

United States Department of the Interior

National Park Service

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

1. Name of Property**DRAFT**Historic name: Shinn Ranch FarmsteadOther names/site number: Shinn Historical Park and ArboretumName of related multiple property listing: N/A

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

2. LocationStreet & number: 1269 Peralta BoulevardCity or town: Fremont State: California County: AlamedaNot For Publication: ☐Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

___national ___statewide ___local

Applicable National Register Criteria:

___A ___B ___C ___D

Signature of certifying official/Title:_____
Date_____
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:_____
Date_____
Title:_____
State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☐

Public – Local

☒

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☐

District

☒

Site

☐

Structure

☐

Object

☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>6</u>	<u>2</u>	buildings
<u>3</u>	<u> </u>	sites
<u>1</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>10</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

AGRICULTURE/SUBSISTENCE: horticultural facility

AGRICULTURE/ SUBSISTENCE: agricultural outbuilding

DOMESTIC: single dwelling

DOMESTIC: institutional housing

DOMESTIC: secondary structure

Current Functions

(Enter categories from instructions.)

LANDSCAPE: park

LANDSCAPE: garden

LANDSCAPE: parking lot

RECREATION AND CULTURE: museum

SOCIAL: clubhouse

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Italianate

LATE VICTORIAN: Stick/Eastlake

MID-19TH CENTURY: Greek Revival

OTHER: Timber framed barn and tankhouse

OTHER: Box framed camp building

OTHER: Iron-suspended ceiling

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:

Bungalow/Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Foundations: brick and concrete; Walls: wood;
Roof: other – composition; Windows: wood and
glass; Chimneys: brick; Other: concrete and iron

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Shinn Ranch Farmstead, later known as Shinn Historical Park and Arboretum, occupies 4.5 acres in a central area of Fremont, and is the last surviving part of Shinn Ranch that at one time consisted of just over 300 acres. The 1870s Shinn Ranch Farmstead is an irregular oval in shape with its long axis oriented north-south. The farmstead is in the classic arrangement of nineteenth-century California farmsteads with two related parts, a domestic or house yard in front and a working yard or barnyard behind with the buildings in each part generally at right angles to each other and to the whole. The domestic yard is closer to the road and presents the public face of the ranch. Ten contributing resources include six buildings, three sites, and one structure. One noncontributing building was reconstructed, the other was moved to the property post-period of significance. The Big House and matching attached tankhouse are surrounded by an ornamental garden. Facing each other across the front of the domestic yard are Sim Cottage and the bungalow. Behind the domestic yard is the working yard, an open space ringed by the nursery barn, the Chinese bunkhouse, remnants of irrigation infrastructure, the noncontributing

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reconstructed early twentieth-century outhouse, and the noncontributing early twentieth century Santos Barn moved to the property after the Shinn Barn was destroyed by fire in 1977. In order to preserve their history, Sim Cottage and the Chinese bunkhouse were moved by the Shinn family in 1954 when their original locations next to Alameda Creek were about to be destroyed by a gravel mining operation. Portions of the ranch began to be sold off in 1912, and after 1962 when the Shinn family agreed to donate the property to the City of Fremont, the remainder of the ranch was sold off and developed for housing. Shinn Ranch Farmstead retains integrity of location, design, materials, workmanship, feeling, and association.

Narrative Description

Setting

Shinn Ranch Farmstead is in a central area of Fremont, California, the fourth largest city on San Francisco Bay after San Jose, San Francisco, and Oakland, and part of the continuously urbanized area around most of the bay. The property lies between the historic towns of Niles and Centerville, later districts of Fremont, on the road that connected them in the nineteenth century, since surrounded by suburban housing subdivisions. The property is located roughly 0.4 miles south of the channel of Alameda Creek at an elevation of seventy feet on alluvial flatland between a range of hills and San Francisco Bay. Mission Peak, a landmark of the East Bay hills, lies about six miles to the southeast and the bay lies about eight miles to the west. Alameda Creek, which ran through Shinn Ranch, is the largest watercourse in the East Bay after the Sacramento River and was the source of severe flooding until the implementation of a flood control project in the late 1950s. The Hayward Fault, which runs through Shinn Historical Park, has produced major earthquakes including the 1868 earthquake, the second largest recorded in the Bay Area since the Spanish arrived at the end of the eighteenth century.

Shinn Ranch Farmstead

The 1870s Shinn Ranch Farmstead is the second farmstead of Shinn Ranch, following an earlier farmstead begun in 1852 at a nearby location along Alameda Creek. The second farmstead was established at the south end of the ranch along which ran the county road between Niles and Centerville. Peralta Boulevard is the successor to the old county road on a realigned network of roads. Shinn Ranch Farmstead is the principal surviving part of Shinn Ranch. The only other survivor is the Milicent Shinn House, moved from its original location close to Alameda Creek to a location outside of and east of the farmstead, and not part of this nomination. The rest of the ranch lands have been sold and subdivided.

The layout of the property follows the typical pattern of Bay Area farmsteads of the nineteenth and early twentieth centuries. It is organized in a hierarchy of two groups of resources. At the front is the domestic yard organized around the main house, called the Big House. At the rear is the working yard with barns and workers' housing. The domestic yard is characterized by its greenery—lawns, trees, and gardens. The working yard is relatively barren and open. All but one of the buildings in the park are at right angles to each other, conveying a sense of order and unity of the whole. An internal driveway enters the property at the west end of the parking lot and runs in a northerly direction through the domestic yard to the working yard; on the east side of the

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domestic yard the driveway splits in two, circumscribing the Circle Garden, then rejoins near the beginning of the working yard.

At the center of the domestic yard is the two and a half story Big House and the attached tankhouse. The Big House was built in 1876 as the main house of James and Lucy Shinn, later repurposed as a house museum. The matching architectural styles of the Big House and the tankhouse, the large size of the Big House, the height and distinctive shape of the tankhouse, and the surrounding garden are the focus of the domestic yard. Facing each other across the garden in front of the Big House are two smaller houses, Sim Cottage on the west and a bungalow on the east. The one-story Sim Cottage was built in 1852 near the Alameda Creek by William Sim, founder of the ranch, was moved to the property in 1954, and repurposed as the home of Friends of Heirloom Flowers. The bungalow was built in 1910 as a one-story residence for a son of James and Lucy Shinn, Joseph C. Shinn and his wife Florence Mayhew Shinn. Despite a second story addition at the rear, it retains a low profile and is secondary in size and presence to the Big House. It is occupied by the City of Fremont Parks Department for park-related programs.

The domestic yard around the Big House includes a lawn with native and exotic trees, a fountain and other garden furniture, flower gardens, and the surface of a tennis court first built about 1892. On the east side of the house is the Circle Garden that includes the boxed hedge garden and Kato Memorial Garden, a Japanese garden built in 1983.

Behind the domestic yard, the working yard is organized around a large open space that in the years of the active ranch was used for many purposes including loading and unloading wagons and motor vehicles, drying fruit, parking, and staging workers, animals, vehicles, materials and equipment for all the varied work of the ranch. On the east side is the nursery barn that includes a residential unit for a farmworker. The nursery barn is used for storage. A blacksmith shop in the vicinity of the nursery barn and a greenhouse have been demolished. As part of the working yard, at the north end of the nursery barn are remnants of a water system including a ten-foot-tall concrete and brick structure referred to as a "chimney" and a capped well.

Behind the water system features in the northeast corner of the property are two remaining buildings from the China Camp, the bunkhouse and an outhouse. These were moved to the working yard from their original location near Alameda Creek along with two other buildings, another bunkhouse and a cookhouse, which have been dismantled and stored in the Santos barn. The outhouse was rebuilt in 2007 and the Chinese bunkhouse is awaiting restoration. Next to the China Camp buildings at the north end of the working yard is the Santos barn. This sits partially on the site of the Shinn barn, which was built about 1875 and was destroyed by fire in 1977. The early twentieth century Santos barn was moved in 2002 one-third mile to this property from 1481 Mowry Avenue to save it from demolition. Like the Shinn barn, the Santos barn is oriented at an angle to the other buildings in the farmstead at right angles to each other. The Santos barn is used for storage.

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The principal organizational zones of Shinn Ranch Farmstead are, from south to north: the parking lot and public entrance at the south end, the domestic yard in the center, and the working yard at the north end.

DISTRICT RESOURCES

Contributing resources are presented within their organizational zones in order from the allee and parking lot-entry area at the south of the property through the domestic yard to the rear of the working yard at the north end. They are followed by the noncontributing resources, also within the organizational zone of the working yard.

A. Allee 1870s

One Contributing Site
Photos 1-2; Figures 1-2

The allee, formed by two rows of pecan trees first planted in the 1870s, is the entry to Shinn Ranch Farmstead from the working period of Shinn Ranch. It stretches from Peralta Boulevard on the south to the north edge of the domestic yard, a distance of about 225 feet. The allee is interrupted around its halfway point by a public street, a secondary branch of Peralta Boulevard. Between the two branches of Peralta Boulevard, the south leg of the allee includes an asphalt paved walking path. From the secondary branch of Peralta Boulevard to the north edge of the domestic yard, the north leg of the allee includes a driveway to the parking lot. Despite the loss of some pecan trees, the allee retains integrity.

B. Parking Lot Circa 1971

One Contributing Structure
Photo 3; Figures 1-2

The date that the parking lot was built for the Shinn Park and Arboretum has not been clearly determined. A series of maps from the first period of proposals and development of the park in the 1970s are undated. The parking lot would have likely been in place for use by volunteers and the first public events at the park in 1972 and 1974. The parking lot first appears on an aerial photograph from 1979. The parking lot is a generally rectangular space measuring 81 by 120 feet. It is paved in asphalt and bordered by vegetation. The parking lot is visually and functionally separated from the domestic yard by the driveway and vegetation. The parking lot is little altered and retains integrity.

C. Domestic Yard Circa 1876

One Contributing Site
Photos 4-13; Figures 1-2, 7

Background

The domestic yard, consisting of the grounds around the house, was planted as both an experimental laboratory and a showcase for the Shinn Nursery business. Begun in the 1870s, the grounds were most intensively developed during the nursery business years, ending in 1888, and maintained through the subsequent decades of family ownership. Many of the plants were imported, especially from Japan. The initial design of the grounds probably involved both James

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Shinn and Charles Howard Shinn, who wrote about the layout of gardens as early as 1879 in the *Pacific Rural Handbook*.

An article in the *Oakland Tribune* in 1937 when the grounds must have been at a peak of development described them as follows:

Here are to be found redwoods planted when the home was built, two giant sequoias from the Mariposa Grove in Yosemite Valley, a deciduous cypress of the same variety as those now standing in Chapultepec Park in Mexico, a ginko tree with its queer fan-like foliage, a native of New Zealand, cuttings from Castilian roses planted by the padres on the old Mayhew property east of Niles, a Lamarck rose whose main stalk reaches almost a hundred feet as it clambers about the portico and the side of the house, a red Camellia tree more than 50 years old, Japanese magnolias which bloom before they leaf, Japanese oranges and dwarfed Japanese maples, a cork tree, a camphor tree, a rubber tree and a Chilean tree. And lording it over the garden are two giant sentinels known as the 'little cocoanuts,' similar to the royal palm of Florida and bearing their fruit in clusters like dates. The cocoanuts, the size of a large marble, are replicas of the larger cocoanuts with their outer covering of fiber, a hard shell, white meat and center filled with milk. Department of Agriculture representatives have been unable to propagate these specimens. (Knave 1937)

The grounds of the domestic yard were maintained by the Shinn family until the donation to the City in 1962, after which they were neglected for several years. In the 1970s the grounds were revived and subsequently maintained by volunteers who also added new gardens and planting beds. Since the end of the period of significance in 1974, volunteer members of the public have maintained these gardens planted by the Shinns and created others. Among these are the rose garden, cottage garden, bungalow garden, founder's garden, friend's garden, fig tree garden, butterfly garden, and camelia-azalea garden. These additions of small gardens and planting beds have not altered the general organization or character of the domestic yard.

Description

The domestic yard is the space in front of and around the Big House that includes lawns, trees, gardens, shrubs, pathways for vehicles, animals, and people, and hardscape features, notably a pond and a sundial, and at one edge, a tennis court. It also includes at its edges Sim Cottage and the bungalow. Resources and features are organized with a lawn in front of the Big House, the tennis court to the southwest, mature trees on the west and north sides of the Big House, and the Circle Garden on the east with its garden and Garden Shed at the north end where the greenhouse had been, box hedge garden in the center, and Kato Memorial Garden at the south end.

Circulation system features are remnants of the ranch-era circulation system that were retained and adapted for use in the park. The principal circulation feature, remaining from the ranch era, is the driveway with its central and eastern branches (the branches of the driveway enclose the Circle Garden), since paved with asphalt and used for both vehicles and pedestrians. Secondary circulation features consist of sidewalks that lead from the driveway to the Big House and continue around the perimeter of the Big House.

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Vegetation

While the general organization of the grounds and numerous specimen trees remain intact, the plants of the domestic yard have undergone many changes since the property was donated in 1962. During the Shinn Ranch era, small gardens were planted on several sites around the domestic yard. Among these the cutting garden on the west side of the lawn, the tankhouse garden in the angle between the Big House and the tankhouse, and the boxed hedge garden in the center of the Circle Garden all survive. Between 1962 and 1974, the grounds had lost over one hundred trees and shrubs, according to one estimate (Allen Shinn 1974), resulting in a diminished number from Japan and elsewhere from the period of the Shinn-Clark horticulture business (1871-1887). Many pecan trees, which were plentiful at the south end of the park, also died in that period. Since 1974, the end of the period of significance, the grounds have been better cared for but have continued to lose specimen trees from age and storms.

Planting beds on the east side of the Big House, in front of the bungalow, and around Sim Cottage are planted with common varieties of shrubs, perennials, and annuals. Some of these beds have formal names—Founders' Garden, Friends' Garden, and Butterfly Garden—most are informally referred to by their location or predominant feature. Almost everything within the old Circle Garden, including Kato Memorial Garden, has been built and planted since the end of the period of significance.

Hardscape Features

In addition to the vegetation, the domestic yard includes several hardscape features. An 1880 oval pond about twelve feet long by 3 ½ feet deep is in the lawn south of the Big House on axis with the front door, turned at a northeast-southwest angle. The pond is intact, resurfaced in tile, probably in the 1960s-1970s. A birdbath and statue of unknown date is in the center of the pond. A sundial, northwest of the Big House, built as a memorial to Martha Shinn who died suddenly of pneumonia at the age of ten in 1922, is in three parts: a circular stone or concrete wheel at the base, a sculpted stone baluster on the wheel, and a bronze sundial on top. A tennis court, first built by 1892 and rebuilt in 1927, is located on the west edge of the lawn; it has a cracked asphalt surface with encroachments on the edges from shrubs. There is no evidence of the net or lines.

Three small, minor features—not counted as resources due to their small size—were added to the property post-period of significance. A small, rectangular wood garden shed at the north end of the Circle Garden has a gable roof and sits on a concrete slab. An open-sided octagonal wood gazebo is located in the butterfly garden northwest of the Big House. A pre-fabricated storage shed at the south end of the tennis court is rectangular in plan with a gable roof.

Integrity

The domestic yard has undergone numerous changes since the end of the period of significance and retains most of its major features and its general organization and character. The lawn in front of the Big House, the major groupings of trees and gardens, the tennis court, and the circulation system all remain intact. Many specimen trees have been lost, although many remain. The boundaries of the Circle Garden remain intact, although the features within the Circle

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Garden have changed. Within the Circle Garden is a garden shed from the 1970s and the 1983 Kato Memorial Garden, the largest and most significant garden addition since the period of significance; it is largely obscured from view by vegetation.

D. Big House
1876, architect unknown

One Contributing Building
Photos 14-18; Figures 1-3, 6-7

Background

The principal residence of Shinn Ranch Farmstead, commonly known as the Big House, was built in 1876. It was paid for by Lucy Shinn's brother, Dr. Joseph Clark. (*Oakland Tribune* 1937; Fraser 1966) No information has been found that mentions an architect or the name of a builder or contractor for the house. Since the original construction there have been several additions and changes. Before 1900, changes at the rear connected the main building, the kitchen, and the tankhouse, and in 1905 a second story was added over the kitchen wing. The new second story had a bedroom and bathroom, said to be the first in the house. Before 1900, a porch addition was built, referred to variously as the kitchen porch and veranda porch. By the 1960s, this was enclosed and after 1971, became a gift shop for visitors to the park. Also before 1900, the space between the house and the tankhouse was enclosed by a one-story addition. This was an unfinished space that communicated at its south end through single person-doors with the ground floor of the kitchen wing and with the stairway to the basement of the Big House and to the tankhouse.

Extensive interior changes were made in 1917 when the original dining room was remodeled as a "day room," a new fireplace and built-in bookcase were put in the front parlor, a cornice and staircase were added in the front hall, and it seems likely, a portion of the kitchen space was remodeled as a breakfast nook. After Lucy Shinn died in 1915, Joseph C. Shinn and Florence Mayhew Shinn hired San Francisco architect H. A. Minton to make these changes. The Big House opened to the public as a house museum in steps from 1972 to 1974 and remains open for tours and events. The house is furnished with a mix of Shinn family objects from the years they occupied the house; objects from the nearby Patterson Ranch, another historic ranch; and period objects donated to the house.

Description

The Big House is a two-story, wood residence characterized by its symmetrical composition, rectangular forms, complex roof configuration, distinctively restrained architectural character with elements of the Italian Villa Style and the Stick Style, an attached tankhouse whose character and style match the Big House, and a garden setting that includes exotic plants, trees, and built features. In overall plan, the Big House is part of a complex assemblage with four contiguous parts: the main house, the kitchen wing, a workroom addition and two additions to it that have all been remodeled as the Archives Room, and the tankhouse. The tankhouse was initially built freestanding and was joined to the house later; it is counted and described as a separate resource.

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The main house, kitchen wing, and workroom additions are in a generally south-to-north alignment with the main house at the south end facing the public road, where visitors would see it after entering the property. The Big House is at the center of Shinn Ranch Farmstead and Shinn Historical Park. It faces south toward the entry to the park. The house is surrounded by landscaped grounds and gardens.

Plan (Figure 3)

An overview of the plan can be seen in the shapes and levels of the roof. The primary form of the roof is an L-plan with the main house at the front covered by a side-gabled roof and the somewhat lower gable-roofed kitchen wing behind intersecting at a right angle. Complicating the simplicity of this basic plan are dormer roofs and the roofs of additions. Over the main house roof, central dormers front and rear light the attic. Over the kitchen wing, three gabled dormers, two on the east side and one on the west, light the second-floor apartment addition. In the angle between the main house and the kitchen wing, the kitchen porch is covered by a low hip roof. Behind the kitchen, the workroom/Archives Room is covered by a low hip roof and crowned by a louvered cupola. The addition to the workroom at its north end is covered by a gable roof. A second addition to the workroom between the tankhouse and the kitchen wing has a flat roof.

The main house is a two-story rectangular box in shape with a full basement and a large attic under its gable roof. In plan, the ground floor has a central entry and stair hall called the front hall and two rooms on each side of the front hall, one in each corner of the house. Although these rooms are of somewhat unequal size, their treatment carries the sense of symmetry on the exterior to the inside. At the front on either side of the front hall is the parlor, the largest room on the floor, and the ranch office, the smallest. Behind these are the former back parlor, later the dining room, and the former dining room, remodeled in 1917 as the day room. A door at the back of the day room leads through a short connector to the kitchen wing that includes two enclosed pantries and an area on the east side called the breakfast nook. Within the main house-kitchen connector, there is a back stairway to the second floor. In the angle between the main house and the kitchen wing, accessible from both the dining room and the main house-kitchen connector is an addition once called the back veranda or kitchen porch. This was added at an unknown date after the house-kitchen connector. It was enclosed and a bathroom built at one end in the 1960s when Florence Shinn lived downstairs. The space was remodeled after 1972 as a gift shop.

A stairway in the central hall rises to the second floor where, as below, there is a main room in each corner of the floor, in this case bedrooms with the largest bedrooms at the front. Between the two front bedrooms above the front hall is a former dressing room for the largest bedroom, later called a nursery. A bathroom between the bedrooms on the west side was built at an unknown date. At the rear of the second floor above the kitchen is a suite with a large bedroom, a closet, and a bathroom added for Joseph and Florence Shinn when they were married in 1905.

Stairs at the rear of the second floor lead to an attic above the main house. The attic space is unfinished except for a rough floor and is high enough for a person to stand. Front and rear dormers that light the space suggest that the house was designed so that it could be finished for future use if needed.

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Stairs entered in the Archives Room lead down to a full basement under both the main house and the kitchen wing. Before the workroom/Archives Room was added, the stairs to the basement were entered from the outside and there was no internal connection between the house and the basement. The basement is finished in a utilitarian manner with generally smooth plaster walls. While no information has been discovered about the original use of the basement, the location of its entry and the character of the space suggest that its use was part of the agricultural operation of the ranch such as crop storage or processing that may have included home canning and food processing.

With its office in the southeast corner of the ground floor, its full basement, its workroom addition, and its separate kitchen wing where servants might work out of sight, the Big House was not strictly a family residence. It was a complicated and complex building that was several things at once: a residence, a business office, and a place of different types of work.

The house is built on a brick foundation that also serves to form the walls of the basement. The plastered brick walls show the marks of form boards. The basement walls are spanned by 3x12 joists with intermediate support by a heavy post-and-beam frame. The house itself is probably of balloon frame construction like the north end wall of the nursery barn. The walls are clad on the exterior in channel rustic siding and on the interior by lath and plaster. Most windows are double-hung with 2/2 sash. Inside and outside, doors are paneled. Door and window hardware comes from ordinary sources of manufactured products. The original house was built with square cut nails. The twentieth century additions were built with round wire nails.

Exterior

The walls of the original rectangular front section of the house are symmetrical and orderly. Behind the main house, extensions and additions are jumbled, sometimes blocking other parts. To clearly describe the entire house, the description starts with features common to the whole house, then addresses the four elevations of the main house, then moves counterclockwise around the rear in a zig-zag path.

Common features of the exterior are the horizontal lines of its channel rustic siding, simple trim boards at the base, top, and side edges of the walls, gabled roofs, shingled roof surfaces, double-hung windows, shutters at the windows, and paneled doors. The paint scheme is beige walls, rust colored trim, and dark green shutters and eave brackets. A paint analysis showed that the house was painted with these colors in the 1880s. For much of the twentieth century it was painted a dark red and was repainted in the earlier scheme about 2010.

On the main house, there are simple frames around windows and doors with suggestions of brackets under the windows and both windows and doors crowned by classical cornices. There are working shutters on most windows. The attic level windows on all four sides of the main house—in the two gable ends and the two transverse dormers—are round arched with round-arched shutters; the shutters for the west gable are missing. On all four sides, the broad overhanging eaves of the gable roof and its two dormers are supported by brackets. Each of these

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is an assembly of three linear members, one attached to the wall of the house, one to the soffit of the eave, and one diagonally connecting the other two as a brace.

The front of the house, the south façade, is a generally symmetrical composition around the central bay. Windows on either side on the ground floor light the front parlor and the office, a pair of windows for the parlor on the west side and a single window for the ranch office on the east side. Single windows on either side on the second floor light the front bedrooms. The central bay is in the same plane as the rest of the front wall, and as it rises straight up to the gabled dormer, creates the suggestion of a tower. On the ground floor of the central bay is the front entranceway and door. Above it on the second floor is a glass door to a deck over the entry. On the third floor of the central bay is a round-arched window. The central bay culminates in a bracketed dormer roof. At the front entranceway, the front door is recessed in a shallow vestibule. The vestibule walls and the door itself are paneled in wood with glass sidelights on either side of the door, although the door is shown with a grid of glass panes in photographs before about 1920.

The composition of the west side of the main house is also generally symmetrical, with a conspicuous variation, a bay window at the south end of the ground floor. This is an angled bay window similar to that commonly found in San Francisco Italianate houses of the period. The bay window lights the front parlor and a pair of windows light the dining room at the other end of the ground floor. On the second floor, single windows light the corner bedrooms on that floor with a small window for the bathroom in between. The bay window has a flat roof deck accessible from the corner bedroom above.

The composition of the east wall of the main house is somewhat irregular. On the ground floor is a door into the ranch office and a window and double glass door into the day room. Upstairs, two slightly separated windows light the front corner bedroom, and a single window lights the rear bedroom. Behind the main house on the east side in the same plane as the main house, is the east wall of the kitchen wing. A pair of windows and a single window on the ground floor light the kitchen inside. Upstairs are two dormers, one with a window lighting the apartment and the other modified with a door for access to the flat roof over the second addition to the workroom. Attached to the east and north walls of the kitchen wing and at right angles to it are the workroom and its additions that are contiguous with the tankhouse.

The perimeter of the house zigs and zags from the kitchen wing until it meets the north wall of the kitchen wing. On the south side of this assemblage is an outdoor staircase to the flat roof over the second addition to the workroom; this provides access to the second-floor apartment in the tankhouse. Continuing around the assemblage, excluding the tankhouse described separately, on the east side of the first addition to the workroom is a door into the workroom. On the north side of the first addition to the workroom is a double-hung window. On the north side of the workroom, a double door remains in place although it is walled off inside. A single door and a double door were added on the west side of the workroom as part of the conversion of the workroom to the Archives Room. All the doors into the workroom and its additions are paneled, with a somewhat different design in the added double door.

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The workroom is joined to the kitchen wing in such a way that most of the north wall of the kitchen wing is exposed to view. On the ground floor is a window from the original 1876 construction of the house. Like the windows on the main house, this has a classical cornice and vestigial brackets at the bottom corners. Upstairs, a smaller window from the 1905 addition has similar, thinner details. Continuing counterclockwise around the house, the west wall of the kitchen wing is partially obscured from view by the kitchen porch. The frames around the single window in the center of the ground floor wall and in the single dormer above are the same as on the east wall of the kitchen wing.

The rectangular form of the kitchen porch/gift shop addition is attached to the rear wall of the main house so that it partially blocks the view of the kitchen wing at its east end and projects beyond the side wall of the main house at its west end. The interior is lit by a single window at its west end. Where the kitchen porch projects past the side wall of the main house, there is a glass door on its south-facing wall that opens onto the stone terrace that borders the house.

Exterior to Interior Transition

The main house and the sides of the kitchen wing are surrounded by a terrace of concrete slabs. Light-framed wood trellises on the front and sides of house rest on the concrete terrace. These features extend the living space of the house into the garden. Above the front door of the house, this framework supports a deck with a plain railing. The railing itself is of more recent design. The trellis appears in photographs by 1887. Possibly modified and rebuilt, its presence has been part of the environment of the house since James and Lucy Shinn lived there. An extension of the trellis on axis with the front door, whose dimensions accommodated motor vehicles, was built in the early twentieth century. At the rear on the north and west sides of the workroom is a tile-paved terrace built when the workroom was converted to the Archives Room in 2002.

Interior

Interior finishes of the original spaces are simpler than those on the exterior. Even the front parlor, usually the most ornamented of rooms in a Victorian house, is finished with a minimum of the non-essential. Most rooms are finished with the same basics—plaster walls, window and door trim and baseboards of flat boards without moldings, and thin picture moldings designed without any flourishes. Decorative ceiling rosettes were standard designs intended to catch the smoke and soot from pre-electric fixtures. Oak floors were a matter of good construction rather than an extravagance. One exception to the general simplicity was the graining of wood trim to look like golden oak in many rooms. Upstairs, the basic finishes are the same in most rooms of the main house except for the addition of wallpaper. In the Bamboo Room, the picture molding has been removed and the walls covered with a distinctive covering in an Asian motif, said to be a gift from a Japanese plant importer. The apartment over the kitchen for Joseph C. and Florence Shinn is different from the other bedrooms. The walls and ceiling are redwood board-and-batten. Finishes in the kitchen wing and the two upstairs bathrooms largely retain their minimal utilitarian character of painted wood and plaster. The interior of the kitchen porch addition was remodeled, and a bathroom added when Florence Shinn still lived in the house and was moved to

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the ground floor when she was of advanced age. Light fixtures throughout the house date from different periods.

An exception to the general overall simplicity of the interior was introduced in 1917 with the complete remodeling of one room and alterations to two others. As remodeled, the entry hall staircase has dark wood steps, a flared base, and a newel post in a classical style. The day room has paneled wainscoting, a fireplace nook, and a facing of Batchelder tile around the fireplace itself. In the early 1970s, after the establishment of Shinn Historical Park, the 1917 alterations to the front parlor were removed and a fireplace similar to the original was reconstructed from salvaged parts.

Integrity

As described, the Big House has had several alterations within the period of significance, all of which contribute to its significance. Alterations to the house after the period of significance are the remodeling of the interior of the workroom to become the Archives Room about 2002 and possibly the remodeling of the interior of the kitchen porch at an unknown date after 1972 as a gift shop.

E. Tankhouse 1875

One Contributing Building Photo 19; Figures 1-2, 7

Background

The Shinn tankhouse was built for James Shinn in 1875, a year before the Big House, “for the purpose of irrigating his nurseries, etc.” (*Alameda County Independent* 1875) The nursery barn was built near the tankhouse about the same time and along with the since-demolished greenhouse, would have been a primary recipient of the water. Located next to the Big House, the tankhouse would also have supplied water to the house, although perhaps at first only to the kitchen. In addition to its service providing pressurized water, the Shinn tankhouse has been a residence. During the active period of Shinn Ranch, there was a series of residents including Fong Gan, a cook, and Emily Mayhew, Florence Shinn’s mother. (Ziegler, n.d.) Since 1971, men’s and women’s restrooms have occupied the ground floor. The small residential space on the second floor of the tankhouse was occupied by a series of workers on the ranch until about 1960 when Joseph Caruso, who had befriended Florence Shinn, was allowed to live there. Caruso remained for more than twenty-five years. (Argent 1984)

Description

The three-story tankhouse at the northeast corner of the Big House is attached to it by additions to the Big House. The two-story tower is square in plan with a third story octagonal enclosure for the tank. The tower tapers inward as it rises and terminates in a flat platform designed to support the water tank. The tank enclosure sits on the platform and is covered by an octagonal hip roof. The tower is built with 6 x 6 inch heavy square timbers and diagonal braces that are probably connected with mortis-and-tenon joints and are secured with wood or iron pegs. The four sides of the tower are separate bents that were built on the ground and tilted up into place and joined at the corners. The four-sided, tapering frame of the tower supports a platform that rests on closely

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spaced 3 x 12 inch joists. The framework of the tower is partially visible in unfinished spaces adjacent to the ground floor restrooms and the second floor apartment. On top of the platform is an octagonal tankroom with the character of a large cupola. The tankroom is of ordinary construction with a balloon frame of 2 x 4 inch studs. It is not known if the tank is still inside the octagonal cupola. Both the heavy framed tower and the stud framed cupola are clad in channel rustic siding on the exterior. Square cut nails are used throughout.

The walls of the tower terminate in a wide cove molding that curves up and under the projecting edges of the platform, forming a kind of cornice. The hip roof that covers the cupola above has slightly projecting eaves with paneled soffits. Windows and doors are set in plain frames with simple classical cornice moldings. Because the two-story tower tapers as it rises, windows and doors in that section project out from the plane of the wall as it slopes inward. On the ground floor there is a single door on the east side and there are two on the south side. A second floor door on the west side provides access to an apartment at that level. Elsewhere, windows in the tower are double hung with 6/6 wood sash. Window openings in the cupola are smaller than those in the tower and proportional in dimensions. Instead of glass, they are louvered for ventilation of the tankroom.

Integrity

The tankhouse has had several alterations within the period of significance, all of which contribute to its significance. Before 1900, the tankhouse was linked to the Big House by the addition of rooms between them. At an unknown date, probably sometime between the 1930s and 1960s after an electric pump was installed, the windmill attached to the roof of the tankhouse was removed. About 1971, when two restrooms were installed on the ground floor to accommodate visitors to the Shinn Historical Park and Arboretum. All these changes contribute to the structure's significance. The apartment on the second floor of the tankhouse, in use in the nineteenth century, was remodeled at an unknown date, probably in the 1970s or later. The tankhouse possesses integrity of design.

