

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED MAY 8 1980 JUN 6 1980
DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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

1 NAME

HISTORIC

Don Fernando Pacheco Adobe

AND/OR COMMON

LOCATION

STREET & NUMBER

3119 Grant Street

NOT FOR PUBLICATION

CITY, TOWN

Concord

CONGRESSIONAL DISTRICT

VICINITY OF

7th

STATE

California 94520

CODE

06

COUNTY

Contra Costa

CODE

013

CLASSIFICATION

CATEGORY

DISTRICT

BUILDING(S)

STRUCTURE

SITE

OBJECT

OWNERSHIP

PUBLIC

PRIVATE

BOTH

PUBLIC ACQUISITION

IN PROCESS

BEING CONSIDERED

STATUS

OCCUPIED

UNOCCUPIED

WORK IN PROGRESS

ACCESSIBLE

YES: RESTRICTED

YES: UNRESTRICTED

NO

PRESENT USE

AGRICULTURE

COMMERCIAL

EDUCATIONAL

ENTERTAINMENT

GOVERNMENT

INDUSTRIAL

MILITARY

MUSEUM

PARK

PRIVATE RESIDENCE

RELIGIOUS

SCIENTIFIC

TRANSPORTATION

OTHER Meeting House

OWNER OF PROPERTY

NAME

City of Concord

STREET & NUMBER

1950 Parkside Drive

CITY, TOWN

Concord

STATE

VICINITY OF

California 94519

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Recorder's Office of Contra Costa County

STREET & NUMBER

822 Main Street

CITY, TOWN

Martinez (also in the Concord City Clerk's Office)

STATE

California 94553

6 REPRESENTATION IN EXISTING SURVEYS

TITLE California Historical Landmarks Program

(The Don Fernando Pacheco Adobe is State Registered Landmark No. 455).

DATE

1958

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Office of Historic Preservation, State of California, Dept. of Parks
and Recreation

CITY, TOWN

P.O. Box 2390, Sacramento, CA 95811

STATE

(continued on separate sheets)

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This description of the physical appearance of the Don Fernando Pacheco Adobe will:

- (a) Describe the building as it looks today;
- (b) Assess its present condition;
- (c) Identify alterations which are not as old as the building itself,
- (d) As far as is possible describe its original appearance; and
- (e) Discuss the integrity of the building.

The best reference for a description of the adobe, short of seeing it in person, is the measured drawings. A set of the measured drawings, prepared in May, 1979, and revised in September, 1979, are on file with the California Office of Historic Preservation.

a) The Building as it Looks Today

The adobe was built on Rancho Monte del Diablo around 1845 as a residence for Don Fernando Pacheco, the son of the rancho owner. The measured drawings show the present floor plan of the 67 x 21½ foot adobe structure. The size of the entire present building, including the wooden lean-to addition at the rear, is 67 x 34 feet. The lean-to addition houses the kitchen, restrooms, and storage areas. The lean-to is of wood-frame construction with a board and batten exterior.^{16A} The nearest building is the caretaker's cottage, approximately 40 feet to the rear of the adobe. The adobe is a one-story building with an attic reached by a wooden staircase on the exterior of the north-end wall.^{16A} The walls of the adobe are about 2 feet thick and rise 10½ feet above ground level, except at the north-end wall where the gable is also of adobe and is approximately 20 feet high at the roof crest point. Individual blocks measure approximately 11 inches wide, 3 inches high, and 22 inches long. The block is laid in alternating rows with one course lengthwise, and the next course crosswise to the plane of the wall. The mortar joints are approximately 1½ inches thick. The exterior walls are plastered with stucco over a wire lath. All exterior walls of the adobe are whitewashed.

The foundation beneath the adobe walls is made of cobblestones filling a 2 foot deep trench the width of the walls. A concrete curb surrounds the base of the three exterior adobe walls.

