

United States Department of the Interior  
National Park Service

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National Register of Historic Places  
Registration Form



OHP

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

1. Name of Property

historic name Tucker Home

other names/site number Franklin Glass Home/Martinez Historical Society Marker#8

2. Location

street & number 110 Escobar St.  not for publication

city or town Martinez,  vicinity

state CA code CA county Contra Costa code 013 zip code 94553

3. State/Federal Agency Certification

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

Harriet Almy Nov. 16, 1999  
Signature of certifying official/Title Date

California Office of Historic Preservation  
State of Federal agency and bureau

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

\_\_\_\_\_  
Signature of commenting official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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): \_\_\_\_\_

Robert H. Beall 12/17/99  
Signature of the Keeper Date of Action

Tucker Home  
Name of Property

Contra Costa County CA  
County and State

**5. Classification**

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

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

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

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

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

Contributing	Noncontributing	
_____	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
_____	_____	Total

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

NA

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

**6. Function or Use**

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

Domestic: Single Dwelling

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Domestic: Single Dwelling

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

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

Late Victorian, Italianate

\_\_\_\_\_

\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation Concrete

walls Weatherboard

roof Asphalt

other \_\_\_\_\_

\_\_\_\_\_

**Narrative Description**

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

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location 100' down hill and turned 90 degrees to face street
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

c. 1875  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

c. 1875  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

\_\_\_\_\_  
\_\_\_\_\_

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**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:

\_\_\_\_\_

Tucker Home  
Name of Property

Contra Costa County, CA  
County and State

### 10. Geographical Data

Acreage of Property less than 1 acre

#### UTM References

(Place additional UTM references on a continuation sheet.)

1	10	57	5	4	53	4	2	07	64	9
	Zone	Easting			Northing					
2										

3										
	Zone	Easting			Northing					
4										

See continuation sheet

#### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

#### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

### 11. Form Prepared By

name/title Jeannette L. Dothee

organization \_\_\_\_\_ date Jan. 15, 1999

street & number 110 Escobar St. telephone (925) 229-3478

city or town Martinez, state CA zip code 94553

#### 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 SHPO or FPO.)

name Jeannette Dothee

street & number 110 Escobar St. telephone (925) 229-3478

city or town Martinez, state CA zip code 94553

**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 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 Projects (1024-0018), Washington, DC 20503.

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#7 Narrative Description:

The Tucker home is located in downtown Martinez, the county seat of Contra Costa County. It is a good example of Italianate architecture with some Italian Renaissance influence. The 2-3 story, 3600 square foot redwood home was constructed in 1877 using balloon framing. Exterior features which set it aside from other homes are its size, its expansive front porch extending the full 50 foot width of the front facade, with decorative finials and balustrade, and its center gable, embellished with a "teardrop". The house is in sound condition and alterations have not affected its architectural integrity.

Martinez began as a ferry boat stop in 1847 where prospectors would line the shores of the strait, waiting for the ferry to take them across the Carquinez Strait and on to the San Joaquin or Sacramento Rivers, then on to the gold fields in the Sierra foothills. The downtown area of Martinez was developed by a surveyor, Thomas Brown and Colonel William Smith, who had married into the Don Ygnacio Martinez family. The Tucker Home, completed in 1877 is set up on a hill in an old downtown Martinez middle class neighborhood a few blocks from the Carquinez Strait, not far from the downtown area of town. It faces northwest onto Escobar Street.

The house stands on a 100x100 ft. lot. In front and to the side of the house, is a small lawn surrounded by shrubbery. The adjacent lot contains various types of fruit trees, oak trees and some raised beds for gardening. Next door is a fine example of a Queen Anne which was built in the late 1880's. There are two other large Victorians in the immediate neighborhood, as well as many early 20th century homes.

The house is a 6 unit massed ground plan with 3 vertical divisions on its symmetrical facade, delineated by pilasters which are similar in style to the porch supports. It has a hipped roof with a front faced centered gable. The hipped roof has a slight pitch with a flat top which originally had a balustrade surrounding the "widow's walk"; while at the roofline, broadly overhanging boxed eaves are adorned with brackets, similar to the Italian Renaissance Style.