F. Sim Cottage 1852, moved 1954

**One Contributing Building
Photos 20-21; Figures 1-2, 4-5**

Background

Sim Cottage was built in 1852 by William Sim on high ground near Alameda Creek on a site previously occupied by Ohlone Indians. (Charles Shinn 1889) The cottage was moved 0.4 miles in 1954 from its original location at the north end of the 151.9-acre property that William Sim sold to Flint & Clark in 1856 to the south end of Shinn Ranch, near the long-time entrance to the ranch from the Centerville-Niles Road. The house was built by William Sim as a home for himself, his wife, and their son.

Both Charles Howard Shinn and Milicent Shinn wrote that the house was built of lumber salvaged from an abandoned schooner in San Francisco Bay (Charles Shinn 1889; Milicent Shinn 1935) and an anonymous writer wrote that it was built of material from two schooners. (*Morning Times* 1888). In conflict with this story is the striking resemblance of the house to a

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common type of prefabricated house of the time, many of which were brought to San Francisco in ships from New England. Prefabricated houses were brought to California during the Gold Rush before a lumber industry developed to supply the demand for building materials. In size, massing, composition, materials, and fenestration, Sim Cottage appears identical to well-documented prefabs in San Francisco and scattered locations around California. A thorough investigation would be necessary to better understand its structural design and its origin.

Presumably after the property was sold to Flint & Clark and occupied by James and Lucy Shinn and their family in 1856, Sim Cottage was altered and enlarged. These changes, including use of the attic for sleeping, took place over time as more children were born and as the children grew. The principal changes that have been identified were first, a shed-roofed addition that stretched across the rear and wrapped around the chimney end of the house. This addition itself was built in one or more phases. Subsequently, repairs of an unknown nature were made after damage suffered in the earthquake of 1868. According to Joseph C. Shinn, "during the severe earthquake of 1868 his father's house, standing directly on the fault line, was torn in two and the eastern part dropped about a foot below the western part." (Clark 1915, 149) About fifty years after the earthquake of 1868, the fireplace at the north end of the original house interior was reconstructed with a facing of clinker brick, a material that was in the same Craftsman style as the Shinn bungalow built in 1910.

Description

Sim Cottage, a one-story building, is located near the entrance to the Shinn Historical Park at its south end. The cottage faces east and is surrounded by flower gardens and a corner of the tennis court. The plan is a pair of two parallel connected rectangles of unequal size together measuring 26 by 26 feet at their maximum points. The front rectangle is that of the original building, measuring 26 by 16 feet. It encloses one undivided open room. The rear rectangle, which extends past the end wall of the original building at the south end and wraps around the corner of the north end, is an addition divided into three spaces from north to south: a kitchen, a dining/meeting room, and a bathroom. The original house is covered by a side gabled roof. The addition is covered by a hip roof. At the north end of the cottage, in addition to the wraparound portion of the rear addition, there is a shed roof that shelters a door into the addition. The rear addition is a reconstruction from the time of the 1954 move or similar to an addition that was known to have existed at the original location.

Inside, the front room walls are clad in 1 x 12 horizontal redwood boards, and the floors are a mix of wood boards of different widths. The ceiling is higher in the south portion than at the north end. The division between the two parts is marked by a heavy post-and-beam frame. A partition that divided the space into two rooms was removed at an unknown date. Under the low ceiling of the north end is a massive clinker brick fireplace against the wall. On either side of it are built-in cabinets, shelves, and drawers with hand forged wrought iron hardware. A hatch above a portion of the fireplace provides access to the attic. The spaces of the rear addition have all been refinished in common post-World War II materials, including vinyl floors, drywall, and fluorescent lights.

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When the cottage was moved it was placed on a new foundation and changes were made to the framework of its walls and roof. From what can be seen of the building's frame in the attic space, it is of a conventional type of construction with some irregular features. Like a balloon frame, the framework consists of light vertical members nailed to a sill and a plate. The four walls of the frame are clad on the outside and inside to make a double wall. This frame supports a simple roof of rafters that meet at a ridge beam. The wood members of the frame vary in dimensions, spacing, and apparent age, indicating numerous repairs over the years. After a 1965 lightning strike, some siding was replaced.

One surviving feature of the original construction, since altered, is highly unusual. The ceiling appears to have been originally hung on wrought iron hangers from the ridge beam, probably the work of William Sim, a blacksmith. The hangers are still in place and visible in the attic, no longer functioning since a rebuilding of the ceiling at an unknown date. In the attic of the original house, above the heavy post-and-beam frame that divides the space below, are fragments of vertical boards that appear to remain from a wall that divided the attic space and may also have continued to the floor below as a partition. These boards are covered in fragments of wallpaper. The building lacks any overt stylistic features. It shares a simple rectangular volume and symmetrical façade composition with a central door and flanking windows with other houses of the period in California identified as Greek Revival.

Integrity

Sim Cottage was moved in 1954 and has had numerous alterations. As a result of the 1868 earthquake, remodeling in the early twentieth century, the 1954 move, and a 1965 lightning strike, the structural system of the building has been much altered. The exterior walls have been patched and much of the siding replaced. The size and arrangement of windows and doors were altered at the time of the move. Despite all this, almost all of which has occurred during the period of significance, the cottage is recognizably the same building as it was when first built.

G. Bungalow 1910, architect unknown

**One Contributing Building
Photos 22-23; Figures 1-2**

Background

The bungalow was built to accommodate the expanding Shinn extended family, specifically Joseph C. Shinn and Florence Mayhew Shinn who were married in 1902 and had been living with Joseph's parents and other family members in the Big House with two children and another on the way. The one-story bungalow was finished and they moved into it in 1910, just before the birth of their third child. After a fourth child was born in 1912 and a fifth was on the way in 1913, they built a two-story rear addition. Joseph and Florence moved to the Big House in 1917.

In 1930, Gladys and Jack Williamson and their two children moved in. The Williamsons operated a school in the house and in a special building built for the school behind the house in 1934. The school accommodated a few boarders, some of whom may have lived upstairs in the bungalow. From 1946 to 1962, Red Kempton, the manager of the ranch, and his family lived in the bungalow. (Rockstroh 1984) In 1967, after the property was donated to the City, the offices

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of the Fremont Parks Department were located in the bungalow, later repurposed as a facility for community programs.

Description

The wood, gable-roofed residence in an L-plan of two intersecting rectangles has a one-story front and a two-story rear. Despite the higher rear wing, the house has the general character of an ordinary one-story bungalow of its time with just the peak of the second-story roof visible from the front. The massing and decorative features and the original unpainted redwood exterior, probably first painted circa 1970, are associated with the Craftsman style. A central cross-gabled front entrance porch that appears in early photographs was removed at an unknown date. The plan of the entire house is an elaboration of the distinctive plan of the original one-story part of the house. Within the rectangular boundaries of the original house, there is a wide central section with a living room and a porch behind it, and two rooms at either end. At the north end is a kitchen and what was once a dining room. At the south end are two rooms built as bedrooms with a bathroom between them. The two-story addition is at the north end with a stairway to the second floor, and on the ground floor an additional room and bathroom at the rear and a porch that meets the existing porch in an L-plan. Originally open, the porch was enclosed with glass at an unknown date, probably in the late 1930s, after the close of the Williamson School that operated in and around the bungalow circa 1930 to 1935. Upstairs are two bedrooms and an alcove. Outside the house at the north end is a shed-roofed woodshed, partially open at the rear, that was built by 1913.

Inside, decorative finishes are intact in most spaces. The living room has board-and-batten paneling to the height of a plate rail in a lighter wood than redwood, probably Douglas fir, built-in drawers and cabinets, and a brick fireplace. Most of the other ground floor rooms retain wood baseboards, window and door trim, and picture rails. Wood floors have been replaced or covered by linoleum and original light fixtures have been replaced by fluorescent lights. The kitchen has been remodeled since the house was taken over by the City. The rear porch, enclosed for conversion to an interior space at an unknown date, retains the natural redwood siding from the time of its first construction when it was exposed to the outside. Upstairs, the walls are paneled with battens in the character of the Craftsman style rooms downstairs.

The building appears to have a standard platform frame, both in its original section and its addition. It is built on a concrete perimeter foundation. Interior finishes are lath and plaster with redwood paneling and trim. Originally unpainted natural redwood, the exterior is painted with cream colored walls and light reddish brown trim. Craftsman features are the horizontal massing, low-pitched gable roof, overhanging eaves with brackets at the gable ends and exposed rafters along the sides, wide beveled siding, and simple framing of windows and doors with plain boards. The front façade is a balanced, although not completely symmetrical composition with a central door flanked by identical double-hung windows. At the ends of the façade are three casement windows that light the kitchen at the north end and a double-hung window into what was originally a bedroom at the south end.

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Integrity

Almost all of the alterations were made within the period of significance and contribute to the significance of the resource. Since the City of Fremont first occupied the building in the 1960s, the kitchen and bathroom interiors have been remodeled and new light fixtures have been installed. At an unknown date, probably 1960s-1970s, the natural redwood exterior was painted. The bungalow retains integrity of design.

H. Working Yard Circa 1875

**One Contributing Site
Photos 24-27; Figures 1-2, 7-8**

Background

The working yard was created about 1875 when the center of farm operations was moved from near Alameda Creek to a new site 0.4 miles south. It was an essential space in the operation of Shinn Ranch, serving as a central staging area for activities including agricultural operations, keeping work animals, storing vehicles and equipment, loading vehicles, drying fruit, and housing workers. During the active years of Shinn Ranch, the working yard was shaped by a partial ring of working buildings and structures—Shinn Barn, nursery barn, pump house, elements of the water and irrigation system including the chimney, and four China Camp buildings after they were moved to the northeast corner of the working yard in the mid-1950s. The working yard was the central open space defined by these buildings and structures and also the general area around them. Until the 1950s, the working yard was served by an industrial rail system. This was a common system for moving heavy or bulky materials in industrial and other working settings, consisting of iron rails and carts that could be moved by human or animal power.

Description

The working yard is the unpaved open space shaped by the working buildings and structures behind the Big House and the domestic yard and also the space around these resources. The working yard is the area behind the domestic yard that exists in relation to the nursery barn on the east, rebuilt outhouse on the northeast, Chinese bunkhouse on the north, and Santos Barn on the northwest.

Vegetation

Mature trees around the edges of the central unpaved open space contribute to the definition of the space. A large cork oak at the north end may survive from the active era of Shinn Ranch. The other trees around the working yard have been planted or volunteered since the end of the period of significance. A small demonstration orchard on the east side of the working yard between the north end of the Circle Garden and the Nursery Barn was planted between 1993 and 2002 (Google Earth).

Irrigation and water systems

At the site of a demolished pump house, there is a well a few feet northeast of the Nursery Barn near the east boundary fence of Shinn Park. The well is marked by a square concrete slab or cap

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and a metal plate has been attached to the top of the cap, capping the well. The concrete cap measures three feet on each side and is exposed about three inches above the ground. The well itself is not visible. Also projecting from the well and partially submerged is a roughly two-and-one-half inch iron pipe on the east side.

Northwest of the Nursery Barn about 14 feet is a concrete and brick structure, referred to by the Shinn family as a chimney, that was built as part of a water system. Its specific use is not known. This is a conspicuous tower, about ten feet high and nearly square, measuring 3'9" by 4'2 1/2". It is built of two materials, an outer shell of concrete and an inner lining, also nearly square, of brick. The outer shell encloses a rectangular opening more than 11 feet deep. The form work is visible on the concrete, with a smooth finish from the ground to a variable level of roughly five feet, and a rough finish above that. The inner brick lining extends about three courses of brick above the outer concrete shell. On the west side of the chimney near its base is a three-inch pipe opening that was plugged up in 2023.

Northwest of the chimney about seven feet is a vertical iron pipe standing 2'2" high. The pipe is about 8" in diameter and crowned with a cap in the same material, measuring 10" across. Again, the specific purpose of this feature is not known. Its design, materials, and location indicate that it was built as part of the water system. In addition to these above-ground features, partially buried horizontal pipes radiating from the well and the chimney indicate the presence of an underground irrigation system.

The design, features, and extent of the irrigation and water systems at Shinn Ranch are only partially known. Even these fragments are important in helping to tell the story of the property as an agricultural operation. Without these utilitarian features, it is difficult to understand the work of the ranch or its products or the evolution of the operation over time.

Integrity

In its overall organization and character, the working yard remains as it has always been, a dirt and gravel open space with utilitarian buildings and structures around it. The details of the working yard changed over time. Since the end of the period of significance, notable changes occurred when Shinn Barn burned in 1977, when the nursery barn was moved ten feet to the northeast in 1992, when the China Camp buildings were moved to the west side of the yard about 2002 to make way for Santos Barn, moved into the district in 2002, when two of the China Camp buildings were dismantled and put in storage in Santos Barn, when the Chinese bunkhouse was moved back to the east side of the barn near its previous location east of Shinn Barn, and when the pump house was demolished at an unknown date leaving the well head in place.

The irrigation and water systems built over many decades, extant only in fragments, have probably not been functional since the property was donated to the City of Fremont in 1962, if not before. Since that time there have been losses to the systems, most of which are unknown in their specifics, from deterioration and removal. The only specifically identified loss was the removal of an electric pump in 2023-2024. Because the system has existed in fragments since

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before the end of the period of significance, it retains integrity of design as a representative of an essential feature of Shinn Ranch.

I. Nursery Barn
Circa 1875, moved 1992

One Contributing Building
Photos 28-29; Figures 1-2, 7

Background

The nursery barn was built east of and behind the tankhouse probably around 1875-1876 on the southeast perimeter of the working yard. (Colquhon 1893, Plate 27) No documentary evidence of the date of construction or original purpose of the building has come to light. Because of a similarity of construction details and materials between the c. 1875 Shinn Barn and to a lesser extent the 1875 tankhouse, and because of the influx of capital from Joseph W. Clark and the substantial building program of the Shinn Nursery that relocated the center of operations in the mid-1870s, it seems likely that this barn was built around that same time for use in the nursery operation. After its original use as part of the nursery, it was used for the subsequent principal focus of the ranch, its eighty years as a fruit orchard.

Long known as the packing house or packing shed, the nursery barn has also been called the foreman's cottage and the blacksmith shop or a combination of the two. Its principal original use was as a specialized barn built at the peak of investment for the Shinn Nursery. It may always have had a living space in it and part of it served as the foreman's residence. How it was used specifically for the nursery operation is unknown in part because as a nursery barn it was a rare or possibly unique example of a building type.

Description

The rectangular, wood-frame, gable-roofed nursery barn is located on the east side of the working yard, behind the Big House. In 1992, it was moved about ten to twelve feet to the north along the east perimeter of the working yard on a concrete slab foundation. Its rectangular form measures 34 feet by 25 feet with its long axis oriented slightly northwest-southeast. Inside there are two floors at its south end. The northern two-thirds of the building is an open space to the rafters. The two-story space at the south end has two rooms on each floor. In the absence of available records, it seems likely that these rooms have been used for record keeping, fruit processing, and as a residence. Chinese writing on upstairs walls remains from the residence of Chinese workers.

Similar to what is known about Shinn Barn, the framework consists of braced bents on sides and balloon frames at ends. The elements of the braced bents—posts, beams, and diagonal braces—are connected with mortis-and-tenon joints pegged with wood dowels. The structural frame is clad on the exterior in common channel rustic siding on all four sides. Unlike Shinn Barn and most local barns including Santos Barn, the nursery barn was weathertight. There is no interior sheathing or paneling in the main two-story space, exposing the structure of the building. The few windows in the building are double hung, six-over-six sash. Apart from one paneled person-door that provides access to the two-story section from the east side, the main entry is a heavy

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rolling door on the west side. This door is wide enough to provide access by a wagon to the center of the building.

The rooms at the south end are paneled in horizontal boards on the ground floor. Upstairs there is a patchwork of deteriorating lath-and-plaster and drywall on the outside walls, and vertical boards for interior partitions. From these finishes it seems likely that the principal residential area was upstairs. The building is strictly utilitarian in character, lacking any decorative or stylistic embellishments. On this basis and that of the structural features, the estimated date of construction is that of the Big House, tankhouse, and Shinn Barn.

Integrity

Some changes after the period of significance represent diminished integrity for the nursery barn: when the building was moved about 1992, it was placed on a reinforced concrete slab foundation and an accessibility ramp was added at the southeast corner, and in the 1970s-1980s, a light-framed porch across the front was removed and a person door and window on the west side were replaced by a rolling door. The building retains most of its essential features, including the distinctive and rare elements of its braced frame, and overall retains integrity of design.

J. Chinese Bunkhouse Circa 1917-1921, moved 1954

**One Contributing Building
Photos 30-31; Figures 1-2, 9**

Background

The Chinese bunkhouse was built on the south side of Alameda Creek about 1917-1921 as part of a complex of buildings long occupied by Shinn Ranch workers. This complex, called China Camp by former residents and their descendants, was one of several China Camps on local ranches. Some form of China Camp has been on Shinn Ranch since about 1870. The earliest known location of the Shinn China Camp was on the south side of Alameda Creek upstream from Sim Cottage where the Shinn family lived from 1856 to 1876. China Camp buildings were inexpensive, impermanent buildings that had to be replaced periodically. The Chinese bunkhouse was built in the early twentieth century, no doubt as a replacement for a building that served a similar purpose before. The Chinese bunkhouse was one of four buildings brought up to the farmstead from China Camp in 1954 when gravel mining operations along the creek approached the camp and threatened the buildings.

Description

The one-story, gable-roofed, wood bunkhouse has a rectangular plan measuring 20 by 26 feet. It is generally of single-wall, box type construction; vertical boards are nailed to cross members at the floor and the ceiling so that the load is carried in the walls and not in a frame. Curiously, in a couple of places there are notched joints typical of construction from the mid nineteenth century and earlier; these are not consistently present in the building and may represent the reuse of materials from another building. One wall that has a conventional stud frame and a corner with a post is probably the result of rebuilding and repairing the building. The walls are only as thick as the boards, roughly one-inch thick, with no interior wall and no insulation. Battens are nailed over the joints between the boards to block outside air from getting inside. At one time there

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were Chinese newspapers covering portions of the inside walls. All nails used in the bunkhouse are round.

The ridge of the gable roof, fifteen feet high, is parallel to the short ends of the building. This creates broad gables on the long sides of the rectangle and maximizes the amount of loft space. The eaves originally projected over one end of the house, creating a full front porch. The eaves and porch were removed after the building was moved in 2006. The bunkhouse was designed to be entered through a single door at each end of the building. The interior is divided by partitions that may not be original to the building into four rooms of unequal size. Some of the partitions are of vertical boards and some are of horizontal boards, indicating that changes were made over time. Two of the rooms are enclosed at the eaves by ceilings that might also have functioned as sleeping lofts. A rough, built-in ladder on one wall provided access to a sleeping loft.

Although the building sits on a concrete slab foundation, it is directly on the Hayward Fault and its location may be considered temporary. This location is in the same general area where it was placed by the Shinn family in 1954. A permanent location will be considered as plans for restoration of the building are developed.

Integrity

Integrity of design has been lessened by the removal of the front porch. The material and spatial features of the main part of the building are intact. The portion of the building that survives, including windows and doors, all of the interior spaces, and the elements of its box type construction, still conveys the significance of the building.

K. Outhouse

Circa 1940; moved 1954, rebuilt 2007

One Noncontributing Building

Photo 32; Figures 1-2

Background

The outhouse was built on the south side of Alameda Creek as part of the aforementioned China Camp complex. Like the bunkhouse, this building was not the first of its type built in China Camp and would have been a replacement for a building that served the same purpose before. It was built in the twentieth century, probably in the 1920s-1930s. The outhouse was moved with the bunkhouse and two other buildings to the central farmstead from China Camp in 1954.

Description

The rectangular two-seat, two-chamber outhouse measures 8 feet 1 inch wide by 5 feet 2 inches deep. It sits on a concrete pad and is covered by a rear-sloping flat roof that projects over the entry area at the front and slopes to the rear. The stud frame is clad in horizontal v-groove siding with round wire nails. It is in a standard configuration with two stalls divided by a partition, each entered through a door hinged on the outside. Each stall is ventilated with a single screened rectangular opening above the door. The doors are single full height panels with diagonal braces and symbols of a crescent moon on one and a star on the other.

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Integrity

The outhouse has been largely rebuilt and has lost integrity. A drawing prepared in 1975 showed that the seats had been converted to those of modern toilets and there was a screening wall in front of and parallel to the front of the outhouse itself so that users entered an unroofed vestibule area from the sides before entering the side-by-side toilet rooms. By 2002, the building was in poor condition, the screening wall was gone, and the doors existed only in fragments. In 2007, the outhouse was rebuilt by Eli Feriante of Boy Scout Troop 160. Much of the wood in the walls was replaced, the seats were redesigned and rebuilt, new doors may have been based on those for an outhouse at the nearby Patterson Ranch, and the screening wall was omitted.

L. Santos Barn Circa 1900, moved 2002

One Noncontributing Building Photo 33

Background

Santos Barn was built at 1481 Mowry Avenue, Fremont, about 1/3 mile south of its present location. It was built on the small farm of John Joseph Santos (1850-1930), probably around or after 1900. Santos was a farmer, the first dentist in the area, one of five roadmasters of Washington Township from 1904 to about 1924, and he worked for the California Nursery. (*Washington Township News Register*, 13 November 1930) He also had fruit trees. When Santos bought the property c. 1880-1885, the house may already have been there. Since the 1980s, the barn has been estimated in various studies to have been built around the same time as the house. The absence of square cut nails and the presence of round wire nails indicate that it was built around 1900 or later.

In 2002, following destruction of Shinn Barn by fire in 1977, and to save Santos Barn from demolition due to planned road widening, the barn was moved to Shinn Historical Park. The decision to move the barn was made by the City of Fremont and the Mission Peak Heritage Foundation following consideration of the appropriateness of the barn to Shinn Historical Park. Both barns were built as general-purpose barns with three aisles and features to shelter and feed farm animals. They are both rectangular in plan with gable roofs. They are wood buildings each enclosed on three sides by vertical siding and on the fourth side by channel rustic siding. They are similar in size, with Shinn Barn having had 1520 square feet and Santos Barn about 1300 square feet.

Following the temporary location of Santos Barn at the rear of Shinn Historical Park in December 2002, in 2003 it was moved to its permanent location. Because of the location of the Hayward fault, the Santos Barn location overlaps with the original Shinn Barn location slightly to the west. The barn is oriented at an angle to the Big House and other buildings on the property as was Shinn Barn. Its general location and orientation perform a similar function in defining the space of the working yard as well as maintaining the distinctive angled orientation to the Big House.

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Description

The rectangular redwood barn measures roughly 50 by 26 feet. Its three-aisled interior is covered by a gabled roof over the central bay and shed roofs at a lower pitch over the side bays. The central gable is supported by simple trusses. Three aisles are defined by rows of heavy posts that support the trusses and the roof sections. The building is enclosed by board-and-batten walls on three sides and by rustic siding on its fourth side. This fourth side that originally faced the public road faces the back of the Big House, just as a similar side of Shinn Barn previously faced the back of the Big House. Inside, the three bays are partly separated by internal walls and each bay has a second floor.

Integrity

Santos Barn does not contribute to the district because it was only moved to the district in 2002 and has no historic relationship to the district.

INTEGRITY

Location

Shinn Ranch Farmstead retains integrity of location, located where development of this second farmstead of Shinn Ranch began in 1875. The farmstead as a collection of buildings, spaces, driveways, and landscaped grounds is in its original location and most resources remain in their original locations.

Design

Shinn Ranch Farmstead retains integrity of design. Its overall plan is intact with the alley, domestic yard, working yard, and the parking lot (**Figure 1**). The core of the design is visibly retained in the persistence of the domestic yard and the working yard with their spaces, buildings, structures, and vegetation. The open space of the working yard and the lawn, gardens, trees, circulation for vehicles and people, and hardscape of the domestic yard are the specific elements of the design that remain intact. Some design details have changed. Many trees and shrubs have been lost including major specimen trees, many pecan trees have been lost, flower gardens have been planted where they may not have been, the circular driveway to the front door of the Big House has been removed, and the Kato Memorial Garden has been created. On the edge of the working yard, a demonstration orchard was planted c. 1993-2002. Shinn Ranch Farmstead retains integrity of design because its organization, character, and most features are still present.

Setting

When Shinn Ranch Farmstead was built in the 1870s, it was surrounded by orchards and fields. Soon after the farmstead was donated to the City of Fremont in 1962, a church was built on the land that faced the farmstead across the street on the south. Farmland was sold to developers in the 1960s and 1970s; subdivision maps for the land on the east, west, and north of the farmstead were filed in the spring of 1977, and development began. By 1980, aerial photographs and topographic maps showed land surrounding the farmstead built up with new houses (historic aeriels.com, 1968, 1979, 1980). The property does not retain integrity of setting.

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Materials

Shinn Ranch Farmstead retains integrity of materials. The principal exterior material of the Big House, tankhouse, nursery barn, and bungalow is painted redwood. Windows in the Big House, tankhouse, and nursery barn are glass, some of it from the time of construction and showing evidence of its age in its waves and imperfections. The wood in Sim Cottage, said to be from an abandoned ship, is unknown. The wood in the Chinese bunkhouse is unknown, probably a common and inexpensive commercially available wood from the time of its construction about 1921, such as Douglas fir. The house, tankhouse, and bungalow have brick foundations. The nursery barn and Chinese bunkhouse have post-period of significance concrete slab foundations. Visible materials of the irrigation and water systems are concrete, brick, and iron.

Workmanship

Shinn Ranch Farmstead retains integrity of workmanship. In addition to the common workmanship of its period, examples of workmanship are noteworthy for their rarity and in one case, for its unusual and innovative character. Altogether there is a rich and unusual variety of examples of workmanship on the property. The Big House likely has balloon frame construction, based on the period of construction and the visible example of balloon frame construction inside the north end wall of the nursery barn built about the same time. The frame supports milled redwood, channel rustic siding on the exterior and lath and plaster walls inside. The plastered brick foundation and the heavy timber framing between the perimeter brick foundation walls are visible elements of the workmanship of the period. Inside there is graining of several door and window frames. The tankhouse and the nursery barn are both built with brace frames connected by mortis-and-tenon joints and secured by wood pegs, visible from the inside. These once common features are rare. The frames are clad in milled redwood, channel rustic siding. Sim Cottage was built with a highly unusual roof framework using wrought iron. The ceiling of the cottage was originally hung from the ridge beam on hand-wrought iron hangers, presumably made by William Sim who was trained as a blacksmith. Elements of the system remain intact, visible in the attic; they no longer serve a structural function. The Chinese bunkhouse is an example of single-wall or box-type construction, a once common type of cheap, impermanent wood construction increasingly rare because of its intentional impermanence. Partly shored up with structural posts, the original construction in which walls carried the loads rather than studs or posts, is clearly visible inside with its vertical planks nailed at the bottom and top to a sill and a plate. The bungalow is a conventional balloon frame or platform frame of its time, built of industrially produced materials.

Feeling

Shinn Ranch Farmstead retains integrity of feeling. The integrity of the Big House, Sim Cottage, Chinese bunkhouse, tankhouse, bungalow, and nursery barn; the organization of the farmstead with its domestic yard and working yard; and the general character of the grounds around the house convey the feeling of place in the Shinn Ranch era.

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Association

Shinn Ranch Farmstead retains integrity of association. The house was built for James and Lucy Shinn and their children and was lived in by three generations of Shinns. The farmstead was the center of Shinn Ranch. The donation of the property to the City of Fremont in 1962 strengthened the association of the property with the Shinn family, perpetuated by renaming the farmstead "Shinn Historical Park and Arboretum."

Summary

Shinn Ranch Farmstead retains integrity of location, design, materials, workmanship, feeling, and association and has lost integrity of setting. Since 1974, major projects and changes to the property include demolition of the pumphouse and Williamson Outdoor School, loss of Shinn Barn to fire in 1977, creation of Kato Memorial Garden in 1983, creation of the Archives Room within the former workroom addition at the rear of the Big House in 2002, relocation of Santos Barn to the approximate Shinn Barn location in 2003, dismantling of two China Camp buildings for storage in Santos Barn in 2003, re-roofing of the Big House in 2018-2019, and the loss of some specimen trees from old age. The uses of Shinn Historical Park and Arboretum have continued to exemplify the idea of preservation for use.

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8. Statement of Significance

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

☐

C. A birthplace or grave

☐

D. A cemetery

☐

E. A reconstructed building, object, or structure

☐

F. A commemorative property

☐

G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

AGRICULTURE

ETHNIC HERITAGE: Asian (Chinese)

ETHNIC HERITAGE: Native American

ARCHITECTURE

CONSERVATION

COMMUNICATIONS

EDUCATION

Period of Significance

1875-1974

Significant Dates

1875-1888

1947

1962

1971

1974

Significant Person

(Complete only if Criterion B is marked above.)

Shinn, Milicent W.

Shinn, Charles Howard

Shinn, James

Shinn, Joseph C.

Shinn, Florence Mayhew

Cultural Affiliation

Muwekma Ohlone

Architect/Builder

Minton, H.A.

Unknown

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Shinn Ranch Farmstead is eligible for the National Register of Historic Places at the local level of significance under Criteria A, B, and C for its association with the operation of Shinn Ranch; with the influential and highly accomplished members of three generations of the Shinn family; and as a rare surviving embodiment of a once typical California farmstead. The property is significant under Criterion A in the area of Agriculture for its association with Shinn's Nurseries when the Shinns were pioneers in the importation, development, and distribution of plants from Japan and elsewhere, and subsequently as a productive and influential fruit ranch. In the areas of Ethnic Heritage: Asian (Chinese) and Ethnic Heritage: Native American, the property is significant for the role of Chinese and Native American workers who lived and worked on the property. The property is eligible in the area of Conservation as an early and prominent example of historic preservation in the new City of Fremont, donated by the Shinn family at a time of rapid urbanization to represent "an era of local and American history" for future generations in Fremont. Under Criterion B in the areas of Agriculture, Communications, Conservation, and Education, the farmstead is significant for its association with Milicent W. Shinn (Communications and Education), James Shinn (Agriculture), Joseph C. Shinn (Agriculture), Florence Shinn (Conservation), and Charles Howard Shinn (Communications). Under Criterion C in the area of Architecture, the property is significant as a rare surviving embodiment of a once typical California farmstead consisting of a domestic yard and a working yard; for the distinctive and harmonious design of the Big House and tankhouse based on prototypes in a family home town in Connecticut, pattern books, and references to the Italianate or Italian Villa Styles and the Stick Style; and for its representation in the farmstead of a range of significant and disappearing resource and construction types. The 1875 to 1974 period of significance opens with construction of the Big House and tankhouse at the second farmstead location and closes in 1974 when the last Chinese resident of Shinn Ranch moved away and the property completed its transition from family farmstead to public park when the Big House first opened for tours. The orientation, setting, and general environment for the three moved contributing resources are comparable to those of the historic location and are compatible with the property's significance, thus enabling the district to meet Criteria Consideration B: Moved Properties.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

On 28 May 1981, Helen A. Manning, Community Development Coordinator for the City of Fremont, wrote to California State Historic Preservation Officer Knox Mellon, requesting a National Register determination of eligibility as required for approval of Community Development Block Grant funds to re-roof the "Shinn Home." The boundaries of the property were the same 4.5 acres as documented in this nomination. On 21 August 1981, the property was determined eligible (36 CFR Part 63.3) for the National Register by the Keeper of the National Register (signed by William H. Brabham for the Keeper of the National Register) in a letter from Carol D. Shull, Acting Keeper of the National Register.