The roof framing is 4 x 4 inch milled Redwood rafters. Hand-hewn logs imbedded near the top of the adobe wall extend to brace the ceiling. Random-width plank and batten boards form the ceiling surface and the attic flooring. The attic most likely was not a living space but was possibly used for storing and drying food. However, one history speculates that this attic space provided sleeping quarters for servants or vaqueros. There is not sufficient height throughout the entire attic area to stand upright under the roof gable. The roof sheathing is of milled, but old, lumber. The exterior roofing is wood shingles. A brick chimney with stone masonry facing rises 2 feet above the roof gable at the south-end wall.

(continued on separate sheets)

8 SIGNIFICANCE

PERIOD AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input checked="" type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1845 - 1855

BUILDER/ARCHITECT Don Fernando Pacheco

STATEMENT OF SIGNIFICANCE

The Don Fernando Pacheco Adobe is significant, both because of its adobe construction and because of its place in the exploration and settlement of California. The adobe house is sited on what was the Rancho Monte del Diablo. It was built between 1845 and 1855 on a 1500-acre tract given to Fernando Pacheco by his father Salvio Pacheco. The senior Pacheco had held high offices in the government of Mexican California and was granted 18,000 acres, which today encompass the City of Concord and its environs. Salvio Pacheco's adobe is located in what is now the downtown section of the City of Concord near other structures. It has been significantly altered so that its former rural setting and character have been drastically changed. The Fernando Pacheco Adobe is situated on more than 5 acres of land and is adjacent to a 25 acre City park, so that it still retains the ambience of early California living. The adobe is a State Registered Landmark (SRL 458) in the category listing of Exploration and Settlement. It was either the first or second permanent structure built within the City of Concord. The architectural style and setting of the house are excellent examples of Mexican California architecture.

Prior to 1772 when the Spanish explorer, Captain Fages, discovered the Diablo Valley, Indians were the only inhabitants. Later, Spanish soldiers came through the area on exploring expeditions and Indian raids. The problems associated with the Indians prevented the permanent settlement of the area for some time.

Fernando Pacheco's ancestors were men who were closely connected with the first settlement of San Francisco and the Bay Area. His great grandfather came to California in 1775 as a soldier in the expedition of Captain Juan Bautista de Anza. These soldiers and their families were sent overland from frontier presidios in Mexico to establish a presidio mission at San Francisco. Fernando's grandfather was a soldier at the Presidio at Monterey and his father Salvio Pacheco was born there in 1793. Salvio served in a number of capacities at the Presidios of Monterey and San Francisco, as well as at the Pueblo of San Jose.

In 1834 Governor Figueroa approved a grant of land of 17,921 acres to Salvio Pacheco. Salvio did not move to his land in 1834 because of his government duties at the Pueblo of San Jose. In order to maintain the validity of a grant, the land had to be occupied and certain improvements had to be made. Therefore, Salvio sent his eldest son Fernando, who was then 17, to Rancho Monte del Diablo to take charge of constructing improvements and caring for the cattle on the Rancho. With the exception of several Indian villages, the only inhabited part of Contra Costa County was the East Bay shoreline. Indians traveled through the rancho from the San Joaquin Valley on their way to rustle horses and cattle in the San Jose area. The Pacheco's had numerous encounters with the Indians. A palizada was built on the

(continued on separate sheets)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Bowman, J.N. "Adobe Houses in the San Francisco Bay Region," Geologic Guidebook of the San Francisco Bay Counties. State of California, Division of Mines, Bulletin 154, San Francisco, 1951.

(continued on separate sheet)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1.45 acres **ACREAGE NOT VERIFIED** QUADRANGLE SCALE 7.5 minutes **1:24000**

QUADRANGLE NAME Walnut Creek

UTM REFERENCES

A 1,0 | 5,8,4,0,8,0 | 4,2,0,5,6,0,0
 ZONE EASTING NORTHING

B | |
 ZONE EASTING NORTHING

C | |

D | |

E | |

F | |

G | |

H | |

VERBAL BOUNDARY DESCRIPTION

Please See Continuation Sheet.

