



**COUNTY OF PLACER**  
**Community Development/Resource Agency**

Michael J. Johnson, Agency Director

**PLANNING  
SERVICES DIVISION**

Paul Thompson  
Deputy Planning Director

**MEMORANDUM**

**TO:** Honorable Board of Supervisors

**FROM:** Michael Johnson, Community Development/Resource Agency Director

**DATE:** January 10, 2012

**SUBJECT: HISTORIC RESOURCE REGISTER APPLICATION (PCUL20110251)  
PLACER COUNTY WATER AGENCY – HERITAGE CENTER**

**ACTION REQUESTED**

The Board of Supervisors is being asked to consider the placement of the PCWA Heritage Center in the Placer County Official Register of Cultural and Historic Resources. This action is being considered pursuant to the Placer County Cultural and Historic Resource Preservation Ordinance (Chapter 15 of the Placer County Code).

**BACKGROUND**

The Heritage Center is housed in the former Hallbom Residence, a homesite that was established in 1880 by Peter Hallbom. The Hallbom residence, ranch and fruit orchard thrived through the early 1930's, during the peak of the Newcastle fruit production, packing and shipping industry in the Sierra Foothills. When Peter died in 1926, his brother Matis took over operations and the ranch continued to thrive, earning a reputation for producing and shipping the highest quality fruit.

During World War II, many of the orchards in the area fell to neglect due to local labor enlistment into the armed forces, and the internment of Japanese-Americans, many of whom worked on local farms. Fruit production in the area continued to decline following WWII as the labor force was reluctant to return to farming and American agriculture faced increasing global competition.

Matis Hallbom died in 1945, leaving the property to his two nieces, Elizabeth Robinson and Wilma Moore. Elizabeth died in 1997 and the property passed to her daughter, Diane O'Leary. The family then sold the Hallbom Ranch property to PCWA in 2003.

In 2005, the PCWA Board of Directors approved construction of the Foothill Phase II Water Treatment Plant and Raw Water Pump Station Project to be constructed on the subject parcel and an adjacent parcel to the northeast. For that project, the Board of Directors adopted a Final Environmental Impact Report (FEIR) that was prepared by Environmental Science Associates (ESA) under the direction of PCWA staff (SCH# 2004102002).

To address potential impacts to cultural resources resulting from construction of the Water Treatment Plant, ESA prepared a Cultural Resources Report, which analyzed the site, structures and history of the Hallbom Ranch. The analysis concluded that the Hallbom residence meets eligibility criteria under the National Historic Preservation Act and is, therefore, eligible for listing on the National Register of Historic Places. Although inclusion of the site or any of its structures into the National Register is not required to mitigate potential impacts to cultural resources, the EIR required preservation of the Hallbom residence and prohibited significant alteration of the structure unless such activity is conducted consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

In December 2010, the Zoning Administrator approved a Minor Use Permit (MUP) to convert the 2,743 square-foot Hallbom residence to private offices for water quality personnel and water distribution operators for PCWA. The offices will serve eight employees who will perform office tasks and stage field work from the premises. Consistent with the previous EIR, the MUP was conditioned to ensure that the cultural resources of the site would be preserved and protected.

#### **CULTURAL/HISTORIC RESOURCE APPLICATION REVIEW**

On July 20, 2011, PCWA submitted a Request for Historical Designation (Attachment A), to Planning Services Division. As stated in the Request, PCWA intends to restore the Heritage Center to its near-original condition. Because the grounds have been altered with the addition of the pump station and water treatment plant, and because some of the outbuildings have significantly deteriorated, the request is limited to including only the Hallbom residence in the Official Register of Cultural and Historic Resources.

Staff reviewed the application materials for compliance with Article 15.60 of the Placer County Code (Placer County Cultural and Historic Resource Preservation Ordinance), and sent copies of the application to the Historical Advisory Board (HAB) and to the Administrator of Museums for their recommendation.

Planning Services Division received two letters, both dated October 19, 2011, from the Placer County Museums Division. The first is a letter of recommendation from Melanie Barton, Placer County Museums Administrator (Attachment B). Ms. Barton states her support for the nomination of the Heritage Center to the County Register.

The second letter is from George Lay, Chairman of the HAB, and it also states support for listing the Heritage Center in the County Register. Mr. Lay cites concurrence with the Cultural Resource Report findings of eligibility for listing of the structure in the National Register of Historic Places. (Attachment C).

The Placer County Museums Division agrees with the findings of the Cultural Resources Report, and accounts of the site and its history described in the Report are consistent with what local residents understand to be the facts. For the reasons described above, the site plays an important role in local history, particularly related to the Newcastle Fruit Industry's "Golden Years". Beyond the fruit industry connection, Matis also contributed to statewide enterprises such as PG&E and the Central California Corporation. As a result, the Hallbom residence is important locally, regionally and also in a national context. Therefore, staff has

determined that the request is consistent with the Placer County Cultural and Historic Resource Preservation Ordinance.

