

94001223

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

SEP 20 1994

INTERAGENCY REFERENCES

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Glen Oaks Ranch  
other names/site number Glen Ellen Vineyard  
Cochran, Roswell and Camille M., Ranch

2. Location

street & number 13255 Sonoma Highway  not for publication  
city, town Glen Ellen  vicinity  
state California code CA county Sonoma code 097 zip code 95442

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>5</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>2</u>	<u>1</u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> objects
		<u>8</u>	<u>2</u> Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.  See continuation sheet.  
*Cheryl Beall*  
Signature of certifying official  
California Office of Historic Preservation  
Date 9/13/94  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
Signature of commenting or other official  
Date  
State or Federal agency and bureau

5. 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):

*Edson B Beall* Entered in the National Register 10.21.94

**6. Function or Use**

Historic Functions (enter categories from instructions)

DOMESTIC/single dwellings  
 AGRICULTURE/animal facilities  
 AGRICULTURE/agricultural outbuildings  
 TRANSPORTATION/road related  
 AGRICULTURE/agricultural fields

Current Functions (enter categories from instructions)

DOMESTIC/single dwellings  
 AGRICULTURE/ agricultural outbuildings  
 TRANSPORTATION/ road related  
 RECREATION & CULTURE/outdoor recreation  
 NOT IN USE

**7. Description**

Architectural Classification

(enter categories from instructions)

Italianate  
 Craftsman  
 No style

Materials (enter categories from instructions)

foundation Stone (fieldstone)  
 walls Stone (fieldstone)  
 Wood (board & batten)  
 roof Other: composition  
 other Trim: wood

Describe present and historic physical appearance.

Glen Oaks Ranch is an agricultural district with five contributing buildings, one non-contributing building, two contributing and one non-contributing structures, and one contributing site -- 80% contributors. The main house is a stone structure in Italianate style, with two stories, a front porch, and rear additions enclosing an originally detached stone kitchen. The other contributing buildings are a stone barn, a stone smokehouse, a Craftsman bungalow, and a ca. 1930 vernacular foreman's house. The contributing structures are a river rock gateway and a wooden bridge with dry stone abutments. The site includes some historic landscaping, minor outbuildings, and some ruins. The non-contributors are a 1980 swimming pool and a detached garage in dilapidated condition. Construction occurred in four periods, about 1870, 1886, 1920 and 1930. The setting is agricultural fields (now pasture). About 141 of the 143 acres being nominated constitute the overwhelming majority of the land confirmed to the ranch's owner in 1889. Located on the northeast side of the Sonoma Highway (State Route 12) at the town of Glen Ellen about seven miles north of the city of Sonoma, the ranch's historic boundary described a stubby arrow pointing due west, with the actual point across the present highway but on the northeast side of the original highway, now called Dunbar Road. The southern barb of the "arrow" was sold off in 1952 and is vacant. The buildings and structures are grouped in the arrowhead, within 150 feet of the house except for the gateway, and the stone barn 500 feet away and south of Stuart Creek (see Sketch Map). The owner lives in the stone house is currently between agricultural tenants; she has many photographs taken by the ranch's owners 1904-1912. Except for whitewash (now white paint) on the stones of the barn, smokehouse, and gateway, Glen Oaks Ranch and its contributing resources are intact as to location, design, setting, materials, workmanship, feeling, and association.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Architecture  
Exploration/Settlement  
Agriculture  
Politics/Government  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1870-ca. 1930  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1870  
ca. 1920  
ca. 1930  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

Stuart, Charles V. and Ellen Mary

Architect/Builder

Unknown  
\_\_\_\_\_  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Glen Oaks Ranch appears eligible for the National Register of Historic Places at the local level of significance, under Criterion C, architecture, as the most intact agricultural complex in the context of the development of Sonoma County's Valley of the Moon. The nominated property includes nearly all the ranchland confirmed to the original owner's widow in 1889. Only one of the ten resources is less than 50 years old. The two-story stone house looks almost exactly as it did after historic additions. The property is also eligible under Criterion B, persons, for Charles V. Stuart and his wife Ellen Mary Stuart (nee Tourtellot), first developers of the property, because they planted one of the early non-Mission grape vineyards, because he was a Sonoma County delegate to California's 1878 constitutional convention and there strongly defended the Chinese whom he had employed in the vineyards and probably also as stone masons, because after his death in 1880 she continued the vineyard business for a decade and became one of three noted female winemakers in the area, and because the town of Glen Ellen was named after her in 1872. The property's period of significance is from 1870, when the stone house was constructed, to about 1930 when the last contributing resource on the property was constructed.

**9. Major Bibliographical References**

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 # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of property: 143 acres

UTM References

A | 10 | 5429100 | 42471100 |  
Zone Easting Northing  
C | 10 | 5437100 | 42471200 |

B | 10 | 5429100 | 42472800 |  
Zone Easting Northing  
D | 10 | 5437100 | 42466200 |

See continuation sheet

Verbal Boundary Description

The nominated property is the Sonoma County Assessor's parcels numbered 053-120-19 (36.4 acres; house and most outbuildings), 054-160-01 (14.9 acres; barn), and 053-090-13 (91.8 acres; fields).