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME/TITLE Steve Salomon, Community Development Coordinator
Lydia Hajdu, Associate Community Development Coordinator

ORGANIZATION City of Concord DATE

STREET & NUMBER 1950 Parkside Drive TELEPHONE 415-671-3364

CITY OR TOWN Concord STATE California 94519

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Kerry M. Ellen

TITLE DATE May 6 1980

FOR NPS USE ONLY

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

ATTEST: Sally G. Oldham DATE 4/6/80
 KEEPER OF THE NATIONAL REGISTER

 DATE 6-2-80
 CHIEF OF REGISTRATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**



CONTINUATION SHEET

ITEM NUMBER 6 PAGE 2

Title Concord Historical Resources Inventory

Date September, 1975 X Local

Depository Concord Historical Society
P.O. Box 404

City Concord, CA 94520

Title Concord Municipal Ordinance for Preservation of Historical Landmarks
(The Don Fernando Pacheco Adobe is designated a Historical Landmark by
City Council Resolution No. 5458).

Date January 26, 1976

Depository Concord City Clerk's Office X Local
1950 Parkside Drive

City Concord, CA 94519

Title Preliminary Historical Resources Inventory

Date 1976

Depository Contra Costa County Planning Dept. X Local
P.O. Box 951

City Martinez, CA 94553

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED MAY 8 1980	JUN 6 1980
DATE ENTERED	

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 2

A 9-foot-wide veranda extends the length of the front of the adobe. Eight wood columns support the eaves overhanging the veranda. Wood trim surrounds the capitals and shafts of the columns. The veranda is paved with kiln-fired brick.

The elevations of the measured drawings of the adobe show there are four, shuttered, double hung windows across the front of the building. The front door is nearly centered and spaced with two windows at either side. Both the windows and door are trimmed with wooden molding and triangular pediments. The trim is of milled lumber.

The interior of the adobe structure is divided into three bays. The dominant interior feature is a stone masonry fireplace and hearth located at the south-end wall. The flooring is a concrete pad throughout the adobe and the lean-to. The walls are plastered and in the assembly area, are paneled with plywood wainscoting.

b) The Present Condition of the Adobe

In general, the Fernando Pacheco Adobe is in deteriorated condition, though it appears always to have had the benefit of a roof in place. Although the structure has been subjected to a few alterations, much of the work undertaken on the building has been piecemeal repair of an immediate problem. The adobe has had the advantage of having been almost continually occupied, first as a residence and later as a public meeting place.

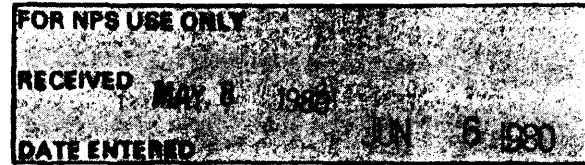
The most serious structural problem of the adobe is found at the south-end wall.

The south wall is pulling away from the building and is failing. It has been braced from the outside, using posts and a concrete beam. Other measures have also been taken to reduce the pull of the wall. A metal tie bar, running from the end wall to the first partition on the interior, was an attempt to remedy the problem. On the contrary, this measure has resulted in the partition wall also pulling out of its alignment. The cause for the failure of the south-end wall has not been definitely determined. It is not mainly due to settling, according to the soils information available. It may be compounded by the possible lack of an adequate foundation beneath the wall, as well as the introduction of a stone masonry fireplace in the 1940's. This fireplace places an asymmetrical loading on the walls of the building, a large point load which contributes to dragging down the south wall and causing it to pull away from the other walls of the adobe. The fireplace itself is structurally deficient.

