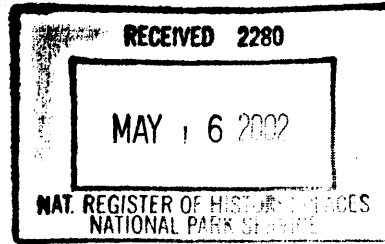


United States Department of the Interior
National Park Service



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NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

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 any 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 Forest Home Farms
other names/site number: _____

2. Location

street & number 19953 San Ramon Valley Boulevard not for publication N/A
city or town San Ramon vicinity N/A
state California code CA county Contra Costa code 013 zip code 94583

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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.)

Kumellon 5/13/02
Signature of certifying official Date

California Office of Historic Preservation
State or 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 or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this 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): _____

Elsan G. Beal 5/28/02
Signature of Keeper Date of Action

Forest Home Farms
 Contra Costa County, CA

5. Classification

• Ownership of Property (Check as many boxes as apply) • Category of Property (Check only one) • Number of Resources within Property

<input type="checkbox"/> private	<input type="checkbox"/> building(s)		Contributing	Non contributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district		<u>17</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		<u>3</u>	<u>0</u> structures
	<input type="checkbox"/> object		<u>0</u>	<u>0</u> objects
			<u>20</u>	<u>0</u> Total

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

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions (Enter categories from instructions) Current Functions (Enter categories from instructions)
 Cat/Sub: DOMESTIC/single dwelling/multiple dwelling
 Boone House (#1)
 DOMESTIC/single dwelling
 Glass House (#20)
 House (#7)
 DOMESTIC/secondary structure
 Pergola (#2)
 Grotto (#3)
 Gardening Shed (#4)
 Meat Locker (#6)
 Glass Tank House (#21)
 AGRICULTURE/processing
 Walnut Processing Sheds (#14-16)
 AGRICULTURE/animal facility
 Horse Barn (#8)
 Barn (#12)
 AGRICULTURE/storage
 Granary (#10)
 AGRICULTURE/outbuilding
 Machine Shop (#9)
 Fuel Shed (#11)
 Machine Storage Shed (#13)
 Cistern (#19)
 Outhouses (#17-18)

Cat/Sub: RECREATION & CULTURE/
museum/WORK IN PROGRESS
Forest Home Farms Complex

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7. Description

=====

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

#1 Boone House: Dutch Colonial revival
(North wing: vernacular Gothic revival) foundation Brick/Concrete
roof Asphalt
walls Wood
other _____

#20 Glass House: Italianate Victorian
(Rear wing: probably Gothic revival) foundation Concrete/Brick
roof Asphalt
walls Wood
other _____

Other: Various farm buildings: vernacular foundation Concrete
roof Metal (corrugated galvanized steel)
walls Metal (corrugated galvanized steel)
other _____

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

see continuation sheet

Forest Home Farms
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8. Statement of Significance

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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.)

A owned by a religious institution or used for religious purposes.

B removed from its original location. (Glass House #20 & Tank House #21)

C a birthplace or a 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)

Agriculture
Architecture

Period(s) of Significance 1850-1950

Significant Dates c. 1850-1865s: Glass west wing built, Boone House north wing and barn built;

1877: Glass House built

1900: Boone House main portion built

1930-1950: Agricultural Equipment and buildings constructed

Significant Person (Complete if Criterion B is marked above) _____

Cultural Affiliation N/A

Architect/Builder Glass House: Rider and Connor, Carpenters and Builders, Martinez

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

see continuation sheet

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9. Major Bibliographical References

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

see continuation sheet

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: _____

=====

10. Geographical Data

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Acreeage of Property 16 acres

UTM References (Place additional UTM references on a continuation sheet)

- | | |
|----------------------------|----------------------------|
| Zone Easting Northing | Zone Easting Northing |
| 1 10-592340-4176820 | 3 10-592700-4176620 |
| 2 10-592500-4176900 | 4 10-592500-4176540 |

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 Kim Guiliano, Recreation Specialist/ Jane Jennings, Volunteer/ Jill Johnson, Architectural Resources Group

organization City of San Ramon date 08/06/01

street & number 19953 San Ramon Valley Boulevard telephone (925)973-3281

city or town San Ramon state CA zip code 94583

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Additional Documentation
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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 the SHPO or FPO.)

name Jeff Eorio, Director, Parks and Community Services

street & number 2222 Camino Ramon telephone (925)973-3291

city or town San Ramon state CA zip code 94583-1350

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CONTINUATION SHEET

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Forest Home Farms
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SUMMARY DESCRIPTION

Forest Home Farms is a well-preserved historic district containing two high-style houses and a variety of outbuildings, which exemplify an early 20th Century and significant agricultural developments in the San Ramon Valley. The David Glass House is an example of Italianate residential architecture popular in the area during the 1870s. Located at the east base of the San Francisco East Bay hills in the City of San Ramon, this 16-acre farm is bordered on the east by San Ramon Valley Boulevard, which once connected the coal mining areas north of Mount Diablo and the San Francisco Bay port city of Martinez to Mission San Jose, and on the north and south by churches. The site rises almost 132 feet from the east to west and includes a creek with seasonal flow, riparian vegetation, meadows, pasture land and gardens created by the residents over the years. The northern portion of the site contains 17 buildings and structures dating from the 1850s to the 1940s, including two houses, 13 outbuildings and two pergolas. A cistern, the 18th Boone property building, sits atop the forested rise at the southwest corner of the parcel. In 1998 the David Glass House and its tank house were relocated from their original site at Lora-Nita Farm, approximately 1650 feet north on San Ramon Valley Boulevard, to the southern portion of the Forest Home Farms property, across Oak Creek from the majority of the Boone complex.

Work to rehabilitate the buildings and landscape to conditions existent during the period of significance is underway or proposed. All work is being done in keeping with the *Secretary of Interior's Standards for Rehabilitation*. The farm today captures a rural feeling in an otherwise highly urbanized valley.

DESCRIPTION (see Figure 1: Site Map. Please note: Numbers marked “#” correspond to the numbers on the site map.)

Farming activities and residency at this rural district have produced distinct land use zones that include the domestic building complex surrounding the Boone House and the farm yard including barns and outbuildings (See Photo #1 for an aerial view of the farm taken between 1940 and 1945.)

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Upon approaching the property from San Ramon Valley Boulevard, the Boone House is barely visible through the trees, while the Glass House sits by itself in a separate area and draws attention from not only the road, but also the parallel freeway. The front of the northern section of the farm is secured with a cyclone fence, however plans have been made for replacement with picket and rail fences, in keeping with the farm's original fencing.

The property is accessed through a c. 1950s electric gate. There is also a vehicle wash area, which is a concrete pad with built in drainage, close to the main entrance and a carport that was built in the 1950s. Most of the buildings are clustered into a central work area, near the house, although the late 19th Century barn and the warehouse stand apart. Churches now bound the 16-acre farm on two sides and new homes overlook the site from the west. The main North-South road has been widened, moving it closer to the Boone house, however a broad tilled area remains as a buffer for the facility and sufficient space and elevation variation limit the impact.

The original 1850 farm was comprised of 710 acres and stretched from the current site against the western hills eastward across the San Ramon Valley to the Diablo foothills.¹ Additional acreage was added over the years, however the majority of the site was eventually sold with housing, schools, a utility right-of-way and churches constructed on the land. Eventually a major freeway was constructed east of and parallel to San Ramon Valley Boulevard. A branch railroad at one time bisected the larger farm, however it has since been abandoned and the tracks removed. By the 1974 the farm had been reduced to its present size.

The 5,375 square foot, 22-room Boone House (#1) shown in Photo #2, is currently approached from the rear after passing through the gate and turning left through the farmyard. The 1850-1860s north wing with Gothic revival traits is characterized by rustic siding with corner boards, shaped window heads with drips and cornice returns, louvered attic vents and gable returns. The siding is characteristic of mill finished siding used over an extended period and there is some evidence of weathering, however the crispness of the siding leads to speculation that it may have been replaced, perhaps when the main house was built. A

¹ Contra Costa County Recorder's Office, Deeds, Book 1, pp 365-367. Martinez, CA.

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louvered monitor sits atop the roof ridge of the 1850-60s wing and acts as a vent to the interior. The exterior entrance in the south gable end now opens to an enclosed hall and appears to be a carryover of the Greek revival style. The original door has been removed and replaced with a modern door. Most multi-light wood sash have been removed from behind shutters and replaced with screens. In the interior, tongue-and-groove wall and ceiling finishes which probably date to the end of the 19th century are in good condition. The wood floor, which is currently covered by old linoleum, is in good condition. This three-room 16 x 26 foot building has 4 and 5 panel doors separating the rooms. There is a finished opening in the ceiling for the roof vent. There is evidence that the building was originally 2 rooms, with a dividing wall added in the front room, making it into three rooms, probably during the first quarter of the 20th century. Most recently the area was used as a storeroom, although in the past it was also the cook's sleeping quarters. It is currently vacant and will undergo restoration to become an interpretive display area.

Based on land and probate records, as well as an 1879 survey and the design of this building, this wing may have been the original house on the property. It is sited at or very near the original house location based on land records which placed the house 200 yards from the northwest corner of the property and the scale measurement of the survey map, matched using a GPS measurement of the same distance. It is consistent with a building of that era. However, the history of this building remains a bit unclear. The location of the door in an elevation facing away from the road and the use of a louvered monitor are all unusual for residential buildings. One oral history describes it as a storeroom that was moved and attached to the original house, however Gothic revival detailing would be unusual for an outbuilding

The main building was built in 1900 as a single-family, two-story, Dutch Colonial revival house, with an unfinished second story (shown in Photo #3). It faces San Ramon Valley Boulevard. It was originally approached from the front of the property via a curved driveway, no longer existent. The drive will be recreated. It is of wood frame construction on a brick and concrete foundation. The front of the house exhibits typical Dutch Colonial revival characteristics. It includes modern brick porch flooring, which was installed over the original wooden porch in the early 1940s, with the original classical wood columns supporting the entablature of the gambrel roof. The first floor is clad with narrow, beveled siding and the second floor is clad with shingles. Shed-roof dormers project from the intermediate ridges of the gambrel

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roof and the lower slope of the west side of the roof. The existing mineral composition roof probably replaced wood shingles. A brick chimney rises on the southern end. When viewing the house from the rear, west side, four modern doors are immediately noted, two of which were added during the 1950's remodeling for access to apartments. Small porch roofs cover these entryways.

As evidenced by the overlay of construction and oral histories, the main house was built very close to the older building, then the house was extended toward it, then a breezeway was built to connect them and finally the breezeway was enclosed. Over the years various additions have provided appendages, which were designed to be sympathetic with the original style of the house. Major alterations included: a one story addition on the north end, which became the kitchen and workers' dining room on the first floor; on the west side, the extension of two bays, creating small appendages covered by shed roofs; the covering of a wood porch with brick; the removal of a false balcony from the roof over the main door; and the addition of a porte cochere on the south end, topped by a sleeping porch on the second story by 1930. The later enclosure of the portico with a glass windbreak and enclosure of the sleeping porch into living space, the addition of a ramp to the second story on the south end, and replacement of almost all of the one-over-one light, double hung wood sash windows with mill finished aluminum window sash occurred about 1952.

