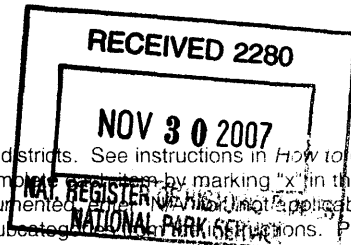


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



1351

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" where applicable. For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Hagemann Ranch Historic District

other names/site number Mendenhall Farm; Hagemann Farm

2. Location

street & number 455 Olivina Avenue N/A  not for publication

city or town Livermore N/A  vicinity

state California code CA county Alameda code 001 zip code 94551

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

*William Wayne Orin*

28 NOV 2007

Signature of certifying official/Title

Date

California Office of Historic Preservation  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): \_\_\_\_\_

*for*  
*Edson H. Beall*

Signature of the Keeper

Date of Action

1.10.08

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
9	0	buildings
1	0	sites
2	0	structures
0	0	objects
12	0	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

Domestic: single dwelling

Agriculture: animal facilities

Agriculture: agricultural outbuildings

Agriculture: storage

Agriculture: agricultural fields

**Current Functions**  
(Enter categories from instructions)

Domestic: single dwelling

Agriculture: animal facilities

Agriculture: agricultural outbuildings

Agriculture: storage

Agriculture: agricultural fields

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Other: 19<sup>th</sup> century folk farmhouse

Other: Agricultural outbuildings

**Materials**  
(Enter categories from instructions)

Foundation: wood posts, wood sills, concrete slab, concrete piers, concrete perimeter

Roof: asphalt shingles and sheets, corrugated metal, vinyl sheets

Walls: simple drop siding, vertical flush boards, rustic board and batten

Other:

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets, Section 7.

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations**

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)  
See Continuation Sheets, Section 8.

**9. Major Bibliographical References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)  
See Continuation Sheets, Section 9.

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

Agriculture \_\_\_\_\_

Architecture: Vernacular \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1870 - 1930 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Significant Dates**

ca. 1870: Farmhouse, constructed \_\_\_\_\_

ca. 1920: Farmhouse, alterations \_\_\_\_\_

See continuation sheet \_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

N/A \_\_\_\_\_

**Cultural Affiliation**

N/A \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Architect/Builder**

N/A \_\_\_\_\_

\_\_\_\_\_

**Primary Location of Additional Data**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

See Bibliographical References in Section 9. \_\_\_\_\_

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**10. Geographical Data**

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**Acreage of Property** approximately 4.55 acres

**UTM References**

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	10	606120	4170980	3	—	—	—
2	—	—	—	4	—	—	—

See continuation sheet

**Verbal Boundary Description**

See Continuation Sheets, Section 10.

**Boundary Justification**

See Continuation Sheets, Section 10.

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**11. Form Prepared By**

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name/title Anna Lakovitch, Richard Brandi, and Richard Sucre - Architectural Historians

organization Page & Turnbull date July 2007

street & number 724 Pine Street telephone 415-362-5154

city or town San Francisco state CA zip code 94108

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**Additional Documentation**

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Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
See enclosures.

Map of **Hagemann Ranch: Construction Chronology and Contributing Sites**  
See Continuation Sheet, Additional Documentation, Maps.

Map of **Farmhouse: Construction Chronology**  
See Continuation Sheet, Additional Documentation, Maps.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.  
See Continuation Sheet, Additional Documentation, Maps.

**Photographs**

Representative **black and white photographs** of the property.  
See Continuation Sheet, Additional Documentation, Photographs, for Photograph Caption List. See enclosures for original photographs.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Historic Illustrations**, See Continuation Sheet, Additional Documentation, Historic Illustrations.  
**Previous report** written by historian, Anthony Kirk, included in enclosures. See enclosures.

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## Hagemann Ranch Historic District, Alameda County, CA

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### NARRATIVE DESCRIPTION<sup>1</sup>

#### Summary Paragraph

The Hagemann Ranch Historic District consists of a late 19<sup>th</sup> century farmhouse, built in 1870, and related outbuildings. The property is located one and one half miles west of downtown Livermore, surrounded by a subdivision of single family homes. Located on flat terrain, no prominent topographical features are visible from the district. Within the district boundaries, the historic setting and feeling of the Livermore Valley agricultural past is retained. The farmhouse is a single-story, wood-frame building built in a vernacular style. It sits on a wood post foundation and is clad in a combination of simple horizontal drop siding, rustic board-and-batten siding, and flush horizontal boards. The house is capped with a combination cross-gable and shed roof that is uniformly clad in asphalt shingles. The farmhouse is in good condition and has undergone few alterations since 1920. An entrance gate on Olivina Avenue leads to a yard and garden located in front of the house. Eleven outbuildings and structures are located to the east and south of the farmhouse in the rectangular-shaped, five acre parcel. The condition of the outbuildings varies from good to poor with few substantial alterations. In general, repairs that have been made in the 20<sup>th</sup> century used the design, materials, and techniques that were similar to those used historically. The outbuildings are located along a central farm lane running on an east/west axis that functions as the primary means of circulation on the property. This central lane ties the ranch together visually and functionally. Standing in the lane, only the surrounding outbuildings of the farm are visible, conveying a strong sense of nineteenth century farming in the Livermore Valley.

#### Orientation

The Hagemann Ranch Historic District is composed of the following resources:

1. Farmhouse - building
2. Milk House/Wash House - building
3. Horse Barn - building
4. Cow Barn - building
5. Chicken Coop #1 - building
6. Blacksmith Shop - building
7. Granary - structure
8. Garage - building
9. Pump House/Windmill - structure
10. Equipment Shed - building
11. Chicken Coop #2 - building

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<sup>1</sup> This National Register Nomination form is a continuation of previous work completed largely by historian Anthony Kirk, the City of Livermore, and the Livermore Heritage Guild.

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## Hagemann Ranch Historic District, Alameda County, CA

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Aligned on the south side of the farm lane are the main façades of the Horse Barn, Granary, Chicken Coop #1, Blacksmith Shop, Chicken Coop #2, and Cow Barn. This alignment creates a strong edge that defines the central aisle. The Farmhouse and the nearby Milk House/Wash House, Pump House/Windmill, and Garage are clustered on the north side of the lane. The Equipment Shed is at the northeast end of the lane.

A parcel of open space north of the lane and west of the Farmhouse is all that remains of the extensive acreage of the ranch. Mature oaks near the house and several mature eucalyptus trees along the lane are reminiscent of the historic character of the property. These trees create the setting for the buildings and convey the feeling of the district. Adjacent to the property to the north, west, and south are late 1960s/early 1970s residential suburbs and contemporary tract housing. Bordering the district on the east is Hagemann Park, formerly part of the property.

### Contributing Resources

The following section provides a description, construction chronology, and integrity assessment of each of the contributing resources at Hagemann Ranch Historic District. A description of the Contributing Site follows the building descriptions.

#### 1. Farmhouse (1870-1920)

##### *Description*

The Farmhouse is located on the north side of the farmstead, with Olivina Avenue to the north, the interior farm lane to the south, the former cropland to the west, and the equipment shed to the southeast. The Farmhouse is a single-story, wood-frame building. The building is roughly T-shaped in plan. It sits on a wood post foundation, and is clad in a combination of simple horizontal drop siding, rustic board-and-batten siding, and flush horizontal boards. The house is capped with a combination cross-gable and shed roof that is uniformly clad in asphalt shingles. The building can be broken down into three main sections: a central main house oriented east/west; a south wing; and a north wing. (See Additional Documentation, Photographs, for List of Photographs; also see enclosures for original photographs)

##### *Construction Chronology*

The Farmhouse was constructed in several phases between 1870 and 1948. Most of the construction of the house was performed during 1870 to 1896. Relatively minor alterations to the building were made during 1896 to 1920. A bedroom wing on the north side was constructed in 1920. The final addition to the house dates to 1948 when a storeroom at the east end of the north porch was converted to a bedroom, and a small hall was constructed adjacent to the room to provide access from the interior of the house. (See Additional Documentation, Maps, "Farmhouse: Construction Chronology"; letters below are keyed to the diagram)

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### Hagemann Ranch Historic District, Alameda County, CA

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The first phase of construction most likely dates to 1870, the year the original owner, Martin Mendenhall, acquired the land. Originally, Mendenhall built a cabin for his family (A). This cabin is most likely the original portion of the existing farmhouse, consisting of the central single-bay gable-roof structure oriented on an east/west axis. The original cabin might have been smaller than the current central gabled section, with a small extension added to the west end, but it is likely that the central core of the building is the original house. The front entrance to the house may have been on the south façade, where a central door is flanked by two symmetrical windows. The room at the end of the south wing of the house is thought to have been constructed at the same time as the cabin, possibly as storage or work space (B). The southern room is said to have originally extended farther south.

The chronology of Mendenhall-period additions to the original cabin cannot be confirmed without further investigation of the interior and construction materials. The Mendenhall additions include shed roof extensions on the east end of the main house (C, D), a small entry hall to provide access to the outside from the adjacent shed roof addition (E), and porches on the south and north façades of the main house (F, G). Mendenhall added a storeroom to the shed addition on the north side of the main house (H). Mendenhall also added the two rooms linking the southernmost room to the main house (I, J). According to Mendenhall's descendants, the room immediately north of the original storage room was once associated with his horse-breeding and horseracing operations, and contained a tack room and living quarters for grooms and jockeys (I). A storeroom called the "egg room" was subsequently built, connecting the jockey-quarters to the main house (J). A six-over-six, double-hung, wood-sash window centered in the common wall between the two rooms puts the construction of the storeroom after the jockey-quarters.

On the west end of the north porch, a small room was added to serve either as storage or a mudroom (K). Martin Mendenhall built a north wing that connected to the storage/mudroom. A fire destroyed the north wing, and Mendenhall rebuilt a bedroom adjacent to the storage/mudroom in the 1880s (L). The bedroom was converted to a bathroom in the early twentieth century, and continues in use as a bathroom.

During subsequent owner, August Hagemann's, period of ownership (1896-1920), the Farmhouse underwent very few alterations. A fire damaged the southernmost room of the Farmhouse at the turn of the century, and the room was reconstructed in part by August Hagemann after the fire. It is likely that August Hagemann constructed the lean-to adjacent to the work/storage room when he repaired the fire damage, but the construction date and attribution is unknown (M). August Hagemann built the front porch in 1910 (N).

Upon inheriting the property in 1920, August Hagemann's son, Herbert, built an additional bedroom on the north side of the house (O). In 1948, Herbert Hagemann constructed the final addition of an enclosed entry hall on the north façade of the main house, providing access to the storeroom he was converting to a bedroom (P). A newly constructed deck has recently replaced a 1930s era back porch (Q). Near the existing deck is the remnant of a concrete perimeter foundation which supported a water tower (demolished), which can be seen in photographs from the 1930s.