Structurally, it can be described as balloon frame construction, as its corner posts are connected by horizontal posts and are nailed with square nails. Numerous vertical studs and diagonal braces give strength to the bearing walls. The frame of the house is constructed of redwood, as is its siding, which can be described as horizontal simple drop siding.

The house has a cement foundation which was poured when the house was moved in 1924. At this time, two tin lined garages (tin, to protect the house from the gasoline powered automobiles) were built under the original house along with a basement in the rear of the now first floor. The house was bolted to the foundation, retrofitted, and sheer walls were erected on the first floor following the Loma Praeta Earthquake in 1989.

The main front porch, with a flat roof, is of single story height and expands the full width of the entry level of the house. Porch supports are square posts with beveled corners. Many

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decorative pieces including finials adorn the porch in a symmetrical fashion. Moreover, on the east side of the house, there is an identical porch, yet it is 2 stories. It was originally the full width of the east side of the house, but when the house was moved in 1924, it was reduced to partial width. Decorative balustrades adorn the porches and are identical to that of the original "widows walk" which was also removed in 1924.

The redwood entry doors located on the first stoy above the garage/basement, are paired with large pane segmented arched glazing. Above the doors is a segmental arched plain transom window. The other 20 windows are seven feet tall, and can be described as narrow, segmental arched, double hung and double sashed. On the front facade of the house, they are mostly paired, while on the rest of the house, they are single. All have elaborate rectangular hooded window crowns.

The single large three sided bay window on the east side of the first story renders the house asymmetrical to its basic cubic shape.

The interior of the home reflects the Italianate style with its redwood moldings and baseboards. The banister and ornate Newell Post are said to have come from a ship, as the first owner John Tucker was a sea captain. The ceilings are 11 feet except the dining room ceiling. It was lowered to 8 feet in the 1960's in an attempt to modernize the room. Throughout the house there are brass light fixtures, plaster medallions, as well as the original doors, door knobs and hardware.

To the left of the front door, in the interior of the house, is the 13x18' parlor, with the bay window and a large picture window looking out onto Escobar Street. Originally there were two double hung windows where the picture window now exists. Also on this floor are a sitting room and dining room of similar size, as well as a small bathroom, laundry room and a large country kitchen, the latter being added on in 1924. Originally the present dining room was the kitchen and the sitting room was the original dining room. In the large entryway is the hanging hurricane lamp and 20 step staircase adorned by the original banister that leads to the 2nd story.

On this floor are 4 bedrooms, a small bathroom and 2 hallways. One large hall leads to the bedrooms. The banister from the staircase continues down this hallway. The bedrooms have been restored using reproductions of Victorian style wallpaper, in keeping with the style of the house. Two of them have oak hardwood floors, and they all have redwood picture molding, window molding and Victorian baseboards, as well as plaster medallions surrounding the light fixtures. Most of these materials were milled and purchased at San Francisco Victoriana. The small hallway leads to a porch on the back of the house leading to the old servants quarters. These are 2 small rooms with low 8 foot ceilings are now used as storage.

From the second story there is a stairway leading to the attic which covers the whole top floor of the house. This is also used for storage. However during its boarding house days, I

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believe that the attic was a bedroom, as walls were constructed out of heavy cardboard, and mattresses were left there. From there is a ladder leading to the widow's walk on the roof. The roof is composition shingle and was replaced in 1997, in anticipation of El Nino.

Most rooms are 13x 15' and have 2 or 3 7' double hung sash windows which all still have the original weights. In the downstairs sitting room, the two 7 foot windows facing the front of the house, have a section above the window which is screened. The window can be pulled down, and the screen will appear from above the window. The walls are lath and plaster except in 3 rooms where the walls have been replaced with sheet rock. These are the only rooms with insulation. The rest of the rooms still have the lath and plaster but 1/4" sheet rock has been put over the lath and plaster. All of the doors, doorknobs and hardware are the original brass pieces. There are oak hardwood floors throughout much of the downstairs and in 2 of the bedrooms on the 3rd floor. These were installed by the present owner in the 1970's. The large deck with balustrade matching the all other porch balustrades, was added on the back of the house in 1979.

