# **National Register of Historic Places Continuation** Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

#### SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94000359

Date Listed: 4/15/94

Bachelder, Thomas Foxwell, Barn Property Name

Alameda CA County State

N/A Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

hungui A Signature of the Keeper

 $\frac{4/15/94}{\text{Date of Action}}$ 

Amended Items in Nomination:

Function:

Current Function is revised to read: Domestic/Single Dwelling and Commerce/Specialty store

U.T.M.:

The UTM Coordinates are revised to read: Zone **10** 597480 4163000

This information was confirmed with Marilyn Lortie at the California Office of Historic Preservation.

DISTRIBUTION:	
National Register property file	
Nominating Authority (without nomination	attachment)

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6. Function or Use	na sa ana kana kana ka mata na kana kana kana kana kana kana kan	
Historic Functions (enter categories from instructions) AGRICULTURE / Storage	Current Funct	ions (enter categories from instructions) DOMESTIC / single dwelling
		TRANSPORTATION / Road related
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Architectural Classification (anter categories from instructions)	Materials (ent	er categories from instructions)
	foundation	Sandstone
OTHER: 19th century OTHER: Stone barn	walls	Sandstone
	root	Concrete (tiles)
	other	Brick (relieving arches)
	· and value of the second of the	WOOD (side elevation)

Describe present and historic physical appearance.

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National Register of Continuation Sheet	nistone	<b>PIACES</b> Bachelder Bar	NATIONA. REGISTER
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### 7. DESCRIPTION:

The Thomas Foxwell Bachelder Barn is a two-and-a-half story, detached stone structure in a rural setting, located at the bottom of a hill on the easterly side of Kilkare Road in the town of Sunol, Alameda County, California. Alamada County Bench Mark No. 194 is located at the building's northwest corner, at mile 1.35. The building is a rectangle 80 feet along the road by about 50 feet deep, built into the hillside for animal and vehicular access to the second floor (a "bank barn"). It has a side gable roof with a narrow cross gable centered on the facade, the westerly elevation. The facade is symmetrical with three openings per floor and a medallion in the apex of the cross gable. The openings have stone sills and radiating brick relieving arches over the lintels. The north elevation is of the same sandstone, without brick trim, but not symmetrically organized because the hill rises to the second floor level at the rear. The south elevation has always been symmetrical wood infill above a ground floor stone wall formerly partly exposed but now all buried in a hillside extension. At the rear (east) elevation the bill originally met the roof; a new exterior rear wall has been constructed. Alterations, including gutting of the interior, were made in the 1970s to address a serious case of dilapidation, to convert the building from long vacancy to mixed residential and commercial use, and to meet requirements of the County building department. In spite of these alterations, which were done sensitively, the building appears from the road to be essentially intact as to location, design, setting, materials, workmanship, feeling, and association.

The building's most prominent characteristic is its walls of honey colored sandstone from Sinbad Creek, which runs along the opposite side of Kilkare Road. The stone is cut in blocks of varying sizes, the sills and lintels being the largest. The facade is laid in regular courses of fairly large stones; courses on the creec gable and the whole north elevation are less regular, with many small stones. The cutting is left rough, not smoothed, and quarry marks are clearly visible. Pointing is with pale gray mortar, finished flat with a simple scoring line and often slapped, still flat, over the edges of the stones. Corners have sharp edges, precisely cut and fitted. The walls are about three feet thick.

Or which features of the building include the following. The first floor webicular entry is closed by the original sliding wooden door, which consists of three very short panels over three tall panels run diagonally as if to form a V. The brick-ringed medallion of cament plaster at the cross gable apex contains the original incorption: "T. F. Bachelder, 1088," for the original owner Thomas Foxwell packelder and the year of construction. The clapboards on the south elevation are the historic cladding for this elevation, but rearragned from vertical boards. The roof shape and deep eaves repeat the originals. Most of

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#### 7. DESCRIPTION (cont.):

the window jambs are the original wood. The stone openings are all original. The wooden hoist remains at the top of the cross gable.