See continuation sheet

Boundary Justification

The boundary includes the stone and frame houses, stone barn, outbuildings, and fields that have been Glen Oaks Ranch for over a century and that maintain their integrity. Two vacant parcels that originally belonged to the ranch have been excluded: one, of 1.3 acres across the Sonoma Highway, because it was isolated from the rest of the ranch in 1887 by the railroad (now highway); and one, of 16 acres along the highway southeast of the present ranch, because it was sold

See continuation sheet

**11. Form Prepared By**

name/title Anne Bloomfield  
organization Anne Bloomfield Architectural History date 29 March 1994  
street & number 2229 Webster Street telephone 415-922-1063  
city or town San Francisco state CA zip code 94115

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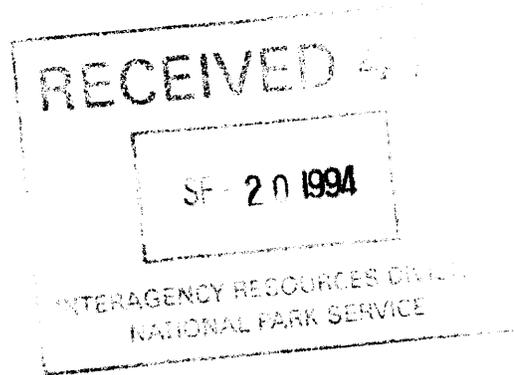
Glen Oaks Ranch, Glen Ellen, CA

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6. FUNCTION OR USE (cont.):

Historic Functions (additional)

LANDSCAPE/garden  
AGRICULTURE/processing



10. GEOGRAPHICAL DATA (cont.):

Boundary Justification (cont.):

to the adjacent landowner in 1952. The boundary also includes about two acres added to Glen Oaks Ranch in 1952; these had been part of the much larger Glen Oaks Ranch in the 1870s.

Additional UTM References:

E 10/542590/4246560

F 10/542380/4246920

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Glen Oaks Ranch, Glen Ellen, CA

7. DESCRIPTION (cont.):

CONTRIBUTING RESOURCES

1. The stone house faces west, toward the highway about 500 feet away. Constructed in 1870 as a square about 50 feet to a side, it has a hip roof and four chimneys located just inside a visually strong, molded but unbracketed cornice of wood. Ceilings are high, openings tall and narrow. Quarried on the premises, the stone is cut in unsmoothed rectangular blocks of somewhat uneven sizes. It is coursed and has rough pointing with narrow pointing painted in on the facade. In 1993 the house was repointed and given a colorless coat of "Barricade" sealant. A one-story, hip-roofed wooden porch across the whole facade contrasts with the two-story house. Both have five symmetrical bays and are set about eight steps above the ground, the porch on a latticed cripple wall. Porch posts are square with simple caps; the porch railing rests on two-dimensional, cut-out balusters closely spaced and of a simple, graceful shape. Windows are double-hung wood sash, one-over-one on the facade, with simple surrounds, set nearly flush with the exterior; wall thickness is seen by deep reveals on the interior.

The other three sides of the house present a different aspect. An originally detached kitchen of similar but slightly less elegant stonework stands perhaps 15 feet behind the main house. One and a half stories tall, it has a gable roof with attic windows in the east and west ends and gabled dormers (added between 1912 and 1952) on the north and south slopes. A tall brick chimney was appended to the kitchen's north elevation between 1912 and 1952. About 1896 one-story wooden structures were added as a connector between house and kitchen, and as a breezeway and woodshed behind the kitchen. Some time between 1912 and 1952 the connector was enlarged on the south to become a dining room which meets the southeast corner of the main house; a porch was constructed across the south faces of the kitchen, breezeway, and woodshed; and the roof of the latter two was re-shaped. The south porch was glassed in after 1952. House, dining room/connector, kitchen, breezeway, and woodshed now operate together as one building, the rear portion extending perhaps 65 feet behind the original house and about 30 feet wide.

The two-story portion (the original stone house) is five bays across the rear (east), and two of these windows now open into the dining room/connector. The north and south elevations have few openings because of the four fireplace/chimney systems, which are integral parts of the walls and visible on the exterior only above the cornice. The side and rear windows in the stone sections are six-over-six double-hung. Both the main house and the rear sections have cellars accessible from the outside; they were buttressed about 1960.

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Glen Oaks Ranch, Glen Ellen, CA

7. DESCRIPTION (cont.):

## CONTRIBUTING RESOURCES (cont.)

On the interior the main house has four rooms per floor of the two-story section: double parlor on the south, hall with straight staircase in the center, office and original dining room on the north, four bedrooms and bath upstairs. The connector is now the dining room. The kitchen remains kitchen but somewhat modernized. The addition is various function and storage rooms, including a modern bathroom opening from the present dining room since 1952. Walls are plastered and papered. Interior woodwork appears intact, including four-panel doors, opening surrounds, baseboards, and stair balustrade. There are six fireplaces, four on the main floor and two in the upstairs front bedrooms. All the mantels are of identical design, but only the southwest and northeast ones (front parlor and original dining room) are marble; the others are wood.

2. The stone barn is a two-story gable-roofed building about 65 x 35 feet, probably constructed about the same time as the stone house. Its stonework is similar to but rougher than that of the main house. It was whitewashed before 1952 and is now painted white. The gable ends are horizontal wood. The barn is located on a gentle hillside about 300 feet south of Stuart Creek and 500 feet from the stone house. The west (long) elevation has four doors on the ground floor and three evenly spaced louvers above. The north and south elevations each have one upper and two lower openings. Lintels are massive wood beams. The interior is seven stalls, an aisle, and a tack room. At the southeast corner is a manger accessible to livestock from the exterior, a very rare survival. The loft is reached by ladder. The barn is currently vacant but well maintained.
3. The stone smokehouse is of similar age and stonework, whitewashed before 1952 and painted white in 1993. It is located a little north of Stuart Creek, about opposite the frame house. Its roof is hipped, with a hip-roofed cupola. The sole opening is a door on the north elevation, with lintel two courses below the cornice. It is not in use at this time but is well maintained.
4. The bridge crosses Stuart Creek between the houses and the stone barn. The wooden portion was replaced about 1985, but the dry stone abutments are original. The stones are rough, uncoursed, and dotted with lichen. Such a bridge might have been built any time up to, say, 1940; but it seems probable that this one would have been constructed around the same time as the stone barn it leads to, about the 1870s.