The Tucker Home was originally built between lots 3 and 12 on block 15 of Rancho El Pinole between 1870 and 1877 where it faced downtown. Escobar Street was built in 1924 and the hill was subdivided. The house stood in the middle of 2 lots and was far from the street. So it was moved 100 feet down the hill to lot #5 with a team of horses. It was turned 90 degrees to face Escobar Street. At that time the cement foundation was poured, the garages and basement added on, as well as the present kitchen, and servants quarters added onto the 2nd and 3rd stories of the house. It is believed that this was the point at which the railing to the widow's walk was lost.

The house is entirely redwood built with square nails, lath and plaster and diagonal redwood joists forming fire walls. There are three brick flues which run from basement to attic which were used in most rooms for coal burning and, later gas stoves. By the time I moved in, they had all been closed up and covered over. I opened the one in the front sitting room, lined the flue with stainless steel and now use it with an English coal and wood burning air tight stove. Most of the rooms have been wallpapered, painted and rewired. Some of the plumbing has been replaced. The house is in good condition.

The exterior of the house was painted in 1988. The house has been jacked up and had foundation work 3 times since 1974. The back deck was replaced in November 1998. Central heat was installed in 1991 on the second story only.

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#8 Statement of Significance

The Tucker home, built in 1877, is historically significant under the National Register Criterion C, as an excellent example of Italianate architecture with some Italian Renaissance influence. Nantucket Seacaptain John Tucker had it built as his second home in Martinez, by the construction company Rider and Conner, who also built many similar homes in Contra Costa County at that time. Homes owned by Simon Blum, A.E. Blum, and James Kelly were of the same architectural style. The John Muir House is also similar in architectural style. The Tucker Home, John Muir House and the Blum Home are still in existence. Most of the rest of these homes have been destroyed.

John Tucker had become prosperous as a result of the farming boom in the 1860's and 70's. He moved from a small house on Richardson St. to his new home which at the time was the city showcase, before his untimely death only three years after its completion.

To this day, it retains its integrity in Victorian Architectural design, materials and workmanship, as it shows specific characteristics that are typical of this Italianate style of Victorian architecture. Its balloon frame, porches with beveled porch supports, balustrades and finials; center gable with pilasters, the bay window, paired entry doors and windows with rectangular hooded window crowns, are just some of the examples of Italianate/Italian Renaissance architecture described in the McAlester book: A Field Guide to American Houses, and are found in the Tucker Home.

The Tucker Home has been recognized by the Martinez Historical Society as a Historical Landmark, Marker #VIII, during its Bicentennial Celebration in 1976. Moreover, in 1966, the house was included in a collection of early architecture published by the Junior League of Oakland. It was the result of the Historical Preservation Survey Project in 1966. In their book entitled, East of these Golden Shores, the Tucker Home was one of the 125 houses highlighted out of a total of one thousand structures. Furthermore, the Tucker home was also portrayed in Contra Costa County Under the Vitascope by William L. Metcalf, which was originally published in 1902 and more recently in 1994. In 1998, a prominent Martinez citizen who is the backbone of the Martinez Historical Society, Charlene Perry, wrote a book entitled Martinez, A Handbook of Houses and History. In it, she has included photographs and a brief history of the Tucker Home.

The Tucker Home embodies the distinctive characteristics of a High Victorian Italianate Villa. It was built in the mid 1870's along with a carriage house, toward the top of a hillside overlooking the small fishing village of Martinez. It was moved only a hundred feet in 1924, but it remains significant primarily for its architectural value, as it is one of the very few surviving Victorian Italianate structures of this period in Martinez.



