Appendix G

Cultural Resources

FAX TRANSMITTAL

FROM: Steve Meixner
239-3779

TO: Clay Singer
927-0414

DATE: November 12, 2004

RE: Union Road / 46

Clay,

With another set of partners, I am involved with another piece of property in the Chandler Ranch Specific Plan area, parcel 2 on the attached map. 17.5 acres that runs from Highway 46 to Union Road along the easterly City Limit.

The adjoining property, Parcel 2, is also subject to the conditions of the Specific Plan.

Would you please send me a proposal to perform the archaeological and historical assessments on those two properties.

I couldn't resist the challenge of "no stone unturned" in Latin. Especially when my entire schooling in Latin was six weeks in the 8th grade when we did foreign language surveys to pick the 9th grade course. I found http//sunsite.ubc.ca/LatinDictionary and modestly suggest that a better translation might be "Nullus Calx Non Perversum". Of course, there is no grammatical check for gender, conjugation or declension or whatever all of that stuff was.

2 Pages, including this cover

Steve

EXECUTIVE SUMMARY

In July of 2005, Authentic Resources Team conducted a significance evaluation of a potential historic resource located at 1448 Fontana Road within the city limits of the City of El Paso de Robles, APN 025-381-008. The subject property is situated within the City of El Paso de Robles Chandler Ranch Area Specific Plan.

Although the property had been identified by several previous archaeological surveys of the area as potentially significant historically, the site was not within the proposed project areas at the time of the surveys. Therefore, a comprehensive evaluation of significance was not required.

The Chandler Ranch Area Specific Plan Environmental Impact Report in 2004 established that the proposed project boundaries had enlarged to now encompass the subject property, necessitating a full evaluation of the historic significance of the area identified as Ranch Complex #1. The Specific Plan, in its current form, has land use designations for the subject property as Residential Single-Family-3 (RSF-3) with 23 dwellings as the maximum units. The Chandler Ranch Area Specific Plan is being created to provide detailed guidelines for the development of the project plan areas and the identification of historic or cultural resources are part of those guidelines.

Authentic Resources Team (ART) performed the required Historic Resources Significance Evaluation which included background research and a field inventory. ART collected background information on the history of the Ranch/Farm Complex, determined how the buildings and site developed over time to develop a context, and documented the resource through photography and archival records in order to assess the historic integrity and significance.

The subject property does not currently have any local, county, state, or federal historic designation according to the research conducted or the National Park Service National Register Information System database. However, Ranch Complex #1 (or the Lauritzs Nissen Aaroe Ranch/Farm Complex) is an intact ranch/farm complex that represents the agricultural development of the early twentieth century of San Luis Obispo County and the city of El Paso de Robles, in particular. It currently meets all seven aspects of integrity that make it eligible for potential listing on the California Register of Historical Resources and the National Register of Historic Places.

It is important to note that the current owner of the property, James G. Wilcox, expressed a strong determination to relocate the main house to another location in order to preserve it so that it would have a continued existence as an interpretive and/or adaptive re-use purpose. He has had preliminary conversations with potential site property owners.

The Lauritzs Nissen Aaroe Ranch/Farm Complex
July of 2005

HISTORIC RESOURCE EVALUATION REPORT
Lauritzs Nissen Aaroe Ranch/Farm Complex 1
1448 Fontana Road
Paso Robles, California

Prepared for:
Rincon Consultants
790 E. Santa Clara Street
Ventura, CA 93001

Prepared by:
Authentic Resources Team
Cynthia Thompson, Architectural Research Historian
494 Mariposa Drive
Ventura, California 93001

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Historic Resource Evaluation Report

Lauritzs Nissen Aaroe Ranch/Farm Complex (#1)
1448 Fontana Road
Paso Robles, CA

City of El Paso de Robles
Chandler Ranch Area Specific Plan

July 25, 2005

Prepared for:

Rincon Consultants
790 E. Santa Clara Street
Ventura, CA 93001

Prepared by:

Authentic Resources Team
494 Mariposa Drive
Ventura, CA 93001

Introduction

This report was prepared for the purpose of assisting Rincon Consultants with the preparation of the Environmental Impact Report for the City of El Paso de Robles Chandler Ranch Area Specific Plan as it relates to historic resources and compliance with the California Environmental Quality Act.

The scope of work outlined was to prepare a historical field survey of the property located within the area identified as Ranch Complex #1 in an Assessment of Cultural Resources and Impacts for the Chandler Ranch Master Plan, Paso Robles, San Luis Obispo County, California prepared by Robert O. Gibson, Principal Archaeologist, in 1998.[1] The scope of work was to include the recording of the ranch buildings, conducting the background archival research necessary to develop a context for evaluation of the buildings, and preparing a report to the State Office of Historic Preservation standards.

The subject property is a nearly square shaped area of a 7.7 acre parcel located on the eastern part of the City of El Paso de Robles, east of the Salinas River. [2] It is located on portions of Lots 22, 23, 52, and 53 of the Subdivisions of Rancho Santa Ysabel and its current APN #025-381-008[3] shows the owner assessee as James G. Wilcox. This property is located within the area boundaries of the City of El Paso de Robles, San Luis Obispo County, California.

This report was prepared by Authentic Resources Team (Cynthia Thompson, architectural research historian) under contract to Rincon Consultants of Ventura, California. It is based upon a field investigation and research conducted in July of 2005.

Evaluation of Historical Resources

The California Environmental Quality Act (CEQA) requires evaluation of project impacts on historic resources, including properties "listed in, or determined eligible for listing in, the California Register of Historic Resources or included in a local register of historic resources, or identified in an historical resources survey". The California Register of Historic Resources (CRHR) includes all "properties formally determined eligible for, or listed in, the National Register of Historic Places,"

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[1] Gibson, Robert O. *Assessment of Cultural Resources and Impacts for the Chandler Ranch Master Plan, Paso Robles, San Luis Obispo County, CA.* 1998

[2] Lot Map of San Luis Obispo County California. A. F. Parsons, County Surveyor 1913. Compiled From the Official Records For the Board of Supervisors

[3] San Luis Obispo County Property System. History Summary, Parcel 25-381-08. July 1, 2005. San Luis Obispo County Planning Research Department. San Luis Obispo, California

(NRHP) and certain specified State Historical Landmarks. (Public Resources Code SS5024.1 and 21804.1)

Under CEQA, a resource is considered to be "historically significant" if it meets the criteria for listing on the CRHR and the NRHP. A historical resource must be significant at the local, state, or national level, under one or more of the criteria developed by the National Park Service. Resources may qualify if they:

Criterion A Are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

Criterion B Are associated with the lives of persons important to local, California, or national history; or

Criterion C Embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

Criterion D Yields, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation (CEQA PRC SS 5024.1, Title 14 CCR, Section 4852; California State Office of Historic Preservation website).

Integrity Criteria

For a property to be eligible for listing in the California Register of Historic Resources (CRHR) it must retain sufficient integrity or, according to the National Register of Historic Places guidelines, the "essential physical features" of a property must be present for it to convey its significance". The seven elements of integrity are location, design, setting, materials, workmanship, feeling, and association. The Office of Historic Preservation guidelines indicate that design, workmanship, feeling, and materials are the most critical integrity elements for historical buildings and structures (*California Register Technical Assistance Series #7.)*

The seven aspects of integrity are specifically applied to historic resources as follows:

One) Location (the property has not been moved, it is the place where the historic property was constructed or the place where the historic event occurred);

Two) Design (the combination of elements that create the form, plan, and the style of a property;

Three) Setting (the physical environment of a historic property);
Four) Materials (the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form a historic property);
Five) Workmanship (the physical evidence of the crafts of a particular culture or people during any given period of history or prehistory);
Six) Feeling (the property's expression of a particular period of time and place); and
Seven) Association (the direct link between a significant event or person and the property).

The minimum age criterion for the National Register of Historic Places (NRHP) and the California Register of Historic Places (CRHR) is 50 years old. Properties less than 50 years old may be eligible for listing on the NRHP if they can be considered as "exceptional" as outlined by the NRHP (*National Register Bulletin #22 "Guidelines for Evaluating and Nominating Properties that Have Achieved Significance within the Last Fifty Years").* In terms of the California Register of Historic Places a property less than 50 years old may be eligible "if it can be demonstrated that sufficient time has passed to understand its historical importance" (Chapter 11, Title 14, S4842(d) (2)

San Luis Obispo County does not have a Cultural Heritage Ordinance; however, the San Luis Obispo County General Plan, Framework for Planning (Inland), Chapter 7 – Combining Designations, sets out purpose goals under the following:

H-HISTORIC SITE
Purpose:

One) To enhance and perpetuate the use of structures, sites, and areas which are:
   a. Reminders of past eras, events, and persons important to local, state or national history; or
   b. Representative of past architectural styles; or
   c. Are area landmarks in the history of architecture which are unique and irreplaceable assets to the county; or
   d. Are features which provide present and future generations with examples of the physical surroundings in which past generations lived.

Two) To promote the development and maintenance of appropriate settings and environments for such structures.
Three) To promote the enhancement of property values, the stabilization of neighborhoods, communities and rural areas of the county and the promotion of tourism.
Four) To promote the enrichment of human life in its educational and cultural dimensions.

General Objectives: The Land Use Ordinance should provide detailed criteria for the review of projects proposed in the Historic Area combining designation to achieve the following objectives:

One) A discretionary land use permit should be required for the construction, alteration or repair of any structure with an Historic designation.

Two) A project should not be approved if the project would adversely affect the character or setting of the historic area.

Three) Projects within or near the Historic designation should be designed with consideration for the architectural style, design, arrangement, exterior finishes and other features characteristic of the historic site.

However, the subject property was annexed into the city limits of El Paso de Robles in the 1980s and is no longer within San Luis Obispo County jurisdiction, and therefore would not be subject to the above criteria. (Map 6)

The City of El Paso de Robles does not have a written methodology or an ordinance that outlines the designation or treatment of historic resources. A windshield survey of the city's historic resources was conducted in the early 1980s, but has never been updated. As the subject property was part of San Luis Obispo County at that time, it was not included in the survey.

CEQA and Undesignated Properties

Under the California Environmental Quality Act, Section 15064. Determining the Significance of the Environmental Effects Caused by a Project, SS (D) (4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, 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 sections 5020.1 (j) or 5024.1. In State CEQA Guidelines, Section 15064.5 SS(3) it says "Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852)" and then proceeds to outline the process for determining historic eligibility as outlined above in the criteria for the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR).

Thresholds of Impact

The Public Resources Code outlines and defines how to determine if the result of a proposed project will be potentially significant, less than significant, or no impact on the environment. If the project is found to be potentially significant thereby creating an adverse effect on the environment (or historic resource), mitigated measures must be explored to reduce the impact to the resource.