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CRITERION A

Agriculture

As the operational center of the former Shinn Ranch, Shinn Ranch Farmstead is significant for its association with the nursery business from 1875 to 1888 and the fruit business from 1888 to 1947. An office on the first floor of the house was the administrative center of both operations. The gardens and grounds were a testing area and showplace for nursery products. Shinn's Nurseries, a partnership of James Shinn and Joseph W. Clark, was one of the first nurseries in the United States to import plants from Japan and was an innovative and influential nursery that did business throughout California and across the United States. Building on the skills of the nursery business, Shinn Ranch—under James Shinn and his son Joseph Shinn—was a recognized leader in the production of fruit in California, mostly apricots and cherries, in the rich orchard land along Alameda Creek. The property exhibits the business and marketing side of agriculture in its constant connections to the Produce District in San Francisco, notably to the commission merchant, Joseph W. Clark.

California Fruit Ranch

Agricultural properties in California have long been named or referred to by terms that contradict common usage in most places. Since the 1850s, the common use of the term “farm” as a place where crops are grown and “ranch” as a place where animals are raised has often, not always, been reversed. By 1852, the term “sheep farm” appeared in California newspapers (*Nevada Journal* 1852). By 1857, the term “fruit ranch” was used in California newspapers. (*Sacramento Bee* 1857) In the same period, variations were used to denote specific types of fruit ranches. The *Pacific Rural Press*, a leading agricultural periodical in California at the time, used the term by 1871, the first year it was published. (*Pacific Rural Press* 1871) The earliest reference in print to the Shinn property as a ranch was in an Oakland newspaper in 1888 (*Morning Times* 1888), the year the Shinns closed their nursery and focused on fruit orchards. Since that time, the property has generally been referred to as Shinn Ranch. In that year Milicent Shinn, writing under a pseudonym, wrote of “fruit ranches” along Alameda Creek, without mentioning Shinn Ranch or others by name. (Burns 1888).

Farmers and Commission Merchants

Like most agricultural properties, Shinn Ranch has generally been identified in relation to its agricultural products. Farms and ranches are businesses that depend on access to markets, labor, money, market conditions, and other factors. The history, buildings, and other features of Shinn Ranch provide a rare example of an agricultural property for which there is rich material to tell the business side of the story.

Shinn Ranch had its origins in relationships between farmers who produced agricultural products in Washington Township and commission merchants and related businesses who sold the products in San Francisco. When the farm was established in 1852 by William Sim, he already had business relationships with E. P. Flint both in the San Francisco produce market and in Washington Township real estate. The relationship continued after 1856 when Sim sold the

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property to Flint and Joseph W. Clark, not to farmers but to commission merchants. Between them, Flint and Clark had warehouses and outlets in and around the produce market, and ships to transport agricultural products across the bay from Washington Township to San Francisco, and to more distant markets. Flint and Clark engaged James Shinn to run the farm and sell his products to them.

Gardens and farms were developed in San Francisco, around the bay, and along the corridor of the Sacramento River. To deliver farm products to consumers in San Francisco and in the mines, centralized markets were developed along the waterfronts of the port cities, especially in San Francisco and Sacramento. Farmers around San Francisco Bay delivered milk, eggs, fruits, vegetables, grains, and meat to an area of the San Francisco waterfront that was north of the foot of Market Street and below Telegraph Hill that came to be called the Commission District or Produce District. (Corbett 2010, 196) Farmers hauled their products by wagon to protected landings around the fringes of the bay. They loaded these products on shallow draft ships that carried them to a wharf in San Francisco where they were unloaded, reloaded on wagons, and hauled a short distance to a warehouse or open storage area. The produce warehouses were often across the street from the wharf, shortening the time of handling and storage for the most perishable goods at the port. From the Produce Market they were sold and delivered to customers.

This supply chain, from farmer to market to customer, required many different types of work, including farming, sailing, hauling, and selling. A key to making it work was a commission merchant, a broker who, for a fee, facilitated the transactions between the various parties. The more separate individuals or businesses involved, the more fees required and the higher the cost. For efficiency of operation and lower costs, there was an advantage in controlling as many parts of the supply chain as possible, vertical integration. The supply chain might consist of three or four or more parties, e.g., farmers, haulers, shippers, buyers, and a commission merchant, or the number of parties could be reduced to as few as one if the farmer and commission merchant were part of the same business or contract. In this supply chain, the commission merchants were in charge and many of them made small and large fortunes. Strong, mutually dependent connections were established between the rural farmers and the big city. The farmers needed trustworthy buyers of their products who would pay them fairly and extend credit when needed. The merchants benefitted from sources of products that were reliable in delivery and quality.

When Shinn Ranch Farmstead was established in 1875, Clark and Shinn had been partners for many years and the relocation and development of the farmstead was a product of the partnership. Continuing after Clark's death in 1878, the partnership lasted under his son, Joseph Fessenden Clark until 1888 when the Shinns ended their nursery business.

Agriculture

Shinn Ranch Farmstead was the operational center of a farm that was established on the former lands of Mission San Jose four miles southeast. At the time of the Gold Rush, the sudden tremendous demand for food to feed the miners and the new City of San Francisco led to the establishment of farms around San Francisco Bay. Both because of the productivity of Mission

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San Jose and the location of the mission on a route to the central valley of California and the southern mines, the area around Mission San Jose was one of the first to be settled and farmed. The first American owners of the former lands of Mission San Jose, John M. Horner and Elias L. Beard, grew wheat. Beard lived at the mission and experimented with fruit and other plants in the mission gardens, for himself and others in the area. In 1852, William Sim bought 151.9 acres from Horner and Beard and established a farm. During his tenure on the land, Sim conducted "some of the earliest horticultural experiments" in the area (Charles Howard Shinn 1991, 22), planted the first orchard in the township outside of the Mission grounds, and was highly successful as a farmer. He was remembered as among those who made exorbitant profits during the Gold Rush by selling peaches for one dollar each (CCWT 1965, 26). In 1853, he sent samples of grains grown on his land to the Exhibition of the Industry of All Nations in New York: "Wm. Simm [sic], in 1853, shipped from Irvington to the Worlds's Fair, New York City, in hermetically sealed cases, samples of California grain which attracted much attention. There were oat stalks ten feet three inches in height, with heads twenty-two to twenty-eight inches in length. Also, the product of a single grain of wheat, viz.: seventy spears or stalks, having four thousand two hundred grains or kernels, and some wheat heads consisting of from fifty to eighty grains in a head." (CCWT, 1965, 14)

When James Shinn began farming the land for new owners Flint & Clark, he continued with the same type of operation that William Sim had started. In the 1860 U. S. Productions of Agriculture Census, Shinn's principal crops were wheat, barley and unspecified fruit from orchards. He also had sixteen milk cows, sixteen head of non-dairy cattle, and miscellaneous other animals, and he produced butter. While he continued with a conventional operation, he was innovating in horticultural experiments and fruit production: "recognizing the favoring conditions in his new California home, he entered at once upon fruit and plant lines, and won immediate recognition. He introduced standard sorts and novelties from all sources, and early in the sixties had probably the largest collection of fruits in bearing then in California, and he won innumerable awards at the fairs of those days." (*Pacific Rural Press* 1896, 308)

In 1871-1872, according to Milicent Shinn, at her mother's suggestion, her father started a nursery business at Shinn Ranch. Lucy Shinn "had noticed the great increase in fruit-growing that had begun in California, and suggested that... he should turn the farm to nursery purposes." Lucy's brother, Joseph Clark, joined James Shinn in the business called Shinn's Nurseries. (Milicent Shinn 1936) The timing of this change corresponded with completion of the transcontinental railroad two years earlier, the increase in fruit exports from California at that time, and the location of a station of the transcontinental railroad only a half mile away. (Wickson 1921, 50) The change also corresponded to the rebuilding and relocation of the major buildings of the ranch – the creation of the Shinn Ranch Farmstead. The cost of the huge investment that this must have taken must have exceeded the ranch income for a while. In 1875-1876, when costs of building the new house, tankhouse, and barns would have all come together, Milicent had to take a year out of her studies at the University of California and teach to earn money.

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In 1874, when their first nursery trees were two years old and ready to sell, they “filled two railroad cars... entirely with trees, about six thousand in each car, to go to different towns and then be distributed” and planned to plant 60,000-80,000 new trees soon. (James Shinn 1874) As reported in *Pacific Rural Press* about James Shinn, “In his nursery work he introduced many new varieties, but modestly refused to place his name upon any. He spent much time and care upon his nursery catalogues, which were models of accuracy, and were in their time the equal of any published in the country. Mr. Shinn was one of the organizers of the State Horticultural Society in 1878, and prominent in its affairs almost up to the close of his life. He was a vigorous and able writer upon horticultural and public affairs, and in the early days of our fruit growing his carefully written statements were of wide value.” (*Pacific Rural Press* 1896, 308)

In Milicent’s account, “by 1874 the old books show that trees were being shipped not only all over California... but also to British Columbia, even to Hong Kong and Nagasaki. The trees were raised on the Shinn ranch, certain stocks and grafts being obtained from... San Jose and... Sonoma County. Trees were also imported from Japan, such as the camphor, ginkgo, sophora, peonies, persimmons, spireas, paulonia, and many others. While the main stock was in fruit trees, the nursery also carried berries and vines as well as ornamentals, and it specialized in ‘Persian walnuts’ one of the better introductions of the type usually called ‘English Walnuts.’ Shinn’s Nurseries was among the earliest to grow eucalyptus trees in Quantity—mainly the old blue gum.” In 1888, “The affairs of the nursery were wound up, the stock sold to California Nursery Company and other nurserymen, and the Shinn ranch became a fruit ranch.” (Milicent Shinn 1936)

Regarding the relationship with Japanese suppliers, “the Japanese nurseries did not issue catalogues, but sent hand-painted pictures of the items they had for sale” and the bill from the Japanese was on rice paper. (Milicent Shinn 1936) The hand-painted pictures and the rice-paper bill are valuable resources in Japan for researchers on the nineteenth century nursery industry. After almost ten years of the nursery business, the agricultural schedule for the U.S. census of 1880 provides a snapshot of the work of the property and shows that even as the ranch was focused on horticulture, the Shinns continued with other crops and activities as well. Beginning in the 1880s, the ranch supplemented its agricultural business with “gravel extraction operations along Alameda Creek” (*Martha’s Vineyard Gazette* 1971) that were generally leased to outside contractors. By the 1920s, the Shinns were also engaged in dairying with a leased operation for fifty cows and a steel dairy barn. (Page & Turnbull 2007) They also had a second ranch known only to have been located “back of Haywards,” where they raised cattle “in partnership with another man.” (Joseph Shinn 1923) As Milicent Shinn explained under the pseudonym J. Burns, the nature of farming was such that regardless of any special focus, it was important to have other options when markets or weather or other variables interfered with expectations. (Burns 1888, 9)

With the new focus on orchards, the most important fruit crops over many years were cherries and apricots, among a great variety of fruits tried and grown over the years. In 1911, Lucy Shinn listed “the fruits that are actually bearing on a place near Niles,” evidently Shinn Ranch: “apples, apricots, cherries, pears, peaches, plums, prunes, quince, Japan quince, figs, oranges mandarin,

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lemons, shaddock, grape fruit, nectarine, grapes, loquat, mulberry, blackberry, gooseberry, loganberry, raspberry, strawberry, currant, carob, olives, Japanese persimmons, native persimmons, pomegranates. (sic)" In addition, they were also growing "almonds, chestnut, English walnut, Persian walnut, black walnut, butternut, fil-pecan nut, cork oak [and]... Many varieties of ornamental trees and plants, palms, etc." (*Washington Press*. 1911)

During Shinn Ranch's early years, from the 1850s through the years of the nursery business to the first years of concentration on fruit, the ranch came to be well known through the involvement of James Shinn in agricultural fairs and organizations. In 1859, he won several prizes at the Oakland Fair for his exhibits of apples, plums, grapes, and quince. In 1860, he was a delegate to the San Francisco Bay District Agricultural Convention along with other leading Alameda County farmers including E. L. Beard and John Lewelling. In 1870, the *California Farmer and Journal of Useful Sciences* reported that the Bay District Agricultural Fair showed "the very handsome collections of Fruit, the best ever made in our State" and that James Shinn presented "a magnificent collection of 67 varieties of apples, 35 of pears; a noble show." (*California Farmer and Journal of Useful Sciences* 1870) In 1873, the *Pacific Rural Press* said that James Shinn's sweet apples were equal to the best anywhere. (*Pacific Rural Press* 1873) In 1873, he was an organizer of the Centerville Grange; in 1876 he was an organizer of the Fruit Growers Convention of the State Horticultural Commission and a prominent participant, along with John Bidwell, from 1882-1887; a founder of the California Horticultural Society in 1879; and president of the Pacific Coast Nurserymen's Association in 1886.

Charles Howard Shinn, who worked with his father at Shinn Ranch, wrote frequently about horticulture. He wrote a series of four articles in *California Horticulture*, a leading California journal, in 1877 in which he described horticultural methods from his experiences at Shinn Ranch. His "Notes from a Greenhouse" were articles both practical and eloquent as he described, inarching, layering, grafting, propagating seeds, rooting, planting, watering, fertilizing, and dry slipping. His statement that "no simplicity is out of place in these articles" speaks to his intention to reach a broad audience. (Charles H. Shinn 1877) It also speaks to the important reality that so many people in California had recently arrived, and that California was different from the East and Midwest and any farmer had to adapt to unfamiliar conditions. Charles Shinn wrote for these people and helped California agriculture to develop and thrive. These articles were among many he wrote in the 1870s-1880s in *Pacific Rural Press*, *California Horticulture*, and other periodicals, along with his 1879 book, *Pacific Rural Handbook*, which addressed California agriculture and agricultural life more broadly. Even after his work and interests turned in new directions, he occasionally wrote about horticulture in later years, as in an admiring article about Luther Burbank who he visited in 1895. (Charles H. Shinn 1895) Charles was also a founding board member of the California Horticultural Society in 1879. Among the other officers and board members at that time were Professor E. W. Hilgard of the University of California, writer and professor E. J. Wickson, John Rock who moved the California Nursery to a site next to Shinn Ranch, and J. Lewelling.

Like his father and his brother, after Joseph C. Shinn took over management of Shinn Ranch in 1879, he was active in agricultural organizations and exhibitions. In that way, he maintained the

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high public reputation of Shinn Ranch management and products. He exhibited at the Farmers' Institute and was president of the Alameda County Farm Bureau. About 1910, he was asked to give his views on "the importation of oriental labor" by an unnamed organization. (Joseph C. Shinn [1910]) His most distinctive contribution to Shinn Ranch agricultural operations were in response to its difficulties. His response enabled the operation to continue successfully, although at times with difficulty, until twenty years after his death. Most directly, he began mining the gravel in Alameda Creek in the 1880s, providing a direct subsidy to the uneven income of agriculture. Indirectly, seeing future problems with the availability of water, he became deeply involved in efforts that assured adequate water for Shinn Ranch and all of Washington Township, efforts that went on for over thirty years. In 1923 he wrote to a cousin, speaking of his own experience at Shinn Ranch, "Farmers in America have had pretty hard times for a while." In addition to the orchards, with a partner he had a sizable dairy operation at the ranch with fifty cows and bought a cattle ranch west of Haywards. Neither of these did much better than break even. (Joseph Shinn 1923) By the 1930s, the principal products were dried fruits rather than fresh. This continued to be the case until the family stopped farming in the 1960s. (James Shinn 2023)

Building on the start made by the mission and by William Sim, Shinn Ranch was one of the leading innovators and developers of food crops in Washington Township. Shinn Ranch's influence was felt in several ways: locally among neighbors who came to the Shinn's for plants and information, the far-reaching success of the business, the writings of James, Charles, and Milicent Shinn, and the involvement of James, Charles, and Joseph Shinn in local and state agricultural organizations.

Ethnic Heritage: Asian (Chinese) and Native American

From its beginning in 1852 to the final turnover of the property to the City of Fremont in 1971, the operation of the ranch depended on hired labor. Beginning about 1870, Chinese immigrants provided much of the labor, both for domestic work and for the working ranch. Beyond Shinn Ranch, the Chinese were essential contributors to the early history of the township as a whole. Almost everywhere the evidence of their presence and their contributions in the built environment have been lost.

Several Shinn Ranch buildings survive where domestic and ranch work was done by the Chinese and where Chinese workers lived from 1875 to 1974. Chinese workers did general ranch work, worked in the nursery during its years of operation from 1871 to 1888, and worked in the orchards until the last years of farming in the 1960s. They worked in the Big House where there were Chinese cooks and probably did other domestic work in the house and surrounding gardens. In addition to year-round Chinese residents in the China Camp, represented by the surviving Chinese bunkhouse, up to fifty Chinese at a time lived in the bunkhouse during peak seasons. Chinese workers also lived in the tankhouse and in the nursery barn. The last Chinese resident, Jimmy Fong, vacated the Chinese bunkhouse and one other of the China Camp buildings and moved away in 1974. Shinn Ranch Farmstead has direct associations to Chinese workers and represents the essential role they played in the operation of Shinn Ranch during the entire period of significance. They also represent the role of the Chinese in the early history of Washington

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Township, an important and substantial history that is almost invisible due to the losses of so many buildings where they lived and worked.

Ethnic Labor

In addition to work on the farm by everyone in three generations of the Shinn family, there was always a need for hired labor. Some hired labor was engaged year-round by a few regular employees, both in the agricultural operation and in the house. Hard work and seasonal work, like harvesting, was done by day labor, i.e. by temporary workers hired as needed and paid by the hour. Over the years, the majority of hired workers, at different times, were Muwekma Ohlone and Chinese. Members of other immigrant groups, at much lower numbers, also worked at the ranch, among them men and a few women from the Philippines, Japan, Mexico, and Colombia. As time went on, machinery lessened the need for human labor in the orchards. Until the ranch ceased operations in 1967, human labor was essential to tending the trees, harvesting, and processing fruit for market. As Fremont grew, there was less labor available for such work. This contributed to the ending of agricultural operations for this ranch and others.

Native American

In the early days of the Shinns' management of the ranch, before they owned it, surviving ledgers show that much of the ranch work was done by Indigenous labor. This work was paid at \$1.50 per hour, the same as for other workers, with workers hired as needed. Workers were identified not by name but simply as "Indians" as, on 23 September 1857 the ledger noted: "4 Indians" were hired; on 15 November 1857 "Indian for digging holes;" and on 13 March [1858] "Indians for 3 ½ days work" and "for washing." No other source of labor is known for the years between 1856 when James and Lucy Shinn arrived and 1869 when Chinese labor took over.

After this early period, no records are known showing the presence of Native American residents or workers on the ranch until the 1930s to 1950s. At that time, several members of the Guzman family were present. Joseph Guzman, said by some to have been the last native speaker of Chochenyo, the language of the Muwekma Ohlone, died at Niles in 1934 at his home at Shinn Ranch. He was among several Ohlone in the area interviewed by John P. Harrington, a field ethnologist with the Smithsonian Institute who learned that Joseph (or Jose) Guzman (also spelled Gusman, Gausman, and Goozman) and one of his sons collected songs of the Muwekma Ohlone from people in the area. He was also interviewed by Alfred Kroeber. (Muwekma Ohlone Tribe 2014) According to the *Washington Township Register*, Joseph Guzman's "funeral was Wednesday from the Guzman home [on Shinn Ranch], thence to the Corpus Christi Church, Niles, where mass was celebrated. Interment was at the Holy Ghost cemetery in Centerville." (*Washington Township Register* 1934) Multiple sources document the presence of the Guzmans on Shinn Ranch. Shinn Ranch ledgers between 1932 and 1940 show numerous payments to Fred, Paul, and Benny Guzman for work on a well, irrigating, "thinning cots," pruning, and unspecified labor. They also included numerous payments of five dollars a month for "Rent for Fred's house." (Shinn Ranch ledgers, *passim*) The Guzmans remained on the ranch after Joseph Guzman died. The 1940 census listed a Guzman household next to the households of Milicent and of Joe and Nellie, probably along the creek. Fred Guzman, one of Joseph Guzman's sons, and three children—Margie (Margaret), Bennie, and Frank—lived in the household. Red

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Kempton, ranch foreman, recalled that in his years from 1930 to 1962, there was “a ‘full-blooded Indian’ among the help.” (Rockstroh 1984) A woman known only as “Mrs. Gusman” worked for the Shinn family as a housekeeper and caregiver for Milicent Shinn, in the 1930s and possibly afterwards for Florence Shinn.

A map of the property as it was before 1940 was prepared, probably in the 1960s, from memory by Mrs. Guzman. A building on the map near the creek was labeled “our house Guzman,” the home of Mrs. Guzman and other family members. The Guzman map is an important document for placing Native Americans on Shinn Ranch as well as for understanding the history of the Shinn property more generally. It also shows that the Guzman house was at the northeast corner of the Shinn property near the Nichols family house on the adjacent property. This is a matter of possible relevance because two Native American households near each other would have constituted a notable population center at a time when the population was diminished and dispersed. The Anglo-American Nichols family who had established a ranch next door around the time the Shinn family arrived, had intermarried with local Native Americans and remained in the area. Members of the Nichols and Guzman families served honorably in the U. S. Army during World War I and are well-remembered locally. Like Sim Cottage and the China Camp buildings, Mrs. Guzman’s house was endangered by gravel mining and flood control in the mid-1950s. It was probably demolished at that time.

Chinese

Many Chinese people, mostly men, came to California beginning in 1849 as part of the Gold Rush. Few came to Washington Township until 1864 to 1869 when many were employed in building railroads in the area. When the railroad work was done, many stayed in Washington Township. Some worked in the sugar beet factory that opened in Alvarado in 1870 and others worked in the salt industry along the bay. The largest number worked on farms, a few in domestic work, and many in agricultural labor, as is recorded in the census of 1870. By 1870, there was a Chinatown in Alvarado where the largest concentration of Chinese in the area lived. Chinese agricultural workers lived close to their places of work, on or near farms where they were needed. Typically, they lived in China Camps that sprung up around the township in the 1870s and 1880s. While knowledge of the number and extent of these camps is fragmentary, several substantial camps in Washington Township are known. Photographs show a camp with at least five buildings at the large ranch of George W. Patterson, a ranch of over 2,000-acres. (Holmes and Singleton 2011, 42). There was a China Camp with at least three buildings for workers in the vineyards at the Warm Springs Ranch under Josiah Stanford. There were at least three buildings in the China Camp at the California Nursery, and at least four buildings in the China Camp at Shinn Ranch. (WTMLH 2019, 9, 11, 12, 14) The camps at the California Nursery and at Shinn Ranch were near each other on opposite sides of Alameda Creek. There was also a China Camp at the ranch of John T. Stevenson, below Shinn Ranch on Alameda Creek near the Patterson Ranch. Of all of these, the only extant remnants are the Shinn Ranch bunkhouse and outhouse.

Although the census is hard to interpret in relation to the specific circumstances in which the Chinese lived, census groups of three to twenty or more men listed together is consistent with

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what is known about the China Camps. These were clusters of wood buildings, as described by Joshua Fong, descendant of a local Chinese family: typically consisting at a minimum, of “a kitchen building with a large wok on top of a brick stove, bunk rooms with hard bunk beds such as those found in China, an outhouse, and a small vegetable garden.” In addition, he wrote that “The Shinn Camp... had a fish trap fashioned out of rice sacks, much like those... in China.” Within the Shinn camp, individual residents had camp tasks including barber and cook. Many also had friends and relatives at the neighboring camp at the California Nursery. (Fong 1999, 7)

Chinese workers in the area worked in all kinds of agriculture. At Shinn Ranch, they worked primarily in the nursery and in the orchards. The orchard work in particular was seasonal, so that the demand for workers was high for winter grafting and planting and highest during harvest and packing times. At off-season times, they did other farm work like building and maintenance of the irrigation system. The Shinns and other ranch owners contracted with a man known as a China Boss to bring workers in as needed. Joshua Fong remembered one boss, Fong Hung Bong “who was the labor camp leader because he could drive and speak English.” (Fong 1999, 7) The Chinese residents at Shinn Ranch were also contracted out to other work sites. (Chinese Bunkhouse Project 2020)

Joseph Shinn recalled that in the late 1860s and 1870s when he was a boy, a China Camp was established when Chinese workers began working for his father. (Joseph Shinn ca. 1910) The way the census was recorded often made it hard to tell who lived on a property if they did not live in the same house with the property owner. The 1870 census listed three Chinese workers living in a household adjacent to the Shinns. At that time the Shinns were in Sim Cottage next to the creek near where the China Camp was later known to be. Two of those listed were farm laborers and one, a sixteen year old named John Ah, was a domestic servant, all of them presumably in the Shinn Ranch China Camp.

In the 1870s and 1880s, widespread anti-Chinese sentiment in California culminated in the Exclusion Act of 1882 which, with its extensions, banned Chinese immigration to the United States until 1943. The Chinese population in the United States dropped significantly during this period. Diminishing numbers and the anti-Chinese feeling led to lower visibility of the Chinese, even when they were present. In nearby parts of Washington Township there were numerous incidences of arson and threats of violence against employers of Chinese workers, including the Shinns. (Lucy Shinn, letter to Milicent Shinn 1 July 1877; *Alameda County Independent*, 15 September 1877; *Alameda County Independent*, 22 September 1877; *Pacific Rural Press*, 1886) Various sources reported different numbers of Chinese living on the ranch. Conflicting information suggests that the census numbers were too low. The 1880 census listed eleven Chinese in a household next to the Shinns, probably the Shinn Ranch China Camp. One was a cook. In 1883, a ranch ledger noted “paid poll tax for 8 Chinamen.” This is a surprising item suggesting both that, the year after the Chinese Exclusion Act, Chinese men could vote if they paid their poll tax and that the Shinns wanted them to vote. Nine Chinese farm laborers were named in ranch ledgers for that year with full names, two with the surname Ah and five with the surname Chong.

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Although the 1890 census was lost, ranch ledgers for 1896-1898 show many Chinese working on the ranch. The ledgers note payments of one dollar a day to workers by name (a single name), including Chuck, Sing, Chew, Wu, John, and many others whose names are illegible. Chuck may have been the China Boss, as in 1897 he was paid "In full for all Chinese labor," i.e., the ranch paid him, and he paid everyone else. In 1894, two other names appeared in the ledger, Ah Gan and "China Sam." Chinese names of farm workers listed in the ledger in 1899 are not decipherable. In the 1900 census, fourteen Chinese were listed on the same page as the Shinn family household. Fong Kan was listed in the household; the family remembers him living in the tankhouse. A 1908 photograph at the house shows Fong Gan (spelling varies) with Joseph Shinn, Jr., then about one year old, and stories are told in the family of fond memories of Fong Gan. The others on the page may have been living in the China Camp on the property. At least one Chinese worker also lived upstairs in the nursery barn, later called the packing house, at an unknown time, not later than the 1900s. As Allen Shinn (born 1908) recalled, "Early on in the history of the Ranch and Nursery (before my time) the 'Number One Chinaman' lived in the Packing House apartment." (Allen Shinn n.d.)

In the 1910 census, there were no Chinese listed in the household or on the same page. This would indicate that there were no Chinese living in the China Camp at the time, which seems unlikely. Perhaps the Chinese did not cooperate with the census, or the census taker omitted counting the Chinese. Anti-Chinese feeling, embodied in the racist rallies of Dennis Kearney in 1870s San Francisco, was still high and the Chinese population was dropping. A six-page typed document written by Joseph Shinn, Sr. and possibly intended as a speech, defended the Chinese and spoke against the Exclusion Act and the mistreatment of the Chinese. Uncharacteristic of the time, he wrote positively of the Chinese: "for them as a race I have the greatest respect and liking. I have found them to be remarkably honorable in all business dealings and faithful in all respects to the interests of their employers." The document is not dated. Its contents indicate that it may have been written in 1910 or after, forty years after Joseph's childhood. Because the Chinese Exclusion Act had to be renewed every ten years and was up for renewal in 1912, Shinn's words may have been prepared specifically in opposition to it as he wrote of "the Kearny agitation and the brutal and uncalled for abuse and persecution that they were subjected to for many years." (Joseph Shinn, Sr. ca. 1910)

Between 1914 and 1919, the ranch ledger showed numerous transactions with Chinese farmers, at this time working as sharecroppers. In lieu of wages, Ah Leung and Fong Sing received a share of the black cherry and apricot crops. They also rented some land for garlic and paid for supplies and services like poison, gasoline, plowing, lime, and sulphur. In 1916, they paid \$100 for land to grow garlic, and deductions were taken for items including "1 big house," three cottages, and dairy items, indicating that the Chinese paid, at least at that time, rent on their accommodations in the China Camp. As in 1910, in the 1920 census Chinese servants were shown in nearby households and two Japanese laborers were on the same page with Milicent's house. Otherwise, there were no Asian people listed that seemed likely to live on Shinn Ranch.

As described by Rose Fong, Chinese children who lived nearby and others who came from further away worked in the fruit drying process at Shinn Ranch and other nearby places: "we

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were hired at the apricot cutting sheds to cut apricots. We cut the apricots in half, and placed the halves on a wooden tray about 10 feet by 3 feet. We were paid by the box and had a tag pinned on our lapel. When we called for a box, a box boy would empty a box on the tray and then punch the card. In the beginning we were paid 10 cents a box.” Because of the Chinese Exclusion Act, there were few if any Chinese children in the area until about 1920 when the Fong family first came to Centerville. (Rose Fong n.d. 3, 6) Rose Fong recalled four other Chinese families in the area in the 1930s. (Joshua Fong 1999, 7)

The 1930 census showed two Japanese laborers near Milicent again. Near the Big House there were two Filipino laborers on the page before and two households with a total of nine Chinese laborers on the page after, which might have been the Shinn Ranch China Camp. There was a similar pattern in the 1940 census. In the 1950 census, the pattern was similar to 1930 and 1940, except this time the Chinese were listed as farmers rather than as laborers. With relaxed tensions and renewed immigration (although still limited) after 1943, Chinese farm workers were freer to have their own farms. At the same time, their labor was still in demand on the long-established farms like Shinn Ranch.

In conflict with this long period of little information from the census are the memories of several people. Allen Shinn (1908-1998), who grew up on the ranch and whose memories would include the mid-to-late 1910s and 1920s, recalled that, “The Chinese gang, which I can recall as [comp]rising 50 men, all lived in the China House, a rambling structure down by the creek bank.” (Shinn, Allen, n.d.) Rose Fong (1928-1993; sister of Joshua Fong), who graduated from Washington Union High School in 1944, recalled in her undated memoirs that the Shinn “had a labor camp on their ranch which comprised [sic] of about 15 Chinese men...” (Fong, Rose, 6) Her childhood memories of Shinn Ranch would go back to the mid to late 1930s. Allen Shinn also remembered: “There were many workers named Fong on the ranch. Fong Sing was foreman of the 40-50 Chinese workers in the busy season. His son, Fong Lee, was active until after WW II. There was even a Mrs. Fong in charge for 2 or 3 years.” (WTMLH 2019) Elsewhere, Allen Shinn wrote that Fong Sing “lived in the foreman’s apartment in the Packing Shed.” (back of photo) Rose and Joshua Fong, who lived with their family on a nearby ranch, both recalled working in the area as children “at the apricot cutting sheds to cut apricots.” This was “mainly at the Joseph Shinn Ranch. Many of my father’s friends would then send their children with us and join in to earn summer money.” (Rose Fong n.d., 3)

These memories indicate that despite their scarcity in the census from 1910 to 1950, Chinese workers lived and worked on Shinn Ranch throughout that period. Chinese workers continued to live in the Shinn Ranch China Camp after it was moved in the mid-to-late 1950s. Allen Shinn recalled that “after the creek beds were dug out for gravel... the Chinese workers moved up to the barnyard site; and there were only a few of them employed at that time.” (Allen Shinn n.d.) At the site near the barn behind the Big House, the remaining Chinese workers lived in what he called the China House, the building identified as the bunkhouse. The last Chinese resident of the Shinn Ranch was Jimmy Fong who lived in the bunkhouse of the moved China Camp until 1974. He appears to have been one of those referred to but unnamed in a 1984 newspaper article as “a man whose family was among the Chinese who worked the ranch.”