Although the second floor of the main house was originally unfinished, a large apartment was created on the second floor of the house for Travis Boone, the son of the original owners, and his wife Ruth during the early 1930s. This floor plan survives. More recently, c. 1951-1952, the house was divided into four additional apartments and modernized, including the dropping of ceilings, removal of the interior front stairs to the second floor and construction of new stairs to the second floor. Except for the dining room mantel and some original plaster and trim in the rear first floor hall, office and middle second floor apartment, all of the interior trim, tile, fixtures and finishes have been removed. Some elements of the original plan of this portion of the house may survive above the dropped ceilings. In general, the apartments have early 1950s finishes and fixtures, cork floors, plaster/gypsum board walls and ceilings, toilet rooms with color-coordinated fixtures and variegated tile and color-coordinated kitchen fixtures with metal cabinets and grass cloth-patterned and boomerang-patterned Formica. The handmade tile was provided from the San Jose tile company (thought to be Tilecraft, now in Milpitas), for whom Travis Boone worked

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in the 1920s. A spacious living room and dining area, plus two bedrooms, a kitchen and a bath are currently undergoing restoration on the first floor for use as a conference/meeting center. One of the upstairs apartments is occupied by the farm caretaker, with the rest of the upstairs used for storage. On the first floor, an office has been created in the south apartment for the site manager.

Two pergolas were built northeast of the house in 1938. The taller of the two pergolas (#2) is a 10'-8" x 7'-8" wood and steel pipe structure, supporting wood lattice, a dense canopy of wisteria vines and a heritage white Lemark rose vine. The structure covers a garden patch adjacent to the northeast (front) of the house. The pipe is believed to have been added in the 1950s to replace the wood 2 posts. The shorter pergola or grotto (#3) is a rustic 14'-3" x 14'-4" structure, built of milled lumber covered with redwood bark. The roof is made up of 1 x 2 slats. The southern side of the structure is covered by a dense growth of ivy and the floor on that side is mounded with large rocks (see Photo # 4). A landscape architect who was living on the property as a tenant constructed this structure.

The gardening shed (#4), which is immediately north of the north wing, is an 85 square foot wood-frame building on a concrete slab (shown in Photo #2). The walls are clad with rustic siding culminating in a band of openings, covered with wood framed screens. There is a five-panel wood door in the west elevation. The gable roof is covered with composition shingles. The wood-framed construction is exposed on the interior. Attached to the east end there is a small fenced enclosure of vertical, slat wood sides topped with a piece of corrugated sheet metal, which forms a roof; this enclosure was an addition. The siding is of a type that was used over a long period, however it appears to match that of the north wing of the house, which could account for residing of that wing and construction of the gardening shed at about the same time. The gardening shed dates to 1900 and was used to hang meat to cool and age until the construction of the meat cooler in 1939, when it was converted to use as a gardening shed. It will contain condensing units for the proposed HVAC system for the house.

The 19'9" x 44'8" carport (#5) is a wood and steel structure on a concrete slab, which was built southwest of the house in the 1950s (Photo #5). The steel pipe columns support wood girders that in turn support the exposed wood roof trusses and wood decking covered with composition shingles. It was originally used for

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vehicles belonging to the residents of the apartments and is currently used for staff and caretaker parking. Long-range plans include use as a picnic shelter. It is not a significant structure and is not counted.

Just to the west of the gardening shed is the meat locker (#6), a tall, one-story, 10'-5" x 28.5' wood frame building on a concrete foundation built in 1939 (shown in Photo #6). The walls are clad with rustic siding and are pierced by a door and a window opening on the east side and louvered wood vents in the gable ends on the north and south. The siding appears to match that of the north wing and the gardening shed, which is a type that was used over a long period. It is unknown if this siding was matched to the others or if residing of the other buildings occurred during this later period. A simple, flat-roofed porch protects the door opening, which is covered by a wood-frame screen door; the original exterior door has been removed. The interior is divided almost equally into three rooms; each accessed from the other. The walls of the two inner rooms are one foot thick and are filled with redwood bark. The entry door to the second room is equally as thick, with splayed jambs to achieve an airtight seal. The owner of the property described that the building was built around a Sharpe freezer², which comprises the third room. A cooling compressor remains in the entry room, with a large screened vent on the east end and connected to the other rooms via copper tubing. The entry room is paneled in knotty pine. Interpretive displays are planned for this area.

The small, one-story house (#7), between the meat locker and the entry gate, appears to have been built in three phases (see Photo #7). The foundation varies in material and elevation, including poured-in-place concrete continuous footings, concrete slab-on-grade and concrete block. The footprint might best be described as an "L" shape. The narrow southern wing has been described in oral histories as an old real estate office that was moved to the site from Danville in the 1930s, after the Contra Costa County land rush of the 1920s. The northwest portion of the house was originally workers' housing, relocated from across the street in 1937. The eastern wing is reportedly an addition. All the wings are wood 2 x 3 frame construction, clad with wood siding. Most of the exterior doors are old, five-panel wood-veneer interior doors. There are simple canopies over two doors on the west, with some scalloped ornamentation suggesting they were added in the 1940s. There is a brick flue at the eastern junction of the "L". The

² Ruth Boone, Video History Interviews with Pat Boom, 1997-98, City of San Ramon.

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windows are largely modern, mill-finished aluminum, installed in the 1950s. The rafter ends are exposed and the roof, a gable and cross gable, is covered with composition shingles. Each portion of the building is on a different elevation. The interior finishes and fixtures are modern throughout. The three sections total 825 square feet. The building is currently empty and is undergoing extensive termite extermination and renovation. The interior will be made one level for disabled access and due to its proximity to the front gate it will be used as a visitor center and gift shop.

The horse barn (#8), near the entry gate, is set off from the other buildings in the fenced north pasture (see Photo #8). Like many of the agricultural buildings on the farm, the building rests on partial concrete footings, probably added by Numa Boone in the 1920s.. The main body of the barn is composed of a tall, gabled-roofed center bay with original sheds on the non-gable ends. The gabled-roof bay on the east side appears to be an early addition, built before 1931 and is not internally linked to the main building. The western end of each portion of the barn has a sliding wooden door on rolling stock, with sheet metal covering the upper wall area. There are hayloft doors on in the east and west gable ends of the central bay. There is a large opening in the south elevation of the external bay that is gated. The exterior cladding of the building is one-inch vertical boards with simple plank doors at the west elevation. There is fiberglass on the south wall. The tall, unobstructed central bay is framed with slender milled posts that give rise to girts that support the shed rafters, and above these rafters, the main roof rafters. Knee braces at the sidewalls stabilize the posts and lumber crossties that span the central bay. The roof framing, which probably dates to the installation of the corrugated metal roof, consists of lightweight rafters and purlins. There are two types of wall construction: wood posts with blocking at the central bay and sidewalls of the sheds and plank construction at the east ends of the sheds. The building is thought to have been built during the 1880s to 1890s, which is consistent with a description of a "new" barn in probate records of 1896.

The horse barn has dirt floor, with concrete and wood flooring in portions of the sheds. The sheds contain stalls and have hinged wood coverings over window openings. Some of the original material survives. There is a tack room on the west end of the north shed and a similar room with a raised floor in the south shed. The barn contains 3,475 square feet. It currently houses a sheep co-op and sheep dog training program, with a flock of sheep kept in the barn and adjacent pasture.

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The machine shop (#9), c. 1890-1900, is a gable-roofed building of wood frame construction on a partial concrete slab located in the center of the yard (see Photo #9). The exterior walls are 1-inch board-and-batten over studs. There are doors on rolling stock and man doors in both gable end elevations; one of the man doors is a reused, paneled, 1870s-vintage door with Eastlake hardware, thought to have been reused from an early building on the property. The other man door was crudely cut out of the north door on rolling stock. The windows, which were installed before 1931, were removed from a 1850s-60s vintage building. The western glass lights are now painted. The roof is corrugated metal on wood rafters and purlins; the gutters appear to be old, half-round metal gutters. The 1525 square foot interior is partitioned with a thin wall dividing the north two-thirds from the southern third. The north area is characterized by exposed wall and roof framing, while the south has a wood ceiling and exposed wall framing. These were used for repairing vehicles and served as a workshop, with a built in workbench in the northeast corner. They are currently being used for restoring and storing vintage farm equipment. A separate tool storage room at the southeast corner still has the original wood floor and is partitioned into horizontal storage bins.

The granary (#10) is a gabled-roofed, 325 square foot building of wood-frame construction with board-and-batten siding, located northwest of the machine shop (see Photo #10). It currently rests on a concrete foundation, which existed prior to 1931, although there is evidence that it originally rested on the ground or on stones. The roof consists of wood purlins, rafters and fascia, supporting corrugated metal roofing. There is a small stoop and a board-and-batten door in the east elevation and a panel, probably blocking a window, in the north elevation. The exterior eastern wall also shows signs of an opening being in-filled. The wood floor remains. The interior is undivided, without bins, and is covered with plywood, which was added in the 1930s. It appears to be dated 1875-1900 and was used to store sacks of feed for the livestock. It is currently used for storage.

The gasoline shed (#11) is a 275 square foot wood-frame building located to the west of the machine shop, with a concrete perimeter footing and a dirt floor (see Photo #11). The walls and roof are clad in corrugated metal, which is dented and punctured with fastener holes, suggesting it was salvaged. The south elevation contains metal vehicular doors on rolling stock and there is a steel ladder on the north side of the

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building that provides access to a wooden plank walkway with pipe handrails leading to the ridge. There is an opening at the ridge that was used as a port for fuel pumped from trucks into the elevated 1000-gallon metal tank just below the ridge for fueling farm machinery and automobiles. Fueling hoses run from the tank to the lower level. The roof consists of wood rafters and purlins, exposed at the eaves. Two wooden workbenches line the east and west walls of the interior. It was built in 1932 or 1933 following the death of the farm horses from sleeping sickness, which forced the mechanization of the farm. No modifications are evident.

The barn (#12), c1850s-1863, is one of the oldest and most architecturally significant buildings on the property (see Photo #12). It now forms the westernmost boundary of the complex of farm buildings, facing east. It has a heavy hewn timber frame built over a dirt floor and contains 1,950 square feet. The grade of the east side of the building appears to have been lowered, so that the sill of the barn is now about two feet above grade, raised up on substantial pieces of milled lumber. The interior of the barn is now reached by steps on the east side. Historically, the top of the sill and grade inside the barn was probably at or near grade outside the barn. The exterior is clad in 1-inch vertical board siding, with much of the original remaining, and some replaced with corrugated sheet metal on three elevations. The exterior may have been painted red-brown originally, then later, white. Over the years a variety of new openings have been created and the original large openings at the east and west center bays appear to have been partially infilled. Striking features of the barn are vent cuts in the siding of the eastern gable, over the main door. The current roof is corrugated metal over skip sheathing (not original) and is scheduled to be replaced with wood shake, which will approximate the original material.

The structural framing in the central bay is composed of 4 broad ax and adze hewn timber bents or frames (see Photo #13) oriented north south and spanned with hewn timber purlins and top plates in the east-west direction. The lower horizontal members of the two center bents were removed to provide more clear space in the central bay, with the wood below the joints cut away, exposing mortises, tenons and pegs (see Photo #14). The original hewn rafters appear to remain, although some of the skip sheathing was possibly eliminated when the shake roofing was changed to corrugated metal. A hand planned, double leaf door on the east end also appears to be original. The hewn lumber in the center bay contrasts with milled lumber in

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sheds in the north and south ends. The sheds appear to be an original feature of the barn, although they were probably rebuilt when the surrounding grade was lowered. The last resident of the farm reported that no modifications were made after her arrival in 1931, so modifications would have been made prior to that date. While currently empty, the barn is scheduled to be repaired and made accessible for exhibits.