Another well-intentioned effort during the 1940's, was introduction of a concrete curb surrounding the exterior base of the adobe, which was meant to help hold the walls intact. This curb fitting actually allows water washing from the wall surface to be trapped at the foot of the wall rather than dispersed into the ground. It is a point of possible termite and fungus infestation. The plaster over the exterior walls is badly cracked, and appears to have lost its bond in several places. The southern portion of the east wall has been patched with brick. Despite the cracking of the exterior plaster, the walls themselves, with the exception of the south-end wall, appear sound.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**



CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

The stairway on the north end wall leading to the attic is treacherously inadequate and needs to be rebuilt. The roof of the building sags and some rafters have been trussed with Douglas fir ties. The brick-paved veranda at the front of the building was constructed without a base slab, and has settled very unevenly. The columns supporting the roof overhanging the veranda are subject to some dry rot, as is the wooden door and window on the exterior of the building.

The interior walls of the building are subject to cracking, as has occurred on the exterior. The building has electrical wiring which is marginally substandard. The lean-to addition to the adobe is of minimal design. Its exterior west wall of board and battens is in fair condition, but the older, horizontal boarding at the north end wall is in poor condition.

The overall condition of the building reflects the neglect to which it has been subject over the years. It is in need of immediate conservation work. Though its condition is deteriorating, it is presently in fair enough condition to warrant conservation, in addition to the reasons for conserving the building because of its historical significance.

c) Alterations to the Adobe

The Don Fernando Pacheco Adobe is, like any historic building which has been used by a variety of occupants during a long life, a mixture of elements. The adobe has, with the exception of the approximately 20-year period between 1918 and 1939, been in continuous use. It is this continued use which has prolonged the life of the adobe and, at the same time, resulted in alterations which the different occupants have made to modify the building to their use. There are basically five tentative periods to which various elements of the building may be assigned. The five periods are:

1. Early 1840's Original Construction
2. 1850-1900
3. 1900-1939
4. 1940-1941 Restoration
5. 1942 to the Present

1) Early 1840's Original Construction

Of the adobe we see today, at least two major elements--the adobe walls and the flat ceiling--may be definitely identified as belonging to the original construction period. The adobe brick walls with, perhaps, the exception of

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	MAY 6 1980
DATE ENTERED	JUN 6 1980

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 4

the south-end wall, are original construction. The other item dating from this period is the hand-hewn logs embedded near the top of the adobe wall which extended to brace the ceiling and the hand-planed boards of the ceiling surface. The configuration of the adobe walls which have been continuously standing is the configuration of the walls as they were built. What remains of the adobe today, may, however, not be the entire extent of the building as it originally was.

2) 1850 to 1900

The first period when alterations occurred coincides with the widespread use of milled lumber in construction in northern California. The machinery for a lumber mill was first brought to northern California by Thomas Larkin in the early 1840's. The availability of lumber in quantities influenced the alterations which were made. Elements which would have been added to the adobe during this period include the trim on the veranda posts, the wood joists and plank of the interior walls, the trim on the detail surrounding the front door and windows, the random plank and batten flooring of the attic, and the roof framing. Also dating from this period are redwood doors which divided the main rooms of the adobe. These doors are presently stored in the attic. When these alterations or additions to the adobe took place, the milled lumber gave the home a more fashionable appearance than it previously had had. Old photographs show that during this period a second structure, of wood frame, was standing to the south end of the building, and a third, also wood frame, was standing several hundred feet to the rear. During this period as well, the rear veranda of the structure, or more specifically, the north portion of the rear veranda, was enclosed and served as a kitchen. Also, with the construction of a gabled roof of milled wood framing, an attic was created and thus the building needed the addition of a staircase to reach the attic space. The adobe, between 1850 and 1900, was used as a residence of the original owner and later of Don Fernando's unmarried daughter, Bersabe Pacheco.

She inherited the home upon his death in 1884.

