CALIFORNIA NURSERY GARDEN STORE

ESTABLISHED IN 1884 BY JOHN ROCK, THE CALIFORNIA NURSERY BECAME ONE OF THE STATE'S LEADING NURSERIES. THE 20.1-ACRE SITE IS CURRENTLY OWNED BY THE CITY OF FREMONT AND NOW OPERATES AS A NURSERY AND HISTORICAL PARK. THE CALIFORNIA NURSERY APPEARS TO BE ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES AND CALIFORNIA REGISTER OF HISTORICAL RESOURCES AS A HISTORIC DISTRICT UNDER CRITERIA A/1, B/2, C/3, AND D/4. ALSO LOCATED ON THE SITE, THE VALLEJO ADOBE IS ALREADY INDIVIDUALLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES, AND SEVERAL MORE STRUCTURES HAVE BEEN EVALUATED AS ELIGIBLE FOR THE NATIONAL AND CALIFORNIA REGISTERS AS CONTRIBUTORS TO THE HISTORIC DISTRICT.

UNDER CRITERION A/1, THE PROPERTY IS THE LAST REMNANT OF THE ONCE-EXTENSIVE AND FAMOUS HORTICULTURAL ECONOMY IN WASHINGTON TOWNSHIP. THE NURSERY ALSO FUNCTIONED AS ONE OF THE FIRST EXPERIMENTAL FARMS IN THE STATE, CREATING NEW VARIETIES OF FRUITS AND NUTS FOR THE STATE'S BURGEONING HORTICULTURAL INDUSTRY. IN ADDITION, THE PROPERTY IS SIGNIFICANTLY ASSOCIATED WITH THE EVOLUTION OF THE NURSERY INDUSTRY ON A STATEWIDE LEVEL. UNDER CRITERION B/2, THE CALIFORNIA NURSERY IS CLOSELY ASSOCIATED WITH JOHN ROCK AND GEORGE C. ROEDING, CONSIDERED THE LEADING NURSERYMEN OF THEIR GENERATION IN CALIFORNIA, BOTH OF WHOM CONTRIBUTED SIGNIFICANTLY TO THE GROWTH AND DEVELOPMENT OF THE NURSERY INDUSTRY IN CALIFORNIA. UNDER CRITERION C/3, THE PROPERTY INCLUDES NOTEWORTHY LANDSCAPE FEATURES, SUCH AS THE MANY MATURE SPECIMENS OF TREES, IN ADDITION TO HISTORICALLY AND ARCHITECTURALLY SIGNIFICANT BUILDINGS, NOTABLY THE VALLEJO ADOBE, PRESIDENT'S HOUSE, AND GARDEN STORE. UNDER CRITERION D/4, THE PROPERTY IS LIKELY TO YIELD INFORMATION ABOUT THE SPANISH COLONIAL PERIOD IN THE REGION.

THE PERIOD OF SIGNIFICANCE FOR THE HISTORIC DISTRICT BEGINS IN 1884, WHEN JOHN ROCK BEGAN THE NURSERY AT THIS LOCATION. THE PERIOD OF SIGNIFICANCE ENDS WHEN THE ROEDING FAMILY SOLD THE PROPERTY IN 1968. THIS PERIOD OF SIGNIFICANCE CAPTURES BOTH THE PERIOD OF SITE ACQUISITION BY THE ROEDING FAMILY AND EXPANSION, AS WELL AS THE PERIOD OF CONTRACTION. THIS ALLOWS THE CURRENT SITE, WHICH IS MUCH SMALLER THAN IT WAS AT ONE TIME, TO RETAIN SUFFICIENT INTEGRITY FOR ELIGIBILITY. THE GARDEN STORE IS A CONTRIBUTOR TO THE HISTORIC DISTRICT.

IN FEBRUARY 2012, MICHAEL CORBETT, ARCHITECTURAL HISTORIAN, EVALUATED THE GARDEN STORE. CORBETT CONCLUDED THAT THE BUILDING APPEARED INDIVIDUALLY ELIGIBLE FOR THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES UNDER CRITERIA 1 AND 3 AT THE LOCAL LEVEL OF SIGNIFICANCE:

