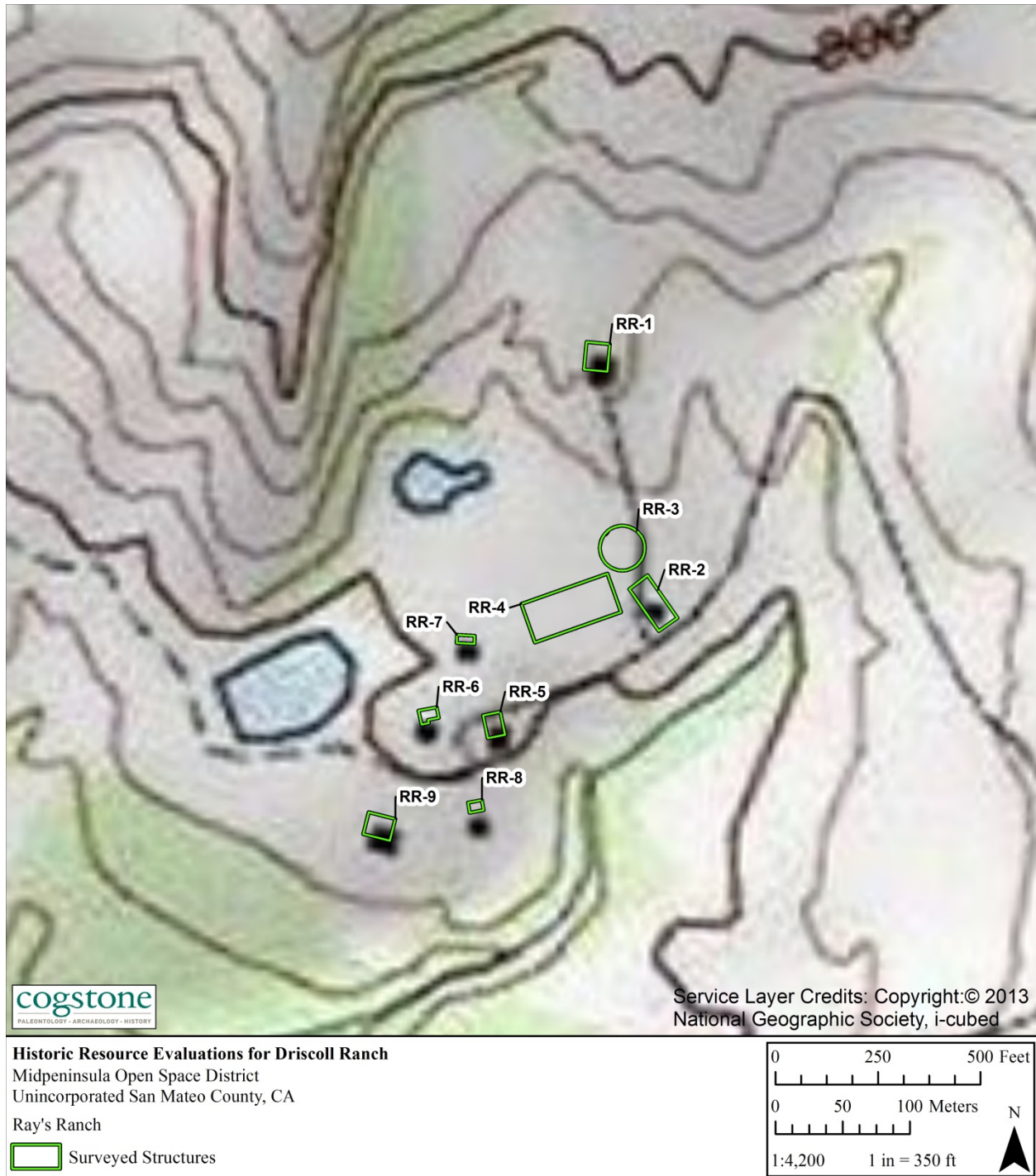


Figure 25. Sketch map of Ray's Ranch structures as of 2016

The remaining five buildings and structures appear to be historic in age, despite extensive alterations and modifications to them in later years. They are RR-2, RR-5, RR-6, RR-7, and RR-8.

RR-2: Large Storage Shed or Workshop

The large wood structure designated RR-2 is a tall, one-story edifice, rectangular in plan, facing northwest, and oriented northwest-southeast (Figures 20 and 21). It has a front-gabled roof of low pitch, clad in corrugated ferrous metal, with a narrow overhang and exposed eaves. The building is of wood frame construction, with wall exteriors now clad in large sheets of plywood or pressboard. The structure is extremely plain and utilitarian. Its northwest (front) elevation has one large off-center double door, located in the east half. Its plywood sheets, like those on the remainder of the building are covered at their seams with wood battens. Its west elevation is devoid of any openings. On the south elevation, a large, three-part glass window is set in the center. It is composed of a large, fixed center pane, flanked on each side by one narrow, vertical three-pane window, one of which may have been movable in some way. The east elevation has a person-sized access door of wood at its north end.

The structure stands on small truncated pyramidal concrete piers that rest on the ground surface. Beneath the more modern plywood-type exterior sheathing, one can see from the interior that the plywood covers wooden walls composed of 1 by 12 inch boards and that the floor is of stout wood boards and joists. Much of the roof has caved in and the structure as a whole appears ready to collapse within a few years. All of the observed nails on the structure are steel wire drawn nails. RR-2 was present by at least 1953, based on an aerial photograph from that year (NETR 1953).



Figure 26. RR-2, Large Shed or Workshop, north and east elevations



Figure 27. RR-2, Large Shed or Workshop, west and south elevations

RR-5: Large Barn

As shown in Figure 19, the RR-5 barn is located fairly close to the house. It is two stories in height, but does not have a second floor inside. It is a large, rectangular plan structure facing west and oriented north-south (Figures 22 and 23). The barn is front-gabled, with a roof of moderate pitch, covered in corrugated metal. It has a narrow overhang and exposed eaves. Exterior walls are clad in plywood-like sheets with battens that have been nailed over original 1 by 12-inch vertical boards.

The front (west) elevation has tall, central, strap-hinged double doors and a wide, shorter door at the north end, where a sliding door, suspended from a metal rail once existed. At its south end, the west elevation is pierced by a small access door. The barn's north elevation is plain except for one narrow doorway, which once had a sliding wood or metal door in front of it. The rear or east elevation has central double, strap-hinged wood doors clad in plywood sheets and one window symmetrically spaced at each end. The windows are possibly old replacement windows, as the northern one fills a space that was originally a larger opening. The windows are possibly hopper type windows, with metal frames and faux muntins, meant to look like 16-pane windows. The south elevation is plain and has just one tiny blinded window at its west end. As with RR-2, this barn is set upon truncated pyramidal piers of concrete, space a few feet apart all around the base of the barn.

The barn has a stout wood floor and at present is used for the storage of equipment, various vehicles and other items. A cement or concrete driveway connects the barn front door to the graveled lane within the complex. The barn structure also articulates with pasture fences on its southwest and northeast corners. It faces the house, located some 150 feet to the west. RR-5 was present at Ray's Ranch by at least 1953, based on an aerial photograph from that year (NETR 1953).

RR-6: Ranch House

The small house at the ranch was occupied until recently by a caretaker (Aaron Hebert, personal communication, April 20, 2016). It is one story in height, L-shaped in plan, east-facing, and oriented east-west (Figure 30). It is vernacular in style, having a low-pitched front gabled roof with a lower pitch shed roof extending to the north, above the north half of the house. This configuration gives the front façade a sideways saltbox shape. The roof is clad in composition shingles and has a narrow overhang and exposed eaves. The house exterior is covered with a variety of materials, reflecting additions and modifications over time.

The east elevation is all on one vertical plane, clad in plywood-like sheets with battens. It has a nearly centered front door with ten lights in a wood frame and two wood frame windows. The southern window is a medium-size, composed of four panes and appears fixed at present. The northern window is larger, with six panes, two of which are smaller than the others, but it is also

fixed. It may be a homemade or modified window, perhaps salvaged from another structure. A later addition is the plywood sheet porch cover that has been crudely placed over the front door, braced with small boards. The north elevation is clad in sheets of plywood without benefit of battens. It has four windows, with a large aluminum slider at the east end, a small wood sash 1/1 window near the center, then a large metal frame slider at the center adjacent to a doorway with no door. The slider has faux muntins that give the appearance of six panes of glass in each half of the slider. A similar, large metal frame window with faux muntins, but of double hung sash type is set near the west end of the elevation.

The west elevation of the house is clad in T1-11 siding, wood shingles, and composition roofing sheets (Figure 31). It is fitted with a large metal frame sash window on the north and a picture window in the south half, which appears to be an addition. This window consists of a large fixed upper pane with two, possibly movable lower panes. The south elevation is clad in bare, horizontal 1 by 12 inch boards on its west, projecting bay and plywood sheeting on the east half. The projecting bay has a door opening at its east end, with a porch cover above it, then along the recessed eastern portion of the elevation there are a large and a small aluminum slider, with a 10-light wooden door near the east end. The house is surrounded by a fenced yard area, with a large wooden animal pen, a plywood garden shed, a number of domestic fruit and ornamental trees, as well as many domestic flowering plants.



Figure 28. RR-5, Large Barn, west and north elevations



Figure 29. RR-5, Large Barn, east and north elevations



Figure 30. RR-6, Ranch house, east elevation



Figure 31. RR-6, ranch house, west elevation

RR-6, ranch house, was present at Ray's Ranch by at least 1953, based on an aerial photograph from that year (NETR 1953). It is evident from the shape and location that the original house from the mid-1900s is still within the existing structure to some degree, but the many replacement windows, the variety of sidings, and the rather crude addition to the south and west elevations has considerably modified the original building to the point where it is difficult to discern its original form and style.

RR-7: Shed or Workshop

RR-7 is a modest-sized structure, of one-story height, rectangular in plan, east-facing, and oriented east-west (Figure 32). It is located north of the ranch house and barn complex, not far from the two ponds that now exist on the property. The structure is front-gabled, with a moderately-pitched roof, with narrow overhang and exposed eaves. It is covered with composition shingles. The wall exteriors are covered in plywood-like sheets with battens that were at one time painted. This is true of all the other buildings and structures at Ray's Ranch, as well.

The east elevation is the front of the building, which is plain, with a large wood door at the south end and a small wood frame slider window at center. The north elevation is plain and devoid of any openings. The west elevation is fitted with a large wood door at its north end, similar to the door on the east elevation, fastened by means of strap hinges (Figure 33). Along its lower section, much of the west wall is gone, exposing some of its internal structure and exhibiting damage to the building (Figure 34). Its foundations here appear to be bare wood posts standing

on bare earth. RR-7, shed or workshop, was present at Ray's Ranch by at least 1953, based on an aerial photograph from that year (NETR 1953).

RR-8: Bunkhouse

The RR-8 building is more intact than most of the others at Ray's Ranch. It has many windows and only human-sized doors, suggesting its possible use as living quarters for ranch hands or ranch owners, or as work space for inside activities (Figure 35). It is a one-story building, rectangular in plan, of plain, utilitarian style. It is front-gabled, east-facing, and oriented east-west, located south of the ranch house and big barn (RR-5). The roof is moderate in pitch, clad in corrugated metal, with narrow overhang and boxed eaves and wide fascia board along the tops of the walls. Exterior wall siding is heavy plywood-like sheets with battens, nailed over original wide wood boards.

The east (front) elevation has a central wooden entry door and a wood frame 2/2 sash window. The north elevation has two large single-pane, wood frame windows that appear fixed. The west elevation has a central double door of wood, while the south elevation is fitted with an aluminum frame replacement slider of medium size. The building may contain two interior rooms. RR-8,



Figure 32. RR-7, Shed or Workshop, east elevation



Figure 33. RR-7, Shed or Workshop, north and west elevations

a possible bunkhouse, was present at Ray's Ranch by at least 1953, based on an aerial photograph from that year (NETR 1953).



Figure 34. RR-7, Shed or Workshop, close-up of west elevation damage



Figure 35. RR-8, possible Bunkhouse, east and north elevations



Figure 36. RR-8, possible Bunkhouse, north and west elevations

GUERRA-ZANONI RANCH (APN NO. 078-290-010 AND 078-270-030)

The Guerra-Zanoni Ranch currently consists of eight structures and buildings, as shown in Figure 37. Of these, five appear to be historic in age. The buildings are scattered along the east and west sides of the north end of Sears Ranch Road, but are most dense to the west (Figure 38). Two corrals (not numbered) and two structures (GZR-2 and GZR-7) appear to be modern in age. These include a dog kennel and a large storage shed. They will not be further discussed here nor evaluated for significance.

GZR-1: Small Barn

This small wood barn, once painted pale green, is the northernmost structure at the Guerra-Zanoni Ranch complex. It is a one-story, rectangular-plan, side-gabled structure that is east-facing and is oriented north-south (Figure 39). Its roof is of moderate pitch and is clad in corrugated metal, though much of it is now gone. It has a narrow overhang with exposed eaves. The exterior walls are sided in vertical boards of 1 by 12-inch dimension, with the interior surfaces being horizontal 1 by 12s.

The east elevation of the barn has a large, central doorway, large enough for small farm machinery and/or horses to pass through. Its north elevation is composed of board and batten construction on the gable, with the same large size boards for the remainder of the wall as on the east. It has no doors or windows. The west elevation of GZR-1 is similar to the east elevation,

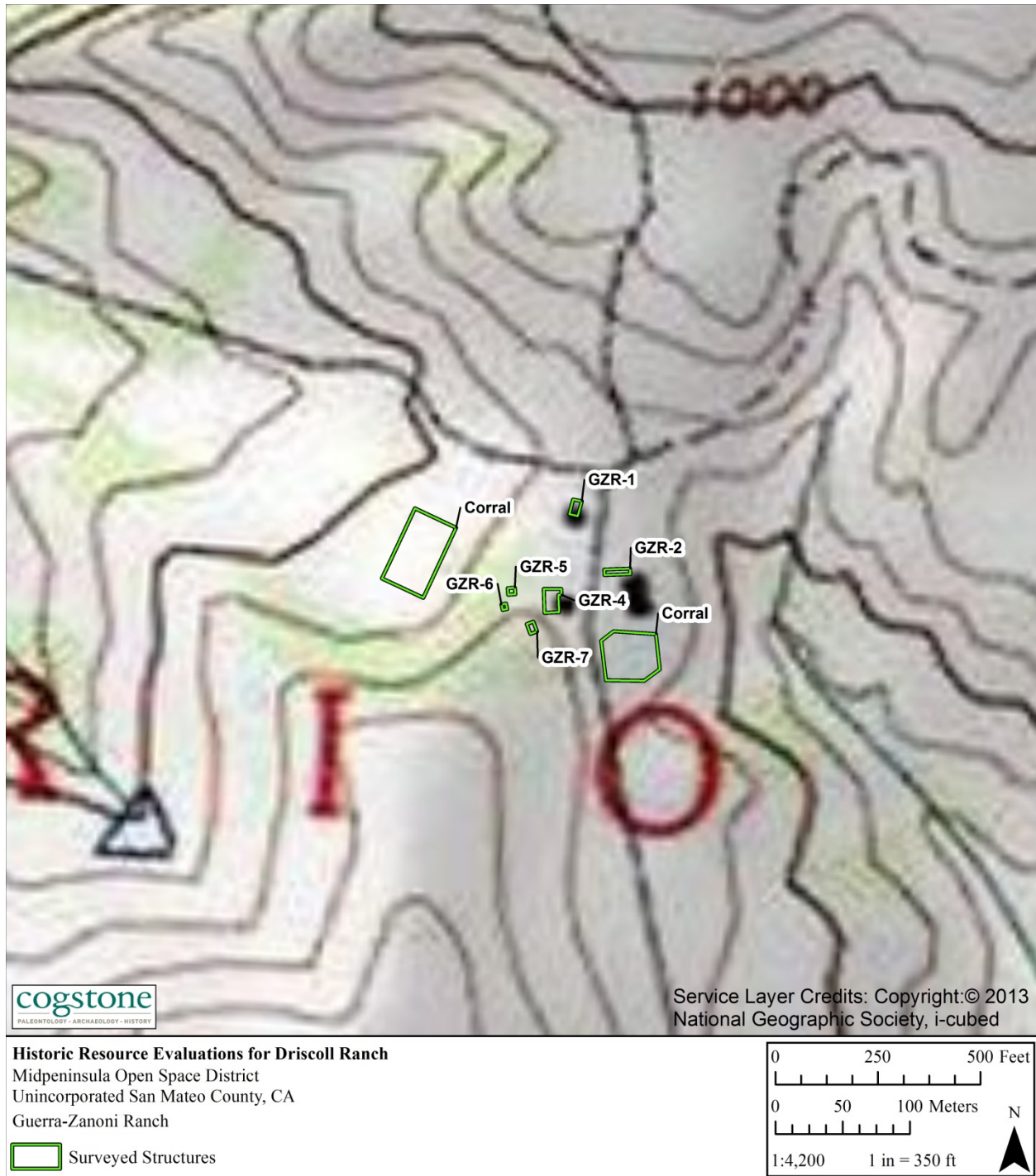


Figure 37. Sketch Map of Guerra-Zanoni Ranch structures in 2016

with one large central doorway. It has several horizontal boards nailed across the top, above the doorway. The barn's south elevation has the same siding and construction, though most of the exterior boards are gone, leaving the interior board wall and wall studs exposed to the elements.



Figure 38. Guerra-Zanoni Ranch overview, view to southwest



Figure 39. GZR-1, small barn, east elevation



Figure 40. GZR-1, small barn, south elevation

The barn's floor is also composed of large boards supported by massive joists. This building is thought to have stood at the ranch since at least 1940, based on a map from that year, and based on the building's stout construction members (USGS 1940).

GZR-4: Ranch House

The house at Guerra-Zanoni Ranch appears to have undergone alterations and additions over the years. It almost appears to be two small houses joined together (Figure 41). The house is currently occupied and this ranch is used primarily for sheltering rescue dogs and cattle grazing. It is a one-story, east-facing building, oriented north-south, and roughly rectangular in plan. The roof is cross-gabled and steep in pitch, covered in composition shingles. It has a narrow overhang with boxed eaves and wide frieze beneath it. The house exterior is sided in modern, but rustic-looking wood siding, similar to T1-11, first produced in the 1970s.

The front (east) elevation of GZR-4 is composed of two halves – first the projecting, more vertical and front-gabled bay, possibly the older, original part of the house on the south side. It is tall enough to have a second story, but there are no windows or other openings in the upper part of the exterior. Second is the adjoining north half of the elevation, which is recessed, with a wide, covered porch across the front. Here the off-center front entryway stands, with a wood panel style door. All of the three windows on the east are metal-framed sash types. The porch is composed of salvaged boards, with two concrete steps leading up to it.



Figure 41. GZR-4, ranch house, east and north elevations

On the north elevation of the house are two medium-sized aluminum sliders. The rear (west) elevation reflects the two different halves, as well (Figure 42). Here the north half projects a few feet to the west and is set with a rear wood panel door and one sash window. The south half is slightly recessed with one window in it. The south elevation includes one sash window and one wood frame door with ten lights.

Based on topographic maps and aerial photographs, as well as the details of the building, at least some part of the house is thought to have stood on this site since at least 1940 (USGS 1940; NETR 1953). One building is depicted on the 1902 USGS map, but which building it may represent is not known (USGS 1902). The south half of the house may be the original house structure, and if so, it has been extensively altered over time.

GZR-5: Shed or Workshop

West of the house and at the edge of the rear yard are two small wood structures. GZR-5 may have served as a shed or workshop (Figure 43). It is one story in height, with a low-pitched, side-gabled roof. The shed is south-facing, oriented east-west. Corrugated metal covers the roof, while all exterior walls are clad 1 by 12 boards, as with GZR-1 barn. The east elevation has no openings, while the north elevation has five small windows that appear to be original and are possibly hopper types. This structure has been present since at least 1953 (NETR 1953).



Figure 42. GZR-4, ranch house, west elevation



Figure 43. GZR-5, shed, east and north elevations
GZR-6: Cabin

Adjacent to GZR-5, and west of the ranch house (GZR-4) stands this small shingle-sided cabin (Figure 44). It is one story in height, rectangular in plan, and side-gabled. The cabin is

vernacular in style, with a roof of moderate pitch, covered with wood shingles at one time, but many of which are now missing. It faces east, and is oriented north-south. The structure's east elevation has an entryway and its south elevation has a window. At present, the cabin appears to be used for storage. It is thought to have been on the property since at least 1953 (NETR 1953). While it is in poor condition, it does not appear to have been modified to any extent.



Figure 44. GZR-6, small cabin, south and east elevations

GZR-7: Storage Shed

The shed known as GZR-7 may have stood on the property since at least 1953 (NETR 1953). If so, the structure has been modified since that time. This one-story, plywood-clad structure is north-facing, with no windows or doors on the west, south, and east sides (Figure 45). It is a plain, utilitarian building, front-gabled with moderately-pitched roof covered in composition shingles. It has a narrow overhang and exposed rafters. Its walls are clad in sheets of plywood, which may or may not be covering older siding. Nothing on the outside of the structure suggests it is from the 1950s, other than its style.



Figure 45. GZR-7, storage shed, east elevation

WOOL RANCH (APN NO. 078-270-030)

The Wool Ranch currently consists of four structures and buildings, as shown in Figure 46. All appear to be historic in age, but one, a moderately-sized barn or storage building (WR-1) is completely collapsed. It is located more than 1000 feet east of the ranch house.

WR-1: Barn or Workshop

This collapsed structure, known here as WR-1, was apparently a barn or other moderately large structure. It was of wood-frame construction, with corrugated metal covering the roof and heavy wood floor joists (Figure 47). It is made with wire nails. The building is known to date to at least 1960, when it first was depicted on an aerial map (NETR 1953).

WR-2: Ranch House

The Wool Ranch house was constructed on this site by 1953, having the same configuration as it does today, except for a couple of details. It is a surprisingly modern-looking house, especially considering its remote location. It is a single-story, Ranch-style house, with complex plan. The house is northwest facing, looking towards the winding, adjacent Wool Ranch Road and is oriented northeast-southwest, with a rambling appearance. The roof is complex, with a hipped roof above the projecting, main entry bay, as well as separate hipped components over two other bays to the south and east, and a gable segment connecting two of the hipped components. The

roofs are all of low pitch, covered in shake shingles, and form narrow overhangs around the house. Most of the siding on the house is now replacement aluminum siding, in a pattern mimicking wood drop siding. In one location on the south side of the house, actual wood siding of the same width as the metal pattern is present. The garage retains its original wood drop siding on its rear elevation.

On the northwest (front) elevation, the main bay projects approximately 5 feet to the northwest. It has a central wooden door with nine lights, an aluminum slider at its north end, with wood trim, and a large horizontal, six-pane window south of the front door that may or may not be fixed. A rough, homemade porch was added to the front of this bay, comprised of large sized boards and posts, with wooden eaves covered with corrugated metal. At the southwest corner of this front bay stands a massive brick fireplace and chimney. The middle section of the front elevation is recessed and is fitted with two wood-trimmed windows, one being similar to the large one on the front bay, with six horizontal panes, and the other being an aluminum slider. Further south, a small structure has been added to the elevation to house the water heater. This structure looks suspiciously like an outhouse that has been reused and relocated. It has a shed roof also covered in shake shingles. It abuts a third bay on the front, which also projects to the northwest. The projecting segment may be an addition that articulates with an originally detached garage.



Figure 46. Sketch Map of Wool Ranch structures, as of 2016



Figure 47. WR-1, collapsed barn/shop, view to southeast



Figure 48. WR-2, ranch house, northwest elevation

The northeast elevation of the house has two large aluminum sliders and one casement window, as well as a low, rectangular structure that has been added to the side of the house and has a long stove pipe projecting up above the roof edge.

The rear (southeast) elevation forms a U shape, with projecting bays at north and south ends and a wooden deck surrounding more than half of the exterior (Figure 49). The northern two-thirds of this elevation are filled with large picture windows, aluminum sliders, sliding glass doors and other fixed windows, to take advantage of the pool area and of the view. While the house appeared on an aerial map from 1953, the back yard swimming pool was not in place until sometime between 1960 and 1991, probably not until at least the 1980s by the looks of its tiles and general appearance. The projecting southern bay may be a later addition as it looks somewhat incongruous and there is a break in the siding on its southwest elevation. In this area, the wood roof trim is different and some of the siding is actual wood rather than aluminum.

The southwest elevation of the house is an alignment of additions, starting with the bay just described above, followed by one original section of the house, then northwest of that the addition that joined the house to the garage, then the southeast and southwest elevations of the garage (which is sided in actual wood drop siding), ending at a shed-like addition added to the northwest side of the garage, possibly for additional automobile storage (Figure 50).



Figure 49. WR-2, ranch house and pool, rear elevation



Figure 50. WR-2, ranch house additions, on southwest elevation

WR-3: Cottage

WR-3 is a cottage or guest house in the rear yard of the ranch house, near the pool (Figure 51). It is plain, of one story, with side-gabled roof of moderate pitch, covered in wood shake shingles. It is rectangular in plan, facing northwest, towards the pool and is oriented north-south. The cottage is sided in a combination of aluminum siding of the same pattern as the main house, with a panel of T1-11 siding across much of the front elevation. Its front entrance is a sliding glass door, accessed by means of a small, low wooden deck with railing. Aluminum sliders are set in the northwest and southwest elevations. The cabin likely dates from the period when the main house was re-sided, perhaps in the 1970s or 1980s, as was not present on the earlier maps and aerial photographs (NETR 1953, 1960).



Figure 51. WR-3, cottage, northwest and southwest elevations

WR-4: Upper Barn

The large, partially collapsed barn located to the northwest of the ranch house is known as the Upper Wool Barn, here referred to as WR-4 (Figure 52). It is a single story barn, rectangular in plan with multiple interior rooms, northeast-facing, and oriented southeast-northwest. It is very close to the dirt road that provides access to the Wool Ranch. It is side-gabled, with a roof of moderate pitch, covered in corrugated metal. Exterior walls are composed of a very stout T1-11 type wood siding, with interior walls composed of plywood sheets. The front (northeast) elevation is missing much of its surface, but what is there is composed of the heavy, large sheets of the T1-11. At the southeast end, a projecting enclosure or shelter extends approximately 6 feet to the northeast and is open across its northeast elevation.

The northwest elevation of the barn is mostly intact and retains all of its siding. It has no doors or windows. The barn was in place at this location by 1953 (NETR 1953) but its siding suggests the barn was re-sided at a later date. The corrals located across the road from this barn first showed up on the 1991 aerial photograph (NETR 1991).



Figure 52. WR-4, large barn, northeast elevation

FOLGER RANCH (APN NO. 082-170-040)

The Folger Ranch includes two different building and structure clusters, known as the Upper Folger Ranch and the Lower Folger Ranch (see Figure 2). Upper Folger Ranch is shown in Figure 53. Currently, there are three historic structures and buildings at this ranch, as well as a more recent corral, and a standing cattle oiler that post-dates 1970.

Upper Folger Ranch

UFR-1: Animal Shelter

UFR-1 is a metal and wood animal shelter located at the north end of this small complex. It faces north, and is oriented east-west. The structure is one story in height, rectangular in plan, with a low-pitched shed roof (Figure 54). It is enclosed on three sides by sheet metal vertical siding and open on the north side to allow cows to easily shelter here. The roof covering is unknown, but it projects to the north for several feet, providing shelter above the wide open elevation. The walls are composed of sheet metal, with the upper part of the east and west walls covered with heavy T1-11 type siding.



Figure 53. Sketch Map of Upper Folger Ranch structures as of 2016



Figure 54. UFR-1 animal shelter, north and west elevations

As mentioned above, the front (north) elevation is completely open, with a center support post to hold up the roof, a heavy horizontal roof beam above the post and the thick roof overhang projecting north for a few feet. The west and east elevations are similar, with vertically ribbed metal siding, topped by T1-11 type siding and with no doors or windows. The rear (south) elevation is also a solid sheet metal wall, devoid of openings, and without T1-11 siding at the top. Instead this elevation is topped by two horizontal boards that are part of the roof structure. The age of UFR-1 is difficult to discern from its materials and construction, though T1-11 became available in the early 1970s. This siding was probably a later addition, as the structure itself is shown on the 1953 aerial photograph, and possibly on the 1940 topographic map (NETR 1953; USGS 1940). All of the existing buildings at Upper Folger Ranch date to at least 1953, and possibly to at least 1940 for the same reasons.

UFR-2: Bunkhouse or Hunting Cabin

UFR-2 was a dwelling of some sort, possibly a small ranch house, a bunkhouse for ranch hands, or a hunting cabin for some of the property owners, as is rumored (Aaron Hebert, personal communication, April 20, 2016). It is a very simple, plain building, one story in height, rectangular in plan that is north-facing and oriented east-west (Figure 55). The building is a simple, vernacular side-gabled style, with a moderately-pitched roof covered in corrugated metal, with narrow overhang and open eaves. A short, wide stovepipe projects from roof in the southeast corner of the building. The building is clad in wood drop siding.

The front (north) elevation has two entry doors at its west end, both of wood panel style. One of the doors leads into a small enclosed cell that is attached to the elevation as a later addition (Figure 56). The north elevation also has a large window near the center that is presently boarded up. A massive, crude, homemade porch cover stands in front of and above the two entry doors. It is composed of wood support posts and heavy 1 by 12-inch vertical boards in its gable. It is front-gabled and covered with corrugated metal.

The east elevation has a large louvered vent in its gable and the clear outline of a former doorway that has been filled with wood siding. The south elevation is plain, with two openings. At the center is a sliding glass door that definitely is a later addition or replacement. The second is a small window near the west end, devoid of glass and boarded up. It had a wood frame. The building foundation is visible on this elevation and consists of short wood posts standing on bare ground. The building has been at this location since at least 1953 and possibly earlier, during the 1940s (NETR 1953; USGS 1940).



Figure 55. UFR-2, cabin or ranch house, north and east elevations



Figure 56. UFR-2, bunk house or hunting cabin, front addition detail

The west elevation also has a louvered gable vent and an access door. Inside, the room is clad in wood clapboarding, well finished.

UFR-3: Large, collapsed barn

This large, collapsed hay barn lies approximately 500 feet south of the cabin and animal shelter, described above (Figure 57). It is a wood frame structure, rectangular in plan, with taller center bay flanked by lower, sloped wings. The roof was front-gabled and covered in corrugated metal. Presumably, the structure was north-facing, but possibly its main entrance was to the east, adjacent to the road into the ranch. Its walls were clad in vertical 1 by 12-inch boards. This building has stood at the ranch probably since 1940 (NETR 1953; USGS 1940).

In the clearing just south of this barn, a feature labeled UPR-4 has been identified as a cattle oiler. This is used to apply oil to cows' skin in order to repel flies and to comb their old hair off with attached metal curry combs (Figure 58). The device retains a stenciled mark "SITTNER MFG. CO. INC./ SHERIDAN, WYOMING." The mark indicates that the oiler was a product of Ed Sittner. Sittner invented the cattle oiler in Nebraska and in 1971 moved to Sheridan, Wyoming. This oiler, then, post-dates 1970 (Casper Star Tribune 2003).



Figure 57. UFR-3, collapsed barn, north elevation



Figure 58. UFR-4, Sittner cattle oiler, view to east

Lower Folger Ranch

This complex is situated south of the Upper Folger Ranch (see Figure 2). It has four structures included as part of this study – LFR-1, LFR-2, LFR-3, and LFR-4 (Figure 59). The first three are located close together along the north-south road that connects both Folger ranches. None of the three structures was present before about 1955, and only then was the barn (LFR-2) apparent (NETR 1960; 1968; USGS 1955, 1961). The other two in that area were constructed in the 1960s, possibly at the time Peter Folger took ownership of the property in 1967. The fourth – LFR-4 – was present by 1953, but may have been part of a different ranch, not on Folger property (NETR 1953).

LFR-1: Ranch house

The ranch house for the Lower Folger Ranch is a modest, Ranch-style house with attached garage, one story in height, rectangular in plan, east-facing toward the closest road, and oriented north-south. It is side-gabled, with a low-pitched roof covered in composition shingles (Figure 60). It has a moderate overhang. The house is clad in painted board and batten siding and all windows have wood trim. According to Aaron Hebert (personal communication, April 20, 2016), the MROSD refurbished the house extensively in recent years, including replacing siding and many other elements both inside and out.

The east (front) elevation has a central front entry door located within the slightly recessed half of the elevation. A narrow porch occupies the space in front of the recess and is fitted with support posts and a decorative railing. Four sliders (some aluminum, some vinyl) are set in the front elevation. A concrete step provides access to the front door from within the porch. The north elevation is plain except for a small central aluminum slider. The rear (west) elevation has three large sliders, a vinyl sliding glass door, and a brick fireplace and chimney, as well as back steps to the door (Figure 61). A single wood access door leads into the attached garage on its west elevation, as well. The roof of the garage is set a few feet lower than that of the house, due to the slope of the land. The south elevation of the garage has a single large slider at center. The large garage door for automobile entrance is located on the east elevation of the garage.

LFR-2: Small barn

Across the graveled road from the ranch house, just to the east, is a small wooden barn, perhaps a horse barn. It is one and a half stories tall, front-gabled, with a low-pitch roof, and facing west. It is oriented east-west and stands close to the access road to the ranch. Rectangular in plan, the barn is plain and utilitarian in style, with an addition attached to its south side and having a low shed roof. The roof is covered in composition shingles, has a narrow overhang, and exposed eaves. The taller and original structural component is sided in several materials.