When the present owners took possession of the building in 1975, it had been vacant for years and was in severely dilapidated condition. Only a few of the window sash remained--some six-over-six and some two-over-two double hung. The first story floor was dirt. The second story had a wood floor. No remnant survived of an attic or hayloft floor, but the openings high in the gable ends indicated some such floor had originally existed. The rear (east) wall of the second story projected perhaps ten feet beyond the first story wall, its roof met the ground of the hillside, and the hill had slid down onto it. The roof was covered with corrugated metal, rusting and warped. Its support system was under sized and not original to the building; there were only four trusses, placed at 12-foot intervals.

As a condition of permitting conversion to residential use, the County's building inspection department demanded replacement of the original  $12 \times 12$ -inch timber beams (supporting the second floor) with new reinforced concrete beams. It demanded the seismic strengthening of a complete junite lining for the stone walls. It insisted that a new rear wall of the second story be built lining up with first story's rear wall, and that the hill be cut and kept back from touching the rear of the pullding.

These requirements were met. The stone interior is covered with gunite. For the second floer a U-plan incision was cut in the rear slope of the roof, but it to well masked and invisible encept from above. A walled, open air terrace was created in the rear between the new house wall and a new stone retaining wall on the line of the original vall, keeping the north and south walls intact with their adjoining roofs. A stone watering trough in the rear well has become a planter how. An entirely new roof framing system was created, with a plywood membrane and concrete roof tiles imitating the color and shape of terra cotta pantiles. The new window sash is wood.

Certain elements are new. The entire interior was rebuilt, but the plan of the modern rooms complements the original openings. An attic floor was created, but original openings in the end gables indicated the pravious existence of an attic or haynow. The south elevation was changed by filling the ground to second floor level, replacing the studs, and creating a new cladding of imitation half timbering on the attic and clapboards on the second floor, using the original board and batten material for the clapboards. The south elevation openings, three on each floor, repeat the pattern and placement of the historic openings, but the

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7	7.3	Bachelder Barn Sunol, CA (Alameda County)

### 7. DESCRIPTION (cont.):

new second floor doors are wider. The filled land south of the building has become a terrace with an east side railing in Swiss chalet style, with twodimensional balusters. Similar railings were built for a new, shallow balcony at the facade window above the vehicular entry and for a new deck-over-basement adjoining the north elevation, where wood strips attached to the stone wall had indicated the previous existence of a two-story wood structure of unknown design and size. New retaining walls of matching stone from the creek were built north and south of the facade, and the board fence at the edge of the road was replaced. Skylights were let into the cross gable. The new rear wall included a new matching stone fireplace and stone-and-sheet metal chimney, which are not visible from the street.

The seismic retrofitting and the other alterations were carried out with great respect for the original fabric of the building. Its most important character-defining element, the stone exterior, has been kept entirely intact. Present uses are the owners' family residence on second floor and attic, and his custom auto body shop on the first floor.

8. Statement of Significance			
Certifying official has considered the signif		perty in relation to other properties:	
Applicable National Register Criteria	A B XC	D	
Criteria Considerations (Exceptions)	A 🗌 B 🗍 C	D E F G N/A	
Areas of Significance (enter categories from instructions) <u>Architecture</u>		Period of Significance 1888	Significant Dates 1888
		Cultural Affiliation	
Significant Person		Architect/Builder Unknown	

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

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Bachelder Barn

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#### 8. STATEMENT OF SIGNIFICANCE:

The Thomas Foxwell Bachelder Barn appears eligible for the National Register of Historic Places at the local level of significance under Criterion C, architecture, in the context of the development of Sunol, 1860-1910. It is one of the five most important buildings left from Sunol's period of development, the others being the Water Temple, Elliston, the church, and the Apperson House. Built in 1888, the barn is one of only two stone structures in the area, and it is the most significant agricultural building ever constructed in the area. It is an example of the bank barn type (with a hillbide bank giving access to the second floor), which is rare in California except for gravity-fed wineries. It is the only surviving building connected with Thomas Foxwell Bachelder, weekend resident of Sunol whose contributions to the town included donation of land for the church, construction of its best hotel (Hazel Glen, burned down 1910), construction of Kilkare Road to just beyond this property, and an 1884 subdivision of his large acreage so that others could develop the town. The barn is intact as to location, setting, feeling, association, and the most visible materials and workmanship.