State CEQA Guidelines, Section 15064.5 Determining the Significance of Impacts to Archeological and Historical Resources, SS (4) (b) (1) states "a project that may cause a substantial change in the significance of an historical resource is a project that may have a significant effect on the

environment". It defines the level of change to a historic resource as "substantial adverse change in the significance" if the proposed project would mean "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."

The lead agency is responsible for the identification of "potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource". The specified methodology for determining if impacts are mitigated to less than significant levels are the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), publications of the National Park Service. (PRC S15064.5 (b) (3-4).

Historical Context

The Native American Chumash and Salinan Period (8000 B. C. E. – 1760 C. E.)

The habitation of the Chumash and Salinan Native Americans who occupied the region of the subject property is outlined in great detail in the Chandler Ranch Area Specific Plan EIR.[4] They followed an annual cycle of marine and river fishing and lived in permanent villages and towns along the coast, as well as the interior canyons and river valleys. Before colonization local native California societies had evolved into large and complex, monetized, nonagricultural systems. The Chumash and Salinan aboriginal way of life ended with Spanish colonization. As they were brought into the mission system, they were transformed from hunters and gatherers into agricultural laborers and exposed to diseases to which they had no resistance. Native societies disintegrated in large part due to the exacerbating effects of Spanish, Mexican, and American colonial attitudes and practices.

The Mission Period (1760-1834)

The subject property is located on a portion of the Rancho Santa Ysabel, a Mexican land grant of the nineteenth century and part of the original landholdings of Mission San Miguel. The roots of settlement in Paso Robles date to the Spanish colonizing efforts during the Mission Period. Mission San Miguel, Arcangel was founded on July 25, 1797, by Father Fermin Francisco de Lasuen, who was a successor of Father Junipero Serra as Presidente of the Missions. It was the sixteenth of twenty-three missions established in Alta California, twenty-two of them by the Spanish government, and one under the leadership of Mexico. Two years prior to the Mission's founding the land was surveyed by Father Buenaventura Sitjar (of Mission San Antonio de Padua) from the Rio Nacimiento to the Arroyo de Santa Ysabel. They were looking for springs, good land and timber. The group which surveyed the region reported that water was available from the Arroyo de Santa

[4] Rincon Consultants. *Chandler Ranch Area Specific Plan EIR.* August 2004 San Luis Obispo County, California

Ysabel. In a report from Father Juan Cabot to Governor Jose M. Echeandia in November of 1827 he states" this Mission (San Miguel) owns a small spring of warm water and a vineyard distant two leagues." The locations in this report include Rancho de Santa Ysabel, Rancho San Antonio, Rancho de la Asuncion, and Rancho del Paso de Robles. Eight miles of canals were built to carry water to Mission San Miguel. The springs of Santa Ysabel did produce an immense volume of water and Rancho Santa Ysabel was located three (3) leagues from the mission, or about 7 3/4 miles.[5]

In 1834 the Missions were secularized as a result of Mexico taking control of Alta California. During the years of 1840 to 1846 three Mexican California governors made grants of land from property which had belonged to Mission San Miguel. Governor Juan B. Alvarado made five grants, Governor Manuel Micheltorena made six grants, and Governor Pio Pico made three grants.[6]

The Rancho Period (1834-1865)

The grants made by Governor Micheltorena, from Mission San Miguel land, were all made in the year 1844. Three men petitioned for Rancho Santa Ysabel; Francisco Arce, Pedro Narvaez, and Ezecuel Soberanes. Since Soberanes was in possession of other land, his request was not considered. On March 16, 1844 a conference was held between the two remaining men and Governor Micheltorena to decide who the land would be awarded to. It was agreed that Arce should have Santa Ysabel and that Narvaez would be given the neighboring Rancho el Paso de Robles. Each man agreed to pay a fair price for the buildings and other improvements on their new possessions. On May 12, 1844 Francisco Arce received Rancho Santa Ysabel, receiving four leagues or 17,774.12 acres. In 1848 the Treaty of Guadalupe Hidalgo was signed between the Mexican government and the United States, making California a U.S. territory. In 1850 the territory achieved U.S. statehood (with San Luis Obispo becoming one of 27 original counties therein) and then Congress passed the 1851 Land Act, placing the burden of proof of land ownership on many of the rancheros . Therefore, it was surveyed and patented May 21, 1866 with Francisco Arce as the grantee and confirmee. [7] [8] (Map 1)

The gold discovery in California in 1848 caused a large immigration from Oregon, Mexico, the Sandwich Islands, South America, and Europe, and set in motion the vast flood that changed the character of the country in 1849.[9] A majority of the original Mexican grantees of the Mission

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[5] Ohles, Wallace, V., *The Lands of Mission San Miguel.* 1997. San Miguel, California: The Friends of the Adobes, Inc.

[6] Ibid.

[7] Ibid.

[8] Plat of the Rancho Santa Ysabel Finally Confirmed to Francisco Arce. Surveyed by G. H. Thompson. March 1865. U.S. Surveyor General's Office Update San Francisco, California

[9] Angel, Myron. *History of San Luis Obispo County, California, with Illustrations and Biographical Sketches of its Prominent Men and Pioneers.* 1883

rancho land grants were replaced by euro-americans who arrived in California's early counties seeking land for agriculture and commerce. By the 1870s many of the rancho land grants passed into the hands of these settlers, subdividing the lands into smaller parcels for individual farming and stock ranching.

The Americanization Period-Lauritzs Nissen Aaroe (1877-1935)

In 1877, Lauritzs Nissen Aaroe arrived in California. He was born in Apenrade, Schleswig, Denmark on December 29, 1860, in the home of his father, Aaben Aaroe, a wealthy farmer, and of his mother, Annie Lauritsen. Lauritzs received his education in Denmark and his knowledge of agriculture from his family's vocation. Upon his arrival in the late 1870s, he first worked for wages on farms and at teaming in Monterey county until 1882, when he leased land and harvested his first crop of grain by means of header and thresher. After the death of his mother, he brought his father and siblings to California in 1884. The next year he rented land at Gonzales, continuing until 1890, when he went to Soledad, and leased nine hundred twenty-five acres. While in Gonzales, he married Miss Ingeborg Hansen (also born in Schleswig, Denmark) on September 17, 1887. Ingeborg Hansen Aaroe was born in 1869 and was educated in her native country and then came to Monterey County in May of 1886, joining her brother Matt Hansen and her sister, Mrs. Petersen. Lauritzs and Ingeborg Aaroe produced two children, Hans Nissen Aaore born June 10, 1890 and Anna C. Aaroe born 1892. In Soledad , Lauritzs Aaore raised grain for sixteen years, using two big teams in cultivation, and at times his crop yielded from nine to ten thousand sacks. In 1905 he moved his family to Paso Robles and purchased a total of 530 acres of land "those certain lots or tracts of land known and designated as Lots Twenty-two (22), Twenty-three (23), Fifty-two (52), and Fifty-three (53), upon that certain Map of Rancho Santa Ysabel made by R.R. Harris, October, 1886 and filed in the Recorder's Office of San Luis Obispo County, January 25th, 1887, containing four hundred and fifty and seventeen one-hundredths (450.17) and eighty (80) acres of land, together with the improvements situate thereon.[10] [11] (Map 2) (Map 4)

The biographical sketch of Lauritzs Nissen Aaroe in the book "Pioneers of San Luis Obispo County & Environs" written by Annie L. Morrison and published in 1917, describes his development of this land in great detail. After purchasing the subdivision tracts of Rancho Santa Ysabel, he made valuable improvements, building a new residence and barns and setting out an orchard. (Map 3) He set out three hundred acres to sow grain. In the operation of his farm he used the latest improved machinery, including a combined harvester by which, after his crop is cared for, he would cut and thresh for his neighbors, averaging in a season about 1,000 acres. He was also engaged

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Oakland, California: Thompson & West

[10] Deed Book, volume 162. San Luis Obispo County Recorder's Office, page 78. August 21, 1919. Paso Robles, San Luis Obispo County, California

[11] Morrison, Annie L., & Haden, John H., *Pioneers of San Luis Obispo County & Environs.* 1917. Los Angeles, California: Historic Record Company. Reprinted 2002. San Miguel, California: The Friends of the Adobes, Inc.

in raising cattle, horses, and mules. The biography goes on to describe him as a "truly self-made man, who began at the bottom of the ladder and by his industry and close application became a substantial, influential (early pioneer). " It describes him as a substantial and progressive farmer and stock raiser, an enterprising man whose reliability and integrity are unquestioned and whose word is as good as his bond. He was known to be a visionary in using the latest technology available to agriculture in this time period. The biography also describes Mrs. Ingeborg Aaroe as a "thrifty and painstaking woman and has been an able and valuable assistant to her husband in aiding him and encouraging him in his ambition to succeed and become a man of affairs. "[12]

He and his wife, Ingeborg, continued to work this land as farmers until his death on January 4, 1935 with the Paso Robles Press of January 10, 1935 titling his obituary "Aaroe, District Pioneer, Passes" stating that he has died in his home on the airport road. It notes he had been a resident of the state for 58 years and of the district for 30 years.[13] As insurance of the land staying with his family, he deeded the property to Ingelborg on August 21, 1919, many years before his death.[14] Showing similar concerns, Ingeborg deeded the property to their son, Hans Nissen Aaroe on December 18, 1935.[15] Ingeborg Hansen Aaroe passed away on July 22, 1939 and the Paso Robles Press reported in the July 17, 1939 issue that "the wealth of floral tribute attested to the high esteem and respect that Mrs. Aaroe enjoyed in this community. She came to the United States and to California from her native Denmark 54 years ago. About 34 years ago she moved to the Paso Robles district, where with her husband the late Lauritz Aaroe, she farmed an extensive acreage near Paso Robles airport."[16] (Map 5)

The Regional Culture Period-Hans Nissen Aaroe (1935-1960)

Hans Nissen Aaroe is also included in the biographical sketches of the "Pioneers of San Luis Obispo County & Environs."[17] It confirms that he was a native of California, born in Soledad, Monterey County.

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[12] Ibid, page 520

[13] Paso Robles Press. *Aaroe, district Pioneer, Passes.* Obituary. January 10, 1935. Paso Robles, California

[14] Deed Book, volume 162. San Luis Obispo County Recorder's Office, page 78. August 21, 1919. Paso Robles, San Luis Obispo County, California

[15] Deed Book, volume 270. San Luis Obispo County Recorder's Office, page 472. December 18, 1935

[16] Paso Robles Press. *Last Rites Held for Mrs. Aaroe.* Obituary. July 27, 1939. Paso Robles, California

[17] Morrison, Annie L., & Haden, John H., *Pioneers of San Luis Obispo County & Environs.* 1917. Los Angeles, California: Historic Record Company. Reprinted 2002. San Miguel, California: The Friends of the Adobes, Inc.

