

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

RAVENSWOOD (ESTATE OF BUCKLEY)-

AND/OR COMMON

RAVENSWOOD

2 LOCATION

STREET & NUMBER

ARROYO ROAD

CITY, TOWN

LIVERMORE

STATE

CALIFORNIA

VICINITY OF

CODE
06

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

9

COUNTY

ALAMEDA

CODE

001

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER

4 OWNER OF PROPERTY

NAME

LIVERMORE AREA REGIONAL PARK DISTRICT

STREET & NUMBER

71 TREVARNO ROAD

CITY, TOWN

LIVERMORE

VICINITY OF

STATE

CALIFORNIA

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

ALAMEDA COUNTY COURT HOUSE

STREET & NUMBER

CITY, TOWN

OAKLAND

STATE

CALIFORNIA

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

State Point of Historical Interest

DATE

3/20/75

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

OFFICE OF HISTORIC PRESERVATION, STATE of California

CITY, TOWN

P. O. Box 2390, Sacramento, California 95811

STATE

7 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

RAVENSWOOD, A RURAL ESTATE OF THE SAN FRANCISCO POLITICAL BOSS, CHRISTOPHER BUCKLEY WAS CONSTRUCTED IN 1893. THE ESTATE CONTAINED APPROXIMATELY 100 ACRES. BUILDINGS ON THE PROPERTY CONSISTED OF SEVERAL BUILDINGS NOW COMMONLY KNOWN AS: MAIN HOUSE, BEDROOM HOUSE, TANK HOUSE, CARRIAGE HOUSE AND WINERY. THE AGRICULTURAL LAND IN THE ESTATE WAS PLANTED IN WINE GRAPES OF THE FOLLOWING VARIETIES: FRENCH COLOMBARD, FOLLE BLANCHE, GRAN NOIR, CARRIGNANE, SAUVIGNON, VERT, AND PETITE SIRAH. RECORDS OF THE CONCANON WINERY INDICATE THAT THESE VINES WERE STILL IN PRODUCTION UNTIL THE 1940'S WHEN THEY WERE PULLED OUT DUE TO THE POOR CROPS AVERAGING 104 TONS FOR 100 ACRES. THE GROUNDS AROUND THE HOUSES WERE LANDSCAPED WITH ROSE GARDENS, PALM TREES, AND OTHER SPECIES OF TREES AND PLANTS, MANY OF WHICH STILL EXIST.

OF THE ORIGINAL ESTATE (100 ACRES) 32.6 ACRES ARE NOW IN THE OWNERSHIP OF THE LIVERMORE AREA PARKS AND RECREATION DISTRICT AND IS SCHEDULED TO BE DEVELOPED AS A LOCAL PARK WHILE PRESERVING THE ORIGINAL STRUCTURES AND LANDSCAPING AROUND THE BUILDINGS.

IN THE PARK DISTRICT'S OWNERSHIP ARE PART OF THE VINEYARDS, WHICH IN MORE RECENT YEARS HAD BEEN USED AS A CHRISTMAS TREE FARM, TWO HOUSES SHOWING QUEEN ANN STYLE FEATURES WITH EASTLAKE INFLUENCE, A TANK HOUSE, A CARRIAGE HOUSE-BARN, AND RUINS OF THE WINERY, ALL OTHER STRUCTURES ARE NOW GONE. WITH THE EXCEPTION OF THE WINERY ALL EXISTING STRUCTURES ARE IN REMARKABLY SOUND CONDITION, REQUIRING MINOR REPAIRS ONLY, I.E. PAINTING, REPAIR AND/OR REPLACEMENT OF ARCHITECTURAL TRIM, CHIMNEY RESHAPING. THE WATER TANK ONCE ON TOP OF THE TANK HOUSE IS GONE BUT SCHEDULED FOR RECONSTRUCTION. MUCH OF THE ORIGINAL FURNISHINGS HAVE BEEN PLACED IN STORAGE PENDING COMPLETION OF THE RESTORATION EFFORTS ON THE ESTATE.

RAVENSWOOD CONSISTS OF TWO MAIN STRUCTURES, A TANK HOUSE AND SEVERAL SMALLER STRUCTURES PHOTO #1 ATTACHED SHOWS THE MAIN HOUSE AND BEDROOM HOUSE CA. 1900. LOOKING NORTH IN THIS PHOTOGRAPH THE BEDROOM HOUSE IS ON THE LEFT AND THE MAIN HOUSE IS ON THE RIGHT. PHOTO #2 IS A CURRENT VIEW OF THE MAIN HOUSE. THE SOUTH SIDE OF THE HOUSE IS ON THE LEFT SIDE OF THE PHOTOGRAPH; THE RIGHT SIDE OF THE PHOTOGRAPH SHOWS THE EAST SIDE OF THE STRUCTURE. PHOTO #3 SHOWS PREDOMINATLY THE WEST SIDE OF THE STRUCTURE. PHOTO #4 ALSO SHOWS THE WESTERN SIDE OF THE MAIN HOUSE. PHOTO #5 SHOWS THE EAST SIDE OF THE STRUCTURE. NOTE THE EXTENSION OF THE PORCH OVER THE STAIRS AND THE RAIL ALONG THE EDGE OF STAIRS ARE MISSING. DOOR AT BOTTOM OF THE STAIR LEADS TO THE BILLARD PARLOR. PHOTO #6 IS OF THE NORTHERN SIDE OF THE BUILDING; NOTE THAT THE PORCH COVER AND HAND RAIL ON STAIRS ARE NOT ORIGINAL.

PHOTO'S #7-10 DEAL WITH THE BEDROOM HOUSE. IN PHOTO #7 THE WEST SIDE OF THE STRUCTURE IS ON THE LEFT SIDE OF THE PHOTOGRAPH. THE RIGHT SIDE SHOWS THE SOUTHERN SIDE OF THE HOUSE. NOTE AT THE MIDPOINT OF THE WESTERN SIDE PART OF THE ORIGINAL PORCH HAS BEEN ENCLOSED. THE RAILING ON THE ROOF IS MISSING AS WELL AS THE FENESTRATION ON TOP OF THE TOWER. PHOTO #8 SHOWS THE EAST SIDE OF THE STRUCTURE. NOTE THE PLUMBING VENTS AND GUTTER DOWNSPOUTS ARE NOT ORIGINAL. PHOTO #9 SHOWS THE NORTH SIDE OF THE BEDROOM STRUCTURE AND SOUTHEAST CORNER OF THE TANK HOUSE. NOTE ORIGINAL COVERED WALKWAY BETWEEN THE TWO STRUCTURES. PHOTO #10 IS ALSO OF THE NORTH SIDE OF THE BEDROOM HOUSE. NOTE THE TIN, SHED COVERING IS NOT ORIGINAL. UNDER THE TIN, SHED COVER IS THE ORIGINAL ENTRANCE TO THE BASEMENT.