3) 1900 to 1939

Bersabe Pacheco continued to live in the adobe until 1918. Additional minor alterations and modifications were made to the home during this time. Remnants of elements dating from this period of residency cannot be definitely identified. It is known that Bersabe Pacheco sold the home and surrounding acreage to move into town to a home which most likely had more conveniences. For the remaining 20 years of this period, the adobe was unoccupied except for grazing cattle which wandered in. The adobe fell somewhat into ruin, though the roof appears to have remained intact. The south-end wall separated from the building. The stair case on the north-end wall broke apart. Several of the posts supporting the overhand on the front veranda decayed and fell down. Five of the posts

6

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	MAY 8 1980
DATE ENTERED	JUN 6 1980

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 5

remained to support the roof eaves which, however, sagged without sufficient support from the missing posts. From reports of adults who were children in the 1920's and 30's and played at the site, the adobe sometimes provided night time shelter for transients, and during the day made a wonderful place to explore.

4) 1940-1941 Restoration

The 1940-1941 restoration brought major alterations to the adobe. The adobe was restored by a County sheriff using the labor of inmates under his jurisdiction. The sheriff belonged to the Contra Costa County Horsemen's Association which had received permission from the County to use the building as a club center with the condition that the building serve as a public museum as well. The Horsemen's group found the adobe in a derelict state after it had been left unoccupied and unattended for some 20 years. The Horsemen's restoration included removal of some of the elements dating from the original construction period. They removed the flooring, which was redwood, 2 x 4 inch planks on top of white Monterey sand, and supplanted this flooring with a concrete pad. The Horsemen repositioned the south-end wall which had separated from the rest of the adobe structure. The parts of the wall that were intact were hoisted back into place and secured to interior walls with metal tie bars. A large stone fire place with a brick chimney was erected at the center of this end wall. The redwood doors separating the three main rooms of the adobe were badly decomposed, and were removed and stored in the attic. The doorways were widened into arched openings, separating the three main areas of the adobe building. Interior walls were replastered and some wooden mouldings were replaced. The kitchen, of redwood frame construction, was found to be in good structural condition. The southern portion of the rear veranda which remained open was enclosed, and the new room space was made into restrooms, hall, and a storage/lounge area.

A number of alterations were made to the building exterior. A concrete curbing was poured around the foot of the exterior walls. Also, niches were cut in the exterior walls at 2-foot intervals and 4 x 6 inch redwood posts inserted in an attempt to strengthen the walls. Exterior walls were covered with a wire lath and replastered. The floor surface (of unknown material) of the front veranda was removed, and the veranda paved with kiln-dried brick. Three new porch posts were added to replace those missing supports of the roof overhang. A new stair case leading to the attic was built. With these major alterations, the Horsemen's Association turned the derelict structure into a building suitable for use as its meeting place and as a public museum.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	
DATE ENTERED	MAY 8 1980 JUN 6 1980

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 6

5) 1942 to Present

The alterations which have occurred during this period are minor and consist entirely of repair work, preventative maintenance, and embellishment of the adobe's existing features. The south-end wall has continued to be a structural problem and had to be braced from the outside with posts embedded in a concrete beam when the wall again began to separate from the rest of the buildings. Doors and hardware have been replaced in response to vandalism against the building. The lower half of the walls in the main meeting room have been paneled in plywood veneer. A heating system has been installed in the attic, and the rafters of the roof have been trussed with Douglas fir ties. The adobe, in its present condition, is in need of substantial repairs to structurally stabilize the building.