An interview with his surviving daughter, Myrtle Aaroe Bullock[18] stated that her father came to Paso Robles with his parents when he was 14 years of age, which also places the time of purchase of the ranch and building of the house at around 1904 or 1905. In 1917 when this book was published, Hans was 27 years old and already a man of accomplishment, describing him as "a young man who, by his energy and close application, is making a success of farming.". After being educated in Soledad and coming to maturity in Paso Robles, he leased the Dresser ranch of 3,000 acres. After a period of three years, he bought his partner's interest in the stock and implements and then leased the Louis Lauridsen ranch which was devoted to grain and to stock-raising, operating it with two ten-horse teams and sowing about four hundred acres to wheat and barley each year. He married Annie Jespersen[19], a native of California, born June 23, 1895 in Bakersfield, Kern County, with her parents also being from Schleswig, Denmark. They went on to have three daughters, Gladys, Violet, and Myrtle. They continued to farm in the area of Union until the death of Ingeborg Aaroe, at which time they moved into the residence and farm complex Lauritzs had built in 1905 , located at 1448 Fontana Road.

It is worthy of note that both biographical sketches mention the religion, politics, and fraternal affiliations in their descriptions. It is very typical of this time period for whole microcosms of communities to be defined by such affiliations with ties and roots going back many generations. Lauritzs Aaroe was a Lutheran in religion and a Democrat in politics, and Hans Nissen Aaroe was a member of the Woodsmen of the World; and both he and Anna were of the Lutheran faith.

An additional mention should be made that both Lauritzs' and Ingeborg's children married into the Jespersen family. Hans married Annie Jespersen and Annie C. (Hans' sister) married Herman Jespersen. The Jespersens were also an early pioneer family that arrived in California from Denmark in 1867, moving to the San Luis Obispo area in 1874. Christjan N. Jespersen 's (patriarch) contributions to San Luis Obispo County's early development are also outlined in the book "Pioneers of San Luis Obispo County & Environs". Christian Nelson Jespersen (grandson) became an elected California State Senator, edited the 1939 edition of the book "History of San Luis Obispo County", and was honored for his contributions in the field of education, Cal Poly's Jespersen Hall was named in his honor. [20]

The Aaroe family typified the early pioneer immigrant spirit that developed the raw California landscape in the 1870s through the early part of the 20th Century. Familial and cultural ties found in communities based upon country of origin, religion, politics, and fraternal affiliations were the foundation upon which the state of California developed into the modern world during this time period.

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[18] Aaroe, Myrtle, Bullock (granddaughter of Lauritzs Nissen Aaroe). Telephone interview by Cynthia Thompson, July 12, 2005

[19] Claussen, Marion, Pond & Echeveste. *Centenial Family Memories-Paso Robles Centenial 1889-1989; The Jespersen Family*. 1989. Paso Robles, California: The Daily Press

[20] Ibid, page 109

Hans Nissen Aaroe and Anna (Annie) Jespersen Aaroe continued to farm the land of his father and mother, living on the ranch complex built in 1905. In 1941 it is recorded that they deeded a small strip of the land to the City of El Paso de Robles for use as an airport runway.[21] (Map 5) Hans passed away on May 23, 1950 and the The Paso Robles Press reported on that day that he was a "veteran rancher and long-time resident of this area" and that he "died in his ranch home on the Sherwood Field Road at 1:30 p.m. today." It described him as a "charter member of the Paso Robles Trail Riders Association and a member of the local Shrine Club."[22]

Anna Aaroe continued to live on the ranch complex after the death of her husband, Hans, until the Fall of 1960 when she sold the property to an area developer named Winfield Condict. Mr. Condict purchased a portion of the property for the development of a small housing complex called Our Town, located approximately one (1) mile southeast of the ranch complex. The deed dated October 26, 1960 records the Grantee as Our Town Development Corporation. Mrs. Aaroe then moved into the City of Paso Robles.[23]

The development of the Our Town project was financially unsuccessful, causing forfeiture of payments to Mrs. Aaroe on the part of Winfield Condict. The lending institution took repossession of the property and then Linden H. Chandler, owner of the Chandler Palos Verde Sand Company, purchased the property, repaying Anna Aaroe all of the funds owed to her.[24] [25] (Map 6)

Anna Votilla (Jespersen) Aaroe continued to live in Paso Robles until her death on January 4, 1981. The Paso Robles press dated January 5, 1981 says she was 85 and that she was born on June 23, 1895 and was a homemaker all of her life. It states she was married to Hans Nissen Aaroe in 1915 and he preceded her in death by 30 years.[26]

All four members of the Aaroe family associated with the ranch complex are buried in the pioneer Templeton cemetery in the near by city of Templeton in an Aaroe family plot. (photo 18-21)

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[21] Deed Book, volume 300. San Luis Obispo County Recorder's Office, page 271. Resolution 5625. July 21, 1941. Paso Robles, San Luis Obispo County, California

[22] Paso Robles Press. *Hans Aaroe Dies at Home.* Obituary. May 23, 1950. Paso Robles, California

[23] Deed Book, volume 1109. San Luis Obispo County Recorder's Office, page 300. October 26, 1960. Paso Robles, San Luis Obispo County, California

[24] Aaroe, Myrtle, Bullock (granddaughter of Lauritzs Nissen Aaroe). Telephone interview by Cynthia Thompson, July 12, 2005

[25] Wilcox, James G. (current owner of the Aaroe Ranch/Farm Complex and Foreman of the Chandler Ranch). On-site interview by Cynthia Thompson, July 6, 2005 Paso Robles, California

[26] The Daily Press. *Anna V. Aaroe.* Obituary. January 5, 1981. Paso Robles, California

The Contemporary Period-Linden H. Chandler and James G. Wilcox (1964-present)

Linden H. Chandler was born in Colorado on February 6, 1900 and came to southern California as a young boy. He and his family settled in the Lomita area and farmed the sparsely populated land. Linden attended school with just seven other students. At the age of 39, Linden bought the land that is currently the Rolling Hills Golf Course. Realizing that his land sat upon one of the largest sand deposits in southern California, Chandler opened Palos Verdes Sand and Gravel. As the Los Angeles area grew rapidly, Linden sold huge quantities of sand and ready mix to area developers. Chandler had so much success, he began acquiring other building industry businesses. When his land was depleted of sand, he turned the property into a landfill, a much needed service in the growing Los Angeles region.[27]

It was during the early 60's that Linden and his wife, Harriet, became interested in the Paso Robles area. Having gathered a small fortune through various business endeavors, the couple came to the area to buy land. Before long, the Chandlers had purchased close to 50,000 acres of land in the greater Paso Robles region, including the ranch lands that surrounded the Aaroe farm and that now comprise the proposed project area outlined in the Chandler Ranch Area Specific Plan. In 1965 he purchased the Paso Robles Inn. The couple ran cattle on their land, averaging 4,000 head of cattle each year. They also farmed their land, growing mainly grains, alfalfa and sugar beets. [28]

During the Chandler era, Paso Robles was a small agriculture town. The area's hot springs use had all but ended and the local wine industry had yet to develop. To increase tourism to the Paso Robles Inn and the area in general, Mr. Chandler hosted several local events like St. Patrick's Day parades, Sadie Hawkins dances, fund-raisers for Muscular Dystrophy, all the while emphasizing and creating a brand recognition of the area's agricultural and cattle industry western roots. Linden H. Chandler's involvement in the Paso Robles community is still significantly evident. Though only a part-time resident, he was involved and supported various local organizations, including the Pioneer Players, Hospice, the Police Association, Paso Robles Trail Riders and the San Luis Obispo County Historical Society. He generously donated the land for Barney Schwartz Park, located in the northeast portion of the proposed project area.[29] Linden H. Chandler passed away on April 14, 1995 at the age of 95 having made a profound effect on the city of Paso Robles during a time of transition from primarily agricultural farmland to expanding city development.[30]

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[27] Bowler, Ann, Martin. *The History of the Paso Robles Inn – More Than A Century of Pride*. 2003. Loomis, California: Oak Lake Press
[28] Ibid, page 87.
[29] Ibid, page 89.
[30] Graham, Martha. RootsWeb Search Service. July 16, 2005. San Luis Obispo County, California

James G. Wilcox was Linden Chandler's ranch manager, foreman, and close friend for more than 30 years. He settled in the Paso Robles region in 1960 and had his own farm where he raised grain and cattle. His association with Mr. Chandler came about through a job Mr. Wilcox was able to complete for him that had initial difficulty, establishing a relationship of professional and personal trust. By 1963 he had become the Chandler Ranch foreman and Mr. Chandler's business partner. He eventually went on to become the president of Mr. Chandler's company and was intrinsically involved in resolving the Chandler Trust after Mr. Chandler's death in 1995. Mr. Chandler deeded his interest in the Aaroe Ranch to James Wilcox and then he officially retired in the mid 1990s.[31]

From the 1960s to the present, Mr. Wilcox's association with the Aaroe ranch complex is that it is his home and his base of business operations to oversee the duties entrusted to him by Linden Chandler.

In an interview conducted on July 6, 2005 with Mr. Wilcox, he gave an overview of how the surrounding areas that include the Aaroe Ranch have been transitioning through various forces.

The dominant cattle industry was deeply affected by what Mr. Wilcox called the "Dairy Buy Out of 1985." Because of a fluctuating milk base potential, the government paid dairy farmers not to raise cows for milk, flooding the market with beef. This caused beef prices to plummet with a loss of $32 billion dollars to the industry. With the loss of the need to raise cattle for dairy purposes, feed lots, packing houses, and ancillary businesses like John Deere moved their primary operations elsewhere.

Additionally, in 1985 the Conservation and Reserve Program (CRP) was instituted wherein farmers were paid not to grow grain, eventually encompassing 35 million acres of farmland. Prior to the CRP, farmers could secure non-resource loans against their grain that was stored in government owned warehouses. A lending institution would loan 90% of what was stored, thereby funding the harvesting expenses. By this time the government had an excess of stored grain and it was felt the Conservation and Reserve Program was more cost effective.

Concurrently, the wine industry began to acquire acres of land for vineyards in the late 1970s. By the mid 1980s the wine industry was greatly accelerating with the public taste and demand for California wines. The land of the Central Coast, particularly in San Luis Obispo County, proved to be exceptionally productive for this type of crop and traditional farmlands were quickly being converted to vineyards.