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Conservation

In 1954, the Shinn family first took steps to preserve the property's historic resources by moving Sim Cottage and the China Camp buildings to safer ground. Following the 1962 donation to the City of Fremont and the 1971 to 1974 restoration and refurbishment of the house and grounds, the property opened for tours in 1974. Shinn Ranch Farmstead is significant as an early and prominent example of historic preservation in the City of Fremont, a newly created city with few recognized historic resources at the time. Beginning before the existence of widely accepted standards including those of the National Register, the property is significant as the action of the Shinn family and others for the purpose of historic preservation.

Background

Numerous members of the family contributed to the effort to establish the historic park, directly and indirectly. Long before the idea of a historic park was conceived, family members took an active interest in recognizing and documenting the history of the property and the surrounding area. Shinn siblings, Charles and Milicent, both wrote about Washington Township and more broadly about California history. Charles Howard Shinn was a prolific writer about California history as both a historian and a journalist in the popular press with numerous articles over many years in a variety of publications in California and national publications including a series of articles in the *Oakland Enquirer* in 1891 on the history of Washington Township, parts of which address the history of the Shinn Ranch.

From 1883 to 1894 when Milicent Shinn served as editor of the *Overland Monthly*, she wrote and edited many articles on California history. Among these was her 1888 article (published under the pseudonym J. Burns), "A Pioneer Fruit Region" that devoted several pages to the development of the area of Washington Township along Alameda Creek including that of the Shinn's. (Burns 1888)

Public consciousness of the missions and early California adobes grew during the 1880s to 1890s, spawning the formation of organizations that advocated for their preservation and that promoted a recognition that these buildings were important embodiments of California's history and identity. One such organization was the Central California Landmarks Club of "San Jose and vicinity" led by Carrie Stevens Walter. Located near Washington Township and addressing itself to the region, the club represented the first awareness of the value of historic places in the area and the need to identify and protect historic places. As the secretary of the Sempervirens Club of California, Walter was one of many who were active in conservation and also engaged in understanding and interpreting state history. Another with both interests was Charles Howard Shinn who in addition to his writing and his membership in the California Historical Society was a charter member of the Sierra Club at its formation in 1892. (Sierra Club 1892, vol. 1)

Celebrations of history, not necessarily local history, took place in Washington Township in the 1890s. "In 1892, a Columbus celebration was held to commemorate the 400th anniversary of the discovery of America by Columbus," including "impressive and elaborate ceremonies" at Mission San Jose, and a feast "for thousands of visitors who were present from far and near."

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Five years later, the founding of the Mission was celebrated on its centennial anniversary, 11 June 1897, including church services, a "great parade," a feast for "the few remaining Indians" at the Mission, and "A giant barbeque... on the Gallegos place to help feed the 10,000 guests who came from all parts of the State to be present." Both events were described as "the only celebration of the kind held in the state." (Country Club of Washington Township 1965, 62)

The year 1902 was pivotal for the development of historic preservation in California and Washington Township. At the state level, three organizations developed plans and took actions for historic preservation: the Native Sons of the Golden West (NSGW), the Native Daughters of the Golden West (NDGW), and the California Historic Landmarks League. The Historic Landmarks Committee of the NSGW and the California Historic Landmarks League were both led by *Oakland Tribune* publisher Joseph R. Knowland, described by Nadine Hata as "California's pre-eminent preservationist during the first half of the 20th century." (Hata 1992, 5-6) At Knowland's recommendation, the NDGW under Eliza D. Keith conducted a survey of historic sites worthy of preservation in California. Mission San Jose in Washington Township was among those identified.

In 1897, an organization was formed in Washington Township to address local history and preservation. Initially called the Woman's Club of Washington Township, in 1901 it was renamed the Country Club of Washington Township. A founding member and officer in the early years was Emily Mayhew, mother of Florence Mayhew who would marry Joseph Shinn in 1905. The club's meetings were typically devoted to a speaker on a subject of intellectual interest or current events, often with a patriotic angle. In the first three years there were programs on Henry George, Greek archeology, Greek art, and the United States Consul Service. Milicent Shinn gave a lecture on Norse mythology and Emily Mayhew spoke on the Dreyfuss Case. In 1903, the Country Club held a "History Day," the purpose of which was "to hand down to future generations the best that is now known of the early history of Washington Township." It consisted of exhibits and papers on local historical subjects, was attended by over 200 people, lasted many hours, and was described as "a success beyond all expectations." (*Oakland Enquirer* 1903) The Club decided to compile the results of History Day into a book: "Many of these papers were so admirable and the matter developed from original research so valuable that the suggestion was made that it be arranged in shape for publication." (*Oakland Enquirer* 1905) It was published in 1904 with illustrations of Mission San Jose, Vallejo's Mill, several adobes, and other buildings and scenes. Ten years later when the Palo Alto Historical Association contemplated a similar effort, a local newspaper reported, "On the east side of the bay a few years ago, the Country Club (Woman's Club of Washington Township) compiled and published a history of that township, a history so complete, so interesting, and so authoritative that requests were received for it from historians and historical societies all over the United States." (*Peninsula Times Tribune* 1913) *The History of Washington Township* was an early indication of the level of interest local residents had in their history. Following her mother, Florence Shinn became a member by 1906. Milicent Shinn was made an honorary member at the first meeting of the club in 1896.

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The first instance of physical work to preserve a historic resource in Washington Township was at Mission San Jose. In 1912, a joint committee of the NSGW and NDGW raised over \$5,300 for a new tile roof and other repairs. The work was begun in 1915 and completed in 1917. (Knowland 1941, 39-40, 215, 224) Until 1926, preservation activity in California was concentrated on the missions and adobes of southern and central California, also including Sutter's Fort and a number of buildings in Monterey associated with the formation of the state as a whole. (Hosmer 1965, 130; Hata 4-5) The state had "no coherent preservation policy" until the mid-1920s when that began to change. In 1927, the State of California created the State Parks Commission which undertook "the nation's first state survey of landscape and historic sites." In addition to identifying structures of historical interest, this organization formalized the link between natural sites and historic sites as places of related concern. (Hata 9, 11) Except for Mission San Jose which along with all the other missions, was recognized as being of statewide significance, nothing else in Washington Township came to widespread attention in that period.

Things changed in the 1930s with the creation and expansion of public programs affecting historic properties at the State and Federal levels. "The New Deal's historic sites program... forever altered historic preservation," including the Historic Sites Act of 1935 which created the Historic American Buildings Survey (HABS). (Hata 21-22) These programs had little immediate effect in Washington Township except perhaps as news items to stimulate interest in the significance of historic properties. In 1935, the Country Club of Washington Township announced plans to update its 1904 history, with Florence Shinn among the committee members. (*Oakland Tribune* 1935) However, work on the update was delayed and not completed until after World War II. During and immediately after World War II, Nellie Shinn, Julia Shinn, and Gladys Williamson were all active in the Country Club of Washington Township and Florence Shinn was listed in the *Yearbook* as a life member. Nellie was on the garden committee; Gladys was on the program committee; and Julia's job was "chairman of committee to watch bills before [the] legislature." (*Country Club of Washington Township Yearbook 1944-1945, Country Club of Washington Township Yearbook 1945-1946*)

After World War II, historic preservation developed with new energy as the economy recovered from fifteen years of depression and war. As the population boomed, development of housing, business, and industry threatened historic places, and public concern for historic preservation grew. Private groups were formed, and actions taken all over the country. In the immediate aftermath of the war, the State of California began acquiring properties as state historical parks. The state Chamber of Commerce led an effort to recognize and celebrate the centennial of the Gold Rush and sponsored legislation supporting the placement of Historical Landmark markers at historic sites. In Washington Township markers were placed at Mission San Jose, Vallejo Mill, and at the grave of Robert Livermore at Mission San Jose. At the national level, public interest was both reflected and encouraged by the creation in 1949 of the National Trust for Historic Preservation, a private organization chartered by Congress. The National Trust served as a forum for public awareness and education about preservation. (Hata 31-33, 107) In these years, Charles Kasch, a son-in-law of Charles Howard Shinn, served on the State Parks Commission. He was appointed by his college friend, Governor Earl Warren, and played an active role in the development of State Historical Parks from 1944 to 1959. "Charles Kasch brought vigorous

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support for wilderness and historic preservation in the face of increasing demands for commercial development.” (Hata 29) Another college friend, Newton Drury, was head the California Division of Beaches and Parks whose responsibilities included both conservation and preservation.

Among the challenges of the 1950s was the absence of clarity about definitions, standards, and purposes of historic preservation. What qualified a building as a historic property? How would a historic property be used? The most common use for most houses was to be a house museum. Among many ideas, another state official, Aubrey Neasham, coined the phrase, “Preservation for Use,” (Hata 52) leading to such efforts as Old Sacramento and to what Shinn Historic Park would become—a property with a mix of purposes. For reasons related to her own family history, Florence Shinn entered a new level of engagement in historic preservation in the 1940s out of state. In 1946, she made her first trip to the hometown of her Mayhew ancestors in Edgartown, Massachusetts on Martha’s Vineyard. (*Washington Township News Register* 1947) In that year she inherited an eighteenth-century house in Edgartown from her first cousin, Annie Mayhew. Annie and her brother, William, were born in California and were sent back to Edgartown as small children after their mother died. (*Washington Township News Register* 1946) They lived most of their lives in a house built by Thomas Cooke, Sr. in 1795 and sold to the Mayhew family in 1837. In 1946, Florence gave the Cooke house to her son, Allen Shinn, who lived there for many years. In her visit, Florence also participated in forming the North Water Street Corporation which played a leading role in the preservation of Edgartown including the John Coffin House, another house with a Mayhew family connection. Her contributions were deeply appreciated in Edgartown and by distant members of the Mayhew family: “Preservation of the John Coffin House and the central green could not have been accomplished without Mrs. Shinn’s cordial and far-sighted interest.” (*Martha’s Vineyard Gazette* 1971)

While the State of California was active in historic preservation in the 1950s, “more than one hundred local and regional historical societies” were formed in that decade (Hata 57), both responding to public interest and stimulating public discussion of the subject. In Washington Township, Florence Shinn was active in the local historical groups. First, she participated in the effort to update the 1904 *History of Washington Township* with the Country Club of Washington Township. As a member of the research committee, she was responsible for compiling the lists of the early pioneers and their descendants of European ancestry in the township. In 1950, as program chair of the Country Club, she was responsible for a program on historic wedding gowns in the township. (*Washington Township News Register*. 1950)

Because the Country Club had broader interests than local history, in October 1949 the research committee of the Country Club, of which Florence was an active participant, formed a separate group focused on local history – the Washington Township Historical Society. (*Oakland Tribune* 1949) On 21 October 1951, Florence hosted a gathering of the Historical Society in the Shinn gardens at which 62 members and pioneers of the township attended. (*Washington Township News Register*. 1951) She was elected president of the Washington Township Historical Society in 1951 and held the position until at least 1953. During her tenure as president, the society collected materials for the creation of a proposed museum of local history and joined the

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California Historical Society, George Roeding of the California Nursery gave a talk on adobes, and Joseph Shinn gave a presentation to the society on the history of Niles. In July 1952, Florence was among a group of members of the society which tried to protect the site of Vallejo Mill, first by blocking a proposed trailer court and then by seeking the donation of land for a historical park. (*Washington Township News Register*. 1952) The effort to preserve the Vallejo Mill site continued for many years by the Washington Township Historical Society and other groups. It was finally successful in 1963 when a combination of City and federal money made the purchase possible. At the end of her first term as president, Florence was said to be “very proud that there are almost 100 members, most of them long-time residents of the Township.” (*Washington Township News Register*. 1952) At the end of her second term, forty members of the society traveled to Saratoga for a tour of Montalvo, a historic house and garden and center for the arts. (*Washington Township News Register*. 1953) This was one of a series of annual tours made by the group to places of historical interest and that helped educate Florence and others in the values and methods of historic preservation.

At the time that Florence was more active than ever in work with the Washington Township Historical Society and its first efforts at historic preservation, she responded to conditions that threatened several of the old resources at Shinn Ranch. Gravel mining operations along Alameda Creek were encroaching on several buildings and because of the gravel mining, there was increased danger of flooding. In or around 1954, Florence and other family members had Sim Cottage, the oldest building on the ranch, and four China Camp buildings moved away from the creek to locations around the Big House. Milicent’s house was moved in 1956 a block east of the farmstead. The graves in the family cemetery were moved to Mountain View Cemetery in Oakland in the early 1960s.

Building on the family’s developing recognition of the historic value of Shinn Ranch, in 1956, the year Fremont was incorporated, the Big House and grounds were “one of the dozen old Township homes...opened to the public on May 20 as part of ‘The Parade of the Past.’” (Williamson, n.d.) This was in the long tradition of events at Shinn Ranch, fund-raisers and community gatherings, that had brought many people to the property. This was the first time that a public event was held for the specific purpose of showing off the house for its historical interest. The growth of Washington Township after World War II was the catalyst for the formation of the City of Fremont. The city was created in 1956 largely to control the growth that was already underway. Most of Washington Township including the communities of Niles, Centerville, Irvington, Mission San Jose, and Warm Springs and the mostly agricultural land around them constituted the new city. The invited communities of Alvarado, Newark, and Decoto, also in Washington Township, did not join. Shinn Ranch was entirely within the new city. Its inclusion soon became associated with constraints on agricultural operations, and presented timely opportunities for the future of the property. By 1960, Red Kempton, the ranch manager, was “having difficulties with the market.”

Sometime before April 1960, Florence and a small circle of friends and family members began talking about the future of Shinn Ranch. No one in the rising fourth generation of the family wanted to run the ranch. There is no record of the earliest ideas and conversations about the

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future of the ranch except for the family memory that Florence wanted to preserve it in some way for its historical value. The idea of preserving a portion of the ranch as a historic site was developed in an extended conversation over several years. The principal participants in that extended conversation were Florence and her children, with Winifred Bendel, a neighbor and fellow preservationist in the Washington Township Historical Society, Dr. Robert Fisher, an active member of the Washington Township Historical Society and a leader in collecting historical materials related to Washington Township in the 1950s-1970s, and Gladys Williamson, a former resident of the ranch and a journalist, participating. Various people at the City of Fremont also participated in the discussions including City Manager Howard Reese, unnamed members of the Planning Department, and probably others from the Parks Department and the Recreation Commission.

In a letter to Gladys Williamson in 1960, Allen Shinn described one consequential conversation in the months-long effort to decide what to do. In a meeting with "several of the Fremont city planners," two proposals were discussed. "We did not come to any immediate conclusion except that the proposal (Mrs. Bendel's) for a combined Fremont civic center and city park on Shinn ranch was entirely impractical and out of the question." "The other proposal" at the meeting, "a park, museum and botanical garden... [was] not yet decided." He characterized the park, museum, and garden idea as like Williamsburg (Allen Shinn 1960), at that time one of the most famous examples of historic preservation in the United States. After what seems to have been at least a year of active conversation about the nature of the donation and negotiations with the City about the terms of the donation, the 4 ½ acre farmstead including the principal buildings of the ranch, were publicly offered to the City of Fremont in October of 1961. After the offer was made and Williamson had written an article about it, (Williamson 1961) Allen Shinn wrote to Williamson again referring to "the plan which you originally inspired" and thanking her: "I know that you will take great pride in the development of the park. After all, it was your idea to begin with." (Allen Shinn 1961)

Over several years, different members of the family expressed their view of the intention of the donation. Florence was quoted in the newspapers: "It [the ranch] represents an era of local and American history, one that I would like to preserve for a more migrant generation" (Williamson 1961); and "something should be kept to show how people lived a few generations ago." (Strobel 1962) Allen Shinn explained: "Together, the three houses clearly represent three generations of family life on a California Valley ranch... The barns and outbuildings were included in the Park dedication, in order to present the city with a complete ranch headquarters establishment." (Allen Shinn 1970)

The donation was accepted by the City of Fremont on 28 February 1962, a gift from Florence Mayhew Shinn and her children, Joseph Shinn, Jr., Allen Shinn, Elizabeth Shinn Solinsky, and Anna Milicent Shifrine. The terms of the donation included a life estate for Florence. The City Recreation Commission prepared "a seven-point plan for the development of the historic J. C. Shinn ranch as a specialized city park." Included in the plan were restoration of Sim Cottage and the bungalow by the City, provision of parking and circulation at the entry area at the south end of the property, "restoration of the main building as a collection place for historical art effects

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and documents, and as headquarters for Fremont's Historical Society," to leave the property "in its natural state as much as possible," to restore the barn, to use well water for the gardens, and to use the name "Shinn Memorial Park." (*Daily Review* 1961) Another idea of Florence Shinn's was for the tennis courts to "be preserved as a location for art shows." (*Daily Review* 1962) Details of this plan have been subject to refinement pending availability of funding.

Following the 1962 donation, the City was responsible for the structural condition of the buildings and maintenance of the grounds. The City of Fremont renamed the property Shinn Historical Park and Arboretum soon after the donation in 1962. In January 1967, a \$5,000 City paint job was under way. (*Washington Township News-Register* 1967) Maintenance and repairs were a chronic problem. In the late 1960s-early 1970s, the property was neglected and in need of repairs and restoration. In this period Allen Shinn expressed his concerns about the City's care of the property and about its obligations under the donation agreement. From this time until his death in 1998, he was closely engaged in monitoring the park and taking actions to care for and improve it.

At Florence Shinn's death in 1971, the *Martha's Vineyard Gazette* pointed out that there was an important relationship between her contributions to historic preservation in Edgartown and her contributions in Fremont. They were completely separate efforts, but were related by family connections. Her interest in both was heightened by the fact that on the one hand, the owners of one of the Edgartown houses were born in Washington Township and on the other hand, that her father's family came from Edgartown to Washington Township. She would be "remembered in Edgartown... for her part in making possible the preservation of what is now called the John Coffin House and the central open space and green which do so much to assure the attractiveness of Edgartown." In Fremont, "It was Mrs. Shinn's earnest wish that Shinn Historical Park and Arboretum would remain as an authentic example of the ranch life of the Victorian era of the Santa Clara Valley and might serve future generations as a quiet retreat which people could visit and enjoy to appreciate how their rural forefathers worked and lived." (*Martha's Vineyard Gazette* 1971) The connection between the two places was kept alive throughout the period of the Shinn Ranch Farmstead donation when Allen Shinn and his family lived in the Thomas Cooke, Sr. House in Edgartown, a house that had been in the Mayhew family since 1837.

According to the family's agreement with the City, Florence continued to live on the property in the Big House after the donation was made. In 1968, she fell ill and moved to her daughter's home in Marin County where she lived until her death on 20 September 1971. Following her death, "the Big House was formally turned over to the city. The Mission Peak Heritage Foundation then successfully presented a proposal detailing plans for restoring the Big House, Sim cottage, other buildings on the property, and the park grounds to its original condition as an early California ranch and nursery. The Mission Peak Heritage Foundation was asked to coordinate the work of community groups for the restoration." (Oral History Associates 1989, 217) Mission Peak Heritage Foundation (MPHF) was formed in 1972 under the leadership of Dr. Fisher. MPHF would take on preservation issues throughout the township, with the initial impetus to support the City in caring for Shinn Park. MPHF organized volunteer efforts to return the property to good condition and make the house ready for public tours. Volunteers organized

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in committees took on various tasks including furnishing, painting, wallpapering, and gardening. With the grounds and exterior of the house in good shape, "In 1973, the Mission Peak Heritage Foundation received a \$1,000 grant, the maximum award, from the America the Beautiful Fund. The directors of this federally funded program declared the Shinn House restoration the best grass-roots program of its kind they had ever seen." (Oral History Associates 1989, 217)

As work on the house and grounds was underway, preparations were also made for recognizing the significance of the property and showing it to the public. In 1974, the Mission Peak Heritage Foundation recorded the Shinn property in the state's historic resources database. On 21 May 1976, a celebration of the one hundredth anniversary of the house attracted over 500 people and marked the beginning of volunteer-led house tours. In the 1960s, in the same period that preservationists were energized locally over the new Shinn Park and other properties, actions by federal, state, and local levels of government had fundamental and long-lasting impacts on the field of historic preservation. Many of these actions in turn would affect Shinn Park. At the federal level, the Historic Preservation Act of 1966 created the National Register of Historic Places and the criteria of significance that would be the standard not only for the National Register, but also for many state and local landmark programs. The influential book, *With Heritage So Rich*, sponsored by the United States Conference of Mayors, articulated a persuasive rationale for historic preservation: "It must attempt to give a sense of orientation to our society, using structures and objects of the past to establish values of time and place." (Hata 108-109, United States Conference of Mayors 1966: 207) This book and the Historic Preservation Act of 1966 provided a functional and theoretical framework for historic preservation that would help bring consistency to preservation efforts around the country. The Shinn Park donation was made four years before this book was published but the compatibility of the Shinn's intentions with the rationale given in *With Heritage So Rich* demonstrates the degree of sophistication of the Shinn's in their understanding of historic preservation.

In the context of the development of historic preservation at the national level, the struggle to create Shinn Park was part of a larger struggle for recognition and protection of cultural resources in Fremont and Washington Township. As the new City of Fremont became organized, it prepared a General Plan that in its Recreational Element, "suggested developing recreational facilities that would make maximum use of the natural and historic resources of the area." In 1959, the Historical Architectural Review Board (HARB) began operating with five members, initially focused on Mission San Jose and its surrounding area. In 1965, a private group called the "Historic Resources Committee, which later became the Mission Peak Heritage Foundation, was appointed to inventory and designate on maps the major historic resources within Fremont," according to Dr. Fisher. The HARB was enabled "to review and deter demolition of designated historical resources and promote compatible new development and authentic remodeling of existing historical buildings. In addition, landmark tree ordinances were adopted to protect significant, mature horticulture." (Oral History Associates 1989: 207, 210, 240) In 1967, the City of Fremont made grants for maintenance of historic properties for the first time, to Vallejo Mill, the Bunting Estate, and \$5,000 for "refurbishing of the old J. C. Shinn home." (*Washington Township News Register* 1967) By 1969, Fremont was among the early adapters of these ideas, along with San Diego, Sacramento, Santa Barbara, San Gabriel, Monterey, Nevada City, and

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Folsom. (Hata 328). In 1974, the state began requiring a historic preservation element in the General Plans of California cities. (Hata 227)

In 1967, Gladys Williamson wrote to the Alameda County Parks Advisory Commission with recommendations for “State historical sites.” Her recommendations in Fremont were Shinn Historical Park, Mission San Jose, Vallejo Mill, the adobe at the California Nursery, Essanay Studios, and Niles, “where the first transcontinental railroad was completed in 1869.” In addition, she referred to “many other sites and a few structures dating back to the 1850s and 70s worthy of being designated as historically significant.” (Williamson 1967) From the 1970s to 1990s, under the leadership of Allen Shinn, the family continued to make major contributions to the maintenance and development of Shinn Park. In the 1990s, the Friends of Fremont Arboretum Fund was established, first with \$225,000. Initially for the maintenance of historic trees, later \$140,000 was added to create the Archives Room in an unfinished workspace at the rear of the Big House. (Hoffman 1998, James Shinn 2024) Over the years, the exact character and use of the park has been a topic of ongoing discussion within the framework of preservation for use. Among the proposals from this period was: “The house will someday become an art or historical museum and... the barn can become a little theater” (Winslow 1964). While some of the grander ideas have not been realized, the property has been used from the beginning for city offices and a caretaker’s residence.

According to the vision of preservation for use, the gardens and grounds have become popular places for weddings and events. Sim Cottage is the home of Friends of Heirloom Flowers whose members help care for the gardens. The Bungalow is occupied by the City Parks Department and is used for community programs. The Big House is open to the public for tours. The Archives Room houses Shinn family papers and other historical source materials and is available for researchers. At time of nomination, the basement of the Big House, the Nursery Barn, and the Santos Barn are used for storage, mostly for papers and objects from Shinn Ranch, as well as for materials from Patterson Ranch.

Continuing research on the property was the basis for an earlier attempt to get the Big House on the National Register, culminating in a Determination of Eligibility on 21 August 1981. Formation of the Chinese History Project of the Washington Township Museum of Local History in 2018 and the Chinese Bunkhouse Preservation Project, aligned with the Mission Peak Heritage Foundation since 2016, has stimulated interest in and research about the Chinese workers at Shinn Ranch. The greater availability of Shinn Ranch archives since completion of the Archives Room in 2002 has been an ongoing source of new information about the Shinn family and Shinn Ranch.

The creation of Shinn Historical Park and Arboretum is notable for its preservation of a significant historic property as well as for the particular history that it recognizes. Shinn Historical Park goes beyond the traditional Euro-centric orientation of many early historic preservation efforts in California to acknowledge the role of the Muwekma Ohlone and to include the contributions of Chinese workers.

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CRITERION B

Milicent W. Shinn (1858-1940), Communications and Education

Shinn Ranch Farmstead is eligible in the areas of Communications and Education for its association with Milicent Washburn Shinn, a highly accomplished and prominent writer, editor, and scholar. She was the first woman to receive a PhD from the University of California and is internationally regarded as a pioneer in the field of infant and child development. In her first career from 1883 to 1894, she was well known in California as the editor of and contributor to the *Overland Monthly*, a renowned periodical that played an influential role in defining California and the West for regional residents and for the rest of the country. In her second career, based on observations of her niece during the first two years of life, she prepared a series of writings and publications. Her most important work was as a pioneer in the study of the development of infants. This research produced a series of writings including *Notes on the Development of a Child*; her PhD dissertation, *The Development of Senses During the First Three Years*; and *The Biography of a Baby*. Her work on children from the 1890s to 1900s was internationally recognized when it was published, was translated into several languages, remains in print, and continues to be the subject of active scholarly research. She developed an influential nationwide network of mothers and caregivers to monitor infant and child development according to scientific methods. Milicent Shinn lived on Shinn Ranch her entire life except for some school terms as an undergraduate at the University of California and afterwards when she taught briefly in Red Bluff. She lived in the Big House from 1880 until after her mother died in 1915. Her accomplishments as a writer, editor, and scholar were all during the years she lived in the Big House. When she worked at the *Overland Monthly* in San Francisco, she commuted to her office by train and ferry, a journey that she described in an article in the *Overland Monthly*. The groundbreaking research she did on child development by observing her niece, Ruth Shinn, took place in the Big House and on its grounds.

Impact in Communications

After graduation, Milicent briefly taught school at the Snell Seminary in Oakland and at the Niles School. Soon, she became the editor of the *San Francisco Commercial Herald*, a weekly newspaper, and editor of the *Californian* while continuing to write for other publications. In 1883, with the support and encouragement of Professor Sill, Milicent became editor of the *Overland Monthly* in San Francisco, a position she held until 1894. Her task was to revive a magazine that had lapsed after an earlier run from 1868 to 1875, a period when it is remembered for its distinguished writers and the role it played in defining California and the West for regional residents and for the rest of the country. In 1882, when considering taking on the job, she wrote to Daniel Coit Gilman, then president of Johns Hopkins, that the *Overland Monthly* was “much believed in by our best people as the possible germ of much civilization” and subsequently took it on “out of a conviction of the importance of the Overland’s existence to the social well-being of California.” (cited in Rodkey, 8-9)

As editor, she corresponded with, edited, and got to know many of the important writers of the day in California and beyond. Josiah Royce, Samuel Clemens, John Muir, the influential California historians Frank Bailey Millard and Theodore Hittell, University of California founder

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Samuel H. Willey, artist Ernest Peixotto, and her brother Charles Howard Shinn were among her many writers and correspondents. As an editor she “early recognized the unusual talent of Jack London.” (*New York Times* 1940) She successfully solicited “sixty-four signed articles... from Berkeley faculty or presidents.” Scholar Elissa Rodkey has observed “the influence and prestige that this role gave Shinn in California society.” Despite her youth and her gender, she was only twenty-five when she began, “Her editorial role gave her reasons to write to eminent people and confidently expect a hearing.” (Rodkey 2016, 10, 11, 14)

As a graduate student at the University of California, she was active in the development of the university. She played an important role in the establishment of the University of California Press. As an advocate of “the cause of women in higher education,” she came to know and worked with Phoebe Apperson Hearst. (Muto 1993, 228-231) At her death in 1940, *The New York Times* gave a glowing assessment of her life and work: “Her ‘Notes on the Development of a Child’ and subsequent thesis on ‘The Development of Senses During the First Three Years’ attracted international attention and were translated into many foreign languages for university use abroad. Her book ‘The Biography of a Baby’ is still used as a college text.” (*New York Times* 1940) Since her death, her articles and books have been republished and continue to be the subject of study by scholars in the United States and abroad.

Impact in Education

When Ruth, the daughter of her brother Charles and his wife Julia, was born in 1890, Milicent began observing her and kept detailed notes on her development for two years while still editing the *Overland Monthly*. She presented her observations at the World’s Columbian Exposition in Chicago in 1893 where she received an enthusiastic response. She was invited to study in the graduate programs at Clark College, Yale, and Stanford (Williamson 1928) as well as the University of California where she was already taking classes. She left the *Overland Monthly* in 1894 and received her PhD from the University of California in 1898, based on her study of her niece.

Her dissertation and several subsequent publications were important for the careful observations of an infant’s development and also for a method of scientific research that she had a central role in developing and disseminating. Together with members across the country of the Association of Collegiate Alumnae (ACA) that she organized, she “created an unprecedented network of at-home scientific observation of infants that spanned the North American continent.” This work, “transformed the nursery into a laboratory and mothers into scientific observers. The practices developed by Shinn and her network of college-educated mothers blurred distinctions between university and home, expert and amateur.” Both the method and the material had a lasting effect on child psychology. The most active period of her work ended in 1910 when her position in the ACA ended. (von Oertzen 2013, 175, 189-190) Rodkey connected Milicent’s two careers: “Shinn use her professional contacts from her previous role as editor of the *Overland Monthly* to promote a wide range of causes related to child study and education.” (Rodkey 2016, 2)

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James Shinn (1807-1896), Agriculture

Shinn Ranch Farmstead is eligible in the area of Agriculture for its association with James Shinn, farmer and horticulturist, and operator and owner of Shinn Ranch from 1856 to 1896. After he turned over active management of the ranch to his son Joseph C. Shinn in 1879, James remained involved in the affairs of the ranch and in agricultural issues. James Shinn influenced the practice and development of agriculture and horticulture in his home area of Washington Township, Alameda County and more broadly in the State of California. He was an innovative farmer and horticulturalist who made significant contributions to the development of varieties of fruit and other plants that became staples of California agriculture, among which were the Smyrna Fig and Shinn's Rare Ripe Peach. He was a partner with his brother-in-law, Joseph W. Clark, in a nursery business that was among the first in the United States to import plants from Japan, on the basis of which he played an important role in the adoption of exotic food plants and ornamentals—including the Japanese persimmon, the unshiu orange, quince, and loquats—in California and other parts of the United States. During his lifetime, his work was known through the products of his work at Shinn Ranch, many of which were exhibited at county fairs; through his writing in statewide periodicals like *Pacific Rural Press*; and through his involvement in numerous agricultural organizations including the California State Horticultural Society of which he was a founder. James Shinn lived at the ranch, first in Sim Cottage and in the Big House from 1876 until his death in 1896, except for several months in 1871 when he lived in Berkeley while his daughters were in high school.

