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AUG 27 1987

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only

received APR 7 1988

date entered MAY 20 1988

OHP

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

1. Name

historic Don Francisco Galindo House

and/or common Same

2. Location

street & number 1721 Amador Avenue NA not for publication

city, town Concord NA vicinity of

state California code 06 county Contra Costa code 25

3. Classification

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

4. Owner of Property

name Ruth Galindo

street & number 1721 Amador Avenue

city, town Concord NA vicinity of state California 94520

5. Location of Legal Description

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

street & number 730 Las Juntas Street

city, town Martinez state California 94553

6. Representation in Existing Surveys

title 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 checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input 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

7. DESCRIPTION

The Galindo House is a two story white frame house with a composition roof. The construction leading up to its final appearance in 1875 occurred in two, possibly three, stages. The southern third of the house is believed to have been built first, around 1854. The middle third of the house was added on about two years later and was built so as to encompass the original southern section into one unified structure. The northern third of the house, however, was not built until 1875 and is stylistically distinct from the rest of the house. The building has remained essentially unchanged since 1875.

a. Original appearance, ca. 1854 to ca. 1856

Family tradition holds that the original building on the site of the Galindo House consisted of a frame structure of one of two rooms in the location of the present kitchen (see area cross-hatched in plan) (1). This building is thought to have been enlarged after the wedding of Francisco and Manuela Pacheco Galindo (the first owners) in 1854 (2); however, no trace of this structure remains in the present house.

b. Appearance, ca. 1856 to ca. 1875

A two-story frame house, presently the southern wing of this two-section building, was built entirely of redwood with an unreinforced brick masonry basement. The raised basement placed the first floor of the house about three feet, six inches above grade. The simple gable roof of the house ran in a north-south direction. The building's rectangular plan measured 26'-6" x 30'-3".

Three bays open along both the east and west elevations. A simple shed porch ran the length of the house on the east elevation. This porch marked the main entrance to the house as approached from the Galindo Street driveway (see site plan). The kitchen had a separate entrance on the south elevation.

The main floor of the house had a central hall with stair, and two main rooms measuring 11'-3" x 19'-3" (now the kitchen) and 11'-8" x 19'-3" (now the dining room). The only other rooms on this floor were the service room off the kitchen and the conservatory, which served as an enclosed back porch along the west elevation.

The second floor of this house, 10'-6" above the first, was divided into four bedrooms, each measuring approximately 11' x 13' in plan.

Two masonry chimneys were placed centrally at north and south ends of this house; the north chimney was moved in ca. 1875 to accommodate the new wing (can be observed in basement framing). Exterior materials were wood shingles (no longer visible); redwood board siding showing nine inches

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/ 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 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 1856-1875 Builder/Architect Not Known

Statement of Significance (in one paragraph)

8. SIGNIFICANCE

The Galindo House is the most historically significant wood frame structure in Concord. The house was built by Francisco Galindo who, along with his father-in-law and brother-in-law, founded the town which became Concord. Direct descendents of the Galindo family have continually occupied the house ever since. Partly as a result of this continuity of ownership, very few modifications have been made to the house since its completion. The only older buildings of any type in the City are two adobes, both of which have been altered since the time of original construction. Historical research on Central and Eastern Contra Costa County indicates no older wood frame structure still exists anywhere in this area, though one other, smaller such house does still stand in Concord. Because of its importance, the Galindo House was one of the first two landmarks designated by the City under its Historical Landmarks Ordinance. Special land use controls for the area around the house are under review by the City to ensure compatibility with the historic character of the house.

EARLY HISTORY

Rancho Monte del Diablo, consisting of four leagues of land (17,921 acres) was granted to Juan Salvio Pacheco by Governor Figueroa in 1834. Juan Salvio Pacheco was the grandson of another Juan Salvio Pacheco, who was a soldier in Juan Bautista de Anza's famous 1775 expedition exploring California. At the time of the land grant, Juan Salvio Pacheco was the alcalde (mayor) of San Jose, which was one of two pueblos then in existence in California.