[31] Wilcox, James G. (current owner of the Aaroe Ranch/Farm Complex and Foreman of the Chandler Ranch. On-site interview by Cynthia Thompson, July 6, 2005. Paso Robles, California

By the mid 1980s Linden Chandler divested his interests in the grain and traditional cattle raising business, and created a wholesale meat company called SLO-CO Fed Beef based upon the concept of selling naturally raised beef (without artificial influences) which became very successful in today's health conscious population.

In very early 1980s the City of El Paso de Robles agreed to annex the Chandler landholdings (including the Aaroe Ranch/Farm Complex) into the city limits, which had until this time been an unincorporated part of San Luis Obispo County, Rancho Santa Ysabel. (Map 6) The purpose for this was the apparent need for a City Park, the change of the flow of Golden Hills Road, and to lay the ground for future development that would include light industry and housing; as well as the expansion of the wine industry.[32]

The Aaroe Ranch/Farm Complex remained intact during all of this transition.

Potential Historic Resources

Main Residence

The Lauritzs Nissen Aaroe house is a one story woodframe residence clad in narrow horizontal wood lap siding. The original red slate tiles of the roof are laid in an unusual diamond pattern and cover the entire roof surface of the house. The roof is pierced by three dormers that have individual hipped roofs. Each dormer is clad with horizontal wood lap siding that mirrors the pattern on the body of the house. Each dormer has a rectangular vertical window that has diamond crossed panes that mirror the pattern of the slate tiles of the roof. The dormers are on the south, west, and east elevations of the roof, with the north elevation absent of a dormer. The overall plan is rectangular. The house is on a concrete raised foundation. The south elevation has red concrete steps leading to the entry doorway that is enclosed by a porch that has a half wall and columns, also clad in horizontal wood lap siding. There are double hung windows on either side of the entry doorway and an angled corner bay window on the southwest end of the porch. On both the west and east elevation there are angled bay windows at the center point of the elevation, each bay window directly beneath the dormer. The bay windows do not have separate roof configurations, but are covered by the slope of the main roof. On the west elevation there are two windows on either side of the bay. On the east elevation there is a vertical window at the far ends of the elevation and a small window to the right of the bay window that has aluminum frames. The north elevation does not have a bay window. This portion of the house contains the kitchen and there is a large vertical window of aluminum framing that has been installed over the sink area. There are two vertical windows, equal in size, on either end of the north elevation. (Photos 1-5, 8-10) (Map 7)

[32] Ibid

According to the documentation gathered and interviews with both Myrtle Aaroe Bullock and James Wilcox, the house was constructed around 1904 or 1905. The architectural style of the house is reflective of the Craftsman bungalow type, popular from 1905 to 1920. However, the house has earlier character-defining elements, such as bay windows and hipped roof dormers that suggest a folk Victorian or Colonial Revival influence. The massing of the residence is generally symmetrical and the hipped roof is also characteristic of the "Colonial Box" form of the Colonial Revival style common throughout Southern California during the period of 1895-1905.

There appear to be no additions to the house or the exterior elevations of the house. The interior was remodeled by Jim Wilcox approximately 10 years ago. For the most part, Mr. Wilcox did not change the interior footprint of the house, but installed modern mechanical systems. The exceptions to this are the kitchen and main bathroom where he removed a wall in both areas to expand the use of each room. The interior floor plan suggests Victorian influences with a long hall that separates social rooms and bedrooms on either side of the hall. There are few interior character- defining elements that remain from the original time period.

The landscaping that surrounds the house is simple. The approach to the house has a simple wood railing fence, covered with a trailing grape vine. There is a concrete walkway on the west side of the house that turns right at the southwest corner to lead to the stairs. There are two large hedges that nearly cover the front porch completely. There are hedges of Cyprus and climbing roses on the west elevation. There is no vegetation close to the house on the north or east elevation. There are large patches of lawn on either side of the walkway. On the west side of the walkway is a large tree whose size indicates that it may be several decades old, but not an original planting. (Photos 1-5, 9, 10)

The exterior design integrity of the Aaroe house is excellent and appears to be intact from the historic period of construction. There is a small patch of original roofing material that has peeled back on the west elevation, with some discoloration of the tiles on all elevations; however, the general condition is superior for the age of the roof. The house has obviously been well maintained by Mr. Wilcox with hardly any perceptible deterioration of the wood siding on all elevations. Due to the earthquake in Paso Robles in 2003 the northeast corner of the house is slightly askew of the foundation with a single foundation skirt board separated from the house. The interior of the house is in excellent condition; however, as prior noted, the character defining elements are not evident due to the renovation by Mr. Wilcox. (Photos 1, 4, 5, 8)

Barn

The barn, located at the northeast portion of the ranch complex, is the largest structure on the property. (Map 7) It is a large, wood-framed barn characteristic of a type of the late-nineteenth century cattle or horse barn.[33] The roof consists of a single ridge pole that runs the length of the building

[33] Fishcher, Ron. *The Barns of Ventura County, A Photographic Journey*. 2004 Ventura County, California: Ron Fishcher

with no cupola. Each pitch of its wood shingle sheathed gable roof is broken by a horizontal clerestory opening, running from end to end whose purpose would be used for ventilation. It has vertical wood plank siding on all elevations. Both south and north elevations have the traditional large central opening with sliding doors. The tall central space of the barn would have been designed to house hay. On either side of the central opening on both elevations it is flanked by smaller sliding door openings that would lead the animals indoors along passageways to double feeding areas or stalls. (Photos 12, 13)

The barn appears to be very structurally sound for its age, with the most noticeable deterioration being that of missing paint and the occasional loose vertical plank siding. According to an interview conducted with Myrtle Aaroe Bullock, the barn was built at the same time as the house.

Additional Outbuildings

According to Myrtle Aaroe Bullock, all of the buildings on the property were constructed at approximately the same time (c. 1905) and are within her memory from childhood, with the exception of the sleeping cabin that is adjacent to the main residence on the west elevation under the most mature tree on the property. The sleeping cabin was built by her father, Hans Nissen Aaroe, when they moved onto the property in 1935 and it was used for outdoor activities during the hot summers. The sleeping cabin is a wood framed structure with vertical wood plank siding and a red shingled roof. (Photo 2)

The garage is nearly equal in size to the main residence and is the third largest structure on the property. It is located in the southeast corner of the property, placed at a right angle to the barn with the west and east elevations offering entry . (Map 7) It is a single ridge pole gable roof with brown wood shingles on the north pitch and large red vertical roof tiles on the south side. It is a wood framed building with vertical wood plank siding on all elevations. The condition of the garage is similar to that of the barn in that it appears to be structurally sound and the most noticeable deterioration being that of missing paint and the occasional loose vertical plank siding. (Photos 14, 15)

The water tower tank house is behind the main residence in the northeast corner of the house. (Map 7) The concrete foundation is approximately eight (8) feet tall, creating a utility room beneath the water tank. There is a small door that leads into the utility room on the south side. Situated directly above this utility room is the water tank that is enclosed by a wood framed structure that is sheathed in horizontal plank siding. There is a small door on the south side that suggests there might have been outside stair access at one time. The roof is hipped on all four sides that join at a central point and the shingles are wood with aging red paint. The condition of the water tank is good to fair, except for the peeling deteriorating paint and the large cracks in the concrete of the utility room caused by the Paso Robles earthquake in 2003. (Photo 6)

Attached to the water tank house is a shed/tack house that has a gable pitched roof with wood shingles painted red. The construction of the shed/tack house is wood frame and it is sheathed with board and batten vertical siding. There is a standard sized door in the center of the south elevation with a small vertical wood framed window to the east of the door. The major deterioration of this building is the peeling paint and condition of the roof shingles. There is a picket fence that attaches to this shed and runs the length of the property to the south front of the property and joins with the simple wood plank vertical railing fence that is covered by the wild grape vine. (Photo 2, 7, 10) (Map 7)

Directly north of the shed/tack house that adjoins the water tank house, and separated by a distance of approximately 20 feet, is another shed garage. (Map 7) This structure is nearly equal in size to the water tank shed/tack house. It, too, has a gable pitched roof with wood shingles painted red. The construction of this shed is also wood frame and is sheathed in vertical wood plank siding. There is a doorway opening on the north end of the east elevation. Once again, the major deterioration of this building is the peeling paint and the condition of the roof shingles. (Photo 11)

The structures that comprise the main residence, water tank house, adjoining shed/tack house, shed garage, and sleeping cabin are enclosed on the east and north sides by a replicating simple horizontal railing fence. North of this fence is a system of corrals for livestock that replicates this structural design. The barn and garage are not enclosed by this fencing system. (Map 7)

Eligibility of Historic Resources

The Lauritzs Nissen Aaroe Ranch/Farm Complex and main residence appear to meet at least the stated purpose of the San Luis Obispo County General Plan, Framework for Planning (Inland), Chapter 7 – Combining Designation goals as outline under H-HISTORIC SITE under purpose 1 (a-d) and 2 (outlined on page 3 of this report) However, the subject property is no longer a part of the county. In the absence of established and written designation criteria for the City of El Paso de Robles, the National Park Service criteria has to be applied to determine if this resource is historically significant and, therefore, subject to CEQA evaluation with regard to project impacts.

The Lauritzs Nissen Aaroe Ranch/Farm Complex meets all seven aspects of integrity in determining significance for the criteria that must be applied, which are the eligibility requirements for the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR). The ranch complex is on its original location, the design is still in its original form, the setting is undisturbed from its original physical environment, the original materials are intact, the workmanship is the physical evidence of the craft and cultural of agriculture and the expression of Lauritzs Nissen Aaroe's vision and needs as a farmer during 1905, the property expresses a particular period of time and place, and it is directly associated with a recognized early pioneer of the city of El Paso de Robles and its agricultural development.

The property is very well preserved, and is an intact ranch/farm complex that represents the agricultural development of San Luis Obispo County and the city of El Paso de Robles in particular within the Salinas River Valley. A significant historical event of the development of this region is the agricultural industry and its evolution. The ranch/farm complex is a rare remaining type of building complexes that are disappearing as urbanization is advancing in this region.

The main residence, the barn and the outbuildings are excellent and well preserved examples of early twentieth century rural domestic agricultural architecture that convey an authentic sense of time and place during the development of San Luis Obispo County and the city of El Paso de Robles in particular.

Therefore, the Lauritzs Nissen Aaroe ranch complex appears to be eligible for listing on the National Register of Historic Places (NRHP) under Criterion A (association with events, agricultural development of the San Luis Obispo County during the Americanization Period from in 1905), and under Criterion C (embodiment of distinctive characteristics of a type, period, region, or method of construction).