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7. DESCRIPTION (cont.):

## CONTRIBUTING RESOURCES (cont.)

5. The Craftsman bungalow is a one-story wood frame structure clad in board-and-batten. It is a small building located about 75 feet southeast of the stone house and oriented parallel to it. The low-pitch gable roof has three crossing sections whose ridgepoles form an F-plan, the stem running north-south and the arms pointing east. Broad overhanging eaves rest on prominent braces. A band of casement windows spans the whole western elevation and wraps around onto the east and west elevations as well, effectively creating a sunroom. Other windows are paired or in bands. The front door is on the north elevation. The house looks as if were were built in the 1910s or soon afterwards. It was used by visiting hunters and is now occupied by tenants.
6. The gateway is at the highway, nearly opposite Arnold Drive, the road to the center of Glen Ellen. Built of round river rock probably about the same time as the Craftsman bungalow, it consists of low river rock walls leading up to a pair of 1½-foot-square river rock posts nearly five feet high. The posts have stepped capitals and support 4x4-inch wood posts with a rustic cross-piece from which hangs a wooden sign, "Glen Oaks Ranch." Rocks, posts, and crosspiece were whitewashed before 1952 and are now painted white.
7. The site includes a eucalyptus-lined gravel drive leading from the gateway to a loop in front of the main house, with branches to the barn and the other houses (e on Sketch Map); a formal garden at the main house (d); a utility shed northeast of the house (a); three henhouses back of the utility shed (b); a lathhouse and workroom well behind the Craftsman bungalow (c); the ruins of a winery that had a lower floor of stone set into the creek bank and an upper floor of wood accessible from the top of the bank (f); and a reservoir half a mile upstream (east) on Stuart Creek. The formal gardens (d) consist of a stone-outlined area of flowers and fishpond within the driveway's loop, a tree-sheltered croquet lawn north of the stone house, many ornamental trees, and the remains, southwest of the house, of a bench supported on two oak trees, one of which is now dead. Pastures now occupy the rest of the nominated property, but in the 19th century vineyards existed north of the house and east of the road. The back of the property formerly contained a peach orchard planted about 1896 and an apple orchard planted about 1904.

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Glen Oaks Ranch, Glen Ellen, CA

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7. DESCRIPTION (cont.):

CONTRIBUTING RESOURCES (cont.)

8. The foreman's house is a very simple hall-and-parlor vernacular house (two rooms wide, ~~one~~ room deep, side gable roof) with a projecting, cross-gabled entry porch off-center on the west elevation. About 25 x 50 feet, it is located about 25 feet behind and a little north of the main house's additions. Clad in board-and-batten, it has paired six-pane casement windows. It may have been built about 1930. Vacant, it needs maintenance.

NON-CONTRIBUTING RESOURCES

9. The foreman's garage is directly behind the foreman's house and perpendicular to it, with the doors facing north so that a user must drive around the foreman's house. Its doors are modern plywood; the roof is sway-backed. The building is used for storage.
10. The swimming pool is a concrete rectangular affair, constructed in 1980 directly behind the Craftsman bungalow, and surrounded by a chain link fence.

NOTE REGARDING THE SITE:

The site is regarded as contributing primarily for the landscaping elements, picturesque ruins and minor structures used in the agricultural operations of the ranch. Much of the acreage now in pastures is regarded as setting rather than being itself a contributing site. The pasture lands do not retain the vineyard plantings that they had during the period of significance. However, they have not lost their agricultural identity altogether, and therefore have been included rather than excluded from the property to be nominated.

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8.1

Glen Oaks Ranch, Glen Ellen, CA

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8. STATEMENT OF SIGNIFICANCE (cont.):

## CONTEXT

Sonoma County's Valley of the Moon, a name made famous by Jack London, is generally considered to be the broad valley of the Sonoma and Calabazas Creeks, which runs in a northwesterly direction from the City of Sonoma to the southeastern end of the Santa Rosa or Bennett Valley at Kenwood. /1/ Its development can be traced to 1840, when Lazaro Pina was granted the Rancho Agua Caliente, a quarter-league-wide strip along the eastern bank of the two creeks, extending two and a half leagues up the valley from the pueblo lands of Sonoma town. Pina had already sold the rancho to Gen. Mariano G. Vallejo, who in 1843 and 1844 was granted the Rancho Petaluma, which covered 15 leagues westerly from Sonoma Creek to Petaluma Creek in the next valley to the west. In 1846 Vallejo traded Agua Caliente to Andreas Hoepfner in exchange for piano lessons for his family. /2/

It is said that Pina built an adobe house at about 16060 Sonoma Highway (well south of the nominated property), but it no longer exists. Or perhaps the adobe was Hoepfner's. Capt. "Fighting Joe" Hooker, before his Civil War fame, acquired that part of the rancho and built his own cabin as well. His property was subsequently owned by the winemaking Whitman family, then U.C. Regent Phoebe Apperson Hearst, and the Parduccis, and it is now Valley of the Moon Winery. /3/

Various pieces of or claims upon Rancho Agua Caliente were acquired by Thaddeus M. Leavenworth, William McPherson Hill, Charles Justi, Charles V. Stuart, and several others. The land became mixed up in conflicting claims, and litigation to sort them out took up time and money in the 1850s, 1860s, and even the 1880s. /4/

In spite of the uncertain land titles, agricultural development did occur in the Valley of the Moon. The first known vineyards, doubtless of the inferior Mission grapes, were planted in 1847 by William Boggs, Alcalde (mayor/judge) of the town of Sonoma. Other vineyards were planted in the early 1850s by William McPherson Hill, Joseph A. Williams, Charles Justi, and James McEwen. Orchards were also planted, cattle run, wheat grown, and wells dug. /5/

In 1858 "Capt." Granville Perry Swift, one of the 33 settlers who conducted the Bear Flag revolt of 1846, had a house built for himself on his 1000-acre ranch at the southern end of the Valley of the Moon. It is a superb 20-room stone mansion constructed by Native-American labor. Called Temelec Hall (HABS CA-1563 and State Landmark No. 237), it is now the community center of a retirement subdivision. /6/

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Glen Oaks Ranch, Glen Ellen, CA

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8. STATEMENT OF SIGNIFICANCE (cont.):

CONTEXT (cont.)