On its west elevation, the original barn structure is sided in wide-sized board and batten, while

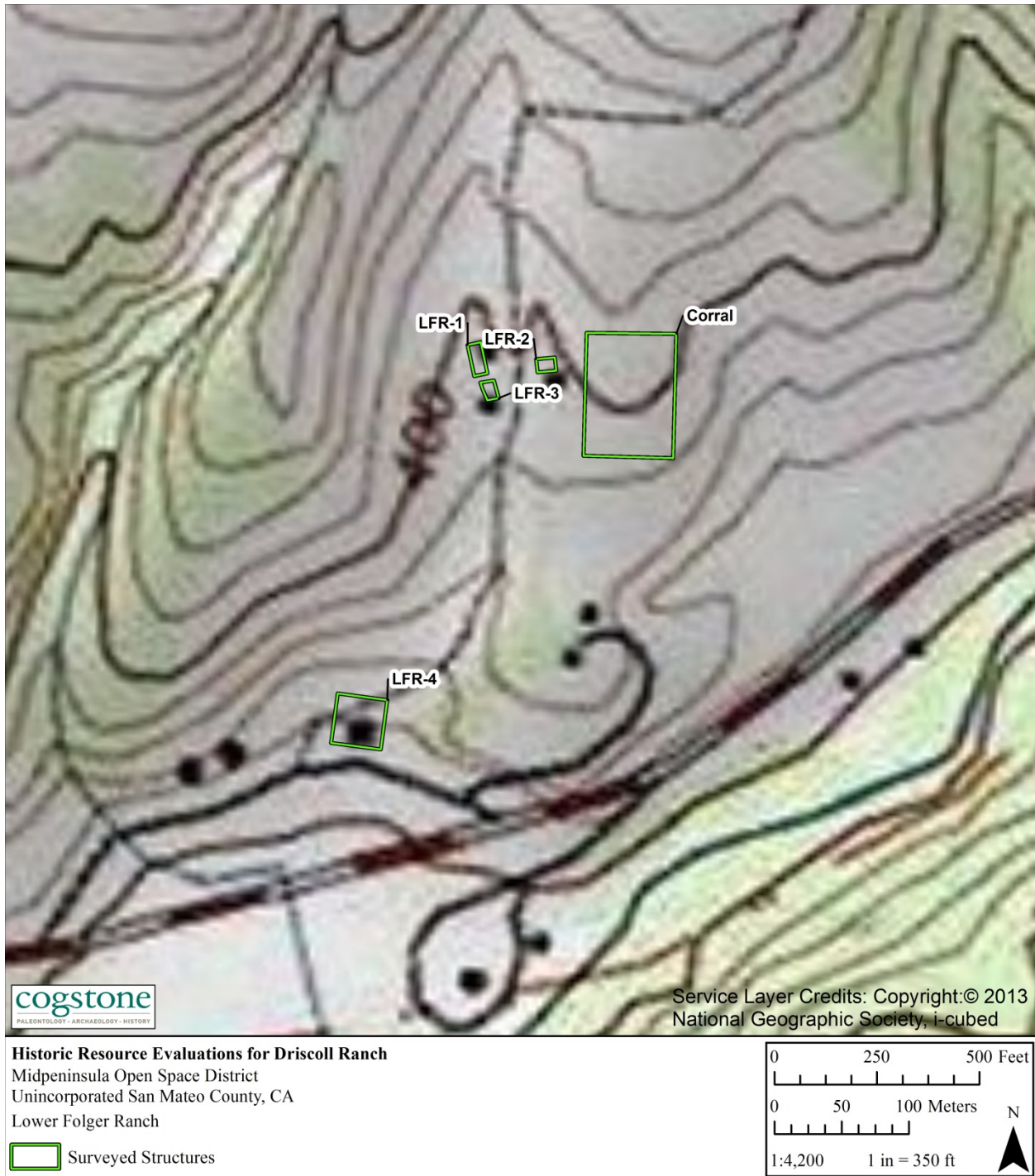


Figure 59. Sketch map of the Lower Folger Ranch structures as of 2016



Figure 60. LFR-1, ranch house, east elevation



Figure 61. LFR-1, ranch house, north and west elevations



Figure 62. LFR-2, barn, west and south elevations

the south addition is composed of plywood sheets. An opening is located high on the wall near the barn's north end, possibly used for loading hay into the barn. Wide double doors of plywood are attached to the front of the addition by large strap hinges, providing access to this bay. The south elevation of the addition is plain, with one central window, and siding of large plywood sheets. The north elevation has one small opening in its east half. It is clad in the same board and batten as the front along its west half, then covered with plywood along the east half. The barn articulates with fencing on two sides, which encloses a pasture in which three large rectangular, modern corrals stand. These are east of the barn.

LFR-3: Workshop/Shed

To the south of the house, a roughly rectangular structure stands, fitted with large doors on its east elevation, suggesting storage for automobiles or farm equipment (Figure 63). It is a single story, utilitarian, vernacular structure that faces east and is oriented north-south. It has a side-gabled, low-pitch roof covered in composition shingles. It has a moderate overhang and exposed eaves. The structure is sided in plywood, some of it in sheets, some of it applied as board and batten.

The east (front) elevation has a south bay that projects a few feet to the east and has a large sliding door suspended from railing. North of this bay, within the recessed north half of the



Figure 63. LFR-3, workshop/shed, east elevation

elevation are two more large plywood pivot-type doors, also automobile or machinery size.

Its west elevation has an access door within a projecting bay at the north end. The bay has its own roof element that overlaps the roof on the main part of the building. The south elevation has a central slider. As previously mentioned, this structure has been at this ranch since the 1960s. It is likely that the large plywood sheet siding is replacement cladding.

LFR-4: Collapsed barn down the road

A collapsed, large barn remains south of the Lower Folger Ranch complex, just off the main access road, and at the location of a former intersection of dirt roads. The barn was of wood construction, with a corrugated metal roof (Figure 64). It may have stood at this location since at least 1953, when it stood just across another dirt road from two other buildings no longer present. Based on its location and proximity to other buildings, it is possible that the barn stood on Tichnor property, rather than on Folger land. Not much more can be said about it.



Figure 64. LFR-4, collapsed hay barn

DETERMINATION OF ELIGIBILITY

SIGNIFICANCE EVALUATION:

The buildings that comprise the present-day Driscoll Ranch date from at least 1902 to the 1980s, with great variation in time range from building to building. Most of the 21 recorded buildings and structures have been altered to some degree over the years, and very few retain reasonable integrity. All are evaluated below, individually, but, again organized within their respective ranch complexes. The buildings and their evaluations are summarized in Table 2 Evaluation.

Table 2. Evaluation & Summary of CRHR Eligibility Evaluations

Ranch Complex	Structure No.	Type of Structure	CRHR Eligibility Criteria/ Integrity					Eligibility Status Code
			A	B	C	D	Int.	
Ray's Ranch	RR-2	Large Storage Shed or Workshop	-	-	-	-	P	6Z
	RR-5	Large Barn	-	-	-	-	F	6Z
	RR-6	Ranch House	-	-	-	-	P	6Z
	RR-7	Shed or Workshop	-	-	-	-	F	6Z
	RR-8	Bunkhouse	-	-	-	-	G	6Z
Guerra-Zanoni Ranch	GZR-1	Small Barn	-	-	-	-	P	6Z
	GZR-4	Ranch House	-	-	-	-	P	6Z
	GZR-5	Shed or Workshop	-	-	-	-	G	6Z
	GZR-6	Cabin	-	-	-	-	F	6Z
	GZR-7	Storage Shed	-	-	-	-	G	6Z
Wool Ranch	WR-1	Lower Barn or Workshop	-	-	-	-	P	6Z
	WR-2	Ranch House	-	-	-	-	F	6Z
	WR-3	Cottage	-	-	-	-	G	6Z
	WR-4	Upper Barn	-	-	-	-	P	6Z
Folger Ranch								6Z
Upper Folger Ranch	UFR-1	Animal Shelter	-	-	-	-	G	6Z
	UFR-2	Bunk House or Hunting Cabin	-	-	-	-	F	6Z
	UFR-3	Large Collapsed Barn	-	-	-	-	P	6Z
Lower Folger Ranch	LFR-1	Ranch House	-	-	-	-	F	6Z
	LFR-2	Small Barn	-	-	-	-	F	6Z
	LFR-3	Workshop/Shed	-	-	-	-	G	6Z
	LFR-4	Collapsed Barn	-	-	-	-	P	6Z

For "Integrity" P=poor, F=fair, G=good, and E=excellent

Ray Ranch

Structure RR-2: Large Storage Shed or Workshop

California Register of Historic Resources criteria:

Criterion A

Structure RR-2 is a large storage shed or workshop. It is at least 63 years old and quite possibly at least 76 years old, going back to 1940. It has been under the ownership, rental, or lease of Felix, Julio, or Filamena Guerra (1920s to 1960), of Manuel Alexander (dairying), of Henry Cunha from the 1950s to the 1980s (dairying, then cattle raising), and more recently of the Driscoll family (cattle-raising). The structure is not known, however, to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B

Though associated with and probably used by Felix, Julio, or Filamena Guerra in the 1920s to 1960, by Manuel Alexander (dairying) who rented Ray's Ranch from the Guerras in the 1940s, by Henry Cunha from the 1950s to the 1980s, and more recently by the Driscoll family, Structure RR-2 is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C

RR-2 is a basic, plain, utilitarian ranch structure, a common and large example, but not an especially good example of its type or an example of a master workman. Structure RR-2 is not considered eligible for listing on the CRHR under Criterion C.

Criterion D

Since the building is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity

The RR-2 structure retains its integrity of location, setting, and association, but has lost its integrity of materials, workmanship, design, and feeling. The building is currently in a state of partial collapse. Much of the roof has caved in, falling in on itself. It is sided in particle board type sheets on the exterior, which is replacement siding. Beneath the current siding, the bones of the structure are visible and they are substantial, old lumber, beginning with the flooring and joists. Modifications to and deterioration of the structure is substantial. Its integrity is seriously compromised.

The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

Structure RR-5: Large Barn**California Register of Historic Resources criteria:****Criterion A**

Structure RR-5 is a large barn, most likely used for equipment storage. It is at least 76 years old, going back to 1940 or longer. It has been under the ownership, rental, or lease of Felix, Julio, or Filamena Guerra (1920s -1960), of Manuel Alexander (dairying) (1940s), of Henry Cunha from the 1950s to the 1980s (dairying and cattle-raising), and more recently of the Driscoll family (cattle raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B

Though associated with Felix, Julio, or Filamena Guerra (1920s-1960), by Manuel Alexander (dairying) who rented Ray's Ranch from the Guerras in the 1940s, by Henry Cunha from the 1950s to the 1980s, and more recently by the Driscoll family, Structure RR-5 is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C

The barn is a common barn style for central and coastal California, but is not an especially good example of the type or an example of a master workman. The barn is not considered eligible for listing on the CRHR under Criterion C.

Criterion D

Since the building is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity

The RR-5 barn retains its integrity of location, setting, feeling, and association, but has lost its integrity of materials, workmanship, and design. The structure is currently in fair condition but has had a few modifications. It is sided in particle board type sheets on the exterior, which is replacement siding. Beneath the current siding, the bones of the structure are visible and they are substantial, old lumber, beginning with the flooring and joists. Some of the building's windows are replacements, and one window opening has been blinded. One large doorway on the west elevation is missing its suspended, rolling or sliding wooden door on the west elevation. The lower segment of the south wall, east corner is missing, exposing the foundation to wind, water, and cold. Near here, an entire plywood panel has fallen off the structure's exterior, leading to greater deterioration inside and out. Modifications to and deterioration of the structure are mostly reversible, but they are affecting its integrity as long as they remain.

The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

Structure RR-6: Ranch House

California Register of Historic Resources criteria:

Criterion A

Structure RR-6 is a ranch house. It is at least 76 years old, going back to 1940 or longer. It has been under the ownership, rental, or lease of Felix, Julio, or Filamena Guerra (1920s -1960), of Manuel Alexander (dairying) (1940s), of Henry Cunha from the 1950s to the 1980s (dairying and cattle-raising), and more recently of the Driscoll family (cattle raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B

Though associated with Felix, Julio, or Filamena Guerra (1920s -1960), by Manuel Alexander (dairying) who rented Ray's Ranch from the Guerras in the 1940s, by Henry Cunha from the 1950s to the 1980s, and more recently by the Driscoll family, Building RR-6 is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C

The building's style is a vernacular one, and not a good example of one. It was not the handiwork of a master workman or craftsman, but rather the work most likely of ranchers themselves, or local carpenters. The house is not considered eligible for listing on the CRHR under Criterion C.

Criterion D

Since the building is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity

The RR-6 single-family house retains its integrity of location, setting, and association, but has lost its integrity of materials, workmanship, design, and feeling. This building has been extensively altered. First, there are several kinds of replacement siding – plywood sheets, plywood board and batten, wood shingles, composition roofing sheets, T1-11 siding, and horizontal boards – on the exterior. A number of modern replacement windows in metal frames with faux muntins are set in the walls. One door is completely missing from its opening. Two additions have been made to the house. The first is a crude porch roof added to the front of the house, over the front door. The second is a crudely-made bay on the southwest corner of the original house. One door within this bay has broken apart, leaving the inner half in the opening.

Modifications to and deterioration of the structure is substantial, affecting its integrity.

The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

Structure RR-7: Shed or Workshop

California Register of Historic Resources criteria:

Criterion A

Structure RR-7 is a modest-sized shed or workshop. It is at least 76 years old, going back to 1940 or longer. It has been under the ownership, rental, or lease of Felix, Julio, or Filamena Guerra (1920s -1960), of Manuel Alexander (dairying) (1940s), of Henry Cunha from the 1950s to the 1980s (dairying and cattle-raising), and more recently of the Driscoll family (cattle-raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B

Though associated with and probably used by Felix, Julio, or Filamena Guerra (1920s -1960), by Manuel Alexander (dairying) who rented Ray's Ranch from the Guerras in the 1940s, by Henry Cunha from the 1950s to the 1980s, and more recently by the Driscoll family, RR-7 shed is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C

The structure is a plain, simple, utilitarian ranch structure. It is not an especially good example of its type or an example of a master workman. RR-7 is not considered eligible for listing on the CRHR under Criterion C.

Criterion D

Since the structure is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity

The RR-7 structure retains its integrity of location, setting, and association, but has lost its integrity of materials, workmanship, design, and feeling. The building is currently in poor condition. It is completely sided in replacement particle board like material. Along its west elevation, a lower portion of the siding is gone, leaving its primitive foundations and interior exposed to the elements. Beneath the current siding, the substantial wood bones of the structure are visible and they are old lumber, beginning with the flooring and joists. Modifications to and

deterioration of the structure may not be fatal, possibly reversible, but they do affect its integrity.

The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

Structure RR-8: Bunkhouse

California Register of Historic Resources criteria:

Criterion A

Building RR-8 is a possible bunkhouse, in the best condition of any of the Ray's Ranch structures. It is probably at least 76 years old, going back to 1940 or more. It has been under the ownership, rental, or lease of Felix, Julio, or Filamena Guerra (1920s -1960), of Manuel Alexander (dairying) (1940s), of Henry Cunha from the 1950s to the 1980s (dairying and cattle-raising), and more recently of the Driscoll family (cattle raising). The building is not known to be associated with events important in history at national, regional or local levels. It is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B

Though associated with and probably used by Felix, Julio, or Filamena Guerra (1920s-1960), by Manuel Alexander (dairying) who rented Ray's Ranch from the Guerras in the 1940s, by Henry Cunha from the 1950s to the 1980s, and more recently by the Driscoll family, Building RR-8 is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C

The building is a plain, simple, utilitarian ranch dwelling. It is not an exceptional example of its type or an example of a master workman. RR-7 is not considered eligible for listing on the CRHR under Criterion C.

Criterion D

Since the building is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity

The RR-8 bunkhouse retains its integrity of location, setting, feeling, and association, but has lost its integrity of materials, workmanship, and design. The building is in relatively good condition, though it is sided in replacement particle board type sheets on the exterior, laid over the older substantial wood structure beneath. One aluminum frame replacement slider has been added to the building. Its integrity has been compromised.

The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

Guerra-Zanoni Ranch

Structure GZR-1: Small Barn

California Register of Historic Resources criteria:

Criterion A

Structure GZR-1 is a small barn. It is probably at least 76 years old, going back to 1940 or more. It has been under the ownership, rental, or lease of Felix and Julio Guerra (1920s-1960), of Joe Zanoni in the 1940s (dairying), of Henry Cunha from the 1950s to the 1980s (dairying and cattle-raising), and more recently of the Driscoll family (cattle raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B

Though associated with and probably used by Felix and Julio Guerra in the 1920s to 1960, by Joe Zanoni (dairying) who rented Ray's Ranch from the Guerras in the 1940s, by Henry Cunha from the 1950s to the 1980s, and more recently by the Driscoll family, Structure GZR-1 is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C

The structure's style is typical of local farm and ranch buildings from the time period but is not a good example of the type. It is also not an example of a master workman. GZR-1 is not considered eligible for listing on the CRHR under Criterion C.

Criterion D

Since the structure is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity

The GZR-1 barn retains its integrity of location, materials, design, and workmanship, but has lost its integrity of setting, feeling, and association. The building is still composed of its original materials – mostly wide boards and heavy timbers beneath the floor and for wall supports. The barn has been allowed to deteriorate to a great degree, with sections of roofing gone, as well as boards from exterior walls. The interior is filled with debris and miscellaneous items. The barn has not been greatly modified, but is badly deteriorated, which significantly affects its integrity.

The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

Structure GZR-4: Ranch House

California Register of Historic Resources criteria:

Criterion A

Building GZR-4 is a house. It is probably at least 76 years old, going back to 1940 or more. It has been under the ownership, rental, or lease of Felix and Julio Guerra (1920s-1960), of Joe Zanon in the 1940s (dairying), of Henry Cunha from the 1950s to the 1980s (dairying and cattle-raising), and more recently of the Driscoll family (cattle raising). It is currently occupied. The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B

Though associated with Felix and Julio Guerra in the 1920s to 1960, by Joe Zanon (dairying) who rented Ray's Ranch from the Guerras in the 1940s, by Henry Cunha from the 1950s to the 1980s, and more recently by the Driscoll family, Building GZR-4 is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C

The building's style is a vernacular style, with two more traditional types of buildings joined together. It is not an exceptional example of a vernacular type or an example of a master workman. The building is not considered eligible for listing on the CRHR under Criterion C.

Criterion D

Since the building is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity

The GZR-4 ranch house retains its integrity of location, but has lost its integrity of materials, design, workmanship, setting, feeling, and association. The building now appears to be two smaller houses joined together at some time. Presumably, one of them is the original house on the ranch. Alterations beyond the fusing of the houses include replacement siding of modern rustic wood appearing T1-11, which became available in the 1970s, and adding a few replacement aluminum sliders. The house has been greatly modified over time, significantly affecting its integrity.

The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

Structure GZR-5: Shed or Workshop

California Register of Historic Resources criteria:

Criterion A

Structure GZR-5 is a shed or workshop. It is probably at least 76 years old, going back to 1940 or more. It has been under the ownership, rental, or lease of Felix and Julio Guerra (1920s-1960), of Joe Zaroni in the 1940s (dairying), of Henry Cunha from the 1950s to the 1980s (dairying and cattle-raising), and more recently of the Driscoll family (cattle raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B

Though associated with Felix and Julio Guerra in the 1920s to 1960, by Joe Zaroni (dairying) who rented Ray's Ranch from the Guerras in the 1940s, by Henry Cunha from the 1950s to the 1980s, and more recently by the Driscoll family, Structure GZR-5 is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C

The structure is a plain, common ranch structure for the time period, but is not an especially good example of one. It is not an example of a master workman. The structure is not considered eligible for listing on the CRHR under Criterion C.

Criterion D

Since the building is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity

The GZR-5 shed or workshop retains its integrity of materials, design, workmanship, location, and association, but has lost its integrity of setting and feeling. It is somewhat dilapidated, with broken window and drooping roof, but otherwise retains its original fabric and many parts.

The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

Structure GZR-6: Small Cabin

California Register of Historic Resources criteria:

Criterion A

Building GZR-6 is a small cabin. It is probably at least 63 years old, going back to 1953 or more. It has been under the ownership, rental, or lease of Felix and Julio Guerra (1920s-1960),

of Joe Zanoni in the 1940s (dairying), of Henry Cunha from the 1950s to the 1980s (dairying and cattle-raising), and more recently of the Driscoll family (cattle-raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B

Though associated with Felix and Julio Guerra in the 1920s to 1960, by Joe Zanoni (dairying) who rented Ray's Ranch from the Guerras in the 1940s, by Henry Cunha from the 1950s to the 1980s, and more recently by the Driscoll family, Building GZR-6 is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C

The small building is a cabin but is not an exceptional example of the type or an example of a master workman. The structure is not considered eligible for listing on the CRHR under Criterion C.

Criterion D

Since the building is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity

The GZR-6 cabin retains its integrity of materials, design, workmanship, location, setting, and association, but has lost its integrity of feeling. It is somewhat dilapidated, having been allowed to deteriorate. It is missing some of its roof shingles and its siding. Its doors and windows are gone, leaving the interior to be exposed to weather and further decline. But it does still retain its original materials and overall design.

The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

Structure GZR-7: Storage Shed

California Register of Historic Resources criteria:

Criterion A

Structure GZR-7 is a storage shed. It is probably at least 63 years old, going back to 1953 or more. It has been under the ownership, rental, or lease of Felix and Julio Guerra (1920s-1960), of Joe Zanoni in the 1940s (dairying), of Henry Cunha from the 1950s to the 1980s (dairying and cattle-raising), and more recently of the Driscoll family (cattle-raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B

Though associated with and probably used by Felix and Julio Guerra in the 1920s to 1940s, by Joe Zaroni (dairying) who rented Ray's Ranch from the Guerras in the 1940s, by Henry Cunha from the 1950s to the 1980s, and more recently by the Driscoll family, Structure GZR-7 is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C

The structure style is a simple, plain utilitarian type. It is not an exceptional example of the type or an example of a master workman. The structure is not considered eligible for listing on the CRHR under Criterion C.

Criterion D

Since the building is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity

The GZR-7 storage shed retains its integrity of location, setting, and association, but has lost its integrity of materials, design, workmanship, and feeling. It is in good condition, having been well-maintained over time, with replacement composition shingle roof and plywood siding. It does not presently have any openings other than one door on its north elevation. In the past, it may have had more openings, which have been covered over with the later siding.

The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

Wool Ranch**Structure WR-1: Lower Barn, Collapsed****California Register of Historic Resources criteria:****Criterion A**

Structure WR-1 is a collapsed, moderately sized barn. It is probably at least 56 years old, as it appears on a 1960 aerial photograph, but is not on one from 1956 (NETR 1956, 1960). It has been rented or leased by Henry Cunha from the 1950s to the 1980s (dairying and cattle-raising), under the ownership of the Wool family from at least 1960, and more recently of the Driscoll family (cattle-raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B

Though associated with and probably used by Henry Cunha from the 1950s to the 1980s, and more recently by the Driscoll family, Structure WR-1 barn is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C

The structure's style is not well known as it is a collapsed structure now. But based on its materials and on some observable details, the small barn or storage shed appears to have been an ordinary, utilitarian, vernacular ranch structure. It is not a good example of a type or an example of a master workman. The structure is not considered eligible for listing on the CRHR under Criterion C.

Criterion D

Since the structure is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity

The WR-1 barn has lost its integrity of materials, design, workmanship, feeling and association, but retains its location and setting. It is composed of original materials from the period, such as corrugated metal, lumber, heavy wood timbers, but has completely collapsed in place. Its style is not known, but presumably was a utilitarian, basic barn type from the mid-twentieth century. Its integrity has been completely compromised by its collapse.

The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

Building WR-2: Ranch House**California Register of Historic Resources criteria:****Criterion A**

Building WR-2 is a Ranch-style, mid-1900s house with detached garage. It is at least 63 years old, as it appears on a 1953 aerial photograph, but is not on the 1940 topographic map (NETR 1953; USGS 1940). It has been under the ownership of the Wool family in the 1960s at least, under rental or lease by Henry Cunha from the 1950s to the 1980s (dairying and cattle-raising), and more recently of the Driscoll family (cattle-raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B

Though associated with and probably used by Henry Cunha from the 1950s to the 1980s, owned

by the Wool family in the 1960s, and more recently by the Driscoll family, the WR-2 house is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C

The house is a Ranch-style residence, common in the mid- to late-1900s. It is an ordinary example of a Ranch-style house, and not an extraordinary example of a master craftsman. The structure is not considered eligible for listing on the CRHR under Criterion C.

Criterion D

Since the structure is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity

The WR-2 ranch house retains its integrity of location, and setting, but has lost its integrity of materials, design, workmanship, feeling and association. It is now sided in replacement aluminum, has several additions, including an outhouse that abuts the house to house the water heater, an added section to join the garage to the house, an added bay to one corner of the rear of the house, and an added crude heavy lumber front porch over the front entryway. A swimming pool was added in the rear yard by 1991. The integrity of the house has been seriously compromised by the many alterations and additions.

The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

Structure WR-3: Cottage

California Register of Historic Resources criteria:

Criterion A

Building WR-3 is a vernacular-style, mid-1900s cottage. It is thought to be at least 45 years old based on its style and materials and its absence on aerial photographs from 1953, 1956, and 1960 (NETR 1953, 1956, 1960). It has been under the ownership of the Wool family in the 1960s, under rental or lease by Henry Cunha from the 1950s to the 1980s (dairying and cattle-raising), and more recently of the Driscoll family (cattle raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B

Though associated with and probably used by Henry Cunha from the 1950s to the 1980s, by the Wool family in the 1960s, and more recently by the Driscoll family, the WR-3 cottage is not known to be associated with persons important historically at national, regional or local levels. It

is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C

The house is a vernacular-style cottage, possibly constructed by the dairymen themselves or by local carpenters. It is an ordinary example of a vernacular, mid-1900s small dwelling, and not an extraordinary example of a master craftsman. The structure is not considered eligible for listing on the CRHR under Criterion C.

Criterion D

Since the structure is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity

The WR-3 cottage retains its integrity of materials, design, workmanship, feeling, association location, and setting. The cottage retains all of its integrity and is in good condition in that regard.

The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

Structure WR-4: Upper Barn

California Register of Historic Resources criteria:

Criterion A

Structure WR-4 is a large, partially collapsed barn. It is thought to be at least 45 years old as it is not shown on aerial photographs from 1956 or 1960, but is on one from 1991 and was apparently constructed sometime between those years (NETR 1956, 1960, 1991). It has been under the ownership of the Wool family in the 1960s, under rental, or lease by Henry Cunha from the 1950s to the 1980s (dairying and cattle-raising), and more recently of the Driscoll family (cattle raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B

Though associated with and probably used by Henry Cunha from the 1950s to the 1980s, owned by the Wool family in the 1960s, and more recently by the Driscoll family, the WR-4 barn is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C

The barn is a plain, utilitarian style. It is an ordinary example of a vernacular, mid-1900s barn

and not an extraordinary example of a master craftsman. The structure is not considered eligible for listing on the CRHR under Criterion C.

Criterion D

Since the structure is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity

The WR-4 barn retains its integrity of materials, location, and setting, but has lost its integrity of design, workmanship, feeling, and association. The barn has been left in disrepair and is therefore in bad condition now, from neglect. Its integrity has been seriously compromised as a result.

The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

Folger Ranch

Upper Folger Ranch Buildings

Structure UFR-1: Animal Shelter

California Register of Historic Resources criteria:

Criterion A

Structure UFR-1 is a metal animal shelter. It is thought to be at least 76 years old as it is shown on the 1953 aerial photograph and on the 1940 USGS map (NETR 1953; USGS 1940). It has been under the ownership, rental, or lease of Carter Lane in the 1950s and 1960s, of Charlie Bettencourt (dairying and cattle-raising) in the 1960s, of Peter Folger and Charlie Bettencourt in the 1970s, and more recently of the Driscoll family (cattle-raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B

Though associated with and probably used by Carter Lane and Charlie Bettencourt from the 1960s and by Peter Folger and Charlie Bettencourt in the 1970s, and more recently by the Driscoll family, the UFR-1 animal shelter is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C

The metal shelter is a plain, utilitarian style. It is an ordinary example of a mid-1900s shelter and

not an extraordinary example of a master craftsman. The structure is not considered eligible for listing on the CRHR under Criterion C.

Criterion D

Since the structure is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity

The UFR-1 structure retains its integrity of materials, design, workmanship, feeling, location, and setting, but has lost its integrity of association. The shelter remains in good condition, with one alteration being the addition of strips of T1-11 to the top of two elevations. Its integrity has not been seriously compromised.

The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

Building UFR-2: Bunk House or Hunting Cabin

California Register of Historic Resources criteria:

Criterion A

Building UFR-2 is a small dwelling, possibly a bunk house or hunting cabin. It is thought to be at least 76 years old as it is shown on the 1953 aerial photograph and on the 1940 USGS map (NETR 1953; USGS 1940). It has been under the ownership, rental, or lease of Carter Lane in the 1950s and 1960s, of Charlie Bettencourt (dairying and cattle-raising) in the 1960s, of Peter Folger and Charlie Bettencourt in the 1970s, and more recently of the Driscoll family (cattle-raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B

Though associated with and probably used by Carter Lane and Charlie Bettencourt from the 1960s and by Peter Folger and Charlie Bettencourt in the 1970s, and more recently by the Driscoll family, the UFR-2 dwelling is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C

The small wood building is a plain, utilitarian style. It is an ordinary example of a mid-1900s rural cabin and not an extraordinary example of a master craftsman. The building is not considered eligible for listing on the CRHR under Criterion C.

Criterion D

Since the structure is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity

The UFR-2 building retains its integrity of location, setting, and association but has lost its integrity of materials, design, workmanship, and feeling. The bunkhouse or cabin has had a crude, wooden porch added to its front entrance, as well as a small room or closet added to its northwest corner. In addition, a modern sliding glass door has been added to its south elevation, while an older door on its east elevation has been blinded. Due to these alterations and additions, the cabin's integrity has been compromised.

The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

Structure UFR-3: Large Barn, Collapsed

California Register of Historic Resources criteria:

Criterion A

Structure UFR-3 is a large barn that has partially collapsed in place. It is thought to be at least 76 years old as it is shown on the 1953 aerial photograph and on the 1940 USGS map (NETR 1953; USGS 1940). It has been under the ownership, rental, or lease of Carter Lane in the 1950s and 1960s, of Charlie Bettencourt (dairying and cattle-raising) in the 1960s, of Peter Folger and Charlie Bettencourt in the 1970s, and more recently of the Driscoll family (cattle raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B

Though associated with and probably used by Carter Lane and Charlie Bettencourt from the 1960s and by Peter Folger and Charlie Bettencourt in the 1970s, and more recently by the Driscoll family, the UFR-3 barn is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C

The barn's style is very similar to other large hay and cow-feeding barns that still remain in the area, and within the Driscoll Ranch property. It is a plain, utilitarian style, a sort of Prairie style barn. It is an ordinary example of a mid-1900s large barn of the Coast Range area and is not an extraordinary example of a master craftsman. The building is not considered eligible for listing on the CRHR under Criterion C.

Criterion D

Since the structure is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity

The UFR-3 structure retains its integrity of location and setting, but has lost its integrity of materials, design, workmanship, feeling, and association. The barn retains most of its original materials but due to its partial collapse is in extreme disrepair and in bad condition. Due to its neglect and collapse, the barn's integrity has been seriously compromised.

The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

Lower Folger Ranch**Structure LFR-1: Ranch House****California Register of Historic Resources criteria:****Criterion A**

Building LFR-1 is a 1960s Ranch-style house. It is thought to be at least 50 to 56 years old as it is shown on the 1968 aerial photograph (NETR 1968). It has been under the ownership, rental, or lease of Carter Lane in the 1960s, of Charlie Bettencourt (dairying and cattle-raising) in the 1960s, of Peter Folger and Charlie Bettencourt in the 1970s, and more recently of the Driscoll family (cattle-raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B

Though associated with and probably used by Carter Lane and Charlie Bettencourt from the 1960s and by Peter Folger and Charlie Bettencourt in the 1970s, and more recently by the Driscoll family, the LFR-1 dwelling is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C

The house is a typical example of the mid-1900s Ranch-style house, but is not an exceptional example of one. It is not an extraordinary example of a master craftsman. The building is not considered eligible for listing on the CRHR under Criterion C.

Criterion D

Since the structure is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity

The LFR-1 house retains its integrity of location and setting, but has lost its integrity of materials, design, workmanship, feeling, and association. According to Aaron Hebert, the house was very recently completed remodeled, re-sided, and generally updated. It does not now retain its original materials. For this reason, its integrity has been compromised.

The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

Structure LFR-2: Barn

California Register of Historic Resources criteria:

Criterion A

Structure LFR-2 is a small wooden barn for animals. It is thought to be at least 61 years old as it is shown on the 1960 aerial photograph and may pre-date that by a few years (NETR 1960). It has been under the ownership, rental, or lease of Carter Lane in the 1950s and 1960s, of Charlie Bettencourt (dairying and cattle-raising) in the 1960s, of Peter Folger and Charlie Bettencourt in the 1970s, and more recently of the Driscoll family (cattle raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B

Though associated with and probably used by Carter Lane and Charlie Bettencourt from the 1960s and by Peter Folger and Charlie Bettencourt in the 1970s, and more recently by the Driscoll family, the LFR-2 barn is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C

The barn is a simple, utilitarian wooden structure, but is not an exceptional example of one. It is not an extraordinary example of a master craftsman. The building is not considered eligible for listing on the CRHR under Criterion C.

Criterion D

Since the structure is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity

The LFR-2 structure retains its integrity of location and setting, but has lost its integrity of materials, design, workmanship, feeling, and association. The barn has been subject to a few alterations and additions over time. A shed roof, low addition has been added to the entire south elevation of the original barn, which may have been done many years ago. Replacement siding consisting of plywood has been placed along the north elevation. For these reasons, the barn's integrity has been compromised.

The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

Structure LFR-3: Workshop/Shed

California Register of Historic Resources criteria:

Criterion A

Structure LFR-3 is a workshop or shed. It is thought to be at least 50 to 56 years old as it is shown on the 1968 aerial photograph (NETR 1968). It has been under the ownership, rental, or lease of Carter Lane in the 1960s, of Charlie Bettencourt (dairying and cattle-raising) in the 1960s, of Peter Folger and Charlie Bettencourt in the 1970s, and more recently of the Driscoll family (cattle-raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B

Though associated with and probably used by Carter Lane and Charlie Bettencourt from the 1960s and by Peter Folger and Charlie Bettencourt in the 1970s, and more recently by the Driscoll family, the LFR-3 structure is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C

The workshop/shed is a simple, vernacular, utilitarian wooden structure, but is not an exceptional example of one. It is not an extraordinary example of a master craftsman. The building is not considered eligible for listing on the CRHR under Criterion C.

Criterion D

Since the structure is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity

The LFR-3 structure retains its integrity of feeling, association, location, and setting, but has lost its integrity of materials, workmanship, and design, as it appears to have replacement siding of

plywood over much of its exterior. One large door on the east elevation and a central portion of its west (rear) elevation retains an older, wide, vertical board siding, the west section being board and batten. It has not been subject to alterations or additions over time. The shed retains its integrity.

