

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

For NPS use only

**National Register of Historic Places  
Inventory—Nomination Form**

received AUG 14 1985  
date entered SEP 12 1985

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

**1. Name**

historic John W. Kottinger Adobe Barn

and/or common Kottinger Barn

**2. Location**

street & number 200 Ray Street N/A not for publication

city, town Pleasanton N/A vicinity of

state CA code 06 county Alameda code 001

**3. Classification**

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

**4. Owner of Property**

name Mr. and Mrs. Robert L. Koopmann

street & number 4121 Walnut Drive

city, town Pleasanton N/A vicinity of state CA 94566

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Alameda County Recorder's Office

street & number 1225 Fallon Street

city, town Oakland state CA

**6. Representation in Existing Surveys**

title California Inventory of Historic Resources has this property been determined eligible?  yes  no

date 1976  federal  state  county  local

depository for survey records California Dept. of Parks and Recreation

city, town Sacramento state CA

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## 7. Description

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<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<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 <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

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### Describe the present and original (if known) physical appearance

The building is a 1½ story barn constructed of 2½' thick adobe walls on a rock foundation. The simple building has a medium gable roof of redwood shingles. The historic setting has been lost through subdivision and new construction; the building is immediately adjacent to a small shopping complex, and is partially surrounded by parking. The barn was in a deteriorated condition until restored to its historic appearance in 1984.

The Kottinger barn is one of the last known examples of its type in the state. This simple, utilitarian structure is constructed of locally made adobe bricks placed on a 4½' stone foundation; the walls are 2½' thick and are plastered on the exterior. The roof is a medium gable covered with redwood shingles. Exterior dimensions of the barn are approximately 35' x 35'.

The building faces east. This principal elevation is symmetrical with a broad central doorway flanked by two windows. Adobe bricks were arranged to create arches over the windows and doorways (visible in the photos taken prior to restoration); these were covered over when the plaster was restored. The original 4" x 8" redwood headers are imbedded in the adobe over the doors and windows. The windows have redwood shutters and still contain the original iron bars. Three metal plates with S-shaped braces are visible on the facade near the eaves; these anchor tie rods which interlock in the center, tying the building together. The original double doors of the entrance have been restored, serving as shutters over the new single main door. The west (rear) elevation is virtually identical in appearance; the central doorway opens onto a patio paved with rock from the nearby creek.

The north and south end walls are plain in appearance. The upper portion of the walls enclosed by the gable is covered with vertical boarding, with a centrally placed loft doorway on each end. The north wall contains no additional detailing except a metal tie rod plate. The south wall had deteriorated over the years and was replaced with vertical board and batten sheathing many years ago; this wooden wall had also deteriorated severely. This wall has now been rebuilt and plastered to restore its historic appearance; a new window, similar in appearance to the other original windows was added at this time.

The interior is one large room with an upper story loft. The posts are mortised into the beams. Ceiling joists are 3" x 8" rough cut; roof rafters are spaced 32" apart.

The building was severely deteriorated when purchased by the present owners. Sections of the adobe had crumbled, and large areas of plaster were gone. Fortunately, most of the original architectural elements and hardware still remained. The building has been totally renovated for use as a wine tasting room. Special care was taken to restore the appearance as closely to the original as possible. The building is now the focal point of a small shopping complex near Pleasanton's historic downtown.

## 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 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/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates**      c. 1852      **Builder/Architect**      John W. Kottinger

### Statement of Significance (in one paragraph)

The Kottinger Barn, built about 1852, is all that remains of the original Kottinger property, once owned by John W. Kottinger, one of the founders of Pleasanton. It is one of few adobe barns in California and one of only three adobe structures in the Pleasanton area. During the 1850s and 60s, Kottinger's house and barn served as the center for Alameda county government in Murray Township. In the absence of public buildings, Kottinger held court in his home and jailed prisoners in a section of his adobe barn. The barn was apparently used for more conventional purposes as well, as part of Kottinger's stock raising operations.

Kottinger was a native of Austria, born in 1820. In 1846 he came to the United States, arriving finally in California in 1849. Kottinger earned his living in the cattle business, and as an interpreter and school teacher in Santa Clara County before he was admitted to the practice of law in 1851. Shortly thereafter he took up residence in what was to become Pleasanton, then called Alisal after the many sycamore trees in the area. He had been married in 1850 to Maria Refugia Agosta Bernal, the daughter of Juan Pablo Bernal, one of the original grantees of the Rancho El Valle de San Jose. In 1852 he built an adobe and frame residence on the south bank of Arroyo Valle near the home of his wife's family. Shortly afterwards he built the adobe barn. Although the barn remains, the house was torn down in 1930.