A list of Sonoma County vineyards in the spring of 1863 included 17 identifiable in the Valley of the Moon. There were Glen Ellen pioneers Charles Justi, William McPherson Hill, Joshua Chauvet, Charles V. Stuart, and Dr. J. B. Warfield. Several were San Francisco business and professional men investing in country property as a sideline. John Swift and L. Csomortany together had planted 100 acres and called it the Tokay Vineyard. It was bought by the statewide chain of Kohler and Frohling, which much later sold it to Jack London. Krohn & Williams has 45 acres of vines in 1863. Northwest of them, beyond Kenwood, William Hood had 100 acres of vines in 1863, a piece of the huge Los Guillicos Rancho which would be patented to him in 1866. In 1858 he had built a brick house still standing at 7501 Sonoma Highway. /7/

An 1870 report of an excursion along the Valley of the Moon described 19 different ranch and vineyard properties, 14 of which can be located on the Bowers county map of 1867. The writer gave most attention to the south bank property "Vine Lawn," which Ferdinand Vassault had recently bought from S. Wheelock. It had a "Gothic cottage," 18,000 bearing vines, 13,800 new vines, a large and varied orchard, and separate quarters for the Chinese and the "white" laborers. Thomas J. Poulterer's Redwood Grove Vineyard had 40 acres of vines, 1000 orchard trees, and piped irrigation. Immediately north of it was the Hillside Vineyard of the local pioneer William McPherson Hill. Poulterer and Hill both had European vines. Under "Other Homesteads" the article listed C. V. Stuart's new stone house, the vineyard he and Dr. Warfield held in common, Hood's hospitality, and a laundry list of others. /8/

Chinese labor was used extensively in the Valley of the Moon. The 1870 visitor had mentioned it in connection with the Vassault, Stuart and Warfield vineyards. The 1870 census recorded 141 Chinese living in Sonoma Township, which included the Valley of the Moon. There were one or two Chinese workmen--cooks or laborers--residing with each of several families, including Stuart, Warfield, Joshua Chauvet, farmer John Clark, and winegrower Christian Weise. Vassault, identified as a realtor, had six Chinese laborers and two Chinese cooks, but Charles Justi had none. In or near the city of Sonoma there were four boardinghouses run by Chinese and full of Chinese laborers. One was exclusively for the Buena Vista Vineyards on the other side of town. The others were available to whoever might hire them. One of the boardinghouse keepers also ran a laundry and barber shop; two others were identified as merchants, probably labor contractors who spoke English as well as Chinese. /9/

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Glen Oaks Ranch, Glen Ellen, CA

8. STATEMENT OF SIGNIFICANCE (cont.):

CONTEXT (cont.)

In 1872 a post office was authorized in the middle of the Valley of the Moon. Because the first-choice name of Lebanon was rejected as used too often, the new office was called Glen Ellen, after the Stuarts' Glen Ellen Vineyard. C. V. Stuart had combined the name of his wife Ellen with a common name for the confluence of Sonoma and Calabazas Creeks, "the glen." The post master, however, was Charles Justi and the office was on his property farther north on the then-main road, now Dunbar Road. The name Glen Ellen may have been chosen because the Stuarts entertained so many visitors that the name of their ranch had become a popular destination. The village took its name from the post office. To avoid confusion Glen Ellen Vineyard eventually became Glen Oaks Ranch. /11/

The name Glen Ellen was not known enough for any mention in the 1873 county history by C. A. Menefee. However the work did give biographies of Valley of the Moon pioneers Charles V. Stuart, William Hood, William McPherson Hill, and Thaddeus Leavenworth.

Records of the 1876 vintage show at least 15 winemakers in the Valley of the Moon. The greatest quantity was Dr. Warfield's 280,000 gallons, the least John Gibson's 3,000. William Hood produced 80,000 gallons, Kohler & Froeling 45,000, C. V. Stuart 25,000, Joshua Chauvet 10,000, and Charles Justi 6,000. Total wine production from the 15 was 650,000 gallons, nearly half of Sonoma County's 1,335,700 gallons for 1876. /12/

The 1877 map shows Glen Ellen to have not only a post office but also a hotel, a cooper shop, a distillery, and the Dunbar District School. The map shows hatching presumably for vineyards on about 20 properties in the area, including Hill, Stuart and Warfield, Kohler & Frohling, Justi, and Chauvet. Of the village the accompanying text reported:

This is a post office midway between Santa Rosa and the town of Sonoma; Captain Justi is postmaster. It is only a mail station, but is surrounded by some of the most experienced vine-growers in the county. . . A radius of six miles, with Glen Ellen for a center, would, in the opinion of many, include the finest grape-growing section in the State of California. /13/

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8.4

Glen Oaks Ranch, Glen Ellen, CA

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8. STATEMENT OF SIGNIFICANCE (cont.):

CONTEXT (cont.)

The plague of the phylloxera vine pest, which attacked the roots of vines and killed them all over Europe and America in the late 19th century, was first noticed in the Sonoma Valley/Valley of the Moon area in 1873. At first it was thought to attack only vines in shallow soils, but by 1880 it had spread heavily all around the city of Sonoma and partway up the Valley of the Moon, with widely scattered small outbreaks elsewhere in the state. At that time four different methods of fighting it were being tried, including wholesale replacement with resistant root stock, the eventual cure (which is now coming undone). Nine species of resistant vines were thought to exist. The state committee investigating phylloxera had not checked every vineyard, but the Valley of the Moon was certainly in the center of the problem, just as it was in the center of the state's largest and most intense wine-growing area at that time. /14/

By the time the early wine writer Frona Eunice Wait published her book in 1889, some vintners, such as Kohler and Frohling, had already begun replacing their dying vines with resistant roots, onto which the finer wines were grafted. Wait remarked on the estates of local vintners Joshua Chauvet, Alfred V. La Motte, Mrs. C. V. Stuart, and Kate Warfield. /15/

In 1891 the State Viticultural Commissioners published a directory of vineyards, which listed about 30 in the Glen Ellen area. Familiar names were there, like the widows Kate Warfield (with 25 acres of Zinfandel and mixed) and M. C. Justi (ten acres of Zinfandel and Mission). Kohler & Frohling had 120 acres in Sauvignon grapes, La Motte had 35 acres of Zinfandel, and Christian Weise 20 acres of Zinfandel and Gutudel. But many names had changed, some through property transfers. Some such as widow Ellen Stuart were surprisingly absent; perhaps she could not afford to replace the vines killed by phylloxera. The reduced acreage listed in this directory, the vineyards too young to bear grapes, and the poor yields probably all testify to the effects of phylloxera. /16/

One problem with this international epidemic was lack of understanding. A deal of experimentation was required before the only cure, resistant root stocks, was widely accepted. Even then, the Sonomans who had boasted of not needing irrigation took additional time to realize that the resistant roots required water through the dry California summers. Many vineyardists gave up and simply planted fruit trees. /17/

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8. STATEMENT OF SIGNIFICANCE (cont.):

CONTEXT (cont.)

