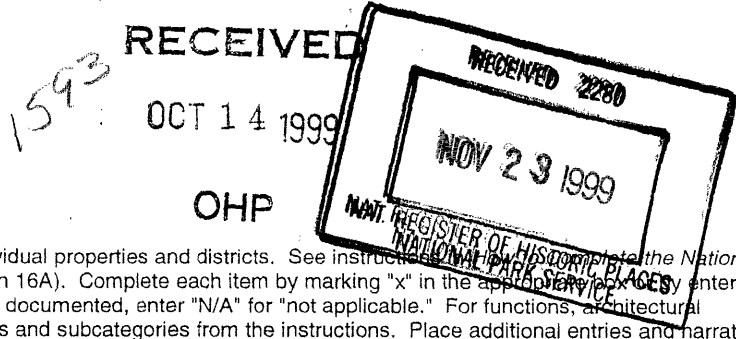


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions for the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box. 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 Garbani, Rocco, Homestead

other names/site number CA-RIV-4744H

2. Location

street & number 33555 Holland Road

not for publication

city or town Winchester

vicinity

state California

code CA

county Riverside

code 065

zip code 92545

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this x 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 x meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide x locally. (See continuation sheet for additional comments.)

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 certifying official/Title

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):

Signature of the Keeper

Date of Action

Edson H. Beall

12/22/99

5. Classification

Ownership of Property: Public-local

Number of Resources within Property

Contributing Noncontributing

Category of Property: District

 4 3 building(s)

Name of related multiple property listing: N/A

 1 ___ sites

 4 ___ structures

Number of contributing resources previously listed in the National Register: 0

___ ___ objects

 9 3 Total

6. Function or Use

Historic Functions:

(Enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/secondary structures
AGRICULTURE/storage
AGRICULTURE/animal facility
EXTRACTION/Quarry

Current Functions:

(Enter categories from instructions)

VACANT/not in use

7. Description

Architectural Classification

(Enter categories from instructions):

LATE VICTORIAN/Other: Hipped roof, stone
LATE VICTORIAN/Other: Hipped roof, wood frame

Materials

(Enter categories from instructions):

foundation: STONE
walls: STUCCO/WOOD, board and batten
roof: ASPHALT, shingle/WOOD, shingle
other:

Narrative Description

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

The Rocco Garbani (sometimes spelled Garboni) Homestead is an historical farm complex located south of the town of Winchester, California, at the base of hills that form the southern boundary of the Domenigoni Valley. The homestead lies 0.7 mile south of Holland Road and 0.5 mile east of Highway 79. Native and introduced grasses flourish where fields once existed to the east, west, and north, and on the rocky slopes to the south of the complex. A row of eucalyptus trees lines the former driveway to the west of the residence, and other eucalyptus, pepper, fruit and ornamental trees are planted around the historical complex, along with cholla and beavertail cactus, agapanthus, and other ornamental vegetation and foundation plantings.

The homestead is comprised of a cluster of farm buildings and structures, two of which, the stone residence and the granary, form the historic core of the complex. Associated built features and archaeological deposits are spread over roughly 14.5 acres. In addition to the residence and granary, contributing elements include a stone foundation/retaining wall associated with a barn, a stone foundation/retaining wall associated with a blacksmith shop, a large poultry coop, a privy, a stone-lined well, a rubble dam, an earth bermed reservoir, a

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: N/A

Areas of Significance

ARCHITECTURE
EXPLORATION/SETTLEMENT
ETHNIC HERITAGE

Period of Significance

ca. 1891-1949

Significant Dates

Significant Person: N/A

Cultural Affiliation: Italian-Swiss

Architect/Builder: Rocco Garbani

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

The Garbani Homestead is associated with the late-nineteenth century settlement of an area of western Riverside County known as the Domenigoni and Diamond Valleys by Italian-speaking immigrants from southern Switzerland. The Italian-Swiss formed a relatively small yet cohesive community that was important in establishing the economy and character of the region and whose heritage lingers today. The Garbani Homestead is a last vestige of that culture and a mode of building particular to it, comprising examples of Victorian vernacular architecture incorporating regional forms with traditional Italian-Swiss stone construction techniques. It is eligible for the National Register of Historic Places under Criterion A, for its association with the early settlement and agricultural development of the region by Italian-Swiss immigrants; and under Criterion C, for its unique qualities of construction. The homestead is also eligible under Criterion D. It has yielded, and has continuing potential to yield, important historical and archaeological information relating to the occupation by the Garbanis, and the regional settlement patterns, economy, and social interactions and adaptations.

Historical Significance

The region of the Garbani Homestead was the early location of *asistencia* San Jacinto, a ranching outpost associated with Mission San Luis Rey. Following secularization, the former Mission lands were granted to the Estudillo family. Difficulties in verifying the exact boundaries of Mexican rancho lands, necessary in establishing clear title following California statehood, delayed Euroamerican settlement of the region until the late-1870s when, drawn by the completion of the railroad in southern California and the prospect of inexpensive farmland,

9. Major Bibliographical References:

See continuation sheet.