SEE CONTINUATION SHEET

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 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 checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES CONSTRUCTED IN 1893

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

THE RAVENSWOOD HOME WAS DESIGNED FOR THE ENTERTAINMENT OF CHRISTOPHER BUCKLEY'S ASSOCIATES. THE MAIN BUILDING WAS DEVOTED TO THAT FUNCTION WITH ONLY A SINGLE BEDROOM IN THE LARGE STRUCTURE FOR A SERVANT. AN ADJACENT BUILDING KNOWN AS THE "BEDROOM HOUSE" SERVED AS LIVING QUARTERS FOR THE BUCKLEY FAMILY AND GUESTS. REMOVED FROM SAN FRANCISCO AND LOCATED ON A HILL SURROUNDED BY LANDSCAPING, RAVENSWOOD WAS A VERY EFFECTIVE COUNTRY HOME FOR THE BLIND BOSS.

ANOTHER IMPORTANT FACTOR IN BUCKLEY'S SELECTION OF THE LIVERMORE AREA AS THE SITE FOR RAVENSWOOD WAS HIS DESIRE TO EXPERIMENT WITH THE PRODUCTION OF CALIFORNIA WINE. A HUNDRED ACRE ESTATE WOULD HARDLY COMPETE WITH THE MUCH LARGER CALIFORNIA WINERIES BUT IT WAS SUFFICIENT FOR BUCKLEY'S INTEREST. FORTUNATELY FOR HIM, LIVERMORE WAS ALSO ONE OF THE LAST WINE PRODUCING AREAS IN CALIFORNIA TO BE BLIGHTED BY THE DREADED VINELAND DISEASE PHYLLOXERA. WHEN BUCKLEY PURCHASED RAVENSWOOD, HE MIGHT HAVE YET HOPED THE AREA WOULD ESCAPE THE DISEASE. HOW BADLY HIS VINES WERE HURT IS NOT KNOWN; BUT AS HIS VINEYARD WAS PLANTED WITH PHYLLOXERA RESISTANT SPECIES, IT MAY HAVE FARED BETTER THAN HIS NEIGHBORS'.

CHRISTOPHER BUCKLEY, THE SON OF IRISH IMMIGRANT PARENTS, WAS BORN IN THE 1850'S. HE GREW UP IN NEW YORK CITY'S FOURTEENTH WARD AMONG FUTURE TAMMANY HALL NOTABLES RICHARD CROCKER AND "HONEST JOHN" KELLY. LEAVING NEW YORK, HE ARRIVED IN SAN FRANCISCO AT AGE SEVENTEEN. HE DRIFTED FROM A JOB AS A CONDUCTOR ON A NORTH BEACH HORSE CAR TO TENDING BAR IN A WASHINGTON STREET SALOON AND OTHER SALOONS IN SAN FRANCISCO'S FAMED BARBARY COAST.

BOSSISM WAS ALREADY AN ACCOMPLISHED TRADITION IN LOCAL POLITICS; AND BUCKLEY PERCEIVED PERSONAL GAIN FOR HIMSELF IN POLITICS. HIS PARTY LOALITY SEEMS TO HAVE BEEN TEMPERED BY THE PARTY'S ABILITY TO SERVE HIS BEST NEEDS. HE WAS SECRETARY OF THE REPUBLICAN COUNTY COMMITTEE FOR SOLANO COUNTY FOR SEVERAL YEARS. SAN FRANCISCO CITY AND COUNTY WAS DECIDELY DEMOCRATIC; SO BUCKLEY SWITCHED PARTIES AND HIS POWER AND FINANCIAL STANDING GREW.

BUCKLEY BECAME KNOWN AS THE BLIND BOSS OF SAN FRANCISCO IN THE 1880'S. AT AGE 30 THROUGH AN EYE AFFICTION HE LOST HIS SIGHT IN BOTH EYES. HIS BLINDNESS DID NOT STOP HIS CONTINUED RISE TO POWER. HE SAT IN THE BACK OF HIS SALOON AND DISPERSED POLITICAL PATRONAGE TO THOSE WHO VISITED HIM. HE RECOGNIZED VISITORS BY THE WAY THEY SHOOK HANDS. HIS ASSISTANTS, NICKNAMED "LAMBS", WOULD READ NEWSPAPERS AND NECESSARY DOCUMENTS FOR HIM.

SEE CONTINUATION SHEET

9 MAJOR BIBLIOGRAPHICAL REFERENCES

SEE CONTINUATION SHEET

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 32.6

UTM REFERENCES

A									
	ZONE	EASTING	NORTHING						
C									

B									
	ZONE	EASTING	NORTHING						
D									

VERBAL BOUNDARY DESCRIPTION

SEE CONTINUATION SHEET

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

JAMES E. HENLEY, HISTORICAL CONSULTANT

ORGANIZATION

DATE

LIVERMORE AREA REGIONAL PARK DISTRICT

STREET & NUMBER

TELEPHONE

71 TREVANO ROAD

415-447-7300

CITY OR TOWN

STATE

LIVERMORE,

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.

FEDERAL REPRESENTATIVE SIGNATURE

Herbert Rhodes

MAR 25 1977

TITLE State Historic Preservation Officer

DATE

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I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER.

Charles A. ...

DATE 6-26-77

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

6/25/77

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PHOTOGRAPH'S #11 AND #12 ARE OF THE CARRIAGE HOUSE-BARN. PHOTO #11 IS OF THE SOUTH ELEVATION; NOTE THE WINDOWS HAVE BEEN REMOVED AS WELL AS PART OF THE MAIN ENTRANCE. ATTACHED TO THE STRUCTURE ON THE EAST SIDE IS A FALSE FRONT ADDITION OF AN UNKNOWN DATE. PHOTO #12 SHOWS THE WEST SIDE OF THE STRUCTURE AS WELL AS THE SOUTH SIDE. DAMAGE TO THE UPPER SOUTHWEST CORNER OF BUILDING IS DUE TO HONEY BEES. PHOTOGRAPHS #13 THROUGH #16 ARE OF THE WINERY. AS THE PHOTO'S INDICATE, THE BUILDING, NOW IN RUINS, WAS MADE LARGELY OF CONCRETE.

continued →

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ARCHITECTURAL INFORMATION

GENERAL STATEMENT:

