

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 88000578 Date Listed: 5/25/88

Cole's Five Cypress Farm San Joaquin CA
Property Name County State

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.

for Patrick Andrus
Signature of the Keeper

5/25/88
Date of Action

=====
Amended Items in Nomination:

Nomination contained a discrepancy regarding the count of non-contributing resources. Correct count should be 5 non-contributing resources. Also, the architect is unknown and should be indicated as such in the database. These changes were discussed and confirmed with Marilyn Lortie of the California State Historic Preservation Office on 5/25/88.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received APR 11 1988
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Cole's Five Cypress Farm

and/or common Parker Place

2. Location

street & number 11221 East Eight Mile Road N/A not for publication

city, town Stockton NA vicinity of

state California code 06 county San Joaquin code 077

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> entertainment
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> industrial
			<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Marit Parker Evans (see continuation sheet)

street & number 296 Corral de Tierra Road

city, town Salinas vicinity of state California 93908

5. Location of Legal Description

courthouse, registry of deeds, etc. Recorder's Office, San Joaquin County Courthouse

street & number 24 So. Hunter Street

city, town Stockton state California

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The original trees and the clean strong lines of Joseph H. Cole's home boldly dominate the surrounding landscape. The house retains its original character and is still visible for miles across the open fields. His large pioneer farmhouse is representative of the homes built by the grain barons when "Wheat was King" in the great San Joaquin Valley. Started in 1861, this L-shaped Greek Revival clapboard house, with early Italianate features, was completed in 1863. There are five original gables with cross gables in the wing. A full width portico, with balcony above, protects the entrance under the two-story front gable. A one-story columned porch extends the full length of the one-and-one-half story wing. All upper eaves have Italianate bracketed cornices. An Italianate pair of tall crowned windows slide as pocket doors to access the balcony. The front door is surrounded by six sidelights with four transom lights; all are recessed into an enframingent of paneling with a wide decorative crown. The wing's upper story provided servant's quarters accessed only through a separate exterior door in the east side. Except for replacements necessitated by the elements, the integrity of this simple but fashionable house has been maintained through the years.

Of heavy redwood frame construction, the home measures forty-eight feet by sixty-six feet. A continuous one-inch redwood sheathing underlies the clapboard siding. Interior walls and ceilings were finished with lath and hair lime plaster. Square nails were used, and the large voluted brackets are mortised into the eaves. These brackets have been cut so that they are placed in the vertical even in the gables. The oak doors are paneled, of mortise and tenon construction, and have iron rimlocks with porcelain knobs. Windows are six over six wooden sash with splayed lintels, the upper floors having fixed upper sashes. Two interior single stack brick chimneys penetrate the shingles at the center of the roof ridgelines.

The large brick basement, with small, ground-level windows, was used for storage of foods and equipment. The bricks were burned here, if not on site, then at Lockeford's first brickyard, and the fire bricks were imported as ship ballast. This house, sited on the highest ground of an alluvial fan, has also been protected from flooding by its brick foundation. The ground floor consists of backporch, kitchen, dining room, sitting room, entrance hall, parlor, sleeping porch, dressing room, and bath. The finishing woodwork, such as moldings, is reputed to have been milled in the East and then shipped back around the Horn. The full second floor has three bedrooms and a small bath at the end of the hall. There are transom lights over the bedroom doors. A worn stairway, accessed only from outside, leads up to the servants' three bedrooms in the cross-gabled wing.

There is no evidence of decorated vergeboards or cross braces ever having been on the gables. But missing shutters would have added to the decorative effect of the louvered window entablature in the pediment. The famous rose, "Lady Banksia", a requisite of all pioneer homes, still thrives from a root of the original!

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The present owners' family installed plumbing during 1904 for the kitchen and backporch sinks with a narrow downstairs bath being created from part of the dressing room. The house was completely electrified in 1919. Natural gas has never been used as it was not available. The backporch was enclosed by clapboard with five short side-by-side windows across the south side, the original doors being retained. A sixth gable was added in creating a small one-story sleeping porch on the east side at the north corner that same year. Also in 1919, the pine flooring was replaced in the ground floor except for the parlor. That same year, two windows were removed from the east wall of the dining room, and one large window with built-in buffets on each side and below were put in place. Including the servants' quarters but excluding the basement, there are thirty-four windows, five exterior doors, fifteen interior doors, nine closet doors, and one interior pair of French doors to the sleeping porch.

A brick flue was built at the exterior north side to vent the central furnace placed in the brick-walled basement in 1934. Using the lumber from the old tank house, a four-bay garage was built in 1937 extending south from the picket fence. A bath for the family was created in 1940 from parts of two closets at the north wall upstairs, and the balcony balustrade was rebuilt with straight verticals and smaller posts. A slightly wider brick porch replaced the long wooden porch in 1964, but the original columns were retained. The green shutters that have been replaced on the upper stories are removable, and some rest on the original iron hinges.