As outlined earlier in this report, the California Register of Historic Resources (CRHR) includes all "properties formally determined eligible for, or listed in, the National Register of Historic Places", so by virture of that similarity of criteria, the subject property is eligible for the CRHR. The property should be regarded as an environmental resource and subject to CEQA review.

Potential Impacts

There are no immediate projects in place currently that would trigger CEQA review as this report is part of the requirements of the Environmental Impact Report necessary for the City of El Paso de Robles General Plan that necessitates a Specific Plan for the entire Chandler Ranch. The Chandler Ranch Area Specific Plan is being created to provide more detailed guidelines for the development of the project plan areas. Planning staff will use the Specific Plan as a guide for project review when development projects are brought before the City.

However, the Specific Plan, in its current form, lays out land use designations and includes a Buildout Summary. The subject property is labeled as Area 11 on the Land Use Map and is currently designated as Residential Single-Family-4 (RSF-4) with potential maximum dwellings of 31 units.

The Public Resource Code used in the State CEQA guidelines defines the demolition of a qualified historic resource as an adverse environmental impact. Therefore, the lead agency would be responsible for identifying "potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource".

Mitigation of Adverse Impacts

The purpose of creating mitigating measures to lessen the impacts of development to historic resources is that some measure or a combination of measures will reduce the impacts to the resource.

These measures might include one or several of the following processes:

1. Documenting the subject property though a Historic American Building Survey (HABS).
2. Create an interpretive plan for the Aaroe Ranch/Farm Complex for an on-site educational display within the new development.
3. Design an incorporation of the Aaroe Ranch/Farm Complex into the new development with an adaptive reuse of the existing structures.
4. Create a documentation survey that would record the historic exterior features of the Aaroe Ranch/Farm Complex that would be used in the development of an adaptive reuse plan while preserving a record of any alterations that would be necessary for comtemporary use. This would include photographs and scaled "as built' site plan and floor plans.
5. Relocation of the historic structures to another site not threatened by development for an interpretive or adaptive re-use purpose.

Relocation of the historic resource would be considered an "adverse effect" because it would diminish the integrity aspects of (one) location, (three) setting, and (six) feeling. However, it is preferable to the complete loss of the resource through demolition. As stated above, the lead agency would be responsible for identifying "potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource."

It is important to note that in the interview with James Wilcox conducted at the Aaroe Ranch/Farm Complex on July 6, 2005, he expressed a strong determination to relocate the main house to another location in order to preserve it so that it would have a continued existence as an interpretive and/or adaptive re-use purpose. He mentioned he has had preliminary conversations with potential site property owners.

Summary Conclusion

As far back as 1988 the Aaroe Ranch/Farm Complex was identified as a potential historic resource. It was identified in the Phase I archaeological surface survey conducted by Mr. Clay Singer and John Atwood of Singer & Associates on behalf of Mr. Don Funk of The Morro Group,

Los Osos, California for the Chandler Ranch Specific Plan. At that time it was thought that the age of the complex dated from the 1920s.[34]

In 1998 an Assessment of Cultural Resources and Impacts for the Chandler Ranch Master Plan, Paso Robles, San Luis Obispo County, CA was prepared for Douglas Wood & Associates, Inc. San Luis Obispo, CA by Robert O. Gibson, Principal Archaeologist. This assessment once again identified the Aaroe Ranch/Farm Complex as Ranch Complex 1 and a potential historic resource. In the Summary and Conclusion of this report it states "the Ranch Complex #1, the Chandler Ranch Complex, dating to the 1920s should be maintained as an example of a local architectural style.

However, at this time, the "area of the complex (was) is not included in the current project ." Therefore, no conclusive and comprehensive historic resource evaluation was conducted on the Aaroe Ranch/Farm Complex.[35]

In 2004 the Chandler Ranch Area Specific Plan EIR, prepared by Rincon Consultants, Inc. in Section 4.6 Cultural and Historic Resources stated that the proposed boundaries now differed from (those) (areas) evaluated in the previous study. This study also identifies the Aaroe Ranch/Farm Complex as the Ranch House Complex, dating from the 1920s. In this report under Section 4.6.2 Project Impacts, SS (a), Methodology and Significance Criteria, it states it "is necessary to assess the significance of the (identified) resources and the effects of the project on their significance."[36] The change in the boundaries of the proposed project areas of the Chandler Ranch Area Specific Plan necessitated the generation of this Historic Resource Evaluation Report.

Using the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR) evaluation criteria, the property located at 1448 Fontana Road located within the boundary city limits of the City of El Paso de Robles, San Luis Obispo County, CA qualifies for eligibility for inclusion on the NRHP and the CRHR, as well as any future local designation as determined by the City of Paso Robles. The property should therefore be regarded as an environmental resource for purposes of CEQA.

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[34] Atwood, John, E. & Singer, C. S. *Cultural Resources Survey and Impact Assessment for the Chandler specific Plan near the City of El Paso de Los Robles.* 1988. Singer & Associates: San Luis Obispo County, California

[35] Gibson, Robert, O. *Assessment of cultural Resources and Impacts for the Chandler Ranch Master Plan, Paso Robles, San Luis Obispo County, CA.* 1988

[36] Rincon Consultants. *Chandler Ranch Area Specific Plan EIR.* August, 2004. San Luis Obispo, California

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Wilcox, James, G., (current owner of the Aaroe Ranch/Farm Complex and Foreman of the Chandler Ranch). On-site interview by CynthiaThompson, July 6, 1005 Paso Robles, California.

Maps

MAP 1 – Plat of the Rancho Santa Ysabel Finally Confirmed to Francisco Arce. Surveyed by G. H. Thompson, March 1865. U. S. Surveyor General's Office: San Francisco, California

MAP 2 – Map of the Subdivisions of the Rancho Santa Ysabel. Surveyed by R. R. Harris, C. E., October, 1886. West Coast Land Company: San Luis Obispo County, California

MAP 3 – USGS 15' Minute Quadrangle Map, Paso Robles, San Luis Obispo County. Survey of 1905.

MAP 4 – Lot Map of San Luis Obispo County, California. A. F. Parsons, County Surveyor. 1913. Compiled From the Official Records For The Board of Supervisors.

MAP 5 – Forestry Service Map of San Luis Obispo County, California. 1941.

MAP 6 – Owner's Certificate Parcel Map P. R. 79-206, notarized October 25, 1980 for Lots 22, 52, 53 for Chandler Palos Verdes Sand and Gravel Co., A Corporation

MAP 7 – Aerial Photographic Survey. 1997-2005. Air Photo USA

Aaroe Ranch/Farm Complex/Historic Resource Report-Photo Documentation

PHOTO 1. Main Residence. South elevation, exterior detail.
(July 6, 2005)

PHOTO 2. Main Residence. South elevation landscaping, sleeping cabin, and fencing detail. (July 6, 2005)

PHOTO 3. Main Residence. Southwest elevation showing landscaping and dormer/roof detail. (July 6, 2005)

PHOTO 4. Main Residence. West elevation, south corner. (July 6, 2005)

PHOTO 5. Main Residence. West elevation, north corner. (July 6, 2005) Below Shows relationship of house to water tank house.

PHOTO 6. Water tank house. North west elevation. (July 6, 2005)

PHOTO 7. Tank house with shed. Northeast elevation. (July 6, 2005)

PHOTO 8. Main Residence. North east corner. (July 6, 2005)

PHOTO 9. Main Residence. East elevation facing South. (July 6, 2005)

PHOTO 10. Main Residence. East elevation facing North. (July 6, 2005)

PHOTO 11. East elevation. Context showing relationship of Main Residence to tank house, tack/shed house, and north small garage. (July 6, 2005)

PHOTO 12. Large Barn, south elevation. (July 6, 2005)

PHOTO 13. Large Barn, north elevation. (July 6, 2005)

PHOTO 14. Large Garage, south elevation. (July 6, 2005)

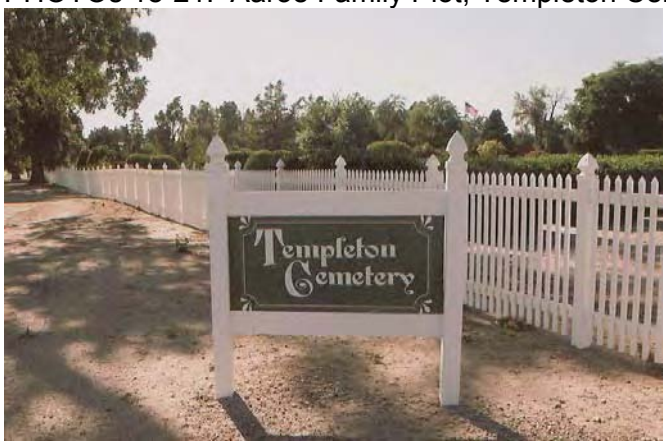
PHOTO 15. Large Garage, north elevation. (July 6, 2005)

PHOTO 16. Context Setting and structural, spacial relationships. (July 6, 2005)

PHOTO 17. Landscape context showing relationship to development. (July 6, 2005)

PHOTO 18. Landscape context showing driveway entrance (Fontana Road) from Sherwood Road and proximity of development. (July 6, 2005)

PHOTOs 18-21. Aaroe Family Plot, Templeton Cemetery. (July 6, 2005)



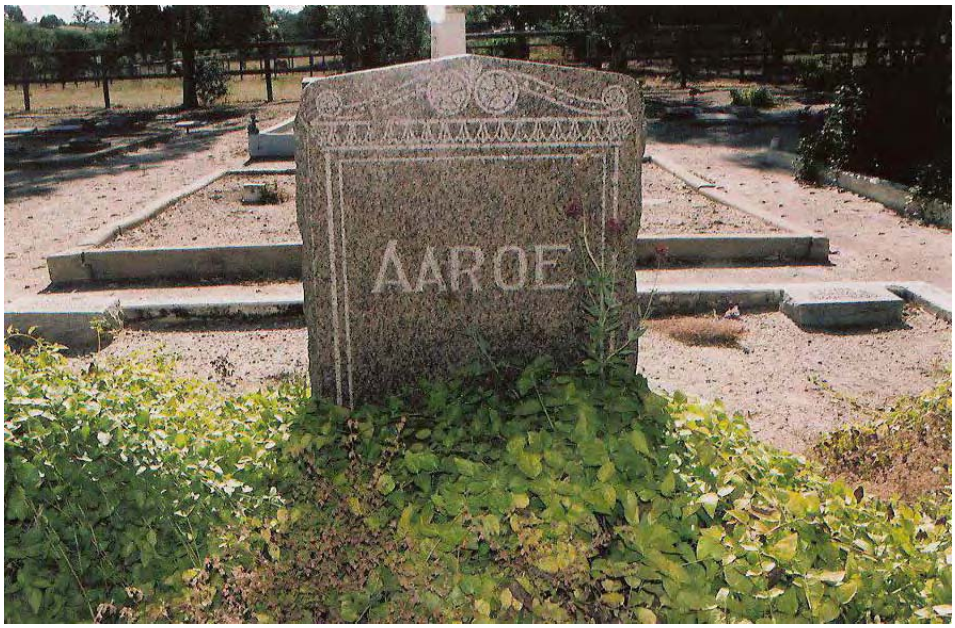


PHOTO 1. Aaroe Ranch House – Main Residence c. 1907 – 1912
Photo supplied by Myrtle Aaroe Bullock (granddaughter of Lauritzs Aaroe)

The back of the photo is inscribed in Myrtle Aaroe Bullock's handwriting with the words "Aaroe home. Built around 1905."