#### CONTEXT: The Development of Sunol, 1860-1910

The unincorporated village of Sunol lies partly in the valley of Alameda Crock at about 240 feet elevation, and partly along the narrow canyon of the tributary to the northwest, Sinbad Creek, which is closely encompassed by ridges over 1000 feet high. On the Southern Pacific and Western Pacific railroad lines about halfway between Pleasanton and Niles (Fremont), Sunol is part of Murray Township, Alameda County, and was a portion of the the Mexican Ranche El Valle de Son Jose, granted in 1839 to two Bernals and their brothers-in-law Antonio Sunol and Antonio Pico. The first known residence in the area was an adobe a little east of the modern town, built in the 1840s by Jose Narcisco Sunol, Antonio's sou. /l/ Alphonso Ladd and bis wife settled in the area's first frame house in 1851, but moved to Laddsville (part of Livermore) in 1855. /2/

Sunol's first store is said to have opened in 1860, its first hotel and a. brewery in 1862, and its first school in 1865. /3/ These served ranchers in the area and travelets along the old inland route from Mission San Jose to Contra Costa's San Ramon Valley. /4/ In 1868 and 1869 the Central Pacific was constructing the transcontinental railway through here, and a station was soon established at Sunol. /5/

The Thempson and West Atlas of 1878 showed the town with a railroad station, several houses, at least one orchard, and a store (Scott's). Landowners in the vicinity included descendants of Bernal and Sunol, the Mexican grantees. The

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Bachelder Barn Sunol, CA (Alameda County)

### 8. STATEMENT OF SIGNIFICANCE (cont.):

business directory showed three entries who received their mail at the Sunol post office, established in the early 1870s: farmer Jose Bernal, stockraisers Duerr & Nusbaumer, and lawyer T. F. Bachelder. The last-named's 1700-acre ranch was pictured in the <u>Atlas</u> along Sinbad Creek with a road, 350 acres of orchard, and half a dozen farm buildings, none of which survives. /6/

The 1880s brought prosperity and growth to Sunol. It was discovered that the fogless, frostless, clean air climate was ideal for summer vacations. There was also scenic beauty, plus swimming, fishing, and hunting. The Central Pacific ran enough passenger trains that San Francisco businessmen could commute on a daily basis between their families here and businesses there. Vacation houses were built. Several campgrounds were set up, and directories reported growth from one boardinghouse in 1884 to two hotels in 1886 and three in 1888: the Hazel Glen, the Sunol Glen, and the Continental. In 1885 a two-story schoolhouse and the towered wooden Congregational Church were built in the village. The Grand Army of the Republic (GAR) made a large encampment here in 1886. A newspaper began in 1887. In 1884 Sunol had boasted two general stores, two or three saloons, a lumber yard. four professional persons, and seven skilled tradesmen. Later there were also warchouses, hotels, a butcher, and a livery stable. These uses continued up to World War I. /7/

Meanwhile the year-round population remained at about 200 most of them farmers. Ranches of the early days had concentrated on raising cattle. Hay and grain came next, and then fruit orchards. Later still were olives, grapes, and figs. There were 14 small vineyards by 1893, but no wineries, and no vines resistant to phylloxera. Bachelder, for one, subdivided his ranch holdings in 1884 into smaller plots that might be attractive to vacationers. And they were. A 1902 publication described the village as "surrounded by orchards, rich farming hands, and cozy cottages — each with its orchard and garden." The summer places included John Ellis's Stone "Ellisten," and the elaborate Queer Anne house of Fhoebe Apperson Hearst's brocher Elbert. /8/

About the turn of the century Sunol stopped growing. Fower vacationers came, as the automobile gave them more options. The church congregation dwindled. The Western Pacific Railroad put its tracks through in 1910, but it didn't change Sunol. Farming continued. The historian writing in 1914 spoke of Sunol in the past tense, but said that "the town has lost none of its beauties and other attractions." /9/

In 1925 Charles H. and Carlotta S. Crocker of San Francisco acquired nearly 100 acres in the canyou along Sinbad Creek. They had it subdivided into-5000square foot lots on curving streat rights-of-way contoured according to the