The first lane to the house ran east from what became the Waterloo-Lockeford Road, now State Highway 88. This was the route, via ferry at Lockeford, known as the San Jose-Sutter's Fort section of the old Spanish Trail. Earlier it was the path taken by John C. Fremont when he camped here in 1844 near the Calaveras River. Land was later given to the county for the creation of the Eight-Mile Road, and the entrance lane was moved to connect from the south. Beginning in 1926, Brynhild Brandstad Parker developed a lovely English-styled garden with lawns and brick walks within the white picket fence. The original landscaping included five Italian cypresses to the west and three elms to the south. Two black locusts and some figs were on the east and north -- these have been replaced by oranges and ornamentals. The cypresses were topped in 1905 and though the northernmost cypress recently died, the others and the elms still remain and are very tall.

The present farm buildings (the garage, pumphouse, tool shed, and small tenant house with shed) do not date to the period of significance but are used in the operation of the farm. The garage and pumphouse were built fifty years ago with lumber from the original tall tankhouse. However, the garage was modified in 1981 to accommodate an automatic door, and the exterior integrity has thus been compromised.

The open fields have been leveled in modern times for more efficient irrigation and harvesting and were cleared of all but two old oak trees. None of the heirs are currently farming the property themselves, though they protect the land through lease

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provisions. There are now twenty acres of walnuts, and walnuts line the lane to the house. The rest of the land is presently in row crops. Grain is planted every six or seven years on the open land, and the yields are usually commensurate with the old production records.

Resource Count:

1 contributing building
4 non-contributing buildings

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates *1861-1902*

Builder/Architect

Statement of Significance (in one paragraph)

Cole's Five Cypress Farm is significant for its relationship to the history of agriculture in California. Tremendous changes occurred within a twenty-five year span as the new state struggled to feed those originally attracted by gold. The gold that became reality for some of the early settlers was the gold of grain. Joseph H. Cole was one of those, and the home he built reflects both his new life as a successful pioneer and his New York heritage. The house required two years to complete and is notable for its superior construction and excellent detailing. Today, the relationship to the farming of wheat is maintained through the periodic planting of grain in the husbandry of the open land. Cole's Five Cypress Farm possesses integrity of location, design, setting, materials, workmanship, feeling, and association with the development of San Joaquin Valley farming.

Joseph Harrison Cole left the East for California with a boyhood friend on Christmas Day, 1849, at the age of thirty-one. After traveling by steamer from New Orleans on February 2, 1850 to the Isthmus of Panama, he made the rugged trip overland to catch the sailing ship, "Greyhound", bound for San Francisco. He arrived in Stockton in April 1850, the year San Joaquin County was formed. After a few months in the gold mines near Coloma, where gold had been discovered by James Marshall, he returned to Stockton. He is listed among the "Argonauts of California", the people who ventured West during the early period of the gold rush.

After a farming partnership with his friend which lasted for seven years, he purchased over 600 acres in the fertile valley. These lands were part of the famous 1846 "Los Moquelemos Grant" given by Gov. Pio Pico to Andres Pico. The difficulties Cole and other settlers had regarding this grant will be addressed later. Cole's homesite lies north of the Calaveras River (river of skulls) and just east of the San Jose-Sutter's Fort trade route. As one of the first farmers in the area, being adjacent to this wagon route made it safer and easier to transport his wheat to the ports, later to the flour mills and to get news from travelers. Cole's friend, J. H. Dodge, chose a site closer to the river to build a smaller house for \$4500 three years after Cole built his. Being overflowed lands from the river, the soil was very productive; grain crops averaged no less than twenty-five bushels per acre. The wheat was in high demand for at least thirty years as the state's growth accelerated to meet the needs of new arrivals. Flour mills were soon built in Stockton, Linden, Lodi, and Lockeford so the wheat could be processed in the area. By 1873, California was the largest wheat producing state, staying at or near the top until the 1890s. The flour from this valley's hard grain was known as "California White Velvet" in England. Stockton, being a port and the county seat, became the main center of this industry. Cole's choice of fine land in a good location and his hard work created one of the first grain farms in the early days of California.

9. Major Bibliographical References

Abstract of the Records of San Joaquin County, California.
Willy & Co., Stockton, CA. 1891.

(See continuation sheet).