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 # _____

Primary Location of Additional Data:

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

Name of repository: Metropolitan
Water District of Southern California;
Eastern Information Center, Dept. of
Anthropology, University of California,
Riverside.

10. Geographical Data

Acreage of Property 14.5 acres

UTM References

	Zone	Easting	Northing		Zone	Easting	Northing		Zone	Easting	Northing
A	11	0493427	3724095	C	11	0493040	3724137	E	11	0493182	3724398
B	11	0493388	3724053	D	11	0493025	3724256				

Verbal Boundary Description

The Rocco Garbani Homestead is located in the SE 1/4 of Section 10, Township 6S, Range 2W, as depicted on the accompanying USGS 7.5' Winchester quadrangle map. The boundaries of the nominated property are further illustrated on the attached sketch map.

Boundary Justification

The boundaries include the farmhouse, outbuildings, and related structures and landscape features that have historically been a part of the Rocco Garbani Homestead and that maintain historic integrity. The boundaries include archaeological deposits associated with the Garbani family's historic occupation of the property identified by a program of systematic surface inspection and subsurface testing. The area northwest of the farm complex was excluded due to disturbance from construction of the San Diego Canal. Areas to the northeast of the farm complex were not included because of construction related disturbance associated with the Eastside Reservoir Project.

Rocco Garbani Homestead
Name of Property

Riverside County, California
County and State

11. Form Prepared By

name/title Dana N. Slawson and Roberta S. Greenwood

organization Greenwood and Associates

date March 9, 1999

street & number 725 Jacon Way

telephone (310) 395-3412

city or town Pacific Palisades **state** CA

zip code 90272

Additional Documentation

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.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

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

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Metropolitan Water District of Southern California

street & number Two California Plaza, 350 South Grand Avenue

telephone (909) 926-5603

city or town Los Angeles **state** CA

zip code 90054

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 1

Rocco Garbani Homestead

Riverside County, California

rubble animal enclosure, a stone workshop and quarry, and a eucalyptus tree row. A small shed, a laundry/bath building, and a small poultry coop built within the last 40 years are not considered contributing elements.

Residence

Situated at the northern end of the farm complex, the residence is a one story, stucco faced, stone vernacular structure. The original block of the Garbani house is rectangular in plan with a moderately sloped hipped roof. The front roof slope is extended over a deeply sheltered full-width porch. A modern one story frame wing has been added at the rear. Three bays wide and oriented to the west, the house faces an early roadway, now abandoned. Paralleling the west facade, a windbreak row of closely spaced mature eucalyptus trees shades the house from the fierce summer sun. A large solitary pepper tree stands off the southwest corner.

Construction of the house's massive stone walls is "*a secco*" or "*a rasapietra*," a distinctive Italian-Swiss construction technique in which rough dressed, random rubble walls are dry laid, then stuccoed or plastered on one or both sides. Foundations are also of dry laid random rubble. The stone was collected or quarried from the rocky slopes above the farm complex. The stucco wall finish appears to be original, and it covers all exposed wall surfaces on both the exterior and interior.

Accessed from the porch, the primary entrance is centered in the west wall, with a window to either side. There are two symmetrically placed windows in the north wall and on the east side, a single window placed south of the centered rear entrance has been covered on the exterior (by the rear addition). The south wall is without openings. Fenestration consists of six-over-six single-hung sash windows, with the exception of the east window, which is a modern two-over-two sash replacement. They display delicate muntins and simple, medium width, redwood board trim. The four panel front door also has unembellished medium width redwood board trim.

Presently covered with composition shingles, the hipped roof has a short, north-south running ridge and moderately overhanging eaves with rafter ends enclosed. Historic photos show a shed hood, an extension of the principal roof, over the rear door, probably removed when the rear wing was added. A galvanized metal stovepipe projects from the front roof slope and another rises from the rear slope.

The porch roof is supported by eight slender square wooden posts, three of which are chamfered and appear original. Slender rails attached to the porch supports span the south half of the porch; the railing seems to be a recent addition. The porch deck is finished with narrow tongue and groove floorboards. Reached by a single concrete step at the south end or a two riser wooden stair centrally placed on the west side, the porch has an open ceiling, and roof framing is covered with a shiplap board deck.

In plan, the Garbani house is presently four rooms: two wide by two deep. From the front door, one enters what has historically functioned as the living room or parlor, beyond which is the kitchen. A central partition runs the full depth of the structure, immediately south of the door, and the south half of the house contains two bedrooms. The central partition and one dividing the two bedrooms are constructed of a single thickness of vertical, beaded, tongue and groove redwood boards. The frame partition separating living room and kitchen is reported to have been added in the 1940s by Rocco Garbani's son-in-law, Louis Leathern, who also added a water line from the windmill and electrical service to the house around the same time. The ceilings are relatively low, with joists exposed (Whited and Miranda 1992).