Influence on California Horticulture

James Shinn “was always prominent in social and political affairs” and was widely known and highly regarded as a horticulturist. The *Pacific Rural Press*, a leading state-wide publication concerned with agriculture, horticulture, and rural life, described him as having “an enduring place in the horticultural history of California.” (*Pacific Rural Press* 1896, 308) E. J. Wickson, long-time professor of horticulture at the University of California and an influential and prolific author on California horticulture, mentioned James Shinn as among the “pioneer nurserymen” of California. (Wickson 1921, 49) His impact on horticulture was described thirty years after his death in the *Standard Cyclopedia of Horticulture*: “His introductions of Persian walnuts, Smyrna figs, Japanese plums and persimmons, the carob, Uinshiu oranges and many ornamentals were widely useful in the West and in the South as well as in California. His correspondence, and his newspaper writings were extensive; he helped to found, and led in, the State Horticultural Society; his trials of new fruits and plants were extensive and thorough, and his cooperation with the experiment stations and with agricultural education was active. For more than forty years his influence broadened over the entire Pacific coast region. He was, with the exception perhaps of John Rock, the best known California nurseryman.” (C. H. Shinn in Bailey, 1928)

Joseph C. Shinn (1861-1947), Agriculture

Joseph C. Shinn was a successful agriculturist for many years at Shinn Ranch, an innovator in the business of farming, and an influential civic leader in Washington Township. After running the nursery for almost ten years, under his leadership in 1888 the nursery business was closed and the work of the ranch was refocused on fruit orchards. Joseph remained active as a successful and widely known grower of apricots, cherries, and other fruits until his death in

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1947. To supplement the farm operation, in the 1880s he introduced gravel mining along Alameda Creek between his orchards, beginning in 1912 he led the family effort in selling and donating portions of Shinn Ranch, and in the 1920s he experimented with dairy farming and bought a cattle ranch. To address the critical matter of water for Shinn Ranch, for local farmers in general, and for much of Washington Township, he was active in the effort to secure the local water supply beginning in the 1880s. This culminated in his service as a founder of the Alameda County Water District, of which he was president from 1914 to 1932, the critical years of the organization.

Joseph C. Shinn was an officer or director of numerous agricultural organizations at both the local and the state level. Among these were the Alameda County Farm Bureau, Niles Cooperative Fruit Association, California Cured Fruit Association, and Washington Township Producers Association. In addition, he was president of the board of trustees of the Washington Union High School District, and an active supporter of the Niles Library, Niles Improvement Club, and Niles Congregational Church. In 1903, he was appointed one of three commissioners of the Alameda Country delegation to the 1904 St. Louis Exposition and the 1905 Lewis and Clark Exposition in Portland. Joseph C. Shinn lived on Shinn Ranch his entire life except for periods of schooling when he lived with relatives in Oakland and San Francisco, and one semester at the University of California. He was born and grew up in Sim Cottage and moved into the Big House in 1876 where he lived until 1910 including five years with his wife and family. In 1910, they moved into the bungalow when it was completed. In 1917, they moved back into the Big House where he remained until he died in 1947.

Washington Township Orchardist and Innovator in Agriculture Infrastructure

As the head of the ranch, Joseph oversaw the end of the nursery business and the reorientation of the operation to fruit orchards and other endeavors beginning in 1888. "In 1890 the nursery was abandoned as the land had become an immense orchard; two hundred and fifty acres of the best orchard land on both sides of Alameda Creek one hundred and fifty acres yielding fruit, with good buildings and canals; the business consists of fruit growing, a little general farming, and a very considerable and growing shipment of gravel to San Francisco; one thousand carloads of this have been shipped in a single month." (Josiah Shinn 1903, 314) Joseph introduced gravel mining on the ranch in 1889 with a ten-year contract with the Pacific Improvement Company, a holding company associated with the Southern Pacific Railroad. Gravel would continue to be mined under a series of contractors (Page & Turnbull 2007) and provided an important subsidy for the agricultural operations. In this pioneer period in the use of reinforced concrete, Shinn gravel was used in 1903 in the construction of the Greek Theater on the University of California campus, a notable early reinforced concrete building in the United States. (Ziegler 21)

As a farmer dependent on water for his crops, Joseph Shinn took an early interest in the local availability of water, on the actions of private and public water interests in Washington Township, and in water politics. What began out of necessity turned into a second parallel career in organizing and managing local water supplies. In the 1880s, not long after he took over management of Shinn Ranch, outside water interests began purchasing local water rights and building systems to carry water from Alameda Creek to San Francisco, alerting Shinn and others

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to the issue. In 1900, he and J. A. Mayhew “operated the pioneer Niles Water Co.” (Sandoval 1985, 136) and spoke as a representative of the company in 1909. (*Oakland Tribune* 1909) By 1910, farmers who had always had enough water from Alameda Creek and wells were forced to build irrigation systems. A series of public meetings from 1911 to 1913 resulted in the formation of the Washington Township Water Committee to address water issues, with Joseph Shinn one of its five members. In 1914, he was elected to the first Board of Directors of the new Alameda County Water District (ACWD), “the first water district founded in the State of California under the... County Water District Act of 1913.” He served as president of the board from 1914 to 1932 and remained on the board until 1942. (Alameda County Water District 1989, 11, *passim*)

In his years as president, the ACWD faced a series of difficult challenges that had serious implications for the future of farming and development in Washington Township. Under his leadership, the ACWD was engaged in constant negotiations and lawsuits culminating in important victories and developments in 1931 that protected local water users. The ACWD successfully fought the Spring Valley Water Company (SVWC) that was building a system to carry water to San Francisco on two issues: to limit the use of water in Alameda Creek by SVWC and to recharge the aquifer. They successfully fought the People’s Water Company over its overuse of water for Oakland. Starting in 1923, they negotiated improvements in practices by several large users who were causing an incursion of salt water in local wells. They proposed “The use of gravel pits as percolation basins,” an idea that was not realized until many years later. They bought a pumping plant at Alvarado from the East Bay Municipal Utility District,” securing an important source of local water. (Alameda County Water District 1989, 13, *passim*)

Florence Mayhew Shinn (1880-1971), Conservation

Florence Mayhew Shinn’s particular interest in local history and historic preservation culminated in her leadership of the family’s donation of Shinn Ranch Farmstead that became Shinn Historical Park and Arboretum. Socially active and involved in many Washington Township organizations, she hosted fund raisers, meetings, and social events for the Congregational Church of Niles, Niles Improvement Club, Country Club of Washington Township, Niles Women’s Club, Toyon Branch of Children’s Hospital, and Washington Township Historical Society. In 1919, she initiated the idea for a child welfare program at the Niles Women’s Club and served on the Health Center Board. In 1930, she and her husband donated the land for the Veterans Memorial Building in Niles. She “taught citizenship classes at the local night school.” (Williamson 1961) In the first fifteen years of her marriage, Florence Shinn was busy with her children and participated in intermittent activities outside the home, mostly with local schools and the Congregational Church. In 1919, the year her last child was born, she became more active in civic activities and remained active for the rest of her life. She lived on Shinn Ranch her entire married life, including all the years when she was most active in Washington Township social and civic organizations.

Charles Howard Shinn (1852-1924), Communications

Charles Shinn was a prominent writer who drew on his knowledge of farming and horticulture gained by his upbringing under his father James’ tutelage on Shinn Ranch. Charles Howard Shinn helped plan and build the new farmstead in 1875-1876 and wrote about it in the *Pacific*

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Rural Handbook. He was also a rare writer whose explanations of ordinary agricultural situations were both descriptive and eloquent, setting him above most writers on such subjects. He brought the same qualities over many years to a wide range of subjects including agriculture, horticulture, fruit orchards, nature, forestry, California history, and the history of Washington Township. From his days as a student at the end of the 1860s to 1902, he wrote and published a great many articles and books. His articles appeared in academic and specialist journals and in general interest magazines including *Overland Monthly*, *California Horticulturist*, *Gardener's Monthly*, *Atlantic Monthly*, *Pacific Rural Press*, *The Argonaut*, *American Gardening*, *Century Magazine*, *Belford's Magazine*, *the Magazine of American History*, *Garden and Forest*, *Popular Science*, *Vick's Illustrated Monthly Magazine*, and the *Oakland Enquirer*. He published technical reports for the University of California.

Charles Shinn wrote numerous books including the *Pacific Rural Handbook* (1879), *A Study in American Frontier Government* (1885), *Graphic Description of Pacific Coast Outlaws* (1887), *Pioneer Spanish Families of California* (1891), and contributed to *Picturesque California* edited by John Muir (1894). His most important contribution to western history is *Story of the Mine as Illustrated by the Great Comstock Lode of Nevada* (1896), which is still a basic source on the history of the Comstock Lode and western mining history, was reprinted several times in the eighty years after it was first published, and is still available by print-on-demand. His 1889 *Oakland Enquirer* articles are still a basic source on the history of Washington Township. Charles Shinn lived much of his writing career at Shinn Ranch Farmstead, before he went on to another significant career in forestry in 1902. A temporary resident during the school year in Oakland, San Francisco, Trinity, Shasta, Monterey, and San Luis Obispo Counties over time, he always returned to Shinn Ranch in between. He also lived in Baltimore and New York for three years. The one constant place associated with his life before he moved to the Sierras in 1902 was Shinn Ranch and the Big House where he lived with his wife and daughter.

Scope of His Writing

Charles Howard Shinn (1852-1924) “worked over his lifetime in a variety of activities that reflected his interests in horticulture, forestry, California history, writing and publishing—at times pursuing all of these simultaneously.” (Kasch 2002, 8) He pursued a variety of interests and was highly accomplished in many areas. In particular, he had notable careers as a writer and in forestry. In the area of Communications, he wrote and published throughout his whole career, more intensively in his early years before he went into forestry. Much of his writing was done while living at the Shinn Ranch, while his work in forestry was elsewhere. As a writer, he wrote books and articles about nature, agriculture, horticulture, the history of mining, the Comstock Lode, the history of Washington Township, forestry, and other subjects.

As a writer he was much admired in his day, described as, “a very prominent writer... measured by the number of articles written for reputable magazines and periodicals...” He published in “nearly every American monthly or weekly of standing, to many dailies, and to some important English, Scotch, Indian, and Australian publications.” Several of his books and collections of his writings have been reprinted in the decades after his death. “His writings show a busy intellectual

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life, and a wide acquaintance with the world's multiple tomes upon history, economics, science, general literature, and particularly agriculture and forestry." (Josiah Shinn, 312)

In his other major area of accomplishment, in the Forest Service, Charles worked with Gifford Pinchot, developed management practices for national forests that were adopted around the country, and wrote and lectured extensively about forestry. For the most part, his forestry work took place when Charles and Julia lived at the Peace Cabin in the Sierra National Forest. His significance in the area of forestry is associated with his residence at the Peace Cabin and not with Shinn Ranch. Extant in 2024, Peace Cabin has been altered and is in deteriorating condition. In recognition of his contributions to forestry and the Forest Service, an 11,000-foot peak in Fresno County was named Mt. Shinn in 1925.

CRITERION C

Architecture

Shinn Ranch Farmstead is a rare surviving embodiment of a once typical California farmstead consisting of a domestic yard and a working yard. The Big House and its attached tankhouse, which harmonize stylistically, were built a few feet apart in 1875 and 1876 and were joined together by a series of additions completed before 1900. Like many California farmhouses of the nineteenth century, the Big House followed a traditional plan and was simpler in its stylistic ornamentation than its urban counterparts while expressing qualities of prosperity, stability, modesty, and prudence. The house was built for the Shinns by Lucy Shinn's brother, Joseph W. Clark. The plan and massing of the house are similar to houses in Farmington, Connecticut, the siblings' hometown, and in widely available pattern book houses. The distinctive but restrained character of the house includes ornamental features borrowed from the Italianate or Italian Villa Style and the Stick Style without belonging to any conventional style. The mix of the traditional Connecticut plan and house type with styles of the period, all built of painted redwood, produced a house that recalled the childhood roots of the Clark family, a respect for tradition and learning in the classical details from the Italianate and Italian Villa Styles, a forward-thinking American character in the ahistorical Stick Style, and the embrace of life in California in the materials of construction. All of this is done with simplicity and without ostentation in a manner that suited the devout Congregationalism of Joseph W. Clark, the Quaker childhood and youth of James Shinn, and the practicality of hard-working farmers who were always experimenting with new ideas. The tankhouse is an increasingly rare example of a once common building type in California, typical in its heavy timber structure designed to support a water tank and distinctive in its wide cove cornice and octagonal tankroom.

Farmstead Layouts

A key feature of nineteenth and early twentieth century farms in the Bay Area was the farmstead, a concentration of buildings, structures, and spaces that served as the operational, social, and domestic center of the farm. It could be in a geographically central location on the farm and more often it was on one side, adjacent to a public road from which it was easy to come and go and was visible to passers-by. The major buildings on most farmsteads were a main house and a main barn. In addition to these, additional barns, stables, water towers, tankhouses, small dwellings, bunkhouses, and a variety of sheds and specialized buildings and features were built according to

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particular needs and circumstances. There were also fences, water systems, open spaces, and roads and paths. These buildings and other features were typically arranged in two hierarchically related groups with the main house the focus of the domestic group and the barn the largest building in what might be called the barn yard or working yard. The domestic group was at the front facing the road. The barn and other buildings were behind it or to the sides. Wherever they were, the two groups were at right angles to each other and the buildings within each group were at right angles to each other and to the whole. The two groups also had gender associations, with the domestic group the principal domain of women and the working group the principal domain of men. (Eastman 2002: 6-7)

The domestic yard consisted of the main house of the owner, a tankhouse, sometimes a carriage house, and sometimes secondary houses for other family members. There was ornamental landscaping around the house including circulation paths for walking and access by horse-drawn carriages or wagons. In contrast to the overall character of the farm, the ornamental grounds around the house were usually not orthogonal. They might be irregular and laid out with curves. Altogether the domestic yard conveyed an image in contrast to that of the working yard, conveying such qualities as respectability, gentility, playfulness, and success. The look of the house yard or garden conveyed an image of a profitable farm that enabled the owner and his family to be relaxed and carefree. The character of the domestic yard might suggest that the inhabitants lived lives of leisure. Located closer to the road, the features of the domestic yard were designed to be seen. The main house was often larger than the buildings around it and larger than any other houses on the property. Even if it was not large, it was usually conspicuous by virtue of its design. The main house, tankhouse, and carriage house were usually the only buildings on the property that might have an overlay of ornament or architectural style.

The working yard included barns, stables, wagon sheds, sheds for storage and processing agricultural products, corrals, bunkhouses and other accommodations for workers, working spaces, and specialized structures associated with the nature of the work at the particular farm. The features of the working yard were generally organized around principles of order, efficiency, and function. They were harder to see from the road. The buildings and structures of the working yard were built to serve their utilitarian purpose without unnecessary features that added expense, except in unusual circumstances where wealthy farmers might have had an ornamented barn or other working building. Most buildings in most working yards were built without pretense beyond the right angles that were symbols of an efficient operation.

There was a myriad of specialized types of buildings on Bay Area farms and ranches. Wheat farms needed sheds to keep wagons and machinery out of the weather. Orchards needed packing sheds and drying yards. Raising of sheep, cattle, and horses all required special kinds of barns and corrals. Granaries, ice houses, smokehouses, hay barns, and poultry houses, are a few of the additional possibilities. All of these were built on farms and ranches in ex-Mission San Jose near Shinn Ranch.

Despite the variety of detail, the wealth or lack of wealth of the owners, and the specific needs of the operation the layouts of farmsteads in the mid- to late nineteenth century Bay Area were

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remarkably consistent. When there were variations in this pattern, it was usually because of some specific feature such as changes in topography or the presence of a stream. Whatever the specifics, at first glance, most farms were similar in organization and character. Examples of farms that fit this pattern can be found on almost every page of Thompson & West's 1878 *Official and Historical Atlas Map of Alameda County, California*, and in the similar atlases published for many Bay Area and California counties in the last quarter of the nineteenth century. As a point of reference for the 1875-1876 Shinn Ranch Farmstead, this atlas was published at the ideal time. Published in 1878, two years after the farmstead was established at this location, it illustrates the contemporary world of Shinn Ranch and its farmstead. Examples of farms—most of them surviving only as farmhouses that have lost other resources like tankhouses, barns, and working yards—that fit the pattern can also be found among a few scattered locations in Fremont and elsewhere in Alameda County. Shinn Ranch was not illustrated in the 1878 edition of Thompson & West. An illustration similar in style and content to those in Thompson & West appeared in the 1893 *Illustrated Album of Alameda County California* (Colquhoun 1893, plate 27).

In addition to those illustrated in Thompson & West, there are numerous partial examples of nineteenth century farmsteads surviving in Fremont including the Sylvester P. Harvey, Hiram Davis, William Y. Horner, Henry Curtner, Joseph Nichols, and Henry G. Ellsworth houses. In most of these cases it is only the main house or the house and tankhouse that survives. In the case of the Taylor-Slayton-Mackintosh house, a pre-1900 granary that once served the property's farm has been moved from behind the house to the front of it. Only the carriage house survives from the Chadbourne Ranch, and it has been moved. The most complete example is Ardenwood, the house of George W. Patterson which retains its farmstead with a domestic yard, a working yard with many buildings of various types, and also fields and open spaces outside of the farmstead. At the time the City of Fremont was created in 1956, there were many more nineteenth century farms and intact farmsteads still in existence.

Irrigation and water systems

In establishing the ranch in 1852 and for its new owners and operators in 1856, water for both domestic use and irrigation was a paramount consideration for the Sim-Shinn Ranch. With its north boundary along Alameda Creek, the property would have access to the year-round flow of the largest stream in the region. In addition, the area was renowned for its artesian wells and for the substantial aquifer that was their source.

After Sim's initial establishment of the ranch in 1852, the first two deeds of sale in 1856 and 1861 described the property as bound on the east and west sides by ditches that ran in straight courses from Alameda Creek to the County Road. It seems likely that Sim, in partnership with his neighbors, built these ditches. Sim's experiments with fruit trees would have depended on the availability of water. In the absence of any material remains or references to early wells, it is impossible to know if there ever were artesian wells or where they might have been. In the absence of artesian wells, there was still plenty of water to be pumped from the ground.

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When the Shinns took over the property they continued Sim's experiments with fruit culture as they developed a diversified farm including vegetables in the 1850s-1860s. At first, water needs would have been met by ditches and wells. Subsequently, during the period of the Shinn Nursery from 1871 to 1888, the operation was far more heavily capitalized for the building of the house, barn, nursery barn, greenhouse, and domestic tankhouse, and also for the development of water systems. After 1888, when the Shinns focused on fruit orchard crops, their water needs were higher than for many other forms of local agriculture. At some point in unknown locations, Shinn Ranch had two or more water towers or tankhouses in addition to the tankhouse near the Big House.

Water technology in use on Shinn Ranch would have evolved with the specific needs of the operation over time, with the availability of changing technology, and with changes in the availability of water from wells and the creek. In the 1870s, when they moved the center of their operations to a new location on higher ground away from Alameda Creek, there was a huge increase in information about windmills, pumps, pipes, tanks, and other technology for bringing water out of the ground and delivering it to fields and orchards. Every year during the 1870s the *Pacific Rural Press* had more articles about irrigation and advertisements for water-related machinery, mostly windmills, which, along with stream water diverted into ditches, was the cheapest and easiest way to pump water from underground. At least eight brands of windmills, most of them manufactured in the Bay Area, were advertised in the *Pacific Rural Press* in the 1870s in addition to a variety of types of pumps, motors, and proposals for better ways to irrigate. An article on an experimental "Underground Irrigation" system described buried pipes with mechanisms to release water for a fruit orchard, in parallel trenches eight feet apart and one hundred eighty feet long. (Novice 1871, 67)

Generally, the improvements in windmill design and water technology were incremental. With the availability of electricity in the area in 1905, electric pumps began replacing windmills. In 1921, there were still three tankhouses on the ranch. (Page & Turnbull 2007) At an unknown date in the 1930s if not before, a well was located near the northeast corner of the location of the nursery barn. Water may have previously been pumped by a windmill. By the 1930s, there was a pump house and an electric pump. By the end of the Shinns' farm operation in the 1960s, the irrigation system was abandoned, with some of its features still in place. Until sometime between February 2023 and January 2024, a Pomona Turbine Pump from the 1930s was mounted on the slab at the top of the well.

Ranch Houses in Fremont

The design of the house comes from various sources, including a traditional New England house type that was well-known to Dr. Clark and his sister Lucy Clark Shinn; pattern books that made designs and details of houses like this widely available; and although no architect has been identified, almost certainly from a local architect who gave expression to the family's wishes. The basic floor plan, symmetry, and composition of elements including the two central chimneys were the same as or similar to numerous houses in Farmington, Connecticut where the Clarks grew up. Among these was the 1796 Joseph Washburn house, the home of the Clark siblings' maternal grandparents. Another house, the 1860 home of their cousins Julius and Marsha Gay,

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built after the Clarks left Farmington, may have been a source for the Shinn house. Charles Shinn spoke to the Connecticut character of the house in a letter to Daniel Coit Gilman, a former president of the University of California and at that time president of Johns Hopkins: "I want you to see our home—our bit of Connecticut planted in California." (Charles H. Shinn 1887)

The plan, composition, roof configuration, and general appearance of the house are remarkably like a standard plan published in 1878 by a Connecticut architectural firm, Palliser & Palliser, including a single bay window at the side of the front parlor and Stick Style ornament in the gables. (Palliser & Palliser 1878, plate IX) This plan was published two years after the Big House was built and may have existed before that time. The character of the house is inspired in part by contrasting styles and represents neither of them. Its distinctive architectural expression blends features of the Italian Villa and Italianate Styles with the Stick Style, all popular styles of the time. The Italian Villa Style and its related style in California, Italianate, were among numerous nineteenth century American styles derived from European styles of varied periods. The Italian Villa Style drew on the post-Palladian villas of the Italian gentry, and the Italianate in California was a generally more urban and restrained variation of this, both with details associated with Italian Renaissance palaces at a time when the Renaissance represented respect for classical antiquity, knowledge of which came from education and learning. The Stick Style represents one of the first attempts to create an American architecture without reference to European historical styles and was at the height of its popularity among artistically self-conscious people around the country at the time the house was built. (Baird 1962: 17; Whiffen 1969: 71)

The Italian Villa Style is subtly evoked in the suggestion of a tower at the center of the front façade. The round-arched windows in the gables, and the classical moldings in the frames around windows and doors were common to the Italian Villa Style and the Italianate. Stick Style features are the steeply pitched roof with broad overhanging eaves, the brackets under the eaves and the deck railing above the bay window on the west side that appear stick-like from a distance. On close view the brackets and deck railing are cut with notches, beveled corners, and rounded ends as if they were made with chisels and an ax. This combination of styles is a purposeful integration of two modes of expression to create a unified whole that speaks of the particular character of the Clark and Shinn families. The mix of the traditional Farmington, Connecticut plan and house type with suggestions of two contrasting styles, all built of painted redwood, produced a house that recalled the childhood roots of the Clark family, a respect for tradition and learning in the classical features of the Italian Renaissance, a forward-thinking American character in the ahistorical Stick Style, and the embrace of life in California in the materials of construction.

Barns

Nineteenth-century barns were among the most important buildings in California. A significant portion of the state's economy was due to activities centered on these barns. Despite superficial similarities among many barns, important differences in their size, planning, construction, and appearance were related to the particular use of the barn determined by the type of agriculture on the farm, and perhaps in some cases by the ethnic affiliation of the barn builders. Among the

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earliest common types of barn were those built for hay, grain, and livestock operations, often referred to as general-purpose barns. (Eastman 2002: 7) These were usually three-aisled buildings with stalls for animals and an upper-level hay loft for animal feed. Both Shinn Barn and Santos Barn are examples of this type. The nursery barn is an example of a small, specialized type.

The earliest California barns were of brace-frame construction, with columns and beams braced by diagonal members, with its members connected by means of mortis and tenon joints. Variations of this type of construction included nailed connections for some or all parts of the building. The more modern barns relied on standard dimensioned lumber as in houses. Whether they were built on a brace frame or a frame of lighter, dimensioned lumber nailed together, many barns of various types were built on a similar principle. Each consisted of a rectangular cage around the central aisle, with a gable roof. The side aisles could be built on lower rectangular cages, or they could be simply lean-tos, leaning against the central structure. The frames were enclosed by exterior siding, which might be crude or dressy, weathertight or not, depending on the purpose of the barn and the budget of the builder. The cage frames supported plank floors for lofts. Commonly, a loft in the central aisle was for loose hay that was brought in by means of forks and pulleys through a loft door. Hay could be kept dry until it was lowered to animals in stalls below.

Barns were often built by professional barn builders. Early California barns were built according to traditional practices brought from other places. Later barns were built according to standard plans, often from pattern books. In the transition from traditional practices to pattern books there was also a shift from heavy construction that was intended to last to light construction that was designed to be as cheap as possible. In this case, economy was a virtue, realized in a minimum of materials and simple, standard construction. In the twentieth century, most Alameda County barns were of the latter type. As farming technology and practices have changed, barns have been modified typically with the removal of lofts and stalls and the enlargement of doors to accommodate machinery and vehicles. The south end of the nursery barn was long used as a residence.

Shinn Barn

Shinn Barn was probably built about 1875 and was destroyed by fire in 1977. In structure, plan, and materials it had the characteristics of many early California general-purpose barns of the United States era. (Eastman 2002: 7) Like the nursery barn and the tankhouse, it was built with a frame of braced bents with mortise-and-tenon joints secured by wood pegs. The shorter ends of the building were of platform frame construction vs. balloon frame in the nursery barn. The siding that clad all the walls had two functions: it enclosed the space and also added sheer strength. Like Santos Barn, Shinn Barn was enclosed with board-and-batten siding on three walls and with channel rustic on the wall facing the house and the approach of visitors. Like many general-purpose barns, it was rectangular in plan with a gable roof and three interior rows of posts. A hayloft was ventilated by a louvered cupola on the ridge of the roof. The interior provided shelter for working horses and milk cows. Hay and grain could be dropped from an

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upper level to feed the animals below. The interior also provided covered space to keep wagons and other bulky farm equipment. With the coming of motor vehicles, it served as a garage.

Tankhouses

“Tankhouse” is the name commonly given to a characteristic feature of nineteenth and early twentieth century farms, especially in California. A tankhouse is a water tower whose structure is enclosed so that it resembles a house, albeit an unusual one. A tankhouse elevates a tank of water to put pressure on water lines for agricultural and domestic purposes. The water in the tank is pumped from a well under or near the tankhouse structure. Once water is in the tank, it can be delivered with the help of gravity wherever it is needed. Early pumps were powered by windmills. With the availability of electricity and electric motors in the twentieth century, pumps were typically driven by electricity, and later also by gasoline motors.

To support the weight of the water in a tank, the tankhouse structure must be stronger than that of ordinary structures. A typical tankhouse was built with a heavy, braced timber frame. Some had vertical frames, those with sloping frames were stronger. The frame, which may be one to three or four stories high, holds a platform on which the water tank sits. Early water tanks from the Shinn Ranch period were built of redwood. Because of the special structural requirements of tankhouses, they were usually built by professional builders. Tankhouse frames were built on the ground and lifted into place. (Goldstein 2023)

Often tankhouses matched the appearance of an adjacent farmhouse. Water tanks themselves were often but not always enclosed in a manner that hid the tank from view and gave the entire tankhouse a unified architectural appearance. The interiors of tankhouses were used for a variety of purposes including storage, pantry, laundry, canning and other processing of agricultural products, garden sheds, animal shelters, and residences. (Sourisseau 1976) Water from the Shinn tankhouse was used for the propagation of nursery plants (Charles Howard Shinn 1878) and perhaps also for a kitchen garden.

Tankhouses were first developed in California about 1865 with the availability of improved windmills, following the example of the many elevated water tanks first built about that time by the railroads. Tankhouses were promoted in illustrations accompanying windmill advertisements, such as those for the Pacific Manufacturing Company of San Francisco. They were common from the 1870s to 1940s. By the late 1870s, when illustrated county histories were published for many counties, including Alameda County (Thompson & West 1878), tankhouses were common in association with urban houses, suburban houses, and farmhouses.

Without reliable sources it is impossible to say how many tankhouses there were in Fremont at the maximum, which was probably in the 1920s. Based on the number of farms shown on maps, tankhouses illustrated in Thompson & West, and the prevalence of orchards and other crops, it seems likely that there were at least several dozen tankhouses in Washington Township at one time. As the farms they served were subdivided and converted to urban and suburban uses, most tankhouses were demolished. In the Fremont Historic Building survey of 1999-2000, only four tankhouses were identified still standing in Fremont (although this was probably an undercount).

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The Shinn tankhouse, built in 1875, was older than any of those identified. Among surviving tankhouses, the tank itself has usually been removed.

Leon Pitman, an authority on California tankhouses, identified twelve general types of tankhouses by their exterior shape. These variously shaped types were distributed differently in different regions of California. Along the Pacific coast and around San Francisco Bay, the most common tankhouse type was a group he called “open platform taper towers.” These consisted of enclosed tapered towers that supported a flat platform on which was placed the water tank. Another type, of which the Shinn tankhouse is an example, is the “insert top taper tower,” a dressier version of the more common type, with the tank also enclosed by the “house.” (Pitman 1992, 16) Windmills were usually placed on one side of the tankhouse, although they were sometimes at the center, and occasionally off to the side. Many tankhouses, including the Shinn Ranch tankhouse, incorporated small residential spaces. Apart from their technical and utilitarian dimensions, tankhouse historian Thomas Cooper said that with their height and unique shape, tankhouses “were distinctive signs of the owner’s prosperity... [and] very visible status symbols.” (Cooper 2011)

Construction

Shinn Ranch Farmstead includes a range of distinctive nineteenth-century wood structure types. Braced frame construction is represented in the nursery barn and the tankhouse (and previously in Shinn Barn). Balloon frame construction is represented in the Big House and portions of the nursery barn. Platform construction is represented in the bungalow. Box type construction is represented in the Chinese bunkhouse. In addition, a possibly unique structural system that originally combined wood frame structure with a ceiling hung on iron straps—since altered—is represented in Sim Cottage. Each of these systems is described in Section 7 in association with the buildings where they appear. Additional context on brace frames was presented under Barns and Tankhouses. Additional context on box type construction follows.

Box Type

From surviving buildings at the Shinn and Patterson Ranches and photographs of the California Nursery and the A. A. Cohen place (Museum of Local History, California Nursery, Patterson Ranch), most or all of the buildings are simple, one-story, board-and-batten of a traditional type of wood construction that is variously called single-wall or box type construction. These simple buildings “were built side-by-side [with buildings of conventional, sturdier construction] in the rapidly expanding and temporary communities that sprang up around mines, sawmills, railroads, and oil fields”—and farms. They provided “basic shelter” that was more durable than a tent but not a permanent mode of construction.” (O’Brien 2013) In these buildings, vertical boards are nailed to a sill that may rest on the ground or on piers and to a plate at the top of the wall. Where the walls meet in right-angled butt joints at exterior corners, they are attached simply with nails from one wall to the other. There are no posts or framing and the load is carried by the walls. The joints between the boards are covered by narrow battens. The buildings are covered by a gable roof. Wall boards, battens, joists, hardware, windows and doors are typically standard products of lumber mills and commercial suppliers. There are no embellishments and no architectural style. There was no insulation apart from the minimal value of muslin, paper, cloth, cardboard, or

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flattened tin applied to the inside of the wall boards. Some were built on brick piers, others rested on the ground and had dirt floors. (O'Brien 2013)

These types of buildings were built all over the United States. A heavier version with thicker planks mortared into the plate and sill was present as early as the seventeenth century in the English colonies of America. (Nelson 1969) A lighter version was in use by about 1815 and continued to be built more-or-less the same way until the 1950s. The type moved west with railroad crews, work camps for various purposes, and for individuals in mining towns and farms. It was a common type built on plantations for enslaved people, and it was a common house type for the formerly enslaved after the Civil War. The buildings could be built cheaply, quickly, and by people with no special skills or tools, only a hammer, saw, level, and square were needed. They were generally built with the expectation that they were not permanent and would be replaced by something better, or that they would only be needed temporarily. The common names for the buildings were shacks or shanties. (O'Brien 2013) China Camp was occupied by a fluctuating number of workers, which at its maximum has been reported to have been forty or fifty workers who slept in stacks of bunks, perhaps half of them in the bunkhouse. Neither the bunks nor other furniture remains in the building. (Brien 2013)

CRITERIA CONSIDERATION B: MOVED PROPERTIES

Three contributing resources (and two noncontributing resources) have been moved. Moved resources still have an orientation, setting, and general environment comparable to those of the historic location and compatible with the property's significance. The contributing resources retain enough historic features to convey their architectural values and retain integrity of design, materials, workmanship, feeling, and association.