The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

Structure LFR-4: Large Barn, Collapsed

California Register of Historic Resources criteria:

Criterion A

Structure LFR-4 is a large collapsed barn. It is thought to be at least 63 years old as it is shown on the 1953 aerial photograph (NETR 1953). It has been under the ownership of the Driscoll family (cattle-raising) from the 1970s or 1990s to the present. The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B

Though associated with and probably used by the Driscoll family, the LFR-4 structure is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C

The barn is completely collapsed, but appears to be a simple, typical utilitarian wooden barn, but is not known to be an exceptional example of one. It is not an extraordinary example of a master craftsman. The building is not considered eligible for listing on the CRHR under Criterion C.

Criterion D

Since the structure is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity

The LFR-4 structure retains its integrity of materials and location, but has lost its integrity of design, workmanship, feeling, and association. It has completely collapsed in place and therefore its integrity has been severely compromised.

The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

RECOMMENDATIONS

The architectural survey of the Project Area was completed on April 22, 2016, covering 26 standing and collapsed structures, 21 of which are historic (45 years old or more) in age and five were modern. None of the 21 historic-age buildings are recommended as eligible for listing on the California Register of Historical Resources. No further assessments are recommended.

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1948 *Land in California: The Story of Mission Lands, Ranchos, Squatters, Mining Claims, Railroad Grants, Land Scrip, Homesteads*. University Press, Berkeley, CA.

San Mateo County

1960 *Official Map of the County of San Mateo*, San Francisco, CA.

Schwind, Janet and the Skyline Historical Society

2914 The South Skyline Story. Skyline Historical Society.

U. S. Census

1850 *1850 United States Federal Census*, provided by Ancestry.com, Provo, UT.

1860 *1860 United States Federal Census*, provided by Ancestry.com, Provo, UT.

1870 *1870 United States Federal Census*, provided by Ancestry.com, Provo, UT.

1880 *1880 United States Federal Census*, provided by Ancestry.com, Provo, UT.

1900 *1900 United States Federal Census*, provided by Ancestry.com, Provo, UT.

1910 *1910 United States Federal Census*, provided by Ancestry.com, Provo, UT.

1920 *1920 United States Federal Census*, provided by Ancestry.com, Provo, UT.

1930 *1930 United States Federal Census*, provided by Ancestry.com, Provo, UT.

1940 *1940 United States Federal Census*, provided by Ancestry.com, Provo, UT.

USGS (United States Geological Survey)

1902 Santa Cruz, Calif. 1:125,000 scale topographic map, United States Geological Survey, Department of the Interior, Washington D. C.

- 1940 Halfmoon Bay, Calif. 15 minute topographic quadrangle, United States Geological Survey, Washington D. C.
- 1955 La Honda, Calif. 7.5 minute topographic quadrangle, United States Department of the Interior, Geological Survey, Washington D. C.
- 1961 La Honda, Calif. 7.5 minute topographic quadrangle, photorevised 1968, United States Department of the Interior, Geological Survey, Washington D. C.
- 1991 La Honda, Calif. 7.5 minute topographic quadrangle, United States Department of the Interior, Geological Survey, Denver, CO

APPENDIX A. QUALIFICATIONS



DESIREÉ RENEÉ MARTINEZ
Project Manager/Principal Archaeologist

EDUCATION

1999 M.A., Anthropology (Archaeology), Harvard University, Cambridge

1995 B.A., Anthropology, University of Pennsylvania, Philadelphia

SUMMARY QUALIFICATIONS

Ms. Martinez is a qualified archaeologist with 21 years of experience in archaeological fieldwork, research, and curation. She has expertise in the planning, implementation, and completion of all phases of archaeological work and has participated in archaeological investigations as a principal investigator, crew member, and tribal monitor. She meets national standards in archaeology set by the Secretary of Interior's *Standards and Guidelines for Archaeology and Historic Preservation*. Her experience also includes compliance with CEQA, NEPA, NHPA Sec. 106, NAGPRA, SB 18, AB 52, California General Order 131-D exemption, and other cultural resource laws. Ms. Martinez has managed technical assessments and prepared cultural resources sections for EIR, EIS, and PEA documents. In addition, Ms. Martinez has extensive experience consulting with Native American leaders and community members in a variety of contexts. Finally, Ms. Martinez is at the forefront of creating and implementing collaborative archaeological agendas at the State and National levels.

Devers-Palos Verde 500 kV No. 2 Transmission Line Project, Southern California Edison, Devers Valley, Riverside County, CA. Provided regulatory oversight and project management regarding cultural and paleontological resources. Collected extensive archaeological, ethnohistorical and historical information about the use and significance of Edom Hill, located in Desert Hot Springs, and the Lakeview Mountains Cultural Landscape, located in Lakeview, to the Southern California Native American tribes. Prepared evaluation reports of the hill and mountains for inclusion in the National Register of Historic Places as a Traditional Cultural Properties. Documented findings in a written report and gave public presentations of results in a number of professional venues. Lead In-house Consultant Archaeologist. 2011- 2015

Devers-Mirage Project, Southern California Edison, Palm Springs, Riverside County, CA. Collected extensive archaeological, ethnohistorical and historical information about the use and significance of Garnet Hill (aka Hoon wit ten ca va), located in Palm Springs. Evaluated hill for inclusion in the National Register of Historic Places as a Traditional Cultural Property. Documented findings in a written report and gave public presentations of results in a number of professional venues. Lead In-house Consultant Archaeologist. 2011- 2013

Historical Sites Preservation, Veterans Affairs Long Beach Healthcare System, Long Beach, Los Angeles County, CA. The undertakings involve eleven projects, divided into two construction phases for improvements to the campus. One National Register-listed prehistoric archaeological site, the Puvungna Indian Village, is known on the campus. Edited the MOA, NAGPRA POA and wrote portions of the Historic Resources Treatment Plan. Archaeologist. 2015

Veterans Affairs Long Beach Health Systems, Cultural Resources Services and Native American Monitoring, Long Beach, Los Angeles County, CA. Managed a variety of public works and infrastructure improvements on the VALBHS campus. Services have included archaeological surveys, testing, archaeological monitoring, providing and managing Gabrielino (Tongva) Native American monitoring, and compliance reporting. Native American monitoring was provided on a rotating basis from a number of Gabrielino (Tongva) tribes as per a Memorandum of Agreement between the VALBHS, State Historic Preservation Office. Projects on the campus have included: an intensive-level archaeological survey utilizing ground penetrating radar and magnetometry to identify subsurface cultural debris, accurately map abandoned utilities, and locate a historic trash pit within the APE; archaeological and Native American monitoring of construction activities of the Fisher House and Golf Course project area; Principal Archaeologist. 2014-present



LYNN FURNIS, RPA
Principal Architectural Historian

EDUCATION

1999 M.A., Anthropology, University of Nevada, Reno
 1972 B.A., Anthropology, University of California at Davis

Ms. Furnis is a Registered Professional Archaeologist, historical archaeologist and architectural historian with 45 years of experience in the western United States. She meets the qualifications required by the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation*. Ms. Furnis is a skilled professional who is well-versed in the compliance procedures of CEQA, Section 106 of the NHPA. As an architectural historian, she has recorded hundreds of historic buildings and authored major architectural survey reports. Studies of built-environment resources include archival research, field investigation, significance criteria and determinations, assessment of impacts/effects, and management plans. Ms. Furnis has evaluated numerous historic properties/historical resources for inclusion on the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR). Finally, Ms. Furnis has conducted in-depth research into the history of the Italian-Swiss who settled in Sacramento County during the 1850s to 1880s. The Zanoni name in the Guerra-Zanoni Ranch is an Italian-Swiss name.

SELECTED PROJECTS

Historic Context for the Los Flores Ranch IWMF Landfill Project, Santa Maria, CA. Historic Context Author. Researched the history of the Project Area, including the history of the Los Alamos Ranch and the Cat Canyon Oil Field in Santa Barbara County, identified pertinent themes, and wrote the historic context for the larger archaeological project and report on behalf of the City of Santa Maria.

Steele Ranch Intensive Inventory and Architectural Recordation, Reno Tahoe Airport Authority, Reno, NV. Field Director, Architectural Recorder, Photographer. Conducted an intensive archaeological inventory of a historic Truckee Meadows ranch site where trees, shrubs, fences, and 11 buildings were still standing. Assisted in the detailed recording and documenting of all 11 standing buildings through the use of notes, measurements, and black and white photography. Co-authored the final inventory and architectural data recovery report.

Troy Camp Inventory and Public Interpretation Project, Nye County, NV. Cultural Resources Inventory and Creation of Five Interpretive Products on behalf of the U.S. Forest Service. Field Director for Class III Inventory of the historic (1870s) Troy mining/milling camp in Troy Canyon, Nevada. Primary author of the resultant inventory report, as well as creator of a middle school level lesson plan about Troy. Co-producer of a PowerPoint slide presentation and accompanying narration, a web page for the U.S. Forest Service regarding Troy, and a large interpretive exhibit. Also, a brochure was produced by other personnel about Troy and its place in central Nevada mining.

Thousand Springs Power Plant Project, Sierra Pacific Power Company, near Wells, Elko County, NV. The project involved preliminary environmental impact studies for a proposed coal-burning power plant requiring survey and evaluation of standing structures and archaeological sites within a 315-square-mile area, to assess viewshed impacts on standing ranch-related buildings.

Marshall Gold Discovery Project, Coloma, El Dorado County, CA. As Crew Chief, conducted survey and inventory of all historic/prehistoric cultural resources at Marshall Gold Discovery S. H. P., Coloma, California on behalf of the California Department of Parks and Recreation. The gold discovery site was a mining camp, possessing substantial historic resources.

I-80 and US 395 South Architectural Survey and Evaluation, Reno and Sparks, NV. Field Director, Researcher, and Report Co-Author. Defined the architectural Area of Potential Effects (APE) for a 10-mile segment of I-80 through Sparks and Reno, Nevada, as well as a 2-mile segment of US 395. Directed the field locating, recording, and photographing of more than 200 buildings and structures within the APE. Completed more than 200 Nevada State Historic Preservation building forms and researched the histories and associations of each building. Co-authored a full inventory report including extensive historic context, methods, building descriptions, and resource evaluations, as well as a complete set of maps for the 12-mile long corridor.

EDUCATION

1994 *B.A., Anthropology (Physical), University of California, Berkeley*

SUMMARY QUALIFICATIONS

Ms. Schell has 20 years of experience in cultural resource management in California. Her wide ranging experience includes both prehistoric and historic period archaeology. Ms. Schell meets national standards in archaeology set by the Secretary of Interior's *Standards and Guidelines for Archaeology and Historic Preservation*. She conducts surveys, monitoring, excavation at the testing and data recovery levels, prehistoric and historical site recording, prehistoric and historical artifact identification and preparation for curation. Ms. Schell has participated in numerous studies and prepared compliance reports. She has conducted archival research at local repositories and collected oral histories from the families associated with California ranches. Ms. Schell, based on her family's central California ranching history, has access the larger network of California ranching families to gather information regarding the ranching history of the project and surrounding areas.

SELECTED PROJECTS

Regional Oral History Office, Bancroft Library, UC Berkeley, Berkeley, CA. The ROHO documents history through carefully researched audio and video interviews and transcribed oral histories. Interviews are conducted with the goal of a full and accurate account of events central to the lives of the interviewee. Ms. Schell worked with researchers in preparation of the interviews, and then synthesized the product through transcribing the recorded interviews.

South Access to Golden Gate Bridge–Doyle Drive P3 Project, FHWA/Caltrans District 4, San Francisco County Transportation Authority, San Francisco, CA. Cultural resources monitoring of road replacement impacting this National Historic Landmark--the Presidio of San Francisco, National Park Service-Golden Gate National Recreation Area. Work areas include the previously demolished Pan Pacific International Exposition buildings from 1915 and Presidio military installation remains. Discoveries have included isolated artifacts, building remains, foundations, wood stave conduits, the Mason Street Railroad tracks, incinerator deposits, portions of the Presidio Ravine Creek Dump, and retaining walls. NHPA Section 106/CEQA compliance. Sub Flatiron. Archaeological Monitor. 2015

Exposition Light Rail Transit Phase II, Exposition Rail Construction Authority/Los Angeles County Metropolitan Transportation Authority, Los Angeles, CA. The project involves extension of the Expo Light Rail system for 8 miles from Culver City to Santa Monica, including construction of seven stations, grade separations, and associated facilities. Much of the project alignment replaces a historic electric railroad known as the Santa Monica Air Line (SMAL) and was constructed in the existing SMAL right-of-way. During monitoring, eighty-two features associated with the rail line and sixty-eight artifacts were recorded. Contributed to Monitoring Report. Sub to URS Corporation. Archaeologist. 2015

Ansel Adams Gallery Complex Rehabilitation Project, Yosemite National Park, Mariposa, CA. Conducted test pits around historic era buildings for foundation improvements. Osteologist/Archeological Technician. 2011

North Area Historic-Era Sites Evaluation, Western Area Power Authority. Tasks included site descriptions, quality control, graphics, and contributions to report production. Archaeologist. 2014

Good Earth Phase II, Good Earth Grocery Store. Conducted test pits around historic era buildings for foundation improvements. Osteologist/Archeological Technician. 2011



TIM SPILLANE
Archaeologist

EDUCATION

- 2010 Master of Arts in Text and Material Culture, Roehampton University, London, UK
- 2008 Dual Bachelor of Arts in Anthropology (Archaeology Emphasis) & English Literature San Francisco State University.

SUMMARY QUALIFICATIONS

Mr. Spillane has more than seven years of experience working with agencies in the public and private sectors, developing particular expertise in the historical and prehistoric archaeology of the San Francisco Bay Area. He regularly serves as field director and lead archaeological/paleontological monitor; identifies historic artifacts and features; documents all resources encountered during construction in daily logs; and completes DPR forms for newly discovered sites. A major recent project involved identification, collection, processing, researching, and cataloging nearly 5,000 isolated historic and prehistoric artifacts.

SELECTED PROJECTS

Apple Campus 2 Project, Milpitas, Santa Clara County, CA. Monitored a variety of construction activities associated with the campus development. Identified paleontological resources as well as historic archaeological artifacts and features. Took digital photos and UTM points, analyzed and interpreted soil profiles, and produced daily monitoring reports. Lead Archeological/Paleontological Monitor. 2014

South Main Street Apartments Project, Shea Properties, Milpitas, Santa Clara County, CA. Monitored a wide range of ground-disturbing activities at an Ohlone burial site and historic Rancheria. Documented all resources encountered during construction in daily logs, taking digital photos and UTM points, and mapped out their placement in ArcGIS. Produced daily monitoring reports. Worked with MLDs from Archaeor, Rick Thompson and Vincent Medina. Archaeological Monitor. 2013

Presidio Parkway Project, San Francisco, San Francisco County, CA. Monitors construction activities associated with Presidio Parkway tunnel, roadway, and viaduct placement, identifies historic artifacts and features, takes digital photos and UTM points, coordinates with construction staff, as well as produces daily monitoring reports. Lead Archeological Monitor. 2013-present

Indigenous Archaeological Overview and Assessment, Marin, San Francisco, and San Mateo Counties, CA. Performed a broad overview and assessment of all known indigenous archaeological sites within the legislative bounds of the GGNRA, which include resources in Marin, San Francisco, and San Mateo Counties. The scope of the project has involved individual site visits for the purpose of carrying out vital condition assessments which will serve as the basis of management recommendations to be included in a final overview report. Completed DPR forms for new sites discovered; updated NPS ASMIS records for all resources assessed; and composed an overview report which discusses the historic and scientific significance of the indigenous sites managed by the Park, outlined critical areas requiring focused survey, and provided a source for the design of future studies and management approaches. Archaeologist. 2013-2014

Willits Bypass Project, Willits, Caltrans, Mendocino County, CA. Monitored numerous construction activities associated with a highway bypass in the area of numerous prehistoric Pomo sites. Conducted pedestrian surveys, identified historic and prehistoric artifacts and features, took digital photos and UTM points, as well as completed daily monitoring reports. Processed and cataloged lithic recoveries and served as part of the field crew for data recovery at a previously undocumented prehistoric site. Archeological Monitor/Technician II. 2013-2014



ANDRE-JUSTIN C. SIMMONS
Archaeologist

EDUCATION

2014 M. A., Anthropology, California State University, Fullerton
 2010 B. A., Anthropology and History, California State University, Fullerton, graduated *cum laude*
 2007 A. A., History, Citrus College, Glendora, CA

SUMMARY QUALIFICATIONS

Mr. Simmons is a Registered Professional Archaeologist (RPA) and cross-trained paleontologist with extensive field experience in survey, monitoring, faunal analysis, and excavation. He exceeds the qualifications required by the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation*. Further, he is certified in Geographic Information Systems (GIS) and specializes in ESRI's ArcGIS software. He regularly prepares Area of Potential Effects maps in coordination with Caltrans, as well as contributing to HPSR/ASR/HRER technical reports. Mr. Simmons is responsible for supervising GIS data collection and management, geospatial analysis, and the production of GIS maps and databases for large and small-scale projects. Mr. Simmons is well versed in CEQA and NHPA Section 106 compliance procedures and reporting. He has expertise in laboratory preparation and analysis gathered from internships at CSUF, volunteer experience at the Page Museum at the La Brea Tar Pits, and several projects conducted by Cogstone. His key research interests include settlement patterns and use of space among Paleoindians, the American Southwest, early historic and prehistoric California, and historical Mexico. He has over six years of experience in California Archaeology and paleontological monitoring along with more than 24 hours of paleontology training and over four years of GIS experience.

PROFESSIONAL EXPERIENCE

Bodie Hills FY14-15 Cultural Resources Survey, Desert Restoration Project, Bureau of Land Management, Bishop Field Office, Mono County, CA. Class III Cultural Resources Inventory survey of 2,721 acres of BLM land identified for vegetation management. Work includes records search, intensive pedestrian survey, archaeological resource inventory and NRHP site evaluations, and a technical report. The survey area is located between the Town of Bridgeport and Lee Vining. Field Director. 2014-2015

Fort Irwin, U.S. Army National Training Center/GSA Region 9, San Bernardino County, CA. Class III Cultural Resources Inventory Survey and National Register Evaluation of Archaeology Sites. Prepared GIS maps of sites and artifacts recorded during an intensive 9,309 acre archaeological field survey. Prepared GIS survey coverage maps. The project involved survey, site recording and site evaluation to Section 106 standards. The contract also involves biological surveys of the area which will be conducted by Louis Berger Group in Spring 2015. Archaeology Field Technician/GIS Specialist. 2014-2015

Fort Irwin, U.S. Army National Training Center/GSA Region 9, San Bernardino County, CA. Class III Cultural Resources Inventory Survey and National Register Evaluation of Archaeology Sites. Prepared GIS maps of sites and artifacts recorded during an intensive 14,367 acre archaeological field survey. Prepared GIS survey coverage maps. Archaeology Field Technician/GIS Specialist. 2012-2013

Fogarty Substation Construction, near Lake Elsinore, CA. Cultural Resources Monitor. Performed monitoring during construction activities for new electrical substation. 2011

Longboat Solar I and II, EDF Renewable Energy, Barstow and Lenwood, San Bernardino County, CA. Prepared GIS maps for inclusion in Cultural Resources Phase I and Extended Phase I studies (Phase I) and supplemental studies (Phase II) to support MND for this ~235-acre site. The project involved archaeological and paleontological resources records search, Sacred Lands search, NAHC consultation. Sub to Environmental Intelligence. Field Technician/GIS Specialist. 2014-ongoing

SARAH NAVA

Archaeologist/Cross-Trained Paleontologist
and GIS Technician

EDUCATION

2013 Archaeology Field Program, Pimu Catalina Island Archaeology Project, California State University, Northridge, RPA Scholarship Recipient
2013 GIS Certification Program, Southwestern Community College
2008 B.A., Anthropology, California State University, Long Beach

SUMMARY QUALIFICATIONS

Ms. Nava is a dual-qualified archaeologist/paleontologist with six years of cultural resource management experience. As a field technician, crew chief, and geospatial technician, she has conducted monitoring, survey, site recording, and excavation. Her laboratory activities include artifact sorting, data entry, and generating site location maps. She specializes in using geographical information systems in cultural resource management and archaeology. She uses data collected in the field to analyze through GIS and software technologies. She has completed over 120 hours of cultural resource management workshops. She has presented research data and conclusions at professional conferences. Her professional memberships include the Society for American Archaeology and Society for California Archaeology.

SELECTED PROJECTS

Caltrans District 6, On-Call Paleontology (06A1786), Merced, Madera, Tulare, Kings, and Kern Counties, CA. Contributor to User Guide Book for the Fossil Sensitivity Inventory Link (FOSIL) Geospatial Database, responsible for producing a GIS training guide Sub to Parsons. Geospatial Technician. 2014

Caltrans District 6, On-Call Paleontology (06A1320), Merced, Madera, Tulare, Kings, and Kern Counties, CA. SR 99 Arboleda Drive Interchange widening: sorted and documented collection of 1,667 late Pleistocene fossils, including a mammoth, recovered from 128 localities. SR 41 Kettleman City widening: conducted paleontological monitoring during construction. Assisted with preparation and identification of the 800 vertebrate, invertebrate and plant fossils recovered during paleontological monitoring for the widening and rehabilitation of an 8.5 mile segment of the highway. Sub to URS Corporation. Paleontology Monitor/Laboratory Technician. 2013

Exposition Light Rail Phase 2, Exposition Transit Authority, Los Angeles County Metropolitan Transportation Authority, Culver City to Santa Monica, Los Angeles County, CA. Conducted archaeological/paleontological monitoring during construction of multiple stations, tracks and utility relocations. Field Technician. Sub to URS. 2013

Perris Valley Line Project, Metrolink, Riverside County Transportation Commission, Riverside County, CA. The project involved a 24-mile extension of the Metrolink 91 Line extending the connection from Riverside through Moreno Valley to Perris. Provided paleontological monitoring for construction of four new stations, upgrading associated track and utility relocations. Sub to HDR Engineering. 2013

Metropole Vault Replacements, Southern California Edison, Avalon, Catalina Island, Los Angeles County, CA. Conducted archaeological monitoring and coordinated with Native American monitors during ground disturbing activities of a 30,000 s.f. APE that resulted in an excavation. The site is located in proximity to the original Tongva tribal village on the island. Archaeological Field Technician. 2014

Fort Irwin National Training Center, San Bernardino, CA. Cultural Resources Inventory Survey of 14,316 Acres and National Register Evaluation of Archaeology Sites. Archaeological Field Technician. 2013

NAVFAC Atlantic Division, Naval Air Weapons Station China Lake, Kern County, CA. Section 110 Intensive Archaeological Inventory on Ranges. Conduct Section 110 archaeological inventory and site recording; Primary Client: Cultural Resource Analysts. Crew Chief. 2015

APPENDIX B. SOURCES CONSULTED

Table 3. Appendix B-1: Detailed Research Results- Libraries and Museums Visited

Libraries and Museums Visited	Date Visited	Visit Results
Bancroft Library, University of California, Berkeley	April 28, 2016	Viewed the Official Map of San Mateo County, California. Compiled and drawn by Davenport Bromfield, County Surveyor, 1894. Viewed “Younger Brothers” by Carl W. Breihan. Published by the Naylor Company, San Antonio, 1961. “The Italian Swiss Colonies in California” by Maurice Edmond Perret, Master’s Thesis, 1942. For J.A. Folger Coffee Was Pure Gold. J.A. Folger and Company History Pamphlet, 1978.
Main Library, University of California, Berkeley	April 28, 2016	Viewed “The Last of the Great Outlaws, the Story of Cole Younger” by Homer Croy. Published by Duell, Sloan and Pearce, NY, 1956.
Earth Sciences and Map Library, University of California, Berkeley	April 28, 2016	Official Map of San Mateo County, Compiled and Drawn by Geo. A. Kneese, County Surveyor, 1927. Viewed Denny’s pocket map of San Mateo County California, c. 1913.
Folgers Coffee Company	April 28, 2016	Emailed Folgers Coffee Company to request any family history resources. They replied 4/29/2016 indicating the company no longer has ties with the Folger family and they included a link the Folger Stable.
San Mateo County History Museum Archives	May 3, 2016	Viewed “History of La Honda” by Werner Foss, College of San Mateo, Student Manuscript, 1941. Viewed “The Lumbering Industry in San Mateo County, by A.H. Nicoli, College of San Mateo, Student Manuscript, 1940. Viewed the Obituaries for Norma Younger and Aileen Zanoni. Viewed “Cattle Brands of San Mateo County” College of San Mateo, Student Manuscript. Viewed “The South Skyline Story” by Janet Schwind and The Skyline Historical Society, Redwood City, 2015

Table 4. Appendix B-2: Detailed Contact and Research Results- People Contacted

People Contacted	Original Date Contacted	Response
Don Hanna	April 24, 2016	Called and talked to Don Hanna about some of the equipment that Lynn Furnis photographed during survey as well as dairying and cattle raising.
Paisley Kirkpatrick	April 26-29, 2016	Emailed April 26, 2016. She emailed with genealogical information about her family.
Jeanette Modena	April 26, 2016	Called April 26, 2016. Descendent of Henry Cunha. She did confirm that the Sears Ranch was not the same place as the Ray Ranch, but concluded that she was very busy and did not have time to volunteer.
Judy Wilson	April 29, 2016	Called on the phone April 29, 2016. Judy provided the names of potential informants: Charles Bettencourt, Bonnie Rapley, Danny Coy, Gary Woodhams, Mary Bordi. Judy Provided many insights about life on the ranch from the 1950s to present. She lives in a ranch built by John Sears in 1862 which Cole Younger helped build.
Bonnie Rapley	April 30, 2016	Called, the number was incorrect.
Gary Woodhams	April 30, 2016	Called and left a voice mail.
Mary Bordi	April 30, 2016	Called and left a voice mail. She returned my call May 1, 2016. Mary provided information about the timber and oil industries. Suggested Frank Stanger as a source of local history.
Charles Bettencourt	April 30, 2016	Called and left a voice mail. He returned my call May 1, 2016. Charles provided information about the Folger Ranch history.

APPENDIX C. ADDENDUM

(Originally submitted to Aaron Hebert, Project Manager, on June 20, 2016 as a letter report.)

June 20, 2016

From: Lynn Furnis, Architectural Historian

To: Aaron Hebert, Project Manager

RE: Letter Report with additions for Driscoll Ranch Architectural Survey and Evaluation Report

Aaron,

As you will see below, I have assembled the additional research Cogstone completed after submitting our draft report *Architectural Survey and Evaluation Report for Driscoll Ranch near La Honda, San Mateo County, California* by Lynn Furnis, in May, 2016. It is divided into a few sections, the major piece being the ownership history of the Wool Ranch. Please let me know if there is anything else you need from us.

INTRODUCTION

Following the completion and submission of Cogstone's draft version of *Architectural Survey and Evaluation Report for Driscoll Ranch near La Honda, San Mateo County, California* (Furnis 2016), additional historical research was conducted in order to more fully address questions posed by the Historic Resources Advisory Board of San Mateo County (HRAB). The Board met with representatives from Cogstone and from the Midpeninsula Regional Open Space District at their May 18th meeting to discuss the Driscoll Ranch project.

Additional historical background information was gathered and is presented in this letter report. Useful and relevant information was found, but none of it changes the conclusions or recommendations made in the final Cogstone report (Furnis 2016). It is submitted in the form of a letter report, to be included as part of the Final version of the *Architectural Survey and Evaluation Report for Driscoll Ranch near La Honda, San Mateo County, California* (Furnis 2016).

ADDITIONAL HISTORIC RESEARCH RESULTS

DAIRYING AND CATTLE RANCHING IN SAN MATEO COUNTY

During the second half of the 19th century, dairying was prominent on the peninsula. For those dairies close to San Francisco, fresh milk was the main product, as it could be transported quickly enough to consumers. For dairies on the lower peninsula and coast, butter and cheese were the primary products, as they did not require refrigeration for shipping to San Francisco (California Cattlemen 1966:18). After World War I, beef cattle began to be introduced to San Mateo County for grazing. While a few had been there before, only in the 1920s were they brought in in large numbers. Dairying continued but began a steady decline from the 1940s to the 1960s. Dairy cattle had numbered about 12,000 in 1941, but by 1964 were only 2,000 in the county. Conversely, beef cattle reached their height in 1958, at approximately 7,000, where they stayed until at least 1964.

The ranches within the Driscoll Ranch portion of the Open Space Preserve all began with grazing during the Mexican period, with grazing and dairying being pursued during the mid- to late-1800s. During this time, Irish and Italian-Swiss immigrants, and Euroamericans occupied the land. In later years, Portuguese immigrants also conducted dairying. All raised hay and oats, and some barley, as well. The Zanonis, Cunhas, Manuel Alexander, Charlie Bettencourt, Peter Faber and others were dairymen from the early to mid-twentieth century, while some of them

switched to beef cattle in later years. When the Driscoll Ranch was established, beef cattle were being grazed to the exclusion of dairying. As of 1965, there were an estimated 100 cattle ranches in San Mateo County (California Cattlemen: 18).

ADDITIONAL INFORMATION ABOUT HENRY CUNHA

Henry Enos Cunha leased land from the Guerra and Wool families for about 30 years, from the 1950s to the 1980s, working the Ray, Guerra-Zanoni, and Wool ranches during that time (Judy Wilson, personal communication, April 29, 2016). Cunha was born in Half Moon Bay in 1922 and died in 1999 at the age of 76 in La Honda. In addition to having a wife and four daughters, Cunha was active in local organizations such as the Local 4-H clubs, the Native Sons of the Golden West, and was a supporter of the Half Moon Bay and Pescadero Societies of the Divine Holy Spirit (I. D. E. S.) – a Portuguese organization (San Mateo County Times 1999:75-425).

ADDITIONAL SEALE/WOOL RANCH HISTORY

The Seale/Wool Ranch is located in the north-central section of the former Driscoll Ranch property, in Sections 4 and 9 (Furnis 2016: Figure 2). As with the other Project Area ranches, the Wool Ranch first belonged to Mexicans during the Mexican Period in Upper California. According to a legal county document from November 26, 1855, one league (~3 miles) of land in the Rancho San Gregorio was granted to Salvador Castro by Francisco and Encarnacion Rodrigues in previous years (Abstract of Title 1909:50, 51). During the American period, in 1855, Castro entered into a bond agreement whereby Andrew Yates agreed to pay Castro \$6,000 within 12 months or Yates would sell a certain tract of land, one league in size. Yates essentially mortgaged the land in order to pay back Castro at this same time. On December 6, 1856, Castro transferred the mortgage to Henry Wilkins, enabling him to try to recoup the \$6,000 and to keep the funds for his own use if successful (Abstract of Title 1909:54) (See Table 1, below).

On March 3, 1858, Franklin Todd deeded to Henry W. Seale, for the sum of \$450, a tract of land 95 acres in extent and located within Section 4, of Township 7S, Range 4W. This was part of the Rancho San Gregorio property (Abstract of Title 1909:104). On August 4, 1863, Henry W. Seale was granted the deed to 1114.30 acres of land by Lloyd Tevis, for \$5,000 (Abstract of Title 1909:82, 83, 93). The record noted that this was the same acreage that had been conveyed to James W. Bell by Gustave Touchard. Lloyd Tevis acquired the acreage from James Bell prior to 1863. For \$5.00, Henry W. Seale deeded to Joseph Buchannan Seale (relationship unknown) this same 1114.30 acres on August 31, 1866 (Abstract of Title 1909:93).

A parcel consisting of 120 acres was patented to Helen Schultz, widow of a veteran Peter

Schultz, who fought in the War of 1812. She assigned 110.47 acres of the original 120 to William Wilson in 1867 (Abstract of Title 1909:103, 104). The parcel given to Wilson eventually was part of the Seale Ranch. Later in 1867, William Wilson received an additional patent nearby for 51.35 acres from the U.S. General Land Office.

On April 19, 1870, Joseph Buchannan Seale deeded back to Henry W. Seale the 1114.30 acres that Henry Seale had sold to him in 1866 (Abstract of Title 1909:94). Henry paid \$1,500 for the property. The 1868 Official Map of San Mateo County shows property belonging to Henry Seale that is 1114 acres in extent (Easton 1868). By 1877, he owned the 1114 acres plus another 62 acres located along the eastern flank of Section 4 of Township 7 S, Range 4 W (Cloud 1877). In 1888, Henry W. Seale was granted a deed from Thomas Hennessey for 200 acres within sections 3 and 4 of Township 7 S, Range 4 W, for the sum of \$10.00 (Abstract of Title 1909:110).

On May 23, 1890, the Seale property, now in the estate of the deceased Henry W. Seale, was distributed to Thomas Seale. The Seale Ranch amounted to 1314.30 acres at this time and it is depicted on the 1894 Official Map of San Mateo County (Bromfield 1894). During that same year, Thomas Seale entered into a lease agreement with Natale Fry, for 1500 acres, to be leased for a period of five years and for \$1500 per every six months (Abstract of Title 1909:95). The lease was to be in effect from late 1891 through 1896.

In 1897, Thomas Seale began leasing 1500 acres, possibly the same 1500 acres to James and Barnado Zanoni for the purposes of farming and dairying (Abstract of Title 1909:96). Fry's lease would have been up by this time, so the Zanoni Brothers likely took over working the same land. According to George Bordi, Joe Zanoni was raised on the Wool Ranch, probably in the 1920s and 1930s. Joe leased adjacent property from the Guerras in the 1940s (G. Bordi 2006).

The 1909 county map names Thomas Seale as property owner (Furnis 2016: Figures 6-9; Neuman 1909). But in July of 1908, a decree of distribution was issued regarding the estate of Thomas Seale, who was then deceased (Abstract of Title 1909:118). The entire estate was distributed to Alfred and Mabel Seale, the son and daughter of Thomas, including approximately 1314 acres of land in San Mateo County [all of it within the Driscoll Ranch Project Area]. In the following year, Alfred Seale and his wife Grace granted power of attorney to C. L. Smith for the purpose of executing “a deed conveying their property – as follows:

That portion of San Gregorio Rancho described on the County Map as Seale Ranch, containing 1,300 acres of land, more or less, said land lying Westerly of the Hughes Ranch and Northerly of the Spring Ranch in San Mateo County, State of California” (Abstract of Title 1909:119).