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*Main House:* The east façade of the main house has three bays and is clad in simple drop wood siding. The central bay features an entry porch with a raised wood floor, and two turned wooden posts of unknown but more recent vintage, supporting a shed roof clad in asphalt shingles. The porch shelters the primary entrance, which is demarcated by a single, half-screen wood door and a wood panel door. The doorway has flat wood casing that is slightly peaked at the top. To the right of the door is a large six-over-six, double-hung, wood-sash window with matching casing. The central bay is capped by a front-facing gable roof. In the left bay of the east façade is a second slightly smaller, six-over-six, double-hung, wood-sash window. The lower sash of the window does not align with the window in the central bay. The right bay does not feature any fenestration. Both the left and right bays are capped with extended shed roofs.

The south façade of the main house has two bays and is clad in simple drop wood siding. The right bay is capped by the shed roof extension, and features a six-over-six, double-hung, wood-sash window with a simple wood surround. The left bay is set back from the right, and features a screened porch in front of the house wall. The screen has six sections divided by narrow wooden strips and a half-screen wood door. The porch is covered by a shed roof that extends from the eave-side of the gabled roof. The house wall beyond the screen appears to be part of the original Farmhouse, and features a centrally-located wood door flanked by two symmetrically-placed, six-over-six, double-hung, wood-sash windows with matching surrounds. The exterior features visual cues that denote the Farmhouse's various phases of construction; these cues include a vertical strip of wood, which runs down the wall between the right bay's window and the left bay, thus demarcating a change in the building's exterior siding.

The west façade of the main house has two bays, and is clad in simple drop wood siding. The right bay is similar in character and is aligned to the central bay of the east façade. This bay is similar to those on the main entrance bay with a single half-glazed wood door to the left and a six-over-six, double-hung, wood-sash window to the right. Both the door and window display a peaked surround similar to the front façade; however, the rear surrounds have raised wood edging, and the front window surrounds are flat. The left bay of the west façade features a single wood door and is capped by a shed roof extension. A wooden porch is raised above the ground and attached to the right bay. Although the existing wooden porch is a contemporary addition of unknown date, a porch existed in this location during the 1930s. The previous wooden porch extended further from the house, and the support legs of the adjacent water tower (now demolished) were built through the porch. This water tower existed at least through the late 1940s, as noted in historical photographs. The raised concrete perimeter foundation of the water tower still exists to the west of the extant porch.

The north façade of the main house has four bays, which express several of the building's phases of construction. The left bay features one of the early-1870s shed roof additions that flank the main house. This bay is clad in drop siding and features two evenly-spaced six-over-six double-hung wood-sash windows with narrow wood casings. The second bay from the left was added as a storeroom in the 1870s, and was



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### Hagemann Ranch Historic District, Alameda County, CA

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converted into a bedroom in 1948. This storeroom is clad in drop wood siding and features a single window that matches the windows in the left bay. The third bay from the left is a 1948 addition, clad in board-and-batten siding and capped by a shed roof. This bay encloses a small hall/entryway that was required to connect the main house to the converted storeroom in 1948. The right bay is composed of a narrow alcove and small wooden porch, capped by a shed roof. The alcove measures the width of a single window, which is set into the wall beyond the small porch. The wall is part of the original house, clad in drop wood siding. The window set into the wall is a six-over-six, double-hung, wood-sash window with peaked wood casing and a raised profile.

*South Wing:* The east façade of the south wing is clad in board-and-batten siding and has two bays on slightly different grades. The wing is capped with a side-facing gable roof. The right bay features a single wood door with a flat wood surround. The left bay features a single wood door with a similar wood surround, and a fixed six-light window with a simple wood casing. The bays are not connected on the interior.

The south façade is two bays wide and is clad in board-and-batten siding. It features a single wood door and a fixed six-light window with a simple wood casing. The left bay is part of an external lean-to, with a single flush vertical board wall capped by an extended shed roof.

The west façade of the south wing has two bays and is clad in board-and-batten siding. The right bay has no window or door openings. A shed roof extends beyond the façade and is supported by four posts, thus creating a lean-to adjacent to this façade. Two of the spaces between the support posts are clad from the inside with spaced horizontal boards. The left bay has a single rudimentary wood door, and a six-over-six double-hung wood-sash window with a flat peaked surround.

*North Wing:* The west façade of the north wing of the house is two bays wide. The right bay is a small section of a 1870s era wing, and the left bay is a 1920s bedroom addition. The original wing burned in the 1880s. The segment that survived is adjacent to the main house and is clad in board-and-batten siding. This section was converted to a bedroom after the fire, and then to a bathroom around the turn of the century. The remnant of the Mendenhall wing features a single six-over-six, double-hung, wood-sash window with narrow wood casing. The left bay of the west façade is the 1920s bedroom addition built by Herbert L. Hagemann, Sr. when he inherited the farm. The west façade of the addition is clad in flush horizontal boards, and features an attached row of five double-hung wood-sash windows that share a flat wood surround and sill. This row of windows is located close to the side eave of the roof, which features exposed rafters. The 1920s section also features a small access hatch at the ground level, which provides access to a crawl space underneath the farmhouse. The gable roof of the 1920s addition sits slightly higher than the adjacent 1870s portion of gable roof.

The north façade of the north wing is a single bay wide, and features a row of three double-hung wood-sash windows that share a flat wood surround and sill.

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### Hagemann Ranch Historic District, Alameda County, CA

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The east façade of the north wing has three bays. The right bay is the 1920s section, and features the same row of five windows as the west façade. The central bay is the 1870s, Mendenhall-built, board-and-batten section of the wing, and features a set of three concrete stairs of a recent vintage, which lead to a single wood door capped by a projecting canopy. The left bay, attached to the main house, is a small wall of flush vertical boards with a fixed six-pane window with a wood sash, and a simple wood surround and sill. The left bay appears to be an exterior wall of the pantry/mudroom.

#### *Integrity*

The Farmhouse retains integrity of location, design, setting, materials, feeling, association, and workmanship. The building maintains integrity of location, since it has remained in its original location since the estimated date of construction. The location can be confirmed by historic photographs from the 1930s. The integrity of design has been retained since the alterations were completed during the property's period of significance and since these alterations are consistent with the character of vernacular farmhouses, which are often expanded in stages over time. There have been no major alterations to the Farmhouse since 1920.

The integrity of the larger setting of the property has been diminished by the surrounding development; however, within the property boundaries, the intimate arrangement of the buildings and site features communicates an accurate sense of the historic farmstead. The features that compose the immediate setting and the feeling of the Farmhouse include the U-shaped paths around the house, the trellis on the south side of the house, the vegetation in the north side yard, the fencing around the house and running south to the lane, and especially the five mature oaks surrounding the house. These elements of the Farmhouse setting are all pictured in photographs from the 1930s, and form the backdrop for Hagemann family photographs into the 1960s. The largest and oldest oak, closest to the west façade of the main house, is of a scale and age that most likely dates it to the Mendenhall era. Hagemann family tradition maintains that this oak was planted by Martin Mendenhall. The other four mature oaks around the Farmhouse were young trees in photographs taken in the 1930s (two oaks at the southeast entrance gate, one in the southern ell of the house, and one northwest of the house near the Pump House/Windmill). These trees were planted and matured within the period of significance, and continue to provide the setting for the Farmhouse. The Farmhouse has retained integrity of feeling and association, since the property is still utilized as a farmhouse, because it retains historic architectural and site features, and because it remains adjacent to the central farm lane and surrounded by related outbuildings.

The integrity of materials and workmanship has been slightly diminished by the replacement of the original wooden roof with asphalt shingle roofing materials.

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## Hagemann Ranch Historic District, Alameda County, CA

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### 2. Milk House (1870s)/Wash House (1890s)

#### *Description*

The Milk House/Wash House is located on the west side of the main Farmhouse. The Milk House/Wash House is a single-story, plank-frame, agricultural outbuilding. The rectangular-plan building, clad partly in board-and-batten siding and partly in flush vertical board siding, sits on a mudsill foundation and is capped by a gable roof with a shed-roof extension. The interior is divided into two rooms, which feature no interior connection.

The primary façade faces south, and is two bays wide. This façade features a single wood door and a small fixed plexiglass-covered wood sash window in the right bay. The right bay is clad in rustic board-and-batten siding. Cut nails were found in the boards in the right bay. The left bay contains a single wood door paired with a plexiglass-covered window opening, and is clad in flush vertical board siding.

The east façade faces the Farmhouse and does not feature any doors or windows. The north façade is two bays wide with a fixed six-light wood-sash window centered in the left bay, and a small wood door in the right bay. The west façade features a single bay with a small plexiglass-covered window opening located slightly off-center. An exterior metal chimney formerly connected to a wood-burning boiler extends above the roofline on the south end of the west façade. Overall, the building appears to be in fair to poor condition, as evidenced by the deteriorated wood elements and signs of wood rot near the base of the building.

#### *Construction Chronology*

The Milk House was most likely built in the 1870s with a gable roof and raised wooden floor. The Wash House was a later addition, added by the 1890s. The Wash House had a shed roof and a wood floor on grade. This information was obtained from oral tradition and historic photographs.

#### *Integrity*

The Milk House/Wash House retains integrity of location, design, setting, materials, workmanship, feeling, and association. The location of the Milk House/Wash House can be confirmed by 1930s historic photographs; therefore, the Milk House/Wash House retains integrity of location. The building retains integrity of design, since there have been few apparent alterations outside of the construction of the wash house in the 1890s. The integrity of setting has been diminished by the surrounding development and reduction of the original ranch; however, within the property boundaries, the intimate arrangement of the buildings communicates an accurate sense of the historic ranch and farmstead. The integrity of materials and workmanship has been diminished by the alterations to the siding materials, roof, and windows. For example, the original windows have been replaced with plexiglass, thus affecting the integrity of materials. Since the Milk House/Wash House remains in its original location adjacent to the Farmhouse, and because the overall ranch conveys its historical significance, the building retains integrity of association and feeling. Currently, the building is used as a wash house (with a modern washing machine) and storage area.

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## Hagemann Ranch Historic District, Alameda County, CA

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### 3. Horse Barn (ca. 1870)

#### *Description*

The Horse Barn is one of the farm buildings positioned along the central farm lane, located closest to the Farmhouse. The Horse Barn is a large, two-story, post-and-beam building with a moderately pitched, corrugated metal gable roof with flanking shed roof extensions. The gable roof features exposed rafters, which extend beyond the walls on the east and west façades. A broken and decayed wood fascia runs along the eave on the east façade, and a new plastic gutter serves as the fascia on the west façade.

Arranged on a rectangular plan, the Horse Barn is supported by a post-and-beam structural system sitting on a concrete perimeter foundation. Two central interior partitions rest on brick perimeter wall foundations. The building is clad with a flush vertical siding of straight-sawn trim boards. Sliding doors on the north and south façades provide entry to the building from the main farm lane and the farm's perimeter lane behind the building. The doorways on the east and west façades connect the interior side aisles of the building to the paddocks on either side of the barn.