Not long after Alameda County was formed in 1853, the first elections for the township were held in Kottinger's house. Kottinger was elected Constable, and used the house and barn in the performance of his judicial duties as courthouse and jail respectively. (To transfer prisoners from the court to the jail, Kottinger constructed a tunnel between the two buildings, thus avoiding hostile crowds.)

Kottinger was known for his judicial activities as both Constable and Justice of the Peace, and as the individual who opened the first store in the Pleasanton area. He was one of the town's founding settlers. His barn, which was used in the course of his duties, is the only structure associated with him that remains today. It was one of the town's first public buildings, and is an uncommon non-residential adobe building. It is the only remaining adobe within the city limits of Pleasanton, and one of only three remaining adobes in the area. Of the three, the Kottinger building retains the highest level of integrity.

# 9. Major Bibliographical References

ATTACHED

# 10. Geographical Data

Acreeage of nominated property 0.07 acre  
Quadrangle name Livermore, CA

Quadrangle scale 1:24000

### UTM References

A 

1	0	5	9	9	5	5	0	4	1	6	8	8	2	0
Zone		Easting				Northing								

B 

Zone		Easting				Northing								

C 

Zone		Easting				Northing								

D 

Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

### Verbal boundary description and justification

The boundary is one of convenience. Subdivision and modern development have reduced the historic portion of the property to the area immediately encompassing the barn. Verbal boundary description and dimensions are shown in Exhibit A (attached).

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

state	N/A	code	county	N/A	code
state		code	county		code

# 11. Form Prepared By

name/title Bob and Elaine Koopmann (OHP staff revision: 4/85)

organization Owners date February 15, 1984

street & number 4121 Walnut Drive telephone (415) 846-4907

city or town Pleasanton state CA 94566

# 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 Gualtieri, Kathryn Gualtieri

title State Historic Preservation Officer date August 8, 198

For NPS use only

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

for Nelson Bryan  
Keeper of the National Register

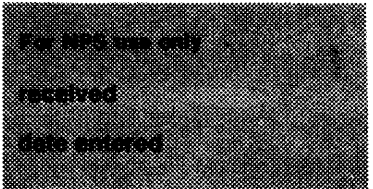
9/12/85

Attest:

Chief of Registration

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet

Item number

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Page 1

Bibliography:

Davis, Dorothy, Pleasanton Bicentennial Edition, 1976

Halley, William, The Centennial Year Book of Alameda County, Oakland, 1876

Hoover, Mildred Brooke, Hero Eugene Rensch, Ethel Grace Rensch, Historic Spots in California, Third Edition, Stanford, California.

Thompson & West, Official and Historical Atlas Map of Alameda Co. Calif. Compiled Drawn & Published from Personal Examinations and Surveys, Oakland, 1878.

Wood, Myron M. The History of Alameda County, California, Including its Geology, Topography, Soil and Production, Oakland, 1883.

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Continuation sheet Geographical Data

Item number 10

Page 1

Exhibit A

Real Property in the City of Pleasanton, County of Alameda, State of California,  
described as follows:

A PORTION of Parcel A, Parcel Map No. 1741, filed April 23, 1976 in Book 89 of  
Maps at page 71, Official Records of Alameda County, California, described as  
follows:

Commencing at the northwest corner of Parcel A, said point being on the south-  
erly right-of-way line of Ray Street, 50.00 feet in width; running thence along  
the westerly line of said Parcel A, S 18°23'07" W 92.00 feet to the TRUE POINT  
OF BEGINNING; thence along the westerly, southerly and easterly lines of Parcel  
A the following courses: S 18°23'07" W 54.00 feet; S 71°36'53" E 20.00  
feet; S 79°18'21" E 38.33 feet; N 18°23'07" E 50.00 feet; thence leaving  
said easterly line of Parcel A, N 72°43'53" W 58.00 feet to the POINT OF  
BEGINNING.

Containing 3067 square feet, more or less.