A few days later, in July, 1909, the Seales and Albert's sister Mabel (now Mabel S. Laumeister) deeded 1293.52 acres of land to Emilia D. Silva (Abstract of Title 1909:121). This transaction ended the Seale Ranch era and began a new one at what is now known as Wool Ranch

By 1927, Peter Faber owned the ranch and was a dairyman who used it for haying and pasturage for dry stock, as he also owned a commercial dairy in Palo Alto (Kneese 1927). The 1927 Official Map of San Mateo County and the Half Moon Bay 1940 USGS topographic map show no buildings or structures at the current location of the Wool Ranch in those years (Furnis 2016: Figure 1; Kneese 1927; USGS 1940). However, the 1953 aerial photograph does show the house, barns and other buildings at the current location, along what was known as "Seale Road" on some maps (Furnis 2016: Figure 15; Bromfield 1894). It is possible the buildings were in existence prior to 1940, as the USGS topographic maps were sometimes years behind in reflecting built resources on the ground. George Bordi's account of Joe Zanoni being raised on the Wool Ranch property certainly suggests that a ranch house existed on the Wool Ranch property (G. Bordi 2006). Since the Zanoni Brothers leased the Seale Ranch from Henry Seale in the late 1890s to early 1900s, this makes sense.

Following the Faber occupancy, A. J. and D. E. Wool owned the ranch, as well as other properties to the north. They are shown on the 1960 county map (San Mateo County 1960). In the 1960s, A. J. Wool was a member of the San Mateo County Cattlemen's Association and sponsored an article on the history of San Mateo County (California Cattleman 1966:16). In the article, A. J. Wool was listed as a resident of La Honda. The Henry Cunha family leased the Wool Ranch for 30 years, from the 1950s to the 1980s (Judy Wilson, personal communication, April 29, 2016). The ranch buildings are shown in aerial photographs from 1953, 1956, and 1960 (Furnis 2016: Figures 15-17). They used the property for dairying and growing hay and oats, and may have seasonally occupied the house. Sometime during the 1970s to 1990s, the property was acquired by Rudy Driscoll Jr.

Table 1 shows the succession of property owners and transactions regarding the Seale, Silva, and Wool ranches.

Table 1. Chain of Ownership and Acquisition of the Seale/Wool Ranch

Grantor	Grantee	Date	Acreage or \$\$	Type of Transaction
Francisco & Encarnacion Rodrigues	Salvador Castro	November 26, 1855	One league (approximately 1920 acres)	Deed
Salvador Castro	Andrew I. Yates	November 26, 1855	\$6,000.00	Bond
Salvador Castro	Andrew I. Yates	November 26, 1855	One league	Mortgage
Salvador Castro	Henry Wilkins	December 6, 1856	\$6,000.00	Mortgage transfer
Franklin Todd	Henry W. Seale	March 3, 1858	\$450.00 for 95 acres in T7 S, Range 4W, Sec. 4	Deed
Gustave Touchard	James W. Bell	Pre-1863	1,114.30 acres	Deed?
James W. Bell	Lloyd Tevis?	Pre-1863	1,114.30 acres	Deed?
Lloyd Tevis	Henry W. Seale	August 4, 1863	\$5,000.00 for 1,114.30 acres	Deed
Henry W. Seale	Joseph Buchannan Seale	August 31, 1866	\$5.00 for 1,114.30 acres	Deed
U. S. Government	William Wilson, as assigned by Helen Schultz	February 6, 1867	120 acres to Helen, 110.47 of which was assigned to William	Patent
U. S. Government	William Wilson	November 14, 1867	51.35 acres	Patent
Joseph Buchannan Seale	Henry W. Seale	April 19, 1870	\$1,500.00 for 1,114.30 acres	Deed
U. S. Government	Franklin Todd	November 10, 1870	162.60 acres in five lots in Section 4	Patent
Franklin Todd	Peter Doyle	July 24, 1873	\$600.00 for 162.60 acres in five lots in Section 4	Mortgage
Franklin Todd	George Wentworth	December 22, 1874	126 acres in five lots in Section 4	Mortgage
Thomas Hennessey	Henry W. Seale	March 5, 1888	\$10.00 for 200 acres	Deed

Estate of Henry W. Seale	Thomas Seale	May 23, 1890	1,314.30 acres	Decree of Distribution
Thomas Seale	Natale Fry	August 7, 1890	\$1,500 per 6 months for 1,500 acres	Lease, 5-year
Thomas Seale	James and Barnado Zaroni	November 1, 1897	\$4,400 for 1,500 acres	Lease, 5-year
Estate of Thomas Seale	Alfred Seale and Mabel Seale	July 3, 1908	1,314 acres more or less	Decree of Distribution
Alfred Seale and Grace Seale	C. L. Smith	June 23, 1909	1,300 acres more or less	Power of Attorney
Alfred & Grace Seale & Mabel S. Laumeister	Emilia D. Silva	July 6, 1909	\$10.00 for 1293.52 acres	Deed
?	Peter Faber	Pre-1927	1,314 acres more or less	?
?	A. J. & D. E. Wool	Post-1940, Pre-1960	1,314 acres more or less	?
A. J. & D. E. Wool	Henry Cunha	1950s-1980s	1,314 acres more or less	Lease
A. J. & D. E. Wool	Driscoll Family	1980s or 1990s	1,314 acres more or less	?

REFERENCES CITED

Abstract of Title

- 1909 Abstract of Title, Made at the Request of Alfred Seale, Esq., The Abstract of Title Company of San Mateo County, Redwood City, California.

Bromfield, Davenport

- 1894 *Official Map of San Mateo County, California, 1894*. Compiled and Drawn by Davenport Bromfield, County Surveyor, Schmidt Label & Lith. Co., San Francisco.

Cloud, J. J.

- 1877 *Official Map of San Mateo County, California, 1877*. Compiled by J. J. Cloud, County Surveyor, San Mateo County, CA.

Easton, A. S.

- 1868 *Official Map of the County of San Mateo, California*, published by A. S. Easton, County Surveyor S. M. C., San Francisco, CA.

Furnis, Lynn

- 2016 *Architectural Survey and Evaluation Report for Driscoll Ranch near La Honda, San Mateo County, California*, Prepared for Midpeninsula Regional Open Space District, Los Altos, CA by Cogstone Resources Management, Inc., Orange, CA.

Kneese, George A. (compiler)

- 1927 *Official Map of San Mateo County*. San Mateo County, CA

Neuman, J. V.

- 1909 *Official Map of San Mateo County, California, 1909*. Compiled and Drawn by J. V. Neuman, County Surveyor, W. B. Walkup & Son, San Francisco, CA.

San Mateo County

- 1960 *Official Map of the County of San Mateo*, San Francisco, CA.

San Mateo County Times

- 1999 *San Mateo County Times*, Obituaries, 75-425, Tuesday, February 2, 1999 issue. On file at San Mateo County History Museum, Redwood City, CA.

USGS (United States Geological Survey)

- 1940 Halfmoon Bay, Calif. 15 minute topographic quadrangle, United States Geological Survey, Washington D. C.

APPENDIX D. SITE FORMS

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 15

*Resource Name or #: Ray's Ranch

P1. Other Identifier: Driscoll Ranch

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** San Mateo County

and (P2b and P2c or P2d).

***b. USGS 7.5' Quad:** La Honda, Calif.

Date: T 7 S; R 4 W; of unsectioned Sec. 15; MD B.M.

c. Address: City: La Honda Zip: 94020

d. UTM: Zone: 10 S; 0563343mE/ 4131451mN (G.P.S.) to approximate center

e. Other Locational Data: APN No.078-290-030 Elevation: 560-680 ft amsl. To access the site, travel west on State Highway 84 from Woodside, California for 8 miles, to La Honda, California. Then turn right (northwest) onto Sears Ranch Road and proceed for approximately 0.70 mile to a left fork road. Proceed to the left proceeding northwest, then southwest to the ranch buildings another 0.30 mile further. These are a mile northwest of the locked entry gate at the southeast entrance to the La Honda Open Space Preserve.

***P3a. Description:** The Ray Ranch complex currently is composed of ten buildings and structures. Included are two large open-sided barns for feeding cattle, two corrals (one round and one rectangular), and one plywood garden shed that are considered less than 45 years old. One barn and both corrals are present but are not further described, nor evaluated because they are not yet 45 years old. The two barns, shown as RR-1 and RR-9 on the sketch map were in place by 1980 and the corrals (RR-3 and RR-4) were not constructed until after 1980, based on aerial photographs (NETR 1980). The garden shed is not shown on the figure, but stands at the edge of the yard just southeast of the house (RR-6). (See Continuation Sheet for more text).

***P3b. Resource Attributes:**

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

P5b. Description of Photo:

***P6. Date Constructed/Age and**

Sources: ☒ Historic

☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Midpeninsula Regional Open
Space District
330 Distel Circle
Los Altos, CA 94022

***P8. Recorded by:**

Lynn Furnis
Cogstone Resource Management
1518 W. Taft Ave
Orange, CA 92685

***P9. Date Recorded:**

April 20-21, 2016

***P10. Survey Type:**

Architectural survey

***P11. Report Citation:**

*Architectural Survey and
Evaluation Report for Driscoll
Ranch near La Honda, San Mateo*



County, California (Furnis 2016)

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 15

*NRHP Status Code 6Z

*Resource Name or # RR-2

B1. Historic Name: unknown

B2. Common Name: Large storage shed

B3. Original Use: Agricultural

B4. Present Use: abandoned

*B5. **Architectural Style:** Vernacular utilitarian

*B6. **Construction History:** The building was constructed by 1953 according to aerial photographs (NETR 1953) and possibly as early as 1940 (USGS 1940). Its remaining floor and interior wall structural members are composed of large timber, with boards 1 by 12 inch in size. In later years, probably in the 1960s or 1970s, the exterior was re-sided in particle-board type sheets.

*B7. **Moved?** ☒ No ☐ Yes ☐ Unknown **Date:**

Original Location:

*B8. **Related Features:** corrals, fences, road, barns, pasture

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Agriculture, Cattle Ranching, Dairying **Area:** San Mateo County

Period of Significance: 1940-1971

Property Type: large shed **Applicable Criteria:** n/a

Criterion A: Structure RR-2 is a large storage shed or workshop. It is at least 63 years old and quite possibly at least 76 years old, going back to 1940. It has been under the ownership, rental, or lease of Felix and Julio Guerra, or Filamena Guerra (1920s to 1960), of Manuel Alexander in the 1940s (dairying), of Henry Cunha from the 1950s to the 1980s (dairying, then cattle raising), and more recently of the Driscoll family (cattle-raising). The structure is not known, however, to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B: Though associated with and probably used by Felix, Julio, or Filamena Guerra in the 1920s to 1960, by Manuel Alexander (dairying) who rented Ray's Ranch from the Guerras in the 1940s, by Henry Cunha from the 1950s to the 1980s, and more recently by the Driscoll family, Structure RR-2 is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C: RR-2 is a basic, plain, utilitarian ranch structure, a common and large example, but not an especially good example of its type or an example of a master workman. Structure RR-2 is not considered eligible for listing on the CRHR under Criterion C.

Criterion D: Since the structure is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity: The RR-2 structure retains its integrity of location, setting, and association, but has lost its integrity of materials, workmanship, design, and feeling. The building is currently in a state of partial collapse. Much of the roof has caved in, falling in on itself. It is sided in particle board type sheets on the exterior, which is replacement siding. Beneath the current siding, the bones of the structure are visible and they are substantial, old lumber, beginning with the flooring and joists. Modifications to and deterioration of the structure is substantial. Its integrity is seriously compromised. The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

B11. Additional Resource Attributes:

*B12. **References:**

NETR (Nationwide Environmental Title Research, LLC)

1953 Aerial photograph of Project Area, Nationwide Environmental Title Research, LLC, accessed online at www.historicaerials.com on April 19, 2016

1940 Halfmoon Bay, Calif. 15 minute topographic quadrangle, United States Geological Survey, Washington D. C.

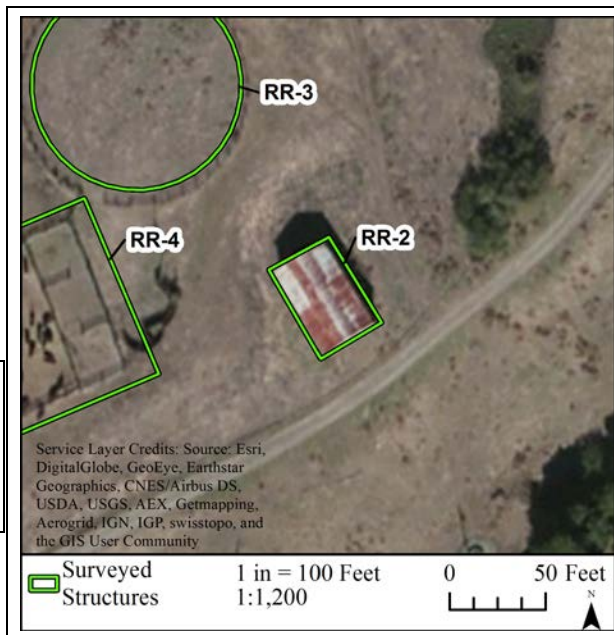
(This space reserved for official comments.)

B13. Remarks:

*B14. **Evaluator:** Lynn Furnis

***Date of Evaluation:** April 25, 2016

DPR 523B (1/95)



*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 15

*NRHP Status Code 6Z

*Resource Name or # RR-5

B1. Historic Name: barn

B2. Common Name: barn

B3. Original Use: Agricultural

B4. Present Use: Storage

*B5. Architectural Style: Barn

*B6. Construction History: The structure was constructed by 1940, according to the USGS topographic map for that year (USGS 1940). Probably in the 1960s or 1970s, the structure was re-sided in particle-board type sheets, replacing original wood boards.

Other modifications have occurred as well over the years.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features: road, corrals, pasture, fences, gates, sheds

B9a. Architect: Unknown

b. Builder Unknown

*B10. Significance: Theme: Agriculture, Cattle Ranching; Dairying Area: San Mateo County

Period of Significance: 1940-1971

Property Type: barn

Applicable Criteria: n/a

Criterion A: Structure RR-5 is a large barn, most likely used for equipment storage. It is at least 76 years old, going back to 1940 or longer. It has been under the ownership, rental, or lease of Felix, Julio, or Filamena Guerra (1920s-1960), of Manuel Alexander (1940s) (dairying), of Henry Cunha from the 1950s to the 1980s (dairying and cattle-raising), and more recently of the Driscoll family (cattle-raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B: Though associated with Felix, Julio, or Filamena Guerra (1920s-1960), by Manuel Alexander (dairying) who rented Ray's Ranch from the Guerras in the 1940s, by Henry Cunha from the 1950s to the 1980s, and more recently by the Driscoll family, Structure RR-5 is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C: The barn is a common barn style for central and coastal California, but is not an especially good example of the type or an example of a master workman. The barn is not considered eligible for listing on the CRHR under Criterion C.

Criterion D: Since the building is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity: The RR-5 barn retains its integrity of location, setting, feeling, and association, but has lost its integrity of materials, workmanship, and design. The structure is currently in fair condition but has had a few modifications. It is sided in particle board type sheets on the exterior, which is replacement siding. Beneath the current siding, the bones of the structure are visible and they are substantial, old lumber, beginning with the flooring and joists. Some of the building's windows are replacements, and one window opening has been blinded. One large doorway on the west elevation is missing its suspended, rolling or sliding wooden door. The lower segment of the south wall, east corner, is missing, exposing the foundation to wind, water, and cold. Near here, an entire particle board panel has fallen off the structure's exterior, leading to greater deterioration inside and out. Modifications to and deterioration of the structure are mostly reversible, but they are affecting its integrity as long as they remain.

The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

B11. Additional Resource Attributes:

*B12. References:

USGS (United States Geological Survey)

1940 Halfmoon Bay, Calif. 15 minute topographic quadrangle,

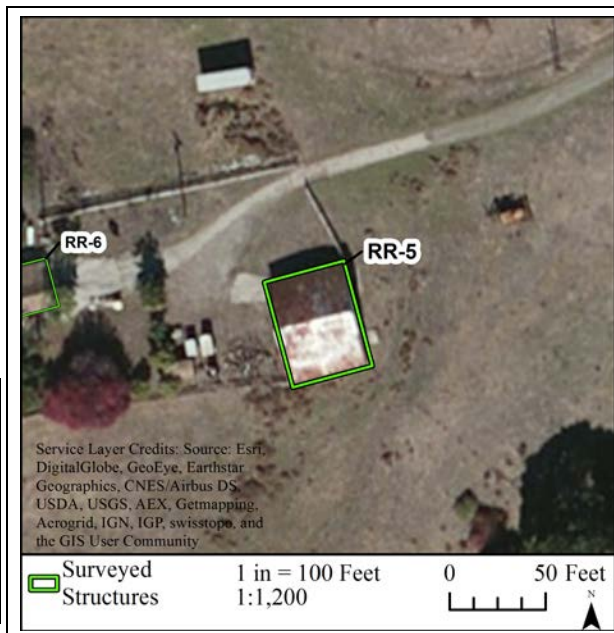
United States Geological Survey, Washington D. C.

B13. Remarks:

*B14. Evaluator: Lynn Furnis

*Date of Evaluation: April 25, 2016

(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 4 of 15

*NRHP Status Code 6Z

*Resource Name or # RR-6

B1. Historic Name: House

B2. Common Name: House

B3. Original Use: Residential

B4. Present Use: Vacant

*B5. **Architectural Style:** Vernacular

*B6. **Construction History:** The building was constructed by 1940 (USGS 1940). Since that time, it has had two additions and has replacement siding composed of many modern and older materials. There are replacement windows and doors, as well.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location:

*B8. **Related Features:** fences, driveway, yard, sheds, dog houses, animal pens, barn, reservoirs

B9a. Architect: Unknown

b. Builder Unknown

*B10. **Significance: Theme:** Agriculture, Cattle Ranching, Dairying **Area:** San Mateo County

Period of Significance: 1940-1971 **Property Type:** single-family house **Applicable Criteria:** n/a

Criterion A: Building RR-6 is a ranch house. It is at least 76 years old, going back to 1940 or longer. It has been under the ownership, rental, or lease of Felix, Julio, or Filamena Guerra (1920s-1960), of Manuel Alexander (dairying) (1940s), of Henry Cunha from the 1950s to the 1980s (dairying and cattle-raising), and more recently of the Driscoll family (cattle-raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B: Though associated with Felix, Julio, or Filamena Guerra (1920s-1960), by Manuel Alexander (dairying) who rented Ray's Ranch from the Guerras in the 1940s, by Henry Cunha from the 1950s to the 1980s, and more recently by the Driscoll family, Building RR-6 is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C: The building's style is a vernacular one, and not a good example of one. It was not the handiwork of a master workman or craftsman, but rather the work most likely of ranchers themselves, or local carpenters. The house is not considered eligible for listing on the CRHR under Criterion C.

Criterion D: Since the building is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity: The RR-6 single-family house retains its integrity of location, setting, and association, but has lost its integrity of materials, workmanship, design, and feeling. This building has been extensively altered. First, there are several kinds of replacement siding – plywood sheets, plywood board and batten, wood shingles, composition roofing sheets, T1-11 siding, and horizontal boards – on the exterior. A number of modern replacement windows in metal frames with faux muntins are set in the walls. One door is completely missing from its opening. Two additions have been made to the house. The first is a crude porch roof added to the front of the house, over the front door. The second is a crudely-made bay on the southwest corner of the original house. One door within this bay has broken apart, leaving the inner half in the opening. Modifications to and deterioration of the structure is substantial, seriously compromising its integrity. The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

B11. Additional Resource Attributes:

*B12. **References:**

USGS (United States Geological Survey)

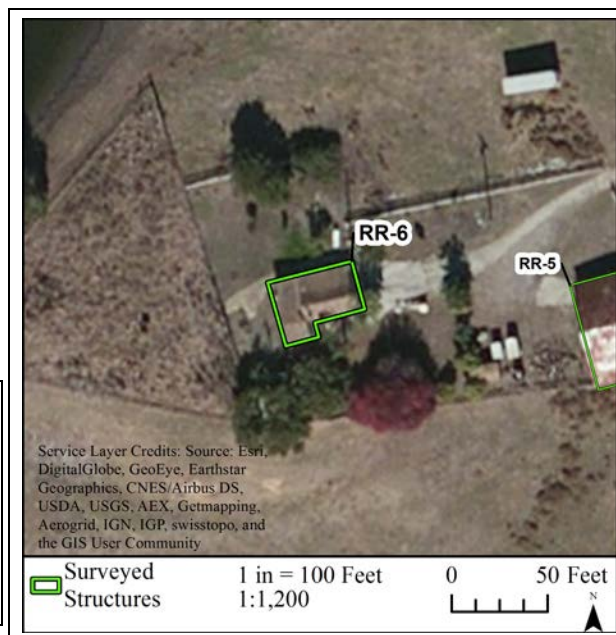
1940 Halfmoon Bay, Calif. 15 minute topographic quadrangle,
United States Geological Survey, Washington D. C.

B13. Remarks:

*B14. **Evaluator:** Lynn Furnis

***Date of Evaluation:** April 26, 2016

(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 5 of 15

*NRHP Status Code 6Z

*Resource Name or # RR-7

B1. Historic Name: unknown

B2. Common Name: Shed or workshop

B3. Original Use: Agricultural

B4. Present Use: Agricultural

*B5. **Architectural Style:** Vernacular utilitarian

*B6. **Construction History:** The structure was constructed by 1940 (USGS 1940). Sometime later, possibly in the 1960s or 1970s, the structure was covered with replacement particle board type siding and painted.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**

*B8. **Related Features:** two reservoirs, pasture, corrals, fences, gates

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Agriculture, Cattle Ranching; Dairying **Area:** San Mateo County

Period of Significance: 1940-1971 **Property Type:** shed or workshop **Applicable Criteria:** n/a

Criterion A: Structure RR-7 is a modest-sized shed or workshop. It is at least 76 years old, going back to 1940 or more. It has been under the ownership, rental, or lease of Felix, Julio, or Filamena Guerra (1920s -1960), of Manuel Alexander (dairying) (1940s), of Henry Cunha from the 1950s to the 1980s (dairying and cattle-raising), and more recently of the Driscoll family (cattle-raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B: Though associated with and probably used by Felix, Julio, or Filamena Guerra (1920s -1960), by Manuel Alexander (dairying) who rented Ray's Ranch from the Guerras in the 1940s, by Henry Cunha from the 1950s to the 1980s, and more recently by the Driscoll family, RR-7 shed is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C: The structure is a plain, simple, utilitarian ranch structure. It is not an especially good example of its type or an example of a master workman. RR-7 is not considered eligible for listing on the CRHR under Criterion C.

Criterion D: Since the structure is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity: The RR-7 structure retains its integrity of location, setting, and association, but has lost its integrity of materials, workmanship, design, and feeling. The building is currently in poor condition. It is completely sided in replacement particle board like material. Along its west elevation, a lower portion of the siding is gone, leaving its primitive foundations and interior exposed to the elements. Beneath the current siding, the substantial wood bones of the structure are visible and they are old lumber, beginning with the flooring and joists. Modifications to and deterioration of the structure may not be fatal, possibly reversible, but they do affect its integrity. The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

B11. Additional Resource Attributes:

*B12. **References:**

USGS (United States Geological Survey)

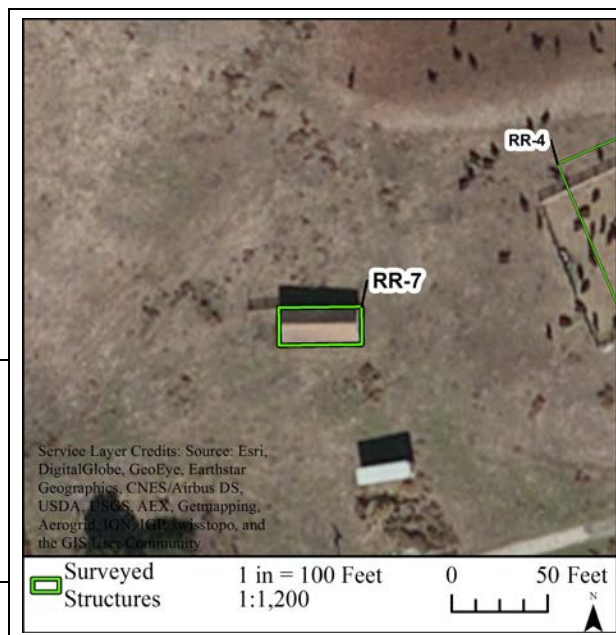
1940 Halfmoon Bay, Calif. 15 minute topographic quadrangle,

United States Geological Survey, Washington D. C.

B13. Remarks:

*B14. **Evaluator:** Lynn Furnis

(This space reserved for official comments.)



*Date of Evaluation: April 26, 2016

DPR 523B (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 6 of 15

*NRHP Status Code 6Z

*Resource Name or # RR-8

B1. Historic Name: unknown

B2. Common Name: bunkhouse

B3. Original Use: residential

B4. Present Use: vacant

*B5. **Architectural Style:** Vernacular

*B6. **Construction History:** The structure was constructed by 1940 (USGS 1940). Sometime later, possibly in the 1960s or 1970s, the structure was covered with replacement particle board type siding and painted.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**

*B8. **Related Features:** barns, pasture, corrals, fences, gates, house

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Agriculture, Cattle Ranching, Dairying **Area:** San Mateo County

Period of Significance: 1940-1971

Property Type:

Applicable Criteria:

Criterion A: Building RR-8 is a possible bunkhouse, in the best condition of any of the Ray's Ranch structures. It is probably at least 76 years old, going back to 1940 or more. It has been under the ownership, rental, or lease of Felix, Julio, or Filamena Guerra (1920s -1960), of Manuel Alexander (dairying) (1940s), of Henry Cunha from the 1950s to the 1980s (dairying and cattle-raising), and more recently of the Driscoll family (cattle raising). The building is not known to be associated with events important in history at national, regional or local levels. It is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B: Though associated with and probably used by Felix, Julio, or Filamena Guerra (1920s-1960), by Manuel Alexander (dairying) who rented Ray's Ranch from the Guerras in the 1940s, by Henry Cunha from the 1950s to the 1980s, and more recently by the Driscoll family, Building RR-8 is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C: The building is a plain, simple, utilitarian ranch dwelling. It is not an exceptional example of its type or an example of a master workman. RR-7 is not considered eligible for listing on the CRHR under Criterion C.

Criterion D: Since the building is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity: The RR-8 bunk house retains its integrity of location, setting, feeling, and association, but has lost its integrity of materials, workmanship, and design. The building is in relatively good condition, though it is sided in replacement particle board type sheets on the exterior, laid over the older substantial wood structure beneath. One aluminum frame replacement slider has been added to the building. The buildings modifications have compromised its integrity. The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

B11. Additional Resource Attributes:

*B12. **References:**

USGS (United States Geological Survey)

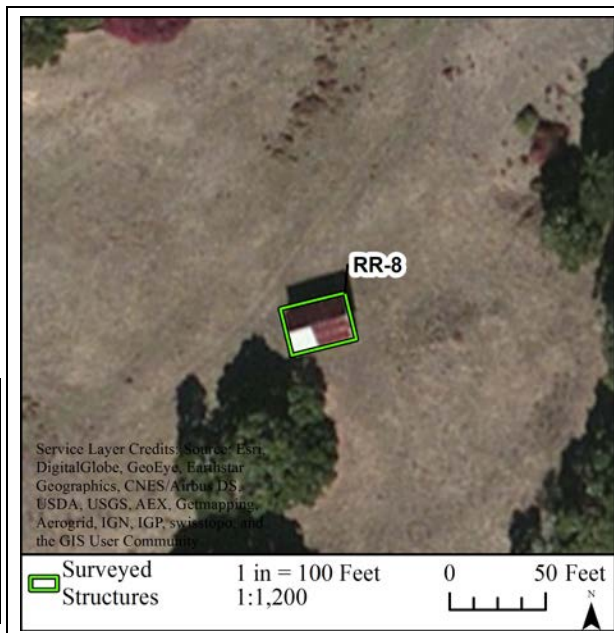
1940 Halfmoon Bay, Calif. 15 minute topographic quadrangle,
United States Geological Survey, Washington D. C.

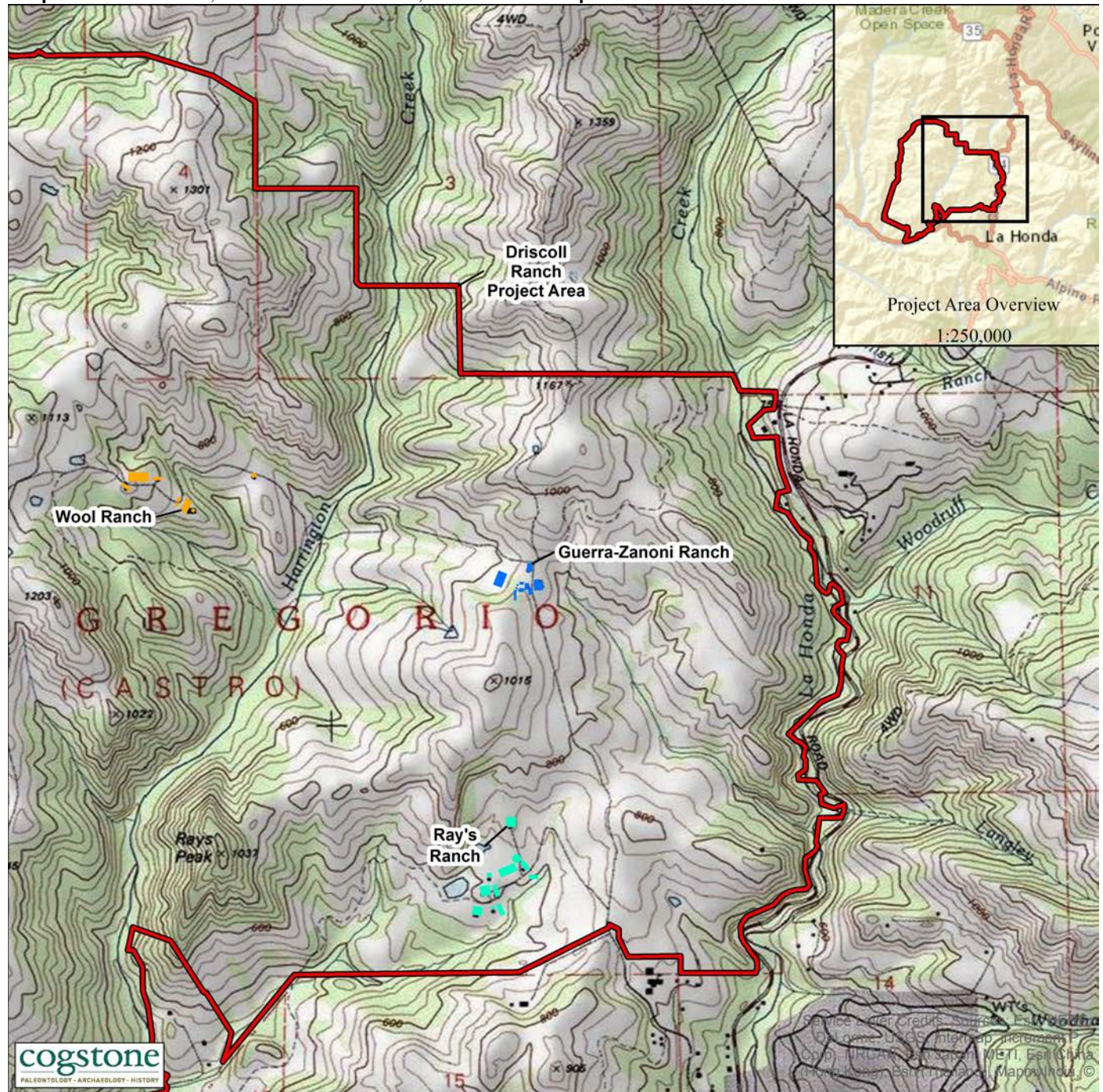
B13. Remarks:

*B14. **Evaluator:** Lynn Furnis

***Date of Evaluation:** April 26, 2016

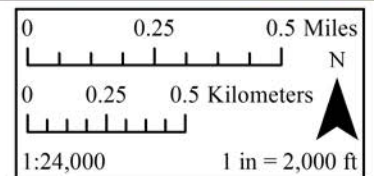
(This space reserved for official comments.)



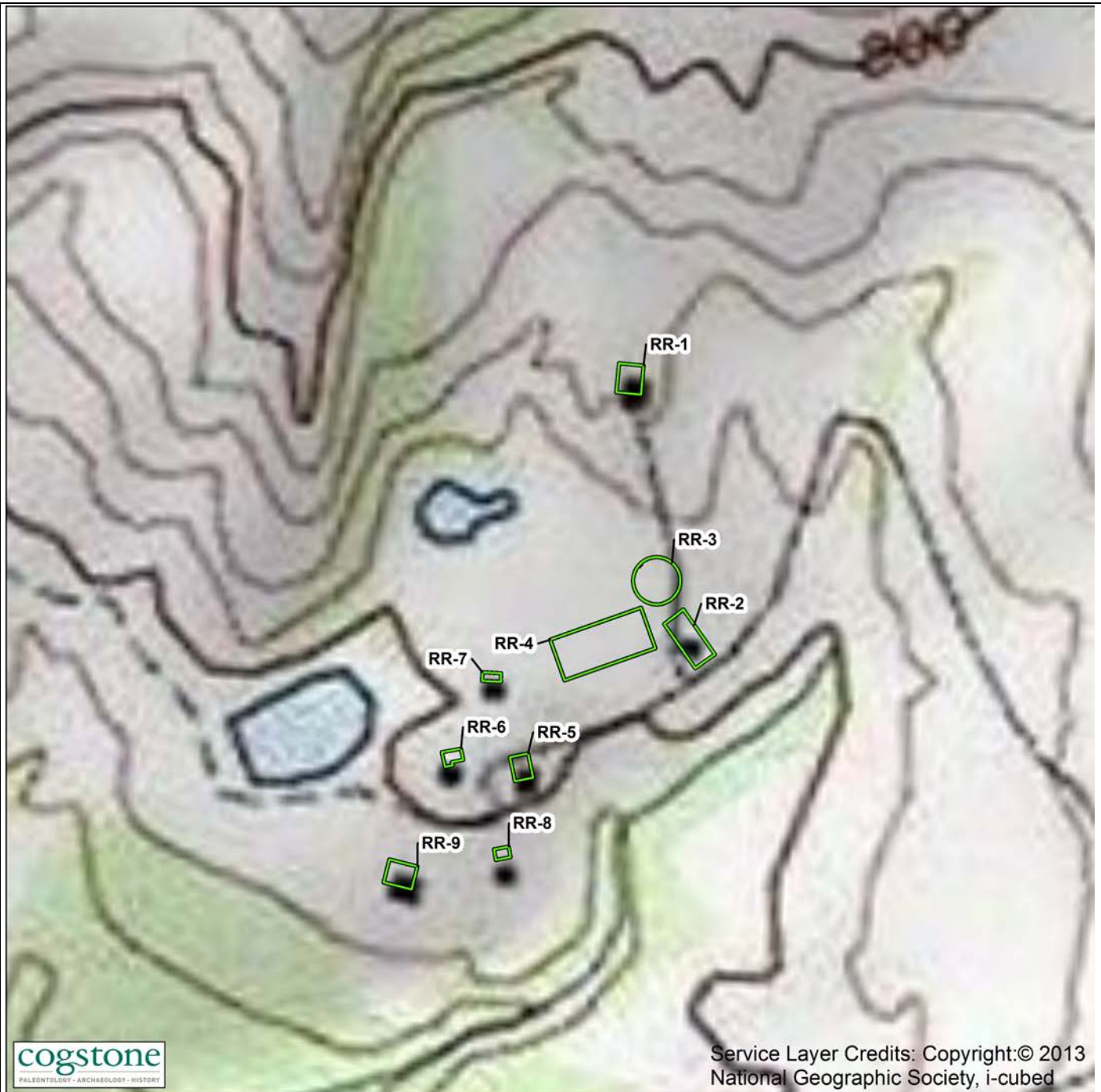


Historic Resource Evaluations for Driscoll Ranch
Midpeninsula Open Space District
Unincorporated San Mateo County, CA

- Driscoll Ranch Project Area
- Ray's Ranch
- Guerra-Zanoni Ranch
- Wool Ranch



SKETCH MAP




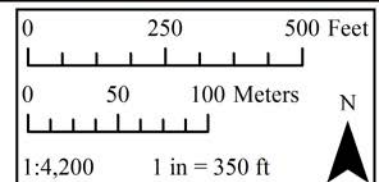
Service Layer Credits: Copyright:© 2013
National Geographic Society, i-cubed

Historic Resource Evaluations for Driscoll Ranch

Midpeninsula Open Space District
Unincorporated San Mateo County, CA

Ray's Ranch

 Surveyed Structures



NOTE: Include bar scale and north arrow.