1. ARCHITECTURAL CHARACTER; DESIGNED AND OPERATED AS A WINERY IN THE LATTER PART OF THE 19TH CENTURY, RAVENSWOOD WAS COMPOSED OF TWO (2) VICTORIAN STRUCTURES, A TANK HOUSE AND WINDMILL, A CARRIAGE HOUSE, AND SEVERAL OUT-BUILDINGS. TODAY, THE WINERY AND SOME OF THE OUTBUILDINGS ARE EITHER MISSING OR IN RUBBLE; BUT THE VICTORIANS REMAIN AS SPLENDID EXAMPLES OF PERIOD ARCHITECTURE.
2. CONDITION OF FABRIC: GOOD; ALL EXISTING STRUCTURES ARE IN REMARKABLY SOUND CONDITION REQUIRING MINOR REPAIRS ONLY, I.E. PAINTING, REPAIR OR REPLACEMENT OF GINGERBREAD TRIM, CHIMNEY RESHAPING, ETC. CERTAIN OUTBUILDINGS AS WELL AS THE TANK HOUSE CISTERN ARE TO BE REPLACED. MUCH OF THE ORIGINAL FURNITURE AND FURNISHINGS ARE ALSO BEING MADE AVAILABLE FOR TOTAL RESTORATION OF THE COMPLEX, BOTH INSIDE AND OUT.

DESCRIPTION OF EXTERIOR:

1. OVERALL DIMENSIONS: MAIN HOUSE - APPX. 50'X80' COMPRISING A RAISED MAIN FLOOR AND UNFINISHED ATTIC.
BEDROOM HOUSE - APPX. 40'X50' COMPRISING A RAISED MAIN FLOOR AND UNFINISHED ATTIC.
TANK HOUSE - APPX. 20'X35' AND TWO STORIES.
CARRIAGE HOUSE - APPX. 40'X45' 1ST FLOOR
APPX. 40'X25' 2ND FLOOR
2. FOUNDATIONS: OSTENSIBLY BRICK CONTINUOUS WITH WOOD PIERS.
3. WALL CONSTRUCTION: WITH THE EXCEPTION OF THE CARRIAGE HOUSE, ALL EXISTING STRUCTURES UTILIZE CLAPBOARD SIDING WITH LATH AND PLASTER INTERIORS. THE CARRIAGE HOUSE USES THE CLAPBOARD ON THE OUTSIDE AND SOME DIAGONAL REDWOOD PLANKING ON THE INSIDE.
4. FRAMING: MAIN HOUSE - REDWOOD STUD BALLOON FRAMING WITH TRUSSED ATTIC SPACE
BEDROOM HOUSE - REDWOOD STUD PLATFORM
TANK HOUSE - REDWOOD TRUSSED SIDEWALLS WITH DEEP BEAM AND GIRDER SUPPORT FOR THE TANK.
CARRIAGE HOUSE - REDWOOD STUD BALLOON FRAMING WITH DIAGONAL REDWOOD INTERIOR SHEATHING AND SUSPENDED 2ND FLOOR SUPPORTS WITH A TRUSS AND ROD SUPPORT.

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5. APPURTENANCES: MAIN HOUSE - CONTINUOUS PENNINSULA PORCH WITH ORNATE TURNED POSTS AND BALUSTERS, FOUNTAIN BY THE SOUTH ELEVATION ENCIRCLED BY PALM TREES, FIREPLACE ALCOVES REplete WITH CORNER SEATING, DOUBLE CARVED FRONT DOORS WITH BEVELED GLASS.
BEDROOM HOUSE - BI-LATERAL PORCH ON SOUTH AND EAST SIDES WITH ORNATE POSTS, ETC.; OCTAGONAL TOWER ON NORTHEAST CORNER. ORIGINALLY, IT HAD AN ORNAMENTAL WIDOW'S WALK; AND AUTHENTIC STAINED GLASS WINDOWS STILL EXIST. A BREEZEWAY IN THE REAR ADJOINS THE TANK HOUSE PORTICO.
TANK HOUSE - HAS A WINDMILL WHICH ALONG WITH A STRAPPED REDWOOD STORAGE TANK IS TO BE REPLACED.
CARRIAGE HOUSE - HAS A FALSE FRONT WALL SECTION ON THE SOUTH FACADE BEHIND WHICH IS A SHED-ROOFED SECTION OF BARN.

6. CHIMNEYS: MAIN HOUSE - 3
BEDROOM HOUSE - 1
TANK HOUSE - 1
CARRIAGE HOUSE - 0

7. OPENINGS:

DOORWAYS AND DOORS: MAIN HOUSE - 3 EXTERIOR
BEDROOM HOUSE - 3 EXTERIOR
TANK HOUSE - 2 EXTERIOR
CARRIAGE HOUSE - 6 EXTERIOR

WINDOWS: MAIN HOUSE - 20 WINDOWS
BEDROOM HOUSE - 18 WINDOWS
TANK HOUSE - 10 WINDOWS
CARRIAGE HOUSE - 16 UNGLAZED, UNSASHED OPENINGS

8. ROOF:

SHAPE, COVERING: MAIN HOUSE - GABLE ROOF WITH ASPHALT SHINGLES-ORIGINALLY, THE SHINGLES WERE REDWOOD SHINGLES
BEDROOM HOUSE - HIP ROOF WITH ASPHALT SHINGLES-ORIGINALLY, THE SHINGLES WERE REDWOOD
TANK HOUSE - HIP ROOF WITH ASPHALT SHINGLES AND A FLAT SECTION OF ROOF WHICH IS CURRENTLY HOT MOPPED AND GRAVELED, BUT WHICH ORIGINALLY HELD THE CISTERN. REDWOOD SHINGLES WERE ORIGINAL
CARRIAGE HOUSE - GABLE ROOF WITH ASPHALT SHINGLES; REDWOOD SHINGLES WERE ORIGINAL

CORNICE, EAVES: ASSORTED GINGERBREAD BRACKETS AND TRIM, DENTILS, ETC.