10. Geographical Data

Acreeage of nominated property 143.68

Quadrangle name Waterloo

Quadrangle scale 1:24,000

UTM References

A

1	0	6	5	9	0	00	4	2	1	4	2	00
Zone	Easting		Northing									

B

1	0	6	5	9	6	4	0	4	2	1	4	2	00
Zone	Easting		Northing										

C

1	0	6	5	9	6	4	0	4	2	1	4	2	3	0
Zone	Easting		Northing											

D

1	0	6	5	9	9	0	0	4	2	1	4	2	3	0
Zone	Easting		Northing											

E

1	0	6	5	9	9	0	0	4	2	1	3	6	2	0
Zone	Easting		Northing											

F

1	0	6	5	9	0	0	0	4	2	1	3	6	2	0
Zone	Easting		Northing											

G

Zone	Easting		Northing											

H

Zone	Easting		Northing											

Verbal boundary description and justification APN 063-120-07.

Beginning at the N. E. corner of State Hwy 88 and the 8-mile Rd, proceed easterly along the 8-mile Rd 2939'. Then proceed due N. 2596.6', turning west from that point for 831.4', then southerly 653.35'. Proceed west.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Marit P. Evans

organization date January 30, 1987

street & number 296 Corral de Tierra Road telephone (408) 484-1339

city or town Salinas state California 93908

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Kathryn Sullivan
title State Historic Preservation Officer date 4-4-88

For NPS use only

I hereby certify that this property is included in the National Register

Kathleen Anderson date 5/25/88
for Keeper of the National Register

Attest:

Chief of Registration

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In 1861, the year he began building his home, he was an active participant in the celebrated case known as the "Battle of Waterloo". This affair involved the farmers' attempt to keep a Canadian squatter from appropriating land from one of their number. They brought a 9-lb. cannon out from Stockton in the dead of night to shoot at this squatter's fortified cabin. The transgressor, who was an excellent shot, managed to inflict a minor wound to one farmer and produce a hole in another's coat, while the farmers, fortunately, failed to fire the cannon accurately. As it was, although they were described as being "among the best citizens in the county", they were arrested for "riotous acts". Joseph Cole is not recorded as being fined in the court proceedings.

Not long after Cole moved into his house, his wife Malinda died. He married Sara C. Spence in 1874, but no children of his survived from either marriage. His name is listed as an original member of the influential San Joaquin County Society of California Pioneers organized in 1868. The few males (19) who qualified under the original rules were all wealthy leaders of the county. One had to be male and a resident of San Joaquin County before California joined the Union as a state in September 1850. In 1874, he was among the owners and directors of the Daily and Weekly Herald Publishing Company located in Stockton. The company and the two newspapers it produced were sold in 1875 when the long-time editor was killed in a fall from a horse. More in line with his farming, he was a charter member of the large Stockton Grange, Number 70, which was organized in August 1873.

The lands in the "Los Moquelemos Grant" mentioned above were eventually involved in the long struggle between the settlers and the railroad companies. The Central Pacific Railroad, successor to the Western Pacific Railroad Co., claimed to have a twenty-mile-wide grant through Pico's contested grant. The settlers affected formed a committee, and Cole was chosen as a member. The committee decided to wage battle through the courts. Even though they eventually won, many had to pay \$1.25 per acre to clear their titles. In a description of what later was known as "The Great Barbecue", "The Stockton Daily Independent" of May 20, 1876, states the victory celebration was presided over by a "President" and several "Vice-Presidents". Attracting around 15,000 people, this party at Lodi was the largest county gathering ever held to that time. Joseph Cole was one of the "Vice-Presidents" elected for that grand celebration.

Mr. Cole slowly lost his farm as his fortunes declined: the final blow having occurred when his chartered ships full of grain were swamped on the way to England. After grain became more plentiful here, there was more profit in shipping it abroad, but more profit involved more risk and his luck was running out. Prior to this venture, there had been a serious drought of several years duration. With foresight, he had granted a 100-foot right of way across his lands to the Mokelumne Ditch & Irrigation Co. on July 24, 1877. This company never proceeded, however, and this easement has been cleared. Without the options in farming afforded by water, the white gold of California, many farmers fell on hard times. He borrowed large sums of money, and those he became unable to repay caused his holdings to dwindle. Bankruptcy finally included his homestead, and he moved to Stockton to work for the city. He died on October 28, 1910, at the age of eighty-eight, and is buried in the Stockton Rural Cemetery.

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Eric O. Brandstad, grandfather of the present owners, acquired the homestead and 320 acres for \$17,000 on August 16, 1902. After his untimely death in 1908, the younger daughter, the smallest child shown in the 1905 photograph of the house, inherited the house and half of the acreage. Her husband, William B. Parker, served as Director of Agriculture for the State of California, and held other state and federal positions in the service of agriculture. He permitted U.C. Davis to plant experimental varieties of apples, peaches, and cherries on the place.