*Recorded by: L. Furnis

*Date: April 20-21, 2016

☒ Continuation

☐ Update

***P3a. Description (continued):** The remaining five buildings and structures appear to be historic in age, despite extensive alterations and modifications to them in later years. They are RR-2, RR-5, RR-6, RR-7, and RR-8.

RR-2: Large Storage Shed or Workshop

The large wood structure designated RR-2 is a tall, one-story edifice, rectangular in plan, facing northwest, and oriented northwest-southeast. It has a front-gabled roof of low pitch, clad in corrugated ferrous metal, with a narrow overhang and exposed eaves. The building is of wood frame construction, with wall exteriors now clad in large sheets of plywood or pressboard. The structure is extremely plain and utilitarian. Its northwest (front) elevation has one large off-center double door, located in the east half. Its plywood sheets, like those on the remainder of the building are covered at their seams with wood battens. Its west elevation is devoid of any openings. On the south elevation, a large, three-part glass window is set in the center. It is composed of a large, fixed center pane, flanked on each side by one narrow, vertical three-pane window, one of which may have been movable in some way. The east elevation has a person-sized access door of wood at its north end.

The structure stands on small truncated pyramidal concrete piers that rest on the ground surface. Beneath the more modern plywood-type exterior sheathing, one can see from the interior that the plywood covers wooden walls composed of 1 by 12 inch boards and that the floor is of stout wood boards and joists. Much of the roof has caved in and the structure as a whole appears ready to collapse within a few years. All of the observed nails on the structure are steel wire drawn nails. RR-2 was present by at least 1953, based on an aerial photograph from that year (NETR 1953).

RR-5: Large Barn

The RR-5 barn is located fairly close to the house. It is two stories in height, but does not have a second floor inside. It is a large, rectangular plan structure facing west and oriented north-south. The barn is front-gabled, with a roof of moderate pitch, covered in corrugated metal. It has a narrow overhang and exposed eaves. Exterior walls are clad in plywood-like sheets with battens that have been nailed over original 1 by 12-inch vertical boards.

The front (west) elevation has tall, central, strap-hinged double doors and a wide, shorter door at the north end, where a sliding door, suspended from a metal rail once existed. At its south end, the west elevation is pierced by a small access door. The barn's north elevation is plain except for one narrow doorway, which once had a sliding wood or metal door in front of it. The rear or east elevation has central double, strap-hinged wood doors clad in plywood sheets and one window symmetrically spaced at each end. The windows are possibly old replacement windows, as the northern one fills a space that was originally a larger opening. The windows are possibly hopper type windows, with metal frames and faux muntins, meant to look like 16-pane windows. The south elevation is plain and has just one tiny blinded window at its west end. As with RR-2, this barn is set upon truncated pyramidal piers of concrete, space a few feet apart all around the base of the barn.

The barn has a stout wood floor and at present is used for the storage of equipment, various vehicles and other items. A cement or concrete driveway connects the barn front door to the graveled lane within the complex. The barn structure also articulates with pasture fences on its southwest and northeast corners. It faces the house, located some 150 feet to the west. RR-5 was present at Ray's Ranch by at least 1953, based on an aerial photograph from that year (NETR 1953).

RR-6: Ranch House

The small house at the ranch was occupied until recently by a caretaker (Aaron Hebert, personal communication, April 20, 2016). It is one story in height, L-shaped in plan, east-facing, and oriented east-west. It is vernacular in style, having a low-pitched front gabled roof with a lower pitch shed roof extending to the north, above the north half of the house. This configuration gives the front façade a sideways saltbox shape. The roof is clad in composition shingles and has a narrow overhang and exposed eaves. The house exterior is covered with a variety of materials, reflecting additions and modifications over time.

The east elevation is all on one vertical plane, clad in plywood-like sheets with battens. It has a nearly centered front door with ten lights in a wood frame and two wood frame windows. The southern window is a medium-size, composed of four panes and appears fixed at present. The northern window is larger, with six panes, two of which are smaller than the others, but it is also fixed. It may be a homemade or modified window, perhaps salvaged from another structure. A later addition is the plywood sheet porch cover that has been crudely placed over the front door, braced with small boards. The north elevation is clad in sheets of plywood without benefit of battens. It has four windows, with a large aluminum slider at the east end, a small wood sash 1/1

*Recorded by: L. Furnis

*Date: April 20-21, 2016

☒ Continuation

☐ Update

***P3a. Description (continued):**

window near the center, then a large metal frame slider at the center adjacent to a doorway with no door. The slider has faux muntins that give the appearance of six panes of glass in each half of the slider. A similar, large metal frame window with faux muntins, but of double hung sash type is set near the west end of the elevation.

The west elevation of the house is clad in T1-11 siding, wood shingles, and composition roofing sheets. It is fitted with a large metal frame sash window on the north and a picture window in the south half, which appears to be an addition. This window consists of a large fixed upper pane with two, possibly movable lower panes. The south elevation is clad in bare, horizontal 1 by 12 inch boards on its west, projecting bay and plywood sheathing on the east half. The projecting bay has a door opening at its east end, with a porch cover above it, then along the recessed eastern portion of the elevation there are a large and a small aluminum slider, with a 10-light wooden door near the east end. The house is surrounded by a fenced yard area, with a large wooden animal pen, a plywood garden shed, a number of domestic fruit and ornamental trees, as well as many domestic flowering plants.

RR-6, ranch house, was present at Ray's Ranch by at least 1953, based on an aerial photograph from that year (NETR 1953). It is evident from the shape and location that the original house from the mid-1900s is still within the existing structure to some degree, but the many replacement windows, the variety of sidings, and the rather crude addition to the south and west elevations has considerably modified the original building to the point where it is difficult to discern its original form and style.

RR-7: Shed or Workshop

RR-7 is a modest-sized structure, of one-story height, rectangular in plan, east-facing, and oriented east-west. It is located north of the ranch house and barn complex, not far from the two ponds that now exist on the property. The structure is front-gabled, with a moderately-pitched roof, with narrow overhang and exposed eaves. It is covered with composition shingles. The wall exteriors are covered in plywood-like sheets with battens that were at one time painted. This is true of all the other buildings and structures at Ray's Ranch, as well.

The east elevation is the front of the building, which is plain, with a large wood door at the south end and a small wood frame slider window at center. The north elevation is plain and devoid of any openings. The west elevation is fitted with a large wood door at its north end, similar to the door on the east elevation, fastened by means of strap hinges. Along its lower section, much of the west wall is gone, exposing some of its internal structure and exhibiting damage to the building. Its foundations here appear to be bare wood posts standing on bare earth. RR-7, shed or workshop, was present at Ray's Ranch by at least 1953, based on an aerial photograph from that year (NETR 1953).

RR-8: Bunkhouse?

The RR-8 building is more intact than most of the others at Ray's Ranch. It has many windows and only human-sized doors, suggesting its possible use as living quarters for ranch hands or ranch owners, or as work space for inside activities. It is a one-story building, rectangular in plan, of plain, utilitarian style. It is front-gabled, east-facing, and oriented east-west, located south of the ranch house and big barn (RR-5). The roof is moderate in pitch, clad in corrugated metal, with narrow overhang and boxed eaves and wide fascia board along the tops of the walls. Exterior wall siding is heavy plywood-like sheets with battens, nailed over original wide wood boards.

The east (front) elevation has a central wooden entry door and a wood frame 2/2 sash window. The north elevation has two large single-pane, wood frame windows that appear fixed. The west elevation has a central double door of wood, while the south elevation is fitted with an aluminum frame replacement slider of medium size. The building may contain two interior rooms. RR-8, a possible bunkhouse, was present at Ray's Ranch by at least 1953, based on an aerial photograph from that year (NETR 1953).

*Recorded by: L. Furnis

*Date: April 20-21, 2016

☒ Continuation

☐ Update

Photographs:



RR-2, Large Shed or Workshop, north and east elevations



RR-2, Large Shed or Workshop, west and south elevations

CONTINUATION SHEET

Primary #

HRI#

Trinomial

Page 12 of 15

*Resource Name or # Ray's Ranch

*Recorded by: L. Furnis

*Date: April 20-21, 2016

☒ Continuation

☐ Update

Photographs (continued):



RR-5, Large Barn, west and north elevations



RR-5, Large Barn, east and north elevations

CONTINUATION SHEET

Primary #

HRI#

Trinomial

Page 13 of 15

*Resource Name or # Ray's Ranch

*Recorded by: L. Furnis

*Date: April 20-21, 2016

☒ Continuation

☐ Update

Photographs (continued):



RR-6, Ranch house, east elevation



RR-6, ranch house, west elevation

CONTINUATION SHEET

Primary #

HRI#

Trinomial

Page 14 of 15

*Resource Name or # Ray's Ranch

*Recorded by: L. Furnis

*Date: April 20-21, 2016

☒ Continuation

☐ Update

Photographs (continued):



RR-7, Shed or Workshop, east elevation



RR-7, Shed or Workshop, north and west elevations

CONTINUATION SHEET

Page 15 of 15

*Resource Name or # Ray's Ranch

*Recorded by: L. Furnis

*Date: April 20-21, 2016

☒ Continuation

☐ Update

Photographs (continued):



RR-8, possible Bunkhouse, east and north elevations



RR-8, possible Bunkhouse, north and west elevations

USGSState of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 14

*Resource Name or #: Guerra-Zanoni Ranch

P1. Other Identifier: Dubbs Ranch

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** San Mateo County

and (P2b and P2c or P2d).

***b. USGS 7.5' Quad:** La Honda, Calif.

Date: T 7S; R; 4W of ¼ of Sec. 10 ; MD B.M.

c. Address:

City: La Honda

Zip: 94020

d. UTM: Zone: 10S; 0563428 mE/ 4132654 mN (G.P.S.)

e. Other Locational Data: APN No. 078-290-010 and 078-270-030 Elevation: 820-880 ft amsl To access the site, travel west on State Highway 84 from Woodside, California for 8 miles, to La Honda, California. Then turn right (northwest) onto Sears Ranch Road and proceed for approximately 1.5 miles to the ranch buildings. These are a mile north of the locked entry gate at the southeast entrance to the La Honda Open Space Preserve.

***P3a. Description:** The Guerra-Zanoni Ranch consists of eight structures and buildings. Of these, five appear to be historic in age. The buildings are scattered along the east and west sides of the north end of Sears Ranch Road, but are most dense to the west. Two corrals and two structures (GZR-2 and GZR-7) appear to be modern in age. These include a dog kennel and a large storage shed.

GZR-1: Small Barn: This small wood barn, once painted pale green, is the northernmost structure at the Guerra-Zanoni Ranch complex. It is a one-story, rectangular-plan, side-gabled structure that is east-facing and is oriented north-south. Its roof is of moderate pitch and is clad in corrugated metal, though much of it is now gone. It has a narrow overhang with exposed eaves. The exterior walls are sided in vertical boards of 1 by 12-inch dimension, with the interior surfaces being horizontal 1 by 12s.

The east elevation of the barn has a large, central doorway, large enough for small farm (See Continuation Sheet for more text).

***P3b. Resource Attributes:** HP3. Multiple family property; HP4. Ancillary buildings; HP30. Vegetation; HP32. Rural open space; HP33. Ranch; HP44. Gates, fences

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



P5b. Description of Photo:

Ranch overview, view to south,
frame 2016_04_21_LF.032

***P6. Date Constructed/Age and Sources:** ☒ Historic

☐ Prehistoric ☐ Both
1940s, 1950s

***P7. Owner and Address:**
Midpeninsula Regional Open
Space District
330 Distel Circle
Los Altos, CA 94022

***P8. Recorded by:**

Lynn Furnis
Cogstone Resource Management
1518 W. Taft Ave
Orange, CA 92685

***P9. Date Recorded:**
April 21, 2016

***P10. Survey Type:**
Architectural survey

***P11. Report Citation:** *Architectural Survey and Evaluation Report for Driscoll Ranch near La Honda, San Mateo County, California* (Furnis 2016)

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 14

*NRHP Status Code 6Z

*Resource Name or # GZR-1

B1. Historic Name: Small barn

B2. Common Name: Small barn

B3. Original Use: Agricultural

B4. Present Use: Agricultural

*B5. **Architectural Style:** Vernacular

*B6. **Construction History:** The building was constructed in 1940 or before, according to aerial photographs (NETR 1953; USGS 1940). It has original siding and flooring and crude foundations.

*B7. **Moved?** ☒ No ☐ Yes ☐ Unknown **Date:**

Original Location:

*B8. **Related Features:** fences and corrals

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Agriculture, Cattle Ranching **Area:** San Mateo County

Period of Significance: 1940-1971

Property Type: ranch house

Applicable Criteria: n/a

Criterion A: Structure GZR-1 is a small barn. It is probably at least 76 years old, going back to 1940 or more. It has been under the ownership, rental, or lease of Felix and Julio Guerra, of Joe Zaroni in the 1940s (dairying), of Henry Cunha from the 1950s to the 1980s (dairying and cattle-raising), and more recently of the Driscoll family (cattle raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B: Though associated with and probably used by Felix and Julio Guerra in the 1920s to 1960, by Joe Zaroni (dairying) who rented Ray's Ranch from the Guerras in the 1940s, by Henry Cunha from the 1950s to the 1980s, and more recently by the Driscoll family, Structure GZR-1 is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C: The structure's style is typical of local farm and ranch buildings from the time period but is not a good example of the type. It is also not an example of a master workman. GZR-1 is not considered eligible for listing on the CRHR under Criterion C.

Criterion D: Since the building is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity: The GZR-1 barn retains its integrity of location, materials, design, and workmanship, but has lost its integrity of setting, feeling, and association. The building is still composed of its original materials – mostly wide boards and heavy timbers beneath the floor and for wall supports. The barn has been allowed to deteriorate to a great degree, with sections of roofing gone, as well as boards from exterior walls. The interior is filled with debris and miscellaneous items. The barn has not been greatly modified, but is badly deteriorated, which significantly affects its integrity. The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

B11. Additional Resource Attributes:

*B12. **References:**

NETR (Nationwide Environmental Title Research, LLC)

1953 Aerial photograph of Project Area, Nationwide Environmental Title Research, LLC, accessed online at www.historicaerials.com on April 19, 2016

USGS (United States Geological Survey)

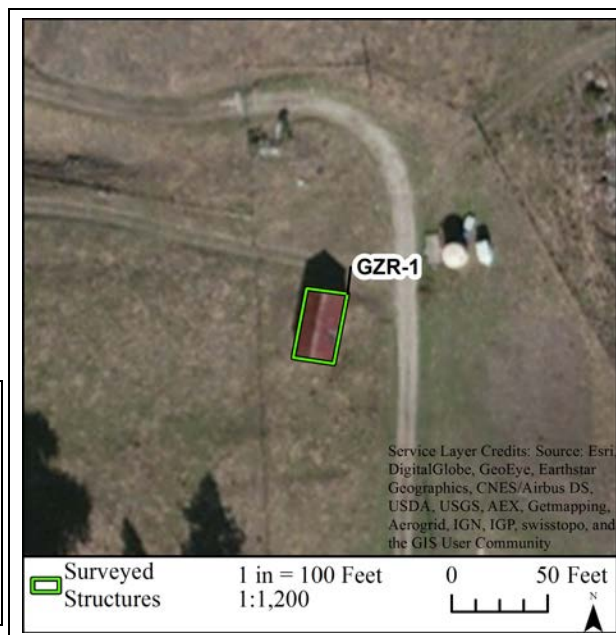
1940 Halfmoon Bay, Calif. 15 minute topographic quadrangle,
United States Geological Survey, Washington D. C.

B13. Remarks:

*B14. **Evaluator:** Lynn Furnis

***Date of Evaluation:** April 25, 2016

(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 14

*NRHP Status Code 6Z

*Resource Name or # GZR-4

B1. Historic Name: House

B2. Common Name: House

B3. Original Use: Residential

B4. Present Use: Residential

*B5. **Architectural Style:** Vernacular

*B6. **Construction History:** The building was constructed in 1940 or before, according to aerial photographs (NETR 1953; USGS 1940). In early years, or possibly much later, two small houses were joined together to form one. Each is a different style, one tall and front-gabled, the other shorter and side-gabled with wide porch. The two have been much modified over the years, with replacement siding, aluminum sliders, and many other alterations. It is difficult to know which of the houses was the original one on the site.

*B7. **Moved?** ☒ No ☐ Yes ☐ Unknown **Date:**

Original Location:

*B8. **Related Features:** fences and corrals

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Agriculture, Cattle Ranching, Dairying **Area:** San Mateo County

Period of Significance: 1940-1971

Property Type: ranch house

Applicable Criteria: n/a

Criterion A: Building GZR-4 is a house. It is probably at least 76 years old, going back to 1940 or more. It has been under the ownership, rental, or lease of Felix and Julio Guerra (1920s-1960), of Joe Zanoni in the 1940s (dairying), of Henry Cunha from the 1950s to the 1980s (dairying and cattle-raising), and more recently of the Driscoll family (cattle raising). It is currently occupied. The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B: Though associated with and probably used by Felix and Julio Guerra in the 1920s to 1960, by Joe Zanoni (dairying) who rented Ray's Ranch from the Guerras in the 1940s, by Henry Cunha from the 1950s to the 1980s, and more recently by the Driscoll family, Building GZR-4 is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C: The building's style is a vernacular style, with two more traditional types of buildings joined together. It is not an exceptional example of a vernacular type or an example of a master workman. The building is not considered eligible for listing on the CRHR under Criterion C.

Criterion D: Since the building is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity: The GZR-4 ranch house retains its integrity of location, but has lost its integrity of materials, design, workmanship, setting, feeling, and association. The building now appears to be two smaller houses joined together at some time. Presumably, one of them is the original house on the ranch. Alterations beyond the fusing of the houses include replacement siding of modern rustic wood appearing T1-II, which became available in the 1970s, and adding a few replacement aluminum sliders. The house has been greatly modified over time, significantly affecting its integrity. The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

B11.

Additional Resource Attributes:

*B12. **References:**

NETR (Nationwide Environmental Title Research, LLC)

1953 Aerial photograph of Project Area, Nationwide Environmental Title Research, LLC, accessed online at www.historicaerials.com on April 19, 2016

USGS (United States Geological Survey)

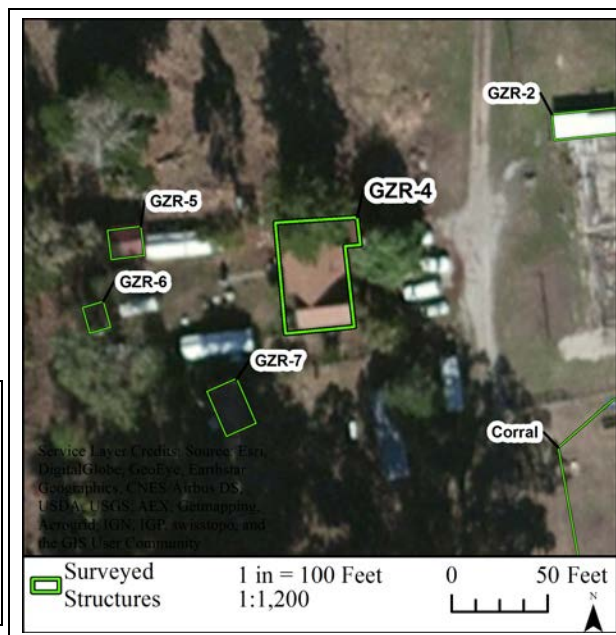
1940 Halfmoon Bay, Calif. 15 minute topographic quadrangle, United States Geological Survey, Washington D. C.

B13. Remarks:

*B14. **Evaluator:** Lynn Furnis

***Date of Evaluation:** April 25, 2016

(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 4 of 14

*NRHP Status Code 6Z

*Resource Name or # GZR-5

B1. Historic Name: Shed

B2. Common Name: Shed

B3. Original Use: Agricultural

B4. Present Use: Agricultural

*B5. **Architectural Style:** Vernacular

*B6. **Construction History:** The structure was constructed in 1940 or before, according to aerial photographs (NETR 1953; USGS 1940). It retains original wide vertical board siding (1 x 12s), and is not much modified. It stands directly on the ground.

*B7. **Moved?** ☒ No ☐ Yes ☐ Unknown **Date:**

Original Location:

*B8. **Related Features:** fences, another shed, a cabin

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Agriculture, Cattle Ranching, Dairying **Area:** San Mateo County

Period of Significance: 1940-1971 **Property Type:** Shed **Applicable Criteria:** n/a

Criterion A: Structure GZR-5 is a shed or workshop. It is probably at least 76 years old, going back to 1940 or more. It has been under the ownership, rental, or lease of Felix and Julio Guerra (1920s-1960), of Joe Zanoni in the 1940s (dairying), of Henry Cunha from the 1950s to the 1980s (dairying and cattle-raising), and more recently of the Driscoll family (cattle raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B: Though associated with and probably used by Felix and Julio Guerra in the 1920s to 1960, by Joe Zanoni (dairying) who rented Ray's Ranch from the Guerras in the 1940s, by Henry Cunha from the 1950s to the 1980s, and more recently by the Driscoll family, Structure GZR-5 is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C: The structure is a plain, common ranch structure for the time period, but is not an especially good example of one. It is not an example of a master workman. The structure is not considered eligible for listing on the CRHR under Criterion C.

Criterion D: Since the building is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity: The GZR-5 shed or workshop retains its integrity of materials, design, workmanship, location, and association, but has lost its integrity of setting and feeling. It is somewhat dilapidated, with broken window and drooping roof, but otherwise retains its original fabric and many parts. The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

B11. Additional Resource Attributes:

*B12. **References:**

NETR (Nationwide Environmental Title Research, LLC)

1953 Aerial photograph of Project Area, Nationwide Environmental Title Research, LLC, accessed online at www.historicaerials.com on April 19, 2016

USGS (United States Geological Survey)

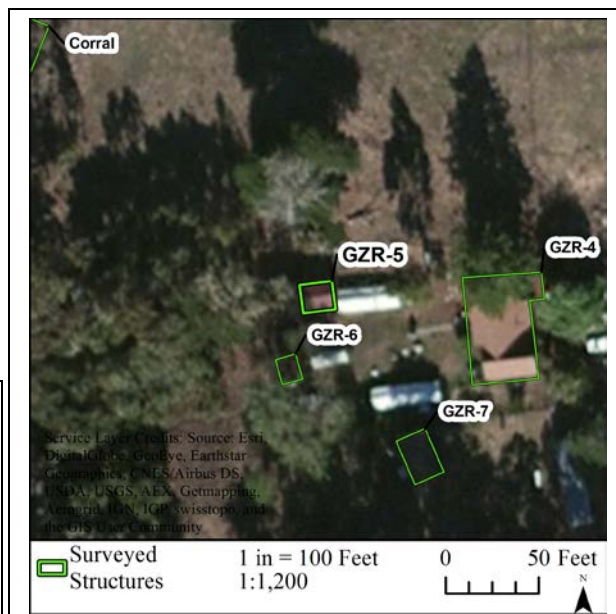
1940 Halfmoon Bay, Calif. 15 minute topographic quadrangle,
United States Geological Survey, Washington D. C.

B13. Remarks:

*B14. **Evaluator:** Lynn Furnis

***Date of Evaluation:** April 26, 2016

(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 5 of 14

*NRHP Status Code 6Z

*Resource Name or # GZR-6

B1. Historic Name: Cabin

B2. Common Name: Cabin

B3. Original Use: Residential

B4. Present Use: Storage

*B5. Architectural Style: Vernacular

*B6. Construction History: The structure was constructed in 1940 or before, according to aerial photographs (NETR 1953; USGS 1940). It is possible the cabin was built and used somewhere else and later moved to this location, or may have been moved to its present location from elsewhere on the property. There is no obvious evidence for it being moved. But it is a small enough building, currently located on a steep slope, that may have been brought here by ranch owners for use as a bunkhouse or caretaker's house sometime in the early- to mid-twentieth century. It is constructed with wire drawn nails.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date:

Original Location:

*B8. Related Features: yard, fences, sheds, house, barn

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Agriculture, Cattle Ranching, Dairying Area: San Mateo County

Period of Significance: 1953 – 1971 Property Type: Cabin Applicable Criteria: n/a

Criterion A: Building GZR-6 is a small cabin. It is probably at least 63 years old, going back to 1953 or more. It has been under the ownership, rental, or lease of Felix and Julio Guerra (1920s-1960), of Joe Zanon in the 1940s (dairying), of Henry Cunha from the 1950s to the 1980s (dairying and cattle-raising), and more recently of the Driscoll family (cattle-raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B: Though associated with and probably used by Felix and Julio Guerra in the 1920s to 1940s, by Joe Zanon (dairying) who rented Ray's Ranch from the Guerras in the 1940s, by Henry Cunha from the 1950s to the 1980s, and more recently by the Driscoll family, Building GZR-6 is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C: The small building is a cabin but is not an exceptional example of the type or an example of a master workman. The structure is not considered eligible for listing on the CRHR under Criterion C.

Criterion D: Since the building is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity: The GZR-6 cabin retains its integrity of materials, design, workmanship, location, setting, and association, but has lost its integrity of feeling. It is somewhat dilapidated, having been allowed to deteriorate. It is missing some of its roof shingles and its siding. Its doors and windows are gone, leaving the interior to be exposed to weather and further decline. But it does still retain its original materials and overall design. The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

B11. Additional Resource Attributes:

*B12. References:

NETR (Nationwide Environmental Title Research, LLC)

1953 Aerial photograph of Project Area, Nationwide Environmental Title Research, LLC, accessed online at www.historicaerials.com on April 19, 2016

USGS (United States Geological Survey)

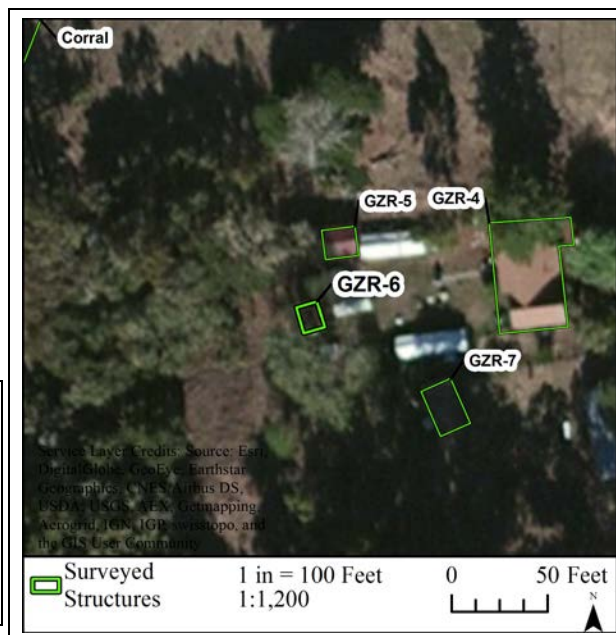
1940 Halfmoon Bay, Calif. 15 minute topographic quadrangle, United States Geological Survey, Washington D. C.

B13. Remarks:

*B14. Evaluator: Lynn Furnis

*Date of Evaluation: April 26, 2016

(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 6 of 14

*NRHP Status Code 6Z

*Resource Name or # GZR-7

B1. Historic Name: Storage shed

B2. Common Name: Storage shed

B3. Original Use: unknown

B4. Present Use: storage

*B5. **Architectural Style:** Vernacular utilitarian

*B6. **Construction History:** The structure was constructed by 1953, possibly earlier. It was in place at its current location in 1953 (NETR 1953). It is currently sided in plywood sheets, with no windows, and just one door. Its roof and siding has been replaced over time.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**

*B8. **Related Features:** House, fences, yard, road, shed, cabin, barn, tree windbreak

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Agriculture, Cattle Ranching, dairying **Area:** San Mateo County

Period of Significance: 1953-1971

Property Type: storage shed **Applicable Criteria:** n/a

Criterion A: Structure GZR-7 is a storage shed. It is probably at least 63 years old, going back to 1953 or more. It has been under the ownership, rental, or lease of Felix and Julio Guerra (1920s-1960), of Joe Zaroni in the 1940s (dairying), of Henry Cunha from the 1950s to the 1980s (dairying and cattle-raising), and more recently of the Driscoll family (cattle-raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B: Though associated with and probably used by Felix and Julio Guerra in the 1920s to 1960, by Joe Zaroni (dairying) who rented Ray's Ranch from the Guerras in the 1940s, by Henry Cunha from the 1950s to the 1980s, and more recently by the Driscoll family, Structure GZR-7 is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C: The structure style is a simple, plain utilitarian type. It is not an exceptional example of the type or an example of a master workman. The structure is not considered eligible for listing on the CRHR under Criterion C.

Criterion D: Since the building is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity: The GZR-7 storage shed retains its integrity of location, setting, and association, but has lost its integrity of materials, design, workmanship, and feeling. It is in good condition, having been well-maintained over time, with replacement composition shingle roof and plywood siding. It does not presently have any openings other than one door on its north elevation. In the past, it may have had more openings, which have been covered over with the later siding. The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

B11. Additional Resource Attributes:

*B12. **References:**

NETR (Nationwide Environmental Title Research, LLC)

1953 Aerial photograph of Project Area, Nationwide Environmental Title Research, LLC, accessed online at www.historicaerials.com on April 19, 2016

USGS (United States Geological Survey)

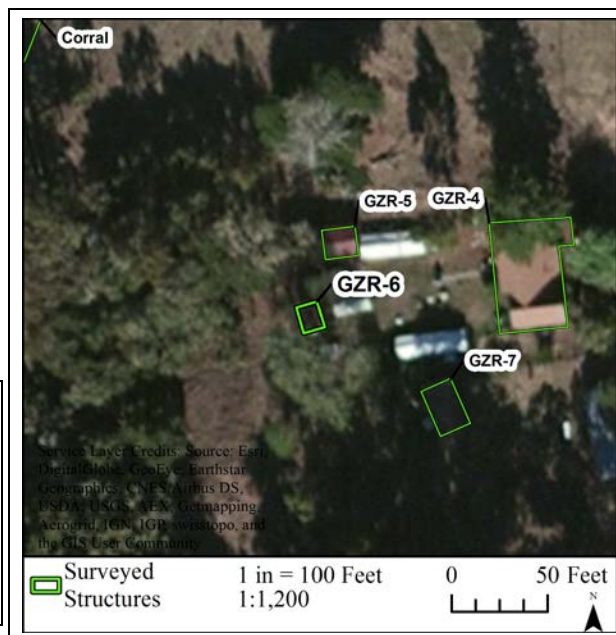
1940 Halfmoon Bay, Calif. 15 minute topographic quadrangle, United States Geological Survey, Washington D. C.

