

Attachment D

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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

MAY 31 1978

DATE ENTERED

NOV 20 1978

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

Rancho Las Palmas

AND/OR COMMON

Hiram Corey Home

2 LOCATION

STREET & NUMBER

200 River Road

CITY, TOWN

Salinas

☒ VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

16th

STATE

California

CODE

06

COUNTY

Monterey

CODE

53 ✓

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Carlton Clayton ✓

STREET & NUMBER

970 St. Andrew Ct.

CITY, TOWN

Salinas

☐ VICINITY OF

STATE

California 93901

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Monterey County Courthouse

STREET & NUMBER

240 Church St.

CITY, TOWN

Salinas

STATE

California 93901

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION

☐ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Hiram Corey house, or Rancho Las Palmas as it was known, is an excellent example of the towered Queen Anne mode of architecture realized in a rural setting; the best example of this style in Monterey County. Typically, the structure of the main house is 3 story and asymmetrical in composition, consisting of a variety of forms and textures including both gable and hipped roof systems. The dominant decorative element of the building is texture. The redwood skin is in Cove Rustic ship-lap siding at the first story, banded with fish-scale shingles half way into the second story, to include gable ends (3rd story) and the tower (still retaining its original brass eagle finial detail). The first story siding is continued from the middle of the second story to a decorative bracketed cornice, detailed with dentils. Fenestration is uniformly one-over-one double hung sash, with sliding (vertically) louvered shutters incorporated in the casement. All full bays (square) are half-timbered to the second story including a turned balustrade above. The color appears to have always been white.

The only changes from the original main building noted include a shortening of the original brick chimneys (possible consequence of the earthquake of 1906). A removal of cresting overall, and the possible addition of an enclosed porch at the back (southwest) of the structure. Related features including a water tank (?) to the south and greenhouse to the north of the main house no longer exist. However, a small one story frame carriage house to the rear (west) remains, minus its chimney. This structure, in redwood, repeats the surface textures of the main ensemble. Designed by Mr. & Mrs. Corey, the construction was executed by a Mr. Bassett of Salinas.

The property has recently changed hands and is in the planning stages for subdivision development. The new owners wish to retain the Corey House for restoration and some form of adaptive use.

The entrance way to the Corey House retains some of the original palm trees along with vestiges of earlier decorative plantings.

8 SIGNIFICANCE

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE
☐ 1600-1699	☒ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER
☒ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION
☐ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☒ OTHER (SPECIFY) Ranching
		☐ INVENTION		

SPECIFIC DATES 1891

BUILDER/ARCHITECT Mr. & Mrs. Corey w/Mr. Bassett

STATEMENT OF SIGNIFICANCE

Ranching

Hiram Corey was one of the most successful local farmers and stock raisers in Monterey County in the decade before the turn of the twentieth century. Born in Stanbridge, Canada, he first came to California in 1852 with his brother Noah and engaged in the lumbering business in Marion County. He later took up dairy farming in the same county, continuing that occupation until 1861. After a short stint at mining in the Owens River country, Corey returned to dairy farming until his move to Monterey County in 1872. In that year Hiram Corey leased the Buena Vista Rancho along the banks of the Salinas River. He operated the 7,725 acres as a stock ranch until 1883 when he purchased it. Operating on a large scale, keeping from 450 to 500 cows the ranch became known as one of the best dairy operations in California. In 1889 he sold the property then traveled in Europe with his family. In 1891 upon his return to Monterey County he repurchased 1,630 acres of the Buena Vista Rancho, renaming the property the Rancho Las Palmas. Corey went into horse breeding importing from England some of the best-blooded animals in the state, making a specialty of draft horses and roadsters.

Architecture:

Rancho Las Palmas, the Hiram Corey house, is the finest example of the Queen Anne mode of architecture realized in a rural setting in Monterey County. It was designed by the original owner and his wife with the assistance of a local Salinas builder named Bassett. Beautifully sited in a canyon mouth opposite the Salinas River one of Corey's biographers noted: "Its surroundings are picturesque and the residence grand in its architectural proportions, substantial in construction and elegant in arrangement, both within and without." The immediate grounds, currently in decline, suggest the extent and quality of the original ornamental plantings. The entrance drive is still flanked by many of the original palm trees. See item #7 for description.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Bowers, H.D., Memorial and Biographical History of the Coast Counties of Central California, 1893
Guinn, J.M., History and Biographical Record of Monterey and San Benito Counties and History of the State of California, L vol. 1910

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 3

QUADRANGLE NAME Spreckels

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 10 6 18 9 20 4 0 5 3 4 6 5

ZONE EASTING NORTHING

C

E

G

B

ZONE EASTING NORTHING

D

F

H

VERBAL BOUNDARY DESCRIPTION

Boardered on the north by River Road and on the west by Toro Vista properties to the south by a small canyon mouth on the east by the foothills of the Sierra de Salinas.