### **MUNICIPAL ADVISORY COUNCIL REVIEW**

The applicant presented this request to the Newcastle/Ophir Municipal Advisory Committee (N/O MAC) on October 20, 2011. The MAC voted 7-0 to recommend that the Planning Commission approve the request to add the PCWA Heritage Center to the Placer County Register of Historic Places.

### **PLANNING COMMISSION ACTION**

On November 10, 2011, the Planning Commission heard the request for a recommendation to the Board of Supervisors to place the Heritage Center into the Placer County Official Register. After receiving reports from Planning Services Division staff and testimony from Melanie Barton, Placer County Museums Administrator, the Commission took action (5-0, Commissioners Johnson and Gray absent) to recommend the Board of Supervisors approve the requested placement of the Heritage Center in the Placer County Official Register of Cultural and Historic Resources.

### **CEQA COMPLIANCE**

The Board of Supervisors finds that this project is categorically exempt from environmental review pursuant to provisions of Section 15331 of the California Environmental Quality Act Guidelines and Section 18.36.330 of the Placer County Environmental Review Ordinance (Class 31, Maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties).

### **FISCAL IMPACT**

The fiscal impacts resulting from the placement of this historic resource in the County Register are administrative only and will be minor.

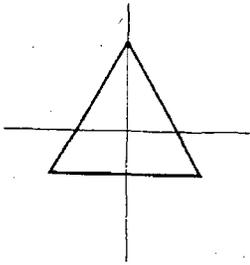
### **RECOMMENDATION**

Staff brings forward the Planning Commission's recommendation that the Board of Supervisors approve the requested placement of the PCWA Heritage Center into the Placer County Official Register of Cultural and Historic Resources.

### **ATTACHMENTS:**

- Attachment A – Request for Historical Designation
- Attachment B – Museums Administrator Letter
- Attachment C – Historic Advisory Board Chairman Letter

cc: PCWA  
Ron Lichau – Applicant  
Placer County Museums Administrator  
Placer County Historic Advisory Board  
Michael Johnson, CDRA Director  
Paul Thompson, Deputy Director  
Karin Schwab, County Counsel  
Holly Heinzen, CEO Office  
Environmental Health  
Engineering Surveying Department



**LICHAU  
AND  
ASSOCIATES  
ARCHITECTS,  
INC.**

AN ARCHITECTURAL  
AND  
PLANNING GROUP

**Request for Historical designation  
Placer County Water Agency  
Hallbom Residence  
10681 Ophir Road  
Auburn/Penryn**

The following is included in this presentation:

- Placer County Planning Department application
- 3 – 8 ½" x 11" colored pictures of the exterior of the house.
- Floor Plans of the house
- Excerpts from the Cultural Resources Report 2005 for the PCWA pipeline project regarding the house
- Brochure done by PCWA depicting the history of the house and grounds.

The Water Agency wants to restore the home – particularly the exterior - to it's near-original condition. As the grounds have been altered with the addition of the Pump Station, parking areas, and the deterioration of some of the out buildings it is the desire to only have the dwelling listed as historically significant. There are two other structures on the property that have already been rehabilitated. They are a root cellar and an outhouse.

Structurally, the building is in fairly good condition. The siding, trim, porches, railings, steps, windows and doors all need to be replaced. The foundations will need evaluation and some reconstruction. All work to be done will be to conform with the original look and materials.

The use of the building will be that of a few offices per conditions set forth in the Minor Use Permit PMPA 20090129, which was approved by the Planning Department on December 15, 2010. The inside of the building will have few modifications as we wish to adhere to the Historical Codes in force. Interior finishes and trims are to reflect the period of the building in its primary use.

100 El Dorado St.  
Auburn, CA 95603  
530-885-7178  
FAX 530-885-9505  
Email: lichau.com

4  
**ATTACHMENT A**



**PLACER COUNTY PLANNING DEPARTMENT**

Reserved for Data Stamp

**AUBURN OFFICE**

**TAHOE OFFICE**

11414 B Avenue

565 W. Lake Blvd./P. O. Box 1909

Auburn, CA 95603

Tahoe City CA 96145

530-886-3000 /FAX 530-886-3080

530-581-6213 /FAX 530-581-6282

Web page: www.placer.ca.gov/planning Email : planning@placer.ca.gov

**RECEIVED**

JUL 20 2011

**CDRA**

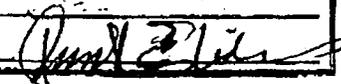
**CULTURAL/HISTORIC RESOURCE REGISTER APPLICATION**

—For Department Use Only—

Historic Resource \_\_\_\_\_ Cultural Resource \_\_\_\_\_ Other Permits Required: CUP/MUP- \_\_\_\_\_ VAA- \_\_\_\_\_ DSA- \_\_\_\_\_  
Date Received \_\_\_\_\_ Accepted By \_\_\_\_\_ Application #: CRO- PCUL 20110251

—TO BE COMPLETED BY APPLICANT—

1. Project Name: PCWA Heritage Center Assessor's Parcel Number (APN): 040-111-054-0000
2. Applicant's Name and Address: PCWA PO Box 6570 Auburn, CA 95604  
Telephone # 823-4883 Fax # 823-4884 Email Address: bmartin@pcwa.net
3. Project Location &/or Address: 10681 Ophir Road Auburn, CA 95603
4. Architect, Archeologist or other consultant's Name & Address (If Applicable) Ron Lichau  
Telephone # 885-7178 Fax # 885-9505 Email Address: Ron@Lichau.com
5. Describe the special aesthetic, cultural, archeological, historic or engineering qualities that justify the addition of this resource to the Placer County Official Register. Include sketches, drawing, photographs or other descriptive material, as well as a statement of the condition of the structure or resource, etc. Attach additional pages as needed. Residence of the Hallbom family. Built around 1900. Want to restore the building as it was originally with the changes the family incorporated in the very early 1900s. The present desired use will be for offices.