The Rancho was initially managed by his son, Fernando Pacheco, who in 1844 built what is now known as the Don Fernando Pacheco Adobe. Juan Salvio Pacheco moved to the Rancho about 1849, and built a second adobe for himself about a mile from his son's, in what is now downtown Concord. This adobe was completed in 1854.

The Galindo House was built by Salvio Pacheco's son-in-law, Francisco Galindo, on a slight rise just south of the Salvio Pacheco Adobe. Francisco Galindo was himself from another notable family: his grandfather on his father's side was Nicholas Galindo, another member of de Anza's 1775 expedition. Francisco Galindo built the house in two or three phases between 1856 and 1875 (family tradition says the house was built in three phases, but architectural evidence only indicates two phases.)

9. Major Bibliographical References

SEE ATTACHED

10. Geographical Data

Acreeage of nominated property Parcel = .47 Acres

Quadrangle name Walnut Creek

Quadrangle scale 1:2400

UTM References

A 10 584890 4203100
Zone Easting Northing

B [] [] [] [] [] [] [] [] [] []
Zone Easting Northing

C [] [] [] [] [] [] [] [] [] []

D [] [] [] [] [] [] [] [] [] []

E [] [] [] [] [] [] [] [] [] []

F [] [] [] [] [] [] [] [] [] []

G [] [] [] [] [] [] [] [] [] []

H [] [] [] [] [] [] [] [] [] []

Verbal boundary description and justification

Assessor's Parcel No. 126-141-003 (see attached for boundary information). This parcel includes all of the Galindo House but no non-historic structures other than a simple, detach garage.

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

state code county code

state code county code

11. Form Prepared By

name/title J. Gordon Turnbull, AIA/and John Woodbury, Programs Coordinator

organization Page Anderson & Turnbull/and City of Concord date 6/28/85

street & number 364 Bush St.,/and 1950 Parkside Drive telephone (415) 362-5154/(415) 671-3116

city or town San Francisco/Concord state California

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 Guetter

title State Historic Preservation Officer

date 3/31/88

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

Patrick Andrews

date 5/20/88

Keeper of the National Register

Attest:

Chief of Registration

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between shaped channels; redwood moldings; wood shutters (those presently on the house are not original); and redwood board skirting about the brick masonry foundation. The house's very simple classical details are derived from the Greek Revival style popular with American carpenter-builders during the mid-nineteenth century. Interior partitions were of one inch boards, plastered each side. Studs and joists are full dimension milled lumber placed at 24 inch or greater intervals and sized below current standards. There is some modern shoring and bracing in the basement.

c. Appearance, ca. 1875 to present

After the wedding of Juan C. and Marina Amador Galindo in 1875 (3), the Galindo House was enlarged to its present size.

A new wing, consisting again of a two story frame structure measuring 16'-3" x 46'-6" in plan and set on a brick masonry basement, but with 11'-6" floor to floor height and more elaborate detailing, was built to accommodate the couple.

The earlier section of the house intersects the middle of the gabled 1875 wing which has an east-west orientation. The north elevation, organized into three bays, has a large front entrance porch which almost spans the entire length of this elevation. The new porch created a new and more formal entrance to the house.

Two-story bay windows placed on the east and west elevations of the new wing have hipped and bracketed shed roofs. The bay windows have larger panes of glass (photos 1, 2 & 4) and more elaborate ornamental detail (photos 1, 11) than the windows of the earlier section of the house.

The new wing has two rooms on each floor, and a central hall with a generous stairway. On the first floor the western room or study measures 17'-0" x 15'-2", and the eastern room, or parlor, is 19'-6" x 15'-2". The rooms of the second floor were identical in size to those of the first. The dining room's central fireplace was moved to the room's northeast corner; a new flue was built to accommodate the new dining room fireplace, in addition to the fireplaces in the living room and master bedroom (photo 24).