> THE GARDEN STORE POSSESSES SIGNIFICANCE UNDER CRITERION 1 AS THE MOST IMPORTANT SYMBOL OF THE TRANSITION OF THE CALIFORNIA NURSERY FROM A WHOLESALE TO A RETAIL OPERATION, AND AS THE PRINCIPAL PUBLIC FACE OF THE RETAIL BUSINESS IN SUBSEQUENT YEARS. AS THE LARGEST NURSERY IN THE STATE, AND AS A WHOLESALE BUSINESS FROM ITS BEGINNING IN 1865 UNTIL THE SHIFT TO RETAIL IN 1927, THIS CHANGE WAS A MAJOR EVENT IN THE HISTORY OF THE COMPANY. ALTHOUGH THE PRINCIPAL TRANSITION TOOK PLACE FIVE YEARS EARLIER, THE GARDEN STORE WAS THE FIRST PERMANENT BUILDING WHOSE FUNCTION WAS TO ACCOMMODATE THE NEW TYPE OF BUSINESS, AND IT REMAINED THE FOCUS OF RETAIL INTERACTION WITH THE PUBLIC DURING THE BOOM YEARS OF THE COMPANY IN THE 1950S AND BEYOND.
>
> THE GARDEN STORE POSSESSES SIGNIFICANCE UNDER CRITERION 3 AS AN EARLY EXAMPLE OF THE MODERN RANCH STYLE IN CALIFORNIA AND A RARE EARLY EXAMPLE OF THE STYLE FOR A NON-RESIDENTIAL BUILDING. AS AN EXAMPLE OF THE STYLE, IT IS ASSOCIATED WITH AN EFFORT TO RECOGNIZE CALIFORNIA'S HISPANIC PAST AND TO INTERPRET THAT PAST FOR MODERN LIFE. ITS UNPRETENTIOUS, INFORMAL CHARACTER; ITS LONG, LOW, HORIZONTAL FORM; ITS UNPEELED LOG COLUMNS, BEAMS, AND RAFTERS; ITS BOARD-AND-BATTEN SIDING; ITS OPENNESS TO THE OUTSIDE; AND ITS BLURRING OF THE LINES BETWEEN INDOORS AND OUTDOORS, COMBINE IN A CLASSIC REPRESENTATION OF THE MODERN RANCH STYLE. […]
>
> THE PERIOD OF SIGNIFICANCE UNDER CRITERION 1 IS FROM 1933 THROUGH THE END OF ITS MOST PROSPEROUS PERIOD (APPROXIMATELY) 1960. THE PERIOD OF SIGNIFICANCE UNDER CRITERION 3 IS FROM 1933 WHEN IT WAS FIRST DESIGNED AND 1946 WHEN THE SALES ROOM WAS EXTENDED. OVERALL, THE PERIOD OF SIGNIFICANCE IS 1933 TO 1960. […]

THE GARDEN STORE HAS SUFFERED A DIMINISHMENT OF ITS INTEGRITY, ESPECIALLY IN THE LOSS OF THE REAR LOGGIA AND IN THE DETERIORATION OF THE ROOF. HOWEVER, BECAUSE ITS CHARACTER IS LARGELY INTACT BOTH AS SEEN FROM THE OUTSIDE AND AS EXPERIENCED, IT RETAINS INTEGRITY FOR THE PURPOSE OF THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES.

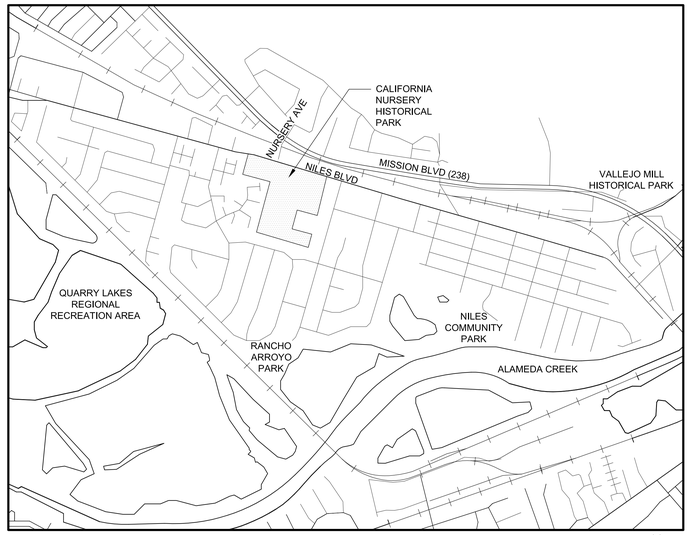
REFERENCES:

1. WARD HILL, WOODRUFF MINOR, AND MICHAEL CORBETT, *CALIFORNIA NURSERY, CALIFORNIA DEPARTMENT OF PARKS AND RECREATION, BUILDING, STRUCTURE AND OBJECT RECORD,* DECEMBER 2001.