Signature of Applicant \_\_\_\_\_ 

**HISTORIC/CULTURAL RESOURCE REGISTRATION PURPOSE AND PROCEDURE**

(Chapter 15, Placer County Code)

The Board of Supervisors has determined that the protection, enhancement, perpetuation and use of structures/resources of historic, archeological, architectural and engineering significance are beneficial to the citizens of Placer County. Further, the respect and understanding of the heritage of the County will enhance the economic, cultural and aesthetic importance of the County and will promote the general welfare of the public by identifying and officially designating such resources on an Official Register.

The initiation of the process to have a structure/resource added to the Placer County Official Register of Cultural and Historic Resources ("Official Register") is discussed at Section 15.60.010 *et seq.* of Chapter 15 (Cultural and Historic Resources Preservation Ordinance) of the Placer County Code. Copies of this Ordinance are available from the Department of Museums, the Planning Department and on the Placer County website. Abbreviated instructions are included on the back of this form.

**NOTE: PURSUANT TO THE POLICY OF THE BOARD OF SUPERVISORS, THE PLANNING DEPARTMENT CANNOT ACCEPT APPLICATIONS ON TAX DELINQUENT PROPERTY. APPLICATIONS SUBMITTED ON PROPERTIES WHICH CONTAIN ZONING VIOLATIONS MAY ALSO BE REJECTED BY THE COUNTY.**

◆ PCWA HERITAGE CENTER ◆



MAIN RESIDENCE

**P**lacer County Water Agency (PCWA) purchased the 27.35-acre property at 10185 Ophir Road in February of 2004. The intent of the property purchase, which includes the Hallbom Ranch site, was to construct a raw water pump station above the existing Auburn Tunnel on the east side of the property; and a water treatment plant facility on the west side of the property. PCWA decided to preserve and utilize the home site as private offices for water quality personnel and water distribution operators. The home site is now known as the PCWA Heritage Center and occupies approximately 2.7 acres.

PCWA Heritage Center is an exceptional property in Placer County and the Newcastle area. The ranch on the site (Hallbom Ranch) thrived during the early twentieth century when it was associated with the Newcastle fruit industry.

making a great contribution to the growth and development of Newcastle and the surrounding area. The ranch is historically significant because it represents an excellent example of early twentieth century farming.

Six buildings—a residence, a barn/packing shed, two boarder's quarters, a garage, and a privy—originally composed the structural complex and center of Hallbom Ranch. The main house in particular is a fine example of an early twentieth century Folk Victorian residence. Over time, owners removed two of the six buildings (one boarder's quarters building and the barn/packing shed). Most recently, the garage was slated for demolition because of safety concerns.



GARAGE & RESIDENCE

In 1872, Peter Hallbom and his six siblings—Nels, Charles, Carolina, Wilma, John, and Matis—immigrated to the United States from Sweden. In 1880, Peter purchased the Ophir Road property on which Hallbom Ranch is located. By the 1920s, locals considered Peter one of the pioneer fruit growers in the Newcastle area and his fruit ranch one of the best pieces of property in Placer County.

**Development of Newcastle and the Fruit Industry**  
Established as an early mining town, Newcastle was all but defunct by 1860 after many miners had left the region. When the Central Pacific Railroad built a station nearby in 1864, the community gravitated to the new station and grew in prosperity. By the end of the decade, the town boasted two stores, a hotel, two saloons, a post office, and a school.

The growth of fruit farming in the area and the accessibility to distant markets via the Central Pacific Railroad contributed to the establishment of Newcastle as Placer County's fruit packing and shipping center. The fruit industry began in earnest in the 1870s and grew steadily through the twentieth century, arguably enjoying its heyday between 1910 and 1939.

**History of Hallbom Ranch—Nineteenth Century**  
Peter Hallbom began developing land for farming purposes in Newcastle with the purchase of the Ophir Road property in the 1880s. Although the specific fruit crops that were produced at Hallbom Ranch are unknown, the remnants of a pear orchard and a few orange trees remain on the property. In addition to pears and oranges, peaches, plums, and cherries were common crops in the area. In 1898, Peter purchased additional acreage near Hallbom Ranch that included a house, barn, fences, and water rights to the North and Auburn Ravines.