A significant aspect of the Galindo House is that it has remained essentially unchanged since ca. 1875. The only changes visible on the exterior have been the repair of the chimneys (and loss of their original capitals), replacement of the wood shingles with a composition shingle roof, and the removal of the ridge cresting, which can be seen on the 1880's photograph. The wood shingle roof was first replaced by a green composition shingle roof in the 1930's. This roof was replaced again with the current black composition shingle roof in the early 1960's. According to photographs, the ridge cresting was removed some time between 1913 and 1920.

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Interior rooms, moldings, and finishes are almost entirely original, except for the addition of two bathrooms in this century. Paint color and wallpaper have changed over time, but altogether the house is a remarkable group of artifacts, containing furniture, paintings, books, documents and personal effects, all of which have historic connections to the Galindo family.

d. Surroundings

The Galindo House was originally built on a 17,921 acre ranch owned by Salvio Pacheco. The land surrounding the house was used for grazing and growing fruit trees. The land which belonged with the house extended north to the present day Clayton Road, west to Ashbury Drive, south to Laguna Street and east to Galindo Street. The outbuildings to the east of the house at the end of the carriage road included a well, a barn, and carriage houses. About 300 feet to the west of the house was another barn and just off the south end of the house was a kitchen house. All of these accessory structures were gone by the 1920's. After the removal of the kitchen house, a driveway and a garage were put in where the old kitchen house had stood. This garage was also later torn down.

Today, the Galindo House is located on a fairly rectangular parcel just under 1/2 acre (see enclosed site plan). A newer carport is located just to the west of the house on the same parcel. Nothing remains of the original carriage road except for the 40 foot portion of the loop which lies between Amador Avenue and the east side of the house. Ruth Galindo, the owner of the Galindo House, also owns seven surrounding parcels - the four parcels on the south side of Marina Avenue closest to Amador Avenue, the parcel immediately to the west of the house, and the two parcels to the north of the house adjacent to Clayton Road and nearest to Amador Avenue. All of these parcels are vacant except for the parcel at the corner of Clayton Road and Amador Avenue, which contains two 1940-era one-story duplexes. These duplexes are currently rented as residences.

The two remaining parcels on Marina Avenue are under separate private ownership and contain single family homes. The remainder of the parcels to the west of Ruth Galindo's parcels are occupied by single family residences, and further to the west, new condominiums. A church is located to the south of Ruth Galindo's parcels on the south side of Marina Avenue.

The block bounded by Clayton Road, Amador Avenue and Galindo Street consists of single family residences, some vacant lots and some professional offices and retail outlets on Galindo Street. This block is within a Redevelopment Area; the City is currently at the preliminary stage of determining appropriate ultimate uses of this block consistent with the historic character of the Galindo House.

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The carport is located just to the west of the house on the same parcel. It is of post and beam construction, set on a concrete pad and approximately 600 sq. feet in size, adequate to accommodate three cars. The rear of the carport is enclosed by a wall of cinder block and wood construction. The carport has a tilted flat top roof and the facade of the roof line is articulated with architectural detailing to complement the architectural detailing of the house and is white in color.

Footnotes

1. Telephone conversation, Ruth Galindo/J. Turnbull, 10 May 1985.
2. Registration of Juan C. Galindo as a Pioneer of California, prepared by Mrs. V. A. Fink (Leonora Galindo Fink).
3. Ibid.

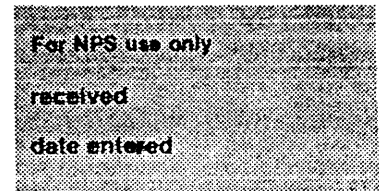
Resource Count

1 Contributing
1 Non-Contributing

Total: 2

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LIST OF PHOTOGRAPHS SHOWING HISTORIC APPEARANCE AND CONDITION

<u>Photograph</u>	<u>Description</u>
A	East and North Elevation of House; photographer facing SW
B	East and North Elevation of House; photographer facing SW
C	East Elevation of House from Galindo Street; photographer facing W
D	South Elevation of Galindo House and Outbuildings; photographer facing N