The main entrance to the Horse Barn is on the north façade, which faces the farm lane. Two central, double-height sliding doors open to the main aisle. A hay hood, with hinged, double hay doors and a metal pulley support extending from within the barn, is above the central entrance to the barn. Single sliding doors, of regular height, flank the main doors. Each of the single sliding doors opens to the secondary, side aisles of the barn under the shed roofs. The boards that make up these sliding doors are replacement wood (ca. 2000), cleanly cut and sanded, and more tightly fitted than the wall cladding on the façade. Exposed roof purlins and corrugated metal extend slightly beyond the north wall, creating a narrow eave on this façade.

The east façade features an eave-side, vertical flush board wall with six doorway openings. Four of the six doorways have swinging Dutch doors ledged and braced on the interiors. The vertical boards on the east façade are replacements, not original boards.

The south façade features two single-leaf sliding doors that open onto the side aisles of the barn. This configuration mirrors the two single-leaf sliding doors on the north façade. The sliding doors are constructed with new vertical boards. The south façade also has a central, hinged, double hay door in the gable. Pulley machinery extends from the interior through an opening at the top of the hay doors. Approximately a third of the vertical boards in the central bay have been replaced with new wood.

The west façade features an eave-side, flush vertical board wall with six doorway openings. There are no doors hinged to the framed doorways on this façade. The vertical boards on the west façade are replacements, and not original boards.

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### *Construction Chronology*

The Horse Barn was built ca. 1870. According to oral tradition, Martin Mendenhall built the barn after establishing the ranch as a place for raising horses, racing activity, cattle raising, and dry farming. The Alameda County Miscellaneous Building Record also reports that the barn was built in the 1890s, but historian Anthony Kirk concluded that this was probably a result of misinterpreted information. It has also been noted in previous interviews that August Hagemann may have moved this barn from a nearby hill. There is little evidence in either case. It is most likely that the Horse Barn was built in place as a main barn in the original Mendenhall horse raising operation.

The building appears to have been altered somewhat, as evidenced by construction marks remaining in the Horse Barn. Cuts in the boards to the right of the main entrance demarcate a former doorway, lower and wider than the current entrance. Historian Anthony Kirk has noted that the original roof was covered with wood shingles, which were replaced with composition shingles by the early 1950s. Ultimately, these composition shingles were replaced by the current roofing material, corrugated metal. Portions of the original wood shingle roof are visible from the interior of the barn. According to Kirk, the siding on the east and west façades was removed in May 2003. Originally, the east and west façades had centrally-located, sliding doors, which were replaced with new siding and six new openings (to accommodate horse stables) on each façade. Also in May 2003, new sliding doors were installed, and decayed wood was replaced on the south façade.

### *Integrity*

The Horse Barn retains integrity of location, design, setting, materials, workmanship, feeling, and association. The Horse Barn maintains integrity of location, since it appears to be in its original location. The building's integrity of design has been diminished by the various alterations, including the changes to the number of openings on the east and west façades, and the alterations to the barn's sliding track doors and roofing composition. Despite these alterations, the essential form and design of the barn remains, and therefore the building retains integrity of design. The integrity of setting has been diminished by the surrounding development and reduction of the original farmstead; however, within the property boundaries, the intimate arrangement of the buildings communicates an accurate sense of the historic farmstead. The building's integrity of materials and workmanship has also been diminished, due to the replacement of siding and roof materials. However, remnants of the original wood roof shingles and original wood siding remain; therefore, the building retains integrity of materials and workmanship. Overall, adaptations to the building have not affected its ability to convey association and feeling, especially since Hagemann Ranch Historic District still functions as an agricultural property. Currently, the building remains in use for horse boarding.

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### 4. Cow Barn (ca. 1870)

#### *Description*

The Cow Barn is a large, two-story, post-and-beam building with a concrete perimeter wall foundation and a moderately-pitched, corrugated metal gable roof with flanking steeply-pitched shed roof extensions. The building is clad with flush vertical siding of straight-sawn wood boards. The north and south façades feature sliding track doorways, which provide access to the interior. Additional doorways appear on the east and west façades and provide access from the paddocks that are located on either side of the barn. The gable roof features exposed rafters that extend beyond the east and west façades. New gutters serve as the fascia on these two façades. The Cow Barn features a rectangular plan that is articulated into a central aisle flanked on either side by a series of stalls. The interior wood posts rest upon a wood sill and brick perimeter wall foundation.

The north façade features the main entrance, which consists of two double-height sliding track doors that open into the main central space in the barn. Above the main entrance is the original hay hood, with hinged, double hay doors and a metal pulley support extending from within the barn. On either side of the main entrance is a single sliding-track wood door. These doors provide access to secondary side aisles that connect each of the interior stalls. The north façade is trimmed with a narrow eave formed by exposed roof purlins and the corrugated metal roofing material, which extend slightly beyond the north wall. The south façade has two single sliding-track wood doors that mirror those on the north façade. The central sliding door, hay door, and metal pulley do not appear on the south façade.

The east façade features vertical flush wood board siding, four openings, and the steeply-pitched shed roof extension. None of the openings on this façade have doors. All four openings appear to have heavily worn wood members. The west façade is identical to the east façade.

#### *Construction Chronology*

The Cow Barn was built ca. 1870. According to oral tradition and Hagemann family descendants, Martin Mendenhall built the barn on the ranch in the 1870s. The Cow Barn closely resembles the Horse Barn, but is slightly smaller in scale, and differs slightly in construction and design details. The Alameda County Miscellaneous Building Record also reports that the barn was built in the 1890s, but historian Anthony Kirk concluded that this was probably a result of misinterpreted information. It is most likely that the Cow Barn was built in place as a main barn in the original Mendenhall horse raising operation.

Anthony Kirk obtained much of the building's construction chronology from an oral interview with Hagemann family descendant, Carl Holm. Originally, the barn rested on a mud sill and the roof was clad in wood shingles (portions of this wood shingle roof are still visible from the interior). A single sliding door on the north and south façades opened to the interior central aisle of the barn, and single sliding track doors opened to the barn's interior side aisles. The east façade featured a single sliding door. The west façade

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featured a milking bay with sixteen stanchions for cows. The floor was a combination of brick, wood, and concrete. Portions of the exterior wood members, including some of the sliding track wood doors and the exterior siding, have been replaced in-kind over time. In 2001, the barn was extensively renovated and restored, which included pouring a concrete perimeter foundation, replacing some of the interior framing, replacing the sliding doors on the north and south façades with new sliding doors, replacing nearly fifty percent of the siding on the south façade, increasing the number of openings on the east and west façades, and adding an aluminum roof. The 2001 renovations structurally strengthened the building, and changed the outward appearance of the barn very little.

#### *Integrity*

Although the Cow Barn has been extensively altered, it does retain sufficient historic integrity to contribute to the Hagemann Ranch Historic District. The alterations to the Cow Barn are consistent with the character and evolution of agricultural buildings, which were primarily functional buildings and are often repaired or adapted over time. The barn maintains integrity of location, and can be seen in its current location in a 1930s historic photograph. In general, the building has a diminished integrity of design, due to the number of alterations that have occurred to the interior and exterior. These alterations have involved significant replacement of historic materials, and changes to the building's foundation and interior plan. Despite these changes, the building does retain integrity of design from the exterior, since it still conveys the building's original form, massing and visual character. The integrity of setting has been diminished by the surrounding development and reduction of the original farmstead; however, within the property boundaries, the intimate arrangement of the buildings communicates an accurate sense of the historic farmstead. Integrity of materials and workmanship have both been diminished by the alterations to the exterior siding, foundation, and interior. The Cow Barn retains integrity of association and feeling, because the ranch is still utilized to board horses and is located along the lane, adjacent to the other buildings on the site. As the final building on the west end of the lane, the Cow Barn helps to visually define and contain the district.

#### **5. Chicken Coop #1 (ca. 1896)**

##### *Description*

Currently used as a tack room, Chicken Coop #1 is located along the central farm lane, closest to the Cow Barn. The building features plank-frame construction and a front gable roof clad in asphalt shingles. The building rests upon a mud sill, and has a poured concrete floor. The building has vertical board-and-batten siding and a hinged single-leaf board-and-batten door on the north façade. All openings on the building, except for the main entry door on the north façade are currently boarded up with plywood panels.

On the east façade, a horizontal row of ten, equally spaced and sized, square holes are located in the board-and-batten siding. At one time, these cut-outs provided access to the chicken roosts within the coop. The

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lower half of several battens have been damaged and stripped. A small section of siding is missing above the center roost-access cut-out.

The south façade has a small access doorway in the lower right corner. There is a square window opening midway up the façade on the left side. Most of the battens have been stripped from the façade. Only about a quarter of the battens remain.

The west façade has a centrally located square window opening. One damaged piece of the lower window casing remains attached to the façade. To the left of this window is a secondary hinged door that is three boards wide. Most of the battens have been stripped from the siding. Few remnants of the battens remain. A great deal of the southwest corner of the coop has been significantly damaged.

### *Construction Chronology*

The building was constructed circa 1896 by August Hagemann. On agricultural sites, chicken coops were typically located close to the Farmhouse. Early structures were usually sited near or between the house and barn. Poultry housing was often improvised, often converting sheds or other outbuildings by building perches, adding nesting boxes, or cutting holes in previously solid walls. Chicken Coop #1 shows signs that an extant building was converted into the coop by cutting into solid board-and-batten walls to create the necessary doors for human access and poultry circulation. The concrete floor was likely poured circa 1920. Between the 1930s and 1940s, the coop was re-roofed with composition shingles and some battens were removed from the exterior. The current asphalt shingle roof was installed in 1990.

### *Integrity*

Although Chicken Coop #1 appears to be in fair to poor condition, it does retain sufficient historic integrity to contribute to the character of the Hagemann Ranch Historic District. The alterations to the chicken coop are consistent with the character and evolution of agricultural buildings, which were primarily functional in origin and often repaired or adapted over time. Although it is not currently used as a chicken coop, aspects of its original design are still apparent in the building, including the small access hatch and square openings.

## **6. Blacksmith Shop (ca. 1896)**

### *Description*

The Blacksmith Shop is located on the farm lane to the west of Chicken Coop #2. The Blacksmith Shop is a single-story, wood-frame building with a concrete slab foundation and a front gable roof clad in corrugated metal. The building is uniformly clad with vertical flush boards. The north façade features a single, sliding-track, wood door. Above the door in the gable end is a fixed, six-light, wood-sash window. The east façade features a wide, dual-leaf, sliding-track door that opens onto a concrete slab located adjacent to the building. The south façade features a single ten-light, fixed, wood-sash window with a simple wood surround. The window is located close to the right side of the façade. The west façade has two evenly-spaced, fixed, six-light,



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wood-sash windows. The original wall planks were cut to accommodate the windows. These windows have a wooden sill, but no surrounds.

### *Construction Chronology*

The Blacksmith Shop was probably constructed ca. 1896 by August Hagemann. The concrete slab serving as foundation and floor was added in the 1950s. No evidence of equipment related to the building's original use was found on site.