The farm machinery storage shed (#13), at 100' x 72' provides the largest footprint on the property. It is located in the northwestern corner of the property, at the end of the driveway (see Photo #8). It is a gable-roofed mass that merges with a shed on the east. The building is of a lightweight wood post and truss framing on a concrete foundation. The walls and roof are clad with corrugated sheet metal that was reused from the warehouse it replaced. There are large doors on rolling stock at the north and south elevations with louvered vents over them and a man-door at the east elevation. It was built in 1930 to replace a storm-damaged warehouse that was near the railroad tracks. The floor is concrete. It currently houses a tractor display and is used for group functions.

The walnut processing plant, or dehydrator, (shown in Photo #15) is comprised of three separate, but closely adjacent, buildings, plus two outhouses. They form an "L" shaped boundary on the southwestern corner of the farm-building complex. All three are built of light wood-frame construction on concrete foundations with concrete curbs with concrete floors, however they were not built at the same time. The walls are clad with wood boards or corrugated sheet metal and the roofs are clad with corrugated sheet metal.

The main body of the first building (#14) is gable-roofed, is open on the east end to create four, tall (12'-7") vehicular bays. This mass slopes on the west to merge with a large shed and small appendage that provides a connection to the adjacent building. The walls are clad with vertically oriented wood boards. This 3,800 square foot building is believed to have been built in the 1920s, and was originally used to store farm equipment. It may have had a wood shingle roof, which was replaced in the late 1930s by sheet metal. It eventually was used as a walnut warehouse and currently is used to store equipment. Interior remodeling is planned to create accessible restrooms and classrooms.

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The three story middle building (#15), which is only three feet from the southern end of building #14, possesses a long rectangular plan with a narrower third story centered on the east-west axis. The exterior walls are clad with corrugated sheet metal, with corrugated sheet metal awning-type shutters covering openings on the third floor. It is accessed by corrugated metal doors on rolling stock at the northeast and northwest, the latter opening linking it to building #14. This building was the main processing area, with conveyor belts to move the walnuts, propane-fueled dryer and slatted bins for air-drying. Inside, two parallel sheet metal-clad wood-frame walls that run about half the length of the building divide the main work area on the first and second floor. These walls created two-story walnut bins, with workspace along the perimeter of the building. The dividers for the bins have been removed and a floor inserted, creating two separate floors. The walls contain regularly spaced openings covered with metal doors or "plugs" reportedly used for checking and sacking the nuts. The third floor houses several large wooden bins for air-drying the nuts. The building was reportedly built in the late 1930s or early 1940 and placed adjacent to buildings 14 and 16 to facilitate the walnut processing. Water pumped from a well and used for cleaning the nuts was drained directly from this building into the adjacent creek. There are an assortment of modern partitions on the west end of the second floor. The 2,275 square foot building is currently vacant.

The 1,873 square foot third building (#16), which is 2 feet from the east end of #15, is a gabled-roof form, open on the north. The floor in the western most bay is elevated. The walls are clad with vertically oriented wood boards. The roof is corrugated sheet metal, which may have been used to replace wood shingles in the late 1930s. On the south, large doors on rolling stock and a man door, all of wood frames covered with corrugated sheet metal, cover the wall openings. The north elevation includes modern additions of a steel column and fiberglass-clad wall panels. The walnut pit in the floor on the northeast side has been infilled with concrete and the surrounding pipe railing and conveyor belt have been removed. The building was reportedly built prior to 1931 and originally used for farm equipment. It is currently used for storage.

The two outhouses (#17 & 18; men and women, respectively) adjacent to the walnut processing buildings were built at approximately the same time as the processing plant in the late 1930s or early 1940s (see Photo #16). They are of wood-frame construction over dirt, with shed roofs covered with corrugated metal. The wall cladding and exterior cladding on the doors is beveled tongue-and-groove. Currently the

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buildings are located behind the processing plant and in disrepair with peeling paint and the doors off their hinges. The interiors remain unaltered. Since it is believed they were regularly moved when they were in use, it is planned to relocate them to a more accessible area for display purposes.

The cistern (#19) is a squat, 325 square foot, one and one-half story, wood frame building. It has pre-cast concrete posts bases, a gabled roof and corrugated sheet metal wall and roof cladding with open vent areas (see Photo #17). It is sited atop the rise at the southwestern corner of the property, at a considerable distance from the other agricultural buildings. It contained a wood water tank with a gravity feed supply line leading to the farm buildings. Water was reportedly pumped to the cistern from a well near the current carport site. Both the tank and supply lines are no longer present. It was probably built in the first quarter of the 1900s and was in use until 1981, when municipal water was connected to the farm. It is currently empty, with cement footings for the missing tank remaining in the dirt.

The Glass House (#20) was moved to the property by a subdivision developer in 1998 in two pieces, along with the Tank House. The Boone and Glass Houses were originally on neighboring farms, although subsequent property sales had produced intervening neighbors. The house was moved approximately 1650 feet south of its original location. It is composed of a two-story main body and an older one and one-half story rear wing. At the time of the move, the main house was separated from the rear wing and the tank house, which was attached to the house by a 1930s addition. The house and the Tank House were moved onto new concrete block foundations in the south pasture of Forest Home Farms, with the orientation of the buildings to the main road duplicated. The outbuildings of the original farm had lost historic integrity and were not moved with them. No other buildings are in the immediate vicinity of the site, thus preserving its farmhouse setting (see Photo #18).

A separate driveway off of San Ramon Valley Boulevard, across the creek from the Boone House, accesses the Glass House. Eventually a bridge will be constructed across the creek, replacing one that previously existed, for foot access from the Boone House. A picket fence fronting the road, replicating the original fence, will be constructed shortly.

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Major work is currently in progress on these buildings with internal demolition of non-historic features such as bathrooms, installation of security measures and rehabilitation of the exterior to its 1880s state. An 1879 lithograph, early photographs, letters and recorded histories are being used to guide the rehabilitation.

The original Glass House, believed to be the rear wing of the house currently known as the David Glass House, was constructed in 1859. It was reportedly moved and added onto the rear of the house as a kitchen wing.³ The new Italianate house was constructed in 1877 for David Glass by Rider and Connor of Martinez, who also “furnished the plan”.⁴

The main body is balloon-frame construction that rises from a brick-clad foundation to terminate in a truncated hip roof with mineral composition shingles. The plan of this portion of the house – a central hall plan, two rooms deep – gives the house its compact, box-like mass. It encompasses 2500 square feet. The exterior walls are clad with rustic, vertical grain redwood siding (milled from the East Bay) with deep wood quoins on the front and side elevations to define the corners, and a deep cornice visually supported by built up brackets. Substantial ornamentation was used in a variety of combinations and forms to define the porch, bay window, windows and cornice, in keeping with typical examples of this type of architecture. The front stairs, front porch, roof top balustrade, chimney and exterior finishes at the rear of the building were missing and have been or will be replaced. Many sash were broken and are currently being repaired or replaced if irreparable. Windows in the rear wing of the house, alternations made after the period of significance, have been removed and 1-over-1 light sash have been installed in a pattern sympathetic to the style of the wing.

The interior is finished throughout with fir floors that appear to be historic. The walls and ceilings are plaster, much of which has lost it's keying to the underlying lath and has been coated with a heavily textured skim coat of plaster. Throughout, the original heavy picture molding was replaced with a thinner molding c 1908. Most of the original door and window surrounds, windows and baseboards remain, in addition to a ceiling medallion and light fixture, tongue-and-groove wainscoting and a second-floor marble

³ Clem Elissando, Notes from meeting with Kim Guillian, September 27, 2000. On file at FHF.

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mantel. Additions include toilet rooms on both floors, now removed. The first floor marble fireplace mantel is missing, although the cast iron surround remains

The rear wing, which is characterized as Gothic revival, is also clad with rustic siding with corner boards and deep fascia and boxed soffit and has a steeply pitched gabled roof (see Photo #19). It is single wall construction. None of the existing windows and exterior doors is original to the rear wing, although the attic opening and the door opening on the south side may be original openings. The interior finishes of this wing, which was most recently used as the kitchen, are not historic. The removal of additions from the north, west and south sides of the rear wing left interior finishes and framing exposed to the elements. During the rehabilitation work currently underway, all missing siding has been replaced, windows have been replaced and the side porch rebuilt in keeping with the original porch (except for a slight widening of the porch to achieve disabled access).

The tank house, adjacent to the rear of the Glass House, is a two-story, 350 square foot, flat-roofed structure clad in rustic siding and has a flat roof (also shown in photo #22). It is believed to have been built after completion of the main house. An 1879 lithograph includes the tank house, although it appears slightly different from 1903 images of the building. About 50% of the exterior finishes were missing and the door and windows were deteriorated; the missing materials were replaced during the last six months. The original framing of heavy milled timbers and studs is exposed on the interior and the original interior ladder that provides access to the second floor remains against the east wall. The concrete flooring of the first level was not moved with the building and has been replaced during the rehabilitation. The second floor retains early tongue and groove wall cladding. The tank was removed sometime in the past, as was the adjacent windmill. At some point the structure was remodeled to include an exterior stair and a toilet room on first floor; both have been removed. Replacement of the tank and reconstruction of the windmill is planned.

⁺ *Contra Costa Gazette*, June 16, 1877.

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SUMMARY OF SIGNIFICANCE

Forest Home Farms--the Boone property and the Glass House and its Tank House which were moved onto the farm in 1998--are eligible for listing in the National Register of Historic Places under Criteria A and in two categories under Criteria C. (Although the Glass House and the Tank House are now part of Forest Home Farms, they were not associated with the farm historically. Therefore, references to Forest Home Farms in Section 8 include only the Boone property, without the Glass House and Tank House.) Under Criteria A, Forest Home Farms is associated with agricultural development in California from 1930 to 1950, including the development of walnut and date harvesting equipment, a prototype walnut dehydrator and roadside farm sales. Within Alameda and Contra Costa Counties, Forest Home Farms is significant under Criteria C because the farm embodies the distinctive characteristics of farm complexes from the period c. 1850-1950, including an extremely rare local example of an Anglo-produced barn with hewn timber frame and excellent examples of several major periods of barns, outbuildings and houses, discussed below. The 1877 David Glass House and its associated Tank House, as an excellent example of Italianate residential architecture with its utilitarian dependant structure in the two-county area cited above, also qualify under Criteria C. The physical fabric of Forest Home Farms will be discussed first within the framework of Criteria C, followed by Criteria A: the Agricultural Contribution of the Forest Home Farms and concluding with Criteria C: the David Glass House as an example of Italianate residential architecture.

(References are included below to the following property owners: Samuel Russell owned the property from 1850-1863. After an extensive and complex probate period, Albert Shultis purchased the property. Minnie Thorn Boone and Numa Sims Boone purchased the property from a short-term, non-resident owner in 1899. Their son, Travis Moore "Bud" Boone and his wife, Ruth Quayle Boone, resided on and came to own the property from 1930 until their deaths in 1981 and 1999.)

Significance Under Criteria C: Farm Complex

Perhaps no property better represents the evolution of agricultural development in the San Francisco Bay Area from the dissolution of land grant ranchos to the middle of the 20th century than Forest Home Farms. The following statement of significance will describe the evolution of this particular farm complex over the

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100 year period from c. 1850 to c. 1950 and the distinctive characteristics of the remaining physical fabric, including building types and methods of construction. It will provide, to the extent possible, a historical context for the farm, including comparisons to existing farms in Alameda and Contra Costa Counties.