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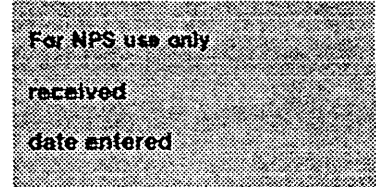
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LIST OF PHOTOGRAPHS SHOWING CURRENT APPEARANCE AND CONDITION

<u>Photograph No.</u>	<u>Description</u>
1	East Elevation of House (composite); photographer facing W
2	East & North Elevations (composite); photographer facing SW
3	North Elevation (composite); photographer facing S
4	Bay Window, West Elevation; photographer facing E
5	West & South Elevations; photographer facing NE
6	South Elevation; photographer facing N
7	Porch rail, 1856 wing; photographer facing W
8	North porch, 1875 wing; photographer facing W
9	Window detail, 1856 wing; photographer facing W
10	Window, 1875 wing; photographer facing NW
11	Bay window & gable, 1875 wing; photographer facing W
12	Porch support, 1856 wing; photographer facing W
13	Porch support, 1875 wing; photographer facing W

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LIST OF PHOTOGRAPHS SHOWING CURRENT APPEARANCE AND CONDITION (Continued)

<u>Photograph No.</u>	<u>Description</u>
14	Window sill, 1856 wing; photographer facing W
15	Window sill, 1875 wing; photographer facing W
16	Entrance, north porch, 1875 wing; photographer facing S
17	Door between Conservatory & Hall; photographer facing E
18	Hardware, door between Conservatory & Hall; photographer facing W
19	Newel post & railing, stair, 1856 wing; photographer facing W
20	Newel post & railing, stair, 1875 wing; photographer facing S
21	Door & molding, 2nd floor, 1856 wing; photographer facing S
22	Door molding, Dining Room; photographer facing W
23	Door molding, Hall, 1876 wing; photographer facing E
24	Fireplace, Parlor; photographer facing S
25	Sill & baseboard, Parlor; photographer facing SE
26	Ceiling, Parlor; photographer facing E
27	Carport

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The first American settlement in the area occurred just to the north of these three homes, in the town of Pacheco, which at the time had shipping access to the San Francisco Bay via a deep slough. However, repeated flooding caused the slough to fill with silt, and an earthquake in 1868 seriously damaged even the most substantial buildings in the town.

Juan Salvio Pacheco, his son, Fernando Pacheco and his son-in-law, Francisco Galindo, saw the need for a new town on the Rancho which would be safe from flooding. A small Spanish community had already developed the area between the Salvio Pacheco Adobe and the Galindo House. The surveyor Luis Castro from Alameda County was hired by the three men in 1868 to lay out a town in this area, on the road between Pacheco and the coal mines of the Clayton area. They called the town Todos Santos ("all saints"), though the businessmen who moved there soon changed its name to Concord. Not only did Juan Salvio Pacheco, Fernando Pacheco, and Francisco Galindo lay out the streets for the town, but they also attracted businesses to establish the town at a crucial time when businesses were abandoning Pacheco. By selling parcels in town to displaced Pacheco businesses for the price of one dollar, the three men were able to attract businesses to the newly laid-out town.(1) The town became the new center of growth in central Contra Costa County, with the Galindo House, along with the Juan Salvio Pacheco Adobe and the Fernando Pacheco Adobe, serving as the focal point of social and agricultural activities. The three men are thus credited with having transformed the area from a collection of farmhouses into a town with a distinct identity and serving as a center of trade and social activity. Without their efforts, the area which is now Concord would not have the cohesion and separate identity which distinguish Concord from many of the surrounding communities in the area today.

In 1875, Francisco Galindo added a new wing to the house for his son, Juan Crisostomo Galindo and his wife Marina Amador (Marina Amador was from another prominent rancho family). When Crisostomo and Marina moved into the house in 1875, Francisco Galindo moved to the Oakland area where he managed his many investment interests, including the once famous Galindo Hotel.