The stone perimeter walls are finished on the interior with painted stucco and have a smoothed, irregular surface, the only alteration to the original condition being modern plyboard wainscot applied to the lower walls of

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Rocco Garbani Homestead

Riverside County, California

the living room. Openings in the two foot thick walls splay toward the interior and have flat wooden lintels. Windows and doors are placed near the exterior wall planes and the deep window wells extend to floor level. Shelves the full depth of the recesses have been added at sill height.

A low, segmental arched niche built into the east wall of the kitchen is too shallow to have functioned as a fireplace and probably housed a small wood burning stove. Its interior is finished with plaster and there is no evidence of a hearthstone, mantel, or hood. A circular chimney flue, carefully finished with plaster on the interior, extends from the roof of the niche, through the core of the stone wall, to the top. The chimney is not expressed on either the interior or exterior of the wall.

The one interior door, that of the west bedroom, is of the four panel type, similar to the front door but not identical. Interior door and window trim is of medium width, painted redwood boards. The rear door was removed at the time of the rear addition. Floors in the Garbani house are currently vinyl tile, applied over the original fir tongue and groove flooring.

Built between 1966 and 1990, the rear addition is wood frame construction with a flat roof and plywood siding, resting on a concrete slab. The interior is painted gypsum wall board and comprises a bedroom, bathroom, and laundry/storage room.

A small patio with flat stones once existed to the east of the house, with a washstand made of two vertical rocks that supported a large stone laid across the top. A large "umbrella" tree existed adjacent to the stand, with a mirror attached for shaving. Farther to the east was an ornamental rock and cactus garden enclosed by a wire fence (Whited and Miranda 1992).

Granary

Immediately south of the house is a small one-story, vertical board and batten vernacular outbuilding referred to as the granary. It has a steeply sloped hip roof and a raised, stone-walled basement. Roughly square in plan with a single room at each level, it is presently in poor condition; the superstructure has shifted off, and splayed over, the foundation on all four sides. Emergency supports have been installed to prevent the structure's collapse.

The granary basement is partially excavated into the bedrock, and stonemasonry lines the excavation. Walls are constructed of dry laid random rubble, stuccoed on both the interior and exterior. Locally available granite, foliated quartzite, and pegmatite were used. Entrance to the low ceilinged basement is by way of a submerged stairway with foliated quartzite slab steps and stonework sidewalls that descend to a doorway centrally placed in the north wall, facing the residence. A vent opening is centrally placed at the top of both the east and west basement walls. Framed with heavy planks, the wire mesh covered vents were originally protected by awning-type plank shutters mounted on the exterior. Remnants of the shutters remain. The lower portion of each vent is protected from flooding by an upright stone slab. A single square post near the center of the cellar provides additional support to the floor structure above. Repeated floodings have covered the basement floor with a layer of sediment and debris.

The walls of the granary's upper story are unframed and the vertical planks act as the primary structural members. The hip roof has a short, north-south running ridge, and roof rafters are terminated flush with the walls. It is covered with sawn cedar shingles, over which remnants of red rolled roofing material are evident. The only doorway in the upper story occurs at the east end of the south wall, facing away from the residence and

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Rocco Garbani Homestead

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toward the farmyard. It is accessed by a single stone slab step. A window opening occurs near the center of the south wall, and a second window was placed high in the east wall. The door and windows have been removed and only fragments of their narrow board trim remain. Except for small sections covered with corrugated cardboard, the interior walls do not appear to have ever been finished, nor is there a ceiling.

The floor of the upper story is finished with medium width tongue and groove boards affixed to floor joists supported by heavier beams. In an unusual detail, the floor is finished flush with the top of the basement/foundation walls, so that the stucco-faced stonework is exposed around the perimeter of the room.

Barn Foundation/Retaining Wall and Floor

Southernmost of the farmstead buildings, the barn was a plank walled structure, rectangular in plan, with a gabled, wood shingle roof. Only the rear (south) and east stone retaining/foundation walls and remnants of the stone and slurry floor remain. Built into the hillside, the skillfully crafted walls are of dry laid, random rubble construction and incorporate a variety of rock types available on the farmstead. Roughly six feet high at the corner, the east wall is 49 feet long, and the south wall measures 102 feet. The date 1910 and a 19 are carved into a stone of the south wall and the date 1912 is incised near the center of the east wall. The significance of the dates is unknown, as photographs confirm that the barn was standing by the early to mid-1890s. Accounts vary as to whether the barn was supported by this very massive structure, or if the rock wall served only as retaining wall either before or after the barn was built.