Although the Hallbom name is primarily associated with the development of fruit farming in the Newcastle area, the family also invested in local mining. Between 1885 and 1895, Peter and John Hallbom located quartz mines in the area, and Charles Hallbom identified himself as a miner in the Ophir district and likely worked for a local mining company.

In the late nineteenth and early twentieth centuries, Peter purchased an additional 47 acres of property in the Newcastle area. To irrigate his lands, Peter acquired a reservoir south of Ophir Road from his brother Matis in 1914. At this time, the Newcastle fruit growing industry was in full swing and Peter appears to have been earnestly involved, securing adjacent landholdings and irrigation water.

**Newcastle Fruit Packing and Shipping Center**

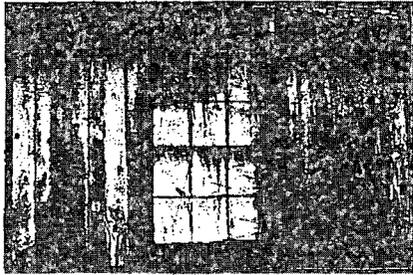
The development of the fruit packing and shipping industry in Newcastle was a key element of success for fruit ranches in the region such as Hallbom Ranch. Individuals such as W. J. Wilson, Sr., C. M. Silva, George D. Kellogg, and Martin Schnabel were central to the growth of Newcastle's fruit growing economy. In 1885, the Porter Brothers Corporation shipped the first full carload of fruit over the transcontinental railroad. The same year, Newcastle farmers sent a record 115 full carloads of fruit to eastern states. Shipments continued to grow steadily, from 176 full carloads in 1889 to 2,547 in 1923. As the volume of shipping increased, the number of companies involved with packing and shipping grew. The



REMNANTS OF A FRUIT ORCHARD

companies included the California Fruit Exchange, United Fruit Company, Newcastle Fruit Company, Producers Fruit Company, W.J. Wilson Shipping, Pacific Fruit Cooling Plant, Pioneer Fruit Company, Earl Fruit Company, Schnabel Brothers Shipping, Silva Bergtholdt Company General Warehouse, and Placer County Mountain Fruit Company.

over wood shingles. Three large sliding bay doors provided access to the building on its southeast side. The northwest and northeast sides were covered with weathered tongue-and-groove vertical boards. The southwest side was covered with plywood siding. Two windows on the west elevation provided light from the rear of the building. One window was covered with chicken wire; the other was a six-over-six single-hung window. The building rested on a board-formed concrete footing and had an earthen floor. The interior revealed an open king-post rafter support system. A workbench wrapped around the western end of the interior.



GARAGE DETAIL

#### Hallbom Ranch and Newcastle's "Golden Years"

In the mid-twentieth century, Placer County was known as the "Fruit Shipping Capitol of the World," and that period was considered the "golden years" for fruit production in Newcastle.

By 1920, Peter Hallbom was 67 years old and his ranch was in full swing. The Hallbom household included his brother John, who was a carpenter, and James Onion, a boarder who worked for the railroad as a brakeman. Matis Hallbom, Peter's youngest brother, had moved out of the house by this time and lived alone nearby. It is likely that Matis, who was also a well-respected fruit farmer in the Newcastle area and 20 years younger than Peter, began to take more responsibility at the ranch at this time.

On April 19, 1926, Peter died at age 75; his estate was worth \$93,905. His brothers John and Matis and his sister Wilma survived him. Peter left Hallbom Ranch, including farming implements, four horses, and a Dodge truck, to Matis.

Under Matis' oversight, the ranch thrived because he did business with a number of regional and interstate produce companies, packing companies, and canneries, as well as

local businesses. Well known in local fruit circles, Matis had developed a reputation as a grower and shipper of quality fruit.

#### Decline of the Newcastle Fruit Industry

Several important factors contributed to the decline of the fruit industry in Newcastle. As early as the 1920s, Newcastle farmers began to feel the effects of competition from Central Valley growers as they began to take the lead in the production of citrus crops partly because of the ease of farming on flatter lands. Despite a few bank foreclosures and land sales during the Great Depression of the 1930s, fruit shipments in the region generally remained steady. However, many ranchers struggled financially because they often were not able to sell their fruit for the price needed to cover the production and growing costs and therefore needed to pay freight bills to have the fruit shipped.

Pear production in Newcastle peaked in the early 1920s and 1930s, when local farmers shipped roughly 400 to 500 cars per season. However, by the 1940s, Sacramento River-San Joaquin River Delta and Lake County growers surpassed Newcastle in pear production; by 1960, Newcastle shipped only 143 cars. World War II also contributed to the decline of the local fruit industry. Several thriving orchards were neglected because of enlistment in the armed forces, the availability of well-paying civilian defense jobs, and the internment of Japanese-Americans, several of whom worked on local farms. After the war, many did not return to work on the farms, instead choosing to pursue other options, such as going to college with the help of the G.I. Bill.