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DESCRIPTION OF INTERIOR:

1. FLOOR PLANS: MAIN HOUSE WAS USED FOR POLITICAL GATHERINGS, DINING, ETC. FAMILY AND OCCASSIONAL GUESTS SLEPT IN THE BEDROOM HOUSE. THE TANK HOUSE WAS PROBABLY USED FOR STORAGE AS WELL AS FOR WATER SUPPLY, AND ALSO AS SERVANTS QUARTERS. THE CARRIAGE HOUSE HOUSED BOTH BUGGIES AND SOME LIVESTOCK.
2. STAIRWAYS: INTERIOR STAIRS EXISTS IN BOTH THE TANK HOUSE AND THE CARRIAGE HOUSE BUT IN NEITHER IN THE MAIN HOUSE NOR THE BEDROOM HOUSE, WHICH, DO HOWEVER, EMPLOY WIDE EXTERIOR STAIRS.
3. FLOORING: IN THE MAIN HOUSE OAK FLOORING OR VERTICAL GRAIN DOUGLAS FIR IS USED THROUGHOUT; WHILE IN THE BEDROOM HOUSE VERTICAL GRAIN DOUGLAS FIR IS USED. FIR IS ALSO USED IN THE TANK HOUSE; BUT REDWOOD PLANKING IS USED IN THE CARRIAGE HOUSE.
4. WALLS AND CEILING: PLASTER WALLS AND CEILINGS; CROWN MOULDINGS, NATURAL FINISHED DOORS, DOOR AND WINDOW FRAMES; WAINSCOTING.

ENVIRONMENTAL:

1. GENERAL SETTING AND ORIENTATION: THE ESTATE IS LOCATED IN A SEMI-RURAL AREA, BUT HAS 2 NEW HOUSING AREAS ON THE NORTH AND WEST PERIMETERS. THE MAIN AND BEDROOM HOUSES FACE EAST, TOWARDS THE MAIN ROAD. THE LIVERMORE AREA RECREATION AND PARKS DISTRICT IS CURRENTLY BUFFERING THE SITE FROM THE HOUSING WITH A SMALL WELL LANDSCAPED PARK.
2. LANDSCAPING: ORIGINALLY LAID OUT BY A FRENCH LANDSCAPE ARCHITECT, IN CONJUNCTION WITH A VINTNER, RAVENSWOOD TASTEFULLY EPITOMIZED THE COUNTRY ESTATE WITH SPRAWLING LAWNS AND TREES OF A WIDE VARIETY INCLUDING ALMOND TREES, PEPPER TREES, AND EVEN TWO OLIVE TREES REPUTEDLY IMPORTED FROM THE SINAI.

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#7 Description Continuation Sheet

The 32.6 acres of the Ravenswood Estate comprise the remaining portion of the Christopher A. Buckley Estate. In 1932 the Ravenswood Estate was sold to the Redemptorist Fathers, an Order of the Catholic Church. In 1971 the property was sold to Masud Mehran, who developed a portion of the property as subdivisions (Tract 3407 and Shadowbrook on map). 32.6 acres were given to the City of Livermore by Mr. Mehran as park dedication property. The City of Livermore Area Recreation and Park District acquired a grant for restoration and in 1976 began restoration of the abandoned estate.

The 32.6 acres comprising the current estate/park are the remaining heart of the Ravenswood Estate property, which still contains many of the original buildings, the ruins of the winery, and many original trees (palms, roses, lilacs). The buildings are surrounded by land which once harbored many varieties of grapes. When maintenance exceeded production for this unirrigated land in the 1940's the vineyard was pulled out. One phase of work proposed by the LARPD consultant landscape architect is for a master plan for the whole site to address future concepts of use, restoration of appropriate plant materials representative of the 1900's, and improvements of interior roadways and pathways. Some of our concepts include restoration of the vineyards with involvement by local vintners, if proven to be economically feasible, replanting of some of the orchards, and restoration of some of the rose gardens. An improved irrigation system, possibly with the use of the original well on the property, will be considered as well. The Christmas tree farm which stood on the property when LARPD obtained co-ownership (with the City of Livermore) was planted in the 1950's and the 1960's at the close of the ownership of the property by the Redemptorist Fathers. Many of the pines, cypress, and spruce of the farm have been removed. Many of those not removed have succumbed to bark beetles or general lack of maintenance and care.

The Christmas tree farm is out of character with the historical era that we are attempting to recreate on the remainder of the estate. Concepts for the Christmas tree farm include removal in order to provide land for restoration of the vineyards as an economically feasible unit or if possible transplantation to provide a visual screening between neighboring subdivisions (see map) and the historical property.

The objectives of the Livermore Area Recreation and Park District are to restore to their original condition, the Main House, Bedroom House, Tank House and Carriage House-Barn. The Winery at this time is not being considered for restoration. Our concepts, some of which are exemplified above, are aimed to preserve and restore many of the original land use patterns as existed on the site in the Buckley era of 1893-1932. Our concepts center around use by the public for community events, weddings, receptions, art shows, interpretation of historical grounds and buildings, reactivating quite closely the purpose the estate served for the Buckley family at the turn of the century. These uses necessitate additions to the site of the parking lot, additional roadway access and construction of public restrooms.

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Present use of the structures and surrounding grounds include rental of the Main House and grounds for weddings, receptions, art shows, meeting, public and community functions. Capacity allowed in the Main House is 150; this is greater when the grounds are also used. Concepts for future development include renovation of the Bedroom House for static and living historical collections and exhibits, renovation of the Carriage House-Barn for exhibits, classroom space for historical interpretation programs and possible renovation of orchard and vineyards for original landscape restoration and living history programs.

Parking and access to the property is insufficient for these intended uses. A tentative parking lot size and location was selected by the LARPD and neighborhood groups. LARPD has contracted with a professional landscape architect firm for the design of an additional entrance roadway and parking lot with a capacity of 65-76 stalls. Visual qualities to and from the roadway to the historical site will be highly considered in the final placement of the parking lot and entrance roadway. Construction will occur during the summer with completion of the parking lot and roadway anticipated by the fall.

Restoration accomplished by May 1979:

The Main House has been completely restored according to restoration plans and current photographs document this exterior restoration.

The Tank House has been completely restored according to restoration plans and current photographs document this exterior restoration; the windmill has not been restored.

A new roof (cedar shake) has been put on the Bedroom House.

The Carriage House/Barn has been braced but restoration has not begun on this building.

The restroom is an addition, a complete reconstruction done in the stylistic manner of the exterior of the Main House.

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JEREMIAH LYNCH IN HIS 1889 BOOK BUCKLEYISM COMMENTED ON THE DISPERSING OF PATRONAGE. BUCKLEY WOULD ACCEPT MONEY FROM A REPUBLICAN TO NOMINATE A WEAK DEMOCRAT TO OPPOSE THE REPUBLICAN. YET, IF THE DEMOCRAT OFFERED MORE, BUCKLEY WOULD SUPPORT HIM, WHILE KEEPING THE FEE PAID BY THE REPUBLICAN.