Sim Cottage, built circa 1852-1853 near Alameda Creek, was the original residence on the property that became Shinn Ranch. James and Lucy Shinn lived in Sim Cottage from 1856 to 1876 with five children, three of whom were born in the cottage. From 1876 to 1954, the cottage continued to be part of the ranch operation with various members of the family and farm workers living there at its original location. In 1954, conscious of the buildings' historic importance, the family moved the cottage and four China Camp buildings about 0.4 miles south to protect them from the encroachment of gravel mining operations and increasing danger from flooding along Alameda Creek.

The Chinese bunkhouse was built circa 1917-1921 near Alameda Creek as one in a long series of buildings in the China Camp. The camp was continuously occupied in its original location by Chinese workers from circa 1869 to 1954. During these years, cheap, impermanent buildings were built and replaced as needed. The bunkhouse appears to have been the largest building in the China Camp and housed up to fifty workers at peak times. The bunkhouse was one of four China Camp buildings moved in 1954, relocated in a tight group in the northeast corner of the working yard, north of the nursery barn and east of Shinn Barn. The four buildings were at right angles to each other and to the two barns. In 1992, when the nursery barn was moved forty-five feet from its location on top of the Hayward Fault, it was moved to the area of the relocated

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China Camp buildings and those buildings were moved to temporary locations on the west side of the working yard. After Santos Barn was moved to the general area of the former Shinn Barn in 2002-2003, the Chinese bunkhouse was moved again to the north edge of the farmstead. This is also a temporary location, on top of the Hayward Fault, awaiting identification of a permanent location as plans are developed for its restoration.

The nursery barn was built east of and behind the tankhouse 1875-1876 on the southeast perimeter of the working yard. (Colquhoun 1893, Plate 27) In 1990, an engineering study showed that it was located on top of the Hayward Fault and recommended that it be moved off the fault. (GEI 1990) The barn was moved in 1992 to the northeast for a distance that was the length of the building plus about 10 to 12 feet. In its new location, the orientation of the building to the working yard is almost the same as before. A distinctive and rare representative of the property's history as a nursery business, the barn housed workers and nursery products. It is a rare surviving example of a once common type of construction for agricultural buildings characterized by mortis-and-tenon connections and pegged joints.

BRIEF HISTORY OF SHINN RANCH

Shinn Ranch was first established as a ranch by William Sim in 1852. Sim built a small cottage on a Native American site next to Alameda Creek and began farming. His main products were wheat and grains, and he also planted fruit trees and conducted horticultural experiments. Native American labor was essential to the operation. In 1856, Sim sold 151.9 acres to Clark & Flint, San Francisco merchants. Joseph W. Clark installed his sister and her husband, Lucy and James Shinn, on the property to farm the land as tenants, again using Native American labor. The Shinns followed Sim's beginning and raised wheat and grains, planted more fruit trees, and experimented in horticulture. In 1860, Clark & Flint and a third, previously unrecognized owner, Addison M. Crane, a local judge, first sold the property to the Shinns with a final sale from Clark & Flint in 1864. By 1864, when the lands of the former Mission San Jose were surveyed for the purpose of settling land claims, the Shinns had purchased land on the west side of the original property and held a total of 210.12 contiguous acres on the south side of Alameda Creek. The United States Patent granted to James Shinn and recorded on 19 November 1867 as confirmation of his ownership was for this same amount.

After the transcontinental railroad line was completed in 1869 with Niles Station less than a mile away, in 1871 James Shinn and Joseph W. Clark as partners started a nursery business on Shinn Ranch. They began using Chinese labor and probably built the first of a series of China Camps near Alameda Creek. To accommodate the nursery business, in 1876 they moved the center of the ranch operations closer to the road. In 1879, James Shinn's son, Joseph C. Shinn, took over management of the ranch, a position he held until his death in 1947.

In 1884, the Shinns bought an additional 93.70 acres on the north side of Alameda Creek. The 1887 Abstract of Title for the Shinn lands on south side of Alameda Creek show that by that time there had been a complicated series of transactions among James and Lucy Shinn, Joseph W. Clark, Edmund P. Sanford (married to Jane Clark Sanford, another sister of Joseph W. Clark and

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Lucy Clark Shinn), Lewis Gregory (an unrelated neighbor), and the Alameda Water Co. with which the Shinns were involved. Their total holding at that time was 303.52 acres.

In 1888, the Shinns gave up the nursery business and concentrated on raising fruit while maintaining the diversified farm that they had had from the beginning. In this period they began supplementing their agricultural operation with income from gravel mining along Alameda Creek, as agricultural income fluctuated. They continued primarily as orchardists, with various side operations, until they closed the ranch operations in 1968. In the 1920s they had dairy cows and a separate ranch several miles away, east of Hayward. Beginning in 1912, Joseph began to disperse parts of the ranch by sale and donation. Land was sold for the Niles Elementary School in 1912, to the First Church of Christ Scientist in 1932, to numerous individuals in the Shinn Addition to Niles, and “for one of the first housing developments in Niles” along Niles Boulevard in the early 1940s. (Ziegler 21) In 1927 the Shinns donated land for the Veterans Memorial Building in Niles.

Around 1909-1910, two new rail lines crossed Shinn Ranch. These provided new access to markets. They also disrupted the continuity of the land and brought the noise of trains and train whistles. Packing sheds and other facilities were built next to these new lines. After Joseph Shinn died in 1947, his son Joseph Shinn, Jr. and a foreman, Red Kempton, ran the operation. After World War II, farmland was subdivided and developed, the population of Washington Township began growing, and favorable conditions for agriculture were diminishing. In the 1950s, there was a homeless encampment between the railroad tracks. (James Shinn 2023) In 1956, Shinn Ranch was included in the area of the newly incorporated City of Fremont. The last crops were harvested by various reports in 1964, 1967, or 1968.

CHRONOLOGICAL DEVELOPMENT

Shinn Ranch Farmstead as Part of Shinn Ranch

Shinn Ranch Farmstead is the last 4 ½ acres of an agricultural property that ranged in size from 151.9 acres to more than 300 acres during its years of operation between 1852 and 1968. These 4 ½ acres comprised the farmstead of Shinn Ranch during the second and longest period of its existence as a working ranch from 1876 to the mid-1960s. The house, known as the Big House, at the center of the farmstead, was the operational center of the ranch. The Big House was the primary home of the owners of the property and was surrounded by a garden and domestic grounds, a secondary home, the principal buildings of the agricultural operation, and major features of the water system necessary for the operation. Beginning about 1954 when the ranch was intact and in active operation, several buildings from other parts of the property were moved to the farmstead including the original 1852 owner’s house, Sim Cottage, and four buildings of the China Camp which was built for workers. During the life of the ranch other buildings and structures were built outside the farmstead including one or more packing sheds, irrigation ditches, the house of an Ohlone family, possibly tankhouses or water towers, and probably other barns and sheds of which there is no record. None of the buildings and structures outside the farmstead survive except for those that were moved to the farmstead and except for a house built in 1917 for Milicent Shinn which was moved to a site about 500 feet east of the Shinn Historical

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Park, about one block. In addition, rights-of-way sold to two railroads across the property outside the farmstead each had a rail station. Only the tracks of one of these railroads still exists.

Before the ranch ceased operations in 1968, efforts began to develop Shinn Ranch Farmstead as the Shinn Historical Park and Arboretum while the rest of the ranch was sold and developed for non-agricultural uses. Although work on the park has continued to the present, the development of the park culminated in its first house tours in 1974 and its full opening to the public in 1976.

During the years from its beginning as a ranch in 1852 to its opening in the 1970s, Shinn Ranch has gone through many changes. It has fluctuated in size as land was bought and sold. It has seen major changes in the nature of its operations including its conversion to a park. Minor structures have been built and old buildings have been demolished or otherwise lost. Buildings have been moved. These changes are part of the development of three distinct landscapes, as follows.

1) Creek-centered farm landscape and the first farmstead (1852-1876)

Immediately prior to 1852, the site of the ranch may have been planted in wheat or other grains for up to three years as part of a very large area of Ex-Mission San Jose where such crops were predominant. However, the site itself is unlikely to have had any improvements. When William Sim bought the site in 1852, he developed it as a ranch separate from the surrounding area. A key feature of the Sim Ranch was its orientation to Alameda Creek which appeared to provide an efficient way to ship products to market. Sim built ditches to deliver water southward from the creek to fields along the east and west boundaries of the property. He built a farmstead near the creek that included his own house (Sim Cottage) and at least one other building, both shown on a county survey map (Higley 1853), and a “nursery in front of the house.” (Alameda County Recorder 1856) By February 1853, irrigating ditches ran south from the creek along the east and west boundaries of the property. The 1856 deed of sale referred to improvements including “fences, buildings, orchards, and nurseries.” (Alameda County Recorder 1856) By the time of the census in 1870 when Chinese laborers were listed next to the Shinns, the first China Camp had been established near the creek. Altogether the mix of working and domestic buildings and structures formed a first farmstead along the creek.

Beyond the farmstead on the farmland itself, William Sim’s main crops were wheat and barley. Looking ahead, he planted some peach trees which probably did not bear fruit before 1856. He also experimented with grafting of rootstalks which he sold in the San Francisco markets. The ditches on either side of the property brought water from the creek to peaches and other orchard crops, and to the vegetables that were probably planted between the rows of orchard trees until the trees matured. In 1856, Sim sold the ranch to Flint & Clark who engaged James Shinn to manage it until Shinn bought it in 1864. Wheat and barley were the primary products of the ranch in the 1850s and 1860s. The Shinns also grew vegetables and continued to experiment with nursery products and fruits.

2) Road and Railroad oriented landscape, Shinn Nursery, and second farmstead (1876-1968)

In 1871, James Shinn and Joseph Clark formed a partnership to create a nursery business at Shinn Ranch with Shinn providing horticultural knowledge and labor and Clark providing money

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and marketing expertise and facilities. For various reasons, the old farmstead by the creek must have seemed inadequate to the operation and ambitions of the new effort. The reported but unverified mining of gravel along the creek for the nearby Transcontinental Railroad may have been a factor. The need for upgraded and more specialized structures for the nursery business must have been a primary consideration. A larger and more comfortable house that presented a face of prosperity to the outside world could have been at least partly justified by its value as a positive symbol of the business. For whatever reasons, in the early to mid-1870s the center of activity on the ranch was moved 0.4 miles south of the creek where a new farmstead was built. This was an expensive undertaking that produced a general-purpose barn, a nursery barn, irrigation infrastructure, a domestic tankhouse, and a new owner's residence. It is not known in what order these were built but the completion of the Big House in 1876 was probably the last piece. Because farmhouses of that era were often designed as the public face of the operation, the completion of the Big House marks the relocation of the farmstead and the beginning of the second phase of the landscape.

By the 1870s the creek was no longer viable as a means of shipping agricultural products to market (if it ever was). The completion of rail lines to San Jose, Oakland, and the eastern United States via the Transcontinental Railroad, all through nearby Niles, and the continuing improvement of roads in the township brought about a reorientation of farming operations in general. The railroads in particular opened up larger and more distant markets.

During the years of the nursery business from 1871-1888, the Shinns continued to produce fruit and other crops. After 1888 they gave up the nursery business and concentrated on fruit orchards. They produced fresh fruit, but their main crop and most profitable one was dried fruit. To produce dried fruit, they needed large open areas where fruit could dry in the sun, and also sheds for packing dried fruit for market. With two rail lines built across the property in 1909-1910 between the farmstead and the creek, each with its own depot or whistle stop, drying yards and packing sheds were located near them. The barn yard behind the Big House may also have served as a drying yard and at some point the old nursery barn began to be referred to as the packing shed, even though it lacked typical attributes of a packing shed.

In addition to the functional aspects of the creek-centered operation, there was a significant social dimension. When William Sim and after him, the Shinn family, lived in a modest house – Sim Cottage – they were not far along the creek from what may have been a site long-occupied by Muwekma Ohlone people. When Chinese workers began to work on the property in the 1870s, they lived in housing along the creek. Thus, there was an egalitarian character to the first farmstead in which the white landowners and the hired Ohlone and Chinese workers on the property all lived in modest buildings in the same part of the ranch on low ground near the flood-prone creek. The early houses along the creek of the Ohlone and Chinese are unknown but would have been of single-wall construction which was less permanent and less weather-proof than the double wall-construction of either Sim Cottage or the Big House.

When the Big House was completed in 1876, it represented a new assertion of social differences. In this phase the heads of the white landowning family lived on high ground where their large,

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attractive house could be seen from the public road. Second-generation members of the family and the ranch workers remained by the creek at first. When a new house was built for a second-generation family in 1910, it was built on high ground near the Big House. This hierarchical social landscape was not as extreme as was often the case and became blurred over time with another second-generation house – for Milicent – built near the creek in 1917 and the buildings of the China Camp moved to the barnyard behind the Big House in 1954.

The grounds around Sim Cottage during the Sim and Shinn years along the creek included two rows of orchard trees: apples, peaches, and probably cherries. (Milicent Shinn 1870) Later, the grounds around the Big House were planted both to test their suitability for growing in Washington Township and to show off the nursery business that was at its peak when the house was finished. The house and its garden became the regular location for family and non-family events and were an attractive location for visitors. These included weddings and holidays, fund raising events and organizational meetings for groups that included the Centerville Literary Society, the Spare Minute Circle, the Sierra Club, the Association of Collegiate Alumnae and its successor the American Association of University Women, University of California Alumni, the Toyon Branch of Children's Hospital, the Congregational Church, the Country Club of Washington Township, the Washington Township Historical Society, and the Williamson Outdoor School. The tennis court, built about 1892 and refurbished in 1929, and children's play structures were used by family, neighbors, and visitors. While the Big House and grounds were the scene of many of these activities beginning in 1876, they increased after Florence and Joseph Shinn were married and were at their highest after Lucy Shinn died in 1915 and Florence succeeded to the role of female head of the household.

A final factor of the landscape in the era of the second farmstead was gravel mining. While gravel mining may have occurred in the 1860s when railroads were under construction in the area, it became an ongoing part of the ranch operations in 1889. Over time, gravel mining along the creek encroached on agricultural land, degraded the area for domestic use, and probably contributed to silting up of the creek and to worsening floods. After the severe flood of 1956, the U. S. Army Corps of Engineers implemented flood control measures along Alameda Creek including a portion through Shinn Ranch.

Throughout the period of the second farmstead, the size of Shinn Ranch fluctuated. During the period of the nursery business, the Shinns bought land. By 1874 they had expanded to the west for a total of 210.12 acres. By 1886 they bought land on the north side of Alameda Creek for a total over 300 acres. Then in 1912 they began selling off land, mostly in small tracts in and around Niles.

3) Historic Preservation Landscape (1954-present)

Several years before Shinn Ranch was donated to the City of Fremont in 1962, the family took actions to save and protect its historic features. Between 1954 and 1959, they moved Sim Cottage and four buildings of the China Camp from sites along the creek to higher ground in the second farmstead. They also moved Milicent Shinn's house from its original site not far from Sim Cottage's creekside location to a new spot east of the second farmstead. After 1968 when

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the Shinns ceased agricultural activities, they began selling off their agricultural land for development, selling all but the 4 ½ acres of the farmstead. During the years of transition from farm to park as additional acreage was sold off, the family continued agricultural operations on its diminishing holdings.

The City renamed the donated property the Shinn Historical Park and Arboretum. Under the terms of the donation however, the last family owner-occupant, Florence Shinn, had the right to remain until her death. Thus, physical changes to the property by the City did not begin until 1971. The Shinn Historical Park and Arboretum includes all of the second farmstead of Shinn Ranch. Limited tours of the house began in 1974 and regular public tours began in 1976.

The most substantial changes to the farmstead after the establishment of the park were the loss of the Shinn Barn by fire in 1977 followed by repercussions from that loss, and related actions associated with studies of the Hayward fault as it traversed the park.

About 1992, following an engineering study for the City of Fremont, the nursery barn was moved about 10 to 12 feet northeast to a new site that was not on top of the Hayward fault. To make this move, the four buildings of the China Camp had to be moved from the sites in the northeast corner of the property, north of the nursery barn and east of the Shinn Barn, on which they were placed by the Shinn family in 1954. The China Camp buildings were moved to temporary sites on the west side of the farmstead and placed on temporary foundations where they would sit for about ten years.

Because of the loss of the Shinn Barn, when the nearby Santos Barn was threatened with demolition twenty years later, plans were made to move it to the site of the Shinn Barn. In 2002, the Santos Barn was moved onto the property and in 2003 was placed on a site a few feet west of the earlier site of the Shinn Barn, which was on top of the Hayward fault. The Santos Barn was placed so that it had an angled orientation to the Big House and the working yard which was similar to that of the Shinn Barn.

By this time, because the China Camp buildings on their temporary sites were in deteriorated condition, two of them were dismantled and stored in the Santos Barn, and two – the Chinese bunkhouse and the outhouse – were placed on permanent sites with concrete slabs in the northeast corner of the property, a few feet west of where they had been placed by the Shinn family in 1954 because that area had become the site of the nursery barn.

The permanent placement of the Santos Barn and the China Camp buildings was constrained by concerns about the path of the Hayward fault and the dangers it might pose to people and structures. Along with these concerns, was an effort to permanently locate the buildings on sites that were appropriate to the historic character of the farmstead according to federal guidelines requiring maintenance of the historic orientation of the buildings, the immediate setting, and the general environment.

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PROPERTY OWNERS BEFORE THE SHINNS

William Sim

In December 1852, William Sim settled on the land that later became Shinn Ranch. Although he lived there for less than four years, until August 1856, he initiated the horticultural and agricultural efforts that would be greatly expanded by the Shinns and he built the house that the Shinns would live in for twenty years. This house, Sim Cottage, still stands on the property, although somewhat altered and not in its original location. William Sim (1814-1867) was born in Aberdeen, Scotland and came to North America by about 1835 when his son, John William Sim (1835-1876), was born in Nova Scotia. He came to California in the Gold Rush and by 1850, had a blacksmith shop in Irvington (CCWT 1965, 118, 120), in what would become Washington Township. In addition to this land, he had business dealings in San Francisco, mostly in the Produce Market. (*Daily Alta California*, 17 April 1852) In 1856, William Sim and his wife, Eliza, sold most of his land to Joseph W. Clark and Edward P. Flint. (Thompson & West, Map No.4). Sim is important as the founder of the ranch and as the builder of Sim Cottage that remains part of Shinn Farmstead.

Joseph W. Clark

Joseph Washburn Clark (1813-1878) was born in Farmington, Connecticut where he lived until he went off to school at the age of 17. He studied off-and-on at Yale where he received a degree in medicine in 1837. Subsequently, he moved to the Midwest and practiced medicine for thirteen years. In 1850 he traveled overland to a California where he was a merchant in Georgetown, Sacramento, and San Francisco. Within a few years after his arrival in California, other family members followed, altogether forming a strong and supportive family group. Among them, his mother, brother, three sisters, the husband of a sister who had recently died, spouses, and children all came to Northern California. Clark's sister, Jane, married Edmund P. Sanford of Oakland, a successful merchant, real estate investor, and co-founder of Mountain View Cemetery. Jane and Edmund P. Sanford's children were childhood playmates of the Shinn children and lifelong friends, and various of the Shinn children lived with them when they were students. Edmund Clark Sanford, like Milicent Shinn, was a pioneer in the field of psychology. He was president of and a professor at Clark College in Massachusetts. In San Francisco, Clark was sometimes listed in directories as a physician and was known as Dr. Clark, but he was also active in a variety of businesses. In various partnerships located in the produce district from the 1850s to about 1867, he was a commission merchant, merchant, jobber, and importer.

In 1856, Joseph W. Clark and a partner, E. P. Flint, bought rich farmland on Alameda Creek in Washington Township, Alameda County from William Sim. By 1859, Clark's business was no longer limited to San Francisco Bay. As an importer, he may have worked with E. P. Flint whose fleet of clipper ships provided the quickest delivery of goods between San Francisco and the east coast. As he prospered in this business, about 1860 he moved to Rincon Hill near South Park, the city's most fashionable and expensive neighborhood at the time. During the 1860s, Clark formed a new partnership with J. E. Perkins as wool commission merchants, a booming business to meet the demand of the Union army for uniforms in the Civil War. Clark evidently made enough money by 1869 that he left the hands-on work of the produce district and entered the white-collar

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world of finance. In 1869 he was vice-president and manager of the First National Bank of Nevada which had been established in Austin, Nevada in 1865 during the silver mining boom in east central Nevada. By 1871, Clark resumed his medical practice and had set himself up as an investor in mines and mining stocks working as a trustee, officer, and shareholder of numerous mining companies in California and Nevada. During his years in San Francisco, Clark was also active in the Congregational Church. Clark and E. P. Flint were both Trustees of the First Congregational Society of San Francisco (*Daily Alta California*, 4 December 1861)

When Clark was a young man, according to his niece, Milicent Shinn: "His aspiration had been for the ministry: he did not think himself well adapted to it, but in laying aside his hopes of entering that profession, he deliberately devoted himself to lay service for the church instead." (Gay 1882, 61) Thus, he did not work on the Sabbath, and while he "was occupied in mercantile pursuits," his life was "filled with the utmost devotion to the public good, especially through the church and like channels. His business life was blameless." (63) He was, "the most perfect Puritan in San Francisco." (61) Along with other Congregationalists, he was an early supporter of the College of California, predecessor of the University of California (*Sacramento Bee*, 7 August 1863), an effort that may have predisposed Charles Howard Shinn to attend that institution and Milicent and Joseph Shinn to attend its successor. And he was a trustee of the Ladies Protection and Relief Society of San Francisco (*Sacramento Bee*, 12 September 1863), a favorite charity and status marker of elite San Franciscans. Of the Clarks' eight children, only two survived past childhood. Their son, Joseph Fessenden Clark (1849-1906), continued his father's involvement with the Shinn family and related property ownership until 1887 or later.

After Clark and Flint transferred ownership to the Shinns in 1864, Clark and his son, Joseph Fessenden Clark, remained engaged in various ways in the ownership, operation, and improvement of the property. The Clarks and Shinn were partners in a nursery business from 1871 to 1888. In the 1870s, Clark was involved in several land transactions at Shinn Ranch possibly related to financing of the construction of Shinn Barn, the nursery barn, irrigation and water systems, and the relocation of the farmstead. In 1876, he built a new house for the Shinns, the Big House. Joseph Fessenden Clark succeeded his father as a partner in the nursery business after his father died in 1878. In 1887 or later, Joseph Fessenden Clark sold property along Alameda Creek to the Shinns. In these partnerships, neither of the Clarks nor Flint ever lived on the property. Their role appears to have been primarily financial. Joseph W. Clark was a frequent visitor to the ranch, perhaps especially after completion of the Big House which he had paid for. Beginning in 1856 while functioning as landlord to Lucy and James Shinn, he was co-owner, mortgage holder, and business partner until he died in 1878. In his years as owner, from 1856 to 1864, he was paid in a share of the production of the ranch.

SHINN FAMILY AND OTHER RESIDENTS OF THE RANCH

Three generations of the Shinn family lived on Shinn Ranch: James and Lucy Shinn in the first generation, their seven children in the second generation, and seven grandchildren of James and Lucy Shinn in the third generation. Those individuals in the three generations who played the most significant roles at Shinn Ranch are identified as follows.

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In addition to the family and workers, numerous others lived on the ranch over the years. Among these were friends and at least three people who stayed on the ranch in the 1950s-1960s “through the grace of the Shinn family.” (Argent 1984) One of those from outside the family who had a significant impact on the life of the ranch and also on its donation for preservation purposes, Gladys Williamson, is profiled below.

The First Generation

James and Lucy Shinn

Lucy Ellen Clark and James Shinn were married in Platteville, Wisconsin in 1846. Over the next ten years they moved to Tennessee and Texas and had four children, two of whom died as infants. In 1856, Lucy and James Shinn and their two children traveled from Texas to California via the Isthmus of Panama. (Kasch, 7a) They moved directly to the former Sim Ranch as tenants of the property owners, Joseph W. Clark, Lucy’s brother, and E. P. Flint. Eight years later in 1864, they became owners of the property. They lived on the property for the rest of their lives, in Sim Cottage from 1856 to 1876, during which time they had three more children, and beginning in 1876, in the newly completed Big House.

Lucy Ellen Clark Shinn (Figure 10)

Lucy Clark Shinn (1826-1915) was born in Farmington, Connecticut thirteen years after her oldest sibling, Joseph W. Clark. She moved with her family to the Midwest when she was five years old and was educated by a mix of home schooling and subscription schools, culminating in two years at Monticello, a private girl’s school in Illinois that made a lasting impression on her. She was frustrated by having to leave school early, but drew from her various educational experiences a strong sense of the value of education. (Kasch 2002, 7, 12) The Clark family moved to Platteville, Wisconsin where she married James Shinn in 1846. Lucy and James moved to Tennessee and then to Round Rock, outside of Austin, Texas. In these travels, four children were born. After the first two died, Charles Howard Shinn was born in 1852 and Anne Holbrook Shinn in 1856, both in or near Austin. A few months after Anne was born the family moved to California. Altogether, Lucy gave birth to seven children, the last three at Shinn Ranch: Milicent, Joseph, and Lucy.

The family lived in the small cottage built by William Sim for their first twenty years on Shinn Ranch, a period that encompassed most of the childhood years of all their children; only the last child, Joseph C. Shinn, lived as a child in the Big House where he moved when he was 15. In those years, the ranch was remote from schools. Thus, applying her own childhood experience and her beliefs, Lucy taught her children at home, preparing them for schools in Oakland and San Francisco and for subsequent study at the University of California. Family correspondence describes her methods and their success in educating her children. Later, as a proponent of women’s suffrage, she explained that if for no other reason, women should have the right to vote because they would never ignore a school election, as men did and therefore voting women would improve the schools and be good for children. (Lucy Shinn 1911) Together with her husband she was a charter member of the Niles Congregational Church and from that time served as the president or honorary president of the Ladies Guild. (*Pacific* 1915) At Shinn

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Ranch, Lucy lived in Sim Cottage from 1856 until moving into the newly completed Big House in 1876. She remained in the Big House until she died in 1915.

James Shinn (Figure 11)

James Shinn (1807-1896) was born in Salem, Ohio in a Quaker community recently established by Quakers who had been settled in New Jersey for at least two generations. As a young man he served as clerk of the Friends meeting in Salem. While he did not remain active in the Quaker church (there were none in Alameda County), James was profoundly affected by his early exposure to Quaker teachings and Quaker life. A family genealogist wrote that he was “reared under the shadow of Quaker influences, and refined and elevated thereby. To his dying day in his ninetieth year, never free from the impressions of his early Quaker environment.” (Josiah Shinn 1903, 311) According to his obituary in the *Pacific Rural Press*, “At the age of twelve he was left an orphan and during the following years supported himself in various outdoor occupations, until, at the age of twenty years, he began to teach school. From 1837 to 1856 he lived in various places in Ohio, Illinois, Wisconsin, Iowa, Tennessee, and Texas, alternately occupied in farming, merchandising and school teaching, but always preferring the farmer’s life.” (*Pacific Rural Press* 1896, 308) His move from Texas to California in 1856, was prompted by his opposition to slavery, a legacy of his Quaker upbringing. (Kasch 2002, 4) He was first married in 1828 to Mary Sebrell who died in 1845; they had five children, one of whom, Hannah Mays, stayed in Texas and remained in touch with her father and his family. In 1846, he married Lucy Clark. Like Lucy, “This man believed in the elevating influence of a sound education, and gave his children in California every opportunity the state afforded.” (Josiah Shinn 1903, 311)

The Second Generation

Lucy and James Shinn had seven children: Ellen Mary, Edwin, Charles Howard, Anne Holbrook, Milicent Washburn, Joseph Clark, and Lucy Ellen. Ellen Mary and Edwin died as infants. The next five all lived on Shinn Ranch and participated in the life of the family and the ranch; two died young. Lucy Ellen (1863-1873) died at the age of ten. Anne Holbrook (1856-1878) died at the age of twenty-one while a student at the University of California. The three who survived were all highly accomplished individuals who played significant roles in the history of Shinn Ranch and in the larger world.

Charles Howard Shinn (Figure 12)

Charles Howard Shinn was born in Round Rock, Williamson County or nearby in Austin, Travis County, Texas. He moved with his family to Washington Township at the age of four in 1856. (Josiah Shinn 1903, 311-312) He grew up in Sim Cottage and as a child and young man learned farming, horticulture, and fruit raising from his father. After early schooling at home, in 1868 at the age of sixteen he went to the College School in Oakland, a preparatory school, and subsequently for one year to the College of California at its original location in downtown Oakland, before it became the University of California. During these years he lived with the family of his mother’s sister, Jane Clark Sanford, about a block from the Oakland campus. At the College School and the College of California, Charles studied under Daniel Coit Gilman, a scholar and teacher who became president of the University of California in 1872. In 1876, Gilman left to become president of Johns Hopkins University. (Kasch 2002, 8; Josiah Shinn

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1902, 312) Charles Shinn left the University of California without graduating and worked intermittently for a few years as a teacher in scattered locations around California – in Shasta, Trinity, San Luis Obispo, Monterey, and Alameda Counties. Because he taught in the school terms, he probably returned to Shinn Ranch in the summers when he could help his father and brother. He became editor of the *California Horticulturist and Floral Magazine* in January 1879 and by 1880 was living in San Francisco. In this period he also worked for the *San Francisco Daily Bulletin*. In those years he lived at 619 Harrison Street, the home of the widow of his uncle, Joseph Clark. (The Clark's house on Harrison Street was destroyed in 1906 if not before).

In 1880, while living in San Francisco, Charles Howard Shinn helped organize the State Horticultural Society and served as the first secretary of the State Horticultural Commission. In 1882, he returned to college, at Johns Hopkins in Baltimore, under his old mentor, Daniel Coit Gilman. His roommate at Johns Hopkins was future United State president, Woodrow Wilson, with whom he remained friends. After graduating in 1884, Charles lived in New York City from 1884-1885, working as a journalist. In 1885, Charles returned to the Bay Area as business manager of the *Overland Monthly* while his sister, Milicent, was its editor. While working on the *Overland Monthly* until 1890, he lived in a series of hotels in San Francisco (all three of these hotels were destroyed in 1906 if not before) until his marriage to Julia Tyler in 1888. In 1888-1889, Charles and Julia lived on the north side of Channing Street between Bowditch and Audubon streets, near the University of California in Berkeley. (The site of the house is occupied by mid-20th-century university housing). They did not live in Berkeley long, returning to Shinn Ranch around the time their daughter, Ruth, W. Shinn (1890-1926) was born. The family remained at Shinn Ranch from about 1890 until 1902.

In 1892 Charles was hired by Eugene Hilgard, an influential professor and “the father of modern soil science in the United States” (U. C. Davis Library 2021), as an inspector for the Agricultural Experiment Station of the University of California, a position that also involved teaching in the University of California Department of Agriculture. In those years, he served as an editor of the *Cyclopedia of American Horticulture*, a comprehensive reference work. In his work as an inspector of agricultural experiment stations and subsequent positions with the U. S. Division of Forestry, he commuted to Berkeley from Shinn Ranch when he was not traveling around the state. In 1902 Charles left his job with the University of California and began a new career in forestry. Before the end of the year he was made Head Forest Ranger for the Sierra Forest Reserve. He and Julia moved to North Fork in the mountains of Madera County and bought a house there which they called Peace Cabin. From this point to the end of his life, Charles did not live at Shinn Ranch nor was he actively involved in its operation.