In the late 1950s, pears and plums were the only profitable fruits produced in the region; 1958 was the last year in which Newcastle shipped 1,000 cars of fruit. The final blow to the region came in the 1960s, when the pear blight (pear pylla) hit local orchards, causing pear production to decline significantly. About 80 local orchards were abandoned between 1960 and 1967. The Newcastle Fruit Growers Association liquidated its holdings in 1967 to avert bankruptcy, and Blue Goose Growers closed out its regional operations, marking the end of the fruit era. Following the decline of the fruit industry in Newcastle, beginning as early as the late 1960s and continuing to the present, the area began to develop into a bedroom community for Auburn, Roseville, and Sacramento.

#### Newcastle Fruit Growers Union

In 1894, Peter Hallbom purchased stock in the Newcastle Fruit Growers Union. The organization was one of the first joint business ventures by local growers to improve the fruit industry in the Newcastle region. Although a devastating fire in 1900 ravaged Newcastle and destroyed several fruit houses, the fruit industry in the region showed a steady increase in production and shipping. The growing success of the fruit industry helped the town to recover from the fire. The Newcastle Fruit Growers Union proved largely ineffective and ceased to exist after 1905. However, the formation of the Newcastle Fruit Growers Association in 1901 as part of the larger California Fruit Exchange led to increased fruit growing and shipping in the area. The Newcastle Fruit Growers Association replaced the destroyed fruit houses with a new facility and successfully negotiated a reduction in railroad produce shipping rates for local farmers. By the early twentieth century, Newcastle had become famous for shipping more than 1,000 cars per year loaded with fruit from local orchards.



BOARDER'S QUARTERS

#### History of Hallbom Ranch—Early 20th Century

By the turn of the twentieth century, dedicated fruit grower Peter Hallbom headed a full house with eight employees, including his youngest brother, Matis, and one boarder. Three of the farm laborers were Japanese immigrants.

During this period, the Newcastle fruit industry had unprecedented success because many local farmers enlarged their orchards and together produced record fruit shipments. The Hallboms, like many farmers who realized prosperity from their efforts, made improvements to their ranch land at the time. The family constructed the Folk Victorian residence on the property in 1905 and three auxiliary buildings in 1917 (two boarder's quarter buildings and a garage).

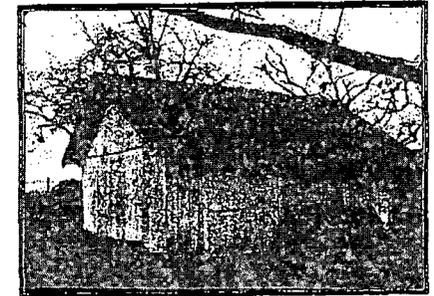
#### Transportation Development—Ophir Road

In the late nineteenth century, the development of reliable roads became a popular cause in California. Many county-owned roads such as Ophir Road, which passed in front of Hallbom Ranch, were in extremely poor condition. In the early decades of the twentieth century, the growing popularity of automobiles and demands of motorists for better roads resulted in a shift from county to state control of highways.

In 1914, transportation authorities incorporated Ophir Road into the Lincoln Highway, the first transcontinental motorway developed in the United States. In 1927, the federal government created a numbering system for major highways. U.S. Highway 40 (U.S. 40) became the name of the common route of the old Lincoln Highway in northern California. In 1928, the California State Automobile Association began installing U.S. 40 signs along the roadway. Ophir Road became part of U.S. 40 the same year. U.S. 40 was decommissioned in the mid-1960s to make way for Interstate 80, although Ophir Road remains an important route in the community.

#### Garage Building

With a major community thoroughfare (Ophir Road) nearly at their doorstep, it is likely that the Hallboms used automobile and truck transportation to ship fruit produced on the ranch. Over the years, it is known that the Hallboms owned at least three trucks. Peter owned a Dodge (year built unknown), and Matis owned two trucks (a 1922 Ford and 1924 Graham). It is likely that the Hallboms used the garage formerly located on the property to store these trucks and other automobiles they might have owned. The three-bay garage, constructed in 1917 as part of the Hallbom Ranch expansion, was located approximately 150 feet northwest of the main house. The 20- by 26-foot building had a 45-degree pitched roof covered with composite asphalt shingles laid