### *Integrity*

The Blacksmith Shop retains sufficient historic integrity to contribute to character of the Hagemann Ranch Historic District. The building has had only minor alterations, which are consistent with the character and evolution of agricultural buildings. These types of buildings were primarily functional in origin and often repaired or adapted over time. The building currently functions as a storage area and workshop.

## 7. Granary (ca. 1900)

### *Description*

The Granary is located along the central farm lane between the Horse Barn and Chicken Coop #2. The Granary is a small single-story, plank-frame building with a front gable roof clad in asphalt shingles. The building sits on a wood post foundation. The exterior is clad with vertical wood boards, with a gap between each board for ventilation. The interior is lined with flush horizontal cedar boards. The gable roof features exposed rafters that extend beyond the east and west façades to create a deep-projecting eave. A single vent pipe is centered on the roofline.

The north façade features a wood door composed of two wide vertical boards with horizontal and diagonal bracing. Above the entryway is a small square access hatch. On either side of the main entry door is a wood grain chute, lined with metal. On the east and west façades are a single, metal-lined, wood grain chute with half-height battens that cover the gaps in the exterior cladding. On the west façade, a third of the half-height battens are missing. The south façade features the remnants of a wooden grain chute, centrally located on the façade. Three-quarter height battens, running up to the gable level, cover the gaps in the wall cladding. Two battens are broken in the lower left corner of the façade.

### *Construction Chronology*

August Hagemann built the Granary ca. 1900. The original roof was covered with composition shingles in the early 1950s. In 1990, the composition shingles were replaced with asphalt shingles.

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### *Integrity*

The Granary retains sufficient historic integrity to contribute to character of the Hagemann Ranch Historic District. The building has had only minor alterations, which are consistent with the character and evolution of agricultural buildings. These types of buildings were primarily functional in origin and often repaired or adapted over time. The building currently functions as a storage area and workshop.

### 8. Garage (1912)

#### *Description*

The Garage is a single-story, wood-frame building located to the northeast of the Farmhouse. This building is rectangular in plan with a mud sill and earthen floor, board-and-batten and flush vertical plank siding, and a front gable roof clad in composition shingles. The main façade faces east and is clad in wide, flush vertical planks. This façade features two wide garage doors constructed of vertical planks that are braced with horizontal boards and Z-bracing on the interior. The south and north façades of the garage have no windows or doors, and are clad in board-and-batten siding. The west façade is also clad in board-and-batten siding and features a single swinging door on the right side.

#### *Construction Chronology*

According to oral tradition, the garage was built in 1912 by August Hagemann to house the Ford Model-T he purchased that year. The original wood shingle roof was replaced in the 1930s with composition shingles. In 2004, the roof was renovated with new plywood roof boards topped by a layer of new composition shingles.

#### *Integrity*

The Garage retains sufficient historic integrity to contribute to the character of the Hagemann Ranch Historic District. The building has had only minor alterations. The building currently functions as a garage and storage area.

### 9. Pump House/Windmill (ca. 1920)

#### *Description*

The Pump House/Windmill is located behind the Farmhouse, in proximity of the Milk House/Wash House. The Pump House/Windmill is a small one-story, plank-frame building with a rough wood and concrete foundation, square plan, and low-pitched, front gable roof clad in asphalt shingles. The building is clad with board-and-batten siding on all façades. The north façade is missing two boards in the siding. A section of the west façade, formerly an open entrance, has been infilled and clad with flush, horizontal boards. The Pump House has no windows. A single, swinging door on the east façade provides access to the interior. This door is three boards wide and matches the siding pattern on the remainder of the façade.

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Adjacent to the Pump House is a metal windmill, which is attached to the west façade. The Windmill is supported by a thin steel frame with four legs and a thin, metal rung ladder. Two of the Windmill's legs are built through the top of the Pump House, while the other two legs rest on the ground outside the building. The wheel and tail assemblies of the Windmill are composed of metal, and show signs of rust. An electric pump is located to the west of the Pump House directly beneath the Windmill on a small concrete slab. It appears that the Windmill is not connected to the pump.

### *Construction Chronology*

Built ca. 1920 either by August Hagemann or his son Herbert, the Pump House originally had a dirt floor and a wooden shingle roof. In 1990, plywood was laid over the shingle roof, and covered with applied roofing material. The wood construction of the roof is visible in the interior. In 2003, the concrete floor was poured and the opening on the building's west side was enclosed.

The Windmill behind the house was built with the Pump House ca. 1920.

### *Integrity*

The Pump House/Windmill retains sufficient historic integrity to contribute to character of the Hagemann Ranch Historic District. The building and windmill have had minor alterations. The only alteration that affects the design of the building, the enclosure of the west door opening, appears to be reversible and does not diminish the overall character of the building. The building is currently vacant. The windmill is a prominent visual element of the ranch, and appears in photographs from the 1930s.

## 10. Equipment Shed (ca. 1925)

### *Description*

The Equipment Shed is located on the east side of the property on the north side of the central farm lane. The Equipment Shed is a one-story, double-height, post-and-beam building with a concrete pier foundation, has a dirt floor and a low-pitched, front gable roof clad in corrugated metal. The building is arranged on a rectangular plan, and is clad with a flush wood board siding of straight-sawn 1 x 6 inch boards. The primary façade faces west and features a single door and three window openings. There are no other openings on the remaining façades.

The west façade features the primary entrance, which is composed of a sliding track wood door. To the left of this entry door are two openings for loading farm equipment and materials. The opening closest to the entrance is a horizontal, unframed, rectangular opening with a wood sill. The second opening is located close to the north edge of the façade, and consists of an unframed square opening with a wood sill. The openings are on axis, roughly three feet above ground level, and both are of uniform height. A counter runs between

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the two openings on the interior of the equipment shed. Above the main entrance is a centrally-located, six-light, fixed, wood-sash window with no glazing.

The north façade is clad in vertical boards with no openings or fenestration. Visual evidence suggests that the eastern half of the façade has been repaired with replacement boards. Exposed rafters and corrugated metal roofing panels extend beyond the exterior walls and create a narrow eave.

Similar to the north façade, the south façade of the equipment shed is clad in vertical boards with no openings or fenestration, and visual evidence suggests that the eastern half of the façade has been replaced with new boards. Exposed rafters and the corrugated metal panels extend beyond the walls of the shed, creating the open eaves of the roof.

The east façade has no openings and is clad in vertical boards. A horizontal cut through eight boards on the east façade marks the height and width of a former door opening. Eight reused boards fill the space from the cut to the ground. These boards have the warping, knots, and eyeholes of the older boards, but the cuts in the wood demarcate original construction from the replacement boards.

#### *Construction Chronology*

According to oral tradition, the Equipment Shed was constructed by Herbert L. Hagemann, Sr. ca.1925 from lumber salvaged from the former Livermore High School gymnasium. The building may have been erected initially with open façades under a gable roof, but it is possible that historic images showing the building with exposed framing were captured during construction. Early 1930s photographs show the building exactly as it looks today, with the exception of the sliding door on the west façade. Visual evidence on the interior of the north and south façades suggests that the eastern half of both façades has been replaced with new boards. Historian Anthony Kirk reports that a door opening on the east façade was enclosed in 2003. This alteration can be seen on the north end of the east façade where eight replacement boards are visible. Kirk also reports that the sliding door was installed on the west façade in 2004. Previously, there was no door to cover the opening on the west façade.

#### *Integrity*

Although the Equipment Shed has been adapted and repaired over time, it does retain sufficient historic integrity to contribute to the Hagemann Ranch Historic District. The alterations to the Equipment Shed, including in-kind replacement of boards and the installation of a sliding door at the main entry, are consistent with the character and evolution of agricultural buildings. The addition of the sliding door does not detrimentally affect the design integrity of the building. Open bays allow easy movement of farm equipment, and are therefore common elements of equipment shed design. Sliding doors can be seen in historic illustrations of agricultural equipment buildings, and sliding doors for "Implement Sheds" were

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recommended in later farm building plan books.<sup>2</sup> The Equipment Shed maintains integrity of location, and can be seen in its current location in a 1930s historic photograph. In general, the building has a slightly diminished integrity of design, due to the alterations to the exterior. Despite these alterations, the building conveys an accurate sense of agricultural building form and function, massing and materials. The integrity of setting has been diminished by the surrounding development and reduction of the original farmstead; however, within the property boundaries, the intimate arrangement of the buildings communicates an accurate sense of the historic farmstead. The integrity of original materials and workmanship has been diminished by the replacement of siding over time; however, the building has been repaired with similar boards in a manner that matches the original construction. The Equipment Shed retains integrity of association and feeling because the building continues to store equipment for the ranch, and is located adjacent to the other buildings on the site. As the final building on the east end of the lane, the Equipment Shed helps to visually define and contain the district.

### 11. Chicken Coop #2 (ca. 1930)

#### *Description*

Chicken Coop #2 is located along the central farm lane, between the Granary and the Blacksmith Shop. The building is a small, one-story, plank-frame building with no foundation and a front gable roof clad in corrugated metal. Currently, the building has been raised on concrete blocks. The building is clad with flush horizontal wood boards. The north façade features a centrally located open door frame. The east façade does not feature any openings and is clad in long, thin, vertical wood slats on the upper half of the façade. The south façade features a small, rectangular opening located in the lower right corner. The west façade resembles the east façade, with some variation. The lower half of the west façade is clad in horizontal lapped boards. The upper half of the west façade is clad with narrow, vertical, overlapping wooden slats. Slats on the east and west façades are missing.

#### *Construction Chronology*

Chicken Coop #2 was likely built by Herbert Hagemann, Sr., ca. 1930.

#### *Integrity*

Although Chicken Coop #2 appears to be in poor condition, it does retain sufficient historic integrity to contribute to character of the Hagemann Ranch Historic District. The building has had minimal alterations over its lifetime and is currently missing a foundation. The building is no longer in use.

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<sup>2</sup> United States Department of Agriculture, *Plans for Farm Buildings in the Western States*, 1939, page 91.

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### Contributing Site

Combined, these feature constitute one contributing site.

#### *Open Space*

The historic character of Hagemann Ranch Historic District once featured a vast amount of open space and farm fields. Today, these fields have been reduced to a narrow area located to the west of the Farmhouse. In addition to the site of former cropland, open space on the ranch consisted of animal paddocks. Today, these four paddocks remain adjacent to the Horse Barn and Cow Barn, and behind the central farm lane out buildings.

#### *Circulation*

Character-defining circulation of the Hagemann Ranch Historic District includes the central farm lane. The central lane is the major organizing design feature of the ranch. The lane provides access to all ranch buildings, and is the primary means of circulation on the property. The eucalyptus trees and outbuildings create a strong edge that defines the central lane. The trees, visibly mature in photographs from the 1940s, communicate the historic setting and feeling of the farm lane.