Juan Crisostomo Galindo was an important community leader, serving on the County Board of Supervisors and active on the school board. His son, Frederick Galindo, continued the family's residence in the house and involvement in community affairs. He served on the Concord City Council for many years and then was City Treasurer for 10 years until his death in 1943. Upon his death, his wife took over his duties as Treasurer, and continued in that office until 1958.

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ARCHITECTURE

Architecturally, the Galindo House represents one of the few Greek Revival type buildings built in the small agricultural communities of the East Bay. In addition to being the oldest such building, it also has the most well preserved interior and exterior in the area. The house is also significant because of its fusion of two different styles, the southern section having been built 20 years earlier than the northern section. The southern section of the house, with its facade facing east, was built in the 1850's and represents a simplified version of the Greek Revival style or an early version of the Late Federal style. The simplicity of this style on the eastern facade contrasts with the more ornamental style of the northern section of the house. This section, built in 1873 with a facade facing north, exhibits characteristics of a late Italianate or an early 1880's decorative style.

PRESERVATION EFFORTS

The Galindo House was designated an Historic Landmark by the City of Concord on January 14, 1976, together with the Salvio Pacheco Adobe. It is thus one of the first two of only about a dozen buildings or sites to be designated by the City as historic landmarks. The current owner and occupant of the house, Ruth Galindo, is discussing with the City methods for the long-term preservation of the house and its potential use as an historic museum. To this end, Ruth Galindo has willed the house to the City. The City is studying present and possible future land uses in the area around the Galindo House to ensure that future development is compatible with the historic character of the house. The Galindo House Area Specific Plan was approved by the Concord City Council on September 14, 1987. The main purpose of the plan is to protect the Galindo House and insure compatible relationships with public and private activities in the area. Specific policies established to further these goals include the limitation of building height in the immediate vicinity to 25' and the requirement of a pedestrian orientation for future development in the area. (2)

Footnotes

(1) History Of Concord: Its Progress And Promise. Edna May Andrews et.al.
Concord: Concord Historical Society, 1986, pp.13-28.

(2) Galindo House Area Specific Plan (SP 1-87). Approved by the Concord City Council on September 14, 1987.

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BIBLIOGRAPHICAL REFERENCE

1. JONES, Virgie V., Be It Ever So Humble: A Pictorial Social History With Personalized Footnotes, Morris-Burt Press, Alamo, California (1983), 96 pp., See pages 74-76.
2. SHOEMAKER, Susan, "Her Ancestors Were Early Explorers", Oakland Tribune, Commemorative Edition, (July 4, 1976), pp. 7-11.
3. "Galindo Home Spans Century", Daily Transcript, (1960 Progress Edition), p. 3.
4. PALM, Joan, "Home Lives In History", Oakland Tribune, (November 10, 1968), pp. 1, 5-6.
5. ROWLAND, Leon, Los Fundadores, Academy of California Church History, Fresno, California, (1951) p. 27, 36.
6. GIRANDE, Estelle, "Concord's Oldest House: A Museum of the Past", Contra Costa County Historical Society Bulletin, Vol. 3, No. 7 (May 1957), 4 pp.
7. "Fourth Generation Galindo To Relate Town's Beginning", Contra Costa County Historical Society Bulletin, (May 1, 1968).
8. Interviews with Ruth Galindo during December, 1984.
9. ANDREWS, Edna May et. al., History Of Concord: Its Progress And Promise, Concord Historical Society, Concord, California (1986).
10. Galindo House Area Specific Plan (SP 1-87). Approved by the Concord City Council on September 14, 1987.

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10. GEOGRAPHICAL DATA

Boundary Justification

The original boundaries of the land pertaining to the Galindo House extended much farther out than they do today. Until the early 1900's, the land surrounding the house extended to the present day Clayton Road to the north, Galindo Street to the east, Ashbury Drive to the west (about 700 feet), and Laguna Street to the south (about 700 feet). For financial reasons, Frederick Galindo was forced to gradually sell off this land during the 1920's and 30's. Consequently, all that remains of the land is the present 1/2 acre parcel. This parcel was chosen as the boundary because, of the original property, it is all that remains with the house.