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### 3. STATEMENT OF SIGNIFICANCE (cont.):

terrain. They filed the subdivision maps in 1928, calling the tract "Kilkare Manor," to attract buyers of vacation homesites. Far up the canyon they built a hundred log cabins collectively named "Kilkare Woods." But the great depression came too soon for this speculation to be fruitful, /10/

Part of the stagnation of Sunol car be blamed on the Spring Valley Water Company, predecessor of the Ean Francisco Water Department. The company had begun acquiring land in Niles Canvon before 1876. The idea of the valley as a natural water reservoir had been conceived by Charles Hadsell in the flood year of 1862, when the valley became a lake. Spring Valley Water Company bought the land from Hadsell, a rival water company, and Pacific Coast Sugar Company. Spring Valley built its first dam, at the lower end of Niles Canyon, in 1889. They discovered that the valley's natural granite gravels make an ideal filter and reservoir for the considerable runoff of the 49-square-mile Livermore Valley and its surrounding mountains. The company constructed a second dam at the head of the canvon at and in 1900, and in 1910 it had architect Willis Polk build the famous Sunol Water Timple where the Hetch Hetchy waters, filtered in the Sunol gravel beds. meet Livermore Valley waters and flow into the acqueduct to San Francisco. The Water Temple symbolized the valley's dedication solely to pure water. The water suppliers control much of the valley's land, and they must have discouraged swimming and fishing in the waters purified for human consumption, thus restricting the represtion possibilities at Sunol. /11/

Surol's period of significance closes in 1910 with construction of the Water Temple and the Western Pacific Railway. The town slept through the depression, and the auto permitted local residents to shop in larger communities. In 1940 a new bridge routed the main highway away from Sunol, and Western Pacific demolished its Sunol station. Businesses diad, for instance the Ellis/Trimmingham store, founded in the 1880s. Scott's store, from 1862, was demolished in 1953, and a big fire took most of the remaining commercial area in 1987. Meanwhile since World War II the Sinbad Creek canyon has been attracting new residential construction, at low density and exurbasites have revivified the town. A few historic buildings remain: the Water Temple, the church, the Bachelder Barn, Ellistor, the Elbert Apperson house, some of the log cabins, and other small residences. /12/

#### RELATION OF THE NOMINATED PROPERTY TO THE CONTEXT

The barn was constructed during Suncl's decade of greatest promise. It represents the high hopes for the town's future. Of enduring material and prominent roadside location, the barn was meant to be seen and to show off the

## National Register of Historic Places Continuation Sheet

Bachelder Darn

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#### 8. STATEMENT OF SIGNIFICANCE (cont.):

valley's agricultural bounty in one way or another (as a carriage house, or a winery, or an olive processing plant, or a hay barn, or some other storage ase). All the other agricultural buildings in the vicinity, even the commercial hay and grain warehouses, were constructed of wood and were no larger than this stone barn. /13/

In terms of erchitecture, the Bachelder Barn and the National Register-listed house called Elliston are the only stone buildings at Sunol. Unlike Elliston, the barn was constructed of stones taken from Sinbad Greek, which runs directly across the road from the nominated property. In fact, some stones in the creek bed bear stonecutter's marks as if they had been considered for the construction and then rejected. In building the new fireplace and retaining walls, the present owner was able to match the barn's color and type of sandstone by using stones from the creek.

The stone workmanship is appropriate to an informal agricultural building in the following ways. The stones are cut rather roughly, with no attempt to smooth the surfaces or remove quarry marks. The mortar extends broadly over the edges of the stones, and the only tooling of the points is a thin line, little more than a scratch, that runs along the centers of the joints. However rough the finish, the stonework is tight and still good after more than a century. There are only a couple of cracks in the whole building.

The design is simple yet elegant, rather after the plan of an I-house, with a side gable roof two or three rooms deep and a facade of three symmetrical openings on each of the two floors. Unluke an I-house, it is backed against the billside so that the lower floor was much shellower then the upper, and horses and vehicles had access to both floors. The brick relicing arches give another elegant note.