By 1889 BUCKLEY'S POWER IN SAN FRANCISCO EXTENDED TO SACRAMENTO AND THE STATE LEGISLATURE. "HE WOULD PROMISE THE LEGISLATURE TO HAVE HIS SLAVES VOTE FOR A CERTAIN MEASURE; AND THEN IF THE OTHER SIDE PAID A LITTLE MORE, HE WOULD COOLY DIRECT THE WRETCHES TO VOTE FOR THE HIGHEST BIDDER"

BUCKLEY FIRST POSED AS AN ANTIMONOPOLIST AND ENGINEERED A SPECIAL SESSION OF THE STATE LEGISLATURE FOR RAILWAY REFORM. THE RAILROADS NEGOTIATED; AND THE BLIND BOSS CHANGED SIDES. INCLUDED IN HIS GAIN WERE FREE RAIL PASSES FOR ALL HIS "LAMBS."

IN 1885 BUCKLEY ASSISTED IN THE ELECTION OF GEORGE HEARST TO THE UNITED STATES SENATE; AND IN 1888 AT THE STATE CONVENTION HIS INFLUENCE WAS UNDENIABLE. ALL 140 DELEGATES FROM SAN FRANCISCO VOTED UNANIMOUSLY ON EACH ISSUE BEFORE THE CONVENTION.

IN 1890 BUCKLEY MARRIED ANN HURLEY OF BOSTON AND HAD ONE CHILD, A BOY, NAMED CHRISTOPHER BUCKLEY JR. WITH AN URGE TO ESCAPE WITH HIS FAMILY FROM HIS BUSINESS IN SAN FRANCISCO, BUCKLEY BUILT RAVENSWOOD JUST OUTSIDE THE CITY OF LIVERMORE. THE ESTATE WAS IN AN EXCELLENT GEOGRAPHIC LOCATION; AS BUCKLEY OR THE FRIENDS THAT HE WISHED TO ENTERTAIN NEED ONLY BOARD THE TRAIN TO BE IN LIVERMORE IN A FEW HOURS; AND SHOULD THE NEED TO RETURN TO SAN FRANCISCO BE URGENT, THE RETURN WOULD BE EQUALLY AS FAST.

SEE CONTINUATION SHEET FOR ARCHITECTURAL INFORMATION.

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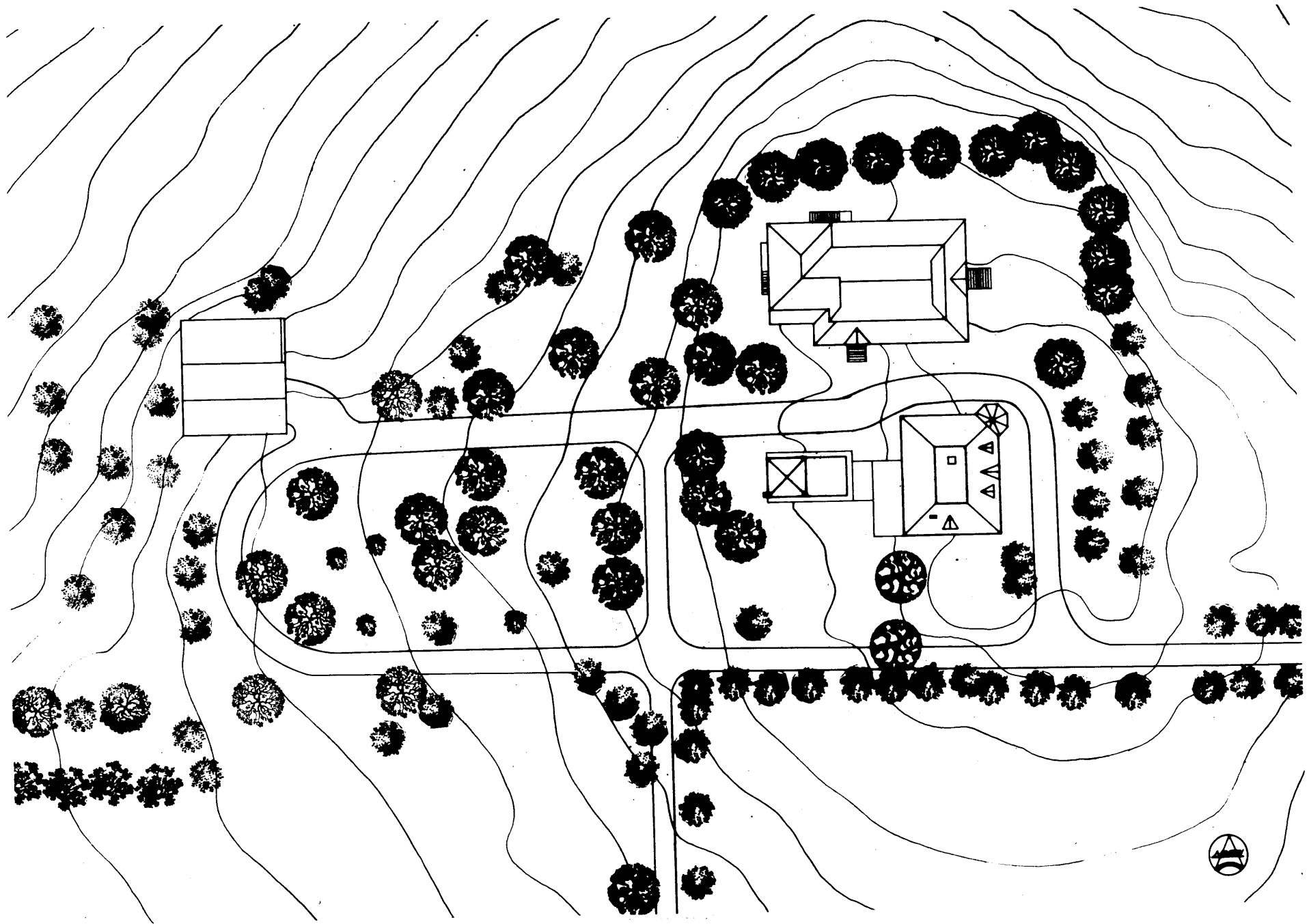
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BEGINNING AT A POINT ON THE SOUTHWEST CORNER AND TRAVELING EASTERLY
N 00° 10' 24" E 12860.20 FEET THENCE NORTHERLY N 89° 50' 58" W 479.294
FEET THENCE NORTH EASTERLY N 77° 30' 45" W 194.752 FEET THENCE NORTH
WESTERLY N 41° 00' 06" E 314.409 FEET THENCE NORTH EASTERLY N 42° 15'
18" W 150.0 FEET THENCE NORTH WESTERLY N 47° 44' 42" E 48.698 FEET
THENCE WESTERLY ON RADIUS 270° Δ 81° 53' 37", 385.915 FEET THENCE SOUTH
WESTERLY N 34° 08' 55" W 45.0 FEET THENCE SOUTH EASTERLY N 55° 51' 05" E
140 FEET THENCE SOUTH EASTERLY N 34° 08' 55" W 386.869 FEET THENCE SOUTH
WESTERLY N 52° 17' 45" W 297.928 FEET THENCE WESTERLY N 00° 25' 21" W
184.592 FEET THENCE NORTH WESTERLY 64° 09' 25" E 483.567 FEET THENCE
SOUTHERLY TO THE STARTING POINT N 89° 34' 39" E 930.052 FEET.