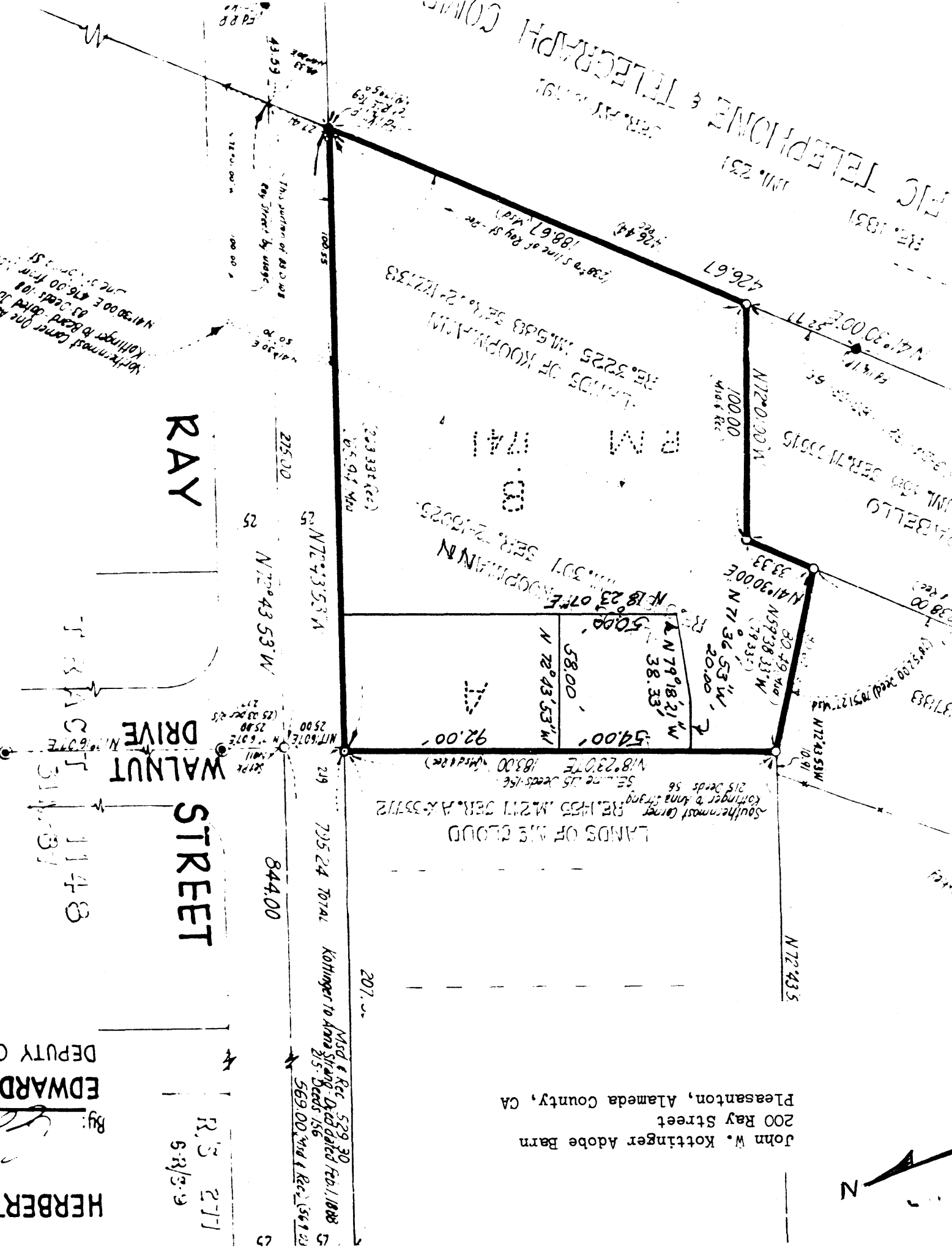


John W. Kottlinger Adobe Barn  
200 Ray Street  
Pleasanton, Alameda County, CA

HERBERT  
By:   
EDWARD  
DEPUTY CC

R/S 271  
5/3/59

Msd & Rec. 579 30  
Kottlinger to Anna Strong - Dated dated Feb. 1, 1888  
569.00' Mid & Rec. 569.00'