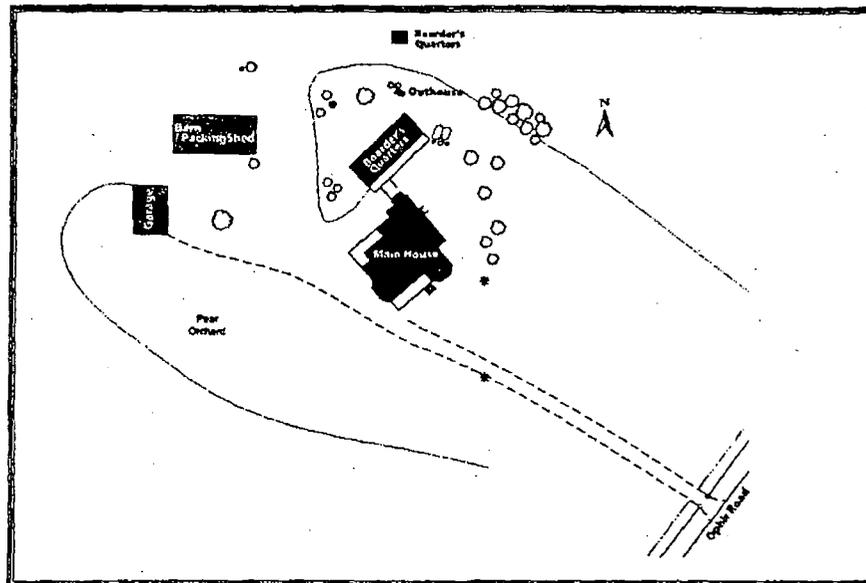


GARAGE

#### Hallbom Ranch: End of an Era

Despite the local decline of the fruit industry in the 1930s and 1940s, it appears that Hallbom Ranch remained profitable. During the mid-1940s, as many as 51 people worked on the ranch and the family owned stock in the Pacific Gas & Electric Company, Central California Corporation, California Canning Peach Growers, Newcastle Fruit Growers, and Hotel Senator Corporation.

In 1945, Matis Hallbom died at age 70; his estate was valued at \$97,059. His obituary credits him and his brothers for helping "to pioneer the fruit industry in the county." Matis was preceded in death by his wife, Marie, and was survived by his two nieces, Elizabeth Robinson (to whom he left the property) and Wilma C. Moore. Elizabeth died in 1997 and left the property to her daughter, Diane O'Leary, and the children of her predeceased daughter, Ramona Eicher. Although it is unclear when Hallbom Ranch discontinued fruit production, it is evident that the ranch played a significant role in the development of the Newcastle fruit industry. In 2003, the PCWA acquired the Hallbom Ranch property.



HALLBOM RANCH SITE PLAN

## Evaluation of Cultural Resources

### *The Hallbom Ranch (ESA-1)*

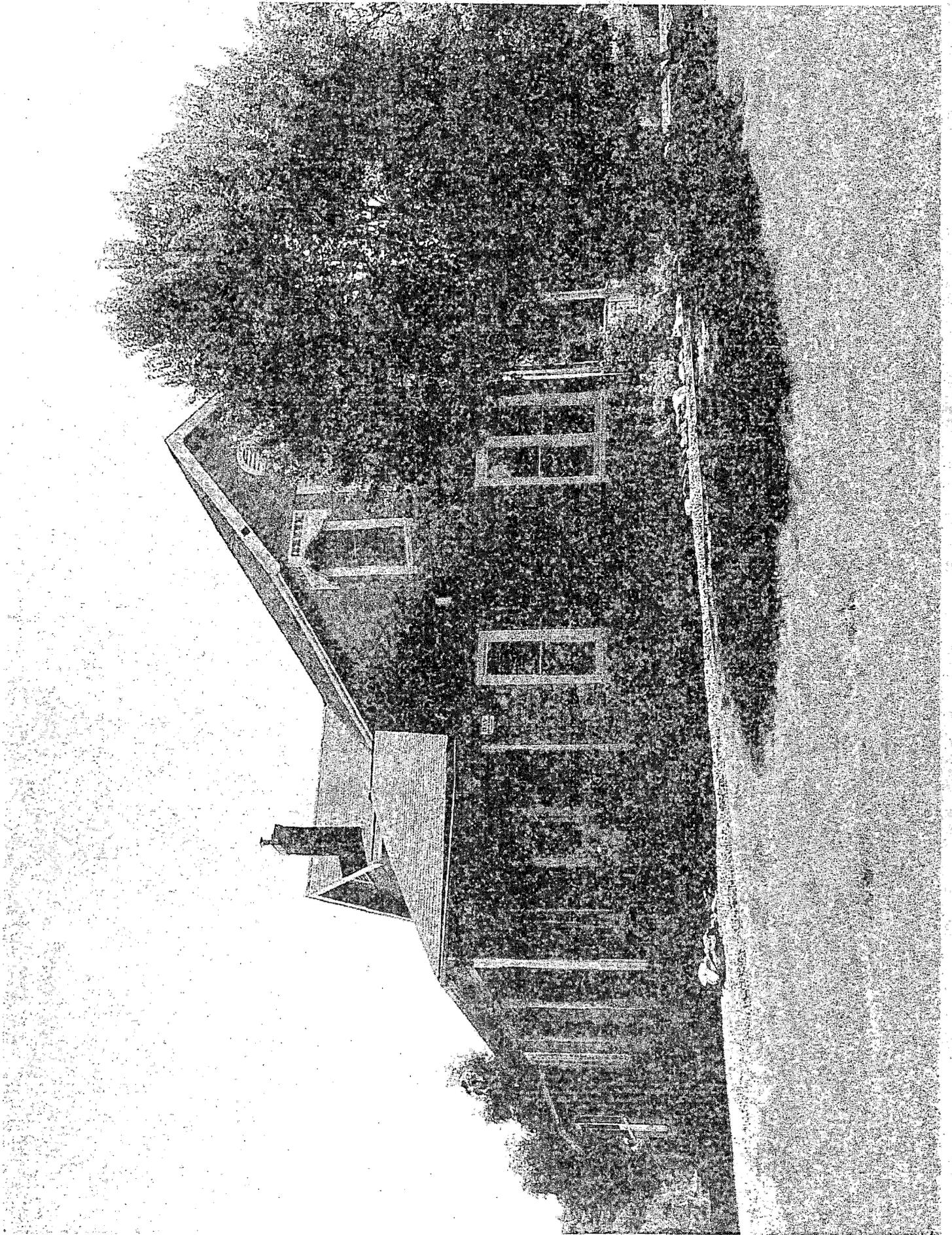
The Hallbom Ranch appears to meet the eligibility criteria for the NRHP and CRHR. The Ranch is associated with the Newcastle fruit industry, which contributed to the prosperity and growth of the town and the region. As a result, the Hallbom Ranch appears eligible for the NRHP and CRHR under Criterion A.