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

STATE

CODE

COUNTY

CODE

STATE

CODE

COUNTY

CODE

11 FORM PREPARED BY

NAME / TITLE

Kent L. Seavey, Historical Coordinator

January 4, 1978

ORGANIZATION

County of Monterey

DATE

STREET & NUMBER

P. O. Box 367

TELEPHONE

(408) 424-8611 ext. 208

CITY OR TOWN

Salinas

STATE

California 93902

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL X

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Kent L. Seavey

TITLE State Historic Preservation Officer

DATE 5/22/78

FOR NPS USE ONLY

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

KEEPER OF THE NATIONAL REGISTER

DATE 11.20.78

ATTEST:

CHIEF OF REGISTRATION

DATE 11.17.78

Property

Rancho Las Palmas

78 000 72a

State

CA.

Working Number

5.31.78.3270

TECHNICAL

Photos

7

Maps

1

CONTROL

OK ^{pl} 6.1.78

HISTORIAN

ARCHITECTURAL HISTORIAN

~~Extensive~~ Rather extensive Queen Anne structure
"best example in county."

accept
Braham
8.17.78

ARCHEOLOGIST

OTHER

HAER

Inventory

Review

REVIEW UNIT CHIEF

Also significant for associations with major
turn-of-the-century rancher who lived here.

Acreage clarified to my satisfaction.

Sheffs for
11-8-78
accept

BRANCH CHIEF

KEEPER

National Register Write-up

Federal Register Entry

2-6-79

Send-back

Re-submit

Entered

NOV 20 1978

INT:2106-74











HC

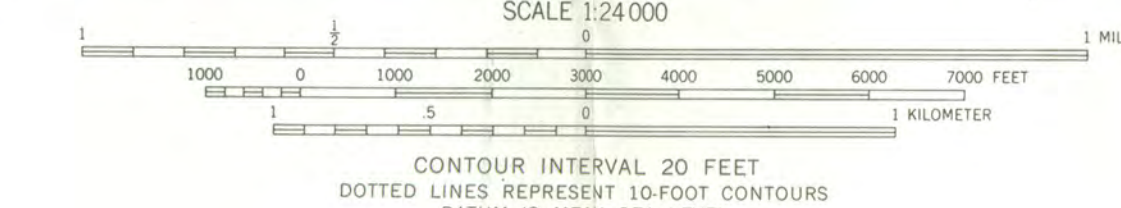
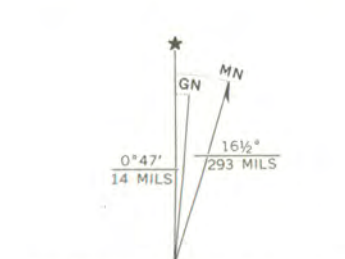
1891





Mapped by the Army Map Service
Published for civil use by the Geological Survey
Control by USGS, USC&GS, and USCE
Topography by photogrammetric methods from aerial
photographs taken 1945. Field checked 1947
Polyconic projection. 1927 North American datum
10,000-foot grid based on California coordinate system, zone 4
1000-meter Universal Transverse Mercator grid ticks,
zone 10, shown in blue

Red tint indicates areas in which only landmark buildings are shown
No distinction is made between barns, dwellings, commercial,
and industrial buildings
Revised in cooperation with California Department of Water Resources



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D.C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



QUADRANGLE LOCATION

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
○ State Route

SPRECKELS, CALIF.
SW 1/4 SALINAS 15' QUADRANGLE
N3630-W12137.5/T16
1947
PHOTOGRAPHED 1968
AMS 1657 II SW-SERIES V895



DEPARTMENT OF PARKS AND RECREATION

P.O. BOX 2390
SACRAMENTO 95811



(916) 445-8006

May 24, 1978



Dr. William J. Murtagh
Keeper of the National Register
U. S. Department of the Interior
18th and C Streets, N. W.
Washington, D. C. 20240

Attention: Charles Herrington

Dear Dr. Murtagh:

We submit Rancho Las Palmas for nomination to the National Register of Historic Places. This nomination is located in Monterey County in the 16th California Congressional District.

Sincerely yours,

Knox Mellon

Dr. Knox Mellon
State Historic Preservation Officer
Office of Historic Preservation

Enclosures

K-5/2402

A Golden Anniversary for the Golden State's Park System

TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: Rancho Las Palmas

TO/FROM: Kent Sawyer

DATE: 8-14-78

ADDRESS:

PHONE: 408-315-8139

STAFF MEMBER:

Shaffer

DIVISION:

REPORT:

Confirmation of acreage

Name of the other black dots on USGS
are the 1 remaining/significant carriage house.
They are modern authenticity

Palms along lane are very important -
name derived from them

So - acreage is a strip 1 acre
wide 3 acres long ($3\frac{1}{2}$) out
to purple line which is river
road

ENTRIES IN THE NATIONAL REGISTER

STATE CALIFORNIA

Date Entered NOV 20 1978

<u>Name</u>	<u>Location</u>
Schorlig House	Arcata Humboldt County
Rancho Las Palmas	Salinas vicinity Monterey County
Thorsen, William R., House	Berkeley Alameda County
Friendship Baptist Church	Pasadena Los Angeles County
Clay Building	Oakland Alameda County
Federal Post Office	Riverside Riverside County

Also Notified

Honorable S. I. Hayakawa
Honorable Alan Cranston
Honorable Don H. Clausen
Honorable Leon E. Panetta
Honorable Ronald V. Dellums
Honorable Carlos J. Moorhead
Honorable George E. Brown, Jr.