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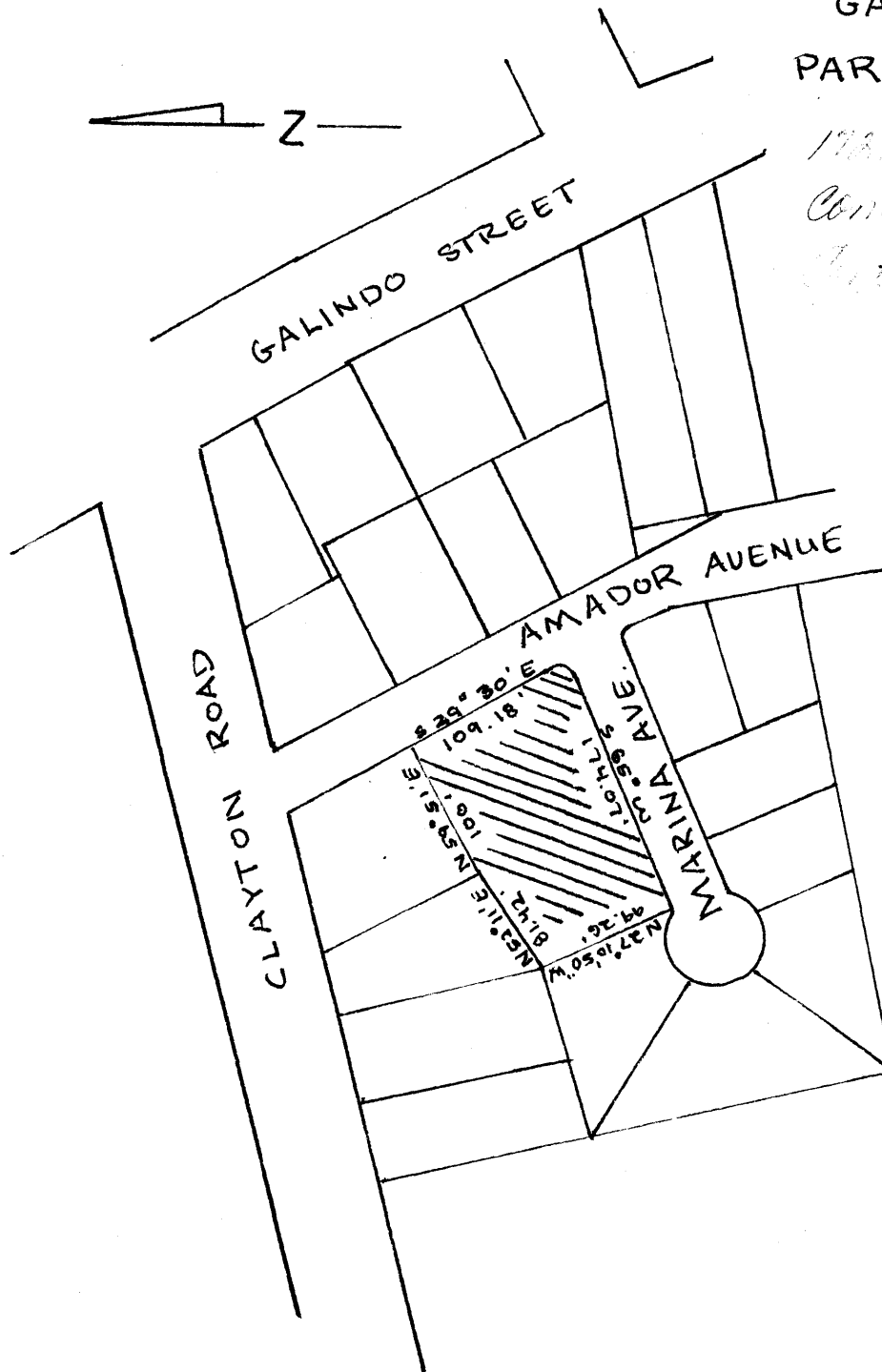
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