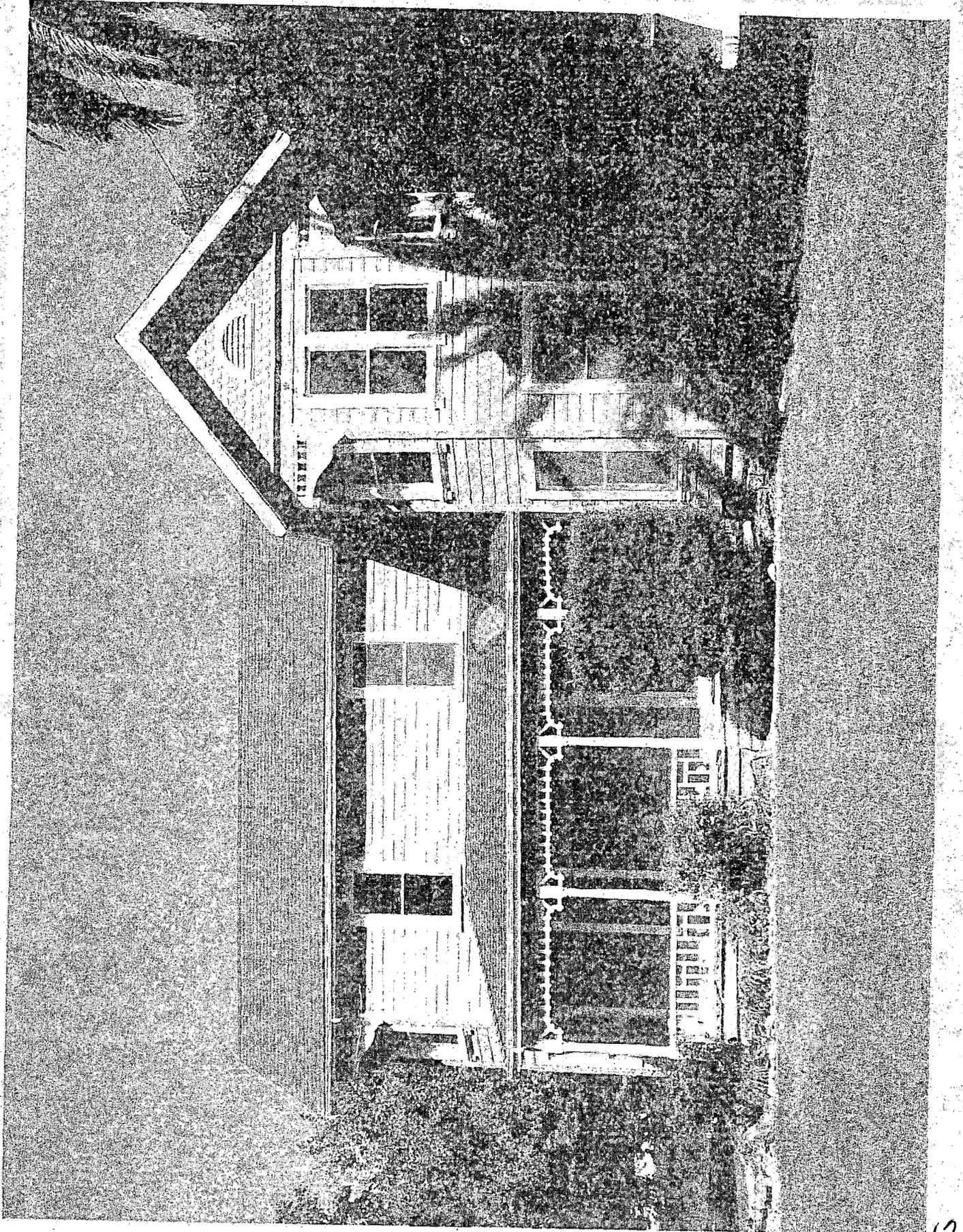
The Hallbom Ranch was established by the eldest brother, Peter, in 1880 and grew into a thriving business by the time of his death in 1926. It is this time period that Davis (1993) refers to as the Newcastle Fruit Industry's Golden Years. After the youngest brother, Matis, takes over the Ranch, he turns it into a very prosperous enterprise with a payroll of 51 employees. Indeed, his obituary credits him as one of the pioneers in the county's fruit industry (Auburn Journal, 1945). Matis Hallbom was an active member of the Newcastle business community, participating not only in fruit growing, packing, and shipping, but in the investment of statewide enterprises such as PG&E and the Central California Corporation and in local endeavors such as the Hotel Senator, the Odd Fellows, and the Cozy Spot. His activity in community affairs is further evidenced by his membership in the Newcastle Lions Club and the International Order of Odd Fellows. As a result, the Hallbom Ranch appears eligible for the NRHP and CRHR under Criterion B.