Mid 19th Century Construction (#1 [north wing] and #12)

After passage of the Land Act of 1851, Anglos acquired, oftentimes unethically, portions of the Alta California ranchos and transformed them into smaller agricultural tracts. Records indicate that Samuel Russell, an Anglo, purchased 710 acres of the 16,000-acre Rancho San Ramon from Jose Maria Amador in 1850. Senior Amador, with aid of Robert Livermore, built a 2-story adobe on another portion of the Rancho late 1830s¹. By 1851 Russell had built the first lumber house on his former rancho land, which is said to be the second wood frame house in the Valley². He resided there with his wife and six children. The olive and fig trees on Forest Home Farms, possibly planted by Mission neophyte Seunen Indians; the flowing creek, the presence of the Old Mission Road, the major commercial arterial between Mission San Jose and the mining area around Pacheco, and the elevation of the site above the sometimes flooded valley floor may account for Russell's selection of this site for the construction of his home. The north wing of the Boone House may be this building.

Following Russell's death in 1863 and a lengthy probate period, the property was jointly owned by his children, while continuing to be farmed by a leaseholder. The probate records reflect the struggles of the times, with the lessee failing to pay one year due to a drought. The original farm was eventually subdivided into three parcels. Albert Shultis, who had leased the farmland from Russell during his lifetime and continued to operate the farm after his death, purchased an interest in it and eventually came to own the portion that included Russell's house and barn. An 1879 survey, prepared at the time the property was divided, clearly shows the original house and barn along the creek in the northwestern corner of the

¹ Harold Kirker, California's Architectural Frontier, Salt Lake City: Gibbs M. Smith, Inc., 1986.), p21

² Drummond, G.B., ed., Recollections, Early Life in the San Ramon Valley as related by Professor James Dale Smith, Headmaster, Livermore College, 1st published as "When the Gringo Came to California" in The Martinez Gazette, Fall 1925; GRT Book Printing, Oakland, California, 1995. P.20.

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property³. The current positions of the c. 1850-1863 barn (#12) and the north wing of the Boone house (#1) were measured using a GPS and very closely matched (+/- 3') the positions marked on the survey map.

Typical to the period, the north wing of the Boone House is a vernacular one-story, two room, stud wall building with a gabled roof. It is Gothic revival in style, although the entrance in the gable end appears to be a carry-over from the Greek revival style. It is assumed that all of the framing is milled lumber. There are early or original shutters and some double hung, 6-over-6 light windows. The exterior of the wing is clad with rustic siding with corner boards, shaped window heads with drips and cornice returns. The exterior wood siding and trim possess a crispness and lack of weathering damage that is not characteristic of 150 year old materials and the paint coatings do not seem to have the thickness commensurate with 150 years of coatings; the exterior siding and trim may have been replaced, but this has not been corroborated with physical evidence.

The front room was divided into 2 rooms with the addition of a partition wall, probably during the first quarter of the 20th century. At least one original 4-panel stile and rail door remains, as does the original door trim at the original partition wall. The tongue-and-groove wall finishes probably date to the end of the 19th century.

Minnie Boone reportedly had the building dragged over to the house she built in 1900 (also known as #1) and added onto it. The 2-room house could have been reoriented at this time, because a more likely original orientation for the front door would have been east, toward the old Mission road, than its present-day southern orientation toward the breezeway.

The earliest lumber houses were typically, gable-roofed, one or two-room houses, frequently with porches that served as work-rooms and storage spaces. Typically, the doors were 4-panel stile and rail doors with ogee molding around the panels and the windows were six-over-six light sash with deep Gothic muntins, sometimes with blinds. The north wing of the Boone House illustrates the earliest period of lumber

³ Contra Costa County Historical Society, Martinez, California. Court Records: Harlan v. Shultis 1879.

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construction in the valley and may be an early single-family dwelling. It appears to exemplify the survival of early houses long after larger, more fashionable houses were built and the conversion of these early dwellings to service or support functions. It is particularly well preserved, maintaining much of its internal integrity and clarity. Most of the original houses from that era were either torn down or left exposed to the elements. In this case, the building fulfilled other needs as an appurtenance to the newer house, was only minimally remodeled, and was occupied almost continually. The only other known example of a small house with a similar Greek revival plan in the Bay Area is a small, 1-story house with a loft that was built of single wall construction and is now stored at Ardenwood in Fremont.

Building #12, which Ruth Boone called the old barn, measures approximately 48 feet north-south by 40 feet east-west. It contains a gable roofed central bay, oriented east-west, flanked by sheds to the north and south. By comparison to later barns, it is low and broad, with the shallow roof slope characteristic of mid-19th century barns. The framing in the central bay consists of 4 hewn timber bents oriented north-south and connected by hewn timber purlins and top plates running east-west. The bent joints are mortise and tenon, fastened with pegs. The sawn rafters of the central bay appear to be original, as do other features including the hand planed, double leafed door on the east. It appears that the sheds are original to the building, although they are of built milled rather than hewn lumber, consisting of sills, posts, top plates and rafters. The walls are clad largely with 1-inch vertical boards, except at the north, south and west elevations, which are either entirely or partially clad with, corrugated sheet metal. The roofing is currently corrugated sheet metal over skip sheathing (modified from the original), which replaced an original shake roof. The barn was probably sited to the west of the house, so that barn odors and insects would not intrude on domestic life.

Agricultural buildings are forced to evolve, at times rather brutally, to meet new technological requirements or to solve pressing problems in the most expedient, utilitarian way possible. The fact that a c. 1850s-63 barn survives in the Bay Area is remarkable; the fact that the old barn has been modified from original condition is to be expected. The modifications are discussed in detail in Section 7.

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The use of hewn timbers suggests perhaps that the barn was built before it was possible to transport large, milled structural members from a nearby sawmill to the site. Alternatively, traditional building methods—hewing timbers with a broad ax and adze—may have been employed as a means to economize on the amount of lumber milled by the sawmill. Whatever the reason, the use of hewn lumber for whole buildings or even for sills of buildings built in the Bay Area during the 1850s-60s is almost unheard of; houses known to date to the 1850s, such as El Nido in San Ramon (early 1850s) and the rear wing of the Galindo House in Concord (mid 1850s) were built entirely with milled lumber. Only two other hewn timber frame buildings built during the early decades of Anglo settlement are known to exist in the Bay Area; both lie outside the geographic area that circumscribes the farm's context. The earliest example is the James Johnston House of 1852-1865 in Half Moon Bay, on the Pacific Coast approximately 40 miles to the west of Forest Home Farms; the Johnston House is saltbox, built with a central hall plan and from photographs it appears to be Greek revival. The second example of hewn timber frame construction is a barn on the historic Wilkins Ranch near the Bolinas Lagoon and now part of the Golden Gate National Recreation Area. The barn is L-shaped in plan, 3 stories tall and banked into a hillside. The lowest level has log walls with hewn timber framing above. Although of adobe construction and therefore belonging to a different building tradition, the Kottinger barn, c. 1850s, in Pleasanton is notable as the only barn in the vicinity that is contemporary to the old barn at Forest Home Farms. A contemporary barn at the Wiedeman Ranch, located within a few miles of the farm, collapsed within the last 10 years.

Late 19th Century Construction (#8, 9 and 10)

As the farm grew and specialized needs were met with new construction, a horse barn (#8), workshop (#9) and granary (S#10) were built during the 4th quarter of the century to support the farm industry, and remain. It is assumed that Shultis constructed them, and records reflect the existence of a second barn (S#8) at the time of his death.⁴ During this period the community of San Ramon was growing, with a small general store, a school, churches, saloons, a jail, a Chinese laundry and a blacksmith shop within two miles of the farm. Several large farms were in operation in the valley. A stage route was established between San Ramon and Oakland and the Southern Pacific Railroad was under construction. The land again changed

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hands in 1893, upon the death of Shultis, and was farmed by an absentee landlord, Harris Arendt, for a brief period. No buildings are known to have been built on the property during his ownership.

Ruth Boone was told that the horse barn and machine shop (#8 and 9) were built before her husband's family acquired the property in 1900. She thought the granary (#10) was an old building when she first saw the farm in 1931, suggesting it may pre-date her in-laws purchase of the farm. By comparison to the old barn with its oversized timber frame of hewn lumber, these buildings are built of relatively light, milled, post and beam construction that, in the case of the horse barn, are possibly undersized for the loads they carry. The barn is clad largely with 1-inch vertical boards and the machine shop and the granary are clad with 1-inch boards with battens. The horse barn and the granary represent an increasing specialization of building functions on the farm that occurred during the industrial age. The original use of the machine shop is not known; the building may have been used to repair horse-drawn machinery before the full mechanization of the farm around 1930.

The horse barn is larger than the old barn, measuring almost 40 feet by 64 feet, and its form is significantly more attenuated, as characteristic of industrial age agricultural buildings. In addition to being taller and lighter, the horse barn's plan is more complex and specialized than the plan of the old barn, incorporating two enclosed tack rooms. The horse barn was probably located north of the original house site and at some distance from it, out of prevailing winds so that odors and flies did not intrude on living spaces in the house. Also, the horse barn's location near the road and adjacent to the main drive permitted the direct access to the road and nearby fields without intruding on the area behind the house.

The machine shop fulfilled an important function on the farm, serving as the location for equipment repair and the eventual home for Travis' innovations in farm machinery. Also representing buildings used for single purposes as opposed to the early multi-use barns, the granary was built for the storage of feed for livestock, pigs, chickens, horses, cows and sheep. The granary and machine shop were probably located behind the house because they presented none of the same problems with odors and insects that the barn

⁴ Contra Costa County Superior Court Records, Probate Court Records of Shultis Estate, Contra Costa

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posed. The prevailing winds are from the west, and are extremely strong in the summer. Typically, barns and outbuildings were oriented in response to climatic conditions, with doors generally located in the leeward elevations. The machine shop was oriented with doors in the north and south elevations, but the barn and granary were not. The barn was oriented with doors in the east and west elevations, perhaps so the winds would blow through the barns to clear out debris.

Construction From the First Quarter of the 20th Century (#1, 4, 14, 16 and 19)

In 1899 Minnie Thorn Boone purchased the Forest Home Farms property, which at that time encompassed approximately 158 acres⁵. A significant inheritance provided her with the opportunity to purchase the property and build the house.

Numa Sims Boone, Minnie's husband, was born and raised on a farm in Danville. He was a direct descendent of Daniel Boone, and was also related to Abraham Lincoln and Robert Lee. His parents had immigrated to the area in 1852. He undertook an ambitious program of farming on the Forest Home Farms property. By 1929 he was described as quite successful, having produced extensive hay and barley crops, tomatoes and cucumbers. A 1929 biography reports: "The ability and resourcefulness of Mr. Boone as a progressive farmer, his good judgment in business affairs, and his wise management of financial matters are widely-recognized."⁶

Their son, Travis Moore Boone, who was known as Bud, worked for a San Jose-area tile company (thought to be the famous arts and crafts tile maker, Tile Craft), and in 1929 married Ruth Quayle of Hollywood.

When the Stock Market crash of 1929 came Numa Boone had very recently purchased extensive nearby land, with hopes of expanding the farm. Unfortunately he was unable to repay the new debts and was forced to homestead the original farm in order to save it. Travis and Ruth Boone returned to Forest Home

Historical Society, Martinez, CA. (Copies at Forest Home Farms)

⁵ Contra Costa County Records, Martinez, California. Deeds Book 83, pp. 152-153.