d) The Original Appearance of the Adobe

The original construction of the adobe built as a residence for Don Fernando Pacheco dates from the early 1840's. It therefore is representative of structures built during California's Mexican period. The adobe may have grown out of, or been built as a replacement for the rude palizada structure first built to provide human shelter and protection on the rancho granted to Fernando's father, Salvio, in 1834. One fact is certain: the adobe at its prime was a more extensive structure than now stands. The archeological investigation carried out during the summer of 1979 verified the existence of cobblestone and hand-hewn redwood timber foundations continuous with those under the existing south-end adobe walls of the building. These foundations extend some 30 feet to the south of the building and an undeterminable distance to the west, or rear of the structure. That the building was at one time larger had been surmised from accounts of the large gatherings held at Don Fernando's home, and from the size of his family (7 children), not to mention his household, including servants and ranch hands. A descendant of the Pacheco family who visited the site in the 1910's as a very young child, recalls a room or cabana to the south of the main living rooms that was used as a dining room and to provide sleeping accommodations for house guests, such as herself. The adobe, as originally built may then have been larger than it is now. The ready availability of milled lumber as the primary construction material after 1850 would substantiate this conclusion, since alterations to expand the structure which have been identified as occurring after 1850, were of wooden frame construction and not of adobe.

The adobe, as originally built, may have had a flat roof of wood, or wood and thatch made of rushes held in place with strips of leather. This type of roof covered the home built nearby in 1849 for Don Salvio, Fernando's father.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	
DATE ENTERED	MAY 8 1980 JUN 6 1980

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 7

Additional evidence for a thatched roof, in which a minimum of shaped lumber was used, is also found in the sappings still visible in the attic of the Fernando Pacheco adobe. Even before the structure was given a gabled roof, the first roof beams overhung the front and back of the adobe, creating covered verandas.

Not many details of the interior are known, except for the flooring material and the redwood doors or partitions which separated interior rooms. The floor was originally, or soon thereafter, of 2 x 4 inch redwood planks laid on white Monterey sand. The planks are described as having had spaces between them through which the sand could be seen.

Outbuildings would have been constructed at the same time as the adobe. From the configuration of the property, it is assumed that an outhouse and stables or animal sheds would have been located downwind from the main adobe building (wind generally coming from the west or southwest), and possibly also downhill. These assumptions would place sites for these outbuildings down toward the stream in what is now Hillcrest Community Park.

Though other features of the building or out buildings to the house may be conjectured upon, these are the adobe's original characteristics as far as can be documented. While the adobe has undergone some alterations, this description of its original appearance shows that it retains many of its original features and, with them, much of its original character and rural setting.

(e) Integrity of the Building

The overall percentage of original material which remains intact in the building, including the lean-to rooms, exceeds 80 percent. If segments of the building are looked at individually, particularly the main adobe-walled portion, the percentage rises to an excess of 90 percent original material intact.

The adobe remains substantially as it was in the 1840's. It continues to embody distinctive characteristics of the period in which it was built, and to retain its historic integrity.

A small, non-contributing snack bar of recent construction is located in the southwestern portion of the nominated property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	MAY 6 1980
DATE ENTERED	JUN 6 1980

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 2

land, the location of which has never been determined.

In 1839, Don Salvio gave a gift of some 1000-1500 acres of his grant to his son, Fernando. This gift of acreage included the site on which Fernando built his adobe home. It was not until about 1849 that Don Salvio moved with his family to his Rancho Monte del Diablo. He built his own adobe near what is now downtown Concord. Sometime after 1839 but before 1855, Fernando, who had been living on the grant for some time, built his own adobe on the subject site, in what is now the northern part of Concord. Because Fernando occupied the family's land 15 years prior to his father, it is uncertain which adobe was built first.

Fernando developed a tallow and stock enterprise, and did some farming on his property. In addition to the original gift from his father, he later was given 3,000 acres of his father's holdings in 1849, and 2,000 more in 1866. When his father died in 1876, Fernando inherited additional acreage.

In 1869, Fernando, his father, and a relative, Francisco Galindo, laid out the town of Concord, then named Todos Santos (All Saints).

Fernando was 6'2" and was an accomplished caballero, big, but agile. He was known as a generous man. Fernando's own household contained seven children, yet he was known to send wagonloads of food to needy families throughout the valley. Anyone in need of livelihood could find a job on the Pacheco rancho. Fernando was never known to have less than twenty people at his dinner table. The adobe was the center for frequent fiestas including barbeques, horse racing, dances, and bullfights.

