Exhibit D

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code ____ Reviewer ____ Date ____

Resource Name or #: (Assigned by recorder) *Hatton Dairy Barn (Upper Hatton Ranch)*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: *6540* *Carmel Valley Road* City *Carmel* Zip *93923*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *015-201-012*

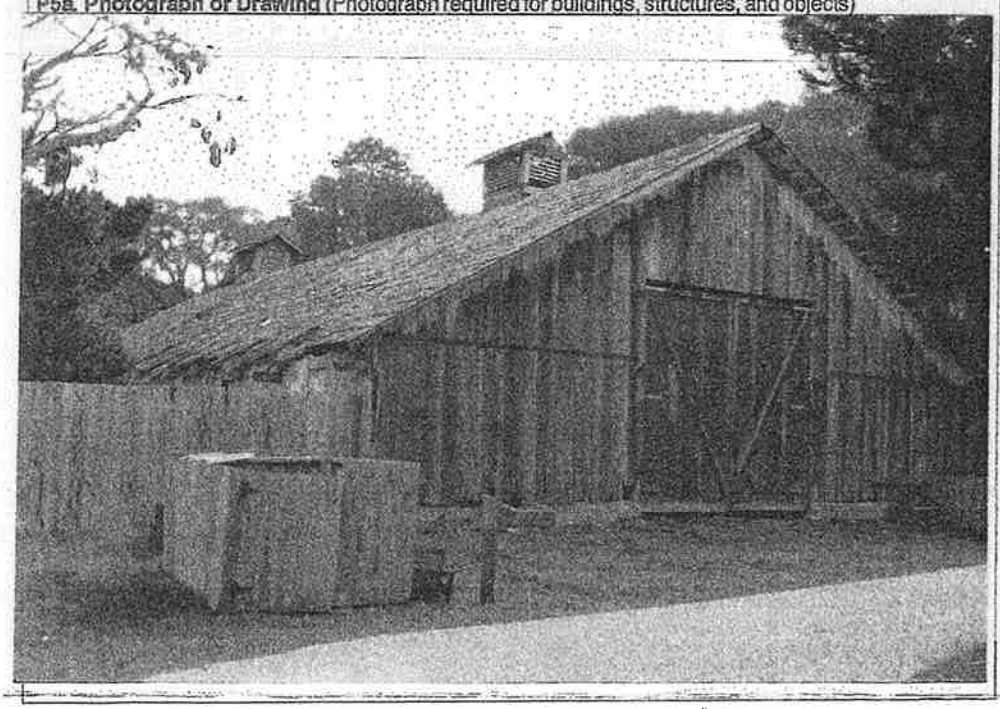
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A 40' X 80' wood-framed dairy barn, rectangular in in plan, resting on a cement foundation. The exterior wall cladding is wide vertical flush wood siding. The medium-pitched front-gabled roof has wide overhanging eaves with exposed rafter-tails There are two gabled and louvered wood ventilators located along the ridge line. The roof is covered with elongated wood shingles. Fenestration includes large "V"-braced hinged double doors at the west and east gable ends of the barn. The opening on the east end was expanded vertically at an unknown date and the original barn doors replaced with much taller features, also "V"-braced. The central hinged doors are flanked on both ends of the barn by rail mounted sliding doors on the side aisles. The north and south side-elevations have a series of stall window openings with sliding wood shutters matching the exterior wall boarding. The barn is immediately south of the Carmel Valley Road, masked from the right-of-way by a screen of trees and wooden fence. The subject property is located in a rural neighborhood of older farm buildings and open space. The subject property is in poor physical condition.

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Looking SE at the west facing gable end and roof plane of the north side-elev, Kent Seavey, 12/8/08

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
c. 1890, local newspaper references

P7. Owner and Address
Frank & Jeanette Tarantino
6540 Carmel Valley Road
Carmel, CA 93923

P8. Recorded by: (Name, affiliation, and address)
Kent Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: *12/20/2008*

P10. Survey Type: (Describe)
Intensive-requested by owner

P11. Report Citation: (Cite survey report and other sources, or enter "none")
None

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

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

NRHP Status Code 5S2

Resource Name or #: (Assigned by recorder) *Hatton Dairy Barn (Upper Hatton Ranch)*