#### *Vegetation*

Hagemann Ranch Historic District retains character-defining vegetation, which has historically been part of the farmstead. The mature oak adjacent to the west façade of the Farmhouse is particularly important because the tree relates to the earliest period of the ranch. The oak most likely dates to Martin Mendenhall's ownership of the property, and is an element of the original historic design, setting, and feeling of the farmstead. Into the late 1940s, there was a second oak to the south of the extant tree, such that the main house was flanked by the pair of oaks. It is unknown whether Mendenhall planted the oaks, or whether he originally sited his house between the two oaks to take advantage of their shade.

#### *Water Tower Site*

The raised concrete perimeter foundation located on the west side of the house is the only vestige of the former historic water tower that once stood behind the house, as documented in photographs from the 1930s.

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SIGNIFICANT DATES (CONTINUED)

- ca. 1870: Horse Barn, constructed
- ca. 1870: Cow Barn, constructed
- ca. 1925: Equipment Shed, constructed
- ca. 1870: Milk House/Wash House, constructed
- ca. 1896: Blacksmith, constructed
- ca. 1896: Chicken Coop #1, constructed
- ca. 1900: Granary, constructed
- ca. 1912: Garage, constructed
- 1920: Pump House/Windmill, constructed
- ca. 1930: Chicken Coop #2, constructed

NARRATIVE STATEMENT OF SIGNIFICANCE

Summary Paragraph

The Hagemann Ranch Historic District, built from 1870 to 1930, embodies the agricultural activities that occurred in the Livermore Valley during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The Hagemann Ranch Historic District meets National Register Criterion C (Architecture) at the local level as a district that embodies the distinctive characteristics of a type, period, and method of construction. The district demonstrates distinctive characteristics of Livermore Valley agrarian architecture, including a layout typical of historic ranch properties, and featuring common agricultural building types and functions, including a farmhouse, barns, and outbuildings. The property contains rare surviving examples of early Livermore Valley farmstead architecture constructed in conjunction with the growth of agricultural pursuits in Livermore Valley between 1870 and 1930. Historic construction methods represented in the district include a simple western building technology referred to as "plank-frame" construction, typical wood-frame, and post-and-beam construction. The district also exemplifies the common practice of using inexpensive materials for agricultural architecture and the customary adaptation of utilitarian farm buildings to new uses over time. In layout, construction, and function, the Hagemann Ranch Historic District contains distinctive and rare surviving examples of early Livermore Valley farmstead architecture.

Chronological History of the Property

The Hagemann Farm Historic District was created by Martin Mendenhall, the brother of Livermore town founder William Mendenhall. Martin Mendenhall moved to the Livermore Valley in 1865 and purchased a financial interest in the Rancho El Valle de San José, a former Mexican land grant that includes much of present day Livermore, including the Hagemann Farm Historic District. In 1869, the rancho was divided among many claimants, including Martin Mendenhall who received 145 acres. He also bought nearby parcels

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and by 1870, owned a 565-acre ranch complete with farmhouse and outbuildings that later became known as the Hagemann Ranch.<sup>1</sup>

Mendenhall owned the ranch from 1870 to 1896, and he pursued the major agricultural activities that characterized the Livermore area. Similar to other Livermore ranchers, Mendenhall first raised wheat, hay, and barley, and then added vines in the 1880s as the wine-making industry began in the area. Mendenhall bred horses, like other ranchers in the area, and became famous in particular for his racehorses.<sup>2</sup> He planted a small orchard including walnut trees, and raised chickens for domestic use. He also maintained a herd of dairy cows.<sup>3</sup> In 1887, Mendenhall was listed in a business directory as a “rancher” and “stockman” with 433 acres and as a “vine grower” with 15 acres of vines.<sup>4</sup> His horse raising business came to an end in 1892 when he put up his entire racing stock for auction, noting, “having reduced the size of my ranch recently by selling a large portion of it, I am compelled to part with my trotting stock that I have taken much pride in breeding and raising.”<sup>5</sup> Thus Mendenhall mirrored the prominent agricultural activities that occurred in the last half of the 1800s in the Livermore Valley, i.e., cattle, wheat, hay, orchards, vines, and horse raising. During this time period, Mendenhall’s Ranch consisted of the Farmhouse (c.1870), Milk House/Wash House (c.1870), and the two barns, now called the Horse Barn and Cow Barn (c. 1870).

He continued ranching until 1896 when the ranch passed to Maas Luders, his neighbor to the north.<sup>6</sup> Luders immediately conveyed 184 acres to his stepson, August Hagemann, who moved into the house in 1896 and worked the ranch.<sup>7</sup> In 1916, Hagemann’s son, Herbert, along with his new bride, Edna Ruth Kottinger, (the great-granddaughter of Juan Pablo Bernal) moved onto the ranch. The ranch passed to Herbert Hagemann when his father died in 1920.

The Hagemann family continued the general pattern established by Mendenhall including cattle raising and crop cultivation. During his ownership of the property, August Hagemann added Chicken Coop #1 (c. 1896), Blacksmith Shop (c. 1896), Granary (c.1900), Garage (1912), and possibly the Pump House/Windmill (c. 1920). August Hagemann’s son, Herbert, may have added the Pump House/Windmill upon inheriting the ranch in 1920. Herbert Hagemann was responsible for the construction of the Equipment Shed to accommodate large ranching machinery (c.1925) and Chicken Coop #2 (c. 1930). The last chicken coop constructed along the farm lane, c. 1930, marked the final addition to the Hagemann Ranch Historic District, and coincided with a decline in farming on the site.

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<sup>1</sup> Anthony Kirk, State of California, Department of Parks and Recreation form DPR 523 (October 24, 2005), 3-4.

<sup>2</sup> According to his daughter, Mrs. Julia Mendenhall Allen, her father settled in Livermore after stints in Dansville and Santa Clara to become a “famous as a breeder of blooded race horses;” *Livermore Herald*, 24 August 1956.

<sup>3</sup> Anthony Kirk, State of California, Department of Parks and Recreation form DPR 523 (October 24, 2005), 3.

<sup>4</sup> Faulker, *Faulker’s Directory of Murray Township*, 80 & 107.

<sup>5</sup> Martin Mendenhall, “Great Sale of all the Trotting Stock, the Property of Martin Mendenhall” (San Francisco: Lillip & Co., Auctioneers, 1892).

<sup>6</sup> There is a suggestion in the reminiscences by Mendenhall’s granddaughters that he may have concentrated on horse raising to the detriment of the ranch and defaulted on the mortgage; Hazel and Gladys Brock, typewritten narrative, 21 February 1962.

<sup>7</sup> “Obituary of August Hagemann,” *Livermore Herald*, 7 August 1920.



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In 1962, after Herbert's death, his widow Edna sold all but about five acres on which the Farmhouse and various outbuildings now remain. With the 1962 sale of the property and the rapid encroachment of development, several buildings were demolished at the Hagemann property. The properties demolished include a hay barn formerly located in the fields to the southwest of the farmstead; four storage sheds, one formerly located north of the equipment shed, one formerly located northwest of the Farmhouse, and two formerly located on the north side of the ranch lane; a large water tower and tank, formerly located behind the Farmhouse; and a small assembly of bunk houses, which were built for laborers. From 1962 until the present, the property has been used for small scale agricultural production and a horse boarding facility.

The extant buildings were originally constructed between 1870 and 1930. It is unknown whether some of the outbuildings were moved from other locations on the ranch to their present sites, but historic aerial photographs show the buildings in their current locations during the 1930s, 1940s and in 1958.

### Historic Context

#### *History of Livermore Agriculture*

During the Spanish and Mexican periods, the Livermore Valley was used by Mission San José for grazing herds of cattle and sheep. Cattle ranching was still the primary activity after Mexico achieved independence from Spain in 1821, and it continued to be the primary activity through the early American settlement period after 1848. As the title to Rancho El Valle de San José was being adjudicated during the 1850s, the economy of the Livermore area was undergoing a shift from cattle and sheep grazing to the dry ranching cultivation of wheat and barley.

Joseph Livermore is credited with planting the first wheat in the area in 1856.<sup>8</sup> Wheat, and to a lesser extent barley and hay, rapidly increased in importance in the area from the 1850s onward.<sup>9</sup> Most of the wheat was of the White Australian variety and it was favorably noted for its large percentage of gluten, good color, and plumpness.<sup>10</sup> The hay of Livermore was also highly valued as it cured quickly (within 10 days) in the dry, clean, fog-free air.<sup>11</sup> By 1865, dry ranching had supplanted animal husbandry as the chief industry in the Livermore Valley although most ranchers continued stock raising and a few also maintained dairy cows.<sup>12</sup>

In 1869, the town of Livermore was established by William Mendenhall, who named the town in honor of his friend Robert Livermore.<sup>13</sup> That same year, the Central Pacific Railroad entered Livermore as part of the transcontinental railroad.<sup>14</sup> This spurred the local economy by making it easier to move agricultural products

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<sup>8</sup> The Livermore Heritage Guild Website, <http://www.lhg.org/history%20folder/2economy.htm> (accessed 12 March 2007).

<sup>9</sup> Wood, *History of Alameda County*, 457.

<sup>10</sup> William B. Faulker, *Faulker's Business and Residence Directory of Murray Township* (1887), 11.

<sup>11</sup> *Ibid.*, 12.

<sup>12</sup> Livermore Heritage Guide, *Early Livermore* (Charleston, SC: Arcadia, 2006), 17; and website <http://www.lhg.org/history%20folder/2economy.htm> (accessed 12 March 2007). Also see Wood, *History of Alameda County*, 457.

<sup>13</sup> Livermore Heritage Guide, *Early Livermore*, 14.

<sup>14</sup> *Ibid.*, 45.

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to the main markets in San Francisco. In 1876, the town of Livermore was incorporated. Growth was steady, and the population rose from 855 residents in 1880, to 1,391 in 1890, and reached 1,493 in 1900.<sup>15</sup>

The 1880s witnessed the introduction of grapes for winemaking and the planting of fruit orchards. Grapes thrived in the temperate climate and gravelly soils found in the south side of Livermore Valley. The first few vineyards were planted by 1880, but it would take several years for them to become established.<sup>16</sup> On 29 December 1881, the *Livermore Herald* reported that 1,095 acres of vines had been planted that year, and would bear in three years.<sup>17</sup> In the next four years, another 2,300 acres of grapes were planted. The growth of viticulture was rapid, and by 1889 the Livermore wine industry was well established, with 90 vineyards, 5,000 acres of vineyards, and a production of 500,000 gallons. Output increased by more than fifty percent in 1892.<sup>18</sup> Author F. E. Wait identified ninety-four vineyards in 1889.<sup>19</sup> The Livermore Valley area quickly established a reputation for quality wines that continues to the present time.<sup>20</sup> In fact, a wine from Livermore won the first Grand Prix award for a U.S. wine at the 1889 Paris Exposition.<sup>21</sup>

Orchards of almonds, apricots, and pears were first planted in Livermore in 1887, and within two years there were 150 acres under cultivation.<sup>22</sup> Fruits did well in Livermore Valley and “walnuts do exceedingly well and bear abundantly...”<sup>23</sup> By the close of the 19<sup>th</sup> century, the most prominent economic activities in Livermore were stock and sheep grazing, grain and hay growing, orchards, vineyards, and coal and chrome-mining.<sup>24</sup> Another Livermore industry in the late 1800s was horse raising. A Livermore directory at the time noted that, “with few exceptions, all ranchers, vine-growers, and other tillers of the soil are to some extent engaged in this business and the number of horses increases every year.”<sup>25</sup>

Growth in the 1910s and 1920s was influenced by the rapid increase in automobile use. The transcontinental Lincoln Highway ran through Livermore and later became part of Highway 50 in 1928.<sup>26</sup> The automobile allowed people to live further away from the railroad tracks and Livermore began to expand in a low density

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<sup>15</sup> Bartlett, W.P., “Livermore Valley, California: 1889” in *The Livermore Valley, 1878-1889*, Janet Newton, ed. (Oakland, CA: by author, 1988), title page. Also Gary Drummond, email correspondence, 13 April 2007.