The farmstead's primary storage structure, the interior of the barn was divided, with the west side used to stable stock, and the east side housing the family's vehicles. A door opened onto a corral on the west; about 15 horses were stabled in the barn each night, also a bull and 10 or 12 cows that spent the days in a fenced pasture west of the structure. The eastern side housed the better quality vehicles - a Sunday buggy, a day buggy, and later, the family automobile. Farm machinery and wagons were generally parked outside (Foster et al. 1994: 178).

Blacksmith Shop Foundation/Retaining Wall

The blacksmith shop foundation or retaining wall, like the walls of the barn, was built into the slope that rises at the southern end of the farmyard. Roughly 16 feet in length and five feet high, the wall is typical of Rocco Garbani's stone masonry, well constructed of rough dressed random rubble, the stone likely collected or quarried on the farm. The date "1918" is carved into one of the stones at mid-wall. The blacksmith shop contained a forge, anvil, drills, a large grindstone and various tools for tasks such as repairing tack. According to various accounts, the blacksmith shop was either open-sided with a wooden roof or, had stone south and east walls, with remaining walls and roof of wood. It is believed to have been built after 1900 (Whited and Miranda 1992).

Stone Quarry and Workshop

The stone quarry and workshop are located approximately 300 feet southeast of the homestead complex and consist of an irregular, linear grouping of boulders, large to small rocks and debris covering an area roughly 30 x 150 feet within a larger fenced enclosure. The bulk of the configuration appears to have resulted from cultural means and many constituents are situated in artificial positions (leaning or wedged). At least 25 of the boulders and rocks exhibit some type of cultural modification: flat, cleaved surfaces, long thin grooves, and abraded, possibly sawn, surfaces.

Eucalyptus Tree Row

Immediately west of the house and granary is a north-south oriented row of mature eucalyptus trees. Believed to have been planted around 1920, the trees served as a windbreak and also sheltered the buildings from the

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Rocco Garbani Homestead

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afternoon sun. Incorporating 22 trees, some as large as three feet in diameter and 60-70 feet tall, the tree row would have corresponded with a second row located to the east of the buildings, now removed.

Large Poultry Coop

Situated between the remains of the blacksmith shop and barn, the poultry coop is rectangular in plan with vertical plank walls and a gabled roof covered with wood shingles. The structure rests on a combination of mud sill and stones and there is a low stone wall, dry laid and roughly two courses high, immediately upslope on the south side. A door flanked by large windows faces the farmyard on the north, and additional windows covered with chicken wire occur on the east and west sides. The rear (south) wall has been repaired with sheet metal scraps, including a windmill vane. Presently in poor condition, the poultry coop was constructed after 1910.

Privy

A vertical board and batten structure with a shed roof, also covered with board and batten, the privy is located southeast of the house and granary. It is a single hole outhouse with the door oriented to the south. The privy was constructed by Garbani's grandson following World War II.

Well

Located roughly 300 feet southeast of farm complex is a stone-lined well. Ovoid in plan and presently about five feet deep, the well is centered within a small, south-north flowing ephemeral drainage. It is remembered as being used to water livestock. Construction is dry laid random rubble, and the top of the structure is nearly flush with the ground surface. The well is believed to date to before 1900 (Foster et al. 1994:176).

Reservoir

Formed by a U-shaped earthen berm, the reservoir is situated approximately 350 feet southeast of the farm complex and 60 feet southwest of the well. The berm is three to four feet high and encloses an area roughly 60 x 70 feet. Family members recall that the reservoir was used to provide water for livestock (Foster et al. 1994:177).

Dam

The dam spans an ephemeral drainage approximately 1000 feet southeast of the farm complex. It is situated at the edge of a large open field below a spring. Constructed of piled rubble, it measures roughly 40 feet long, 10 feet wide, and 3-4 feet high.

Enclosure

The semi-circular rock enclosure combines naturally occurring granitic outcrops and dry laid rubble to form walls. It is about 250 feet south of the house on a slight slope. Anecdotal information suggests that hogs were kept in this area by the Garbanis, and that the open end of the structure was enclosed with a wood fence (Foster et al. 1994:188).

Laundry/Bathhouse

The laundry/bathhouse is a single story concrete block structure located northeast of the house. Rectangular in plan with a composition shingle covered hipped roof, the interior of the building is divided into three rooms: a full bath, a laundry room, and a storage room. The laundry/bathhouse replaced an earlier wood frame structure and is believed to postdate 1950.

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Shed

This small structure stands to the north of the residence, approximately where a windmill once stood. Rectangular in plan, it is clad with vertical board and batten, with sections of horizontal wood siding. The shed is covered by a low corrugated metal shed roof and rests on a concrete slab. It dates to after 1950.

Poultry Coop

The poultry coop is a small, low, wood frame structure that stands to the east of the granary. Clad with a mixture of plywood, sheet metal, and horizontal siding, it has a flat, corrugated metal roof and wall openings covered with chicken wire. The poultry coop is believed to have been erected within the past 30 years. It is in poor condition.