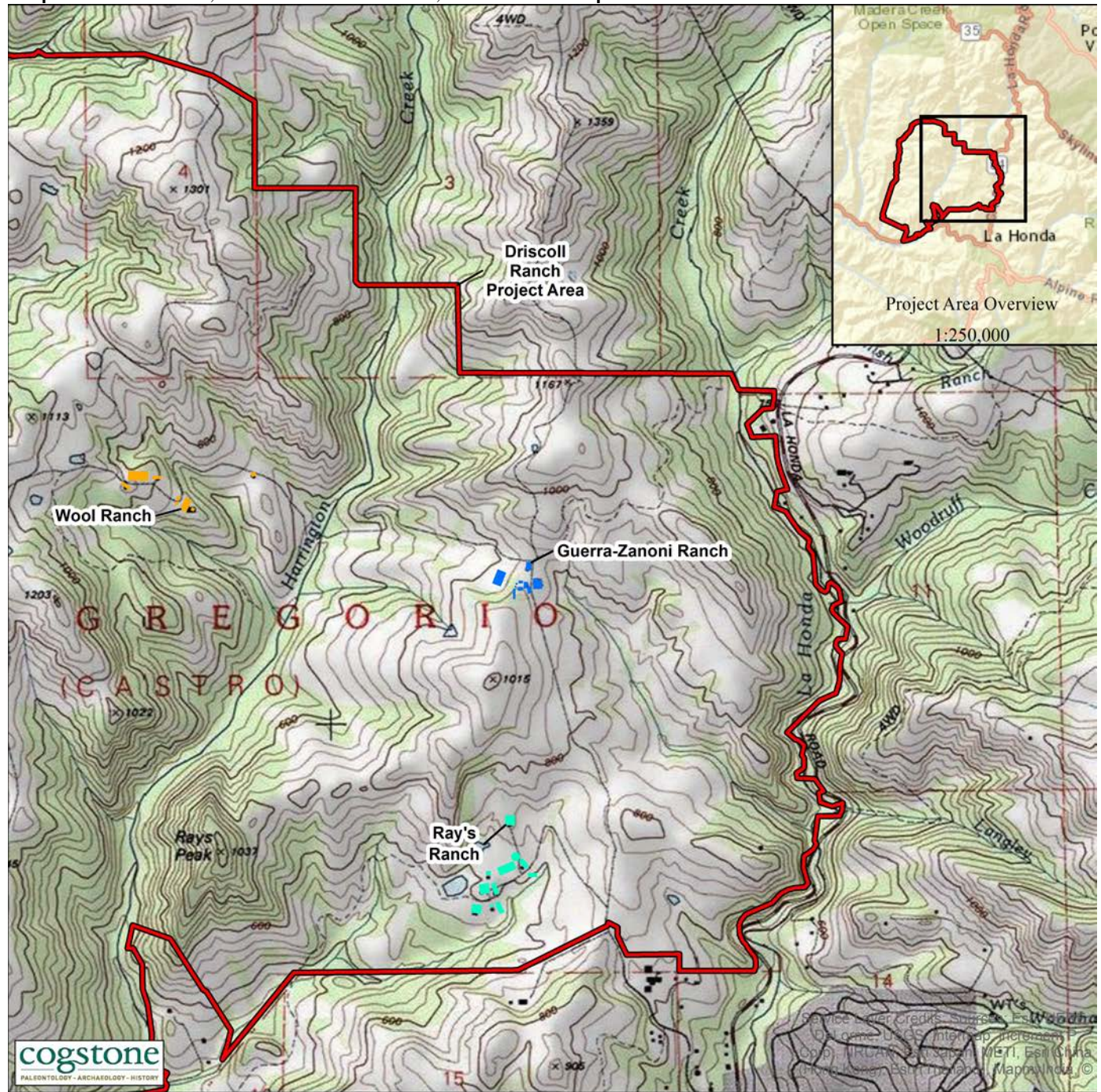
B13. Remarks:

*B14. **Evaluator:** Lynn Furnis

***Date of Evaluation:** April 26, 2016

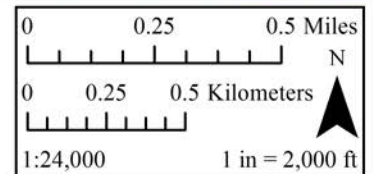
(This space reserved for official comments.)



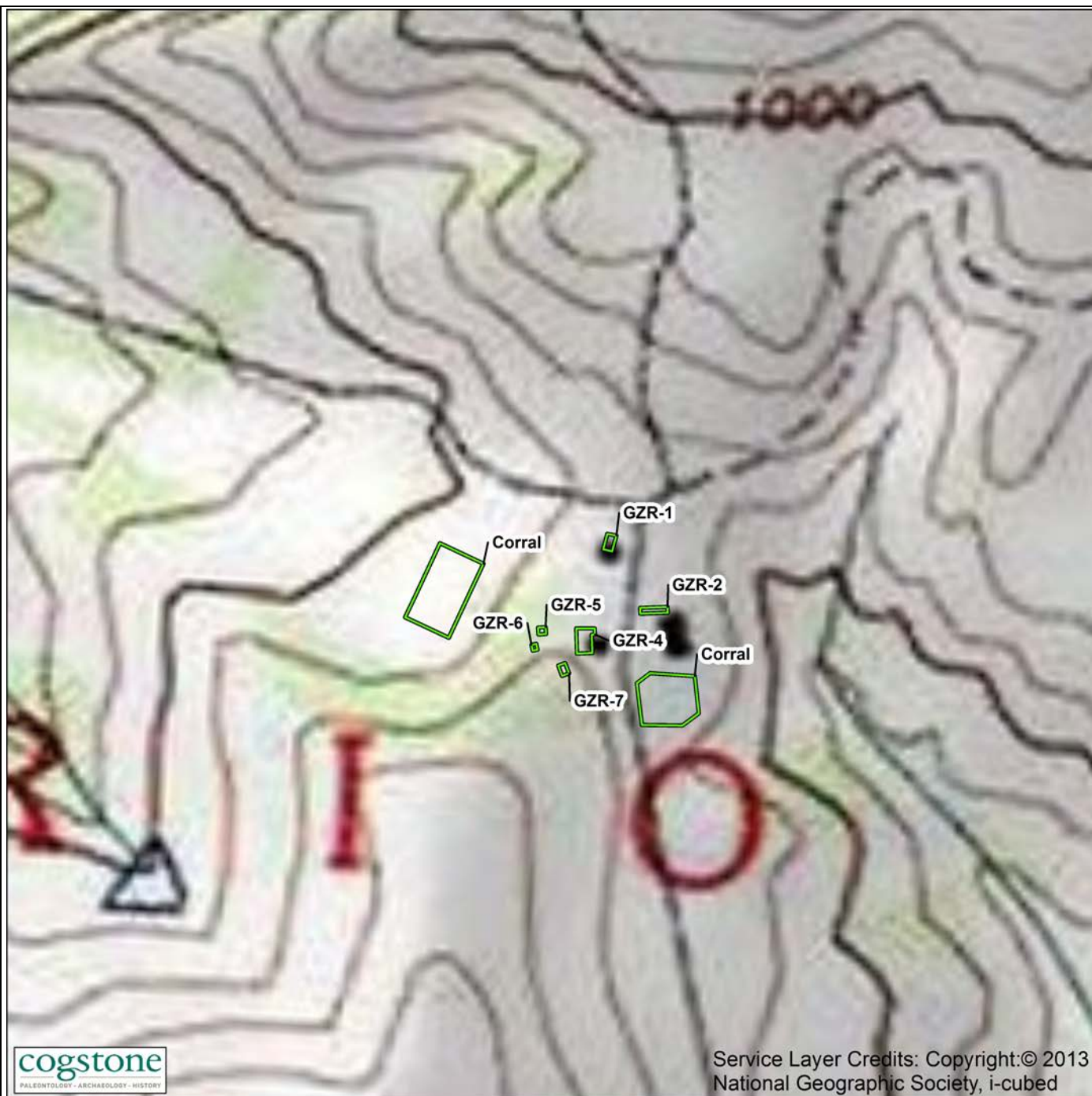


Historic Resource Evaluations for Driscoll Ranch
Midpeninsula Open Space District
Unincorporated San Mateo County, CA

- Driscoll Ranch Project Area
- Ray's Ranch
- Guerra-Zanoni Ranch
- Wool Ranch




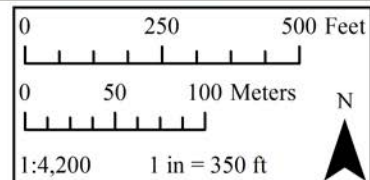
SKETCH MAP



Historic Resource Evaluations for Driscoll Ranch

Midpeninsula Open Space District
Unincorporated San Mateo County, CA
Guerra-Zanoni Ranch

 Surveyed Structures



NOTE: Include bar scale and north arrow.

Recorded by: L. Furnis

*Date: April 21, 2016

☒ Continuation

☐ Update

***P3a. Description (continued):**

machinery and/or horses to pass through. Its north elevation is composed of board and batten construction on the gable, with the same large size boards for the remainder of the wall as on the east. It has no doors or windows. The west elevation of GZR-1 is similar to the east elevation, with one large central doorway. It has several horizontal boards nailed across the top, above the doorway. The barn's south elevation has the same siding and construction, though most of the exterior boards are gone, leaving the interior board wall and wall studs exposed to the elements.

The barn's floor is also composed of large boards supported by massive joists. This building is thought to have stood at the ranch since at least 1940, based on a map from that year, and based on the building's stout construction members (USGS 1940).

GZR-4: Ranch House

The house at Guerra-Zanoni Ranch appears to have undergone alterations and additions over the years. It almost appears to be two small houses joined together. The house is currently occupied and this ranch is used primarily for sheltering rescue dogs and cattle grazing. It is a one-story, east-facing building, oriented north-south, and roughly rectangular in plan. The roof is cross-gabled and steep in pitch, covered in composition shingles. It has a narrow overhang with boxed eaves and wide frieze beneath it. The house exterior is sided in modern, but rustic-looking wood siding, similar to T1-11, first produced in the 1970s.

The front (east) elevation of GZR-4 is composed of two halves – first the projecting, more vertical and front-gabled bay, possibly the older, original part of the house on the south side. It is tall enough to have a second story, but there are no windows or other openings in the upper part of the exterior. Second is the adjoining north half of the elevation, which is recessed, with a wide, covered porch across the front. Here the off-center front entryway stands, with a wood panel style door. All of the three windows on the east are metal-framed sash types. The porch is composed of salvaged boards, with two concrete steps leading up to it.

On the north elevation of the house are two medium-sized aluminum sliders. The rear (west) elevation reflects the two different halves, as well. Here the north half projects a few feet to the west and is set with a rear wood panel door and one sash window. The south half is slightly recessed with one window in it. The south elevation includes one sash window and one wood frame door with ten lights.

Based on topographic maps and aerial photographs, as well as the details of the building, at least some part of the house is thought to have stood on this site since at least 1940 (USGS 1940; NETR 1953). One building is depicted on the 1902 USGS map, but which building it may represent is not known (USGS 1902). The south half of the house may be the original house structure, and if so, it has been extensively altered over time.

GZR-5: Shed or Workshop

West of the house and at the edge of the rear yard are two small wood structures. GZR-5 may have served as a shed or workshop. It is one story in height, with a low-pitched, side-gabled roof. The shed is south-facing, oriented east-west. Corrugated metal covers the roof, while all exterior walls are clad in 1 by 12 - inch boards, as with GZR-1 barn. The east elevation has no openings, while the north elevation has five small windows that appear to be original and are possibly hopper types. This structure has been present since at least 1953 (NETR 1953).

GZR-6: Cabin

Adjacent to GZR-5, and west of the ranch house (GZR-4) stands this small shingle-sided cabin. It is one story in height, rectangular in plan, and side-gabled. The cabin is vernacular in style, with a roof of moderate pitch, covered with wood shingles at one time, but many of which are now missing. It faces east, and is oriented north-south. The structure's east elevation has an entryway and its south elevation has a window. At present, the cabin appears to be used for storage. It is thought to have been on the property since at least 1953 (NETR 1953). While it is poor condition, it does not appear to have been modified to any extent.

Recorded by: L. Furnis

*Date: April 21, 2016

☒ Continuation

☐ Update

***P3a. Description (continued):**

GZR-7: Storage Shed

The shed known as GZR-7 may have stood on the property since at least 1953 (NETR 1953). If so, the structure has been modified since that time. This one-story, plywood-clad structure is north-facing, with no windows or doors on the west, south, and east sides. It is a plain, utilitarian building, front-gabled with moderately-pitched roof covered in composition shingles. It has a narrow overhang and exposed rafters. Its walls are clad in sheets of plywood, which may or may not be covering older siding. Nothing on the outside of the structure suggests it is from the 1950s, other than its style.

Photographs:



GZR-1, small barn, east elevation

CONTINUATION SHEET

Primary #

HRI#

Trinomial

Page 11 of 14

*Resource Name or # Guerra-Zanoni Ranch

Recorded by: L. Furnis

*Date: April 21, 2016

☒ Continuation

☐ Update

Photographs (continued):



GZR-1, small barn, south elevation



GZR-4, ranch house, east and north elevations, view to southwest

Recorded by: L. Furnis

*Date: April 21, 2016

☒ Continuation

☐ Update

Photographs (continued):



GZR-4, ranch house, west (rear) elevation, view to east



GZR-5, shed, east and north elevations, view to southwest

Recorded by: L. Furnis

*Date: April 21, 2016

☒ Continuation

☐ Update

Photographs (continued):



GZR-6, small cabin, south and east elevations, view to north-northwest



GZR-7, storage shed, east elevation, view to west

CONTINUATION SHEET

Page 14 of 14

*Resource Name or # Guerra-Zanoni Ranch

Recorded by: L. Furnis

*Date: April 21, 2016

☒ Continuation

☐ Update

Photographs (continued):



GZR-7, storage shed, south elevation, view to north

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 12

*Resource Name or #: Wool Ranch

P1. Other Identifier: Seale Ranch

*P2. Location: ☐ Not for Publication ☒ Unrestricted
and (P2b and P2c or P2d).

*a. County: San Mateo County

*b. USGS 7.5' Quad: La Honda, Calif.

Date: T 7S; R 4W; unsectioned Sec. 9; MD B.M.

c. Address:

City: La Honda

Zip: 94020

d. UTM: Zone: 10S; 0562106mE/ 4133001mN (G.P.S.)

e. Other Locational Data: APN No. 078-270-030 Elevation: 660 - 840 ft amsl. To access the site, travel west on State Highway 84 from Woodside, California for 8 miles, to La Honda, California. Then turn right (northwest) onto Sears Ranch Road and proceed for approximately 1.5 miles to the Guerra-Zanoni Ranch buildings, where road makes sharp turn to left (west). This becomes the Wool Ranch Road. Proceed approximately one more mile, past Harrington Creek and up the hill on a windy road segment. A collapsed barn will be encountered first, near the road. Continue on for another 0.19 mile to remaining ranch buildings.

*P3a. **Description:** The Wool Ranch currently consists of four structures and buildings. All appear to be historic in age, but one – a moderately-sized barn or storage building (WR-1) is completely collapsed. It is located more than 1000 feet east of the ranch house.

WR-1: Barn or Workshop: A collapsed structure, known here as WR-1, was apparently a barn or other moderately large structure. It was of wood-frame construction, with corrugated metal covering the roof and heavy wood floor joists. It is made with wire nails. The building is known to date to at least 1960, when it first was depicted on an aerial map (NETR 1953). (See Continuation Sheet for more text).

*P3b. **Resource Attributes:** HP2. Single family property; HP4. Ancillary building; HP30: Trees, vegetation; HP33. Ranch; HP39. Pool

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



P5b. Description of Photo: Wool Ranch house, view to east, frame 2016_04_21_LF.111

*P6. **Date Constructed/Age and Sources:** ☒ Historic

☐ Prehistoric ☐ Both

1950s

*P7. **Owner and Address:**

Midpeninsula Regional Open Space District
330 Distel Circle
Los Altos, CA 94022

*P8. **Recorded by:**

Lynn Furnis
Cogstone Resource Management
1518 W. Taft Ave
Orange, CA 92685

*P9. **Date Recorded:**

April 21, 2016

*P10. **Survey Type:**

Architectural survey

*P11. **Report Citation:**

Architectural Survey and Evaluation Report for Driscoll

Ranch near La Honda, San Mateo County, California (Furnis 2016)

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 12

*NRHP Status Code 6Z

*Resource Name or # WR-1

B1. Historic Name: unknown

B2. Common Name: unknown

B3. Original Use: Agricultural

B4. Present Use: abandoned

*B5. **Architectural Style:** Vernacular ranch

*B6. **Construction History:** The structure was constructed by 1960 but after 1956, according to aerial photographs (NETR 1956, 1960). The materials that are present and observable may be original pieces of the structure; later alterations to the structure cannot be discerned from the collapsed ruin.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location:

*B8. **Related Features:** road, ranch house, barn, corrals, pasture

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Agriculture, Cattle Ranching, Dairying **Area:** San Mateo County

Period of Significance: 1960-1971

Property Type: small barn or shed **Applicable Criteria:** N/A

Criterion A: Structure WR-1 is a collapsed, moderately sized barn. It is probably at least 56 years old, as it appears on a 1960 aerial photograph, but is not on one from 1956 (NETR 1956, 1960). It has been rented or leased by Henry Cunha from the 1950s to the 1980s (dairying and cattle-raising), under the ownership of the Wool family from at least 1960, and more recently of the Driscoll family (cattle-raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B: Though associated with and probably used by Henry Cunha from the 1950s to the 1980s, and more recently by the Driscoll family, Structure WR-1 barn is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C: The structure's style is not well known as it is a collapsed structure now. But based on its materials and on some observable details, the small barn or storage shed appears to have been an ordinary, utilitarian, vernacular ranch structure. It is not a good example of a type or an example of a master workman. The structure is not considered eligible for listing on the CRHR under Criterion C.

Criterion D: Since the structure is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity: The WR-1 barn has lost its integrity of materials, design, workmanship, feeling and association, but retains its location and setting. It is composed of original materials from the period (mid-twentieth century), such as corrugated metal, lumber, heavy wood timbers, but has completely collapsed in place. Its style is not known, but presumably was a utilitarian, basic barn or shed type from the mid-twentieth century. Its integrity has been completely compromised by its collapse. The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

B11. Additional Resource Attributes:

*B12. **References:**

NETR (Nationwide Environmental Title Research, LLC)

1953 Aerial photograph of Project Area, Nationwide Environmental Title Research, LLC, accessed online at www.historicaerials.com on April 19, 2016

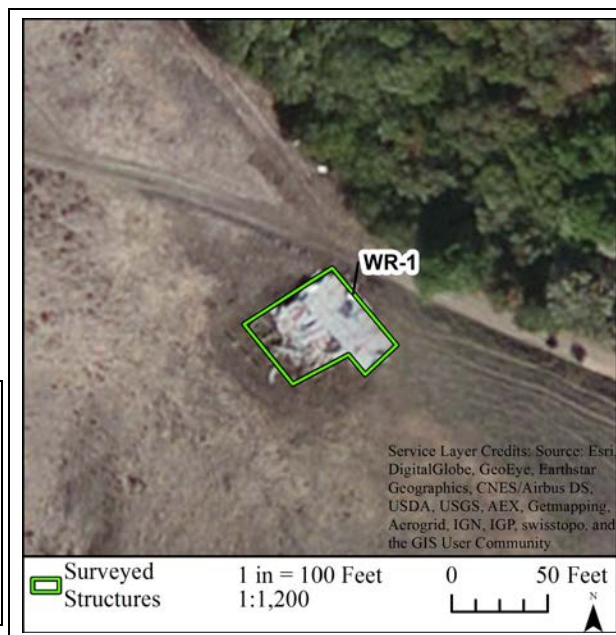
1960 Aerial photograph of Project Area, Nationwide Environmental Title Research, LLC, accessed online at www.historicaerials.com on April 19, 2016

B13. Remarks:

*B14. **Evaluator:** Lynn Furnis

***Date of Evaluation:** April 27, 2016

(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 12

***NRHP Status Code 6Z**

***Resource Name or #** WR-2

- B1. Historic Name: ranch house
B2. Common Name: Wool Ranch house
B3. Original Use: Residential
B4. Present Use: vacant

***B5. Architectural Style:** Vernacular

***B6. Construction History:** The building was constructed by 1953 (NETR 1953).

*B7. Moved? ☒No ☐Yes ☐Unknown Date: Original Location:

***B8. Related Features:** corrals, pasture, barn, cottage, pool, garage

B9a. Architect: Unknown

b. Builder Unknown

***B10. Significance:** Theme: Agriculture, Cattle Ranching, Dairying **Area:** San Mateo County

Period of Significance: 1960-1971 **Property Type:** house **Applicable Criteria:** N/A

Criterion A: Building WR-2 is a Ranch-style, mid-1900s house with detached garage. It is at least 63 years old, as it appears on a 1953 aerial photograph, but is not on the 1940 topographic map (NETR 1953; USGS 1940). It was owned by the Wool family in the 1960s at least, under rental or lease by Henry Cunha from the 1950s to the 1980s (dairying and cattle-raising), and more recently owned by the Driscoll family (cattle-raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B: Though associated with and probably used by Henry Cunha from the 1950s to the 1980s, owned by the Wool family in the 1960s, and more recently by the Driscoll family, the WR-2 house is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C: The house is a Ranch-style residence, common in the mid- to late-1900s. It is an ordinary example of a Ranch-style house, and not an extraordinary example of a master craftsman. The structure is not considered eligible for listing on the CRHR under Criterion C.

Criterion D: Since the structure is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity: The WR-2 ranch house retains its integrity of location, and setting, but has lost its integrity of materials, design, workmanship, feeling and association. It is now sided in replacement aluminum, has several additions, including an outhouse that abuts the house to house the water heater, an added section to join the garage to the house, an added bay to one corner of the rear of the house, and an added crude heavy lumber front porch over the front entryway. A swimming pool was added in the rear yard by 1991. The integrity of the house has been seriously compromised by the many alterations and additions. The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

B11. Additional Resource Attributes:

***B12. References:**

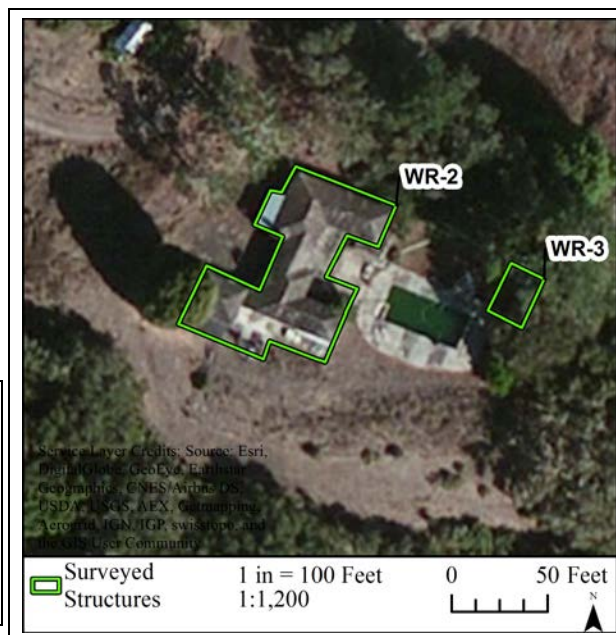
NETR (Nationwide Environmental Title Research, LLC)
1960 Aerial photograph of Project Area, Nationwide Environmental
Title Research, LLC, accessed online at
www.historicaerials.com on April 19, 2016

B13. Remarks:

***B14. Evaluator:** Lynn Furnis

***Date of Evaluation:** April 25, 2016

(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 4 of 12

*NRHP Status Code 6Z

*Resource Name or # WR-3

B1. Historic Name: unknown

B2. Common Name: unknown

B3. Original Use: Residence

B4. Present Use: vacant

*B5. **Architectural Style:** Vernacular

*B6. **Construction History:** The building was constructed sometime in the 1970s or perhaps early 1980s. It does not appear to have been altered since that time.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**

*B8. **Related Features:** ranch house, garage, road, pool, barn, corrals

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Agriculture, Cattle Ranching, Dairying **Area:** San Mateo County

Period of Significance: 1970-1971

Property Type: cottage **Applicable Criteria:** N/A

Criterion A: Building WR-3 is a vernacular-style, mid-1900s cottage. It is thought to be at least 45 years old based on its style and materials and its absence on aerial photographs from 1953, 1956, and 1960 (NETR 1953, 1956, 1960). It was owned by the Wool family in the 1960s, rented or leased by Henry Cunha from the 1950s to the 1980s (dairying and cattle-raising), and more recently owned by the Driscoll family (cattle-raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B: Though associated with and probably used by Henry Cunha from the 1950s to the 1980s, by the Wool family in the 1960s, and more recently by the Driscoll family, the WR-3 cottage is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C: The house is a vernacular-style cottage, possibly constructed by the dairymen themselves or by local carpenters. It is an ordinary example of a vernacular, mid-1900s small dwelling, and not an extraordinary example of a master craftsman. The structure is not considered eligible for listing on the CRHR under Criterion C.

Criterion D: Since the structure is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity: The WR-3 cottage retains its integrity of materials, design, workmanship, feeling, association location, and setting. The cottage retains all of its integrity and is in good condition in that regard. The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

B11. Additional Resource Attributes:

*B12. **References:**

NETR (Nationwide Environmental Title Research, LLC)

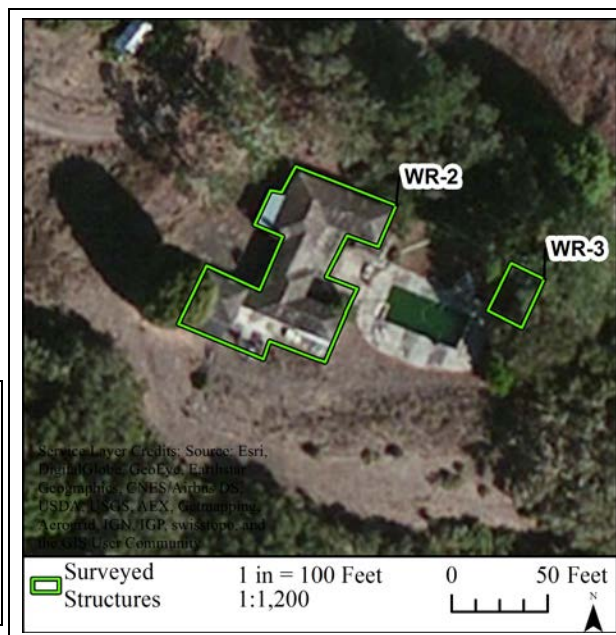
1960 Aerial photograph of Project Area, Nationwide Environmental Title Research, LLC, accessed online at www.historicaerials.com on April 19, 2016

B13. Remarks:

*B14. **Evaluator:** Lynn Furnis

***Date of Evaluation:** April 27, 2016

This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 5 of 12

*NRHP Status Code 6Z

*Resource Name or # WR-4

B1. Historic Name: unknown

B2. Common Name: Upper Wool Barn

B3. Original Use: Agricultural

B4. Present Use: Abandoned

*B5. **Architectural Style:** Vernacular, utilitarian ranch

*B6. **Construction History:** The building was constructed by 1991, but after 1960, so it may have been in place in the 1960s or 1970s. It has been abandoned for some time and, though it still stands, much of its siding and roofing materials have fallen from or been removed from the structure.

*B7. **Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

*B8. **Related Features:** pasture, corrals, road, ranch house, garage

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Agriculture, Cattle Ranching, Dairying **Area:** San Mateo County

Period of Significance: 1965?-1971

Property Type: Barn

Applicable Criteria: N/A

Criterion A: Structure WR-4 is a large, partially collapsed storage barn. It is thought to be at least 45 years old as it is not shown on aerial photographs from 1956 or 1960, but is on one from 1991 and was apparently constructed sometime between those years (NETR 1956, 1960, 1991). It was owned by the Wool family in the 1960s, rented or leased by Henry Cunha from the 1950s to the 1980s (dairying and cattle-raising), and more recently owned by the Driscoll family (cattle-raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B: Though associated with and probably used by Henry Cunha from the 1950s to the 1980s, owned by the Wool family in the 1960s, and more recently by the Driscoll family, the WR-4 barn is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C: The barn is a plain, utilitarian style. It is an ordinary example of a vernacular, mid-1900s barn and not an extraordinary example of a master craftsman. The structure is not considered eligible for listing on the CRHR under Criterion C.

Criterion D: Since the structure is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity: The WR-4 barn retains its integrity of materials, location, and setting, but has lost its integrity of design, workmanship, feeling, and association. The barn has been left in disrepair and is therefore in bad condition now, from neglect. Its integrity has been seriously compromised as a result. The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

B11. Additional Resource Attributes:

*B12. **References:**

NETR (Nationwide Environmental Title Research, LLC)

1960 Aerial photograph of Project Area, Nationwide Environmental Title Research, LLC, accessed online at www.historicaerials.com on April 19, 2016

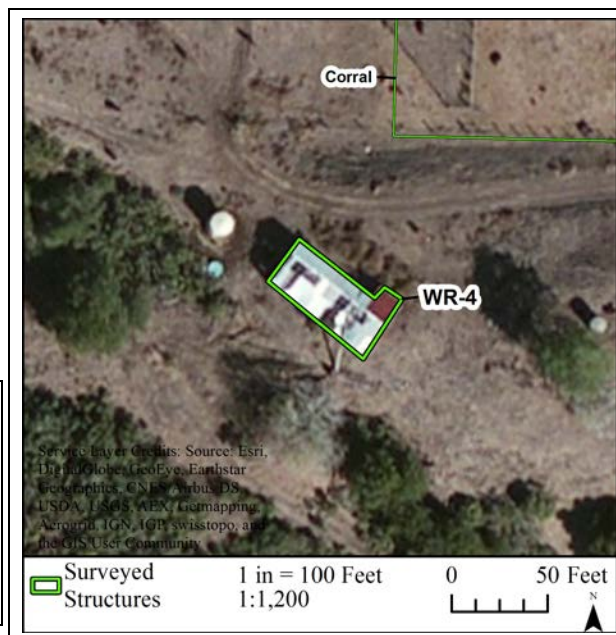
1991 Aerial photograph of Project Area, Nationwide Environmental Title Research, LLC, accessed online at www.historicaerials.com on April 19, 2016

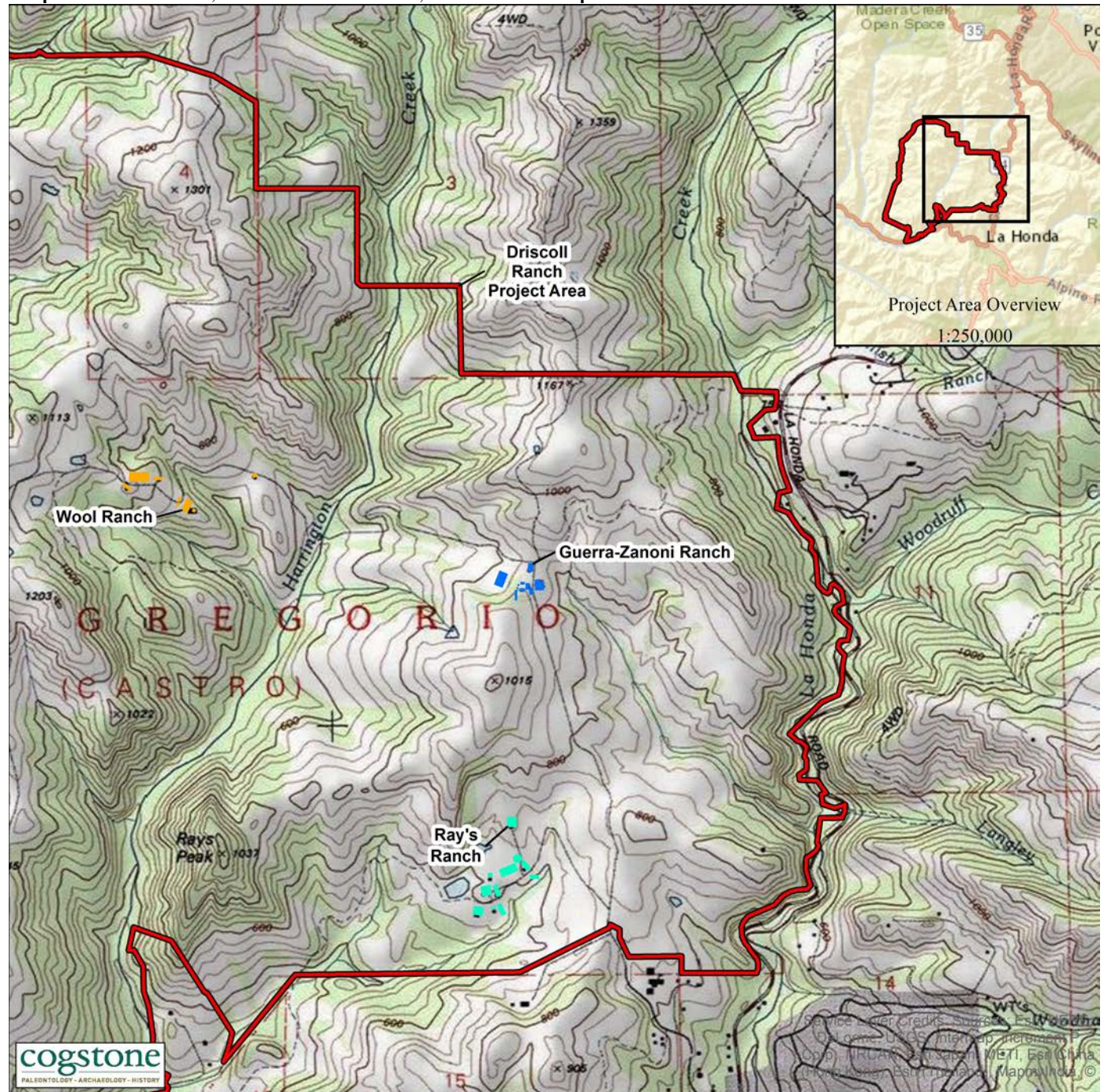
B13. Remarks:

*B14. **Evaluator:** Lynn Furnis

***Date of Evaluation:** April 27, 2016

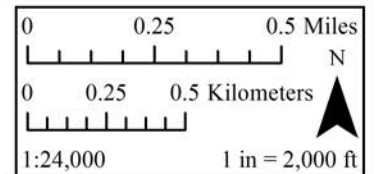
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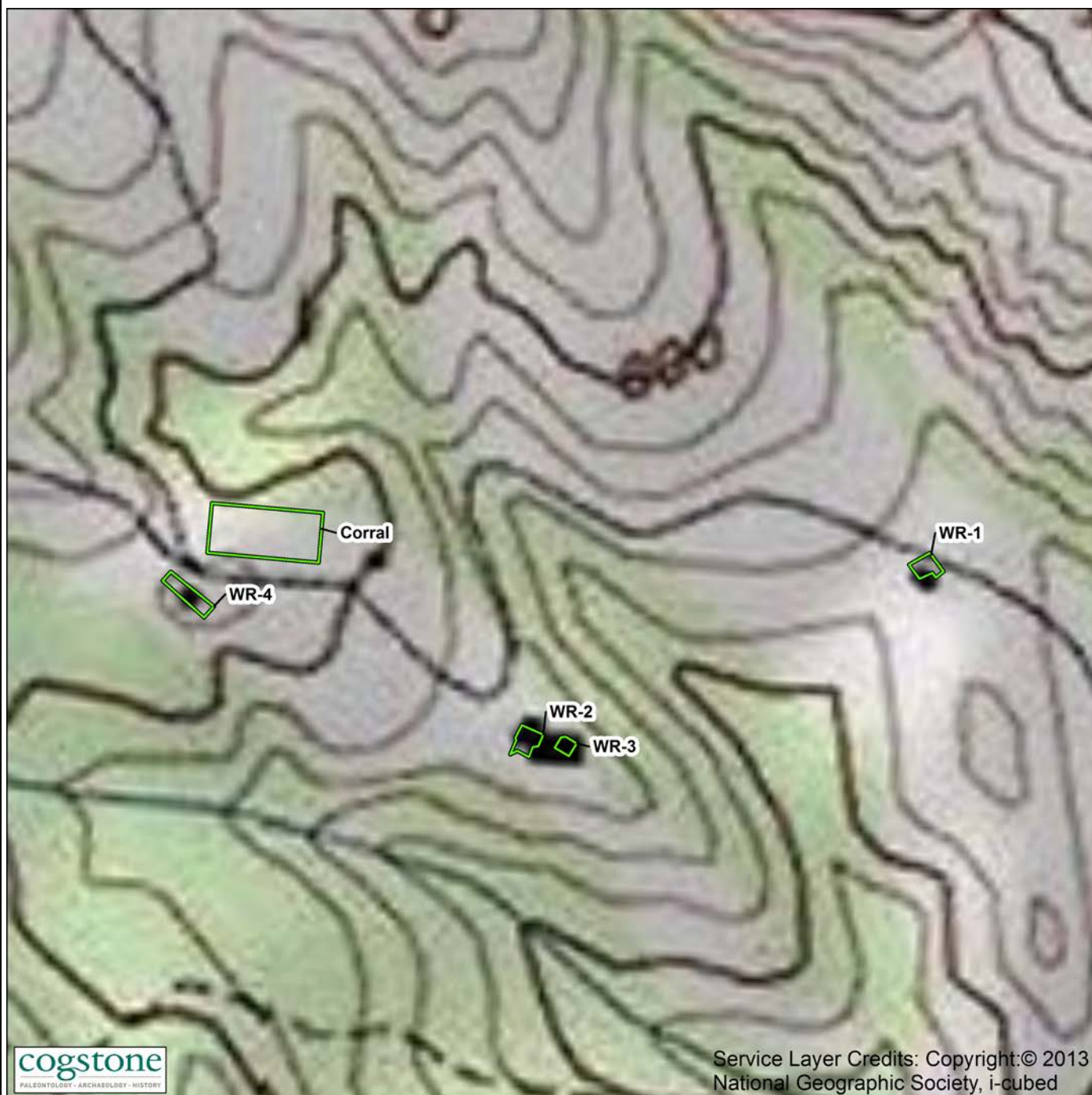


Historic Resource Evaluations for Driscoll Ranch
Midpeninsula Open Space District
Unincorporated San Mateo County, CA

- Driscoll Ranch Project Area
- Ray's Ranch
- Guerra-Zanoni Ranch
- Wool Ranch




SKETCH MAP



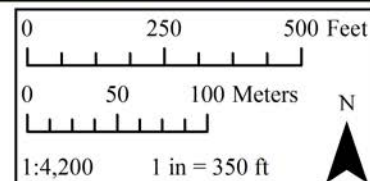
Historic Resource Evaluations for Driscoll Ranch

Midpeninsula Open Space District
Unincorporated San Mateo County, CA

Wool Ranch

 Surveyed Structures

NOTE: Include bar scale and north arrow.