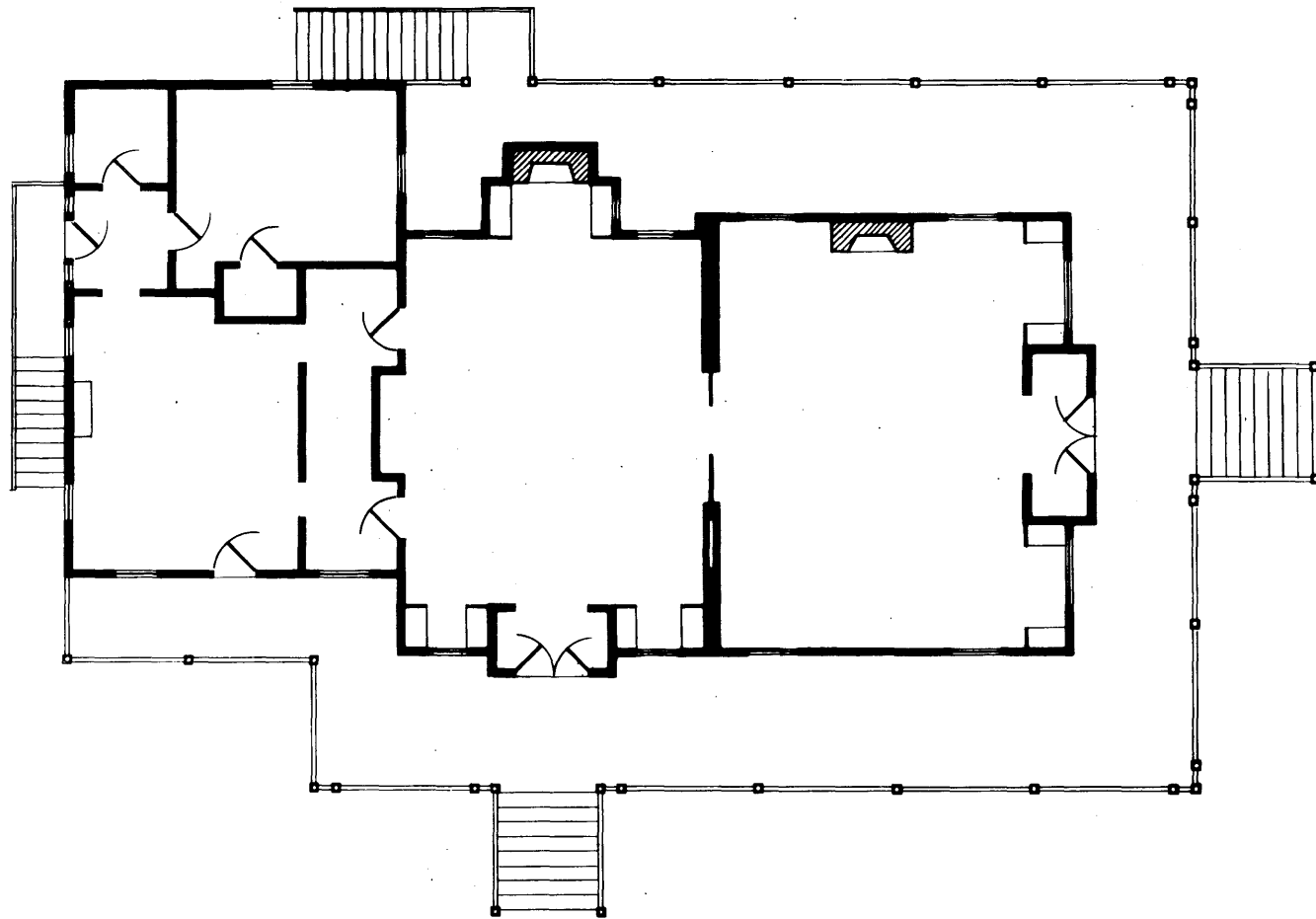
SITE PLAN



MAIN HOUSE

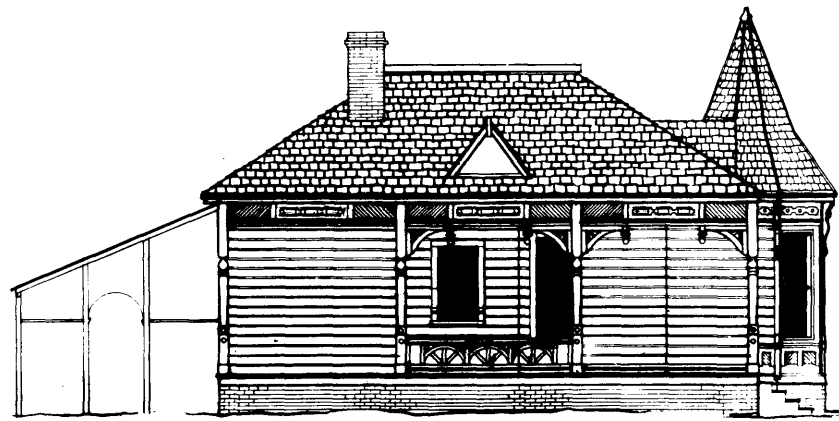


MAIN HOUSE

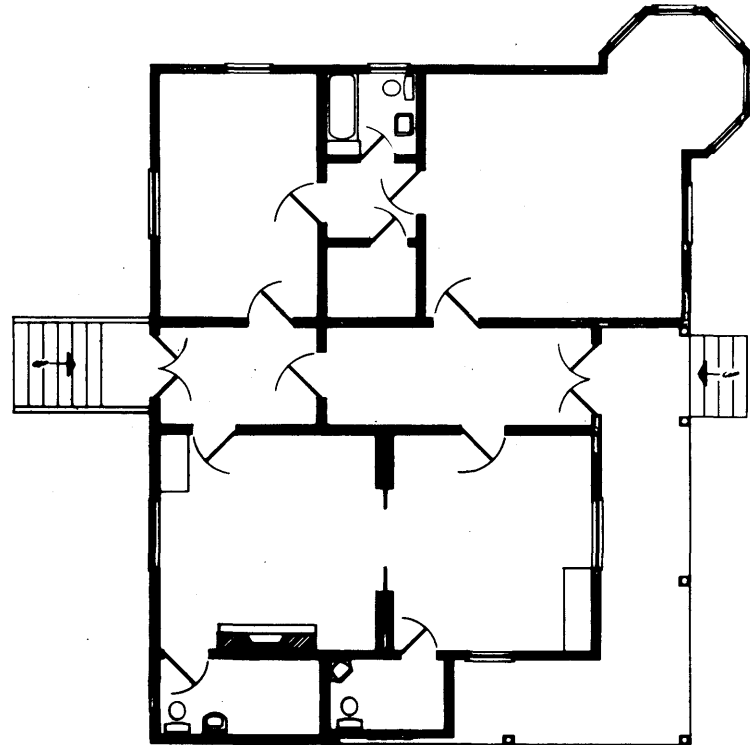
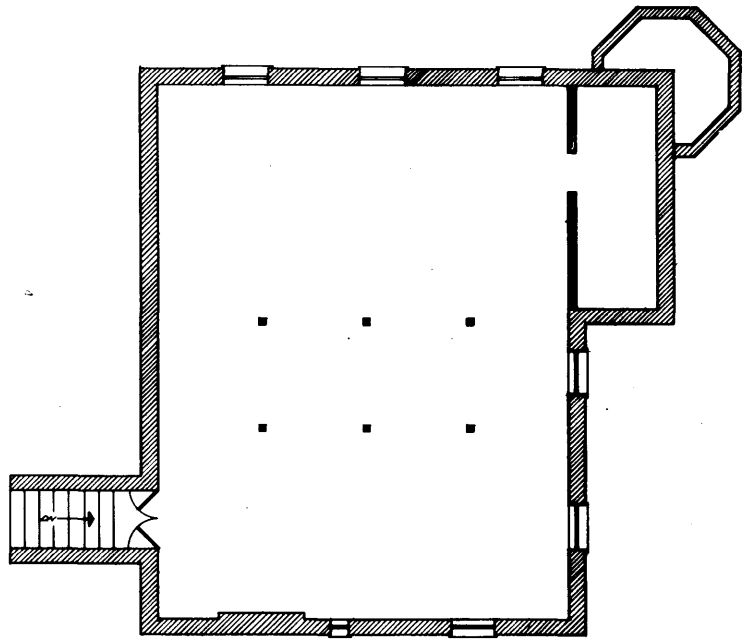