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Sea Captain John Tucker arrived in Martinez in 1851. He sailed from Martinez and considered Martinez his homeport. He built the house for his wife Mary in 1874-1877. There were no bathrooms in the original structure, as the outhouse was located outside near the carriage house, to the west of the main house. When asked about this, he replied, "Hell I didn't want the womenfolk of my family lolling around in the bathtub while I was out to sea!" Mary moved back to the original house on Richardson ST. after John's death. The Tucker Home was then sold to Abajiah Adams.

Around the turn of the century, Adams sold the property to Judge, City Clerk, and Postmaster Franklin L. Glass. It was Glass who was responsible for the move, when the hillside was subdivided and Escobar St. was constructed. The structure was moved about 100 feet down the hill and turned 90 degrees to face Escobar St. It was at this time that the additions mentioned in my narrative description were completed. Some of this history I received verbally from Franklin Glass' daughter Nellie Willie who stopped by the house one day in 1976. At that time she was in her 80's and living in Rossmoor Retirement Community. She also gave me two photographs of the house from when she was a child which I am enclosing in this packet.

In 1937, Glass sold the property to Emma Lee Bronson (later Margalati). From this time through World War II and into the 50's the house became a boarding house, especially for sailors and military men passing through town, as it is located a short distance from the train station. It was Mrs. Margalati who was responsible for constructing the two small bathrooms which still exist today.

In 1973, my husband and I purchased the home from Mrs. Margalati. He and I divorced in 1983, yet I have remained in the home where I raised my two children, Katie and Nick. He and I were charter members of the Martinez Historical Society, because through the history of this house, we became interested in the history of Downtown Martinez, and the preservation of our heritage. Also during this time, my husband was elected as a member of the Martinez City Council. Since we have lived here, we have made many improvements to the structure, in keeping with its historical nature, which I have outlined in the description above.

Verbal Boundary Description:

Assessor parcel #372-080-005-5  
Original Survey lot 5 block 15

The boundary of the Tucker House is shown as the dotted line on the accompanying map entitled, "Original Survey City of Martinez Rancho El Pineal".

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#10 Boundary Justification:

The nominated property has stood on lot #5 block 15 of Rancho El Pinole since 1924. Prior to its move, it was built originally on what is now known as lots 13 and 2 also on lot 15.

BIBLIOGRAPHY:

- I. City Assessor Rolls and Map Books 1850-1950
- II. Martinez Gazette Archival Records: 1970-1995
- III. Mc Alester, Virginia and Lee. A Field Guide to American Houses: New York, Knopf 1984
- IV. Metcalf, William L., Contra Costa County Under the Vitascope: Pittsburg CA, Highland Publishers, 1902 & 1994
- V. Perry, Charlene McRae. Martinez A Handbook of Houses and History: Martinez, CA, Diablo Press, 1998
- VI. Bohn, David . East of These Golden Shores. Junior League of Oakland and Scrimshaw Press, 1966
- VII. Martinez, A California Town, Martinez, CA, RSI Publications, 1986
- VIII. Willie, Nellie Glass. Personal Interview, 1976. Daughter of Franklin Glass and inhabitant of Tucker home.
- IX. Perry, Charlene and Albert. Personal Interviews 1973-1998. Martinez Historians

Photograph Log:

Photos and slides of Tucker Home, Martinez, CA in Contra Costa County. All 4x6 black and white photos and color slides taken by Jeannette Dothee, 12/98 in Martinez, CA, Contra Costa County.

1. Tucker Home, front view, looking South
2. Looking South, Front Porch, Gable, Segmented Arched windows
3. East Side, side porches
4. View from West side: Front porch
5. West side, bay window
6. Interior: Entryway, stairway, Newell Post, banister
7. Hurricane Lamp, Stairway, Newell Post
8. Entry way, stairway, Newell post
9. First floor study



Tucker Home  
Carrington, N.C.  
Original site - Early 1920's  
Photo owned by E. D. ...



Tucker Home  
Carrington, N.C.  
Original site - Late 1800's



Tucker Home  
Contra Costa Co., CA



Tucker Home  
Santa Lucia Co. CA  
West 15 - 1000 Santa Lucia Highway  
1982