The estimated date of the photograph (c. 1907 – 1912) is based not only upon the horse and carriage, but the clothing and millinery of the women in the carriage. The women are wearing "pigeon front" blousons (blouses) and the hats are wide brimmed to accommodate a "duster" (or large scarf) for traveling in carriages (and early automobiles). Women's hats became more narrowly brimmed in 1917 when automobiles began to be more enclosed and America's participation in World War I introduced modernism to fashion.

PHOTO 2. Aaroe Family c. 1907

Photo supplied by Myrtle Aaroe Bullock (granddaughter of Lauritzs Aaroe).
It is inscribed on the back in Myrtle's handwriting "Left to right: Hans Nissen Aaroe, son (1890 – 1950); Louis (Lauritzs) Aaore, father; Ingeborg Christine Aaroe, mother; Anna Aaroe, daughter. Taken on the Aaroe home site."

The estimated date of the photograph is based upon the clothing and the millinery of the women. In addition to the fashion influences noted in Photo 1, the length of skirts did not begin to rise until 1917. The "Gibson Girl" silhouette is still evident in this photograph, placing it in the early years of the 20th Century.

The family portrait includes a corner of the small garage that is in the northeast corner of the Complex, directly north of the shed/tack house.

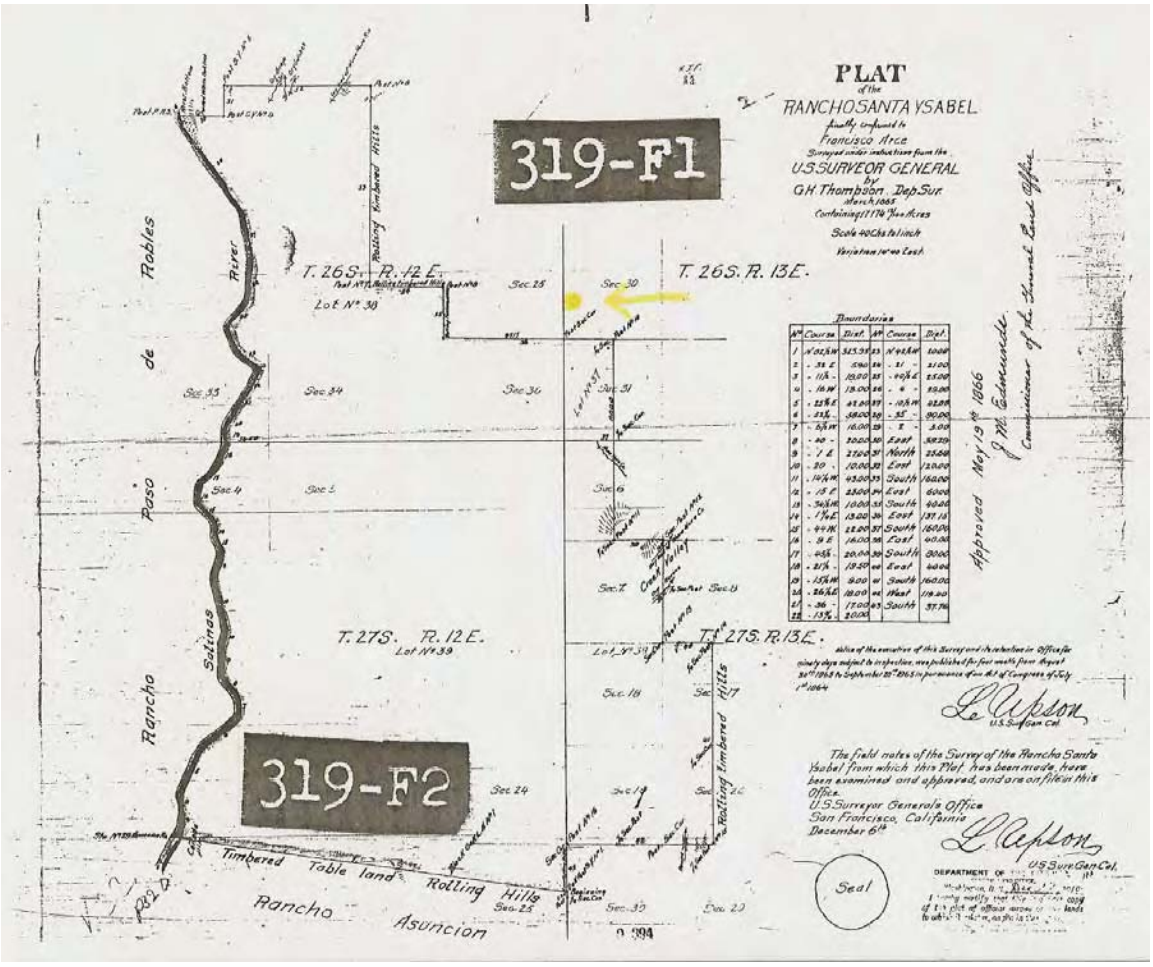
PHOTO 3. Carte du Vista, Lauritzs Nissen Aaroe c 1880.
Photo supplied by Myrtle Aaroe Bullock (granddaughter of Lauritzs Aaroe.)

Mr. Aaroe appears to be in his twenties in the photo, placing him in the Salinas City area in the early 1880s. (b. 1860 – d. 1935)

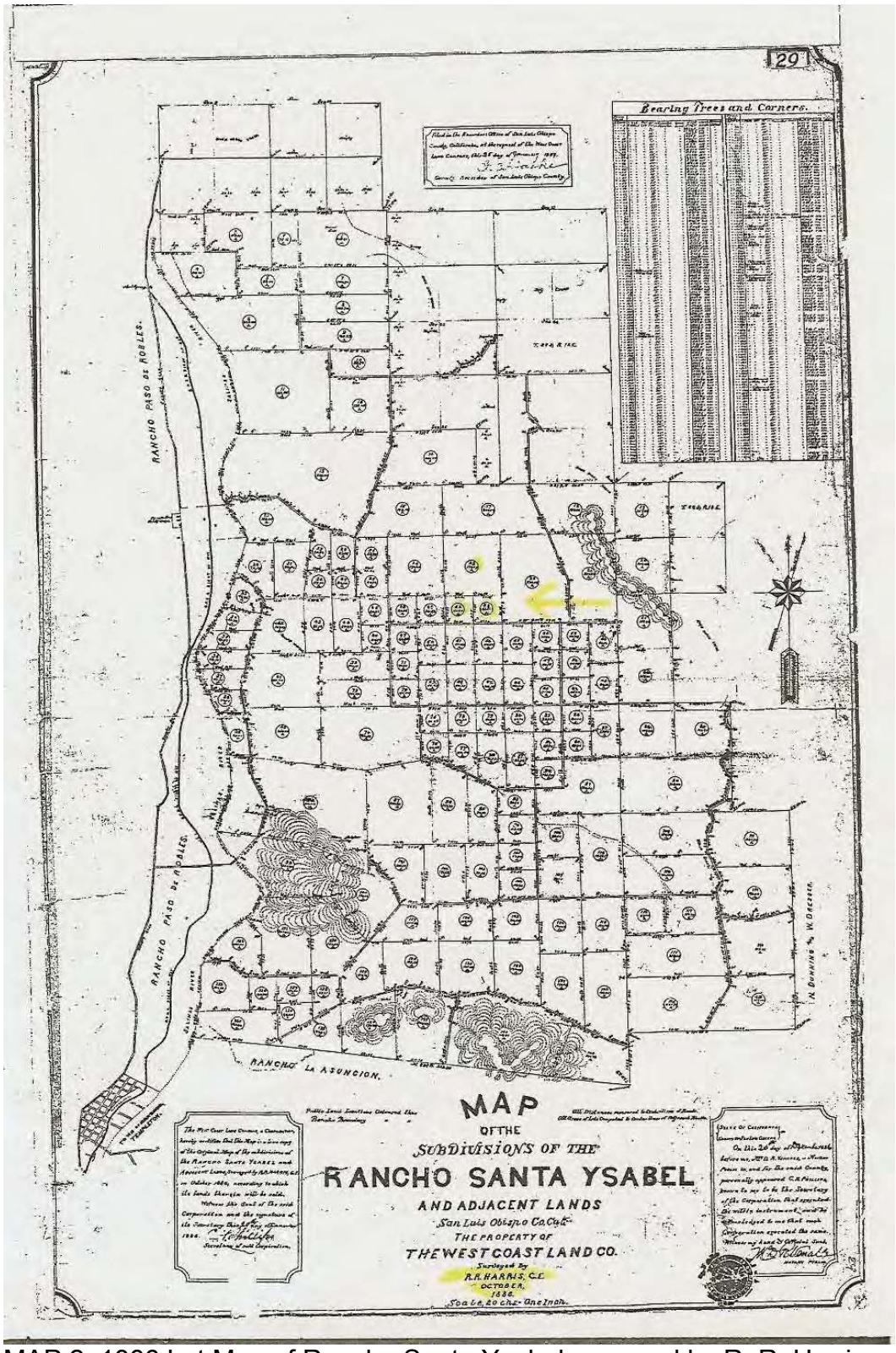
PHOTO 4. Photograph of Lauritzs Aaroe c 1910.
Supplied by Myrtle Aaroe Bullock (granddaughter of Lauritzs Aaroe)

Both PHOTO 3 & 4 are inscribed by Myrtle A. Bullock with the words "Louis Nissen Aaroe". Louis is the Americanized name for the Danish name Lauritzs.
Mr. Aaroe appears to be approximately 50 years old in the photograph so the approximate date would be c 1907-1910. (b. 1860-d. 1935) In PHOTO 2 the build and clothing (vest and pocket watch) of the man second from left help identify him as Lauritzs Aaroe and assist approximate date of photo.