⁶ History Record Company, Publishers, History of Contra Costa County California, with Biographical Sketches, Los Angeles, California, 1926. p. 488

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Farms to help save the "home place" and in 1931 Travis and Ruth Boone moved into an apartment created in the previously unfinished second floor of the Boone House.

When Minnie and Numa Boone acquired the property in 1899, there were probably 2 barns, a shed, granary and 2-room house on the farm; it is probable that there was also an outhouse and there may have been a few other outbuildings that are no longer extant. It was clearly not a large farming operation, but Minnie Boone nonetheless wanted a grand, modern house. She is reported to have shown a specific colonial revival house on the San Francisco peninsula to her contractor and told him to copy it. At more than 5000 square feet, it was an enormous house for rural Contra Costa County. Perhaps the grandeur of Minnie Boone's dream is explicit in the deep front porch marked by a row of 8 columns, or the fact that the entire second story was unfinished for 3 decades after it was completed. Set back from the road behind a white picket fence and a deep lawn filled with ornamental flowerbeds, the house presented the formal face of the farm to the public thoroughfare. The siting of the house, in front of the farmyard and with its main entrance facing the road, is typical of farmhouse siting of the period. It was located directly north of Oak Creek, probably to take advantage of the benefits of partial shade from the riparian vegetation and evaporative cooling. The addition of the mid-19th century house to the new construction is typical of the period, whereby serviceable early houses were retained, converted to new uses and incorporated into more modern construction.

The Boone House exemplifies the Dutch Colonial revival style popular in the late 19th to early 20th Century. It is a relatively uncommon example of the architectural type with its full-width porch with classical columns and gambrel roof. The influence of the earlier Shingle style is evidenced in the exterior of the home. No other example exists in the City of San Ramon. A few urban examples exist in the western Alameda and Contra Costa County communities of Berkeley, Kensington and Alameda.

A meat locker for aging meat (later a garden shed) (#4) was built adjacent to the house during this time period, as a component of the domestic functions of the farm. The location of the meat locker's door in the west elevation was probably a result of convenience and to capture prevailing summer winds to assist in cooling.

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Buildings #14 (walnut processing plant), #16 (walnut processing plant) and #19 (cistern) are all built of light wood framing on concrete foundations with wood or corrugated iron or steel siding and corrugated iron or steel roofing. Buildings #14 and #16 appear to have been built in the 1920s for equipment storage. During the late 1930s, they were adapted for walnut processing operations. Travis Boone's knocking towers were assembled and welded in Building #14. They may have had wood shingle roofs originally which were replaced in the late 1930s by sheet metal. The buildings form the southwest corner of the farmyard, with the openings of Building #14 facing out of the wind and the openings of building #16 protected from the wind by Building #14.

The cistern (#19) was sited for functional reasons. Water was pumped from the well near the house to the cistern at the highest point of the farm at the southwest corner of the property and then gravity fed to the houses and farm buildings through pipes lying on top of the ground

Construction From the Second Quarter of the 20th Century (#2, 3, 6, 7, 11, 13, 15, 17 and 18)

After Travis and Ruth had returned to San Ramon in 1930 to help his parents save the "home place," Ruth's recollections of their lives during the early years of the Great Depression underscore the difficulties the family faced holding onto Forest Home Farms. But by the late 1930s, the extended family had experienced a reversal of fortune, building at least twelve new buildings on the property, including some of the farm's largest buildings.

Buildings #2, 3, 6 and 7 were built or assembled as additions to the farm's domestic district. Structures #2 and 3, a pergola and grotto, respectively, were garden ornaments built in 1938. That the Boone family or their tenants, in the case of the grotto, could devote time, effort and money, albeit a small amount of money, to building unserviceable structures appears to mark the end of hard time for the Boones and an interest in aesthetics. Building #6 was built in 1939 as the new meat locker. Travis Boone felt it was important for his farm hands to eat meat. Technologically, it was much more advanced than building #4, containing a modern built-in refrigeration unit and 1 foot thick walls filled with redwood bark for insulation. Like building #4, building #6 was clad with rustic siding, in character with the earlier buildings on the farm that served domestic purposes. Building #7 is an amalgam of a 1920s real estate office moved

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onto the farm, a portion of one of the portable farm worker houses originally located to the east of the current 16-acre farm complex on acreage once owned by the Boones and a c. 1937 addition. It housed farm employees. Building #7 illustrates a number of historical themes, including thrift, which was characteristic of farm life and Travis Boone in particular.

Buildings #11 (gasoline shed), #13 (farm machinery storage shed) and #15 (walnut processing plant) are built of light wood framing on concrete foundations with corrugated iron siding and roofing. Technologically, these buildings belong to a different generation of farm buildings than building #12 (old barn); one of them is vastly larger than the old barn but made of substantially lighter weight framing. While the largest of these buildings are similar to #8 in size and in the lightness of their framing, these buildings were clad with a fire resistant material rather than the ubiquitous 1 inch board siding used in the area from the mid-19th century until about the 1920s. The use of corrugated siding and roofing at Forest Home Farms and at farms and ranches throughout the Bay Area marks an increasing concern about fire. As the historic aerial view of the farm shows, the use of reflective corrugated iron siding and roofing gave the farm a new aesthetic. When the large warehouse by the railroad tracks blew down in 1938 Bud transported the parts to the main farm and built a slightly smaller warehouse out of the salvaged corrugated metal sheets (#13). An additional large barn and other outbuildings, as well as an itinerant camp across the road, served the farm during those years, however those buildings no longer exist.

Building #15 housed the walnut dehydrator; the equipment is no longer extant. A 7,275 square foot, 3-building industrial complex, the dehydrator marks a departure from the type of farm buildings built during the preceding decades at Forest Home Farms and in the multi-county geographic area defined as the context for this nomination. The form of the dehydrator developed as a direct response to the drying process and introduced a new scale and complexity of building type to the farm. It was built around 1938-1940. While not complex in design or construction, Building #13, at over 7000 square feet, is similar in scale and construction to Building #15. Building #15 was located adjacent to Buildings #14 and #16 to create a 3-building processing complex and adjacent to the creek so that wastewater, used to remove hulls, could be emptied into the creek.

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The outhouses (#17 and #18), sited for functional reasons, were located adjacent to the walnut processing plant for the convenience of the employees who processed the walnuts and were relocated from time to time.

The next decades (1940 forward) marked the evolution of the property from farming to non-agricultural sources of income. (See the following Agricultural Significance Section for details). No new buildings were added to the complex. As the Boone's aged, they farmed less and gradually sold outlying acreage. By the 1950s, they rented warehouse space in the farm buildings including rental of #13 to a furniture store. Following the death of Minnie Boone in 1951, the Boone House was remodeled into 5 apartments and a carport for 5 cars was added.

Travis "Bud" Boone died in 1981 and Ruth Boone died in 1999. In 1998, Ruth Quayle Boone gave Forest Home Farms to the City of San Ramon for use as a municipal park in loving memory of her husband. She retained a life estate in one of the apartments until her death. In accepting Ruth Boone's offer, the City made a commitment to restoring and preserving the historic character of the property for pleasure and educational benefit of its residents.

Historical context for the farm, including comparisons to existing farms in the same geographic region:

During the third quarter of the 19th century, lumber houses and specialized outbuildings serving the needs of farming, livestock and dairy enterprises were built in the San Ramon Valley. Wherever possible, farms and ranches were sited so that the hills sheltered the buildings from winds and storms and houses faced the old Mission Road (now San Ramon Valley Boulevard). Prevailing winds, sunlight and odors governed the relationship of farm and ranch buildings to meadows, fields, vegetable gardens, orchards, water supply and drainage features.

From the mid-19th century into the third quarter of the 20th century, ranches and farms were typically extensive industrial enterprises operated by one family, with the help of hired hands. The family and the

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hired hands were responsible for the planning and management of hundreds of acres of land as well as the design and construction of a variety of specialized buildings.

County assessment records and maps indicate that, the Boone farm was a large enterprise extending north to Pine Valley Boulevard and eastward across present-day Interstate 680 to the railroad tracks (no longer extant; the present-day site of the Iron Horse Trail). The existing landscape of Forest Home Farms took shape for the most part at the turn-of-the-20th century and through the 1930s. The farm was located at the western end of this long, rectangular parcel, at the base of a steep knoll near Oak Creek, a seasonal stream with a dense riparian forest edge. It is for this forested edge that Forest Home Farms is thought to have been named.

The working compound of seven agricultural buildings arrayed around the farm yard (that was originally dirt and is now asphalt) were the heart of the Boone's enterprise. Except for the large single-family homes that now dot the hillside above the farm complex, the meadows and pastures on the north, west, and southwest sides of the compound, which extend to the current perimeter of the site, have not changed significantly over the last century. The main house on the property formed the core of a complex of buildings that supported the lives of the family who occupied the farm. These complexes were known to include outhouses, tank houses and meat houses and were the focus of domestic landscapes defined by ornamental plantings and picket fences.

Although the eighteen historic buildings that remain on the Boone property are evidence of the complexity and magnitude of the farm, there were several other outbuildings on the property that no longer survive. Early photographs taken by and for the Boones show several no-longer-extant buildings including a footbridge, a small storage building that was first located adjacent to the electrical pole west of the Boone House and later moved near the granary and a lath house (where the carport is located). Later historic photographs, Ruth Boone's recollections, the recollections of Phil Munson, an employee of the Boones', and physical evidence shed light on buildings from the 1930s-1940s, including a large warehouse, measuring 65 feet by 145 feet near the railroad tracks, at least five silos on what is now the Grace United Methodist Church property and a row of worker housing to the east of present-day Interstate 680; all of

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these buildings were located on land no longer part of Forest Home Farms. In addition, there was a large barn to the west of the horse barn (its foundation remains) with what appear to be chicken coops and hog pens nearby and a washhouse and outhouse west of the Boone House.

In summary, the Forest Home Farms represents the specialized and complex character of agricultural businesses during the 19th century and the evolution of one particular farm complex over the last century and a half. The 18 historic buildings at Forest Home Farms and the landscape they occupy represent a unique opportunity to interpret a vanishing way of life in the counties east of San Francisco.

Few comparable farms are known to exist in the geographic area defined as the context for this nomination. The nearby Wiedeman farm on Norris Canyon Road in San Ramon and the Wood Ranch on Camino Tassajara near Blackhawk were settled in the mid 19th century. Both retain dwellings from that era and the Wood Ranch includes a 70x120' barn built with square nails and covered with a metal roof over wood. It is currently in disrepair and is on private property. Another barn, built in 1911-1912 that is 80 x 250' is also located on that property. The Borges Ranch in Walnut Creek, which includes a blacksmith shop, hay and cow barn, wagon shed, firewood shed, horse barn and house dating to c. 1901-1913, represents a short period of time within the broad period of significance defined for Forest Home Farms. Its 7 historic buildings and structures represent a tradition of cattle ranching in the valley, as opposed to tradition of farming illustrated at Forest Home Farms. Perhaps only Ardenwood, the old Patterson farm in Fremont, which retains 1 house and 4 historic barns and outbuildings and dates from the mid-to late-19th century, is comparable. Forest Home Farms differs from Ardenwood in its illustration of farming through the mid-20th century and its walnut processing function.

The seven aspects of integrity defined under the National Register – location, design, setting, materials, workmanship, feeling and association – all pertain to this area of significance for Forest Home Farms. In addition, the relationships among the district's components are substantially unchanged since the period of significance.