Although phylloxera and, later, Prohibition killed off the wine business in the Valley of the Moon until the 1960s, other kinds of agriculture and also recreation took their place in a much less aggressive economy. Recreation had actually begun as part of the vintners' lavish hospitality as described in the 1870 newspaper report and in Wait's 1889 guidebook.

One particular aid to the recreation industry was railroads. Two of them served the valley. The San Francisco and North Pacific Railroad tracks, which opened about 1880, ran from Sears Point on the San Francisco Bay only to Sonoma and Glen Ellen. The Santa Rosa and Carquinez Railroad, an offshoot of Southern Pacific, had acquired its right-of-way in 1887 and began service in 1888. It provided a direct rail link from Santa Rosa to the transcontinental lines. Both lines had stations in Glen Ellen, where vacationers, sportsmen, and one-day excursionists detrained to pursue their several pleasures.

In 1889 Wait reported of Glen Ellen that:

In summer it is a great resort for camping parties bent on pleasure and to try their skill at the rod and gun. As many as 1,500 have camped in this vicinity at one time during the camping season. The country around, it is said, is capable of producing anything that has roots, and the climate makes it a most delightful health and pleasure resort. . . . When the post office was established, it was given its name in honor of Mrs. Ellen Stuart. /18/

The recreational visitors tended to cluster near the railway stations, and to extend their stays over several days or weeks. To accommodate them, Glen Ellen acquired eight hotels, including the Hotel Chauvet of 1906. There were also a roundhouse, two churches, a livery stable, three mills, and several stores, in addition to the campgrounds cited above. The popular church and company summer outings were usually one-day affairs, but they also contributed to the local economy. The hot springs that had given Rancho Agua Caliente its name were another focal point for visitors to the Valley of the Moon. For such health seekers the towns of Agua Caliente, Boyes Hot Springs, and Fetters Hot Springs were created. /19/

Major developments in the Valley of the Moon around the turn of the century included the "State Home for the Feeble Minded," now Sonoma Developmental Center, on what had been W. McP Hill's property. Its fine Superintendent's house was built in 1897. Next north, Jack London bought the Kohler & Frohling vineyard and

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Glen Oaks Ranch, Glen Ellen, CA

8. STATEMENT OF SIGNIFICANCE (cont.):

## CONTEXT (concl.)

ranch in 1904, living there until his death in 1916. Now a State park and National Historic Landmark, the London property contains Charmian London's House of Happy Walls (1919) and the ruins of Jack's Wolf House (1913). North of Glen Ellen, San Francisco's Mary Ellen Pleasant had built her country home, now the Beltane Ranch, in 1892. /20/

While agriculture continued its accustomed ways, the automobile changed the pattern of recreation. Vacationers came singly rather than in large groups, railroads died, and vacation destinations spread out. Especially with better roads beginning in the 1920s and after the construction of bridges over San Francisco Bay in the 1930s, individual one-day and weekend excursions became possible, indeed popular. All of Sonoma County was an easily accessible playground, pretty to see and with good weather. A county historian in 1937 reported that:

Glen Ellen has been described as "a little paradise of a resort at the north end of Sonoma valley." . . . It is an attractive little town and has an improvement club that works wholeheartedly in its interest. Not far from this place is the famous Jack London ranch, which annually attracts large numbers of tourists. /21/

Since World War II the population explosion experienced all over California has touched the Valley of the Moon with the pressures of residential subdivisions and increased recreational use. The table wine revolution that began in the 1960s has turned the local agriculture back to its origins, and vineyards are now visible on every hand. As in the 1860s and 1870s, much property is owned by city folks as investments, and/or as vacation or retirement homes. Historic properties, a small and ever-diminishing percentage of the built environment, are being rehabilitated as community centers (as Temelec Hall), bed-and-breakfast inns (as Beltane Ranch), shops, and parks both historic and scenic. A few remain in private residential and/or agricultural use.

## RELATION OF THE NOMINATED PROPERTY TO THE CONTEXT

Glen Oaks Ranch is the most intact agricultural complex in the Valley of the Moon because most of the other 19th-century vineyard properties there have been subdivided or converted to non-agricultural uses. Temelec Hall (1858) remains as a superb stone building, but it is sandwiched into a modern retirement subdivision. The Warfield house and barn or winery (ca. 1869) survive on Dunbar Road, but on separate lots of medium suburban size instead of their single original large farm.

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Continuation Sheet

Section number 8 Page 8.7 Glen Oaks Ranch, Glen Ellen, CA

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8. STATEMENT OF SIGNIFICANCE (cont.):

RELATION OF NOMINATED PROPERTY TO CONTEXT (cont.)

Hood's house survives but has been a girls' reform school. Several of Chauvet's buildings remain in the village of Glen Ellen, but they are later than the Stuarts' house and have always been in a village setting rather than an agricultural one. Historic buildings are treasured in Jack London State Park, but the two major ones are 40 years later than the stone buildings on Glen Oaks Ranch. Quite a few reconstituted vineyards exist, but most of their buildings are less than 50 years old. Glen Oaks Ranch, with its fine 125-year-old stone buildings, its virtually intact acreage, and its all-elderly outbuildings, does appear to be the oldest and most intact agricultural complex remaining in the Valley of the Moon.