The barn was obviously a source of pride to its original owner, Thomas Foxwell Bachelder. His initials and the date of construction, 1888, are incised into the round cement plaster plaque which adoras the cross gable. At the time of its construction, he and his wife were listed in San Francisco's <u>Our Society Blue Book</u> as living in Sunol and receiving callers on Thursdays. Such a fine barn, or carriage house, could impress visitors with his prosperity. It might also help to market the subdivision he was selling and to assure buyers of the permanence and coming prosperity of the town. Further, it might help market actorney Bachelder's skills at managing property.

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Bachelder Barn Sunol, CA (Alameda County)

### 8. STATEMENT OF SIGNIFICANCE (cont.):

Born in 1834, Bachelder studied law in his natal state of Maine and arrived in California in 1864. He practiced law in San Francisco, and in 1872 he patented The quarter section on which the barn stands. He kept adding to his holdings in Sunol and up the Sinbad Creek Canyon until he owned 2108 acres. He 1884 he had this land subdivided into the "Bachelder Ranch Subdivision," and he sold off pieces of it, retaining a farm of about 900 acres, where his home lay and this barn was to be built. He had at one time 350 acres of orchard and was held up as a model for the town's agricultural future. He was also one of the founders of the local Congregational Church, and he donated the land on which it was built and still stands. Another investment was the Hazel Glen Hotel, the town's finest. When he sold that property in 1890, the deed specifically included the hotel building "and all furniture and fixtures including billiard table, iron safe, bar, bar fixtures, tables, tableware . . . " and so on. That same year he advertised in a Pleasanton paper that he managed property as well as carrying on a regular legal practice. The ad said he would be at Sunol every Saturday but, by implication, not on other days, as the office address given was in Oakland. He was a Mason and a Grand Chancellor of the Kutghts of Pithias. After the turn of the century, when he had disposed of the Sanch property, he practiced in Oakland and lived at various addresses in Alameda, berkeley, and Cakland. His last directory Listing was in 1918, by which time his contributions to Sunol had been virtually forgotten, /14/

#### ENDNOTES

- Halley. <u>Centennial Yearbook of Alameda County</u>, 1876, 492. Lane, <u>The Amador-Livermore Valley</u>, 1988, 11.
- 2. Halley. 496-497.
- 3. Baker, Past and Present of Alameda County, 1914, I, 446. Lane, 57.
- 4. Hoover et al., <u>Historic Spots in California</u>, 3rd edition 1966, 56.
- 5. County Directory Duplicating, Alameda and Contra Costa Directory, 1871, 264.
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- 7. Oakland and Alameda County Directory, 1884-1885, 896-898. Faulkner, Handbook and Direcory of Murray Township, Alameda County, 1886, 45-46. Polk, California State Gazeteer and Directory, 1888, 1243-1244. Oakland Tribune, Alameda County Illustrated, 1898, 140. Oakland Lodge, B. F. O. El, Elk's Street Fair and Carnival, 1902, (not paginated). Sanborn Map Co., Sunol, 1908. Baker, op. cit. 446. Smith, "The Little Brown Church . . .," <u>The Independent</u>, 7 May 1967. Lane, op. cit, 56-57. <u>Sunol Sentinel</u>, 4 Aug. 1987 (reprint The Sunolian, Jan. 1982).
- 8. Ibid. Bundschu, The Vineyards in Alameda County, 1893, 7, 8, 18.
- 9. Smith. Baker, 446.
- 10. Young, "Map of Kilkare Manor," 1928. Jacobs, "The Log Cabins," <u>Tri-Valley</u> <u>Horald</u>, 17 Sept. 1978, Brightside, 8-9.
- 11. Helley, 503. Chittenden, Report on the Water Supply, 1912, 2, 9, 11-12, 36.
- 12. "Community of Sunol may become 'ghost city'," <u>Ockland Tribune</u>, 28 Jan. 1940. Strobel, "Famed Landmark of '60s Victim of Modern Progress," <u>Tribune</u>, 7 May 1958. Lane, 56-57. "Mansiop for Sale." <u>Tribune</u>, 18 Aug. 1976, 3 RSA. "Elliston," National Register Nomination. 1985. Jacobs, op. cit.
- 13. Sanborn Map Company, Sunol, 1908.
- Guina, <u>Historical . . . Record of Oakland</u>, 1907, 461-462. "T. F. Bachelder," <u>Pleasanton Times</u>, 18 Oct. 1890. <u>Ellustrated Fraternal Directory</u>, c. 1879, 173. Smith, cp. cit. San Francisco and Oakland directories, passim.