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Significance Under Criterion A: Agriculture

From 1930 to 1950, Forest Home Farms contributed to the evolution of agricultural development in the San Ramon Valley and beyond, with the creative engineering of Travis Boone. The development of telescoping knocking towers for walnut harvesting, the building of the three building walnut dehydrator which became a prototype for other dehydrators, the creation of hydraulic date towers, and the roadside marketing of farm products served to make the farm economically successful. Most of the buildings associated with these efforts remain today.

Early information describes the Russell Ranch in the 1850s, with 400 acres leased to Chapman and Davis, as the first large wheat farm in the Valley ⁷. As the second half of the 19th Century unfolded San Ramon Valley became an important agricultural area producing wheat that was shipped to England, and hay for the San Francisco market. Railroad service was brought in so that the crops could move swiftly and economically to market. Wild game was abundant and sheep, cattle, hogs and chickens were commonly raised on most farms. In the 1890s, the wheat market collapsed due to the establishment of a cheaper resource in South America and the reduced production due to depletion of the soil. After the turn of the Century the larger Forest Home Farm continued to thrive and expand under the guidance of Numa Boone. Demonstrating the diversity of farming in those years, a herd of 200 sheep was maintained on the property, however; also during this time a cholera epidemic decimated a herd of 80 hogs. Much of the farming done in those years was "dry farming", using the natural moisture in the soil rather than adding any irrigation. The climate has since changed, making such farming impractical in the area. By the 1930s most of the Forest Home Farms valley land was alkali pasture, with smaller areas planted in wheat, and most of the farming done on other parcels of land that was either leased or purchased. Grain silos extended across the northern part of the property (see Photo #1) and a warehouse was constructed adjacent to the railroad, which had been extended to the area in the early 1900s. Sleeping sickness killed all of the horses on the farm in the early 1930s, speeding the use of mechanical equipment. When the Stock Market crashed in 1929, Mr. Boone had recently purchased additional land and he lost much of the land he owned.

⁷ Drummond, op. cit., p. 73

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Their son Travis, "Bud", and his wife Ruth were called in to help save the farm in 1930. Much of the work of regaining financial solvency fell to them, since increasingly Numa Boone began to suffer from Alzheimer's disease and died in 1941. The Boones farmed not only their own property during this period, and large acreages elsewhere in the vicinity, but they also developed a thriving business in thrashing wheat for other farmers in the area and as far away as Linden and Modesto in the San Joaquin Valley and Pleasanton. Bud proved to be quite creative in developing equipment that was needed around the farm, as well as maintaining that which was purchased.

Walnut orchards were expanding in the area, although the Boones did not grow walnuts themselves. Neighboring farmers called the Boone's for help when they were unable to obtain harvest workers and Ruth Boone ended up leading teams of their worker's wives in gathering the nuts. The Boones then focused on harvesting and drying the nuts for market. By 1938 Travis had created a special **mobile walnut-knocking tower** that fit on a tractor, to elevate men who knocked the walnuts from the trees with long poles. Travis Boone is quoted as estimating that "the equipment with three men on the tower and a fourth operating the tractor, will enable cleaning of a tree in less than fifteen minutes. Under the present method, in which men climb the tree, it ordinarily takes two men more than an hour to do the same job."⁸ An article in the January 1939 "Implement Record" describes the tower as a "triple threat walnut harvester" and the accompanying photo shows this three-tier tower in use on a farm in Danville. Although other metal frame towers were being built for walnut harvesting, Bud's creation was designed to be propelled on an existing tractor, making it much more affordable than a self-propelled design. "The tower is bolted to the frame, superimposed over the track, and can be readily hinged down and carried horizontally on a truck for transportation."⁹ By 1949 the towers were being reported "as practical as brass tacks, agree both growers and the University agricultural engineers who have been closely studying every ladderless labor fruit and nut tree idea..." They cite the benefits as

1. Cut of cost production of up to 50%.

⁸ "Traveling Tower For Nut Picking To Have Try Out", unknown newspaper clipping dated August 25 (determined to be 1938).

⁹ "Track Type Triple Threat Walnut Harvester", *Implement Record*, January, 1939.

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2. Elimination of most of the migrant labor in favor of stable labor with year-round work and residence on the farm or nearby.
 2. Less accidents and lower insurance for hired labor.
 4. Higher quality of product for top markets from less bruises and more timely harvest of fruit and nuts.
 5. Earlier work by machines with local labor as result of not having to wait for labor to arrive and hauling out of ladders, etc., to orchards.
 6. Night work in orchards by lighting the machines on which labor works.¹⁰

The extent these towers were in use in the valley is illustrated by the aerial photo of the farm from around 1940 (see Photo #1). In that photo several of the towers are seen lying in the northwest farmyard area. The towers were constructed on-site, primarily in building #14.

By 1952 the knocking towers had achieved notice from a variety of places, including a brief article and photo in the *California Farmer* on November 15, 1952 describing the "slide trombone towers" which were air powered¹¹

After trying to dry the nuts on trays laid out on the hillsides and experiencing the vagaries of the climate, the Boones decided they needed to find an alternate method for drying the walnuts. Bud developed plans for a **walnut dehydrator**. With two existing open bay farm equipment sheds, a third, three story building was added and outhouses were built. Although some of the equipment was purchased, much was designed and built by Bud. This design proved so successful that he was asked to assist the University of California at Davis in constructing a similar processing plant for them.¹² Bud also was called upon to engineer and build at least two other dehydrators. For the Kelsyville Co-op dehydrator in Lake County, funded by subscription of 85 growers, "Travis Boone, well known operator of a large custom dehydrator at San Ramon, is installing 16 units of the 'University' type dehydrator, with a holding capacity of 48 dry tons,

¹⁰ "Diesel Tractors Go High Hat", *Diesel Progress*, May 1949, pgs 38-39.

¹¹ F. Hal Higgins, "Tree Crops Yielding to Machines", *California Farmer*, November 15, 1952, page 472.

¹² Ruth Boone, Video History Interviews with Pat Boom, 1997-1998, City of San Ramon.

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equipped with powerful fans and butane burners.”¹³ The Yuba City dehydrator plant is described: “This new, modern plant, probably one of the most efficient of its kind, was engineered by Travis Boone, a well-known designer of food processing plants. Its intricate series of belts and elevators virtually eliminates all manual operations, and, with a crew of four, is performing the work that just a few years ago would have required from 50 to 60 laborers”.¹⁴ Interest in the hulling and dehydrating process drew interest from as far away as Spain.¹⁵

For the next decade the farm was very busy during walnut harvest, with a reported 400 tons of walnuts (approximately 15% of the Contra Costa harvest) moving through the drying sheds in a season in route to the Contra Costa Growers Co-Operative Association packaging plant in Walnut Creek. Walnut processing continued into the 1970s with over 300 tons processed in 1973, while the size of the farm was periodically reduced. Some of the land was eventually purchased or condemned for a variety of public uses, such as schools, a utility right-of-way and a freeway. Other parcels became housing developments. By 1969 it was 70 acres and by 1973 it was down to its current 16 acres. While most of the dehydrator was later dismantled, the buildings that housed it remain on-site, intact.

Meanwhile starting in the 1930s, Ruth Boone was canned figs, made marmalades and packaged other produce and sold it at a stand on the roadside in front of the house. A canning label, “Forest Home Farm” was designed, which depicts the main house. Passersby would stop and regular customers from Oakland would trek to San Ramon on weekends to make purchases. Forest Home Farms became a landmark for produce purchases and contributed to the East Bay perception of the San Ramon Valley as a significant source for farm goods.

By 1948 Bud had also designed a **hydraulic date tower** that he was selling to Southern California. This tower, which was assembled at Forest Home Farms, was featured in the *American Fruit Grower* in December of 1948: “After 10 years of pioneering work he (Travis Boone) built the Boone Date Tower

¹³ “Kelsyville Co-op Dehydrator”, *Diamond Walnut News*, September, 1949, page 16.

¹⁴ Frank C. Beeson, “Mechanization solves labor problem”; *Western Fruit Grower*, September, 1955, p 15.

¹⁵ Maquinaria Y Suministros, letter to Forest Home Farms, 16th December, 1952.

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which appears on our cover this month and which is one of several revolutionary orchard machines being developed by growers on the West Coast. The two telescopic towers can be extended up to 40 feet and can be folded to 13½ feet for highway traveling under underpasses and telephone lines. The tower is operated hydraulically and is used for pruning, thinning, and harvesting".¹⁶ While dates were not grown at Forest Home Farms, the design and production of the date equipment is believed to be a natural extension from the earlier very successful walnut towers. The date towers were also constructed on-site in the buildings that remain at the farm. Attention to this innovation came from as far away as Rutgers University in 1948¹⁷ and India in 1952.¹⁸

From 1930-1950, beginning with the return of the younger Boone to the property, the need to revise the way the farm was operated and the development of alternative assets and farming methods was the focus on the farm. This was the time of far-reaching change, with the specialization of work type buildings such as the addition of the agricultural sheds for processing walnuts, creation of the new mechanical methods for harvesting and processing walnuts and dates and sale of farm products from the road. Throughout this period agricultural was the primary focus on the farm, with an emphasis on modernizing where possible, yet conserving and recycling as much as possible in keeping with the American depression farm ethic and the war efforts. Other, parallel effort were occurring at other farms in California to greater or lesser degrees, however the current Forest Home Farms property is one of the few larger farms that have maintained their integrity

The five of the seven aspects of integrity defined under the National Register – location, design, setting, feeling and association – pertain to this area of significance for Forest Home Farms. In addition, the relationships among the district's components are substantially unchanged since the period of significance.

¹⁶ Cover Photo caption, *American Fruit Grower*, December 1948, page 4.

¹⁷ Norman F. Childers, Chairman, Department of Horticulture, Rutgers University, Letter to Travis M. Boone, December 16, 1948.

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Criterion C: Architecture: An Example of the Italianate Style (c. 1867-1875)

Summary History:

In 1859, David Glass, an Alamo merchant and farmer, purchased 740 acres¹⁹ adjacent to the Russell ranch and built a house on the property²⁰. Once established on the land, Glass had Rider and Connor of Martinez create plans and build a new house in the Italianate style on the property in 1877. An 1879 lithograph depicts the new house, lawn, barns, outbuildings and fences. A Glass neighbor indicated that the first Glass family house on the property was located about 50 feet west of the existing house and it was partially burned before or after the construction of the two-story house.. The remaining portion of the burned house was then reportedly moved and added onto the rear of the two-story house as a kitchen. Alternately, the rear wing may have been the men's house shown in the 1879 lithograph of the property.

In a country of builder-designed homes, the Glass House was probably erected by the builder, relying on architectural pattern books and the Glasses for stylistic direction. After the early 1850s, San Francisco booksellers carried a variety of patterns books by A.J. Downing, John Bullock, Richard Brown and Henry Cleveland. The builders of the Glass House went on to build several other Italianate Victorians in Contra Costa County, including the National Register Listed Tucker House in Martinez.

David Glass and his wife, Eliza, resided in the house until their deaths in 1897 and 1899, respectively. By 1894, their property was divided among their children. Two unmarried daughters, Loretta (also called Lorette) and Annette (also called Anita) remained in the family house and the surrounding 45 acres until their deaths in 1922 and 1931. The property was named "Lora-Nita Farm" after the two sisters.

¹⁸ G.P. Srivastava, Head of the Division of Agricultural Engineering, Indian Agricultural Research Institute, New Delhi; January 4th 1952, letter to Travis Boone.