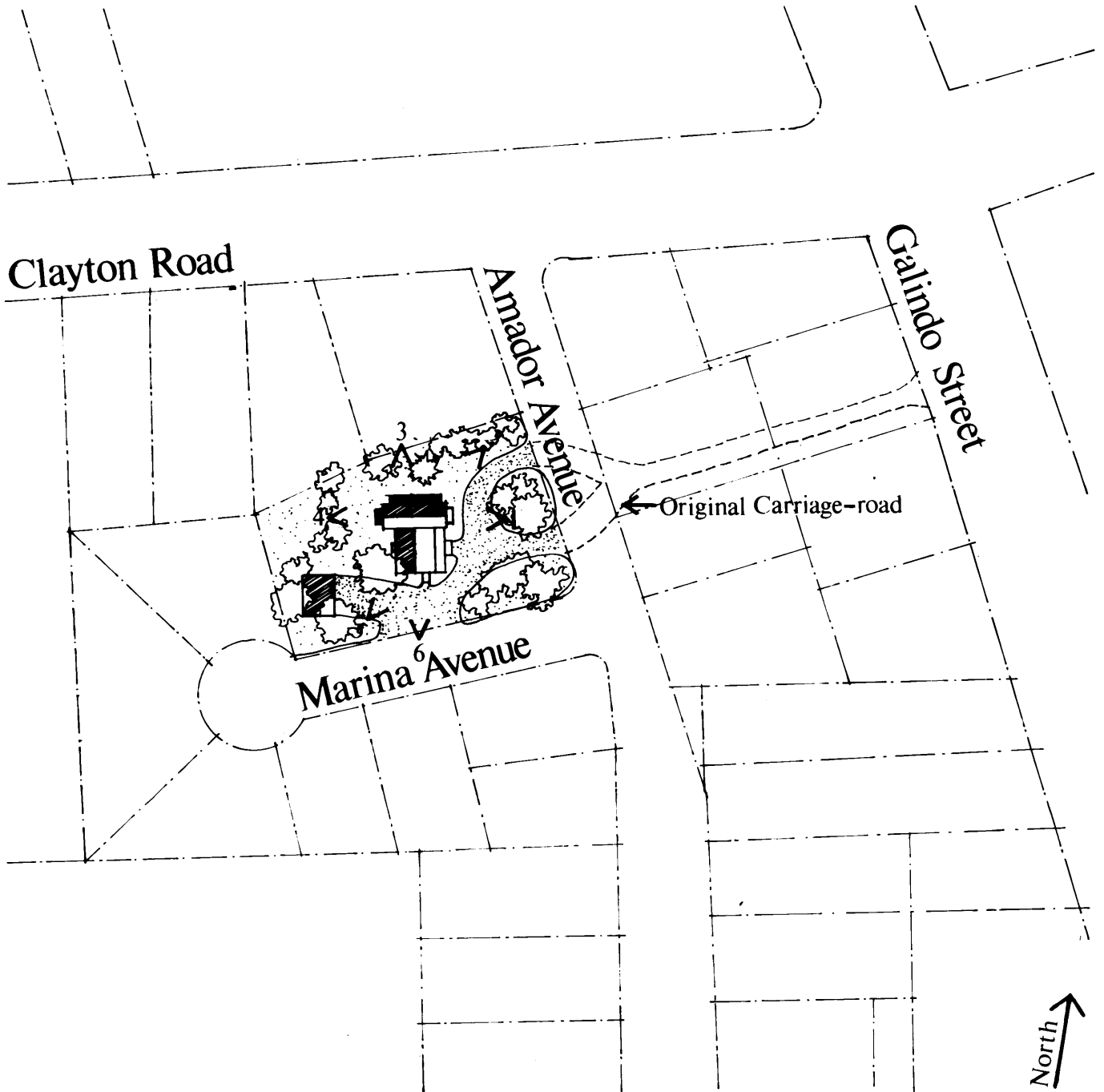
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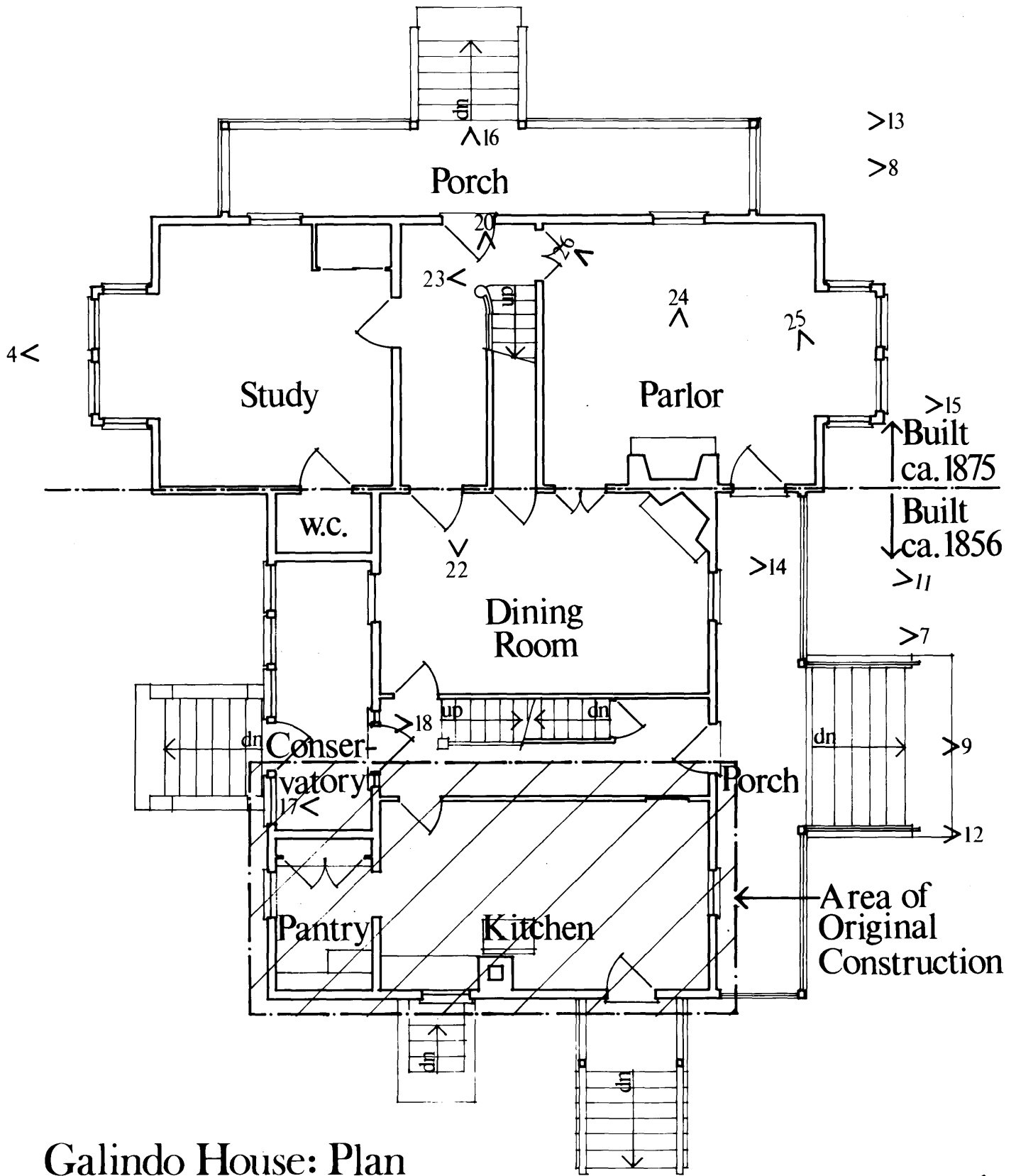
GALINDO HOUSE
PARCEL DIMENSIONS

1787 Amador Ave.
Concord, CA
Fresno County



Galindo House: Site Plan Concord, California

150 F



**Galindo House: Plan
Concord, California**

15F