MAIN FLOOR PLAN



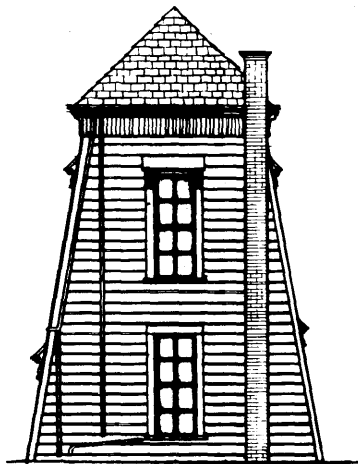
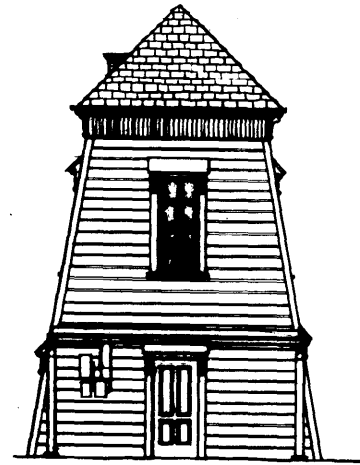


BEDROOM HOUSE

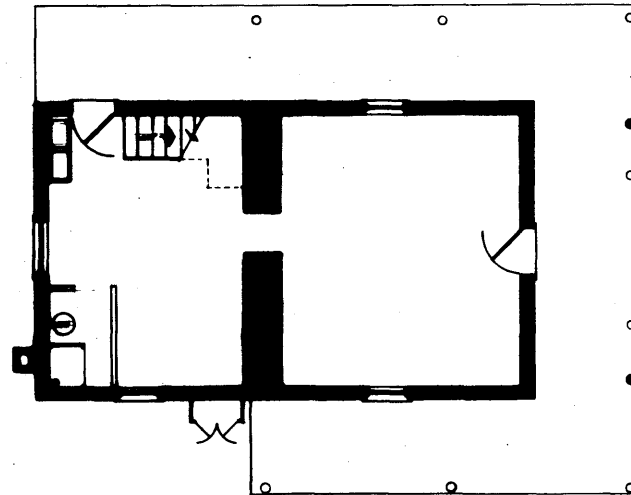
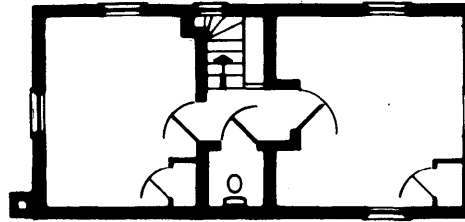