<sup>16</sup> Gary Drummond reports that one prominent vineyard of 28 acres was planted in 1878 by Dr. George Bernard. He later sold to C. H. Wentz. Email correspondence, 13 April 2007.

<sup>17</sup> *Livermore Herald*, 29 December 1881, 1:5, 6.

<sup>18</sup> Historian Gary Drummond reports that “there was such a glut of grapes in 1889-1890 that the *Herald* reported that Martin Mendenhall did not even bother to have his picked; instead, he let his hogs have them.” Also per Gary Drummond, wine production in 1892 was 762,100 gallons. Email correspondence, 13 April 2007.

<sup>19</sup> Frana Eunice Wait, *Wines and Vines of California*, (San Francisco, Ca: Bancroft Company, 1889), 154-166.

<sup>20</sup> Livermore Heritage Guide, *Early Livermore*, 22.

<sup>21</sup> Tri-Valley Convention and Visitors Bureau Website, <http://www.trivalleycvb.com> (accessed 4 April 2007).

<sup>22</sup> Gary Drummond, interview by Richard Brandt, 22 March 2007.

<sup>23</sup> Faulker, *Faulkner's Directory of Murray Township*, 16.

<sup>24</sup> Bartlett, “Livermore Valley,” in *The Livermore Valley*, Janet Newton, ed., inside front cover.

<sup>25</sup> Faulker, *Faulkner's Directory of Murray Township*, 21.

<sup>26</sup> “The Lincoln Highway,” [www.ages.caitech.edu/~lincoln/history/part2.html](http://www.ages.caitech.edu/~lincoln/history/part2.html) (accessed 4 April 2007); Livermore Heritage Guide, *Early Livermore*, 41; Lincoln Highway Association website, [www.lincolnhighwayassoc.org/info/ca](http://www.lincolnhighwayassoc.org/info/ca) (accessed 4 April 2007).

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pattern in the 1930s.<sup>27</sup> The 1930s marked a period of transition for the Livermore Valley, when the population grew and dispersed with the increasing ease of mobility, and agricultural pursuits slowed with the deteriorated market.

Livermore's population quadrupled in the 1950s, spurred by the growth of major research facilities including the Lawrence Livermore Laboratory, and agriculture gave way to suburban home development.<sup>28</sup> Livermore's growth was stimulated by its location astride a major east/west transportation corridor which grew to include Interstate 580 in 1972 and the Bay Area Rapid Transit District's (BART) shuttle service to Livermore in 1997.<sup>29</sup>

### Statement of Significance

The Hagemann Ranch Historic District is representative of architecture related to the historic agricultural trends of Livermore Valley. The property was one of the first ranches to be established after the break up of Rancho el Valle de San José in 1869 and functioned as a ranch from 1870 to 1962, during which time the buildings on the site supported agricultural pursuits common to Livermore Valley, including cattle grazing; production of wheat, hay, orchards, and vines; and horse raising. The Hagemann Ranch Historic District embodies the distinctive characteristics of vernacular ranch buildings that once dotted the landscape of the Livermore Valley in the last half of the 19<sup>th</sup> century and early 20<sup>th</sup> century.

### *Building Type*

The Hagemann Ranch Historic District is a rare surviving example of Livermore Valley agricultural architecture. Livermore Valley ranch properties (now demolished) pictured in the *New Historical Atlas of Alameda County* of 1878 provide examples of representative agricultural architecture in the area at the end of the 19<sup>th</sup> century. The surviving buildings in the Hagemann Ranch Historic District correspond to the building types and arrangements in the historic illustrations.<sup>30</sup>

Similar to the Hagemann Ranch Historic District, the Livermore Valley ranches of Robert Livermore Jr., George May, and J. A. Clary, documented in the 1878 *Atlas*, are characterized by a central farm lane flanked by the farmhouse, main barns, and support buildings.<sup>31</sup> The illustrated farmhouses are vernacular buildings

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<sup>27</sup> City of Livermore, "Downtown Specific Plan" (February 2004), 2-4.

<sup>28</sup> City of Livermore, "Downtown Specific Plan" (February 2004), 2-4.

<sup>30</sup> *New Historical Atlas of Alameda County*, (Oakland: Thompson and West, 1878), reprinted in *Livermore Valley*; Janet Newton, ed., 10, 12, 13 & 19.

<sup>31</sup> While many reference works about farm buildings were consulted, virtually none pertained to the architecture of farm or ranch buildings in California. The U.S. Department of Agriculture's *Plans of Farm Buildings For Western States*, dated 1939, contains prototypical plans for constructing new farm buildings generically suited to the western states. However, this booklet did not discuss historical or actual farm building in use in 1939. The *New Historical Atlas of Alameda County*, (Oakland: Thompson and West, 1878) is the most relevant reference to historic farm buildings in the Livermore area.

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constructed of simple materials and capped by a gable roof. The massing of the farmhouse in each depiction appears to have been accumulated in several phases of construction, much like the form of the Hagemann farmhouse.

With minor variations, the Livermore Valley barns shown in the 1878 *Atlas* and existing in the Hagemann Ranch Historic District are characterized by moderately pitched gable roofs, flanking shed roof extensions, upper double doors, and sliding double front and side doors. The typical two-story, gable and shed-roof barns depicted in the nineteenth-century Livermore illustrations are thought to have been derived from the “crib-and-shed” type barns of Tennessee. Composed of a central gable-roof flanked by shed-roofed side aisles, the crib-and-shed barns disseminated westward through the Plains states, where they were modified to employ timber framing instead of log construction. In this guise, the “three portal crib barn” eventually infiltrated the valleys of the Pacific West, including the Willamette Valley of Oregon and the San Joaquin, Sacramento, Santa Clara and Salinas Valleys of California, where the original prototype was gradually modified in response to local environmental conditions and crops.<sup>32</sup>

The outbuildings in the historic depictions of Livermore Valley ranches and the Hagemann Ranch Historic District outbuildings share common characteristics, including small scale, rectangular massing, gable and shed roofs, and simple materials and design.

### *Layout*

The layout of the Hagemann Ranch Historic District represents a historic ranch arrangement. The district, which has been encroached upon by suburban development, retains the core of ranch structures arranged along the central farm lane. Typically dominated by the farmhouse and the barn(s), a farmstead was rounded out by subsidiary structures that responded to the needs of the particular ranching operation.<sup>33</sup> On the subject property, the farmhouse, two barns, and equipment shed anchor the core of the district, while smaller support buildings for storage, ranch-related work and repairs, and animal care are interspersed among the main buildings.

### *Construction*

The buildings of the Hagemann Ranch Historic District represent the typical methods of construction characteristic of agricultural buildings in Livermore Valley. In contrast to Eastern and Midwestern agricultural buildings, California ranch buildings generally lack heavy timber-framing, weather-tight construction or insulating materials. The Hagemann Ranch Historic District barns and outbuildings feature this regional approach to construction, and include a simple western building technology referred to as “plank-frame” construction, typical wood-frame, and post-and-beam construction. The plank-frame structure is simply composed of vertical 4 x 4-inch corner posts attached to horizontal sills and plates. Vertical boards are nailed to the sills and plates. In some cases, narrow battens are attached over the joints between the boards to exclude the elements. A plank-frame structure may or may not have a permanent foundation, with many

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<sup>32</sup> *Ibid.*, 8-10.

<sup>33</sup> National Trust for Historic Preservation *Built in the USA* (Washington, D.C.: Preservation Press, 1985), 72-73 & 134-35.

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sitting atop stone footings or on wood “mud-sills.” This building method was favored for its simplicity, economy of materials, and cheapness. Examples of plank-frame structures in the Hagemann Ranch Historic District include the Milk House/Wash House, Chicken Coop #1, Granary, Pump House/Windmill, and Chicken Coop #2. The Farmhouse, Garage, and Blacksmith Shop are of wood-frame construction, with a more complex system of framing than the plank-frame buildings. The Horse Barn, Cow Barn, and Equipment Shed are examples of post-and-beam construction.

A common characteristic of Livermore agricultural buildings is their no-frills, utilitarian appearance, a function of the inexpensive materials and design for flexibility. As functional buildings, field barns, pump houses, chicken coops, and bunkhouses were typically designed without the aid of an architect. The buildings in the Hagemann Ranch Historic District are uncomplicated in every respect, constructed of simple and economical materials, with no embellishment in design.

In addition to lightweight and economical construction, California ranch buildings were often characterized by their flexibility and adaptability to new uses. The California climate, which allowed many different types of crops to be grown, combined with a boom and bust mentality and an active entrepreneurial culture, encouraged continual response to ever-changing markets. Accordingly, ranch buildings needed to be easily adaptable to accommodate different crops, machinery or entirely different uses.<sup>34</sup> Each of the buildings in the Hagemann Ranch Historic District has been adapted over time in varying degrees, to accommodate new uses, changes in ownership, evolving crops and equipment. Typical alterations to the outbuildings have been in-kind replacement of siding or roof materials, and alterations to door openings in order to improve the utility of the buildings to suit contemporary needs. Overall the changes over time have been consistent with the general character of each building.

The Hagemann Ranch Historic District qualifies for inclusion in the National Register of Historic Places for its local significance as a property that embodies the distinctive characteristics of an architectural type, period, and method of construction. In type, layout, construction, and function, the district represents a rare and intact remnant of the agricultural past of the Livermore Valley.

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<sup>34</sup> Morley Baer, *Remembering Barns* (Palo Alto: Stanford University Press, 2002), 5.

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### **Boundary Description**

The Assessor's Parcel Numbers for the property are 099-0189-015-02 and 099-0189-015-03.

### **Boundary Justification**

The boundaries include land that has been part of the Hagemann Ranch throughout the determined period of significance, including the farmstead, outbuildings, paddocks, and former cropland. The boundaries of the area covered in the National Register nomination coincide with the current property lines of the Hagemann Ranch.