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Rocco Garbani Homestead

Riverside County, California

homesteaders began to trickle into the region. Among the first to arrive in the Domenigoni Valley in 1879 and 1880 were a number of Italian-Swiss settlers, including Rocco Garbani and his brother Charles (Greenwood et al. 1993).

All hailing from the canton of Ticino in southern Switzerland, the Italian-Swiss took up adjacent plots in what was later known as Domenigoni Valley, after the most prominent of this group. They initially adopted a diversified subsistence farming economy that closely resembled established patterns of their homeland which included sheep and goat herding, dairying, some truck farming, beekeeping, and making wine and beer. Some, like Gaudenzio Garbani and Angelo Domenigoni, were later able to amass the large tracts of land necessary to pursue dry farming and cattle ranching. Rocco Garbani also dry farmed grain crops, but not on a scale that allowed him to abandon his more diversified subsistence practices. At least two members of the community, Rocco Garbani and his neighbor, Angelo Domenigoni, were trained stonemasons, and stone construction became a distinguishing characteristic of the Italian-Swiss farmsteads.

The Italian-Swiss homesteaders of the Domenigoni Valley, known locally early on as Swiss Valley and New Helvetia, formed a small, tight-knit community. Most families were related to one another prior to immigration, or intermarried after coming to the United States. Members came together regularly for social gatherings and worship, and supported each others' economic activities, sharing farm implements and draft animals, and working communally, both for free and for hire, to plant and harvest crops and complete other labor intensive tasks. Dairy farming was an important traditional endeavor within the Italian-Swiss community, and several families formed a cooperative, the Helvetia Creamery, where they could sell or barter their excess production of milk and butter.

By the turn-of-the century, Italian-Swiss farmers owned or controlled virtually all of the arable land in the Domenigoni Valley - in excess of 10,000 acres. Members of the community owned businesses in nearby Winchester, and in the more distant towns of Temecula, Hemet, and Idyllwild, including a dairy, lumber mills, and a meat market, and also participated in other non-agricultural pursuits, like prospecting. Several were involved in local politics. Members of the Italian-Swiss community formed the New Helvetia school district, with a schoolhouse located one mile north of the Garbani Homestead, and also established a Catholic church parish.

The trained masons, Rocco Garbani in particular, were responsible for stone building construction. Rocco Garbani was the only valley resident listed in the 1880 census as a mason, possibly indicating that by this early date Angelo Domenigoni's ranching pursuits took precedence over building. Foliated quartzite, typical of Domenigoni Valley construction, has its only local outcropping on Rocco's property, indicating his involvement, at least as provider of raw material if not as builder, in construction of all stone structures in the valley.

The contributing elements of the homestead were constructed by Rocco Garbani, possibly with the assistance of his brother Charles. Garbani was born in Russo, Switzerland August 15, 1846. Trained as a stonemason, he worked for some time at his trade in his homeland and in Germany prior to emigrating to the United States ca. 1875. Upon landing in New York, Garbani traveled overland by train to San Francisco, where he resided and became a naturalized citizen. Hearing of opportunities in the Los Angeles area, Garbani left San Francisco in 1877. Traveling by rail to Colton, he eventually made his way to Perris, in Riverside County, where he worked as a sheep herder for fellow countryman Bernardo Bernasconi, prior to settling in the Domenigoni Valley. He professed to be the third Italian-Swiss settler in the Valley, the first two being his friends Gaudenzio Garbani and Angelo Domenigoni (*Hemet News* 1949; Burrell 1948).

Rocco Garbani, possibly assisted by Charles or others, constructed the first stone building in the region — a substantial one story structure known locally as the "Rockhouse," dating to 1879 or 1880 (GLO 1880). Presumably Rocco and his family lived in the house, which also served as the area's first post office from 1880 to

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1882 (Foster et al. 1994:156; National Archives 1877-1891:198). The Garbani Homestead complex stands less than one-half mile southwest of the Rockhouse ruins. Rocco Garbani was the earliest legal owner of the land where the farm complex is located, receiving a homestead patent on the property in 1891. He and his family lived at this property from 1891(or earlier) onward.

In 1885, Garbani married Josepha Tosobal (1852-1917) a Native American of the Pechanga Indian band. Rocco and Josepha raised seven children, six daughters and one son, at the farm, two of whom, Ida and Richard, remained single and operated the farm with Rocco until his death in 1949 at the age of 102.