It began at the end of December 1859, when Charles V. Stuart and Thomas Cumming Davies acquired a near-rectangle of land along the northeast side of the county road (Sonoma Highway and Dunbar Road), with a 2000-foot frontage on the road by one mile deep. Stuart had become aware of the area at least in September 1859 when, to secure a \$300 loan, he accepted a mortgage on a claim to the whole Rancho Agua Caliente. Stuart and Davies mortgaged their property back to the seller, vineyardist Christian Weise, for a \$1500 loan. About 1000 acres, the property took in part of the old Agua Caliente Rancho and also land east of that rancho which had never been covered by a recognized Mexican land grant. Stuart, who lived and worked in San Francisco, and Davies, who lived on the property, planted a vineyard held in common. /22/

The mortgage was foreclosed in 1861 for a debt of \$945.08. Davies and his wife, who had problems with other mortgages as well, had legally abandoned their homestead on 1 November 1860. The sheriff auctioned part of the property on 28 December 1861 for \$1026 to Charles Halsey, who four months later sold it back to Stuart. These transactions were confirmed by deed on 30 June 1862. Three months later Stuart sold an undivided 130 acres of the property to Dr. J. E. Warfield, who also resided in San Francisco. /23/

By 1863 the vineyard, still held in common, took in 40 acres of the property. By 1872 Stuart produced 45,000 gallons of wine and Warfield 30,000. The 1877 map shows hatching for vineyard along the road for over 2000 feet starting north from Stuart Creek to a depth of about 1750 feet, a little more of it owned by Warfield than by Stuart. /24/

In 1866 Dr. Warfield had acquired additional land extending his property westerly to Calabazas Creek. He deeded 50 acres to C. V. Stuart on 15 March 1869. /25/

(continued next page)

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Continuation Sheet

Section number 8 Page 8.8 Glen Oaks Ranch, Glen Ellen, CA

8. STATEMENT OF SIGNIFICANCE (cont.):

RELATION OF NOMINATED PROPERTY TO CONTEXT (cont.)

After this transaction, Stuart moved from San Francisco to the Glen Ellen property and had the stone house and other amenities built for himself and his family. A newspaper report described the ranch in April of 1870:

Mr. C. V. Stuart, the generous and genial viticulturist from the old Keystone Commonwealth [Pennsylvania], takes pride and pleasure in entertaining strangers as well as friends, in his spacious and comfortable homestead midway up the valley. His new house, built of stone quarried in the neighboring hillside, is not only commodiously arranged, but furnished with the luxurious conveniences of palatial residences. His barns, stables, and fountains, planned by himself, exhibit taste and judgment. Rivulets flow through a garden abounding in vegetables of every description. His grounds are better watered than those of any other rancho visited.

Dr. Warfield's home adjoins that of Col. Stuart. . . . The vineyards of the latter two gentlemen are, we learn, held in common and must contain some 40,000 vines.

here, as in some other vineyards, we observe Chinamen liberally sprinkling sulphur on the vines to protect them against mold. (emphasis added) /26/

In 1876 Stuart produced 25,000 gallons of wine, in 1878 33,000, but in 1879 only 20,000. C. V. Stuart died in August 1880. His widow Ellen supervised that year's harvest and made 32,000 gallons of wine. Her varieties were Gutudel, Riesling, Burger, and Zinfandel. She continued the wine business for about a decade, fighting phylloxera and a load of debt, and getting a mention of her "fine vineyard and residence" in Wait's wine guide of 1889. The 1887 crop grossed \$20,393, but claims against the estate were \$21,430. Eventually she seems to have given up the unequal battle, for the 1891 directory of the State Viticultural Commissioners did not list her name. /27/

In the late 1880s and early 1890s Ellen Stuart took care of difficulties with her husband's estate. The southern part of the original holding had already been sold off. In June 1881 she was granted a homestead consisting of 37.5 acres along the road on both sides of Stuart Creek, and including the house. On 30 July 1887 she sold a 60 x 445-foot strip of land to the Santa Rosa and Carquinez Railroad for their right-of-way. She received a U. S. Patent to the 104 acres each of Rancho Agua Caliente on 27 April 1889; this land had been part of the Stuart property all finally in 1896 she sold the whole property (the arrow-plan) to Frederick Quien. /28/

(continued next page)

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Glen Oaks Ranch, Glen Ellen, CA

Section number \_\_\_\_\_ Page \_\_\_\_\_

8. STATEMENT OF SIGNIFICANCE (cont.):

## RELATION OF NOMINATED PROPERTY TO CONTEXT (cont.)

The Quiens were farmers. He had come from France as a child in 1853, she in the same year from Scotland. Their five sons were born in Illinois, respectively in 1873, 1876, 1880, and 1885. A daughter was born in Illinois in 1888. All of them and Frederick's sister Dora lived on Glen Oaks Ranch and helped to farm it. By 1900 they owned the ranch free and clear. They planted a peach orchard about 1897 and an apple orchard about 1904. Youngest son Percy M. Quien acquired a camera about 1904 and took many photos now in the possession of the current owner. The Quiens also entertained lavishly and let the ranch be used for outings from urban churches. To the built resources of the ranch, they added frame structures attached to the back of the house and the kitchen, and perhaps other outbuildings now vanished. /29/

In 1912 the Quiens sold Glen Oaks Ranch to J. R. and May Burnham, about whom nothing is known. Presumably they continued to farm the ranch, either in person or by proxy. /30/

In 1917 the Burnhams sold the ranch to R. B. Swayne, Inc. This was the corporate name for the wholesale lumber business of Richard B. Swayne, an absentee owner who resided in Oakland from 1909 to 1941, on the shore of Lake Merritt. His business was located in San Francisco, and probably some financial consideration caused him to purchase the Valley of the Moon property in his company's name. Presumably he used it himself for vacations and hunting or fishing. It is known that during his ownership fruit was grown commercially on the ranch, that part of it was pastureland, and that a foreman operated the ranch. /31/

When Swayne sold the property in 1934, he sold with it some personal property of types that indicate commercial farming had been going on and that the next owner expected to continue it: a Holt tractor, a disc plow, a disc harrow, a Kelefer cultivator, a spike-tooth harrow, a spring-tooth harrow, a mowing machine, a spray pump with 100-gallon tank and gasoline motor, 400 feet of railroad track, a steel dump cart, a cream separator, an old seven-passenger Stevens-Duryea auto, and some bedroom furniture. /32/