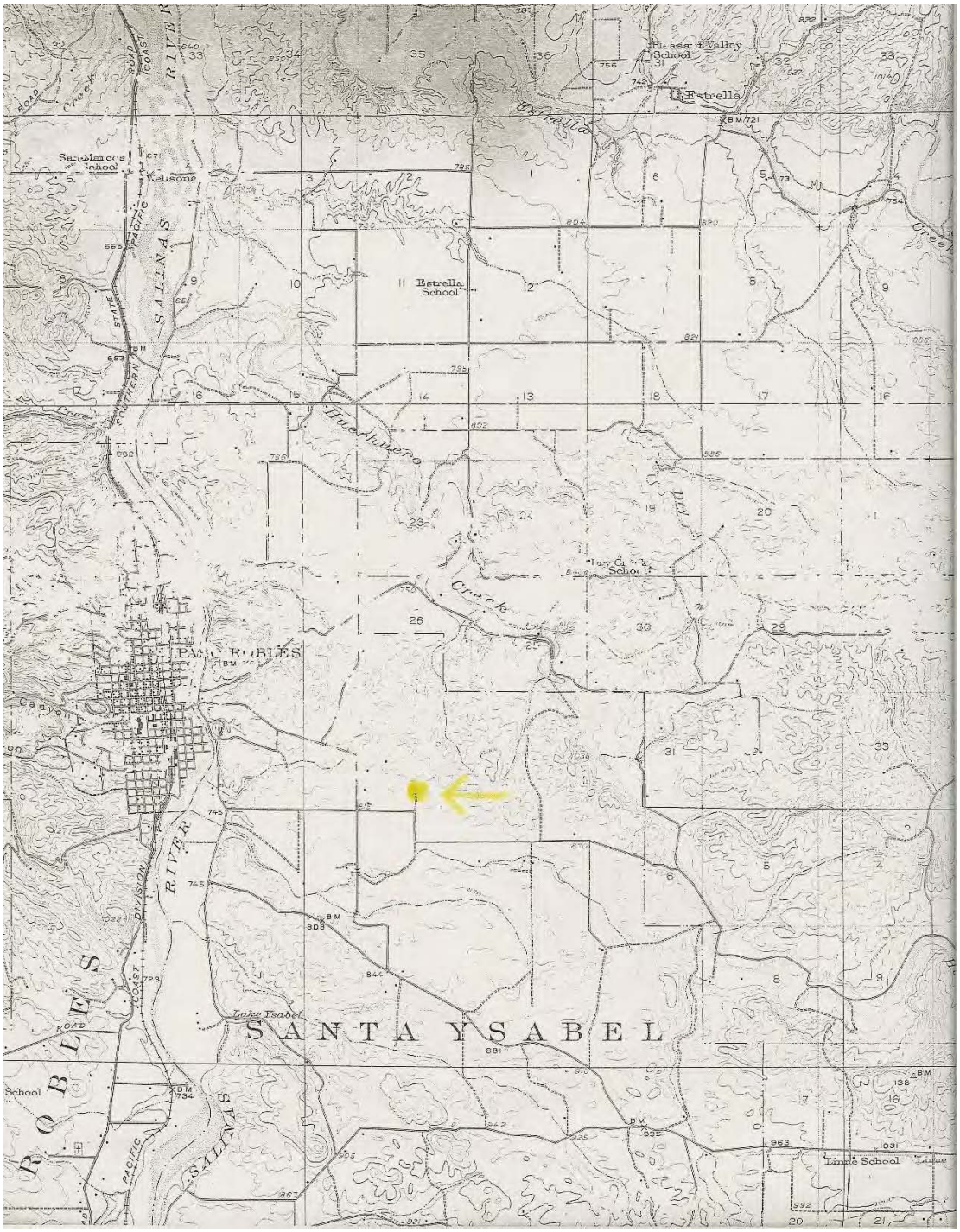
Aaroe Ranch/Farm Complex-Historic Resource Report-Map Documentation



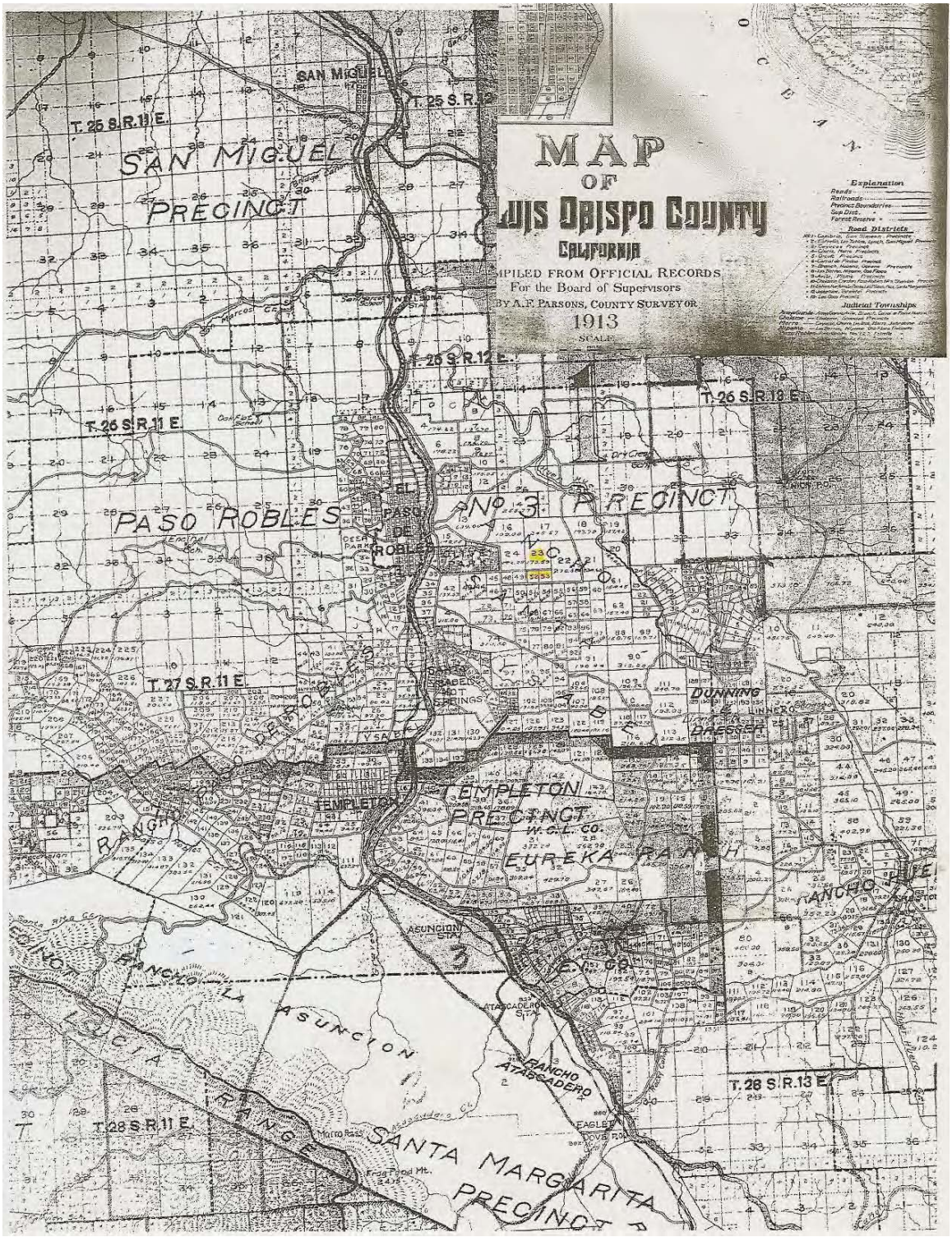
MAP 1-1865 Plat Map of the Rancho Santa Ysabel patent confirming ownership to Francisco Arce. Aaroe Ranch/Farm Complex location between Section 25 and Section 30, T.26S & R.12E.



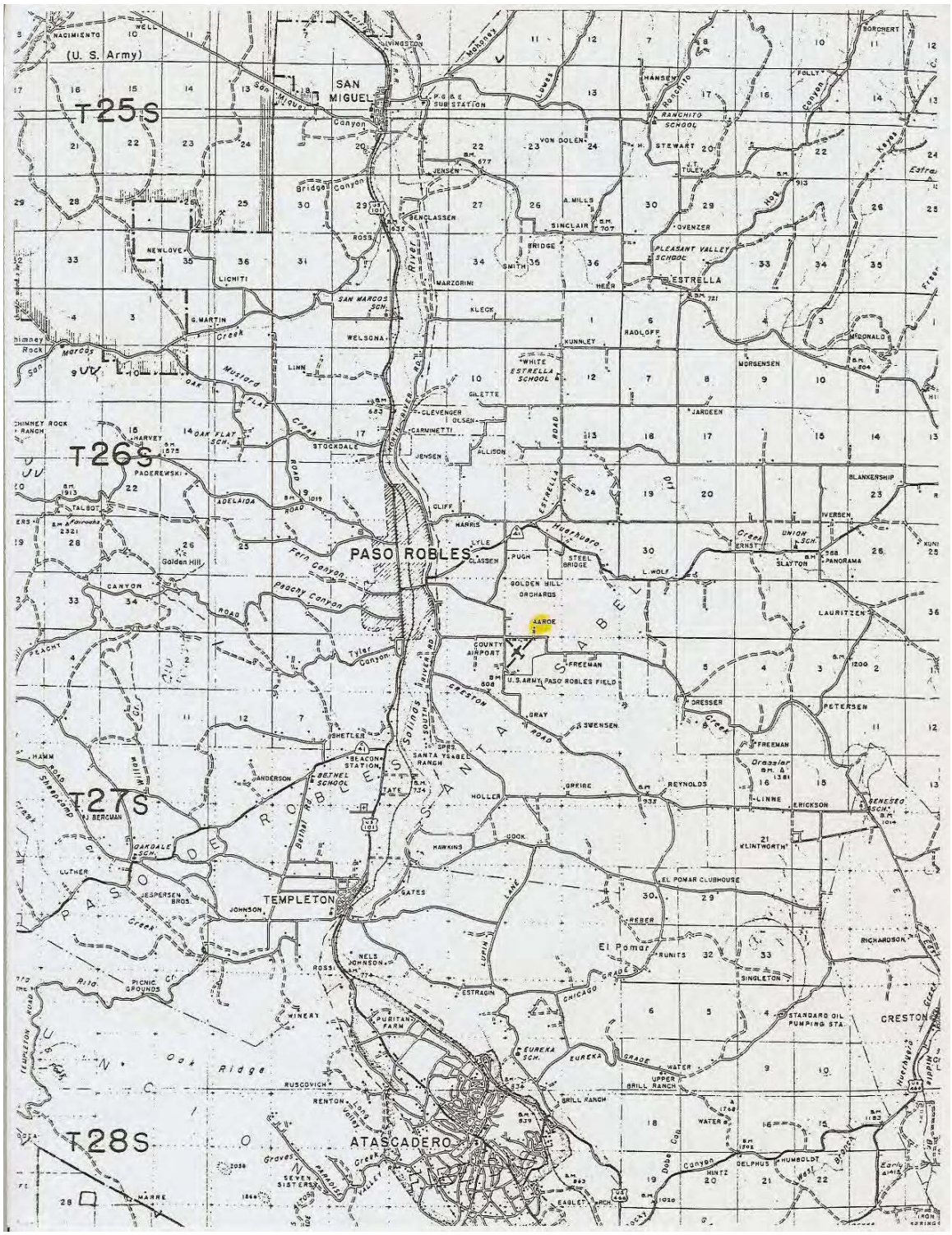
MAP 2. 1886 Lot Map of Rancho Santa Ysabel prepared by R. R. Harris. Location of Aaroe Ranch/Farm Complex are lots 22, 23, 52, 53.