State Historic Preservation Officer
Dr. Knox Mellon
Office of Historic Preservation
Department of Parks & Recreation
P.O. Box 2390
Sacramento, California 95811

NATIONAL REGISTER DATA SHEET

① NAME as it appears on federal register: **Rancho Las Palmas** ② OTHER NAMES: **Corey, Hiram, House** ③ date of entry: **NOV 20 1978** ④ county code: **53**

⑤ LOCATION street & number **S of Salinas at 200 River Rd.** city / town **Salinas** vicinity of **Salinas** state **CA** county **Monterey** ⑥ NPS REGION: **W**

⑦ OWNER ☒ PRIVATE ☐ STATE ☐ MUNICIPAL ☐ COUNTY ☐ MULTIPLE ☐ FEDERAL (agency name) _____ ⑧ ADMINISTRATOR: _____

⑨ EXISTING SURVEYS ☐ HABS ☐ HAER ☐ NHL ⑩ FUNDED? ☐ YES ☐ NO ⑪ CONGRESS. DISTRICT **16th** ⑫ SOURCE of NOMINATION ☒ STATE ☐ FEDERAL

⑬ WITHIN NATIONAL REGISTER HISTORIC DISTRICT? ☐ YES, NAME _____ ☐ NO ⑭ WITHIN NATIONAL HISTORIC LANDMARK? ☐ YES, NAME _____ ☐ NO ⑮ ACREAGE _____ if state who prepared form? **County of Monterey** ☐ LOCAL ☐ PRIVATE ORGANIZATION

⑯ CONDITION ☐ excellent ☐ good ☐ fair ☐ deteriorated ☐ ruins ☐ unexposed ☐ unexcavated ☐ altered ☐ unaltered ☐ reconstructed ☐ excavated ☐ original site ☐ moved ☐ unknown ⑰ features: INTERIOR ☐ SUBSTANTIALLY INTACT-1 ☐ NOT INTACT-0 ☐ UNKNOWN-4 ☐ NOT APPLICABLE-7 EXTERIOR ☐ SUBSTANTIALLY INTACT-2 ☐ NOT INTACT-0 ☐ UNKNOWN-5 ☐ NOT APPLICABLE-8 ENVIRONS ☐ SUBSTANTIALLY INTACT-3 ☐ NOT INTACT-0 ☐ UNKNOWN-6 ☐ NOT APPLICABLE-9

⑱ ACCESS ☐ YES-Restricted ☐ YES-Unrestricted ☐ No Access ☐ Unknown ⑲ ADAPTIVE USE ☐ YES ☐ NO ⑳ SAVED? ☐ YES ☐ NO IS PROPERTY A HISTORIC DISTRICT? ☐ yes ☐ no

㉑ AREAS OF SIGNIFICANCE: ☐ ARCHEOLOGY-prehistoric-2 ☐ ARCHEOLOGY-historic-1 ☐ AGRICULTURE-3 ☐ ARCHITECTURE-4 ☐ ART-5 ☐ ENGINEERING-11 ☐ ENTERTAINMENT-26 ☐ EXPLORATION-12 ☐ CONSERVATION-8 ☐ ECONOMICS-9 ☐ EDUCATION-10 ☐ LANDSCAPE ARCH.-15 ☐ LAW-16 ☐ LITERATURE-17 ☐ MILITARY-18 ☐ MUSIC-19 ☐ INVENTION-14 ☐ PHILOSOPHY-20 ☐ POLITICS/GOVT.-21 ☐ RELIGION-22 ☐ SCIENCE-23 ☐ SOCIAL/HUMANITARIAN-24 ☐ SOCIAL/CULTURAL-30 ☐ TRANSPORTATION-25 ☐ RECREATION-28 ☐ SETTLEMENT-29 ☐ URBAN PLANNING-31 ☐ OTHER (SPECIFY) _____ ㉒ CLAIMS: explain 'first' ☐ 'oldest' ☐ 'only' ☐

㉓ functions WHEN HISTORICALLY SIGNIFICANT: _____ CURRENTLY: _____ ㉔ dates of initial construction: _____ major alterations: _____ historic events: _____ ㉕ ETHNIC GROUP ASSOCIATION _____

㉖ architectural style(s): _____ ㉗ architect: _____ ㉘ master builder: _____ ㉙ engineer: _____

㉚ landscape architect / garden designer: _____ ㉛ interior decorator: _____ ㉜ artist: _____ ㉝ artisan: _____ ㉞ builder/contractor: _____

㉟ NAMES give role & date PERSONAL: _____ EVENTS: _____ INSTITUTIONAL: _____

㊱ NATIONAL REGISTER WRITE-UP

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