¹⁹ Contra Costa County Records, Martinez, California. Deeds: Book 9, pp. 67-69

²⁰ Jones, Vergie V., Be It Ever So Humble... A Pictorial, Social History With Personalized Footnotes, Alamo, California, Morristown Press. 1983. p. 14.

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Gothic revival wing

The west wing of the Glass House is a tall, one-story appendage that may have been built entirely of single wall construction. The east wall of the building was removed, probably when it was added to the 2-story house. Historic photographs dating to 1903 show a shed-roofed room at the west side of the wing. In about 1932, a large wood frame addition with stucco and wood cladding was built on the south and west sides of the wing, engulfing the wing and the tank house in an agglutinate mass. At this time, it appears that the north and south walls of the wing were rebuilt with somewhat flimsy stud wall construction and the structural integrity of the end wall—the only original single wall construction remaining—was compromised by its detachment from the sill and by its perforation with window, door and vent openings. The exterior finishes at the south end of the west elevation of the 2-story mass, the south elevation of the wing and the lower portion of the siding on the west elevation were removed and most of the south porch was demolished. The wing was refenestrated, probably coinciding with this work. The c. 1932 additions were demolished when the house was moved from Lora Nita Farm to Forest Home Farms. The house and the rear wing were put on a new foundation by the developer who moved the house. During the exterior rehabilitation project, currently underway, the structural wall framing deficiencies were corrected and siding was reinstalled on the re-exposed exterior elevations; this siding was removed c. 1932. The form of the original or early south porch was recreated, on the basis of surviving closely-nailed Victorian era flashing, and fenestration and detailing were developed as simplifications of period details, in keeping with *The Standards for Rehabilitation*. The interior finishes, dating largely to c. 1932 and later, were removed for new stud wall construction and for sheer walls.

The wing continues to illustrate Gothic revival design as it was applied to modest vernacular dwellings of the mid 19th century in its rectangular footprint with steeply pitched gable roof, rustic siding with corner boards and deep fascia and boxed soffit. It exemplifies the survival of early houses long after larger, more fashionable houses were built and the conversion of these early dwellings to service or support functions, such as kitchens.

Within the City of San Ramon, 3 other Gothic revival buildings are known to exist. The Wiedeman House, on Norris Canyon Road, was built in 1865 of single wall construction. The house, approximately 1500

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square feet, remains largely intact; bay windows were added, as was a small kitchen addition. The second comparable property is the first Harlan house, which is believed to date to the early 1850s. It is a small, two-room house of single wall construction. Less tall and more compact, the first Harlan house is similar in overall form and floor plan to the rear wing of the Glass House; the difference is the rear wing of the Glass House does not have an interior partition. If the wing were originally an independent dwelling, it was probably divided into 2 rooms, suggesting that the partition was removed before c. 1932. Uprooted by a residential subdivision, it awaits a permanent location. The second Harlan House, called El Nido, was built in the late 1850s about a mile north of Forest Home Farms on San Ramon Valley Boulevard. It is a 2-story dwelling with more salient Gothic detailing in the form of shaped window heads, 6-over-6 light sash and staircase turnings. The fourth example is the north wing of the Boone House and is described in Section 7 of this nomination.

Italianate style

The David Glass House exemplifies one of several common types of Italianate dwellings built in rural areas of Alameda and Contra Costa County in the mid to late 1870s. This type is distinguished primarily by its two-story, wood-frame, blocky mass that terminates in a truncated hip roof. Typically, the plan of houses such as this—a central hall, two rooms deep—gives the building its compact, box-like mass. As at the Glass House, the exterior is fenestrated symmetrically on primary elevations, except perhaps for an asymmetrically located bay window or other similar feature.

The Glass House details are similar to details that characterize buildings of this type--rustic siding with deep wood quoins on the front and side elevations to define the corners, a deep cornice visually supported by built-up brackets, and trim with incised vegetal designs used in a variety of combinations and forms to define larger scale architectural features, such as porches, bay windows, attenuated and hooded single and ganged windows and cornice. The original front porch cheek walls with turned balustrade, porch roof balustrade and ridge woodwork, including urn finials, were typical of the period. These details are typically lost to a lack of maintenance over the years and the Glass House detailing was no exception. On the basis of photographs and physical evidence, these details have recently been recreated to match the original features.

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As was typical of houses of this type, the interior is finished throughout with fir flooring, lime-sand plaster wall and ceiling finishes, and tongue-and-groove wainscoting in the dining room. (Some of the interior plaster finishes have been removed; either because the plaster was cracked extensively or for the installation of plywood sheer walls required by the proposed change in occupancy under the 1998 California Building Code, which included the State Historical Bundling Code.) The picture moldings throughout the house were replaced c. 1908. The entrance hall ceiling medallion and light fixture are period, but may not be original to the house. Most of the original 4-panel stile and rail doors, window sash, door and window trim, and baseboards remain, and these features are all typical of houses of this period. The newel post and balustrade survive and they too are typical of staircases in rural dwellings of the period. The original mantel and firebox surround in the northeast second floor bedroom appear to be white Sierra marble and are typical of Italianate mantels in houses of this type.

The tank house is a two-story structure built of heavy milled timbers and studs, with at least 1 reused hewn timber post. It is clad in rustic siding. During the recent rehabilitation work, a new 5-panel door was recreated to match the earlier 5-panel door that did not meet width requirements for disabled access. The second floor door was removed and the door opening was returned to a window opening. The window in the south elevation, severely deteriorated, was replaced. Non-historic interior finishes have been removed to expose the original framing at the first floor; the second floor retains early tongue-and-groove wall cladding. At least 2 windmills pumped water into the tank; the second was installed about 1908 and is no longer extant. The water tank was removed from atop the tank house around 1952-55, when the farm was connected to the municipal water supply.

The David Glass House exemplifies a type of imposing Italianate house, typically built in rural areas by men of means, in the 1870s. The same builder built at least one other similar house in the San Ramon Valley that same year, however it no longer exists. No other Italianate houses of this type are known to exist in the City of San Ramon and few survive in Alameda and Contra Costa Counties. The following discussion will place the David Glass House within a context of rural Italianate house types in Alameda and Contra Costa County.

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The Muir House of 1882 in Martinez, the Pardee House of 1868-69 in Oakland, Fernside of 1873 in Alameda (demolished), the Meek Mansion of (c. 1869) in Hayward and the Curtner House of (c. 1860s-70s) in the Warm Springs Neighborhood of Fremont are examples of Italian villa style residential architecture within the context of Alameda and Contra Costa Counties. All four houses were designed on grand scales with well-developed belvederes or towers, the hallmarks of the Italian villa style. Three stories with a basement and a 2-story tower and clad with highly ornamental finishes, the Meek Mansion represents one end of the spectrum of Italianate/Italian villas built in rural areas during the mid 1850s-1880s. The David Glass House, by comparison, is more modest in scale, built for a man of lesser means than those who built grand Italian villa houses during the period. The Glass House exhibits many of the same features as the grand houses, including rustic siding with quoins, hooded single and ganged windows, incised ornamentation and classical detailing.

The Tucker House of c. 1877 in Martinez, the Napoleon Bonaparte Byrne House of 1880 in Berkeley (demolished) and the Antonio Peralta House of 1870 in Oakland are more modest rural Italianate dwellings than those cited above, similar to the David Glass House in scale and form. The Tucker House is known to have been built by the same builder the same year as the Glass House. The David Glass House as well as most of the houses mentioned above were built on large lots or parcels and were designed for rural amenities, such as abundant light and fresh air. Because the sidewalls of these houses were visible from public rights-of-way, they are typically ornamented. The proportion of wall surface to window area of rural houses was great, especially by comparison to the major elevations of urban examples.

There are many Italianate dwellings in the western cities of this 2-county area, but they differ substantially from the Italianate type represented by the David Glass House. Urban Italianate dwellings from the same era were long and narrow in plan, with few windows in side elevations and a relatively large proportion of window to wall area in the front and rear elevations. The front doors of urban Italianate dwellings were typically protected by hoods or narrow porches, whereas the front doors of rural Italianate dwellings were frequently protected by more substantial porches, such as those at the Tucker, Byrne and Peralta Houses. The porches of these 3 houses extended or extend across the entire width of the front elevations.

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Possibly an Italianate House but more likely a Stick style house, the Albert Glass House of c. 1879 (San Ramon; demolished) was a tall house that was possibly built on a compact, 4-square plan in the valley directly east of David Glass' property. Its attenuated, compact form and the lightness of its detailing reinforce its very late date. Albert Glass was David Glass' son.

Italianate dwellings that are smaller and less imposing than the David Glass House were common in towns and cities in Alameda and Contra Costa Counties during the period. Characterized by their small scale and the relative simplicity of their features and ornamentation, these buildings provide only a distant context for the Glass House.

The elaborate Glass House built in the rural area of the San Ramon Valley at a time when the roads were often impassable, transportation of building materials was extremely limited and rural life was difficult, speaks to the desire of the residents to "civilize" the valley. It, along with several other high style houses came to represent the status of the occupants and the wealth they accrued. It became a landmark in the valley, which it remains to this day, with an excitement and curiosity engendered by passersby who are interested in this representative of a past era.

The David Glass House was originally depicted in Illustrations of Contra Costa County, by Smith and Elliot in 1879. It was mentioned in the History of Contra Costa County by Slocum which was published in 1882 as "an elegant mansion". A 1958 Historical American Buildings Survey document that appears to be a catalogue of considered buildings, includes the Glass House, with a reference to "Historic Spots, Counties of the Coast Range" by M.B. Hoover. The Contra Costa County Improvement District "Historic Resources Inventory" (no date) includes the Glass House and the San Ramon Historical Society included it in a 1975 list of local sites for consideration by the County Natural Resources Board.

The seven aspects of integrity defined under the National Register –design, setting, materials, workmanship and feeling – all pertain to this area of significance for Forest Home Farms. In addition, the relationships between the house and the tank house are substantially unchanged since the period of significance.