The buildings that comprise the structural complex and center of the Hallbom Ranch include five buildings, however not all five contribute to the overall setting and significance of the property. The house is a fine example of a Victorian folk residence of the time period and, although it was altered through the major rear addition, the alteration was done consistent with the architectural style of the house. Further, the addition appears to have been completed within the property's period of significance. Even without the outstanding historic setting, the house is eligible for the NRHP and CRHR under Criterion C. The garage, the boarder's quarters, and the privy all convey a sense of the historic farming industry carried out at the individual level. The barn has sustained substantial structural damage and past repairs and no longer retains structural integrity. Although the orchards surrounding the structural complex are largely defunct, one is struck by the feeling of a functioning farm. Indeed, they appear remarkably as if they are simply closed for the season. Fruit boxes, machinery, and tools, are all strewn about within these structures. Even the privy looks like it could function with a little attention from a handyman. As a result, the house, garage, boarder's quarters, privy and the landscaping appear to meet the eligibility requirements of the NRHP and CRHR under Criterion C.

Features and structures associated with the built environment (above ground) do not appear to have the potential to yield data important in history. Their significance lies with their physical characteristics, which are addressed by Criterion C. There is, however, a high potential for the discovery of discrete buried deposits associated with the use of the Ranch. Archaeological excavation at residential sites of 19<sup>th</sup> and early 20<sup>th</sup> reveal a disposal pattern in which features dug into the ground were used as refuse receptacles. Indeed, these types of refuse deposits leave a detailed and chronological record that can be used to piece together the untold stories associated

with important events or individuals in our past. Specific themes that might be addressed by Hallbom Ranch subsurface deposits include the lives of early Japanese immigrants, the lives of women in the household (which is virtually ignored in historical documents), and the revelation of more information about how the growth of the fruit industry may be evident in the consumer choices of the Hallbom family. As a result, although the eligibility of this site under Criterion D has not been evaluated, the potential for significant deposits to be uncovered as a result of ground disturbing activities necessitates the discussion of mitigation measures if such activities are undertaken.













## Placer County Museums Division

101 Maple Street, Auburn CA 95603

Tel (530) 889-6500 ♦ Fax (530) 889-6510

October 19, 2011

Mr. Richard Johnson, Chairman  
Placer County Planning Commission  
3091 County Center Dr.  
Auburn, CA 95603

Dear Mr. Johnson,

I support the nomination of the Placer County Water Agency (PCWA) Heritage Center to Placer County's Official Register of Cultural and Historical Resources. The 2005 *Cultural Resources Report* which accompanies the application is accurate in its assessment of the historic integrity and significance of the property.

One of the purposes of the Placer County Cultural and Historic Resources Preservation Ordinance is to assist the community with the protection, enhancement, perpetuation and use of historic structures or other cultural resources. The PCWA's efforts to recognize and preserve the Hallbom House and its associated structures and to remodel the interior of the house for office space fulfill the main intent of the ordinance. It is also a great example of adaptive re-use, which is a very common method of preserving the exterior of historic structures while altering the interior for modern use.

I urge the Placer County Planning Commission to accept this nomination and forward it to the Board of Supervisors for their approval.

Sincerely,

Melanie Barton, Museums Administrator

RECEIVED  
OCT 24 2011

ATTACHMENT B

16

County of Placer  
**NEWCASTLE/OPHIR MUNICIPAL ADVISORY COUNCIL**

P. O. Box 1222  
Newcastle, CA 95658  
County Contact: Administrative Aide (530) 889-4010



October 27, 2011

Mr. Richard Johnson  
Placer County Planning Commission Chairman  
Planning Commission  
3091 County Center Drive  
Auburn, CA 96503

Dear Chairman Johnson,

At the October 20, 2011 Newcastle Ophir Municipal Advisory Council (MAC) meeting, Ron Lichau, Lichau and Associates, presented the Placer County Water Agency (PCWA) Heritage Center for addition to the Official Register as an historic resource. The Heritage Center is located at 10185 Ophir Road and is housed in the former Hallbom Residence that was established in 1880. PCWA has requested that Placer County Planning Services Division place the Heritage Center on the Official Register as an historic resource, and the MAC was asked for a recommendation.

The MAC members do not object to this request by PCWA and voted unanimously to recommend that the Heritage Center be added to the Official Register as an historic resource.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Palmer".

Steve Palmer  
Chair, Newcastle Ophir MAC

Cc: Jim Holmes, Placer County Board of Supervisors  
Gerry Haas, Associate Planner, Placer County

**R E C E I V E D**  
NOV 04 2011

PLANNING DEPT.

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**ATTACHMENT C**