The Garbani family grew wheat, barley, and hay, but unlike other area farmers, continued to grow corn, potatoes, beans, and other vegetables throughout their tenure. Garbani sold his wheat and barley through a broker in Los Angeles, as did his neighbors, reserving some of the barley for the beer he brewed at home. He also made wine from locally grown grapes. The beans grown on the farm were dried and threshed there (Foster et al. 1994:161). Through the 1930s, the Garbanis kept 15 horses, 10 to 12 pigs, 10 to 12 milk cows, and one bull. Turkeys, goats, and sheep were also raised for consumption and sale; Garbani's daughters tended the fowl and made the cheese, butter, and sour cream. Garbani also maintained an apiary for income and personal use; 100 beehives and an extractor were located near the south end of the property. Wood from the eucalyptus trees grown on the farm was used for heating and cooking. Cheese, made from both cow's milk and goat's milk, was aged in the cool stone-lined cellar of the granary, which was also referred to as the "cheese house." In addition to dairy products, canned and fresh fruits and vegetables were kept there, along with Rocco's homemade beer and wine. Sacks of grain, beans, and rice were stored in the wooden upper story.

Architectural Significance

The random rubble, *a secco* or *a rasapietra*, wall construction of the Garbani house and granary walls, wherein stone walls were erected without the use of mortar, then plastered, is a distinctive characteristic of the northern Italian and southern Swiss building tradition (Heusser 1992; Gschwend 1982). While dry laid stone wall construction was not unusual in this country during the nineteenth century for enclosures and the foundations of simple buildings, the technique was rarely used for residential construction. A plaster exterior finish was typical on Spanish-influenced stone and adobe structures in California, but use of plaster over dry laid stone walls was not an element of the Spanish-Mexican building tradition, nor the northern European-derived traditions of other groups settling the state (McKee 1973:32, 84). The use of these methods of construction and materials clearly expresses the builder's continuing perpetuation of the building traditions of his homeland. The Garbani homestead incorporates the only intact examples of this unusual construction type remaining in the region.

The residence, granary, and other structures of the Garbani homestead present a unique adaptation of the stone building tradition of southern Switzerland to the vernacular forms of late nineteenth century California. In exterior appearance, floor plan, and placement on the land, they appear typical of an early southern California homestead. Whereas the use of hipped roofs was uncommon in traditional folk building of the Russo region of Switzerland during the time of Garbani's working life there, the one story hipped roof cottage was a Victorian vernacular house form typical in rural, post-railroad, California. Board and batten wall construction was similarly rare in southern Switzerland, while homes and outbuildings employing this wall finish were common on the southern California landscape (Gschwend 1982). Garbani's selection of these forms and materials speaks to his ability and willingness to integrate the contemporary Victorian forms of his chosen home into his building vocabulary.

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The stonemasonry of the house and granary, as well as the barn and blacksmith shop retaining/ foundation walls, are excellent examples of random rubble construction. Building stone was quarried at the homestead and probably supplemented with stone cleared from the fields. With Garbani's personal knowledge of the craft, the unique masonry at the farm was composed with great care and skill.

Archaeological Significance

Archaeologists found that the site covers 14.5 acres and contains many more features and remains than had been originally recorded. The structures were clustered in the northern portion of the site, with the apiary most distant, 200 m south of the residence, and the stone quarry some 100 m southeast of the main complex. To sample the many, widely dispersed site elements, excavations included 27 controlled units, 33 shovel test pits, 5 hand trenches, 18 block exposures, 22 auger borings, and 3 mechanically dug trenches. The efforts yielded 15,992 artifacts by count, weighing a total of 128,208.6 g. Dates derived from makers' or product marks, glass container colors, or the technology of manufacture, spanned the full range of known occupation and contributed insight into the family's economic endeavors, success relative to other properties, participation in the marketplace, consumer choice, reliance on traditions of the homeland, layout of an immigrant farmstead, disposal pattern, and formulation of a new Entrepreneurial Model. Fieldwork in and around the structures and remains of those no longer standing revealed details of construction and function unknown from history or photographs.

Differences in the ratios of glass color between proveniences helped to establish the sequence of structures and deposits. For example, the higher proportion of sun-colored amethyst and aqua glass and hand applied bottle finishes in a trash scatter adjacent to a dirt road at the western site boundary was indicative of an early discard pattern. Other early artifacts, including Native American materials and Chinese stoneware, were recovered in association with the massive stone wall and barn floor, supporting its contemporaneity with the residence. The privies and suspected privy locations, as well as the remains of various outbuildings, were seriated in time partly by the artifact distributions.

Investigation in 1993 addressed only loci and features where no immediate impact was anticipated. Thus several activity areas were not tested, some excavations could not be completed because of an unusually high seasonal water table, and there was no access to what appeared to be the largest and earliest disposal area. Domestic discards were apparently deposited away from the house, in discrete trash features, privy pits, possibly the (unexplored) well, and off the dirt road at the western boundary.

Prior to excavation, the major objective of the research strategy was to test a model which set forth distinctions between three models postulated to pertain to settlement in this isolated valley of the American West: Dependency, Frontier, and Metropolitan. They were approached by testing how well each model fit the constructs of settlement pattern, level of self-sufficiency, food ways, technology, internal government structure, class/ethnic relations, life amenities, architecture, type of production, adaptation to environment, reproduction of population vs. growth by immigration, racial/ethnic homogeneity, and organization of work. These issues were approached by a combination of archaeological methods with documentary research, oral history, faunal study, and structural analysis (Foster et al. 1994).