Probably it was under Swayne's ownership that the Craftsman bungalow and entry gate were constructed, and perhaps also the foreman's house. About this time Glen Oaks Ranch advertised tourist "cabins" for rent. /33/

(continued next page)

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Continuation SheetSection number 8 Page 8.10 Glen Oaks Ranch, Glen Ellen, CA8. STATEMENT OF SIGNIFICANCE (cont.):

## RELATION OF NOMINATED PROPERTY TO CONTEXT (concl.)

Subsequent owners include Elmer and Opel Laura Westlake, 1934-1941; Elizabeth C. and B. B. Tankel, 1941-1945; Myron A. and Mary Elges, 1949-1952; and the Cochran family 1952 to the present. All appear to have continued farming the land in one way or another. The Cochrans rehabilitated the buildings and garden. They discontinued use by hunters in 1968. Except for a swimming pool they have constructed no new resources on the property.

## SIGNIFICANCE OF CHARLES AND ELLEN STUART

Charles V. Stuart (1819-1880) and his wife Ellen Mary Stuart, nee Tourtellot (1819-after 1896) established and built Glen Oaks Ranch as a vineyard, as their principle dwelling, and as a center for hospitality. A description of the ranch in 1870 is quoted above, and Charles' obituary confirms the continuation of that hospitality. Numerous publications of their period devoted space to one or both of the Stuarts. /34/

The Stuarts' vineyard was first planted about 1861 with their then-partner T. C. Davies; the foreclosure on a mortgage taken out by Davies in 1860 refers to a 1000-acre property "generally known as the vineyard of Stuart and Davies." /35/ This was a very early vineyard, though by no means the first in the area. Living in San Francisco, Stuart must have provided the capital, Davies acted as resident manager. After Davies' financial troubles, Dr. J. B. Warfield of San Francisco took the former's share of the ownership, and there must have been some resident manager.

Arpad Haraszthy in 1888 recalled the names and acreage of nearly 20 Valley of the Moon winegrowers in 1863, including 40 acres for the Stuarts and 30 for the Warfields. (Their vineyards were still held in common in 1870.) The 1863 vineyards list appeared in an article describing Agoston Haraszthy's efforts to persuade California winegrowers to plant more European stock and reduce acreage of the bland mission grapes. However the earliest account of actual plantings of different grape varieties found in this research was published in 1877 by the Thompsons, who reported that Glen Ellen "is surrounded by some of the most experienced vine-growers in the county,--among them Col. C. V. Stuart, whose handsome residence is the seat of liberal hospitality. His vineyard cannot be surpassed for careful culture and its varieties of foreign and domestic wines." By this time the Stuarts had been living on the property seven or eight years and were directly managing the vineyard. (emphasis added) /36/

(continued next page)



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Glen Oaks Ranch, Glen Ellen, CA

8. STATEMENT OF SIGNIFICANCE (cont.):

## SIGNIFICANCE OF CHARLES AND ELLEN STUART (concl.)

of the hydraulic mines, scraped the bed-rock of the exhausted placers, built the cities and relieved most of the householders of the drudgery." /39/

Of course Stuart was speaking from self-interest and his own experience. He used Chinese labor in his vineyard, and it's likely that Chinese stone masons constructed his house. He found the Chinese obedient, hard working, and willing to accept low pay, just the sort of field labor California agri-business interests have taken advantage of for two centuries. Nevertheless, it took some courage for Stuart to stand up in the convention and speak thus against a clear and vocal anti-Chinese majority. And his testimony about Chinese contributions to the building-up of the state has given helpful information to modern Chinese-American historians.

Born in Lycoming County, Pennsylvania, Stuart worked in New York in merchandising 1834-1848. In 1849 he led a pack train from Independence, MO, to Salt Lake, and by the southern route to Los Angeles. He settled in San Francisco, acquired land east and southeast of Mission Dolores, and engaged in the real estate business. His only other political position was as a San Francisco Alderman in 1850.

Ellen Mary Stuart was born in Cooperstown, NY, married Charles in 1843, and came to California in 1851. Three children were born in the east, and three in California. The only surviving son, Charles Duff Stuart (born 1854) was in the University of California's second graduating class, 1874. In 1906 Holt published Charles Duff Stuart's romantic novel, Casa Grande, a California Pastoral, which must use as background the family's experiences at Glen Oaks Ranch and their friendship with Gen. Vallejo, original owner of the Petaluma Adobe, often called the Casa Grande. /40/

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8. STATEMENT OF SIGNIFICANCE (cont.):

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8. STATEMENT OF SIGNIFICANCE (cont.):