*Recorded by: L. Furnis

*Date: April 20, 2016

☒ Continuation

☐ Update

***P3a. Description (continued):**

WR-2: Ranch House

The Wool Ranch house was constructed on this site by 1953, having the same configuration as it does today, except for a couple of details. It is a surprisingly modern-looking house, especially considering its remote location. It is a single-story, Ranch-style house, with complex plan. The house is northwest facing, looking towards the winding, adjacent Wool Ranch Road and is oriented northeast-southwest, with a rambling appearance. The roof is complex, with a hipped roof above the projecting, main entry bay, as well as separate hipped components over two other bays to the south and east, and a gable segment connecting two of the hipped components. The roofs are all of low pitch, covered in shake shingles, and form narrow overhangs around the house. Most of the siding on the house is now replacement aluminum siding, in a pattern mimicking wood drop siding. In one location on the south side of the house, actual wood siding of the same width as the metal pattern is present. The garage retains its original wood drop siding on its rear elevation.

On the northwest (front) elevation, the main bay projects approximately 5 feet to the northwest. It has a central wooden door with nine lights, an aluminum slider at its north end, with wood trim, and a large horizontal, six-pane window south of the front door that may or may not be fixed. A rough, homemade porch was added to the front of this bay, comprised of large sized boards and posts, with wooden eaves covered with corrugated metal. At the southwest corner of this front bay stands a massive brick fireplace and chimney. The middle section of the front elevation is recessed and is fitted with two wood-trimmed windows, one being similar to the large one on the front bay, with six horizontal panes, and the other being an aluminum slider. Further south, a small structure has been added to the elevation to house the water heater. This structure looks suspiciously like an outhouse that has been reused and relocated. It has a shed roof also covered in shake shingles. It abuts a third bay on the front, which also projects to the northwest. The projecting segment may be an addition that articulates with an originally detached garage.

The northeast elevation of the house has two large aluminum sliders and one casement window, as well as a low, rectangular structure that has been added to the side of the house and has a long stove pipe projecting up above the roof edge.

The rear (southeast) elevation forms a U shape, with projecting bays at north and south ends and a wooden deck surrounding more than half of the exterior. The northern two-thirds of this elevation are filled with large picture windows, aluminum sliders, sliding glass doors and other fixed windows, to take advantage of the pool area and of the view. While the house appeared on an aerial map from 1953, the back yard swimming pool was not in place until sometime between 1960 and 1991, probably not until at least the 1980s by the looks of its tiles and general appearance. The projecting southern bay may be a later addition as it looks somewhat incongruous and there is a break in the siding on its southwest elevation. In this area, the wood roof trim is different and some of the siding is actual wood rather than aluminum.

The southwest elevation of the house is an alignment of additions, starting with the bay just described above, followed by one original section of the house, then northwest of that the addition that joined the house to the garage, then the southeast and southwest elevations of the garage (which is sided in actual wood drop siding), ending at a shed-like addition added to the northwest side of the garage, possibly for additional automobile storage.

WR-3: Cottage

WR-3 is a cottage or guest house in the rear yard of the ranch house, near the pool. It is plain, of one story, with side-gabled roof of moderate pitch, covered in wood shake shingles. It is rectangular in plan, facing northwest, towards the pool and is oriented north-south. The cottage is sided in a combination of aluminum siding of the same pattern as the main house, with a panel of T1-11 siding across much of the front elevation. Its front entrance is a sliding glass door, accessed by means of a small, low wooden deck with railing. Aluminum sliders are set in the northwest and southwest elevations. The cabin likely dates from the period when the main house was re-sided, perhaps in the 1970s or 1980s, as was not present on the earlier maps and aerial photographs (NETR 1953, 1960).

WR-4: Upper Barn

The large, partially collapsed barn located to the northwest of the ranch house is known as the Upper Wool Barn, here referred to as WR-4 (Figure 52). It is a single story barn, rectangular in plan with multiple interior rooms, northeast-facing, and oriented southeast-northwest. It is very close to the dirt road that provides access to the Wool Ranch. It is side-gabled, with a roof of moderate pitch, covered in corrugated metal. Exterior walls are composed of a very stout T1-11 type wood siding, with interior walls composed of plywood sheets. The front (northeast) elevation is missing much of its surface, but what is there is

*Recorded by: L. Furnis

*Date: April 20, 2016

☒ Continuation

☐ Update

***P3a. Description (continued):**

composed of the heavy, large sheets of the T1-11. At the southeast end, a projecting enclosure or shelter extends approximately 6 feet to the northeast and is open across its northeast elevation.

Photographs:



WR-1, collapsed barn/shop, view to southeast

*Recorded by: L. Furnis

*Date: April 20, 2016

☒ Continuation

☐ Update

Photographs (continued):



WR-2, ranch house, northwest elevation



WR-2, ranch house and pool, rear elevation

*Recorded by: L. Furnis

*Date: April 20, 2016

☒ Continuation

☐ Update

Photographs (continued):



WR-2, ranch house additions, on southwest elevation



WR-3, cottage, northwest and southwest elevations

*Recorded by: L. Furnis

*Date: April 20, 2016

☒ Continuation

☐ Update

Photographs (continued):



WR-4, large barn, northeast elevation

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 10

*Resource Name or #: Upper Folger Ranch

P1. Other Identifier: Driscoll Ranch

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** San Mateo County

and (P2b and P2c or P2d).

***b. USGS 7.5' Quad:**

Date:

T 7 S; R 4 W; unsectioned Sec. 16

; MD B.M.

c. Address:

City: La Honda

Zip: 94020

d. UTM: Zone: 10S; 0561010mE/ 4131291mN (G.P.S.)

e. Other Locational Data: APN No. 082-170-040 Elevation: 640-660 ft amsl To access the site, travel west on State Highway 84 from Woodside, California for 8 miles, to La Honda, California. Then continue south, then west on State Highway 84 for approximately 2.5 miles and turn right (north) onto a dirt road with metal gate across it, oriented northeast. The gate is locked. The site is located approximately 1400 ft ((0.26 mile) northeast of the gate, along the main graveled road.

***P3a. Description:** The Folger Ranch includes two different building and structure clusters, known as the Upper Folger Ranch and the Lower Folger Ranch. Currently, there are three historic structures and buildings at the Upper Folger Ranch, as well as a more recent corral, and a standing cattle oiler that post-dates 1970.

UFR-1: Animal Shelter

UFR-1 is a metal and wood animal shelter located at the north end of this small complex. It faces north, and is oriented east-west. The structure is one story in height, rectangular in plan, with a low-pitched shed roof. It is enclosed on three sides by sheet metal vertical siding, and open on the north side to allow cows to easily shelter here. The roof covering is unknown, but it projects to the north for several feet, providing shelter above the wide open elevation. The walls are composed of sheet metal, with the upper part of the east and west walls covered with heavy T1-11 type siding. (See Continuation Sheet for more text).

***P3b. Resource Attributes:** HP2. Single family house; HP4. Ancillary building; HP.33. Ranch; HP32. Rural open space

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

P5b. Description of Photo:

***P6. Date Constructed/Age and**

Sources: ☒ Historic

☐ Prehistoric ☐ Both

Circa 1940

***P7. Owner and Address:**

Midpeninsula Regional Open

Space District

330 Distel Circle

Los Altos, CA 94022

***P8. Recorded by:**

Lynn Furnis

Cogstone Resource Management

1518 W. Taft Ave

Orange, CA 92685

***P9. Date Recorded:**

April 22, 2016

***P10. Survey Type:**

Architectural survey

***P11. Report Citation:**

*Architectural Survey and
Evaluation Report for Driscoll*



Ranch near La Honda, San Mateo County, California (Furnis 2016)

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 10

*NRHP Status Code 6Z

*Resource Name or # UFR-1

B1. Historic Name: unknown

B2. Common Name: animal shelter

B3. Original Use: Agricultural

B4. Present Use: Agricultural

*B5. Architectural Style: Utilitarian

*B6. Construction History: The building was constructed by 1940 (USGS 1940). It has been altered over time, apparently in or after the 1970s, as it has had strips of T1-11 siding attached to the tops of its east and west elevations.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features: corrals, fences, house or bunk house, road, pasture

B9a. Architect: Unknown

b. Builder Unknown

*B10. Significance: Theme: Agriculture, Cattle Ranching, Dairying Area: San Mateo County

Period of Significance: 1940-1971

Property Type:

Applicable Criteria:

Criterion A: Structure UFR-1 is a metal animal shelter. It is thought to be at least 76 years old as it is shown on the 1953 aerial photograph and on the 1940 USGS map (NETR 1953; USGS 1940). It has been under the ownership, rental, or lease of Carter Lane in the 1950s and 1960s, of Charlie Bettencourt (dairying and cattle-raising) in the 1960s, of Peter Folger and Charlie Bettencourt in the 1970s, and more recently of the Driscoll family (cattle-raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B: Though associated with and probably used by Carter Lane and Charlie Bettencourt from the 1960s and by Peter Folger and Charlie Bettencourt in the 1970s, and more recently by the Driscoll family, the UFR-1 animal shelter is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C: The metal shelter is a plain, utilitarian style. It is an ordinary example of a mid-1900s shelter and not an extraordinary example of a master craftsman. The structure is not considered eligible for listing on the CRHR under Criterion C.

Criterion D: Since the structure is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity: The UFR-1 structure retains its integrity of materials, design, workmanship, feeling, location, and setting, but has lost its integrity of association. The shelter remains in good condition, with one alteration being the addition of strips of T1-11 to the top of two elevations. Its integrity has not been seriously compromised. The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

B11. Additional Resource Attributes:

*B12. References:

NETR (Nationwide Environmental Title Research, LLC)

1953 Aerial photograph of Project Area, Nationwide Environmental Title Research, LLC, accessed online at www.historicaerials.com on April 19, 2016

USGS (United States Geological Survey)

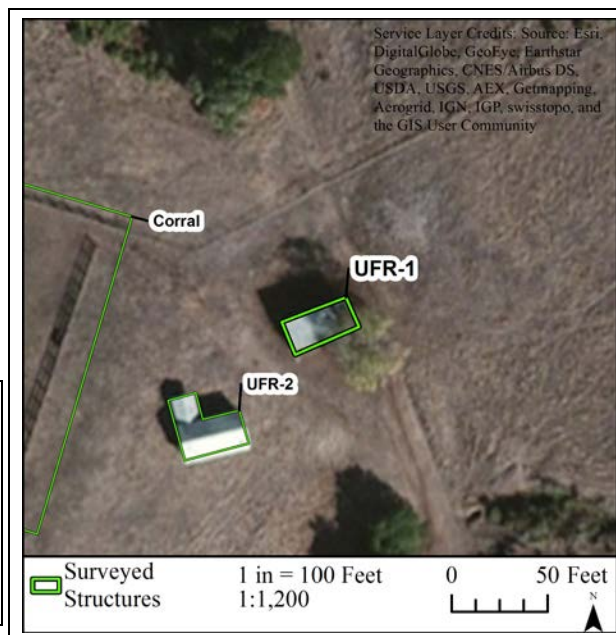
1940 Halfmoon Bay, Calif. 15 minute topographic quadrangle, United States Geological Survey, Washington D. C.

B13. Remarks:

*B14. Evaluator: Lynn Furnis

*Date of Evaluation: April 26, 2016

(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 10

*NRHP Status Code 6Z

*Resource Name or # UFR-2

B1. Historic Name: unknown

B2. Common Name: Bunk House or cabin

B3. Original Use: Residential

B4. Present Use: vacant

*B5. Architectural Style: Vernacular

*B6. Construction History: The building was constructed by 1940, as it is shown on a USGS map for that year and on a 1953 aerial photograph (NETR 1953; USGS 1940). It has been altered in several ways over time. First, the bunkhouse or cabin has had a crude, wooden porch added to its front entrance, as well as a small room or closet added to its northwest corner. In addition, a sliding glass door has been added to its south elevation, while an older door on its east elevation has been blinded.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features: Animal shelter, corrals, pasture, road, barn

B9a. Architect: Unknown

b. Builder Unknown

*B10. Significance: Theme: Agriculture, Cattle Ranching, Dairying Area: San Mateo County

Period of Significance: 1940-1971

Property Type: residence

Applicable Criteria: N/A

Criterion A: Building UFR-2 is a small dwelling, possibly a bunk house or hunting cabin. It is thought to be at least 76 years old as it is shown on the 1953 aerial photograph and on the 1940 USGS map (NETR 1953; USGS 1940). It was under the ownership, rental, or lease of Carter Lane in the 1950s and 1960s, leased by Charlie Bettencourt (dairying and cattle-raising) in the 1960s, owned by Peter Folger and worked by Charlie Bettencourt in the 1970s, and more recently owned and operated by the Driscoll family (cattle-raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B: Though associated with and probably used by Carter Lane and Charlie Bettencourt from the 1960s and by Peter Folger and Charlie Bettencourt in the 1970s, and more recently by the Driscoll family, the UFR-2 dwelling is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C: The small wood building is a plain, utilitarian style. It is an ordinary example of a mid-1900s rural cabin and not an extraordinary example of a master craftsman. The building is not considered eligible for listing on the CRHR under Criterion C.

Criterion D: Since the building is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity: The UFR-2 building retains its integrity of location, setting, and association but has lost its integrity of materials, design, workmanship, and feeling. The bunkhouse or cabin has had a crude, wooden porch added to its front entrance, as well as a small room or closet added to its northwest corner. In addition, a modern sliding glass door has been added to its south elevation, while an older door on its east elevation has been blinded. Due to these alterations and additions, the cabin's integrity has been compromised. The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

B11. Additional Resource Attributes:

*B12. References:

NETR (Nationwide Environmental Title Research, LLC)

1953 Aerial photograph of Project Area, Nationwide Environmental Title Research, LLC, accessed online at www.historicaerials.com on April 19, 2016

USGS (United States Geological Survey)

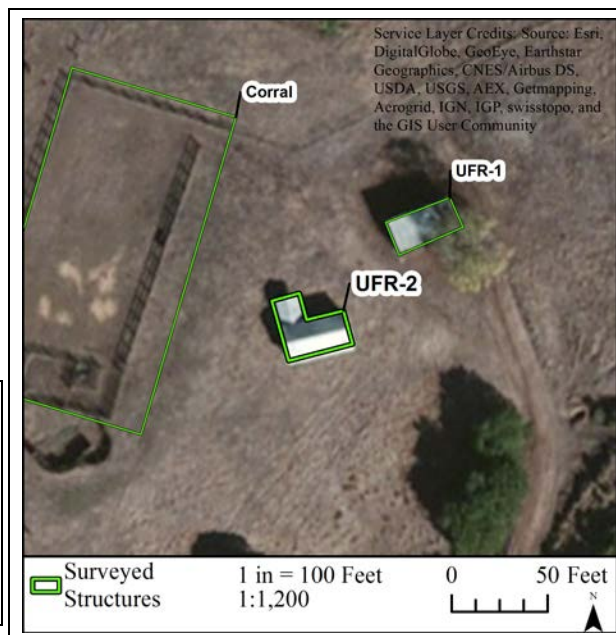
1940 Halfmoon Bay, Calif. 15 minute topographic quadrangle, United States Geological Survey, Washington D. C.

B13. Remarks:

*B14. Evaluator: Lynn Furnis

*Date of Evaluation: April 26, 2016

(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 4 of 10

*NRHP Status Code 6Z

*Resource Name or # UFR-3

B1. Historic Name: Barn

B2. Common Name: Barn

B3. Original Use: Agricultural

B4. Present Use: abandoned

*B5. **Architectural Style:** Prairie Style barn

*B6. **Construction History:** The building was constructed by 1940 (USGS 1940). Since it has collapsed and has deteriorated for some years, it is difficult to discern what alterations may have occurred over time. It currently has a corrugated metal roof which may or may not have been its original roof material.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**

*B8. **Related Features:** cattle oiler, pasture, corrals, bunk house, animal shelter, road

B9a. Architect: Unknown

b. Builder Unknown

*B10. **Significance: Theme:** Agriculture, Cattle Ranching, Dairying **Area:** San Mateo County

Period of Significance: 1940-1971

Property Type: Barn **Applicable Criteria:** N/A

Criterion A: Structure UFR-3 is a large barn that has partially collapsed in place. It is thought to be at least 76 years old as it is shown on the 1953 aerial photograph and on the 1940 USGS map (NETR 1953; USGS 1940). It was owned by Carter Lane in the 1950s and 1960s, leased by Charlie Bettencourt (dairying and cattle-raising) in the 1960s, owned by Peter Folger and worked by Charlie Bettencourt in the 1970s, and more recently owned and operated by the Driscoll family (cattle raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B: Though associated with and used by Carter Lane and Charlie Bettencourt from the 1960s and by Peter Folger and Charlie Bettencourt in the 1970s, and more recently by the Driscoll family, the UFR-3 barn is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C: The barn's style is very similar to other large hay and cow-feeding barns that still remain in the area, and within the Driscoll Ranch property. It is a plain, utilitarian style, a sort of Prairie style barn. It is an ordinary example of a mid-1900s large barn of the Coast Range area and is not an extraordinary example of a master craftsman. The building is not considered eligible for listing on the CRHR under Criterion C.

Criterion D: Since the structure is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity: The UFR-3 structure retains its integrity of location and setting, but has lost its integrity of materials, design, workmanship, feeling, and association. The barn retains most of its original materials but due to its partial collapse is in extreme disrepair and in bad condition. Due to its neglect and collapse, the barn's integrity has been seriously compromised. The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

B11. Additional Resource Attributes:

*B12. **References:**

NETR (Nationwide Environmental Title Research, LLC)

1953 Aerial photograph of Project Area, Nationwide Environmental Title Research, LLC, accessed online at www.historicaerials.com on April 19, 2016

USGS (United States Geological Survey)

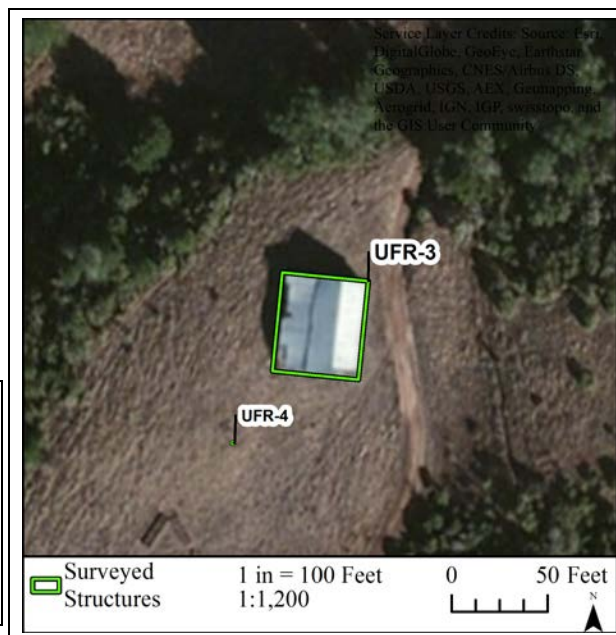
1940 Halfmoon Bay, Calif. 15 minute topographic quadrangle, United States Geological Survey, Washington D. C.

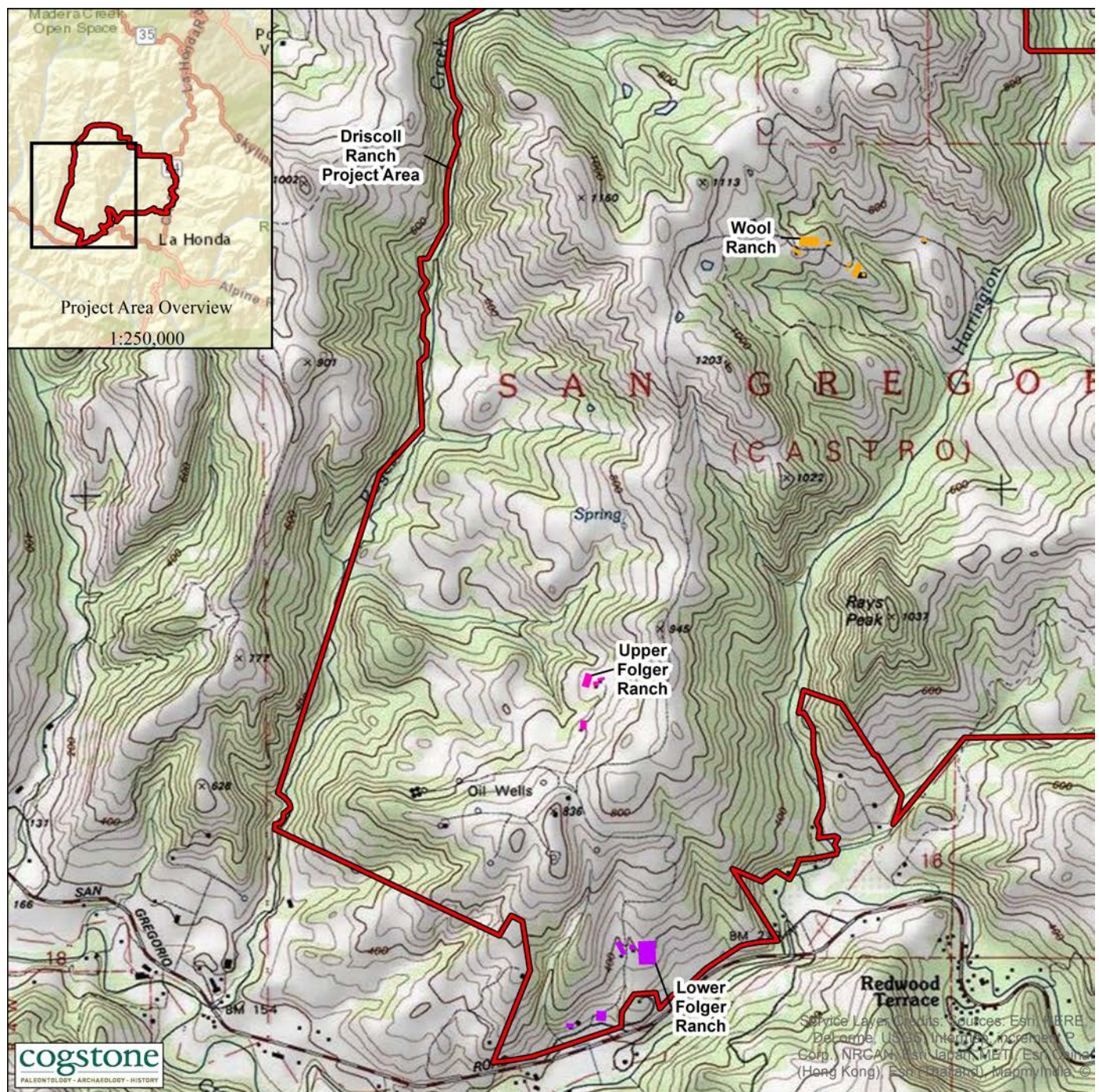
B13. Remarks:

*B14. **Evaluator:** Lynn Furnis

***Date of Evaluation:** April 26, 2016

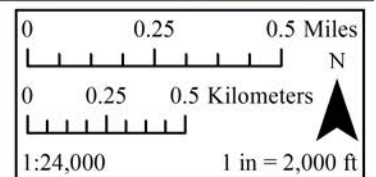
(This space reserved for official comments.)



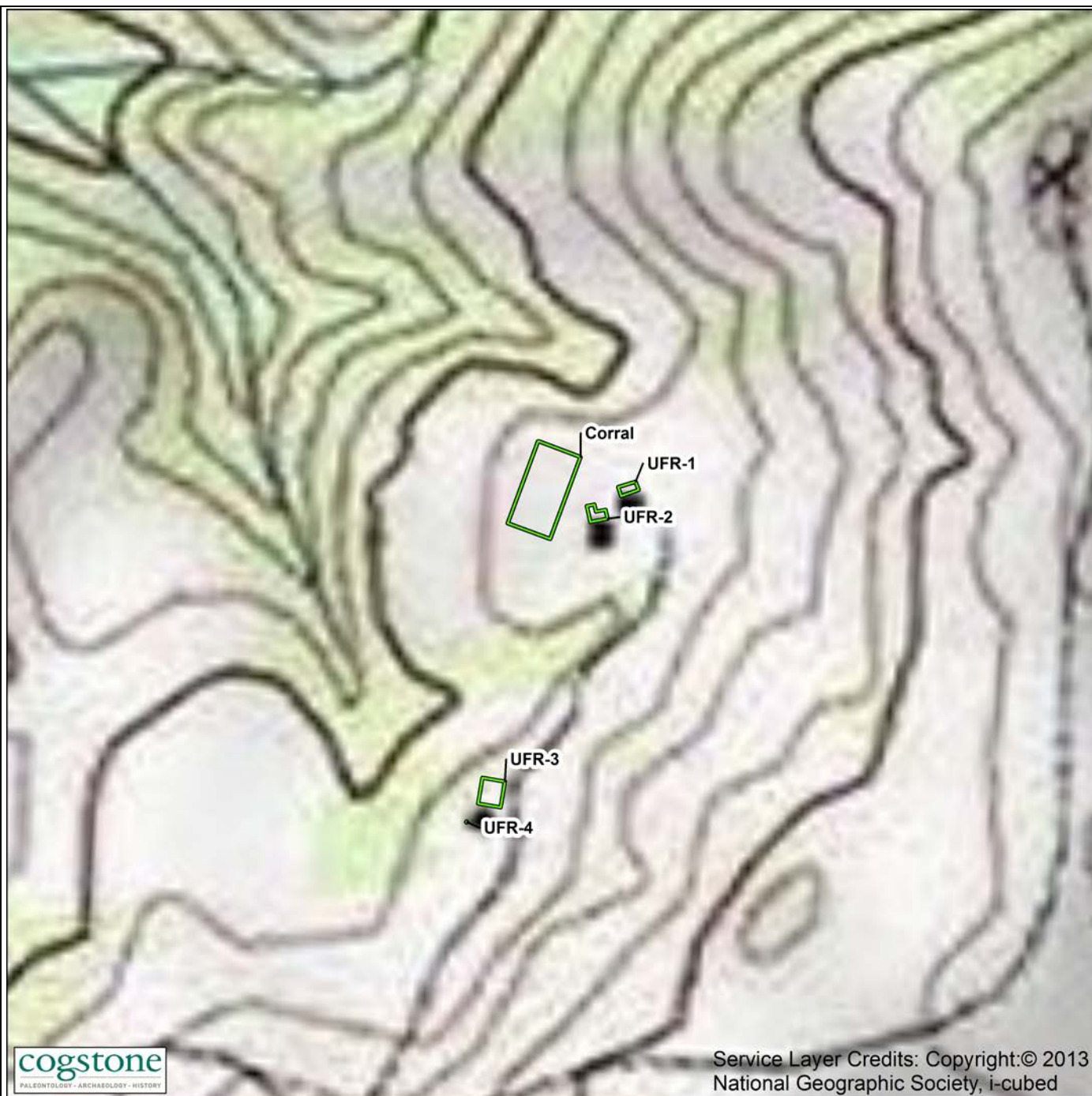


Historic Resource Evaluations for Driscoll Ranch
Midpeninsula Open Space District
Unincorporated San Mateo County, CA

- Driscoll Ranch Project Area
- Upper Folger Ranch
- Lower Folger Ranch
- Wool Ranch




SKETCH MAP

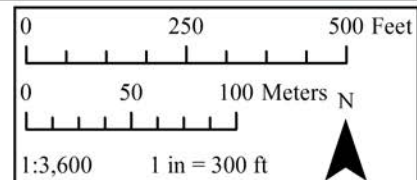


Historic Resource Evaluations for Driscoll Ranch

Midpeninsula Open Space District
Unincorporated San Mateo County, CA

Upper Folger Ranch

 Surveyed Structures



NOTE: Include bar scale and north arrow.

*Recorded by: L. Furnis

*Date: April 20-21, 2016

☒ Continuation

☐ Update

***P3a. Description (continued):**

As mentioned above, the front (north) elevation is completely open, with a center support post to hold up the roof, a heavy horizontal roof beam above the post and the thick roof overhang projecting north for a few feet. The west and east elevations are similar, with vertically ribbed metal siding, topped by T1-11 type siding and with no doors or windows. The rear (south) elevation is also a solid sheet metal wall, devoid of openings, and without T1-11 siding at the top. Instead this elevation is topped by two horizontal boards that are part of the roof structure. The age of UFR-1 is difficult to discern from its materials and construction, though T1-11 became available in the early 1970s. This siding was probably a later addition, as the structure itself is shown on the 1953 aerial photograph, and possibly on the 1940 topographic map (NETR 1953; USGS 1940). All of the existing buildings at Upper Folger Ranch date to at least 1953, and possibly to at least 1940 for the same reasons.

UFR-2: Bunkhouse or Hunting Cabin

UFR-2 was a dwelling of some sort, possibly a small ranch house, a bunkhouse for ranch hands, or a hunting cabin for some of the property owners, as is rumored (Aaron Hebert, personal communication, April 20, 2016). It is a very simple, plain building, one story in height, rectangular in plan, that is north-facing, and oriented east-west. The building is a simple, vernacular side-gabled style, with a moderately-pitched roof covered in corrugated metal, with narrow overhang and open eaves. A short, wide stovepipe projects from roof in the southeast corner of the building. The building is clad in wood drop siding.

The front (north) elevation has two entry doors at its west end, both of wood panel style. One of the doors leads into a small enclosed cell that is attached to the elevation as a later addition. The north elevation also has a large window near the center that is presently boarded up. A massive, crude, homemade porch cover stands in front of and above the two entry doors. It is composed of wood support posts and heavy 1 by 12-inch vertical boards in its gable. It is front-gabled and covered with corrugated metal.

The east elevation has a large louvered vent in its gable and the clear outline of a former doorway that has been filled with wood siding. The south elevation is plain, with two openings. At the center is a sliding glass door that definitely is a later addition or replacement. The second is a small window near the west end, devoid of glass and boarded up. It had a wood frame. The building foundation is visible on this elevation and consists of short wood posts standing on bare ground. The building has been at this location since at least 1953 and possibly earlier, during the 1940s (NETR 1953; USGS 1940).

The west elevation also has a louvered gable vent and an access door. Inside, the room is clad in wood clapboarding, well finished.

UFR-3: Large, collapsed barn

This large, collapsed hay barn lies approximately 500 feet south of the cabin and animal shelter, described above. It is a wood frame structure, rectangular in plan, with taller center bay flanked by lower, sloped wings. The roof was front-gabled and covered in corrugated metal. Presumably, the structure was north-facing, but possibly its main entrance was to the east, adjacent to the road into the ranch. Its walls were clad in vertical 1 by 12-inch boards. This building has stood at the ranch probably since 1940 (NETR 1953; USGS 1940).

In the clearing just south of this barn, a feature labeled UPR-4, has been identified as a cattle oiler. This is used to apply oil to cows' skin in order to repel flies and to comb their old hair off with attached metal curry combs. The device retains a stenciled mark "SITTNER MFG. CO. INC./ SHERIDAN, WYOMING." The mark indicates that the oiler was a product of Ed Sittner. Sittner invented the cattle oiler in Nebraska and in 1971 moved to Sheridan, Wyoming. This oiler, then, post-dates 1970 (Casper Star Tribune 2003).

*Recorded by: L. Furnis

*Date: April 20-21, 2016

☒ Continuation

☐ Update

Photographs:



UFR-1 metal animal shelter, north and west elevations



UFR-2, bunk house or cabin, north and east elevations

CONTINUATION SHEET

Primary #

HRI#

Trinomial

Page 9 of 10

*Resource Name or # Upper Folger Ranch

*Recorded by: L. Furnis

*Date: April 20-21, 2016

☒ Continuation

☐ Update

Photographs (continued):



UFR-2, bunk house or cabin, front addition detail



UFR-3, collapsed barn, north elevation

*Recorded by: L. Furnis

*Date: April 20-21, 2016

☒ Continuation

☐ Update

Photographs (continued):



UFR-4, Sittner cattle oiler, view to east



UFR-4, Sittner cattle oiler, painted maker's mark

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 11

*Resource Name or #: Lower Folger Ranch

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Mateo County

and (P2b and P2c or P2d).