The results to date demonstrated that the life and the economy of the Garbani Homestead were not consistent with any of the three models, and led to formulation of an Entrepreneurial Model. The bases for this model are mainstream Euroamerican cultural values and the American worldview around the turn of the century. The socioeconomic profile of this society is a small-scale production unit based on the owner's management. Production is market-oriented. Subsistence activity is second to income production and influences the division of

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labor. Consumption of commercial food products is determined by earned surplus, and increases as the family prospers. As compared to the middle class, an elite group has larger production units and more income, and thus greater political power. This model can accommodate change, because families have social mobility according to how income and property holdings vary over time.

The Entrepreneurial Model applied to this resource by creating a landscape modified by cultural domination over nature, as seen in the fields, home, other structures and buildings, alterations of grade and surface, feedlots, irrigation works, roads, and so on (Rasson 1999). Concerns for cost-effectiveness lead to reliance on technology and innovation. The model accommodates architectural diversity and self-expression because decisions are made by the family. On the other hand, there is little diversity in the actual lay-out of agricultural sites in the region because they are exploiting the same resource and constrained by the same environment.

The archaeology revealed the Garbanis' solutions to common problems: providing shelter, supplying water, raising stock, dry farming, marketing. Refuse disposal was at first near the residence, but later at a greater distance as outbuildings crowded the central space. Farm machinery was curated for spare parts or adaptive reuse. Within the model, impacts upon the native landscape grew as farm acreage increased, land use became more intense, small holdings were consolidated into major agribusiness, and open space yielded to clusters of buildings, structures, and activity areas.

Archaeology contributed to this construct by revealing the nature of the distinctive building construction, specific information about features and structures no longer standing, quarry efforts, water control, diet, economic status, participation in the local and national markets, and not least, the presence of Native Americans at this site well into what is called the historical period.

One important research question yet to be addressed pertains to the potential co-occurrence and relationship between the Garbani family and local Native Americans. "Prehistoric" site CA-RIV-4624 overlaps this site, but has been excavated by Applied EarthWorks, report not yet compiled. Garbani features which were not tested, and the excavations which could not be completed because of the prevailing high water table, have continuing potential to reveal information about the contents, function, and construction of the granary basement; the residence foundations; depth, construction, and possible artifacts within the well; construction and contents of older privies whose locations have been suggested by family members; and Euroamerican-Native American interaction. Data from any of these site components will contribute to the validation of the Entrepreneurial Model, and provide cultural materials for the public interpretation facility envisioned by the Metropolitan Water District.

The site maintains good to excellent overall integrity, with essential physical features which convey its past identity and character as a rural historical landscape.

Summary

The Rocco Garbani homestead is a last vestige of the early settlement of the Domenigoni Valley by Italian-Swiss immigrants. During the late nineteenth and early twentieth centuries, members of this ethnic group comprised the predominant landowning group in the region, distinctive for their diverse farm economies, and for their construction of stone homes and outbuildings. The Garbani house represents the last intact example of Italian-Swiss stone masonry construction known to exist in the region. The unique residential structure embodies the stone masonry tradition of the Italian-Swiss in its use of *a secco* construction adapted to a regional Victorian

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vernacular house form. The granary, while now in a poor state of preservation, is restorable, and exhibits the fine stonework typical of this individual and this group, as do the barn retaining wall and blacksmith shop foundation. The complex retains its character as the late nineteenth and early twentieth century homestead of an Italian-Swiss farmer.

Significance rests with the homestead's strong historic associations with the settlement and ethnic history of southern California (Criterion A); the merits of its well preserved vernacular architecture (Criterion C); and the important archaeological information, both prehistoric and historic, that the property has produced and has the continuing potential to produce (Criterion D).

The period of significance for the Rocco Garbani Homestead is defined as beginning in ca. 1891, the approximate date of construction and initial use of the contributing farmstead structures, and ending in 1949, the year of Rocco Garbani's death and also when active farming of the property ceased. The homestead remained in the hands of the Garbani family for 75 years.

The feeling and location of the property strongly convey the period of historical significance and ably demonstrate the relationship of this homestead to the surrounding agricultural hinterlands. Although the setting of the homestead complex has been affected by construction related to the Eastside Reservoir Project, the general character of the historic landscape and the homestead complex within it remains. The property has been unoccupied since its acquisition by the Metropolitan Water District in 1990. The integrity of the residence is excellent. The configuration of the core remains unchanged from the period of significance, and with the removal of the rear addition, the house will be returned to its original form. The blacksmith shop and barn walls are substantially intact. The original fabric of the granary, poultry coop, and privy are present and restoration to their original state is possible.