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Bachelder Barn Suncl, CA (Alameda County)

### 9. MAJOR BIBLIOGRAPHIC REFERENCES:

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- ----. Official Records: Book 4, 136-137 (Tonelli to King, 1945).
- ---. Patent Book A, 529 (United States of America to Thomas F. Bachelder, 1872).

Baker, Joseph E. Past and Present of Alameda County, 1914, I, 446.

- Berry, Marie Antoinette and Warren. Interviews, 31 August 1992 and updates.
- Bundschu, Charles. <u>The Vineyards in Alameda County</u>. Sacramento (Board of State Viticultural Commissioners), 1893.
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Bachelder Earn Sunol, CA (Alameda County)

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Previous documentation on file (NPS): None 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 # hacorded by Historic American Engineering Record #	x       See continuation sheet         Primary location of additional data:         State historic precarvation office         Other State agency         Federal agency         Local government         University         x         Other         Specify repository:         Property_owner
10. Geographical Data Acreage of propertyApproximately one acre	
UTM References 10/597395/4163320 <u>A Land Island and Land Galage</u> Zone Easting Northing	B L L L Zone Easting Northing D L
	See continuation sheet
Verbal Boundary Description The nominated property is the majority specifically the northerly portion of t	of Alameda County Parcel #96-531-017, the lot, bounded on the south by a line

specifically the northerly portion of the lot, bounded on the south by a line drawn immediately next north of and parallel to the secondary house on the lot (see Sketch Map).

See continuation sheet

#### Boundary Justification

The boundary includes the portion of the county parcel that contains the most significant remnant of the 900-acre Bachelder Farm portion of the 2108-acre Bachelder Rancho as subdivided in 1884. The only other surviving resources from this farm (not included in this parcel) are two stone-lined cisterns and the stone foundations of a bridge and a house. The excluded portion of the lot contains a 1920s-era house, much altered about 1960.

11. Form Prepare		
name/title	Anne Bloomfield	
organization	Bloomfield Architectural History Date August 1993	
street & number	2229 Webster Street telephone (415) 922-1063	
city or town	San Francisco state California zip code 94115	

and the second statement that the could be able to

United States Department of the Interior National Park Service

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Bachelder Barn Sunol, CA (Alameda County)

#### PHOTOGRAPHS

The following 13 photographs are all of the:

Thomas Foxwell Bachelder Barn 1011 Kilkare Road Suncl, Alameda County, California

Photographs 1, 2, and 3 are by Marie Antoinette Berry, 1987. She holds the negatives at the property.

Photographs 4 through 13 are by Anne Bloomfield, 31 August 1992. She holds these negatives in her office.

- Fhoto 1. West and south elevations, from south. (neg. TB16/9)
- Photo 2. South and east elevations, from east. (neg. TB16/16)

Photo 3. West and north elevations, from northwest. (neg. TB16/12)

- Photo 6. Vista locking south along Kilkere Road. (neg. AB200/17A)
- Photo 5. North elevation (neg. AB229/18)
- Photo 6. Facede detail: ground floor window on right. (neg. AB230/11A)
- Photo 7. Facade detail: center gable end. (neg. AB229/24)
- Photo 8. Facade detail: center (neg. AB230/16A)
- Photo 9. Decail of north elevation at attic vent. Note quarry marks and heles for support of former adjoining structure. (neg. AB229/14)

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		Bachelder Barn
Photo		Sunol, CA (Alameda County)
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### PLOTOGRAPHS (cont.):

- Photo 10. Attic interior, north wall at attic vent. Note gunite lining and new roof support. (neg. AB230/5A)
- Photo 11. Interior of original vehicle entry door, ground floor. (neg. AB229/23)
- Photo 12. Framing detail, second floor window at facade center. (neg. AB229/36)
- Photo 13. Interior of second floor window on left. (neg. AB230/2A)