B1. Historic Name:
B2. Common Name:
B3. Original Use: *dairy barn* B4. Present Use: *vacant*
B5. Architectural Style: *vernacular (dairy barn)*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed ca. 1890; double barn doors on east gable end modified, (date unknown)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features:

B9a. Architect: *Designer/William Hatton* b. Builder: *William Hatton*
B10. Significance: Theme: *Agricultural Development* Area: *Carmel Valley*
Period of Significance: *ca 1890* **Property Type:** *dairy barn* **Applicable Criteria:** *CR2*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

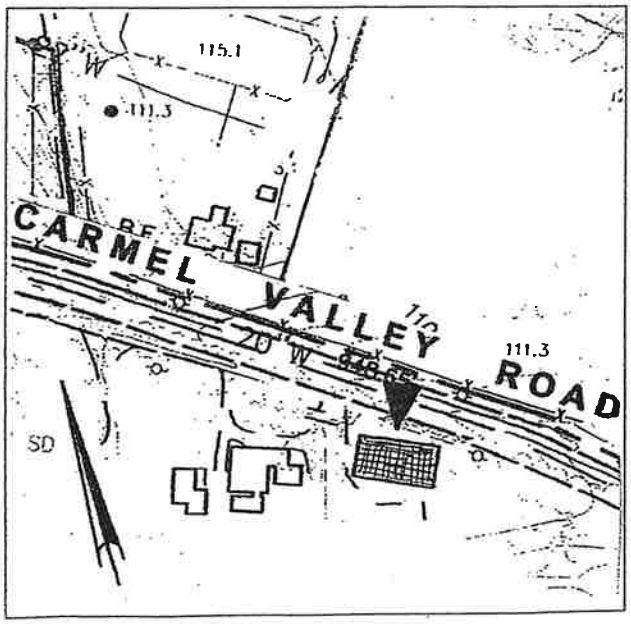
The dairy barn at the Upper Hatton Ranch in Carmel Valley is significant under California Register criterion 2, for its association with William Hatton, owner-operator of the Del Monte Dairy, one of the most extensive dairying interests in Monterey County in the late nineteenth century, controlling as many as 4,000 acres at one time. The principal dairy was at the mouth of the Valley on the former Rancho Canada de la Segunda, with the Upper Ranch some three miles inland. There were further milk processing facilities in the Carmel Valley Village area. Hatton's dairy milked as many as 600 high quality Holstein and Durham cows daily. He also managed the agricultural operations in Carmel Valley for the Pacific Improvement Company (PICO), the real estate arm of the Southern Pacific Railroad that operated the Hotel Del Monte in Monterey. Hatton's Del Monte Dairy was sole supplier of dairy products to the hotel. William (Will) Hatton was born in Wicklow County, Ireland in 1849. He worked from 1862 to 1870 as a merchant seaman, arriving in Charleston, South Carolina, where he served as an agent for the United States Revenue Service for a year. In Charleston he met his future bride, Kate Harney. According to author Marcia De Voe, Hatton came to California in 1870, and apprenticed in the dairy business on the Salinas Valley farm of E. P. St. John. Over time Hatton saved enough money to buy his employer's 640 acre dairy, and in 1875 married Miss Harney and brought her back to California. In 1883 Hatton became superintendent of the PICO ranching operations in Carmel Valley, moving to the Las Laurales Ranch. Hatton purchased 1,000 acres of mid-valley property (the Upper Ranch), with Sinclair Ollason in the 1880s, where the subject dairy barn is located, later buying out the Ollason interests. By 1888 Hatton had been hired by Dominga Doni de Atherton, widow of California pioneer Faxon Dean Atherton, to manage her dairy on the Rancho Canada de la Segunda, which he purchased in 1892. Hatton was a progressive dairyman who introduced new cattle breeds, employed current technologies and established a scientific laboratory to improve his products. His dairy operation was a model of efficiency and produced quality products for his clientele.

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

B12. References:

Clark, Donald, *Monterey County Place Names,* kestrel Press: Carmel Valley, CA, 1991, p. 210.
De Voe, Marcia, *The Martins and The Hattons, Carmel Valley California,* Marcia De Voe:Carmel, 1979.
Fink, Augusta, *Monterey The Presence of the Past,* Chronicle Books: San Francisco. 1972. pp. 196-199.