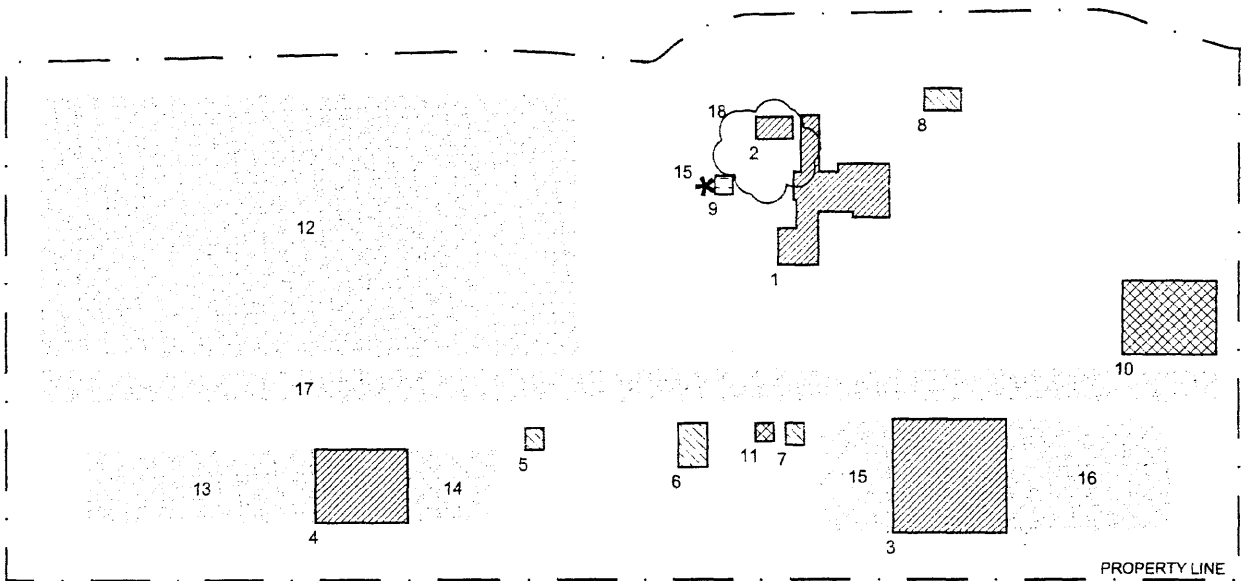
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Map 1: Hagemann Ranch: Construction Chronology & Contributing Sites

HAGEMANN RANCH:  
CONSTRUCTION CHRONOLOGY & CONTRIBUTING SITES



LEGEND

PROPERTY OWNER:

	MARTIN MENDENHALL (1870 - 1896)
	AUGUST HAGEMANN (1896 - 1920)
	UNKNOWN ATTRIBUTION
	HERBERT HAGEMANN, SR. (1920 - 1962)

CONTRIBUTING BUILDINGS:

- 1 FARMHOUSE, c. 1870; ADDITIONS THROUGH 1948
- 2 MILK HOUSE / WASH HOUSE, c. 1870
- 3 HORSE BARN, c. 1870
- 4 COW BARN, c. 1870
- 5 CHICKEN COOP #1, c. 1896
- 6 BLACKSMITH, c. 1896
- 7 GRANARY, c. 1900
- 8 GARAGE, 1912
- 9 PUMP HOUSE / WINDMILL, 1920
- 10 EQUIPMENT SHED, c. 1925
- 11 CHICKEN COOP #2, c. 1930

CONTRIBUTING SITES:

- 12 HISTORIC CROPLAND
- 13 PADDOCK
- 14 PADDOCK
- 15 PADDOCK
- 16 PADDOCK
- 17 FARM LANE
- 18 OAK

SCALE:  
1" = 100'  
0 50'



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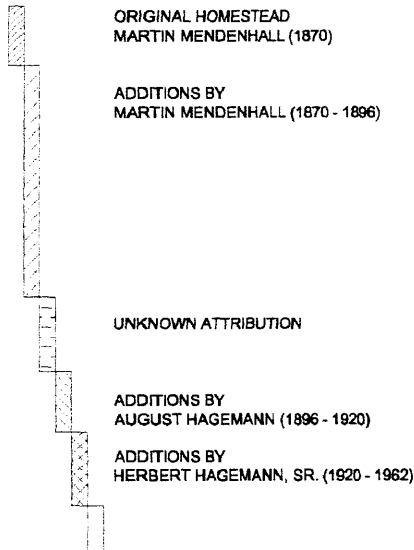
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Map 2: Farmhouse: Construction Chronology

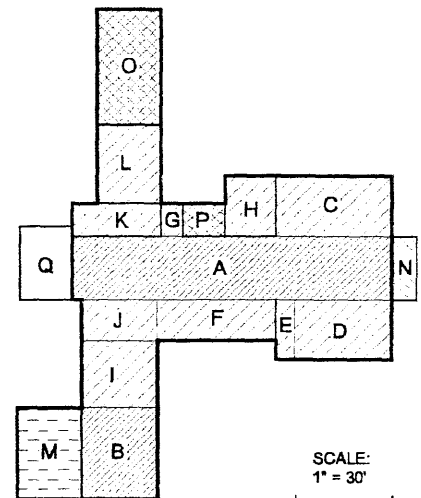
FARMHOUSE:  
CONSTRUCTION CHRONOLOGY

PROPERTY OWNER:



STRUCTURE

- A MAIN HOUSE, c. 1870
- B WORK / STORAGE, c. 1870
- C SHED EXTENSION
- D SHED EXTENSION
- E SUB. ENTRY HALL
- F SCREENED PORCH
- G PORCH
- H STORE ROOM
- I TACK & JOCKEY QUARTERS
- J EGG ROOM
- K PANTRY / MUDROOM
- L N. WING, 1870s, BEDROOM 1880s, BATH c. 1900
- M LEAN-TO, DATE UNKNOWN, IN PLACE BEFORE 1930s
- N PORCH, 1910
- O BEDROOM, 1920
- P SUB. ENTRY HALL, 1946
- Q PORCH, MODERN



SCALE:  
1" = 30'  
0 15'



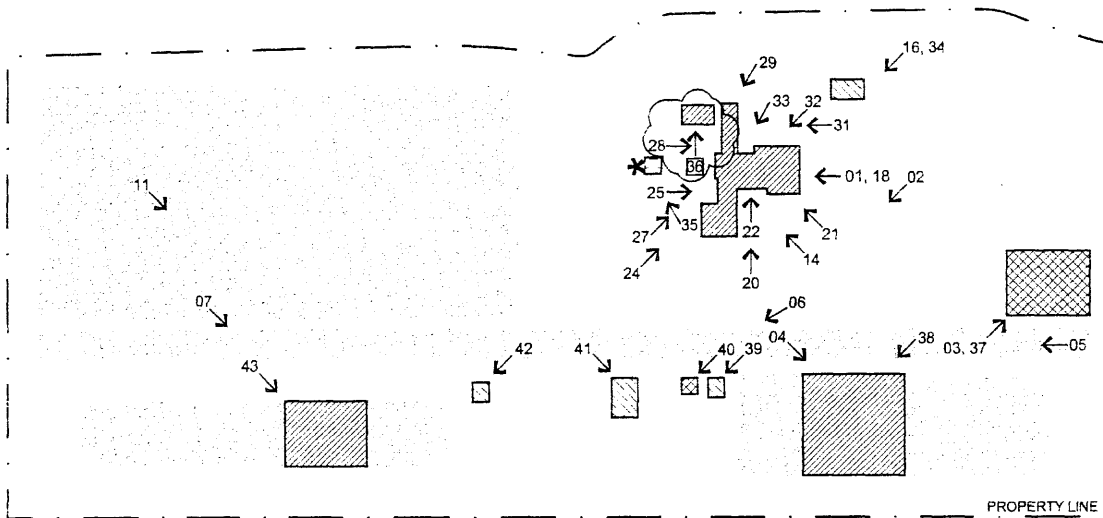
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Map 3: Sketch Map Keyed to Photographs

HAGEMANN RANCH:  
SKETCH MAP KEYED TO PHOTO LIST



NOTE: PHOTOGRAPH NUMBERS NOT SHOWN ARE AERIAL AND HISTORIC PHOTOGRAPHS. SEE PHOTOGRAPH LIST AND ENCLOSED ORIGINALS.

SCALE:  
1" = 100'  
0 50'



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*Photographs* (Prints enclosed)

Name of Property: Hagemann Ranch  
Address: 455 Olivina Avenue, Livermore  
County and State: Alameda County, California  
Location of Digital Files: Page & Turnbull, 724 Pine Street, San Francisco, California

Photograph Number: 01  
Description of View: Hagemann Farmhouse, view from east, 2007  
Photographer: Richard Brandi, Page & Turnbull, 03/01/2007

Photograph Number: 02  
Description of View: Hagemann Farmhouse and Horse Barn, view from northeast, 2007  
Source: Courtesy of City of Livermore, 2007

Photograph Number: 03  
Description of View: Equipment Shed, view from southwest, 2007  
Photographer: Rich Sucre, Page & Turnbull, 03/01/2007

Photograph Number: 04  
Description of View: Horse Barn, view from northwest, 2007  
Photographer: Rich Sucre, Page & Turnbull, 03/01/2007

Photograph Number: 05  
Description of View: Hagemann Ranch Lane, with Equipment Shed near right, and Horse Barn far left, view from east, 2007  
Source: Courtesy of City of Livermore, 2007

Photograph Number: 06  
Description of View: Farm Lane and Granary, Chicken Coop #2, and Blacksmith Shop, view from northeast, 2007  
Photographer: Richard Brandi, Page & Turnbull, 03/01/2007

Photograph Number: 07  
Description of View: Cow Barn, view from northwest, 2007  
Photographer: Richard Brandi, Page & Turnbull, 03/01/2007

Photograph Number: 08  
Description of View: Hagemann Ranch site, Aerial photograph, 1958  
Source: Courtesy of City of Livermore

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Photograph Number: 09  
Description of View: Hagemann Ranch site, Aerial photograph, 2005  
Source: Courtesy of City of Livermore

Photograph Number: 10  
Description of View: Hagemann Ranch outbuildings, view from northwest, ca. 1947  
Source: Hagemann Family Photograph Albums, n.d.  
Livermore Heritage Guild Collection

Photograph Number: 11  
Description of View: Hagemann Ranch outbuildings, view from northwest, 2007  
Photographer: Rich Sucre and Richard Brandi, Page & Turnbull, 03/01/2007

Photograph Number: 12  
Description of View: Hagemann Farmhouse, view from southeast, ca. 1930  
Source: Hagemann Family Photograph Albums, n.d.  
Livermore Heritage Guild Collection

Photograph Number: 13  
Description of View: Hagemann Farmhouse, view from southeast, ca. 1947  
Source: Hagemann Family Photograph Albums, n.d.  
Livermore Heritage Guild Collection