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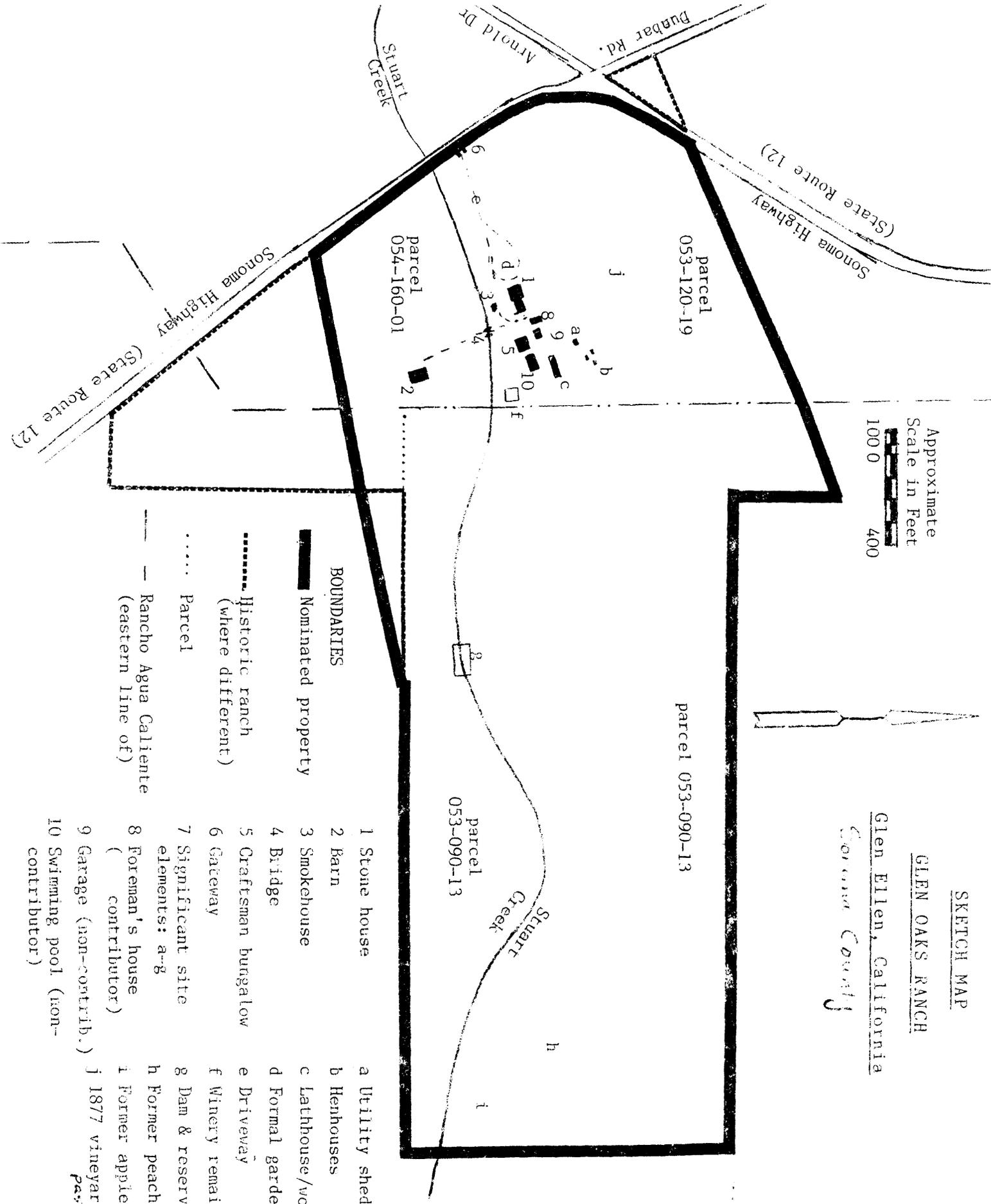
SKETCH MAP

GLEN OAKS RANCH

Glen Ellen, California

Sonoma County

Approximate  
Scale in Feet  
1000 400



BOUNDARIES

- █ Nominated property
- Historic ranch (where different)
- ..... Parcel
- - - Rancho Agua Caliente (eastern line of)

- |                                    |                               |
|------------------------------------|-------------------------------|
| 1 Stone house                      | a Utility shed                |
| 2 Barn                             | b Henhouses                   |
| 3 Smokehouse                       | c Lathhouse/woodshed          |
| 4 Bridge                           | d Formal garden               |
| 5 Craftsman bungalow               | e Driveway                    |
| 6 Gateway                          | f Winery remains              |
| 7 Significant site elements: a-g   | g Dam & reservoir             |
| 8 Foreman's house (contributor)    | h Former peach orchard        |
| 9 Garage (non-contrib.)            | i Former apple orchard        |
| 10 Swimming pool (non-contributor) | j 1877 vineyard (now pasture) |

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Photos P.1

Glen Oaks Ranch, Glen Ellen, CA

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All enclosed photos are of:

Glen Oaks Ranch  
13255 Sonoma Highway  
Glen Ellen, CA

Historic views (No. 4, 6, and 8) were photographed by:

Percy M. Quien  
ca. 1908  
Negatives with property owner

All other views were photographed by:

Anne Bloomfield  
November 1993  
Negatives with photographer

Photo 1.

Stone house: facade.  
Looking northeast from drive.  
Neg. AB252/21.

Photo 2.

Stone house: north and west elevations.  
Looking southeast from garden.  
Neg. AB256/7.

Photo 3.

Stone house: facade detail.  
North end of front porch  
Neg. AB252/29.

Photo 4.

Historic photo: Stone house with Quien family.  
Front porch steps.

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Stone house: north side of rear extensions.  
Looking southwest.  
Neg. AB256/4.

Photo 6.  
Historic photo: stone house, north side of rear extensions.  
Looking south.

Photo 7.  
Stone house: south and east elevations.  
Looking northwest.  
Neg. AB256/3.

Photo 8.  
Historic photo: Elizabeth and Frederick Quien behind original stone house.  
Looking northwest into corner between original house and connector to kitchen.

Photo 9.  
Stone house interior: front parlor mantel.  
Looking south.  
Neg. AB252/24.

Photo 10.  
Stone house interior: front hall.  
Looking south.  
Neg. AB252/25.

Photo 11  
Stone house interior: northeast room.  
Looking east out of rear window.  
Neg. AB252/22.

Photo 12.  
Stone barn: north and west elevations.  
Looking south southeast.  
Neg. AB254/10.

Photo 13.  
Stone barn: detail of east elevation.  
Neg. 254/10.

Photo 14. Stone barn: interior at southwest door.  
Neg. 254/12.

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Photo 15.

Stone smokehouse.  
Looking southeast.  
Neg. 252/37.

Photo 16.

Bridge over Stuart Creek.  
Looking south.  
Neg. AB254/4.

Photo 17.

Craftsman bungalow: west and south elevations.  
Looking northeast.  
Neg. 256/10.

Photo 18.

Craftsman bungalow: north and west elevations.  
Looking southeast.  
Neg. 252/34.

Photo 19.

Gateway to Glen Oaks Ranch.  
Looking east.  
Neg. AB256/1.

Photo 20.

Foreman's house: west elevation.  
Looking east.  
Neg. AB252/32.

Photo 21.

Foreman's garage: north and west elevations.  
Looking southeast.  
Neg. AB252/33.