With the completion of the Eastside Reservoir Project by the Metropolitan Water District of Southern California, approximately 4400 acres of the Domenigoni and Diamond Valleys will be inundated. Included within the inundation area will be the homesites of all other early Italian-Swiss settlers, in addition to the farms and ranches of other early Euroamerican settlers. The Rocco Garbani Homestead will be the last surviving example of an Italian-Swiss built stone house with associated outbuildings and features.

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Summary of Resources

Buildings

Contributing

1. Residence
2. Granary
3. Poultry Coop
4. Privy

Noncontributing

1. Laundry/Bathhouse
2. Shed
3. Poultry Coop

Sites

Contributing

1. Rocco Garbani Homestead, CA-RIV-4744H

Contributing Site Elements

1. Barn Retaining Wall/Foundation
2. Blacksmith Shop Retaining/Foundation Wall
3. Stone Quarry and Workshop
4. Eucalyptus Tree Row

Structures

Contributing

1. Well
2. Reservoir
3. Dam
4. Enclosure

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Summary of Buildings, Structures and Features of the Rocco Garbani Homestead					
Map References	Function	Physical Remains	Size	Location	Dates
Structure 1	poultry coop	wood frame structure	5.0 x 3.8 x 2.7 m	30 m S of residence	post 1910
Structure 2	privy	wood frame structure	1.09 x 0.99 m	22 m SE of residence	post 1945
Structure 3	granary	stone foundation, wood superstructure	5.6 x 5.7 m	4 m S of residence	1890s
Structure 4	residence	dry laid stone	7.6 x 10.5 m	N end of farmstead	1890s
Structure 5	shed	wood frame structure	3.0 x 2.6 m	15 m N of residence	modern
Structure 6	laundry/bath	concrete block structure	3.7 x 4.9 m	5 m NE of residence	modern
Structure 7	poultry coop	wood frame structure	2.6 x 3.7 m	15 m ESE of residence	modern
Structure 8	barn retaining/ foundation wall	dry laid stone	15.0 m; 31.0 m	50 m SSW of residence	1890s
Locus 1	former apiary	mature pepper trees, artifact scatter	20.0 x 20.0 m	200 m S of fence	post 1900
Locus 2	stone quarry/workshop	stone blocks, chippage	49.3 x 41.8 x 49.1 x 20.3 m	100.0 m SE of farmstead	post 1880
Feature 1	animal enclosure	dry laid stone enclosure	10.5 x 7.5 m	80 m S of residence	post 1900
Feature 2	refuse disposal	surface scatter of artifacts	12.0 x 10.5 m	65 m S of residence	post 1940
Feature 3	refuse disposal	surface scatter of lumber, wire	15.0 x 9.0 m	100 m SE of farmstead	post 1940
Feature 4	well	stone lined	3.0 x 2.8 m	90 m SE of farmstead	post 1900
Feature 5	reservoir	earthen berm	22.0 x 19.0 m	110 m SE of farmstead	post 1920
Feature 6	barn/garage	partial floor/stone and slurry	13.0 x 16.0 m	SW corner of farmstead	1890s
Feature 7	refuse deposit	shallow deposit of artifacts	16.0 x 4.0 m	SW corner of site	post 1920
Feature 8	blacksmith shop foundation wall	dry laid stone	5.0 m long	35 m SE of residence	post 1900
Feature 9	dam	stone rubble	13.0 x 3.0 x 1.0 m	300 m S of farmstead	post 1910
Feature 10	rock piles	rock debris	2.7 x 1.7/3.0 x 0.9 x 0.3 m	300 m S of farmstead	unknown
Feature 11	refuse deposit/privy	shallow artifact deposit	1.5 m x 1.5 m	40 m SE of house	modern

Map reference numbers taken from Foster et al.1994.

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List of Photographs

- Photo 1 Residence, west elevation, facing east. Granary is visible at right and laundry/bathhouse at left.
- Photo 2 Residence, north elevation, facing south. Modern addition is at left. Eucalyptus tree row is at right.
- Photo 3 Residence, south elevation, facing northwest. Modern addition is at right.
- Photo 4 Residence, detail view of porch and west facade, facing northeast. Pepper tree is in foreground.
- Photo 5 Residence, detail view of south elevation showing exposed stonework, facing north. Eucalyptus tree row is at left.
- Photo 6 Residence, interior, detail view of niche in east wall showing stonework and flue, facing northeast.
- Photo 7 Residence, interior, detail view of east window, north wall, facing northwest.
- Photo 8 Granary, north and west elevations, facing southeast.
- Photo 9 Granary, south and east elevations, facing northwest. Residence is visible at right and eucalyptus tree row is at rear.
- Photo 10 Granary, detail view of north elevation showing board and batten construction and stone cellar stairway.
- Photo 11 Granary, interior, detail view of roof construction, facing northwest.

All photographs taken by Dana N. Slawson, October 29, 1998. Negatives on file at Greenwood and Associates, 725 Jacon Way, Pacific Palisades, California 90272.