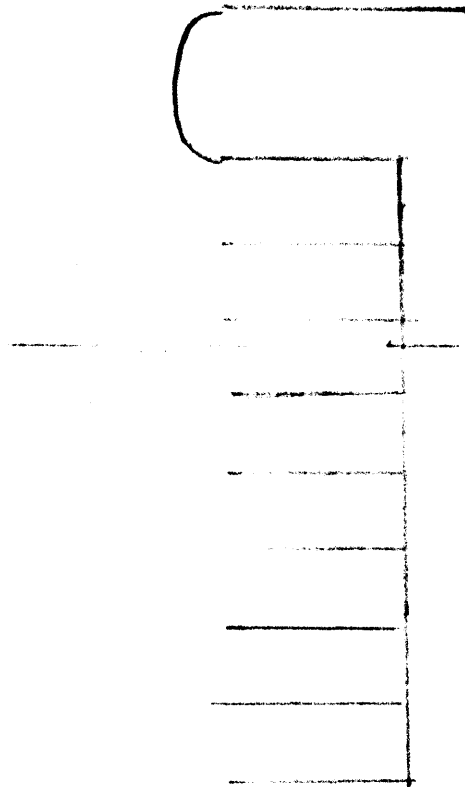
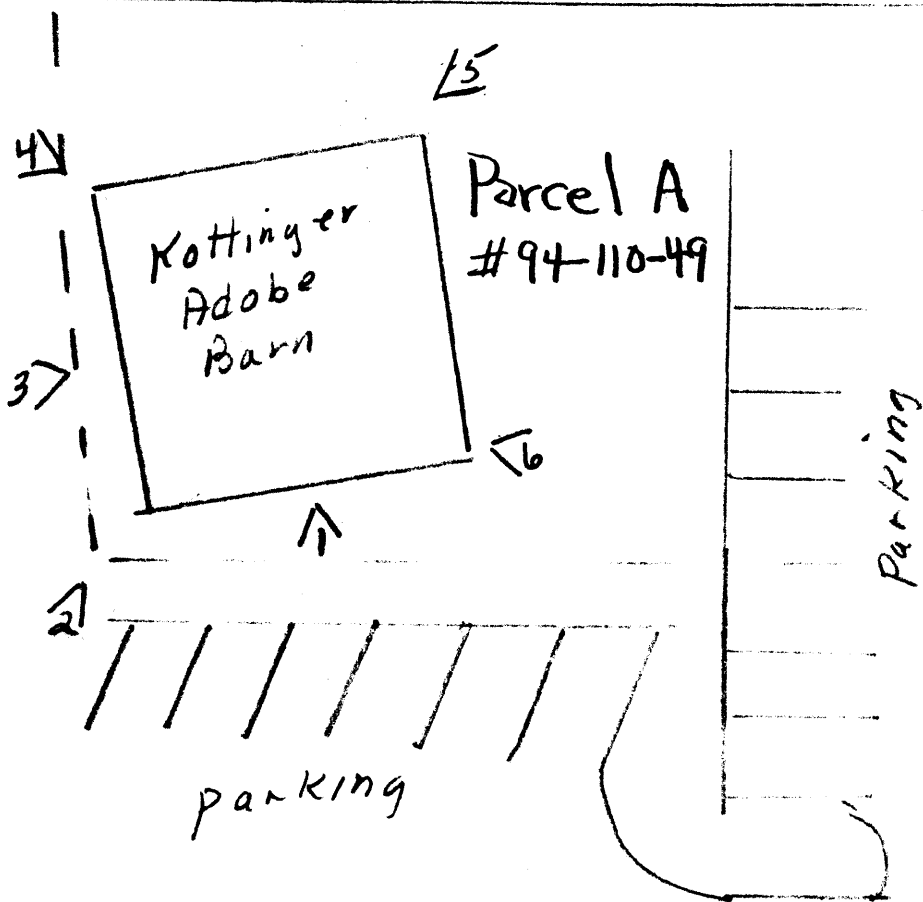
RAY

WALNUT DRIVE

STREET

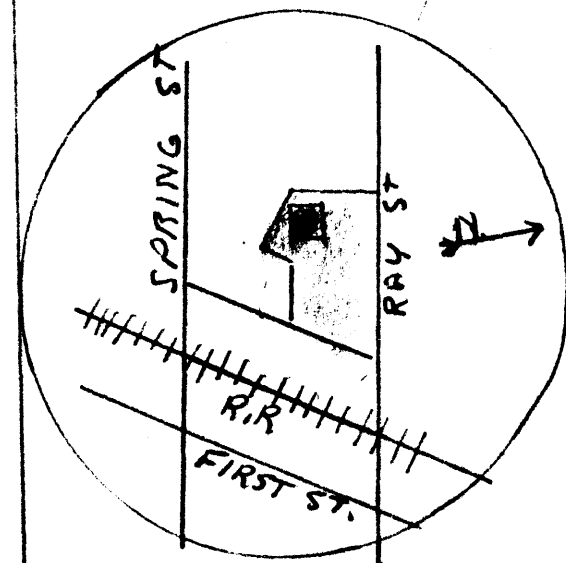
JACKSON STREET

Photographer [unclear]



RAY ST

JOHN W. KOTTINGER ADOBE BARN  
200 Ray Street  
Pleasanton, Alameda County, CA



VICINITY MAP

1" = 20"

Photographer Robert Koopmann  
Negatives at 4121 Walnut Dr  
Pleasanton, Ca. 94566



# Surveyed for John W Kottinger,

by

D. D. REAVES.

Scale 2 chains to 1 inch

JOHN W. KOTTINGER ADOBE BARN  
200 Ray Street  
Pleasanton, Alameda County, CA