Photograph Number: 14  
Description of View: Hagemann Farmhouse, view from southeast, 2007  
Photographer: Rich Sucre and Richard Brandi, Page & Turnbull, 03/01/2007

Photograph Number: 15  
Description of View: Hagemann Farmhouse and garage, view from northeast, ca. 1947  
Source: Hagemann Family Photograph Albums, n.d.  
Livermore Heritage Guild Collection

Photograph Number: 16  
Description of View: Hagemann Farmhouse and garage, view from northeast, 2007  
Photographer: Rich Sucre and Richard Brandi, Page & Turnbull, 03/01/2007

Photograph Number: 17  
Description of View: Hagemann Farmhouse, east facade, detail, ca. 1947  
Source: Hagemann Family Photograph Albums, n.d.  
Livermore Heritage Guild Collection

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Photograph Number: 18  
Description of View: Hagemann Farmhouse, east façade, detail, 2007  
Photographer: Rich Sucre and Richard Brandi, Page & Turnbull, 03/01/2007

Photograph Number: 19  
Description of View: Hagemann Farmhouse, view from south, ca. 1947  
Source: Hagemann Family Photograph Albums, n.d.  
Livermore Heritage Guild Collection

Photograph Number: 20  
Description of View: Hagemann Farmhouse, view from south, 2007  
Photographer: Rich Sucre and Richard Brandi, Page & Turnbull, 03/01/2007

Photograph Number: 21  
Description of View: Hagemann Farmhouse, south façade detail, right bay, 2007  
Source: Rich Sucre and Richard Brandi, Page & Turnbull, 03/01/2007

Photograph Number: 22  
Description of View: Hagemann Farmhouse, south façade detail, left bay, 2007  
Source: Rich Sucre and Richard Brandi, Page & Turnbull, 03/01/2007

Photograph Number: 23  
Description of View: Hagemann Farmhouse, view from southwest, ca. 1947  
Source: Hagemann Family Photograph Albums, n.d.  
Livermore Heritage Guild Collection

Photograph Number: 24  
Description of View: Hagemann Farmhouse, view from southwest, 2007  
Source: Rich Sucre and Richard Brandi, Page & Turnbull, 03/01/2007

Photograph Number: 25  
Description of View: Hagemann Farmhouse, South Wing, west façade, 2007  
Source: Rich Sucre and Richard Brandi, Page & Turnbull, 03/01/2007

Photograph Number: 26  
Description of View: Hagemann Farmhouse, rear porch and watertower structure,  
view from southwest, detail, ca. 1947  
Source: Hagemann Family Photograph Albums, n.d.  
Livermore Heritage Guild Collection

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Photograph Number:	27
Description of View:	Hagemann Farmhouse, rear porch and watertower foundation, detail, view from southwest, 2007
Photographer:	Rich Sucre and Richard Brandi, Page & Turnbull, 03/01/2007
Photograph Number:	28
Description of View:	Hagemann Farmhouse, North Wing, west façade, view from southwest, 2007
Photographer:	Rich Sucre and Richard Brandi, Page & Turnbull, 03/01/2007
Photograph Number:	29
Description of View:	Hagemann Farmhouse, North Wing, view from northeast, 2007
Photographer:	Rich Sucre and Richard Brandi, Page & Turnbull, 03/01/2007
Photograph Number:	30
Description of View:	Hagemann Family in front of Hagemann Farmhouse, North Wing, view from east, ca.1930
Source:	Hagemann Family Photograph Albums, n.d. Livermore Heritage Guild Collection
Photograph Number:	31
Description of View:	Hagemann Farmhouse, North Wing, view from east, 2007
Photographer:	Rich Sucre and Richard Brandi, Page & Turnbull, 03/01/2007
Photograph Number:	32
Description of View:	Hagemann Farmhouse, Main House, north façade, view from northeast, 2007
Photographer:	Richard Brandi, Page & Turnbull, 03/01/2007
Photograph Number:	33
Description of View:	Hagemann Farmhouse, Main House, north façade detail, 2007
Note:	Edge of 1870s storeroom/1948 bedroom on far left; 1948 sub-entry, second section from left with trellis; narrow alcove with original farmhouse wall, recessed to the right of trellis. Alcove adjoins with north wing.
Photographer:	Richard Brandi, Page & Turnbull, 03/01/2007
Photograph Number:	34
Description of View:	Garage, view from northeast, 2007
Photographer:	Richard Brandi, Page & Turnbull, 03/01/2007
Photograph Number:	35
Description of View:	Pump House / Windmill, view from southeast, 2007
Photographer:	Richard Brandi, Page & Turnbull, 03/01/2007



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Photograph Number: 36  
Description of View: Milk House / Wash House, view from south, 2007  
Photographer: Richard Brandi, Page & Turnbull, 03/01/2007

Photograph Number: 37  
Description of View: Equipment Shed, view from southwest, 2007  
Photographer: Rich Sucre, Page & Turnbull, 03/01/2007

Photograph Number: 38  
Description of View: Horse Barn, view from northeast, 2007  
Photographer: Rich Sucre, Page & Turnbull, 03/01/2007

Photograph Number: 39  
Description of View: Granary, view from northeast, 2007  
Photographer: Rich Sucre, Page & Turnbull, 03/01/2007

Photograph Number: 40  
Description of View: Chicken Coop #2, view from northeast, 2007  
Photographer: Rich Sucre, Page & Turnbull, 03/01/2007

Photograph Number: 41  
Description of View: Blacksmith Shop, view from northwest, 2007  
Photographer: Rich Sucre, Page & Turnbull, 03/01/2007

Photograph Number: 42  
Description of View: Chicken Coop #1, view from northeast, 2007  
Photographer: Rich Sucre, Page & Turnbull, 03/01/2007

Photograph Number: 43  
Description of View: Cow Barn, view from northwest, 2007  
Photographer: Rich Sucre, Page & Turnbull, 03/01/2007

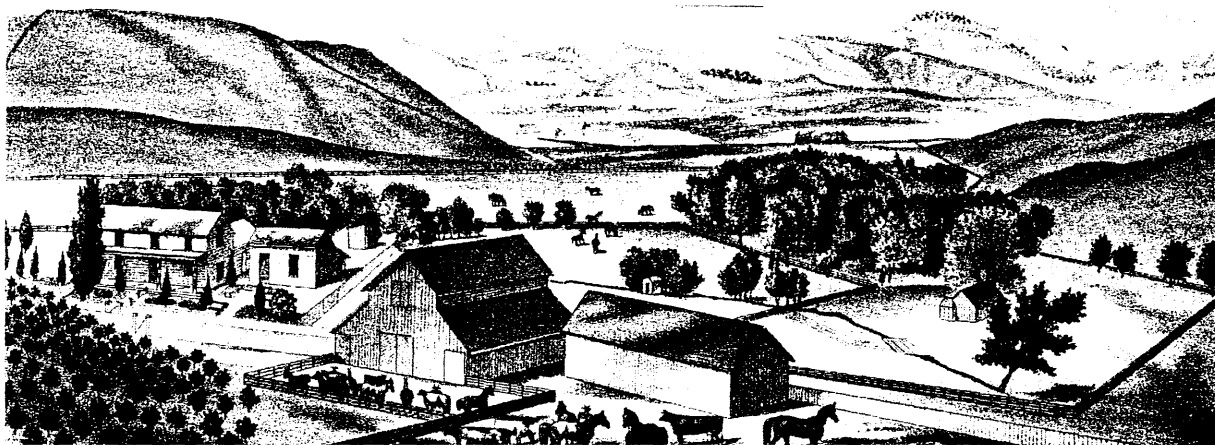
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Historic Illustration 1: The Ranch of Robert Livermore, Jr., illustrated in the *New Historical Atlas of Alameda County*, (Oakland, California: Thompson and West, 1878). Source: Newton, *The Livermore Valley 1878-1889*, 10.



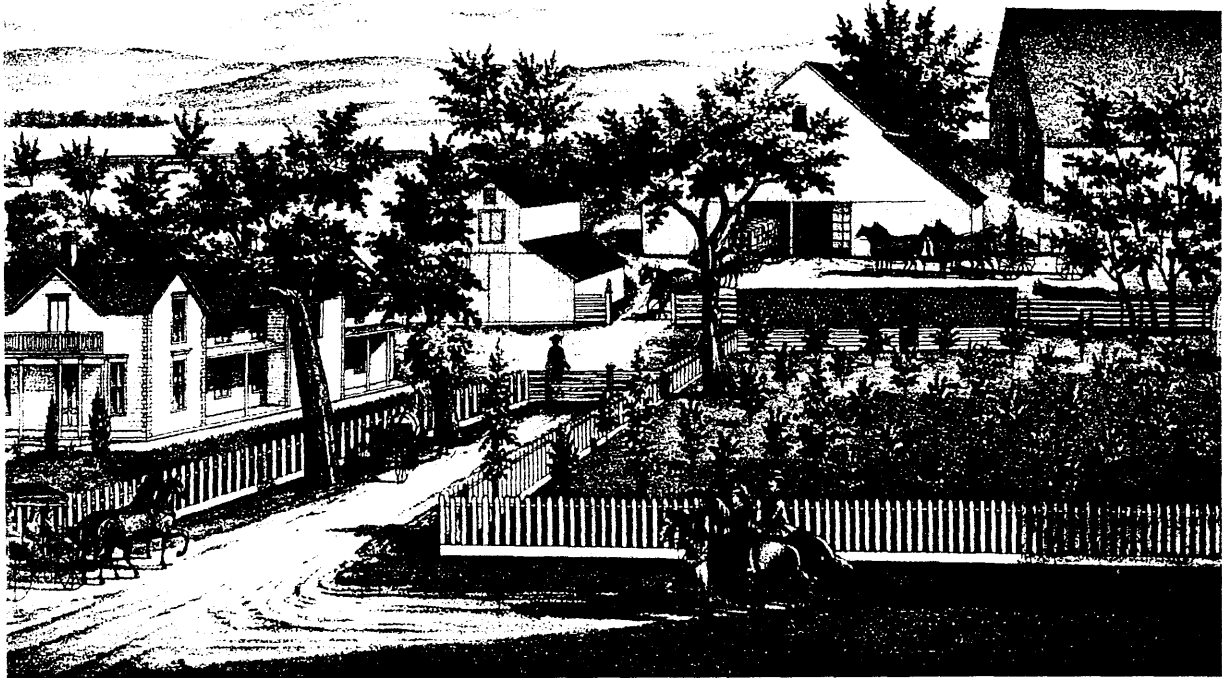
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Historic Illustration 2: The Residence and Warehouse of J.A. Clary, illustrated in the *New Historical Atlas of Alameda County*, (Oakland, California: Thompson and West, 1878). Source: Newton, *The Livermore Valley 1878-1889*, 12.



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Historic Illustration 3: The Residence and Farm of George May, illustrated in the *New Historical Atlas of Alameda County*, (Oakland, California: Thompson and West, 1878 . Source: Newton, *The Livermore Valley 1878-1889*, 13.