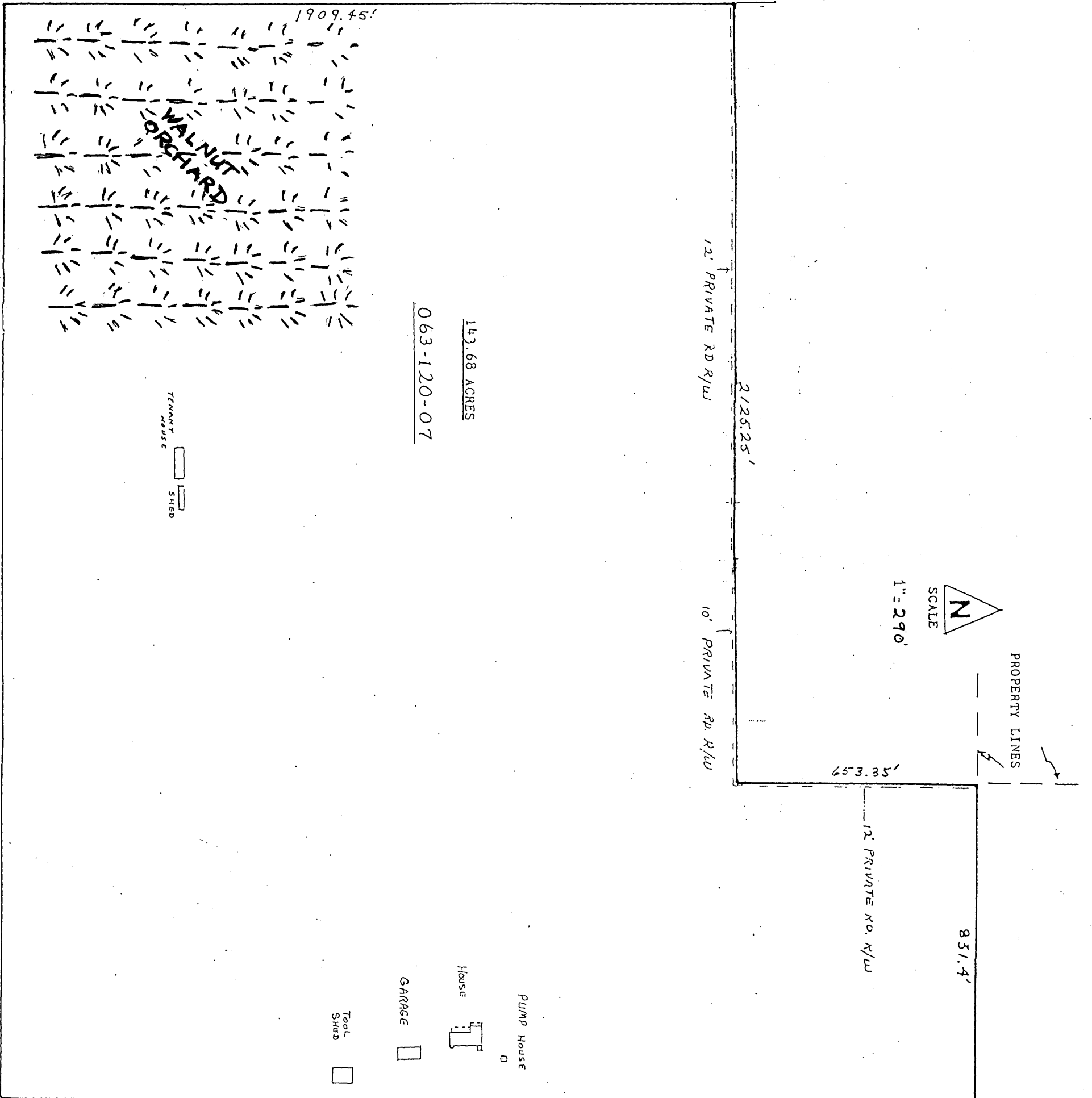
This site, situated in the O'Neil Township approximately nine miles from either Stockton, Lodi, or Linden, has remained in farming of various kinds over the years. The home itself is the oldest and largest of the three built in the area by the first settlers. It has been very well maintained over the years, the interior little changed, and treated with respect for its legacy. The internally separate servants' quarters are unique features not known in the other surviving homes and are exactly original in every respect. As the photographs show, there have been few alterations to the exterior, particularly in the views available to the public. In their book, "Historic Spots in California", Hoover and Rensch describe the same view of the Cole pioneer farmhouse as is presented to the public today. Being located at the intersection of two main roads permits more public view access. Cole's home is representative of the earliest grain farmers whose successes established agriculture as the number one industry, not only of San Joaquin County, but of the state itself.

2939'

EIGHT

MILE

ROAD



143.68 ACRES

063-120-07

NAME: (COLE'S FIVE CYPRESS FARM)
 THE PARKER PLACE
 ADDRESS: 11221 E. EIGHT MILE RD.
 STOCKTON, CA 95212
 San Joaquin County