While Charles continued to write after 1902, most of his writing was before that time. In most of the years when he was busiest as a writer, he lived on or frequented the ranch. From his days as a student at the end of the 1860s to 1902, he wrote and published a great many articles and books. Charles Shinn lived at Shinn Ranch for much of his writing career. For several years he lived in scattered places around California – Oakland, San Francisco, Trinity, Shasta, Monterey, and San Luis Obispo Counties – but in each of those places he was a temporary resident during the school year, able to return to Shinn Ranch in between. When he rented rooms in San Francisco for two

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years at a later point, and when he and Julia lived for a year or so in Berkeley, his official residence was in those places, but he was still close to Shinn Ranch. In all the years between 1868 when he first stayed with his relatives in Oakland while he went to school, to 1902 when he joined the Forest Service and moved away from the Bay Area, he lived at Shinn Ranch or near it or came back to it from temporary residences for all but three years. From 1882-1884 when he was at Johns Hopkins and in New York City, he did not live at the ranch. The one constant place associated with his life before he moved to the Sierras in 1902 was Shinn Ranch.

Charles Howard Shinn's wife, Julia Tyler Shinn (1868-1956), lived at Shinn Ranch from 1889 to 1902 and had a distinguished career in the U. S. Forest Service after the family moved away from Shinn Ranch in 1902. After Charles died in 1924 and Ruth died in 1926, Julia lived with her sister-in-law, Milicent, in Milicent's house on the ranch for several years, including 1934 to 1940. (U. S. Census 1940; Voter registration records 1934 to 1942). After Milicent died, Julia returned to Ukiah where she lived until she died in 1956.

Milicent W. Shinn (Figure 13)

Milicent Shinn was the first child in the family born at Shinn Ranch, in Sim Cottage where she grew up. After tutoring by her mother, she and her sister Annie who was two years older, attended school in Berkeley and Oakland. She followed Annie at Oakland High School where she graduated at the top of her class in 1874. The prominent poet, Edward Rowland Sill, a teacher at the school, became an important mentor. After high school, Milicent went to the University of California but took six years to graduate because of breaks in her attendance. After her freshman year, in 1875-1876 she taught school in Red Bluff and Haywards. Halfway through her junior year, she took time off when Annie died. She spent several months traveling in New England with her aunt in 1879. When she graduated in 1880, she was a commencement speaker.

During her school years Milicent came to know many individuals who would be part of her expanding world and would help to link the two worlds. Among her high school classmates was Anna Head, who became a highly regarded educator and founder of a school in Berkeley. Milicent was encouraged by Sill, who had moved from Oakland High School to the University of California. At the university, she was influenced by Josiah Royce, before he became a renowned philosopher at Harvard, to find her direction in the psychology of infants. (*New York Times* 1940) Among her classmates were Mary McHenry who would become the first woman to graduate from the University of California law school and who married the distinguished California painter, William Keith. She was close to her cousin, Edward Clark Sanford, with whose family she often stayed in Oakland and with whom she shared professional interests. Sanford was a pioneer in the field of psychology and president of Clark College in Massachusetts.

Except for some school terms, Milicent lived her entire life at Shinn Ranch. She lived in Sim Cottage until she went off to school. Milicent and Annie lived with their father for a year in Berkeley in 1871, and after that with their Sanborn relatives in Oakland while attending Lafayette Grammar School and Oakland High School. Milicent lived with the family of Edward Rowland Sill during her first year at the University of California. She lived for a couple of

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months in Red Bluff when she was teaching there in 1875. She lived at the Young Ladies Club near the University of California campus in 1876-1877. During her school years she was often home visiting at the ranch, as correspondence shows. After she finished her undergraduate studies in 1880, she lived in the Big House until after her mother died in 1915. In other words, during the most productive years of her life, during the years she edited the *Overland Monthly*, the years of her graduate study and observations of her niece, the years of writing about her research, she lived in the Big House at Shinn Ranch. She commemorated her regular commute from Shinn Ranch to her office in San Francisco in an article in the *Overland Monthly*, "Thirty Miles," in 1883. (Milicent Shinn 1883)

For the fundamental work she did with her niece, Milicent, Ruth, and Ruth's parents all lived on the second floor of the Big House. After her work with Ruth, Milicent observed, taught, and helped raise other nieces and nephews at the ranch. (Kasch 2002, 7b) After her mother died in 1915, in 1917 Milicent hired an architect, Lillian Bridgeman, to design a house for her at Shinn Ranch. The house was located near the creek where she had grown up and away from the Big House. After traveling in Europe, Milicent moved into the house in 1918. Milicent knew the business of the ranch and helped out as needed with bookkeeping and other chores. As her mother wrote in 1906 after Joseph Shinn, Jr. was born and his mother was in the hospital: "Milicent is running the ranch." (Lucy Shinn 1906)

Joseph Clark Shinn and Florence Mayhew Shinn

Joseph Clark Shinn and Florence Mayhew Shinn were married in 1905 at Shinn Ranch. When they were first married, they lived in the new redwood apartment built for them in the Big House. In 1910 they moved into the bungalow which was also built for them. After Joseph's mother, Lucy Shinn, died in 1915, Joseph and Florence had work done on the Big House before they moved in, reportedly not until 1922. All of their children grew up on Shinn Ranch.

Joseph C. Shinn (Figure 14)

Joseph C. Shinn (1861-1947) was born in Sim Cottage and lived there until he was fifteen when the Big House was completed. After tutoring by his mother, he "began his education at the first grammar school in Centerville" (*Washington Township News Register* 1947). While attending the Urban Academy and Boys High School in San Francisco he lived with his uncle, Joseph W. Clark, on Harrison Street. He attended Washington College at Irvington in Washington Township and entered the University of California in 1878, at which time he lived with his mother's sister's family, the Sanfords, in Oakland. At the University of California, he undertook "special work in horticulture." (*Washington Township News Register* 1947) He returned to the ranch in 1879 after only a year at the university when his father became ill. Two years later, in 1881 he took over as manager of the ranch where he lived the rest of his life. In 1905, he married Florence Mayhew Shinn and they two of them lived in the Big House until 1910 when they moved with their children to the bungalow. In 1917, they returned to the Big House. He died at the age of eighty-six while swimming in the Shinn gravel lakes. When he died the local newspaper called him, "one of Washington Township's most prominent pioneer residents." (*Washington Township News Register* 1947) At his death he was "one of the oldest members of the Sierra Club." (*Washington Township News Register* 1947)

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Florence Mayhew Shinn (Figure 15)

Following her marriage to Joseph Shinn in 1905, Florence Mayhew Shinn (1880-1971) grew to play a leading role in the management and affairs of Shinn Ranch culminating in the donation of the farmstead to the City of Fremont under her leadership in 1962. Florence Mayhew was born in Oakland in 1880. In 1882, the family purchased and moved to the 218-acre Sulphur Springs Ranch, located just west of Niles across the Central Pacific Railroad tracks (before it became Southern Pacific) from the Shinn orchard and a mile north of the Shinn farmstead. The Mayhew ranch was also just west of the property on which sat the deteriorating structures of Vallejo Mill. Florence grew up on the ranch, was tutored by Milicent Shinn, and attended local schools. Except for four years at the University of California ending with her graduation in 1902 and a period teaching in Etna Mills, California near the Oregon border, she lived for more than seventy years in Washington Township, all of them at the Mayhew ranch and, after her marriage, at Shinn Ranch. After she became ill in 1968, she lived with her daughter, Elizabeth Shinn Solinsky, in Marin County.

When the Mayhews moved to Washington Township, it was to an area that they knew well. In 1847, in the first year that California belonged to the United States and before the Gold Rush, Florence's great uncle, Jonathan Mayhew, came to California from Edgartown on Martha's Vineyard, Massachusetts. Jonathan Mayhew established Mayhew's Landing on Beard's Slough, west of the future site of Centerville. The landing served the former lands of Mission San Jose which had been mostly pasture for cattle and would soon be planted primarily in wheat. In 1854, Florence's father, Harrison Allen Mayhew (1835-1914) and his brother Joseph A. Mayhew, followed their uncle to Washington Township where Harrison Mayhew's account book shows that he worked on the Mayhew Rancho (location unknown) in the 1850s. Joseph Mayhew had two children, William (1859-1944) and Annie (1864-1946). Both were born in San Francisco but appear to have lived mostly in Alameda County where their father had a ranch and was county sheriff from 1861-1864. (Sandoval 1985: 149) After their mother died in 1865, at the ages of one and six they were taken back to Edgartown where they were raised by relatives.

Beginning in 1860 Harrison Mayhew was listed as a commission merchant living and working in San Francisco. About 1866-1867 he moved his residence to the Clinton-Brooklyn district of the East Bay that would soon be absorbed by Oakland. He was the first and only President of the Board of Trustees of Brooklyn before Brooklyn joined Oakland. About 1875 Mayhew began specializing as a wheat and grain merchant, work he continued at expensive and prestigious office locations in San Francisco until after 1900. In the 1870s-1880s when Mayhew was in the grain business, California was the second state in the production of wheat (Geisseler and Horwath 2014) and the source of great fortunes in the state.

As a child, Florence was inspired by her mother's sister, Maria Schofield, the wife of a German-born immigrant, Christopher Schofield who, "By thrift and industry... accumulated a considerable fortune." The Schofields had no children and Maria was generous with what she had. Florence told Gladys Williamson, a journalist and resident on Shinn Ranch in the 1930s, that "she came to Niles as a small child to live in the bungalow built with money given by a

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relative, Mrs. Maria Schofield, who had a penchant for giving away her more than ample means to the family or to schools, the YWCA, churches and funds such as the one which started Asilomar on the Monterey Peninsula.” (Williamson n.d.)

Florence was educated in Niles, was tutored at one point by Milicent Shinn years before she married Joseph C. Shinn, and attended the University of California where she graduated in 1902. In the small community of landowners around Niles, the Mayhews, the Shinns and their extended family, and others associated with Shinn Ranch knew each other and were involved in the same organizations beginning long before Florence Mayhew married Joseph Shinn. Florence was socially active and involved in many organizations in Washington Township, for many of which she hosted fund raisers, meetings, and social events for decades. Among the groups in which she was active and supported were the Congregational Church of Niles, the Niles Improvement Club, the Country Club of Washington Township, the Niles Women’s Club, the Toyon Branch of Children’s Hospital, the Alameda County Federation of Women’s Clubs, and the Washington Township Historical Society. These were popular events that raised money and awareness for their causes, often attended by 200 or more people. In 1919, she initiated the idea for a child welfare program at the Niles Women’s Club and served on the Health Center Board. In 1930, she and her husband donated the land for the Veterans Memorial Building in Niles. By 1933 she began teaching night school classes at Washington Union High School in Centerville on citizenship and English. For the 1935 Open House event for the program, she wrote and directed the performance of a skit, “The Making of a Citizen.” In 1940 and 1944, she helped put on large community events honoring those who became American citizens. (*Oakland Tribune* 1940, *Washington Township News Register* 1944) Over many years she had a particular interest in local history and historic preservation.

Third Generation

The third generation of Shinns at Shinn Ranch, all of whom grew up on the ranch, contributed its operation and life and to its areas of significance. As they grew up, all worked on the ranch, especially at harvest time. Ruth (1890-1926), the only child of Charles and Julia Shinn, was the first and most important subject of Milicent’s baby studies. Joseph and Florence had six children who grew up on the ranch, all tutored by their aunt, Milicent. Among these children, two died early, one as a child and one as a young adult. The others – Joseph C. Shinn, Jr. (1907-1967), Allen Mayhew Shinn (1908-1998), Elizabeth M. Shinn Solinsky (1913-2003), and Anna M. Shinn Leonard (1919-1977) played significant roles as parties to the donation of the property to the City of Fremont in 1962. Joseph Clark Shinn, Jr. was manager of the ranch after his father died in 1947 and in the 1950s when several buildings were moved from vulnerable locations near the creek to higher ground in the farmstead; his wife, Nellie Chalkley Shinn (1907-1977), was also active in the life of the ranch and in efforts for its preservation. Allen Shinn, who became an admiral and had a distinguished career in the U.S. Navy, had the most public role for the family regarding the donation.

Subsequent Generations and Others

Many members of the fourth and fifth generations of California Shinns spent time as children on the ranch visiting relatives, spending holidays, and attending events like weddings and reunions.

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Some lived or worked on the ranch in the summers but none were more than part-time visitors. After the property was donated to the City of Fremont, several members of the fourth and fifth generations remained involved as donors of records and artifacts, advisors, and in maintenance and restoration efforts. Several wrote memories, researched family records and interviewed family members for written histories.

Gladys Williamson

Gladys Williamson (1898-1967) was a well-known Alameda County newspaper reporter and Fremont civic booster with a multi-layered relationship to the Shinn family and Shinn Ranch. In 1930, Gladys and her husband, Jack Williamson, lived at the ranch and opened the Williamson Outdoor School there. The school, in operation from 1930 to 1936, “was conducted in the bungalow, one of the four buildings in the historic garden and the honeymoon cottage of Mrs. Shinn and her late husband, Joseph Clark Shinn.” (Williamson 1967) In 1931, they built a three-sided, open-air structure southeast of the bungalow to accommodate the distinctive program of the school. “The building is constructed of rustic redwood, doors and windows comprising three of the four walls... A roofless floor is to be placed on the south side of the school room where the children will take daily sun baths.” (*Washington Township News Register* 1931)

The program was described by Gladys as experimental and was one of many advertised and written about in East Bay periodicals at the time. According to one article: “The Williamson Outdoor School, at Niles, is beginning its second year and is enlarging its program to admit a few boarding pupils. Weather permitting, classes are held out of doors... Each child has a garden and a pet and will be taken to a nearby pool for swimming. Tennis, croquet, volley ball and other sports are included. Public school requirements are covered in the curriculum, also French and Spanish, dancing, and piano, the teacher coming from Mills College music department. Carpentry, handicraft, clay work, art, weaving, and other such activities supplement the three r’s. The school is located at the J. C. Shinn ranch.” (*Ad Lib.* 1931.) Throughout the life of the school, teachers with distinguished credentials were hired for the various areas of study.

Gladys Williamson grew up in Tennessee and worked as a reporter in Tennessee and California and as a press agent in New York and Washington before she moved permanently to Washington township. She also taught school and after marrying Jack Williamson, started the Williamson Outdoor School with him. After the school closed, Gladys returned to journalism as a reporter with the *Oakland Tribune*. After retiring from the *Tribune* in 1961, she focused her attention on Fremont. For her efforts promoting Fremont in a nationwide competition to be an All-American City, she was called the “First Lady” of Fremont among many honors. She continued writing in the *Argus* and elsewhere about local history, including that of Shinn Ranch and the Shinn family. As noted in her obituary, “One of her greatest interests was the history of the area.” (*Oakland Tribune*. 1967) With this interest, her long involvement with the Shinn family and Shinn Ranch, and her civic pride in Fremont, she was credited by Allen Shinn with suggesting to Florence Shinn the donation of the ranch.

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Conclusion

Shinn Ranch Farmstead is an unusually rich historic property with multiple areas of significance. Under Criterion A in the area of Agriculture, the property is significant for its agricultural products: from 1871 to 1888, as a pioneering and innovative nursery business that imported plants from Japan and sold plants all over the United States; and beginning in 1898, as a highly successful fruit orchard with a statewide reputation. The district is also significant as a rare documented example of a Bay Area agricultural property that was developed and operated as a partnership between a rural farmer and a San Francisco commission merchant. As such it represents a more complete and larger story of the development of nineteenth-century California agriculture and history than is typically recognized; often, historic properties are recognized only for the agricultural production side of the whole. Also in the area of Agriculture, Shinn Ranch Farmstead is significant under Criterion B for its associations with a father and son, each with distinctive contributions. James Shinn was the creative and innovative leader of Shinn Nurseries and a founder of the California State Horticultural Society. Joseph C. Shinn converted the operation to fruit orchards and was locally influential in actions and issues that supported agriculture at the Shinn Ranch and in Washington Township: he introduced gravel mining on Alameda Creek and was the successful leader over many critical years in protecting the water resources of Washington Township.

In the area of Ethnic Heritage: Asian (Chinese), Shinn Ranch Farmstead is significant as a representative of the contributions of Chinese workers in Washington Township. Chinese laborers played a major and essential role in the development of the area—in agriculture, salt mining, and sugar beet factories. Where there were once several China Camps having hundreds of workers, each with three to five buildings on farms in the area, only one building appears to survive, the Shinn Ranch Farmstead Chinese bunkhouse. Chinese workers lived and worked in several of the other buildings in the farmstead throughout its history. In the area of Conservation, Shinn Ranch Farmstead is significant as an early and prime example of historic preservation in the City of Fremont, the result of the vision of the Shinn family and the donation of the property by the Shinns to the City. The property is also significant under Criterion B for its association with Florence Shinn who led the effort to create Shinn Historical Park and Arboretum and donate Shinn Ranch Farmstead to the City of Fremont for the purpose. Florence contributed to the documentation and recognition of local history and historical sites beginning in 1902 and also played an influential role in the preservation of properties in Edgartown, Massachusetts where her family originated.

In the area of Communications, Shinn Ranch Farmstead is significant under Criterion B for its associations in different ways with two Shinn siblings. Charles Howard Shinn was a highly regarded and prolific writer who wrote on a variety of subjects including agriculture, horticulture, fruit orchards, nature, forestry, California history, and the history of Washington Township. He published in academic, specialized, and general interest magazines and journals. His many books included *The Story of the Mine as Illustrated by the Great Comstock Lode of Nevada* (1896), still a basic source on western mining history that has been reprinted many times. Through periods of residence in San Francisco, Baltimore, and New York, most of his writing was done at Shinn Ranch.

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Also in the area of Communications, Shinn Ranch Farmstead is significant under Criterion B for its association with Milicent W. Shinn who, at the age of twenty-five, was appointed editor of *Overland Monthly*, a highly regarded San Francisco magazine that played an influential role in defining California and the West for regional and national readers. In this position she worked with and edited the work of many of the most prominent figures in California in the 1880s through 1890s including Josiah Royce, John Muir, and Samuel Clemens. In the area of Education, Shinn Ranch Farmstead is significant for its association with Milicent W. Shinn in a second career as a pioneer in the new field of child development. From detailed observations of her niece, Ruth, in the first two years of her life at Shinn Ranch, Milicent returned to the University of California where she became the first woman to receive a PhD. Subsequently she developed a method of scientific research that organized a network of mothers across the country for the observation of infants. For her research and research methods she received national and international recognition. Her publications on this work, including *Biography of a Baby*, long remained in print and continue to be the subject of scholarly research in the United States and abroad. In all of her work in the areas of Communications and Education she lived at Shinn Ranch.

In the area of Architecture, Shinn Ranch Farmstead is significant under Criterion C as a rare intact example of a nineteenth-century California farmstead, consisting of a domestic yard and a working yard in which the domestic yard consists of a central main house and tankhouse in matching designs surrounded by ornamental grounds and secondary residences, and the working yard consists of an open space ringed by working features of the farm, including the nursery barn and elements of the water system. The main house itself is a sophisticated design that draws on memories of the family's childhood home in Connecticut, pattern books, and elements of the Italian Villa or Italianate and Stick Styles. The tankhouse and the nursery barn are rare examples of important types. The buildings represent a range of nineteenth and twentieth-century wood construction types: braced frame with pegged joints, box type, balloon frame, platform frame, and a possibly unique type in Sim Cottage, in which the ceiling is hung from the ridge beam by wrought iron hangers.

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https://museumoflocalhistory.org/wordpress2/wp-content/uploads/2021/01/Final-CC-A-tale-of-two-junctions_-birthing-of-Niles.pdf.

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Zellhoefer, John W. 1974. Letter from City of Fremont Real Property Agent to Jimmie Fong re: Shinn Park Occupancy of Cabins. 5 June 1974.

Ziegler, Ann. N.d. Communication with Janet Barton.

Ziegler, Peter Wayne Briggs. [2022]. *The Shinn, Mayhew, Parsons and Clark Family Tree*. Privately printed via ancestrymycanvas.com.

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 # _____

☒ recorded by Historic American Landscape Survey # HALS No. CA-12

Primary location of additional data:

☐ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☒ Other

Name of repository: Shinn House Museum, Shinn Historical Park and Arboretum

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property approximately 4.5

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 37.565467

Longitude: -121.980671

Verbal Boundary Description (Describe the boundaries of the property.)

As shown on the **Alameda County Assessor's Map**, the boundary encompasses six complete Assessor's Parcels: APN 507-783-65, 507-783-66, 507-783-67, 507-783-68, 507-783-70, and 507-783-71, and one partial Assessor's Parcel: APN 507-783-73 (65 feet wide at its maximum east-west point).

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Boundary Justification (Explain why the boundaries were selected.)

The district includes most of the 4.5 acres donated to the City of Fremont by the Shinn family in 1962, excluding only a small area that was not shown on city maps of the 1960s-1970s, for development of Shinn Historical Park and Arboretum. The excluded area, consisting of APN 507-783-72 and a portion of 507-783-73 were developed post-period of significance between 1980 and 1989 for a children's playground and parking lot unrelated to Shinn Historical Park and Arboretum. The boundary follows the exterior property line of the six complete parcels and one partial parcel that were donated to the City and developed as Shinn Historical Park and Arboretum in the 1960s-1970s.

11. Form Prepared By

name/title: Michael Corbett, Architectural Historian; Denise Bradley, Landscape Historian
organization: for Mission Peak Heritage Foundation

Janet Barton, Al Minard, Maggie Balk contributors

street & number: 2161 Shattuck Avenue, #203

city or town: Berkeley state: CA zip code: 94704

e-mail: mcorbett@lmi.net

telephone: (510) 219-1809

date: September 2024; Revised December 2024, June 2025

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

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Photo Log

Name of Property: Shinn Ranch Farmstead

City or Vicinity: Fremont

County: Alameda County

State: California

Photographer: Michael Corbett

Date Photographed: February 2023 (Photos 10, 11, 12, 15, 17), September 2023 (13), January 2024 (20, 23), March 2024 (14, 22), October 2024 (1-9, 16, 18, 19, 21)

Description of Photograph(s) and number, include description of view indicating direction of camera.

- 1 of 23 View of entry area at south end of Shinn Ranch Farmstead showing allee of pecan trees from Peralta Boulevard, camera facing north
- 2 of 23 View along allee of pecan trees toward the Big House, camera facing north
- 3 of 23 Parking lot, camera facing northwest
- 4 of 23 View across domestic yard on axis with allee, camera facing north
- 5 of 23 Driveway splitting around Circle Garden on east side of domestic yard, camera facing north
- 6 of 23 Kato Memorial Garden inside Circle Garden, camera facing northwest
- 7 of 23 View across domestic yard from driveway toward Sim Cottage, camera facing southwest
- 8 of 23 View of domestic yard showing base of Moreton Fig Tree, camera facing east
- 9 of 23 View across tennis court toward rear of Sim Cottage, camera facing southeast
- 10 of 23 Big House, camera facing northwest
- 11 of 23 Big House, camera facing northeast
- 12 of 23 Big House, camera facing west
- 13 of 23 Big House, camera facing south
- 14 of 23 Big House, interior, front parlor; camera facing northeast
- 15 of 23 Tankhouse, camera facing northwest

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- 16 of 23 Sim Cottage, camera facing northwest
- 17 of 23 Bungalow, camera facing southeast
- 18 of 23 View across working yard showing, left to right, Santos Barn, Chinese Bunkhouse, chimney, outhouse (in shadow), and nursery barn; camera facing north
- 19 of 23 View in working yard showing outhouse, nursery barn, and chimney; camera facing south
- 20 of 23 Nursery Barn, camera facing northeast
- 21 of 23 Nursery Barn, interior detail showing pegged timber frame construction; camera facing west
- 22 of 23 Chinese Bunkhouse, camera facing north
- 21 of 23 Chinese Bunkhouse, interior detail of boxed frame construction, camera facing east

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

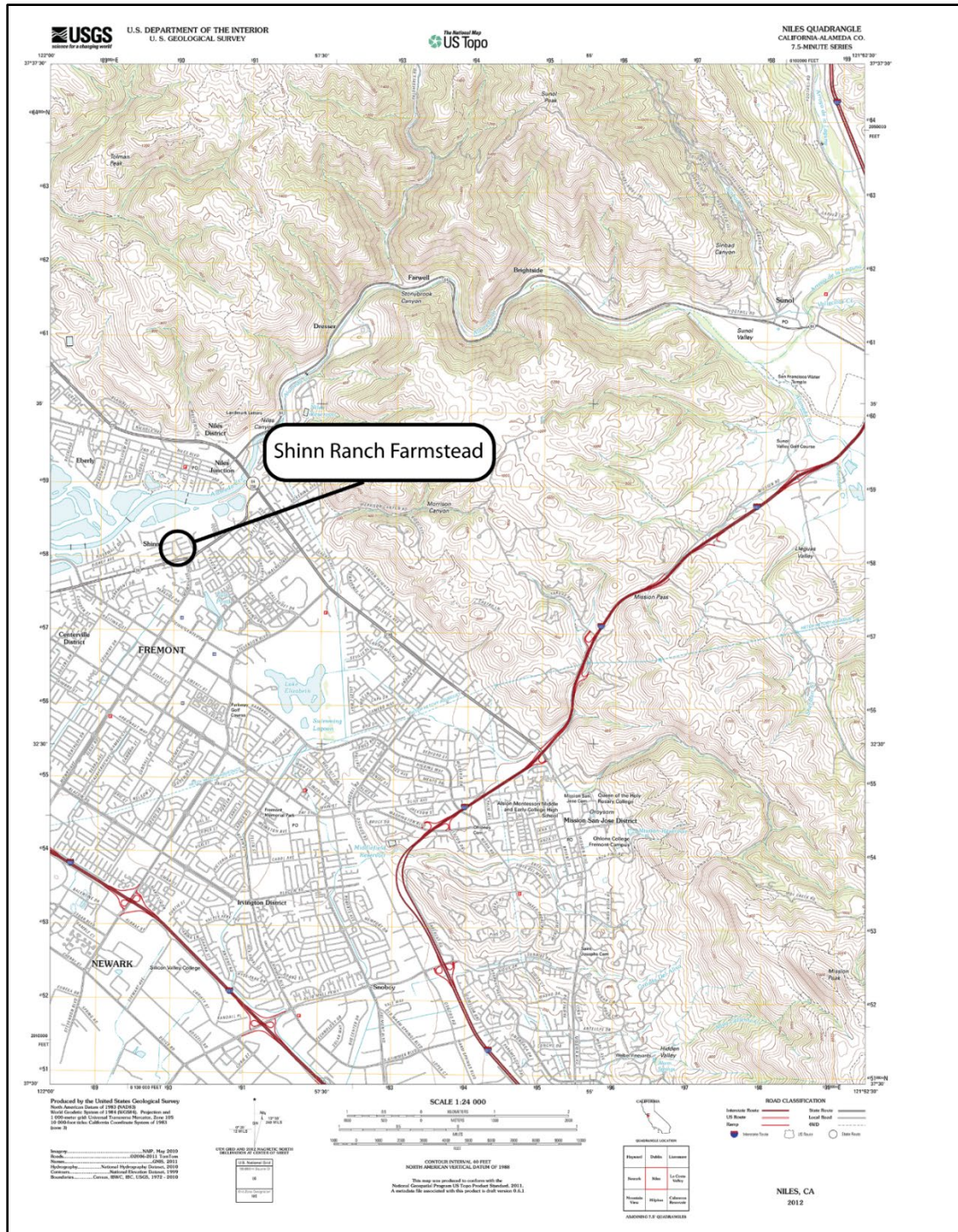
The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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Location Map

Latitude: 37.565467 Longitude: -121.980671 (Source: Niles USGS Map 7.5 Minute Series 2012)



Shinn Ranch Farmstead

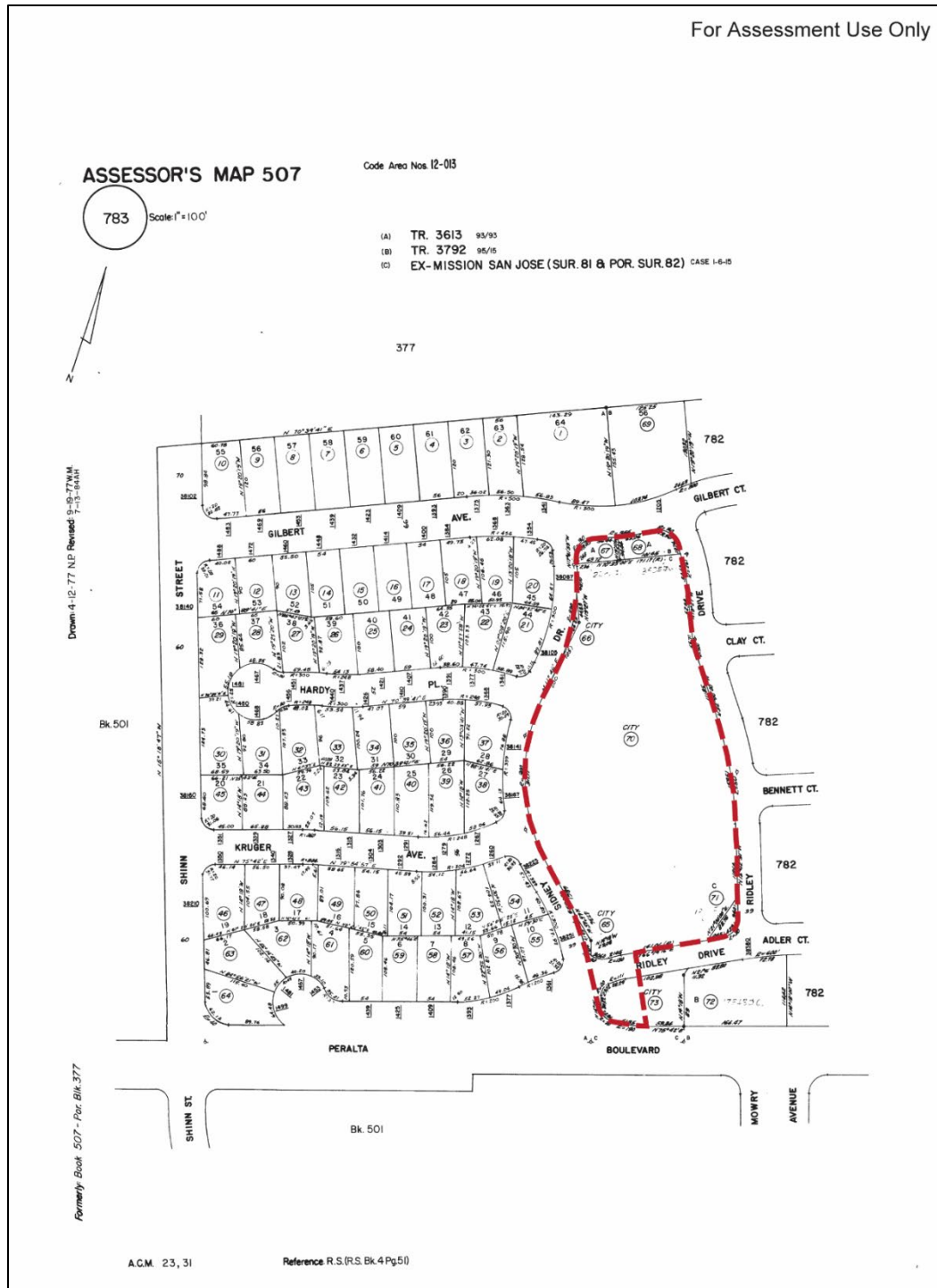
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Alameda County Assessor's Map