B13. Remarks: *Zoning-R-1*



B14. Evaluator: *Kent Seavey*
Date of Evaluation: *12/20/2008*

(This space reserved for official comments.)

B10 (cont.) Will Hatton died unexpectedly in 1894 at age 45 from Bright's Disease. His widow, Kate Hatton, her brother John Harney, and later her sons continued the dairy operation into the early twentieth century.
The dairy barn itself is open and commodious. It is framed with dimensional lumber and has a massive center aisle running the length of the long axis of the building. The cow stables are along the two side aisles. The open plan provides for excellent ventilation, and the cement floor with formed manure gutters provided for easy maintenance. The building is in poor physical condition with a number of holes in the roof and considerable insect infestation. However, it retains a high degree of physical integrity as designed and constructed by William Hatton c. 1890. The barn continues to evoke a strong sense of time and place and of feeling and association with its builder and the dairying industry in Carmel Valley during the late nineteenth century
The dairy barn on the Upper Ranch and a milk processing building in Carmel Valley Village are the only physical evidence remaining of William Hatton's extensive Del Monte Dairy processing operations in the Carmel Valley. Mr. Hatton was considered in his time to be one of the foremost progressive dairymen in California. His introduction of Durham cattle, early use of mechanical milk separators and other evolving technologies, and his testing laboratory for better product quality and safety were some of the earliest dairying innovations in the state. Clearly the Hatton Dairy Barn on the Upper Ranch in Carmel Valley qualifies for listing in the California Register at the local level of significance for its close association with the pioneering California dairyman William Hatton.

B12 (cont.)
Guinn, J. M., *History of the State of California and Biographical Record of Santa Cruz, San Benito, Monterey and San Luis Obispo Counties.*, Chapman Pub. Co.:Chicago, 1903, pp. 603-604.
Hale, Sharron, *A Tribute To Yesterday,* Valley Publishers: Santa Cruz, 1980, p.104.
Rawson, Richard,*Old Barn Plans*, Mayflower Books, Inc.: New York, 1979.
Visser, T.D., *Field Guide to New England Barns and Farm Buildings,* Univ. Press of New England: Hanover, NH., 1997.

Supplemental Photograph or Drawing

Description of Photo: (View, date, accession #)
Looking SE at the north side-elev., and west gable end of the Hatton Upper Ranch Dairy barn, unknown photographer, c. 1925.