*b. USGS 7.5' Quad: La Honda, Calif. Date: T 7S;R 4 W; unsectioned Sec. 16; MD B.M.

c. Address:

City: La Honda

Zip: 94020

d. UTM: Zone: 10 S 0561164mE/ 4130196mN (G.P.S.)

e. Other Locational Data: APN No. 082-170-040 Elevation: 360-410 ft amsl. To access the site, travel west on State Highway 84 from Woodside, California for 8 miles, to La Honda, California. Then continue south, then west on State Highway 84 for approximately 2.5 miles and turn right (north) onto a dirt road with metal gate across it, oriented northeast. The gate is locked. The site is located approximately 1400 ft ((0.26 mile) northeast of the gate, along the main graveled road.

*P3a. Description: Known at present as the Lower Folger Ranch, this small complex of buildings is situated on east and west sides of a graveled, unnamed road. The complex consists of a small wooden barn, a ranch-style house with attached garage, and a separate garage or workshop. Three large fenced pastures, rectangular in shape, are located just east of the barn. A modern water tank stands nearby, as well, approximately 150 ft south-southeast of the workshop building. Based on their architecture and on historic aerial photographs, the house appears to be older than the other buildings and was in place by 1960, with the other buildings in place by 1968. Presumably, the house was occupied by residents involved in cattle ranching at the locale. (See attached Continuation Sheet for additional description).

*P3b. Resource Attributes: HP.2: Single family property; HP33. Ranch; HP.32: Rural open space; HP4. Ancillary building; HP46. Fences.

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



P5b. Description of Photo: West and south elevations of Lower Folger Ranch barn, view to E-NE, frame 2016_04_22_LF.058

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

Circa 1960 to 1968 established

*P7. Owner and Address:

Midpeninsula Regional Open
Space District

330 Distel Circle

Los Altos, CA 94022

*P8. Recorded by:

Lynn Furnis

Cogstone Resource Management

1518 W. Taft Ave

Orange, CA 92685

*P9. Date Recorded:

April 22, 2016

*P10. Survey Type:

Architectural survey

*P11. Report Citation:

Architectural Survey and

Evaluation Report for Driscoll Ranch near La Honda, San Mateo County, California (Furnis 2016)

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 11

*NRHP Status Code 6Z

*Resource Name or # LFR-1

B1. Historic Name: House

B2. Common Name: House

B3. Original Use: Residential

B4. Present Use: Residential

*B5. **Architectural Style:** Ranch-style

*B6. **Construction History:** The building was constructed between 1961 and 1968 per historic aerial photographs from those years. (NETR 1961, 1968). According to Aaron Hebert of the Midpeninsula Regional Open Space District, the house was extensively refurbished in the past few years, including exterior siding, roofing, vinyl slider windows throughout the exterior, a vinyl sliding glass door at the rear, and more on the interior.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location:

*B8. **Related Features:** a barn, a workshop/garage

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Agriculture, Cattle Ranching, Dairying **Area:** San Mateo County

Period of Significance: 1960s-1971 **Property Type:** ranch house **Applicable Criteria:** n/a

Criterion A: Building LFR-1 is a 1960s Ranch-style house. It is thought to be at least 50 to 56 years old as it is shown on the 1968 aerial photograph (NETR 1968). It has been under the ownership, rental, or lease of Carter Lane in the 1960s, of Charlie Bettencourt (dairying and cattle-raising) in the 1960s, of Peter Folger and Charlie Bettencourt in the 1970s, and more recently of the Driscoll family (cattle-raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B: Though associated with and probably used by Carter Lane and Charlie Bettencourt from the 1960s and by Peter Folger and Charlie Bettencourt in the 1970s, and more recently by the Driscoll family, the LFR-1 dwelling is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C: The house is a typical example of the mid-1900s Ranch-style house, but is not an exceptional example of one. It is not an extraordinary example of a master craftsman. The building is not considered eligible for listing on the CRHR under Criterion C.

Criterion D: Since the structure is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity: The LFR-1 house retains its integrity of location and setting, but has lost its integrity of materials, design, workmanship, feeling, and association. According to Aaron Hebert, the house was very recently completely remodeled, re-sided, and generally updated. It does not now retain its original materials. For this reason, its integrity has been compromised. The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

B11. Additional Resource Attributes:

*B12. **References:**

NETR (Nationwide Environmental Title Research, LLC)

1953 Aerial photograph of Project Area, Nationwide Environmental Title Research, LLC, accessed online at www.historicaerials.com on April 19, 2016

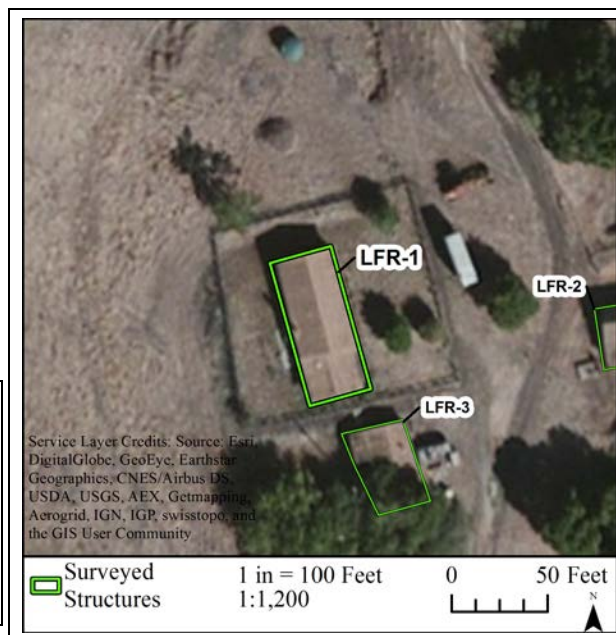
1968 Aerial photograph of Project Area, Nationwide Environmental Title Research, LLC, accessed online at www.historicaerials.com on April 19, 2016

B13. Remarks:

*B14. **Evaluator:** Lynn Furnis

*Date of Evaluation: April 25, 2016

(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 11

*NRHP Status Code 6Z

*Resource Name or # Lower Folger Ranch

B1. Historic Name: animal barn

B2. Common Name: animal barn

B3. Original Use: Agricultural

B4. Present Use: Agricultural

*B5. Architectural Style: Vernacular

*B6. Construction History: The building was constructed by 1960 but after 1953, according to aerial photographs (NETR 1953, 1960). It has a shed addition composed of plywood which may have been added many years ago and is now historic in age itself. It has large plywood doors at the west end of the addition. The north elevation has multiple kinds of replacement siding.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: Original Location:

*B8. Related Features: corrals, fences, gates, road, house, storage shed

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Agriculture, Cattle Ranching, Dairying Area: San Mateo County

Period of Significance: 1955-1971

Property Type: animal barn

Applicable Criteria: n/a

Criterion A: Structure LFR-2 is a small wooden barn for animals. It is thought to be at least 61 years old as it is shown on the 1960 aerial photograph and may pre-date that by a few years (NETR 1960). It has been under the ownership, rental, or lease of Carter Lane in the 1950s and 1960s, of Charlie Bettencourt (dairying and cattle-raising) in the 1960s, of Peter Folger and Charlie Bettencourt in the 1970s, and more recently of the Driscoll family (cattle raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B: Though associated with and probably used by Carter Lane and Charlie Bettencourt from the 1960s and by Peter Folger and Charlie Bettencourt in the 1970s, and more recently by the Driscoll family, the LFR-2 barn is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C: The barn is a simple, utilitarian wooden structure, but is not an exceptional example of one. It is not an extraordinary example of a master craftsman. The building is not considered eligible for listing on the CRHR under Criterion C.

Criterion D: Since the structure is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity: The LFR-2 structure retains its integrity of location and setting, but has lost its integrity of materials, design, workmanship, feeling, and association. The barn has been subject to a few alterations and additions over time. A shed roof, low addition has been added to the entire south elevation of the original barn, which may have been done many years ago. Replacement siding consisting of plywood has been placed along the north elevation. For these reasons, the barn's integrity has been compromised. The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

B11. Additional Resource Attributes:

*B12. References:

NETR (Nationwide Environmental Title Research, LLC)

1953 Aerial photograph of Project Area, Nationwide Environmental Title Research, LLC, accessed online at www.historicaerials.com on April 19, 2016

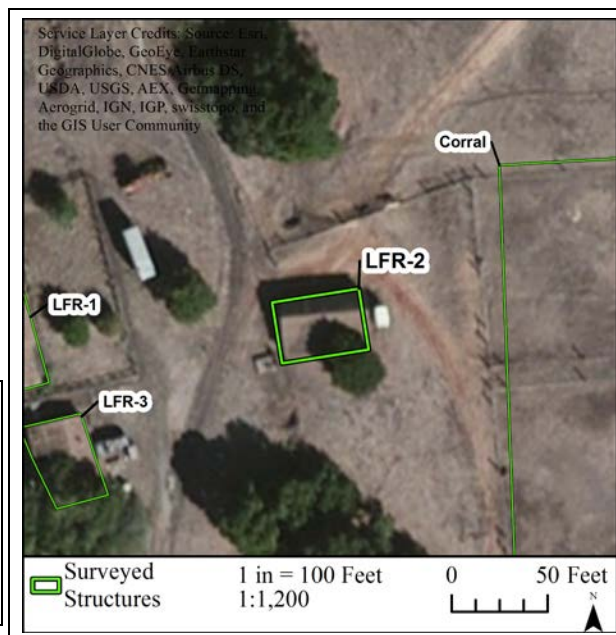
1960 Aerial photograph of Project Area, Nationwide Environmental Title Research, LLC, accessed online at www.historicaerials.com on April 19, 2016

B13. Remarks:

*B14. Evaluator: Lynn Furnis

*Date of Evaluation: April 26, 2016

(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 4 of 11

*NRHP Status Code 6Z

*Resource Name or # LFR-3

B1. Historic Name: workshop/ shed

B2. Common Name: workshop/ shed

B3. Original Use: Agricultural

B4. Present Use: Storage

*B5. **Architectural Style:** Vernacular

*B6. **Construction History:** The building was constructed between 1960 and 1968, according to aerial photographs (NETR 1960, 1968). It does not appear to have been much modified since 1968, though most of its current siding is probably replacement cladding.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location:

*B8. **Related Features:** gates, fences, corrals, road

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Agriculture, Cattle Ranching, Dairying **Area:** San Mateo County

Period of Significance: 1968-1971

Property Type: workshop/shed **Applicable Criteria:** n/a

Criterion A: Structure LFR-3 is a workshop or shed. It is thought to be at least 50 to 56 years old as it is shown on the 1968 aerial photograph (NETR 1968). It has been under the ownership, rental, or lease of Carter Lane in the 1960s, of Charlie Bettencourt (dairying and cattle-raising) in the 1960s, of Peter Folger and Charlie Bettencourt in the 1970s, and more recently of the Driscoll family (cattle-raising). The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B: Though associated with and probably used by Carter Lane and Charlie Bettencourt from the 1960s and by Peter Folger and Charlie Bettencourt in the 1970s, and more recently by the Driscoll family, the LFR-3 structure is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C: The workshop/shed is a simple, vernacular, utilitarian wooden structure, but is not an exceptional example of one. It is not an extraordinary example of a master craftsman. The building is not considered eligible for listing on the CRHR under Criterion C.

Criterion D: Since the structure is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity: The LFR-3 structure retains its integrity of feeling, association, location, and setting, but has lost its integrity of materials, workmanship, and design, as it appears to have replacement siding of plywood over much of its exterior. One large door on the east elevation and a central portion of its west (rear) elevation retains an older, wide, vertical board siding, the west section being board and batten. It has not been subject to alterations or additions over time. The shed retains its integrity.

The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

B11. Additional Resource Attributes:

*B12. **References:**

NETR (Nationwide Environmental Title Research, LLC)

1960 Aerial photograph of Project Area, Nationwide Environmental Title Research, LLC, accessed online at www.historicaerials.com on April 19, 2016

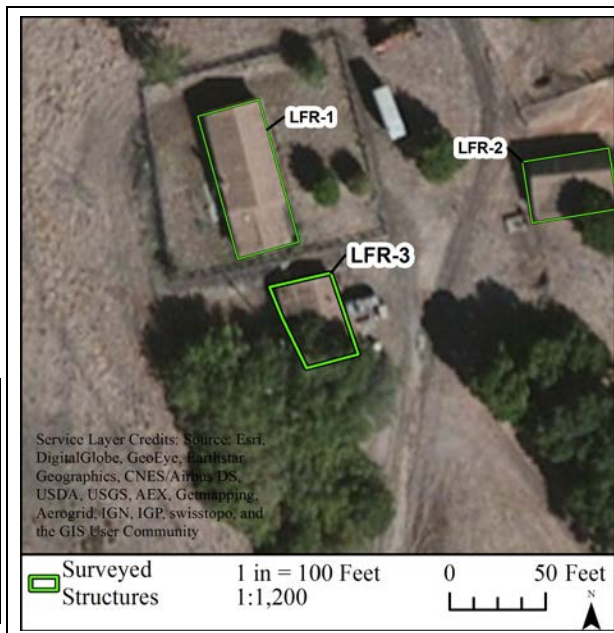
1968 Aerial photograph of Project Area, Nationwide Environmental Title Research, LLC, accessed online at www.historicaerials.com on April 19, 2016

B13. Remarks:

*B14. **Evaluator:** Lynn Furnis

***Date of Evaluation:** April 25, 2016

(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 5 of 11

*NRHP Status Code 6Z

*Resource Name or # LFR-4

B1. Historic Name: Barn

B2. Common Name: Barn

B3. Original Use: Agricultural

B4. Present Use: abandoned, collapsed

*B5. Architectural Style: unknown

*B6. Construction History: The building was constructed by 1953, as it is shown on a 1953 aerial photograph (NETR 1953). It is now a collapsed, dilapidated structure that has been abandoned. Additional construction history cannot be determined.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features: road

B9a. Architect: Unknown

b. Builder Unknown

*B10. Significance: Theme: Agriculture, Cattle Ranching, Dairying Area: San Mateo County

Period of Significance: 1953-1971

Property Type: barn Applicable Criteria: n/a

Criterion A: Structure LFR-4 is a large, collapsed barn. It is thought to be at least 63 years old as it is shown on the 1953 aerial photograph (NETR 1953). It has been under the ownership of the Driscoll family (cattle-raising) from the 1970s or 1990s to the present. The structure is not known to be associated with events important in history at national, regional or local levels. The building is, therefore, not eligible for listing on the CRHR under Criterion A.

Criterion B: Though associated with and probably used by the Driscoll family, the LFR-4 structure is not known to be associated with persons important historically at national, regional or local levels. It is, therefore, considered not eligible for listing on the CRHR under Criterion B.

Criterion C: The barn is completely collapsed, but appears to be a simple, typical utilitarian wooden barn, but is not known to be an exceptional example of one. It is not an extraordinary example of a master craftsman. The building is not considered eligible for listing on the CRHR under Criterion C.

Criterion D: Since the structure is not an archaeological resource, this criterion does not apply to the architectural resource.

Integrity: The LFR-4 structure retains its integrity of materials and location, but has lost its integrity of design, workmanship, feeling, and association. It has completely collapsed in place and therefore its integrity has been severely compromised. The building is not considered eligible for CRHR listing under criteria A, B, or C. Criterion D does not apply.

B11. Additional Resource Attributes:

*B12. References:

NETR (Nationwide Environmental Title Research, LLC)

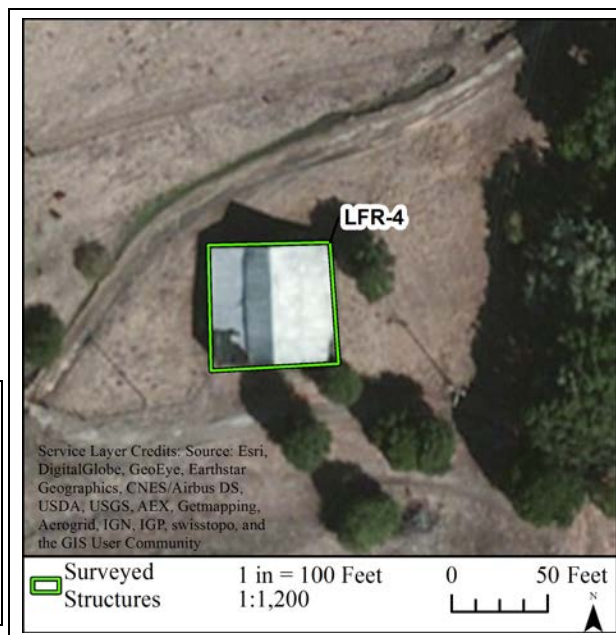
1953 Aerial photograph of Project Area, Nationwide Environmental Title Research, LLC, accessed online at www.historicaerials.com on April 19, 2016

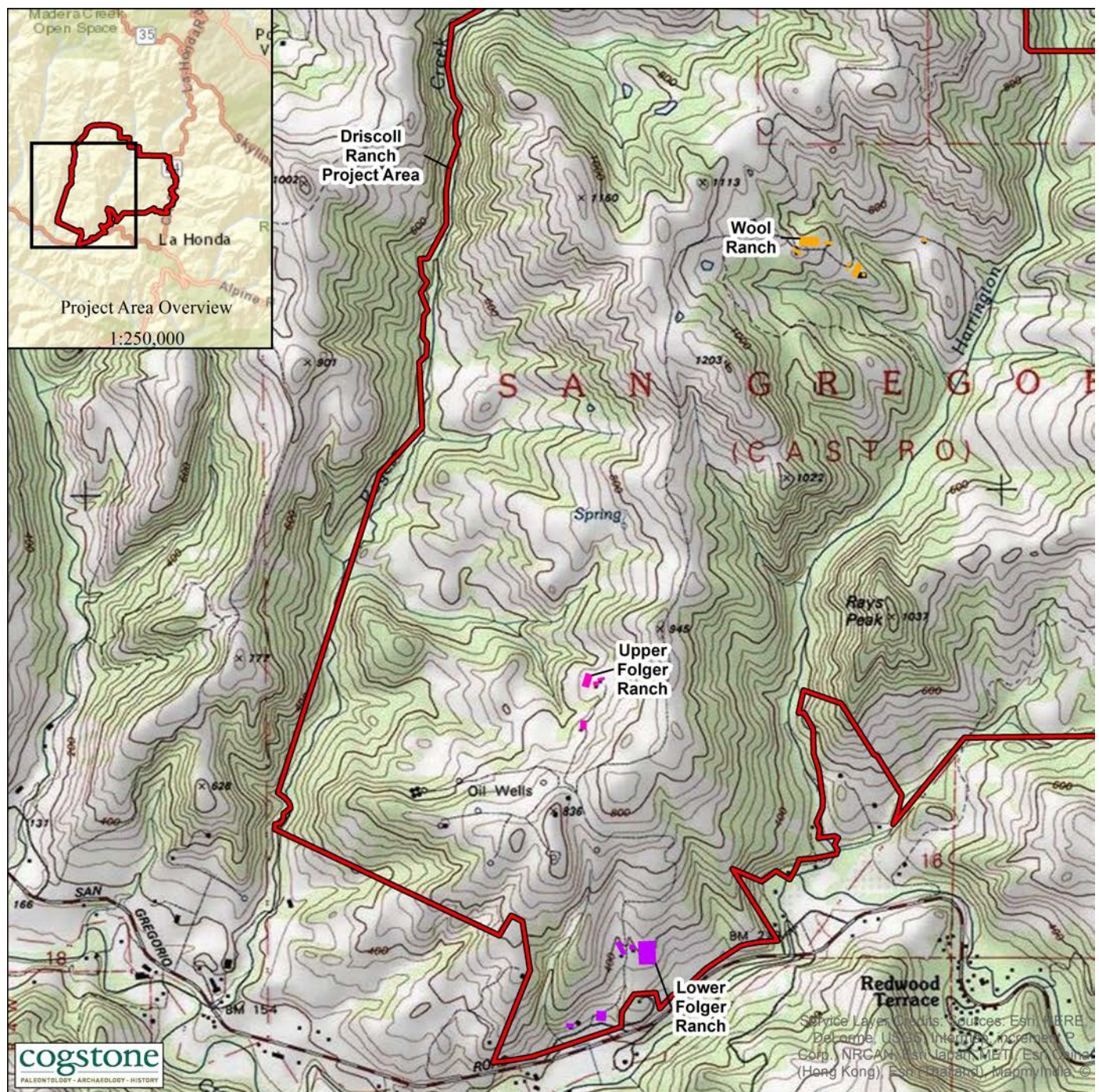
B13. Remarks:

*B14. Evaluator: Lynn Furnis

*Date of Evaluation: April 25, 2016

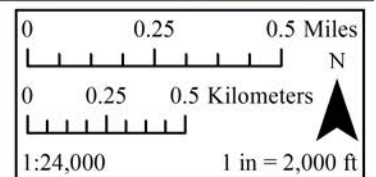
-This space reserved for official comments.)



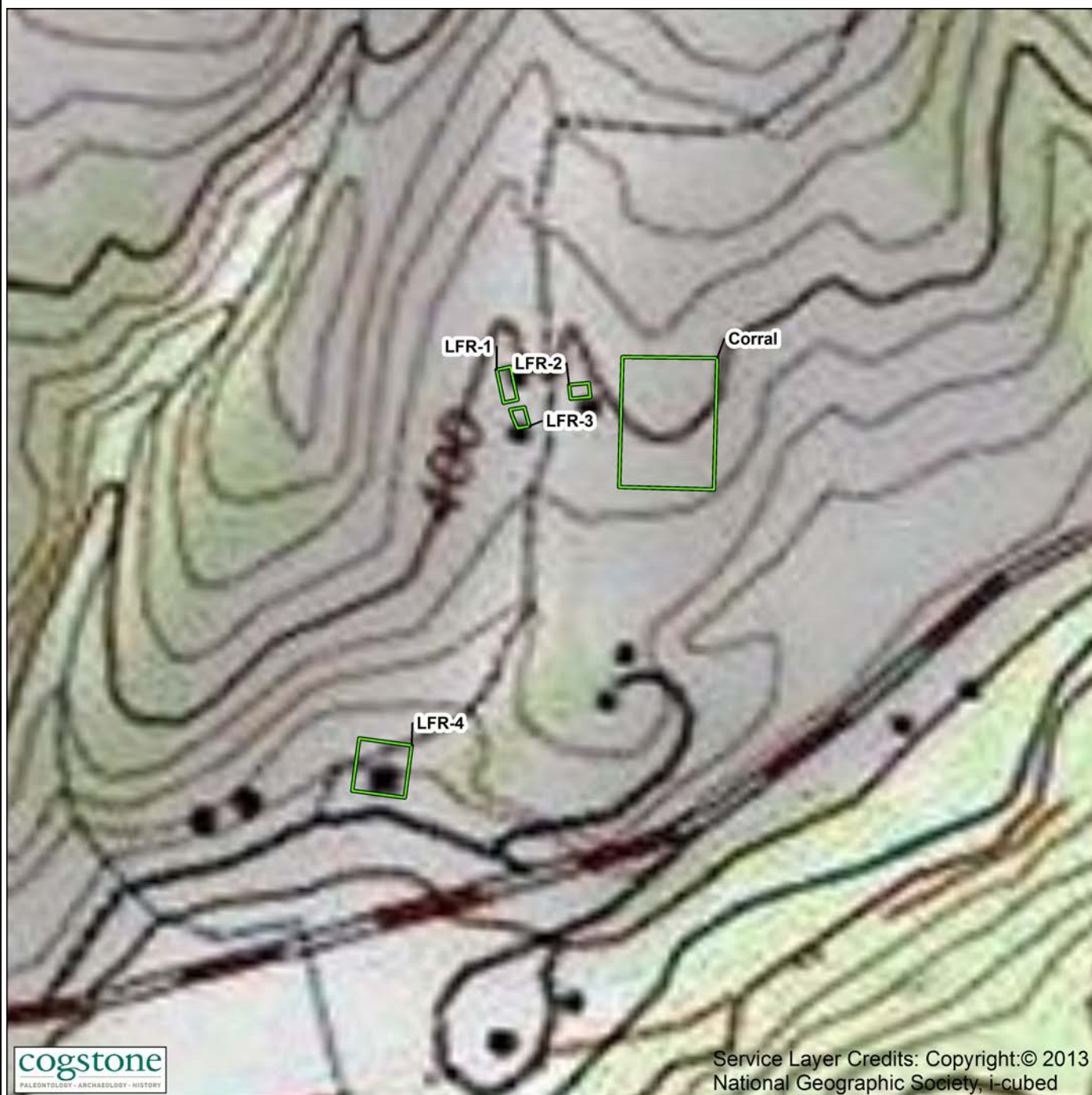


Historic Resource Evaluations for Driscoll Ranch
Midpeninsula Open Space District
Unincorporated San Mateo County, CA

- Driscoll Ranch Project Area
- Upper Folger Ranch
- Lower Folger Ranch
- Wool Ranch




SKETCH MAP

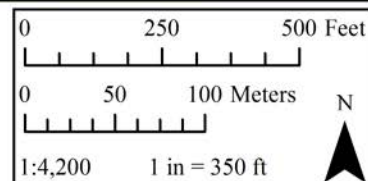


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National Geographic Society, i-cubed

Historic Resource Evaluations for Driscoll Ranch

Midpeninsula Open Space District
Unincorporated San Mateo County, CA
Lower Folger Ranch

 Surveyed Structures



NOTE: Include bar scale and north arrow.

*Recorded by: L. Furnis

*Date: April 22, 2016

☒ Continuation

☐ Update

***P3a. Description (continued):**

LFR-1: Ranch house

The ranch house for the Lower Folger Ranch is a modest, Ranch-style house with attached garage, one story in height, rectangular in plan, east-facing toward the closest road, and oriented north-south. It is side-gabled, with a low-pitched roof covered in composition shingles. It has a moderate overhang. The house is clad in painted board and batten siding and all windows have wood trim. According to Aaron Hebert (personal communication, April 20, 2016), the MROSD refurbished the house extensively in recent years, including replacing siding and many other elements both inside and out.

The east (front) elevation has a central front entry door located within the slightly recessed half of the elevation. A narrow porch occupies the space in front of the recess and is fitted with support posts and a decorative railing. Four sliders (some aluminum, some vinyl) are set in the front elevation. A concrete step provides access to the front door from within the porch. The north elevation is plain except for a small central aluminum slider. The rear (west) elevation has three large sliders, a vinyl sliding glass door, and a brick fireplace and chimney, as well as back steps to the door. A single wood access door leads into the attached garage on its west elevation, as well. The roof of the garage is set a few feet lower than that of the house, due to the slope of the land. The south elevation of the garage has a single large slider at center. The large garage door for automobile entrance is located on the east elevation of the garage.

LFR-2: Small barn

Across the graveled road from the ranch house, just to the east, is a small wooden barn, perhaps a horse barn. It is one and a half stories tall, front-gabled, with a low-pitch roof, and facing west. It is oriented east-west and stands close to the access road to the ranch. Rectangular in plan, the barn is plain and utilitarian in style, with an addition attached to its south side and having a low shed roof. The roof is covered in composition shingles, has a narrow overhang, and exposed eaves. The taller and original structural component is sided in several materials.

On its west elevation, the original barn structure is sided in wide-sized board and batten, while the south addition is composed of plywood sheets. An opening is located high on the wall near the barn's north end, possibly used for loading hay into the barn. Wide double doors of plywood are attached to the front of the addition by large strap hinges, providing access to this bay. The south elevation of the addition is plain, with one central window, and siding of large plywood sheets. The north elevation has one small opening in its east half. It is clad in the same board and batten as the front along its west half, then covered with plywood along the east half. The barn articulates with fencing on two sides, which encloses a pasture in which three large rectangular, modern corrals stand. These are east of the barn.

LFR-3: Workshop/Shed

To the south of the house, a roughly rectangular structure stands, fitted with large doors on its east elevation, suggesting storage for automobiles or farm equipment. It is a single story, utilitarian building that faces east and is oriented north-south. It has a side-gabled, low-pitch roof covered in composition shingles. It has a moderate overhang and exposed eaves. The structure is sided in plywood, some of it in sheets, some of it applied as board and batten.

The east (front) elevation has a south bay that projects a few feet to the east and has a large sliding door suspended from railing. North of this bay, within the recessed north half of the elevation are two more large plywood pivot-type doors, also automobile or machinery size.

Its west elevation has an access door within a projecting bay at the north end. The bay has its own roof element that overlaps the roof on the main part of the building. The south elevation has a central slider. As previously mentioned, this structure has been at this ranch since the 1960s.

LFR-4: Collapsed barn down the road

A collapsed, large barn remains south of the Lower Folger Ranch complex, just off the main access road, and at the location of a former intersection of dirt roads. The barn was of wood construction, with a corrugated metal roof. It may have stood at this location since at least 1953, when it stood just across another dirt road from two other buildings no longer present. Based on its location and proximity to other buildings, it is possible that the barn stood on Tichnor property, rather than on Folger land. Not much more can be said about it.

Photographs:



LFR-1, ranch house, east elevation



LFR-1, ranch house, north and west elevations

Page 10 of 11

*Resource Name or # Lower Folger Ranch

*Recorded by: L. Furnis

*Date: April 22, 2016

☒ Continuation

☐ Update

Photographs (continued):



LFR-2, animal barn, west and south elevations



LFR-2, animal barn, west and north elevations

*Recorded by: L. Furnis

*Date: April 22, 2016

☒ Continuation

☐ Update

Photographs (continued):



LFR-3, workshop/shed, east elevation



LFR-4, collapsed hay barn

Attachment 4
1150 Sears Ranch Road
Factors to Consider in Structures Disposition
Board Policy 4.09

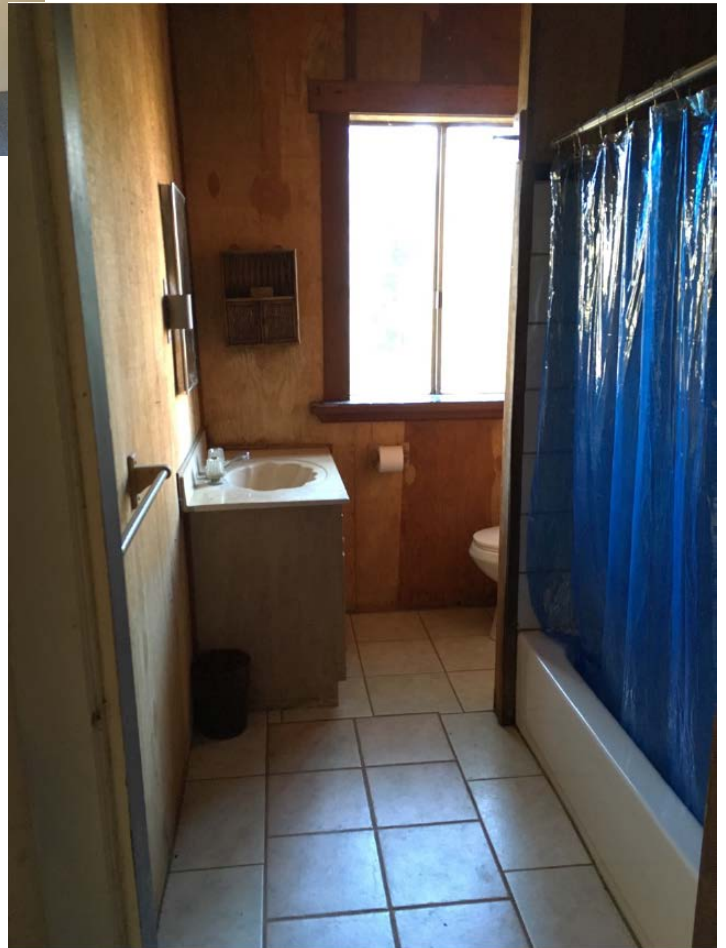
Board-Adopted District Policies	The demolition of this residence is consistent with other structures related Board Policy including the recently revised <i>Improvement District Lands (4.02)</i> .
Compatibility with Open Space Character of the Site	In general, it is not optimal for a residence to be adjacent to a public trail or staging area as it detracts from the open space experience for the public, or the privacy of the resident is compromised. This residence is located adjacent to the Phase I Trail Improvements in the lower La Honda Creek OSP.
Historic and Educational Value	Cogstone conducted a historical assessment in June of 2016 for all structures in the lower La Honda Creek OSP (see Attachment 3). This residence was assessed in that report. This residence was built around 1940 and was part of the historic Guerra-Zanoni Ranch in La Honda. The ranch was used primarily for either dairy farming or cattle ranching. Even though it is part of local history, it is not historically significant and ineligible for the historic register, as it had undergone too many alterations and additions over the years. The District plans to install interpretive signage in the area to emphasize the agricultural history of the lower La Honda Creek OSP. The District will take pictures to document the structure prior to demolition.
Partnership Opportunities/Cooperation	As this residence is not of historical significance and/or its structural integrity is poor, preservation of this structure is not desired. Consequently, partnership and cost sharing are not factors to consider.
Potential Financial Cost, Including Liability and Management	Given the degraded condition of the foundation, flooring, walls, and code issues, a total repair of this residence is not be possible. A replacement structure would cost between \$500,000 and \$600,000.
Proposed and Potential Uses	The demolition of this residence will return the area to open space. In the upcoming Board report on Agricultural Workforce Housing, this site is proposed as a secondary option for the replacement of the AGCO Hay LLC ranch worker housing depending on water availability (well). Additionally, should a residence be rebuilt, it should be setback off the public trail to provide an adequate privacy buffer for the resident. This privacy buffer is important for the public as well to not visually affect their trail experience.
Agricultural Value	Even though this house has an agricultural history in dairy farming and cattle ranching, the degraded condition of the structure does not provide agricultural workforce housing that meets state habitability standards.
Regional Important or Value	Coastal agricultural families familiar with the ranching history of the area may be familiar with the operations of the previous Guerra-Zanoni Ranch and this house. Additionally, this residence provided a valuable local service as a dog-boarding kennel for southern San Mateo coast residents. As the former resident and kennel operator has relocated to a completely different area, the service is no longer available to the community.
Strategic Fit	This residence and location does not provide strategic value to the District unless the site is chosen as a potential site for Agricultural Workforce Housing.
Tradeoffs and Impacts on District Resources	No tradeoffs or impacts to District resources results from demolition.
Visitor Experience	This residence detracts from the visitor open space experience.
Condition of the Structure	From the Structural Assessment (see Attachment 2), it is clear that the structural integrity of this building is extremely poor. The foundation and flooring are severely degraded. The wall construction is very old and with the exception of the roof, exterior siding and bathroom, nothing in the house appears to be up to code.

Attachment 5 – Kennel House Photos

Exterior



Improved Spaces



Original Living Room



Floor Sloping and Damage