BEDROOM HOUSE FLOOR PLAN



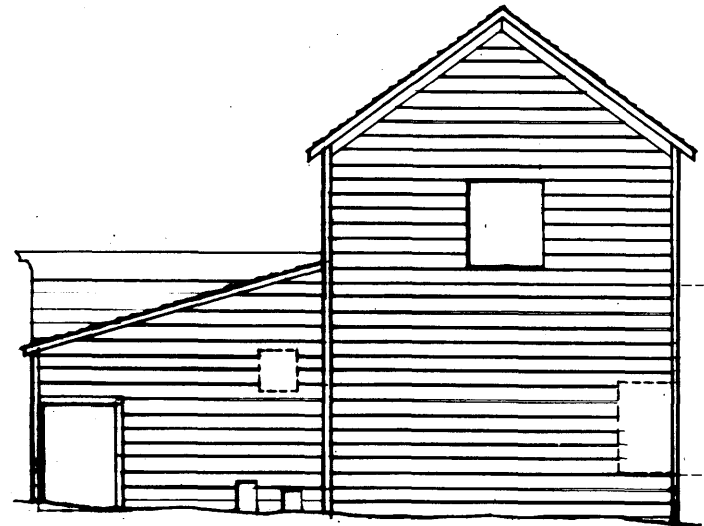
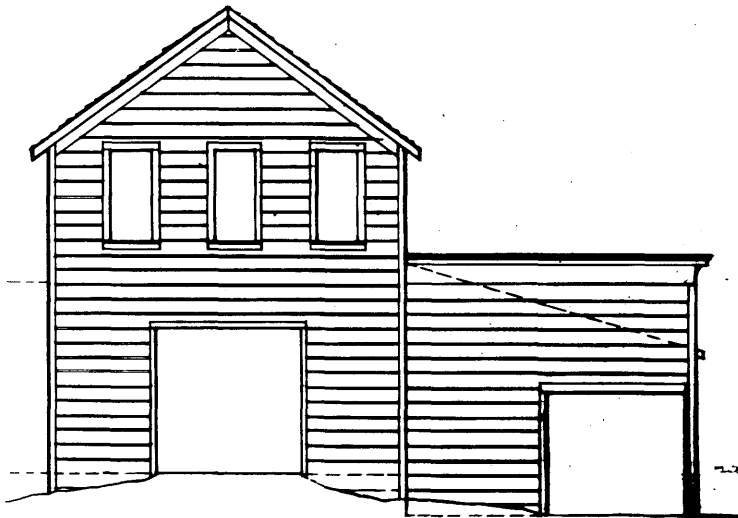
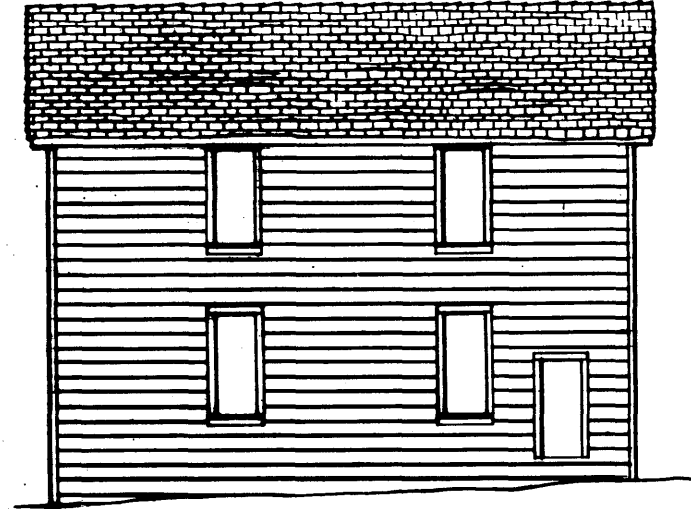
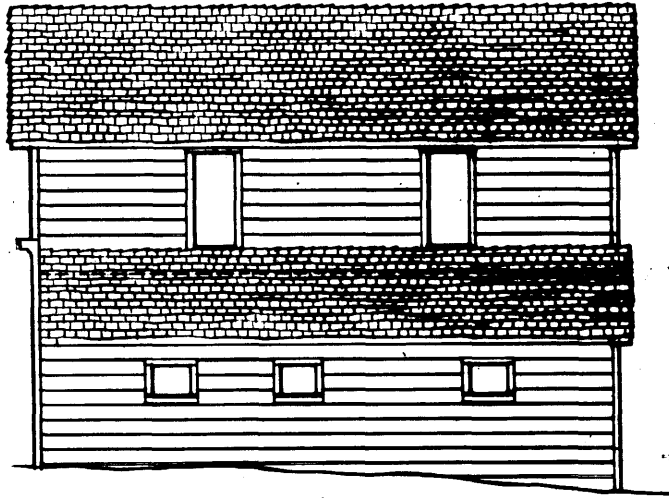


TANK HOUSE

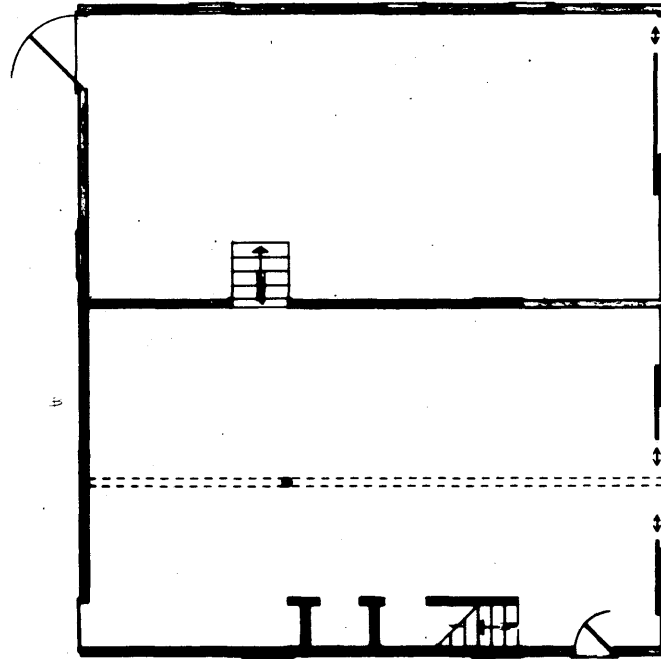
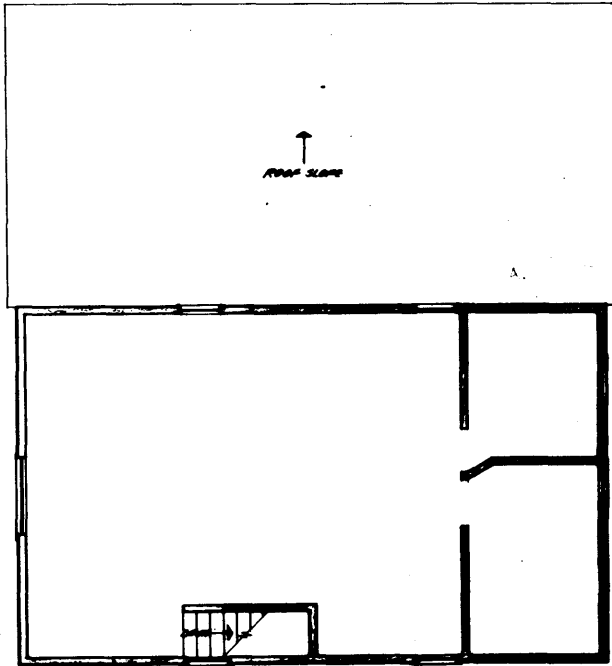


FLOOR PLAN @ TANK HOUSE





CARRIAGE HOUSE



FLOOR PLANS @ CARRIAGE HOUSE