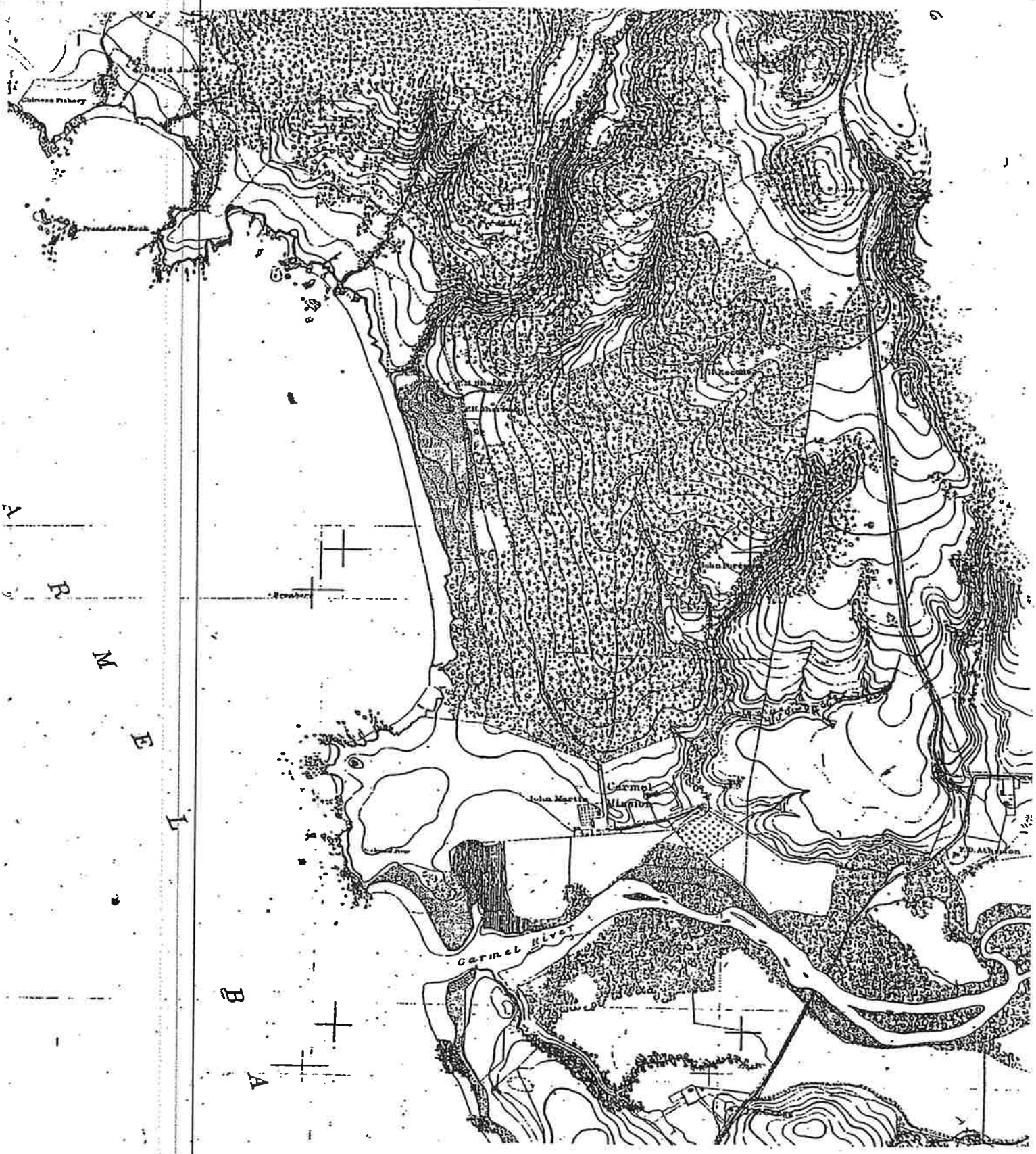
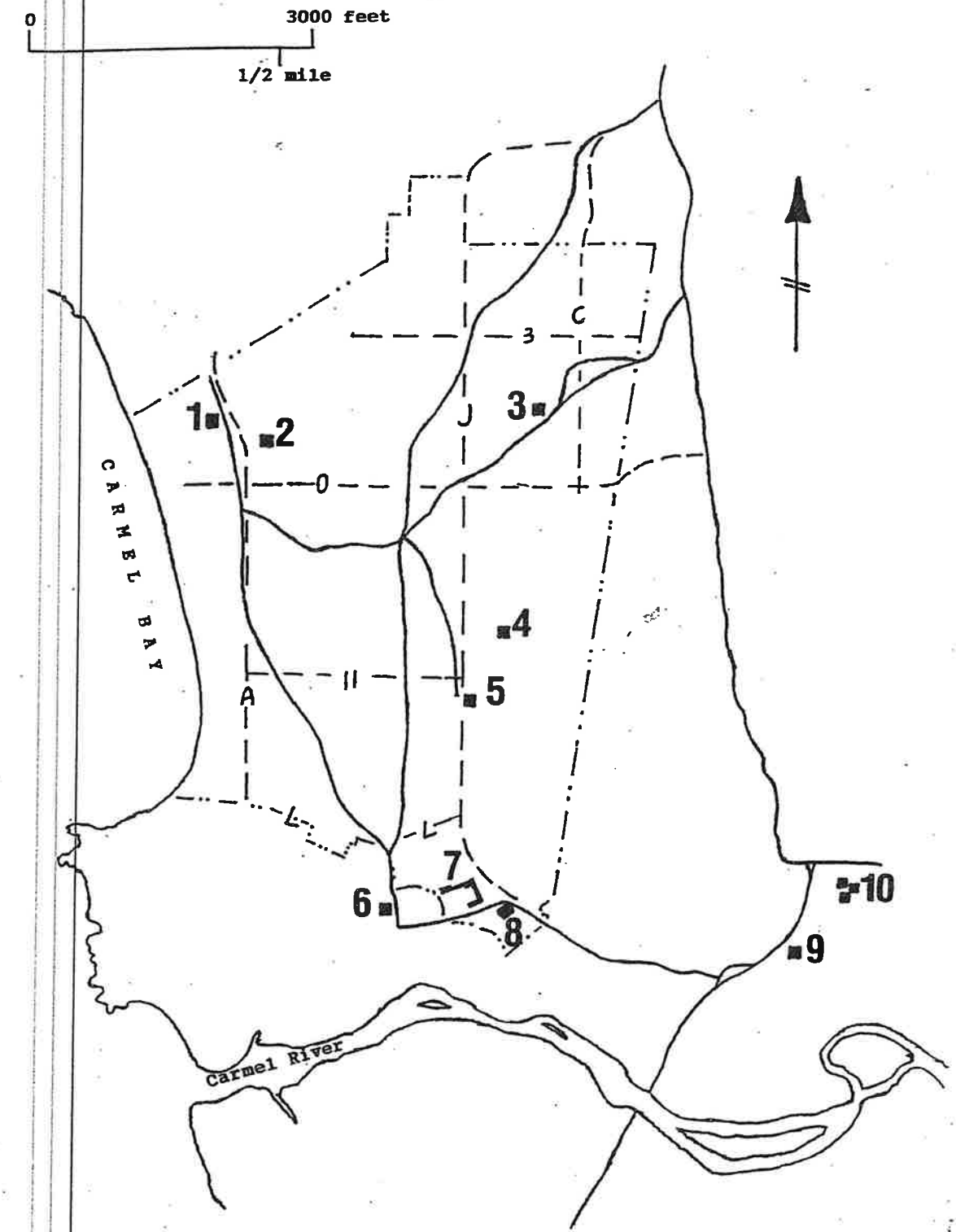