MAP 3. 1906 USGS 15' Quadrangle. Existing structures are indicated by small dots. Aaroe Ranch/Farm Complex indicated by highlight, east of dense structures in the City of Paso Robles.



MAP 4. 1913 Lot map of the San Luis Obispo County. Aaroe Ranch/Farm Complex highlighted, Lots 22, 23, 52, 53; T. 26S, R 12 E.



MAP 5. 1941 Forestry Map of San Luis Obispo County. Dots indicate potentially flammable structures. Aaroe Ranch/Farm Complex called out by name and dot. Indicates proximity to County Airport.

PARCEL MAP

PR 79-206

BEING A PORTION OF LOTS 23, 32, AND 53 OF THE RANCHO SANTA YSABEL, IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

OWNER'S CERTIFICATE (CONT.)

MARTIN WOLFF, A PROFESSIONAL LAW CORPORATION

Martin Wolff
PRESIDENT

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO

ON THIS 1 DAY OF October, 1980, BEFORE ME Suzanne Swain, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Martin Wolff, KNOWN TO ME TO BE THE President OF MARTIN WOLFF, A PROFESSIONAL LAW CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

Suzanne Swain

OFFICIAL SEAL
SUZANNE SWAIN
NOTARY PUBLIC-CALIFORNIA
Principal Office in San Luis Obispo County
My Commission Expires July 27, 1983

CITY COUNCIL'S CERTIFICATE

I DO HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES COUNTY OF SAN LUIS OBISPO STATE OF CALIFORNIA, DID ON Sept. 16, 1980 APPROVE THIS MAP OF PARCEL MAP NO. 79-206 IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT AND THE OFFERS OF DEDICATION SHOWN HEREON FOR STREETS WERE ACCEPTED ON BEHALF OF THE PUBLIC.

DATED 9/26/80

Linell D. Cooper
CITY CLERK
OF THE CITY OF EL PASO DE ROBLES
COUNTY OF SAN LUIS OBISPO
STATE OF CALIFORNIA

Barney Schmitz
MAYOR

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE A RECORD TITLE INTEREST IN THE LAND INCLUDED WITHIN THE DESIGNATED BORDER LINES; AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE ALL STREETS SHOWN ON THIS MAP.

CHANDLER'S PALOS VERDES SAND AND GRAVEL CO., A CORPORATION

J. H. Chandler
PRESIDENT

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO

ON THIS 8TH DAY OF AUG, 1980, BEFORE ME SIDNEY J. GOODSEY, A NOTARY PUBLIC IN AND FOR SAID STATE, RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED H. C. HANDLER KNOWN TO ME TO BE THE PRESIDENT PRESIDENT AND _____ KNOWN TO ME TO BE THE _____ SECRETARY OF CHANDLER'S PALOS VERDES SAND AND GRAVEL CO., A CORPORATION, THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

Sidney J. Goodsey

OFFICIAL SEAL
SIDNEY J. GOODSEY
NOTARY PUBLIC - CALIFORNIA
SAN LUIS OBISPO COUNTY
My comm. expires NOV 18, 1980

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF MARTIN WOLFF ON JAN. 22, 1980. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN SUCH POSITION WITHIN ONE YEAR OF THE DATE OF RECORDING OF THIS MAP AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

Michael K. Welch
MICHAEL K. WELCH L.S. 3485

CITY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATED 9/26/80

John R. McCarthy
CITY ENGINEER, R.C.E. 29,490

REGISTERED PROFESSIONAL ENGINEER
JOHN R. McCARTHY
No. 29490
CIVIL
STATE OF CALIFORNIA

CITY PLANNING COMMISSION

I HEREBY CERTIFY THAT THIS MAP OF PARCEL MAP NO. PR 79-206 SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP THEREOF APPROVED BY THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

DATED 9/26/80

Robert S. Kirchmeyer
PLANNING DIRECTOR

COUNTY RECORDER'S CERTIFICATE

FILED THIS 3RD DAY OF AUGUST, 1980, AT 8:01 A.M., IN BOOK 30 OF PARCEL MAPS AT PAGE 88, AT THE REQUEST OF MICHAEL K. WELCH, L.S. 3485.

DOCUMENT NO: 38.00
FEE: 55.46

William E. Zimarik
COUNTY RECORDER

BY Bonnie Underwood
DEPUTY

BASIS OF BEARINGS

BEARING OF N 89°58'40" W BETWEEN A FD 3" I.P. NOW AT THE INTERSECTION OF CIDSTOW & GOLDEN HILL RD AND A FD 1/2" I.P. W/TAG L.S. 2847 ON THE S. LINE OF THAT TRACT OF LAND SHOWN ON RECORD OF SURVEY RECORDED IN 14 L.S. 59 ON FILE WITH THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CA.

PREPARED BY:
M.K. WELCH SURVEYS INC.
506 EAST CHAPEL STREET
SANTA MARIA, CA 93454
PHONE: 805-925-2701

OFFICIAL SEAL
LOURIN LEE BYRNS
NOTARY PUBLIC - CALIFORNIA
SAN LUIS OBISPO COUNTY
My comm. expires JUL 18, 1980

TRUSTEE'S CERTIFICATE

TITLE INSURANCE AND TRUST COMPANY, CALIFORNIA CORPORATION, AS TO DEED OF TRUST RECORDED IN BOOK 1895 OF OFFICIAL RECORDS AT PAGE 101.

TITLE INSURANCE AND TRUST COMPANY
Dean Shannon, Jr.
VICE PRESIDENT

Kathleen Reese
Asst. SECRETARY

OFFICIAL SEAL
KATHLEEN REESE
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
SAN LUIS OBISPO COUNTY
My Commission Expires May 9, 1

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO

ON THIS 20TH DAY OF July, BEFORE ME KATHLEEN REESE, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DEAN SHANNON, JR. KNOWN TO ME TO BE THE VICE PRESIDENT AND LOIS R. MAPAE KNOWN TO ME THE THE ASSISTANT SECRETARY OF TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF CORPORATION HEREIN NAMED ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS TRUSTEE

Kathleen Reese

SAN LUIS OBISPO PRODUCTION CREDIT ASSOCIATION, A CORPORATION, AS TRUSTEE OF DEED OF TRUST RECORDED IN BOOK 1986 OF OFFICIAL RECORDS AT PAGE 889 AND BOOK 1988 OF OFFICIAL RECORDS AT PAGE 841.

Gary Wright
Vice-President

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO

ON THIS 1 DAY OF October, 1980, BEFORE ME Doreen Lee Jones A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Gary Wright KNOWN TO ME TO BE THE Vice President AND _____ KNOWN TO ME TO BE THE _____ SECRETARY OF SAN LUIS OBISPO PRODUCTION CREDIT ASSOCIATION, A CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS TRUSTEE.

Doreen Lee Jones

SHEET 1 OF 2

MAP 6. 1980 parcel map indicating ownership of Lots 23, 52, & 53 as Chandler's Palos Verdes San and Gravel Co., A Corporation. Indicates lots are "in the City of El Paso de Robles", post annexation from San Luis Obispo County.

MAP 7. 2005 Aerial map indicating the Aaroe Ranch/Farm Complex structure positions and orientation on the property, size and context of structures, and proximity to existing development.

Historic Resource Evaluation Report

Lauritzs Nissen Aaroe Ranch/Farm Complex

Cynthia Thompson - Architectural Research Historian

EDUCATION/REGISTRATIONS

University of Southern California, Los Angeles, 2003, 2004
Field: School of Architecture, Historic Preservation Program
California Preservation Foundation Workshop, Los Angeles, 2001
Field: Incentives for Historic Preservation
California Preservation Foundation Seminar, Santa Barbara 2003
Fields: Drafting a Preservation Ordinance
Property Tax Incentives, Easements & Land Transfer
Architectural Histories – Surveys
Preventing Impacts to Historic Resources I & II
California Preservation Foundation Seminar, Riverside, 2005
Fields: Certified Local Government Training
CEQA – Basic Fundamentals
CEQA – Mitigation Monitoring
CEQA – The EIR Process
CEQA – Planning and Surveys
CEQA - Developing Mitigation Measures
Preservation and Smart Growth
Historic Preservation and Sustainability

EXPERIENCE

Architectural Historian for The Pierpont Inn, Ventura, California
Lead Researcher/Document preparation for The Pierpont Inn induction to Historic Hotels of America, National Trust for Historic Preservation
Lead Researcher/Document Preparation for The Pierpont Inn eligibility For 10% Preservation Tax Credit
Consultant for application of Historic Building Code to The Pierpont Inn
Lead Research Historian for E. P. Foster Historic Resources Report, Ventura, California
Consultant, Lead Research Historian for William H. Granger National Register of Historic Places nomination, Certified Rehabilitation, Ventura, California
Consultant, Lead Research Historian for Historic Resources Group, Inc., Los Angeles, California, for preparation of the Greene & Greene, Thomas Gould, Jr. Residence, Ventura, California, National Register of Historic Places nomination
Consultant, Research Historian, Historic Resources Group, Inc., Los Angeles, California

AFFILIATIONS

Rancho Camulos Museum, National Historic Landmark, Piru, California; Board Member
The San Buenaventura Conservancy, Ventura, California; President
Ventura Architecture Weekend, Ventura, California; Co-Founder
The National Trust Forum; member
The California Preservation Foundation; member
The Los Angeles Conservancy; member
The National Conference on Cultural and Heritage Tourism, Washington DC; delegate