Assessor's parcels outlined in red; map annotated by Michael Corbett; prepared by Brian Vahey

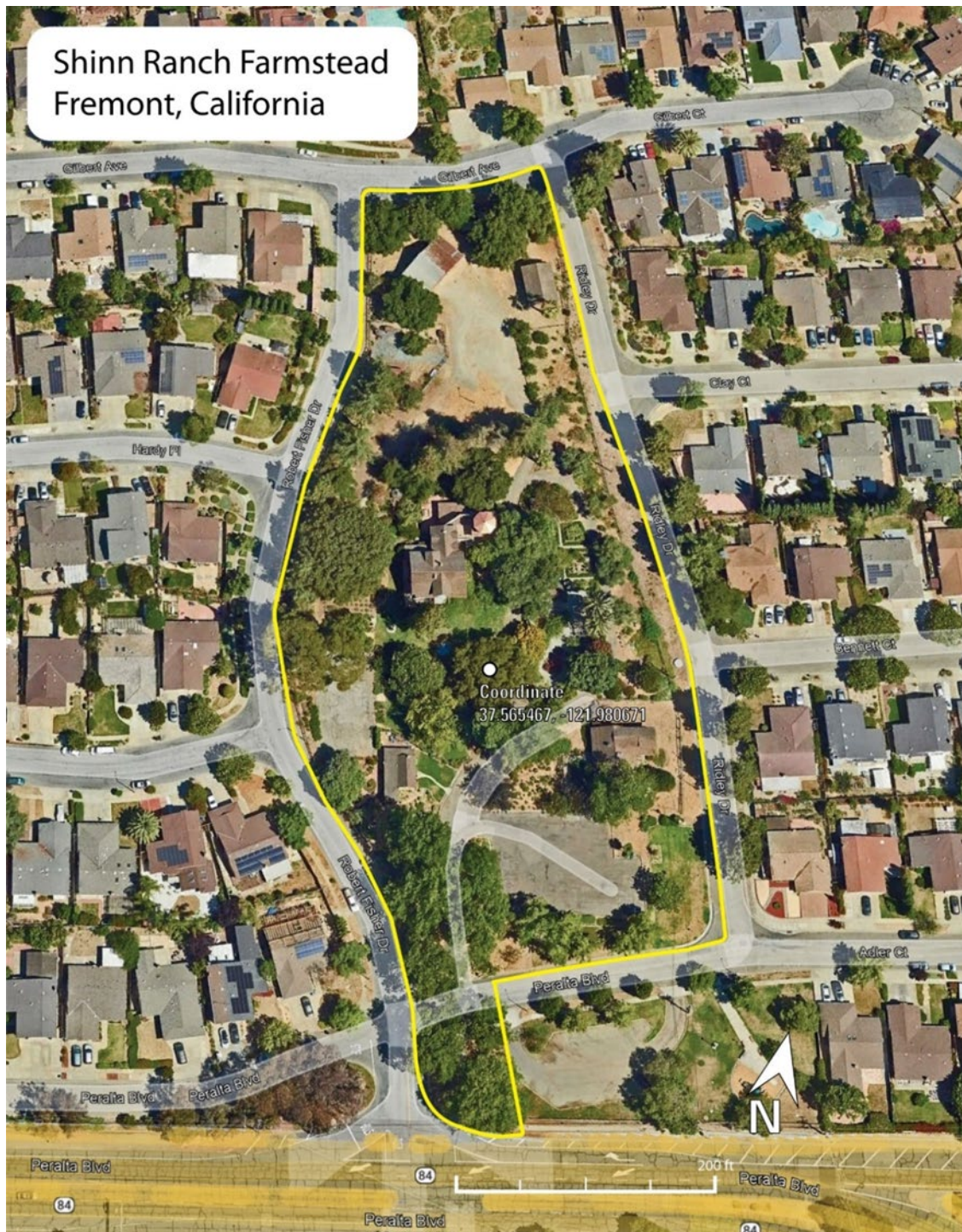


Shinn Ranch Farmstead
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Boundary Map

Source: Google Earth 2020, annotated by Michael Corbett

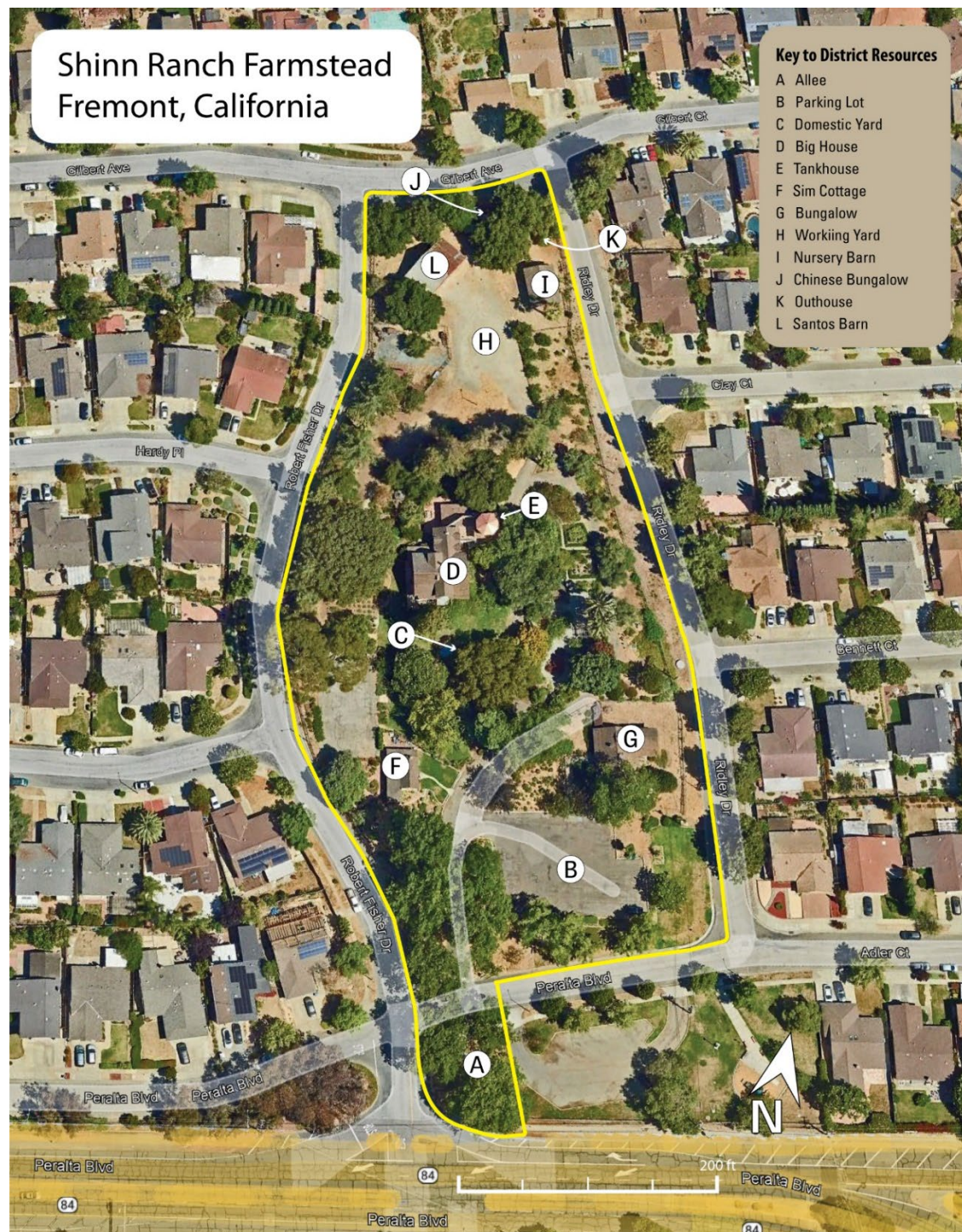


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Sketch Map

Source: Google Earth 2020, annotated by Michael Corbett

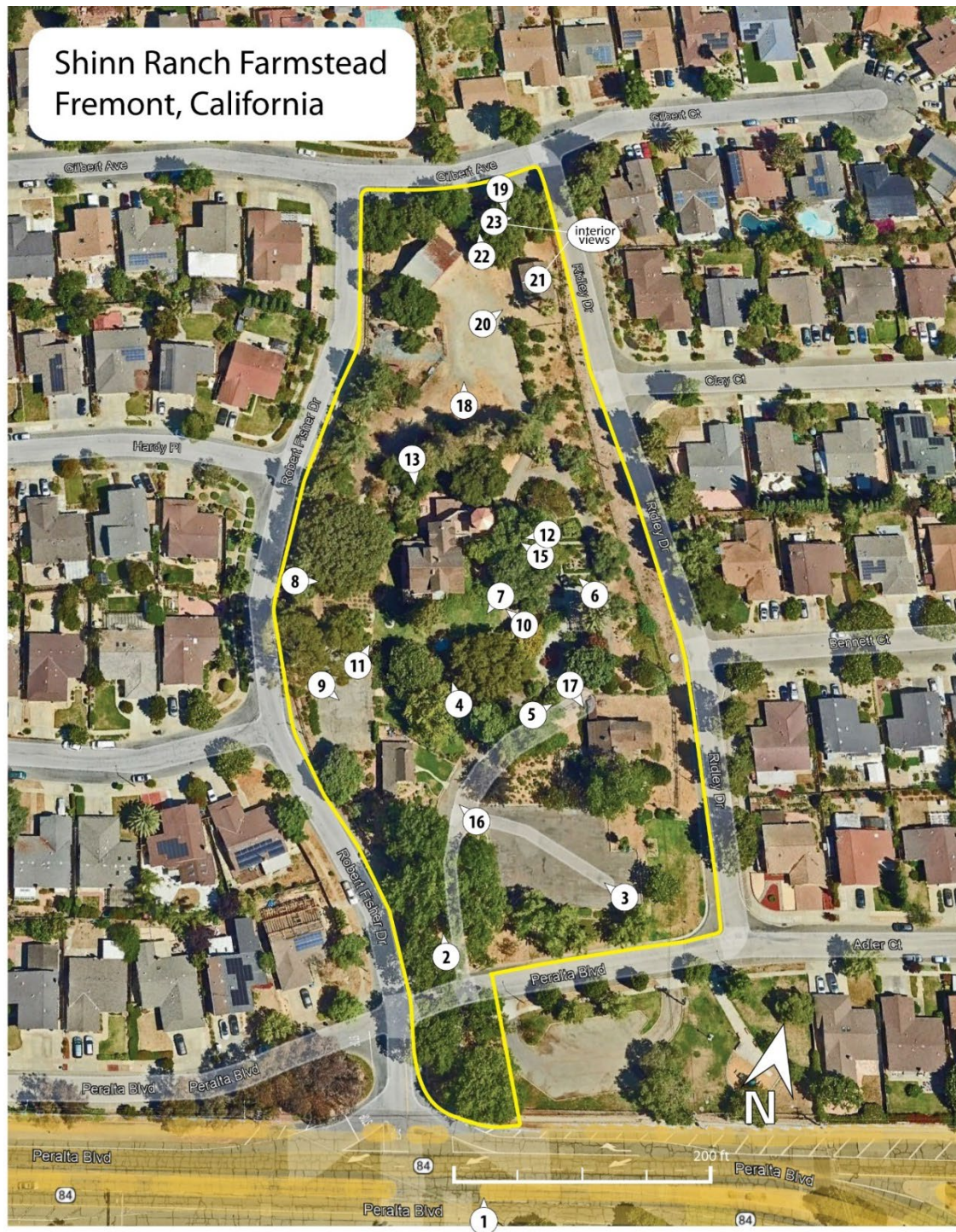


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Photo Key 1 of 2

Source: Google Earth 2020, annotated by Michael Corbett

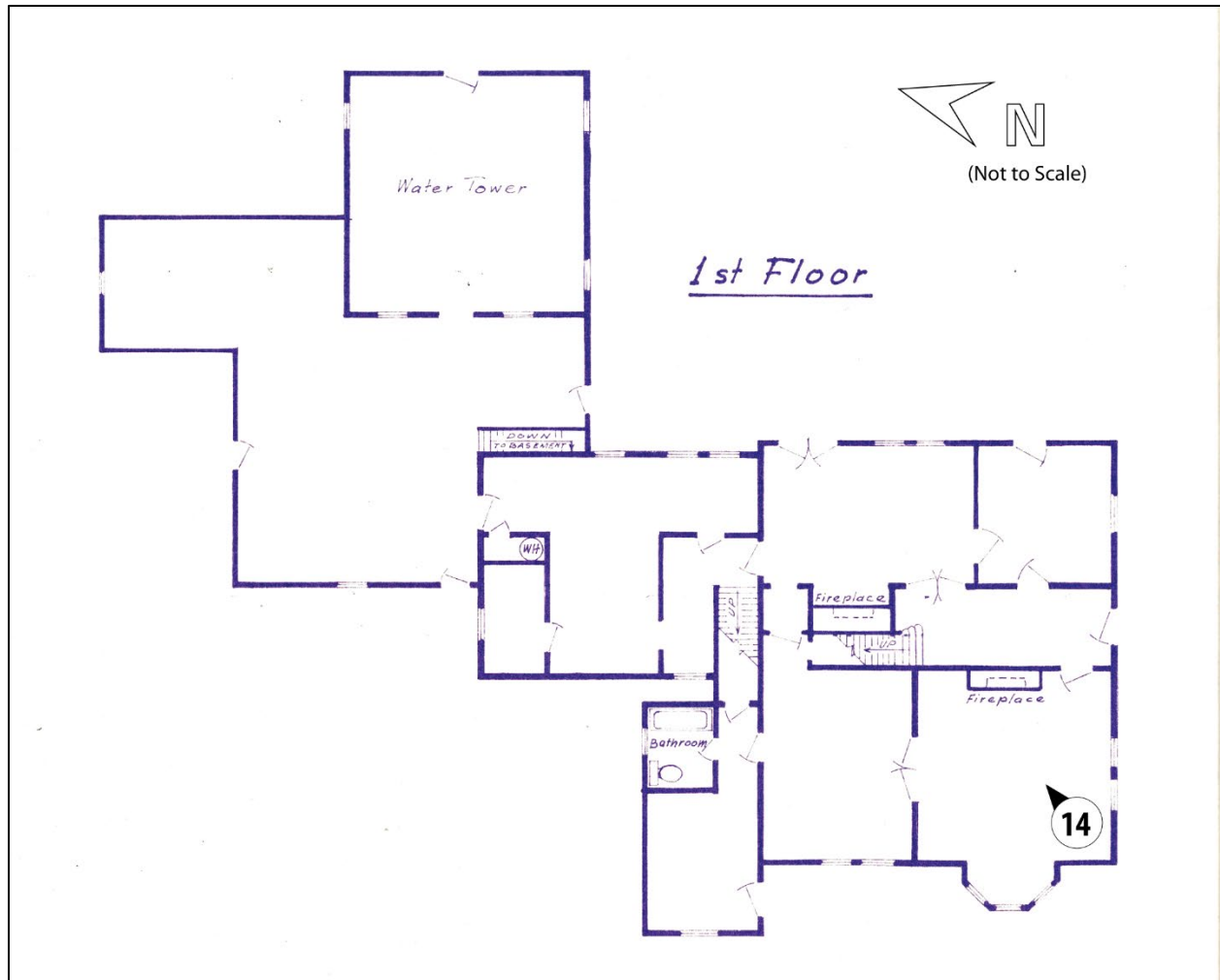


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Photo Key 2 of 2

Source: City of Fremont, 1972; annotated by Michael Corbett



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Figure 1 Detailed Sketch Map with Organizational Zones

Sources: City of Fremont 1989, Google Earth 2020, other maps and aerials; annotated by Michael Corbett



Shinn Ranch Farmstead

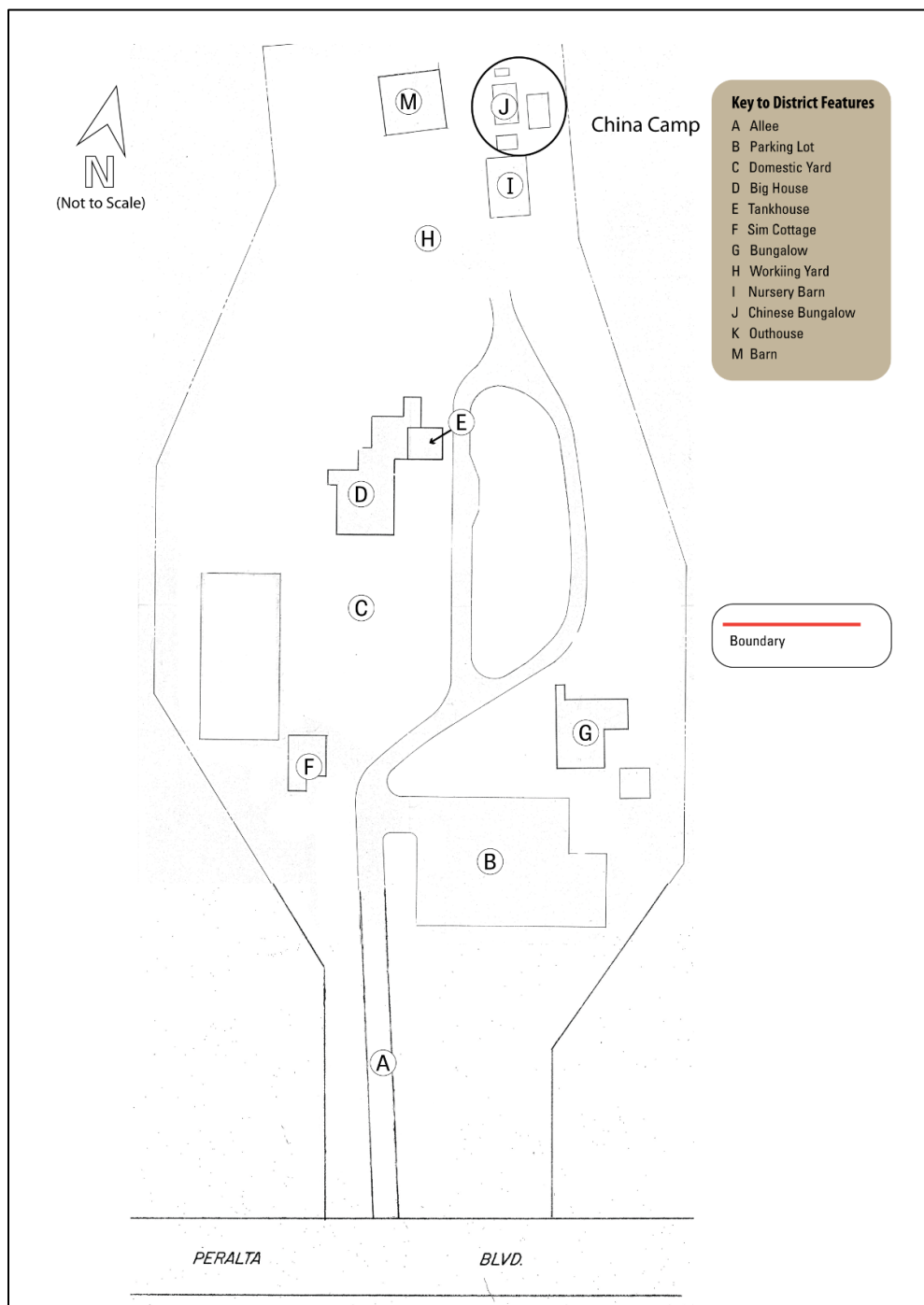
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Figure 2 Donation Map: Shinn Ranch Farmstead in the period when it was donated to the City of Fremont, c. 1971

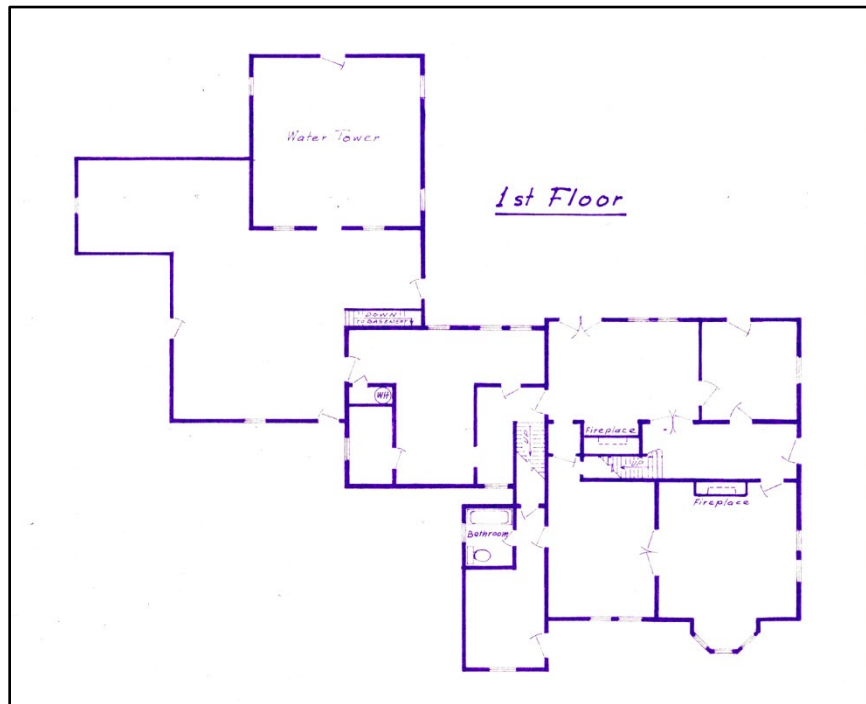
Source: various undated City of Fremont maps and one dated 4 March 1971, and various aerial photographs; annotated by Michael Corbett



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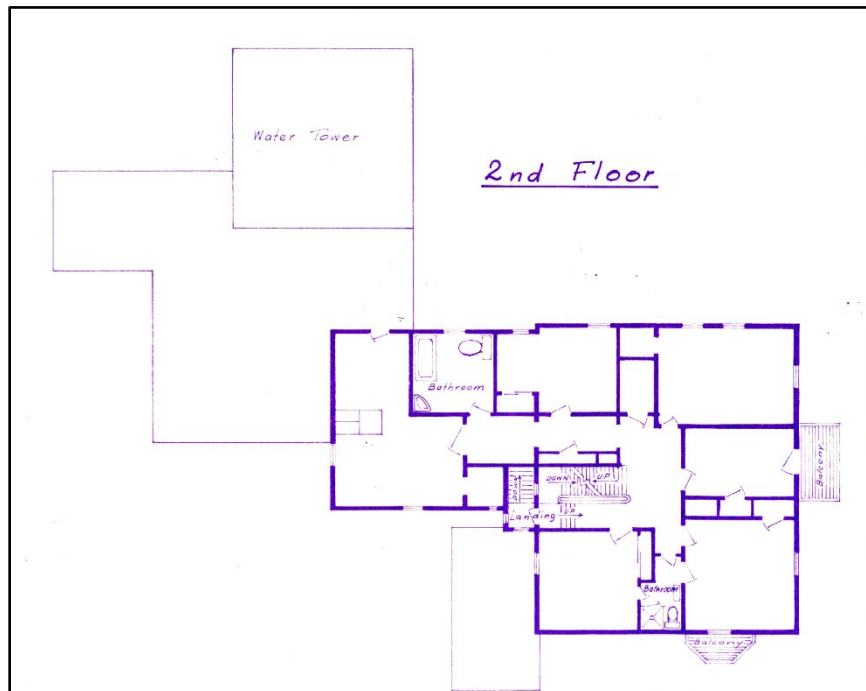
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Figure 3a Big House Floor Plans 1 of 3; Source: City of Fremont, 1972



(Not to Scale)

Figure 3b Big House Floor Plans 2 of 3; Source: City of Fremont, 1972

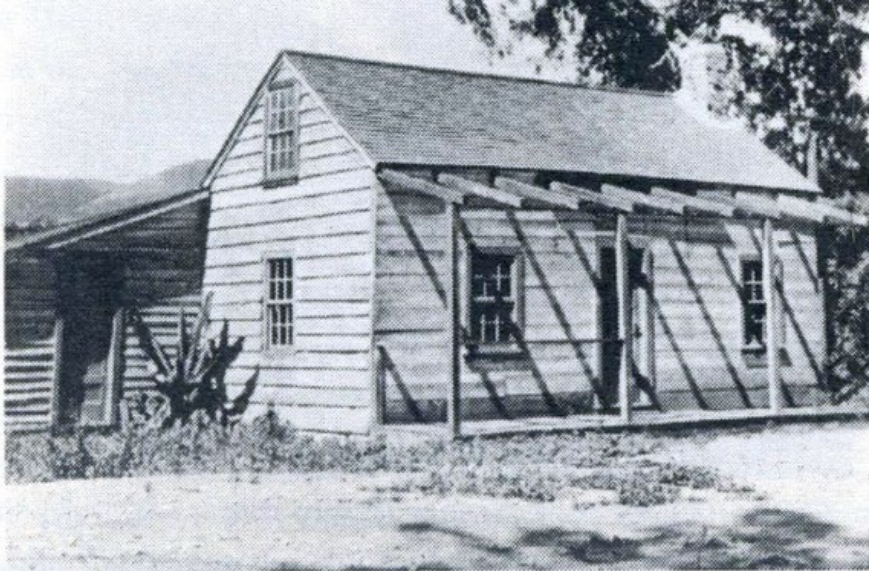


(Not to Scale)

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Figure 5 Sim Cottage in its original location near Alameda Creek, before 1954; Source: Regents of the University of California



*Figure 18 James Shinn's house, Niles, California. Old Blue gum growing nearby.
(Reproduced by permission of the Regents of the University of California)*

Figure 6 Big House, Christmas 1887; Source: Shinn Family Archives



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Figure 7 Bird's-Eye View, Shinn Ranch Farmstead, 1893; Source: Colquhon 1893, 310



Figure 8 Working yard, c. 1966, showing Shinn Barn, nursery barn on far right, and Chinese bunkhouse between; Photographer: attributed to Julianne Howe; Source: Washington Township Museum of Local History



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Figure 9 Chinese bunkhouse c. 1973; Photographer: Dr. Robert Fisher; Source: Washington Township Museum of Local History



Figure 10 Lucy Shinn, date unknown; Photographer unknown; Washington Township Museum of Local History (call number 1996.3.7.30.9)



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Figure 11. James Shinn. Unknown date before 1896; Source: Josiah Shinn, 1903, *The History of the Shinn Family in Europe and America*, 310
<https://babel.hathitrust.org/cgi/pt?id=wu.89081240780&seq=10&q1=California+>

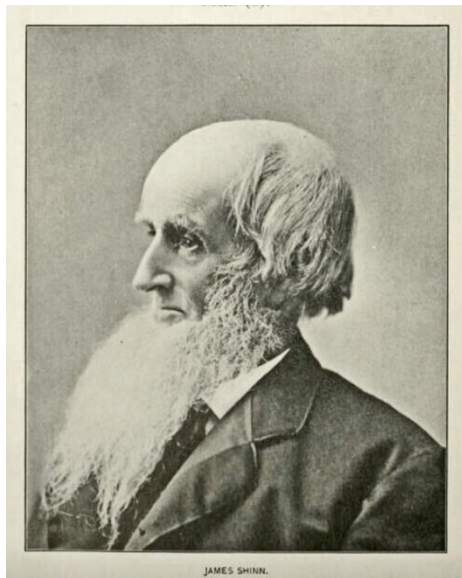


Figure 12 Charles Howard Shinn, 1880-1890; Photographer: I. W. Taber, San Francisco;
Source: Johns Hopkins University
<https://jscholarship.library.jhu.edu/handle/1774.2/53270>



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Figure 13 Milicent W. Shinn and niece, Ruth Shinn, 1904; Photographer: Frederick H. Bushnell, San Francisco and Oakland; Source: Washington Township Museum of Local History (call no. 1996.3.7.30.20)



Figure 14. Joseph C. Shinn, 1880s; Photographer: I. W. Taber, San Francisco; Source: Shinn Family Archives, Shinn Historical Park and Arboretum



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Figure 15 Florence Mayhew Shinn, 1960s; Photographer unknown; Shinn Family Collection



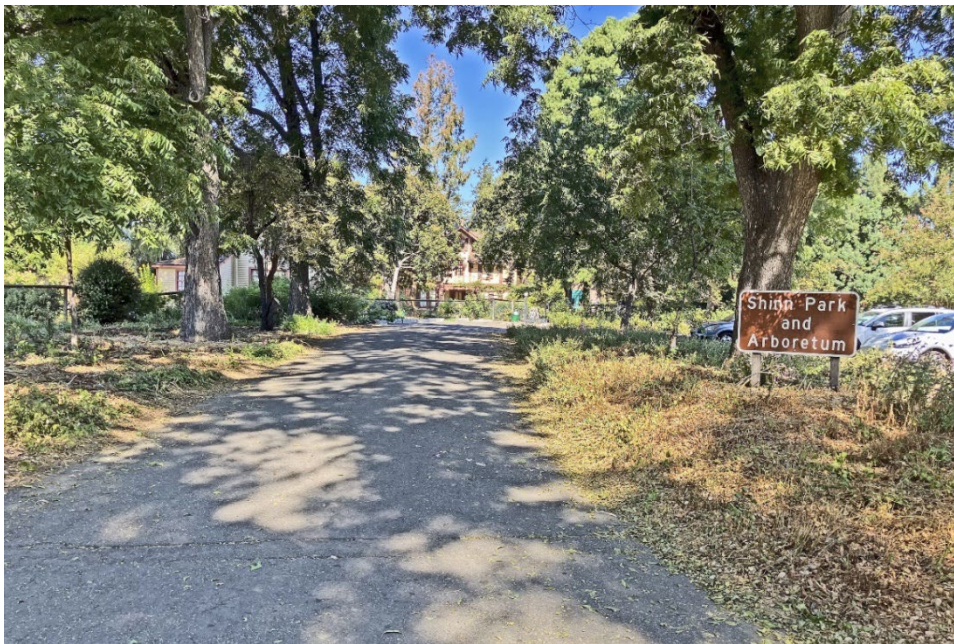
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Photo 1 View of entry area at south end of Shinn Ranch Farmstead showing allee of pecan trees from Peralta Boulevard, camera facing north



Photo 2 View along allee of pecan trees toward the Big House, camera facing north



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Photo 3 Parking lot, camera facing northwest



Photo 4 View across domestic yard on axis with allee, camera facing north



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Photo 5 Driveway splitting around Circle Garden on east side of domestic yard, camera facing north



Photo 6 Kato Memorial Garden inside Circle Garden, camera facing northwest



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Photo 7 View across domestic yard from driveway toward Sim Cottage, camera facing southwest



Photo 8 View of domestic yard showing base of Moreton Fig Tree, camera facing east



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Photo 9 View across tennis court toward rear of Sim Cottage, camera facing southeast



Photo 10 Big House, camera facing northwest



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Photo 11 Big House, camera facing northeast



Photo 12 Big House, camera facing west



Shinn Ranch Farmstead
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Photo 13 Big House, camera facing south



Photo 14 Big House, interior, front parlor; camera facing northeast



Shinn Ranch Farmstead
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Photo 15 Tankhouse, camera facing northwest



Photo 16 Sim Cottage, camera facing northwest



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Photo 17 Bungalow, camera facing southeast



Photo 18 View across working yard showing, left to right, Santos Barn, Chinese Bunkhouse, chimney, outhouse (in shadow), and nursery barn; camera facing north



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Photo 19 View in working yard showing outhouse, nursery barn, and chimney; camera facing south



Photo 20 Nursery Barn, camera facing northeast



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Photo 21 Nursery Barn, interior detail showing pegged timber frame construction; camera facing west



Photo 22 Chinese Bunkhouse, camera facing north



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Photo 23 Chinese Bunkhouse, interior detail of boxed frame construction, camera facing east