Figure 1. A PART OF THE ORIGINAL 1876 MAP
(reduced in scale)



Roads in 1876 — — — — Selected modern roads*
2 House in 1876* — ·· — Modern city limit
(* See text for coding)

Figure 2. THE CARMEL AREA IN 1876

JOHN LOGAN

THE CARMEL AREA IN 1876

Mariners have long had the custom of mapping coastlines, particularly when in poorly known waters. Sebastian Viscaino did when he was here in 1603 (among other things, he named Monterey Bay and the Carmel River) but copies of his map are not generally available. The oldest maps that I have found of Carmel Bay are those made by two French expeditions to Alta California in 1786 (J.F.G. de la Pérouse) and in 1837 (ship "Vénus"). Both show the Carmel Mission but no other inland feature.

Not too long after California became a part of the United States, the U.S. Coast Survey (a predecessor of the Coast and Geodetic Survey) mapped California's coast in detail, going well inland and showing topography, stylized vegetation, roads and buildings. In the area of Carmel, the Survey's map of 1876, scale 1" = 833', is of great interest because it is the earliest map that shows local features before the first platting of the village in 1888 (east of Monte Verde St.) and long before the incorporation of Carmel in 1916.

The Map Library of U.C.-Santa Cruz has a copy of the Survey's original map of 1876. Figure 1 presents a small part of that copy and illustrates two problems for today's historians:

a) The vegetation overlay masks names of land owners (in part) and uses some symbols strongly resembling the symbol used for buildings: even inspection with a strong lens does not always resolve the difference;

b) The land-grant lines on the 1876 map do not quite jibe with those of modern surveys and it is difficult to match the older map with newer ones.

Figure 2 presents a "best fit" of the 1876 map to the U.S. Geological Survey's map of 1968. This is a "clean copy" that eliminates the vegetational overlay of the original and that superimposes today's (1993) city limits together with a few selected streets for orientation. The accuracy of the superimposition may be only about 200 feet.

First consider the current city limits and a few selected

modern streets as shown on Figure 2. The streets are coded with the numbers and letters 3, O, 11, L, A, J, and C that indicate Third, Ocean, Eleventh, Santa Lucia, San Antonio and Junipero Aves., and Carpenter St., respectively.

Next examine the roads (they were certainly dirt wagon tracks) of 1876. The long north-south road just east of today's eastern city limit led to Monterey and is almost the same as today's Highway 1. Note that there was no bridge across the Carmel River in 1876. Five of the 1876 roads at the then "center of town" intersected very close to today's San Carlos St. and 7th Ave., at about the 1993 location of the Stonehouse Terrace. Of those five roads (considered in clockwise order):

(1) One started north, turned to the northeast and joined the Monterey road at today's Carpenter St. entrance to Highway 1.