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GEOGRAPHICAL DATA

Verbal Boundary Description

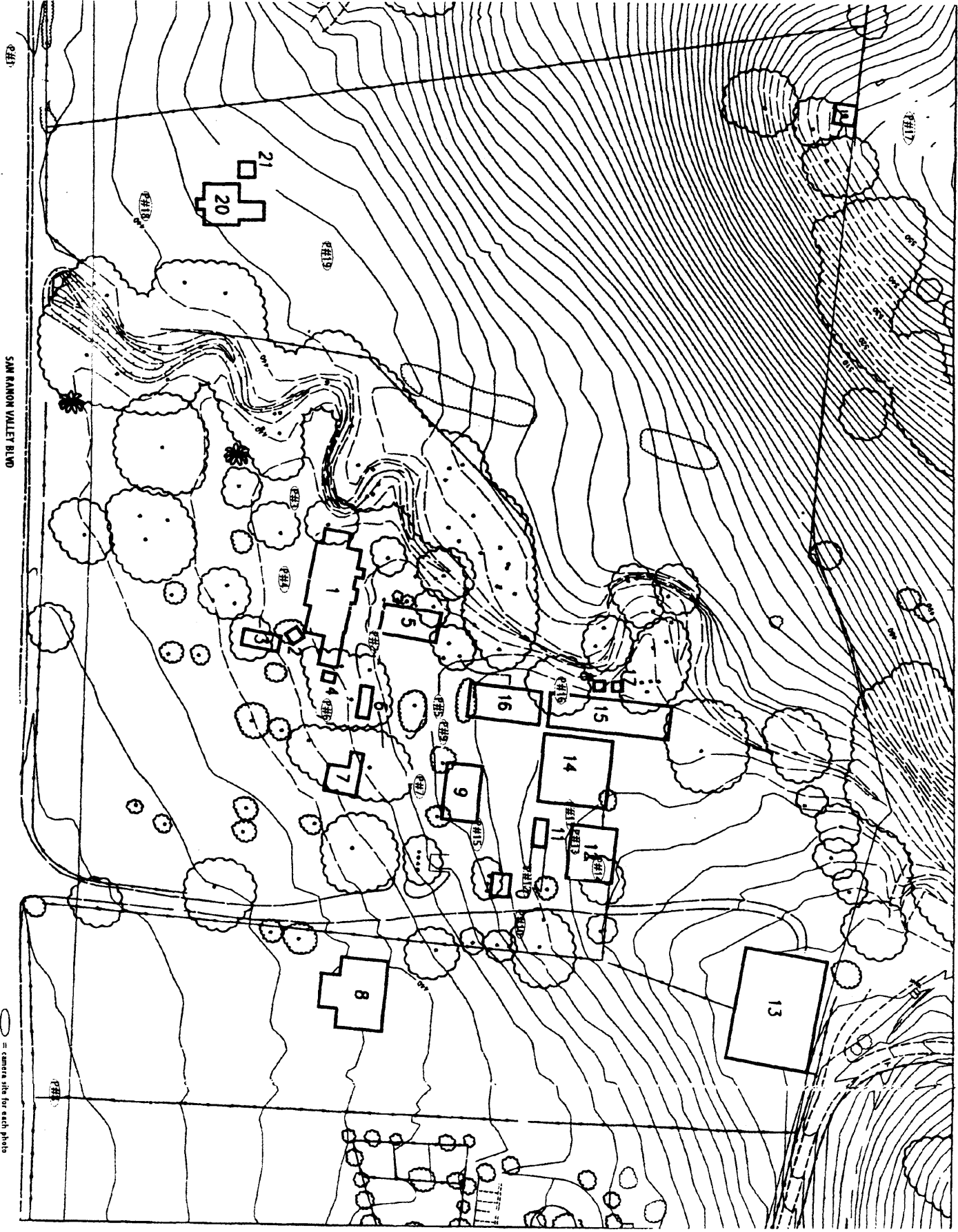
The boundaries of the nominated property is delineated by the polygon whose vertices are marked by the following UTM reference points: A 37 44.122N 122 57.163W: B 37 44.054N 121 56.968W: C 37 44.054N 121 56.968W: D 37 43.986N 121 57.070W: D 37 44.04N 121 57.100W.

Boundary Justification

The nominated property includes the entire parcel of land deeded to the City of San Ramon, which was the remaining Forest Home Farm in 1997. It includes all of the remaining structures that were historically part of Forest Home Farms and that parcel maintains its historic integrity. Additional land, on the North and South sides and on the east side of Highway 680 is not included because it has been subdivided and developed into a residential neighborhood.

Scale 1"=118'
North ↓

FOREST HOME FARMS
SITE MAP



LOWE + JOSE LARSEN SITE MAP

San Ramon, CA
Contra Costa County

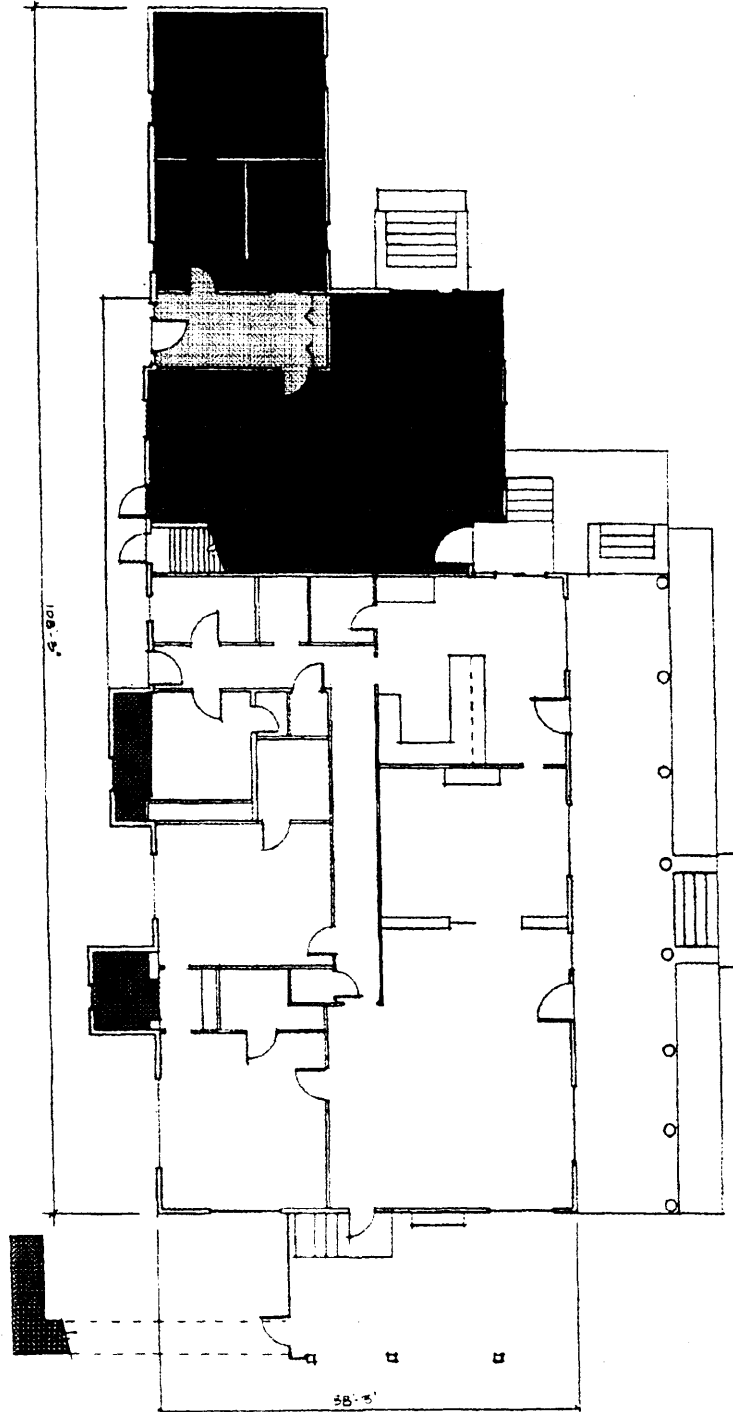
Boone House

First Floor Existing Conditions Plan

North: up

Scale: 1/16" = 1' - 0"

- North Wing: exact configuration of connection with house is unknown
- 1st Floor additions
- ▨ Breezeway
- Farm Office
- ▨ Ramp to second floor, installed in 1952






Boone House

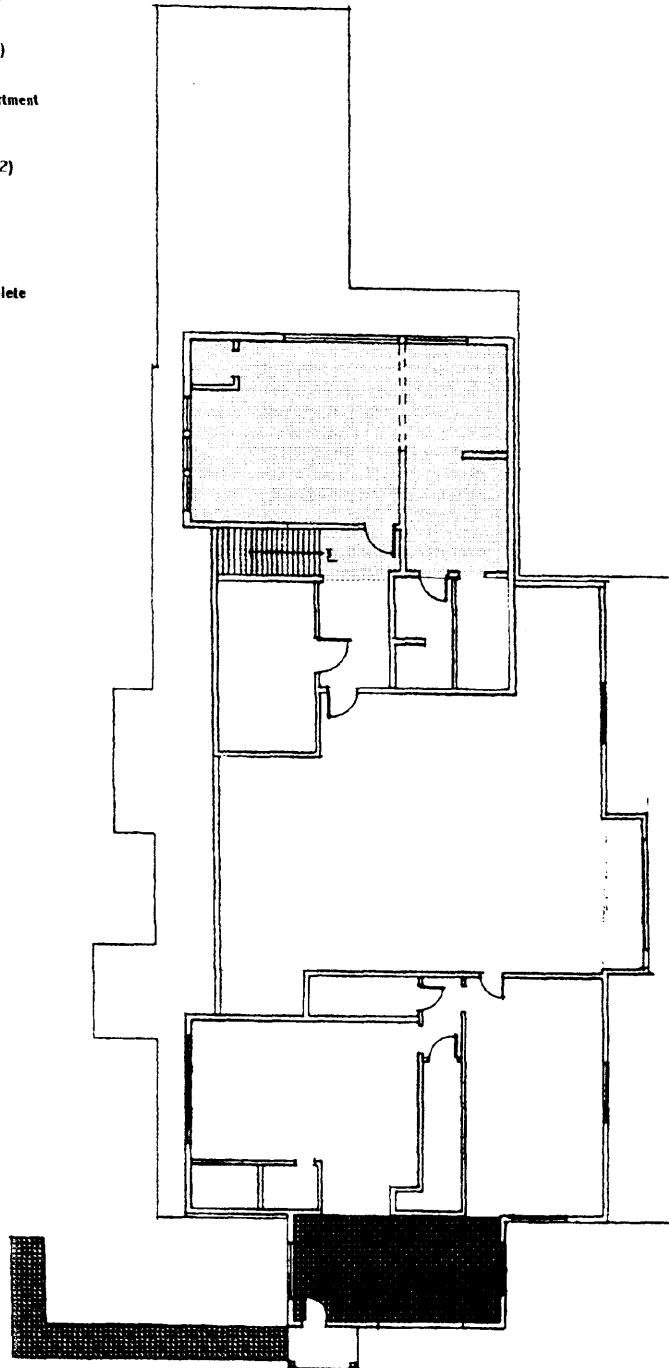
Second Floor Existing Conditions Plan *

North: at right

Scale: 1/16" = 1' - 0"

-  Apartment addition (c. 1952)
-  Screen porch (c. 1931; Apartment space (c. 1952).
-  Ramp to Apartment (c. 1952)

*Note: Only exterior plan is complete



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PHOTOGRAPH INDEX:

All photos, except #1, were taken by Jay and Jane Jennings. #1 is from the Phil Munson collection, photographer unknown.

All negatives are on file at Forest Home Farms

Photo #	Subject	Date of Photo	Description of View
1.	Aerial view of Forest Home Farm	c. 1940	Aerial view from southeast corner of property.
2.	North wing of Boone House and Gardening shed	7/30/2001	From carport, towards the east.
3.	Front of Boone House	3/29/2001	Viewed from southeast
4.	Pergolas	3/16/2001	From front of house, looking north.
5.	Carport and Rear of Boone House	6/5/2001	View from northwest
6.	Meat locker	3/16/2001	Viewed from east.
7.	House	3/29/2001	Viewed from west
8.	Horse barn and warehouse	7/30/2001	From northeast corner of front of property.
9.	Machine shop	7/30/2001	Viewed from south.
10.	Granary and Machine Shop	7/30/2001	Viewed from northwest.
11.	Gasoline shed	6/5/2001	From the west.
12.	Barn	7/30/2001	From the east.
13.	Rough timber	3/16/2001	Interior of barn
14.	Mortise, tenon and pegs	3/16/2001	Interior of barn
15.	Walnut processing plant	6/5/2001	Viewed from the northeast.
16.	Outhouses	6/5/2001	Behind walnut plant, from east
17.	Cistern	3/29/2001	From the west.
18.	Glass House (front)	3/29/2001	From the east.
19.	Glass House and tank	3/29/2001	From the west.