When Fernando died in 1884, all schools and stores throughout the area closed in his honor. His funeral, with more than 70 carriages in the funeral procession, was up to that time, the largest ever held in the county.

With his death, his home and property were inherited by his unmarried daughter, Bersabe, who lived in the adobe until 1918 when the holdings were sold to the Port Costa Water Company. The adobe stood vacant from that time until 1940 when the company deeded the adobe and 1½ surrounding acres to Contra Costa County as a historical site.

The property had fallen into disrepair and the task of restoring the building for use as a public meeting place was done by the Contra Costa County Horsemen's Association, who leased the facility from the County. The Horsemen also leased an adjacent site from the City of Concord.

In 1979, Contra Costa County transferred title of the 1½ acres on which the adobe sits to the City of Concord. The adobe and surrounding acreage are leased from the City to the Horsemen's Association. The site is open and adjoins a parks area to the north. The adobe, along with two lean-to additions containing service rooms, is located in the north central part of the site. Informal landscaping and white-washed fences border the approach areas from Grant Street. A riding ring and paddock lie to the

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	MAY 8 1980
DATE ENTERED	JUN 6 1980

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 3

south. A small residential structure used as a caretaker's house is on the west side of the property. Although additions have been made to the adobe itself, the original one-story structure constructed of 2 ft. thick adobe walls is clearly identifiable and remains the most significant part of the structure. As more and more of the adobes of the Mexican California period are destroyed or become surrounded by dense urban development, such examples as the Don Fernando Pacheco Adobe become much more significant to the entire State and Nation as an architectural record of its Spanish/Mexican heritage.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	MAY 8 1980 JUN 6 1980
DATE ENTERED	

CONTINUATION SHEET

ITEM NUMBER 9

PAGE 2

Fink, Leonora Galindo and Galindo, Ruth.

"History of Concord." Unpublished paper, 1963, available from the Concord Historical Society.

Hendry, G.W. and Bowman, J.N. "The Spanish and Mexican Adobes and Other Buildings in Nine San Francisco Bay Counties." Manuscript published by the California State Historical Society, Vol. 5, 1940.

Melody, Sue Ferreira. "Concord's Adobes, Life in the 1800's." Here's Diablo Living, Vol. 2, No. 1, January 1978.

Miller, John. "History, Horse, Herd, Equestrian Organization Buildup, Contra Costa County." Unpublished paper, 1979, available from the Contra Costa County Horsemen's Association.

Parsons, Marion Randall. Old California Houses. University of California Press, Berkeley, 1952.

Purcell, Mae Fisher. History of Contra Costa County. The Gillick Press, Berkeley, California, 1940.

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY

RECEIVED

MAY 8 1980

DATE ENTERED

JUN 6 1980

CONTINUATION SHEET

ITEM NUMBER 10

PAGE 1

That parcel of land which is a portion of Rancho Monte Del Diablo, in the County of Contra Costa, in the State of California; beginning at the intersection of the westerly right-of-way line of Grant Street with the southerly property line of Hillcrest Park; then north $77^{\circ}06'$ west along the southerly property line of Hillcrest Park 523.67 feet; then south $32^{\circ}47'$ west 114.59 feet along the easterly property line of Hillcrest Park; then leaving said Hillcrest Park boundary south $48^{\circ}59'03''$ east 162.54 feet; then south $75^{\circ}00'03''$ east 220.36 feet to the westerly right-of-way line of Grant Street; then north $3^{\circ}54'03''$ west 26.42 feet along said right-of-way line to the point of beginning.

Don Fernando Pacheco Adobe
Concord, Contra Costa County
California



POSSIBLE ZONE OF
OUTHOUSE AND OTHER
ANIMAL SHEDS