(2) The next (clockwise) went through today's Ocean/Junipero intersection and on northeasterly to join the Monterey road a bit north of the Highway 1 - Valley Way junction: today, there is no remnant of such a road.

(3) The third road headed toward Junipero at 11th/12th Aves.

(4) The next road went almost due south from the San Carlos - 7th junction to the Martin Ranch, turned sharply left to pass the Mission and then more or less followed Rio Road to Highway 1.

(5) The road leading from the "central junction" toward the ocean was located between 7th and 8th Aves.

(6) Closer to the ocean was a road that led from the Martin Ranch, at first northwesterly to San Antonio and 9th, and then more or less followed San Antonio to today's Carmel Gate to Pebble Beach.

No other roads are shown on the 1876 map but a few trails appear.

Of particular interest are the houses. Most appear to be residences. Refer to the coding used on Figure 2:

...Ownership of both nos. 1 and 2 is assigned to P.H.

Sheridan. "1" is still there in the eucalyptus grove northwest of San Antonio and 4th, and is the oldest residence in Carmel proper. "2" was located on Carmelo St. just south of 4th Ave.

...Residence no. 3 was in the block now bounded by 4th and 5th Aves. and Santa Rita and Guadalupe Sts. In 1876, its owner was Honoré Escolle, a Frenchman who came to Monterey in 1852 and there opened a bakery and general store. He bought land in the part of northeastern Carmel that was then called "Las Manzanitas". S.J. Duckworth bought 324 acres from Escolle in 1888 and platted the first part of today's village.

...No. 4 was on Santa Fe between 9th and 10th Aves. The owner was John Foreman.

...Because of the confusion of symbols noted above, no. 5 may not be a building. The location is on Junipero between 11th and 12th and the questionable assumption of a residence is based on the road from the junction that ends near the site.

...No. 6 is the residence of John Martin who came here from Scotland and with his brother Robert bought 200 acres of what is now the Mission Ranch in 1859. His home has been carefully preserved.

...All readers will recognize no. 7 as the Basilica of San Carlos Borromeo, founded by Padre-Presidente Junipero Serra in 1771. A part of the present structure was completed in 1797: it is among the oldest remaining buildings in California made under European direction.

...No. 8 consists of two adobes, then on Mission property. They were occupied by Cristiano Machado who came here from the Azores as a young man. First working as a whaler, he became custodian of the Mission and manager of its pear orchard (now the Little League baseball park). He lived there for more than a third of a century while siring the well known Machado family. The property was bought by L.P. Tevis in 1866 and the Tevis heirs occupied it for many years.

...Residence no. 9 was the home of Dominga Atherton, wife of Faxon D. Atherton, and the property is shown in his name (he was the father-in-law of famed authoress Gertrude Atherton).

Dominga had bought Rancho Cañada de la Segunda from L.P. Tevis and her ranching/dairying operations centered on today's "Barnyard" area.

...No. 10 is a cluster of three buildings that were clearly a part of Mrs. Atherton's ranch. In 1888, she hired William Hatton to manage her property. He later purchased it, together with other lands in Carmel Valley, and those three buildings were predecessors of the famed Hatton Dairy Ranch that straddled today's Carmel Rancho Boulevard for many years.

Figure 2 copies only a portion of the 1876 map. The original map shows other items of local historical interest:

a) In the Pebble Beach area, the Chinese fishing village and two houses belong to David Jacks are located.

b) South of the Carmel River, J.W. Gregg had a home and farm buildings on today's Odello property; Antonio Victorine's home (still in place in 1993) and a nearby school house are shown near the Bay School; and John V. Silva had a home at the site of the Carmelite Monastery.

Discarding the Carmel Mission, the only survivors from 1876 in Carmel proper appear to be the Sheridan house (no. 1) near San Antonio and 4th, and the Machado-Tevis adobes (no. 8) near the Mission. Nearby, the Martin home (no. 6; also near the Mission) and the Victorine residence (not on Fig. 2; near the Bay School) also remain. These buildings are old-timers indeed and their preservation over the past century brings great credit to their owners.

(J. Logan)

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