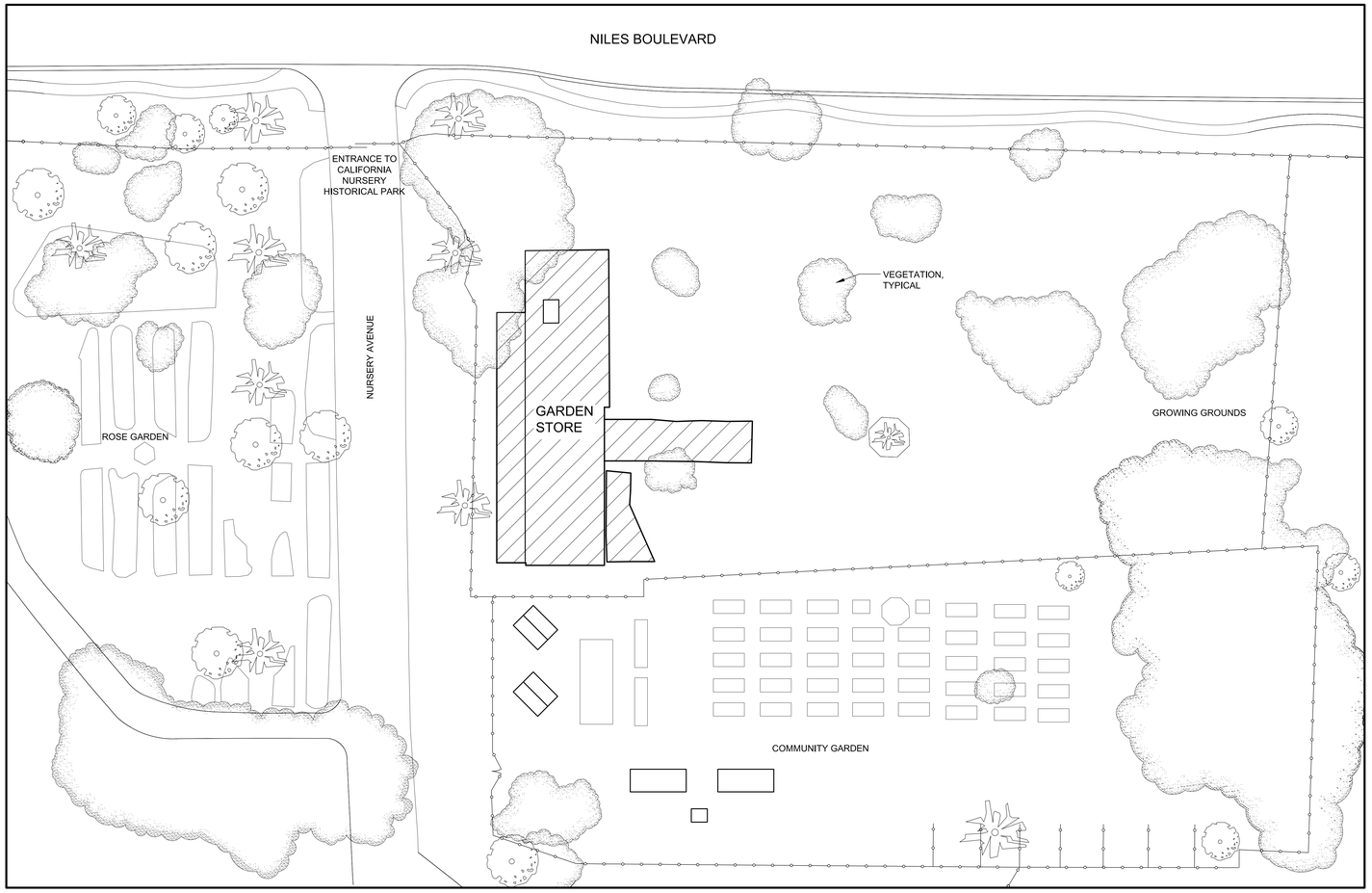
2. CAREY & CO., *CALIFORNIA NURSERY MASTER PLAN FREMONT, CALIFORNIA, DRAFT HISTORIC RESOURCES TECHNICAL REPORT,* APRIL 24, 2015.

3. MICHAEL CORBETT, *GARDEN STORE (CALIFORNIA NURSERY) DPR FORM,* FEBRUARY 2012.

LOCATION MAP
0 500m 1000m METRIC
SCALE: 1/16" = 1000'
0 16000 32000
N



VICINITY MAP
0 200m 500m METRIC
SCALE: 1" = 750'
0 750ft 1500ft
N



SITE PLAN
0 50m 100m 200m METRIC
SCALE: 1" = 20'
0 10ft 20ft 40ft
N

DRAWN BY: E. GRAUX, MARCH 2019

CALIFORNIA NURSERY HISTORICAL PARK
HISTORIC AMERICAN BUILDINGS SURVEY
LEVEL II DOCUMENTATION

36550 NILES BOULEVARD

GARDEN STORE AT THE CALIFORNIA NURSERY HISTORICAL PARK

FREMONT

ALAMEDA COUNTY

CALIFORNIA

SHEET 1 OF 3 SHEETS

SHEET NUMBER 1

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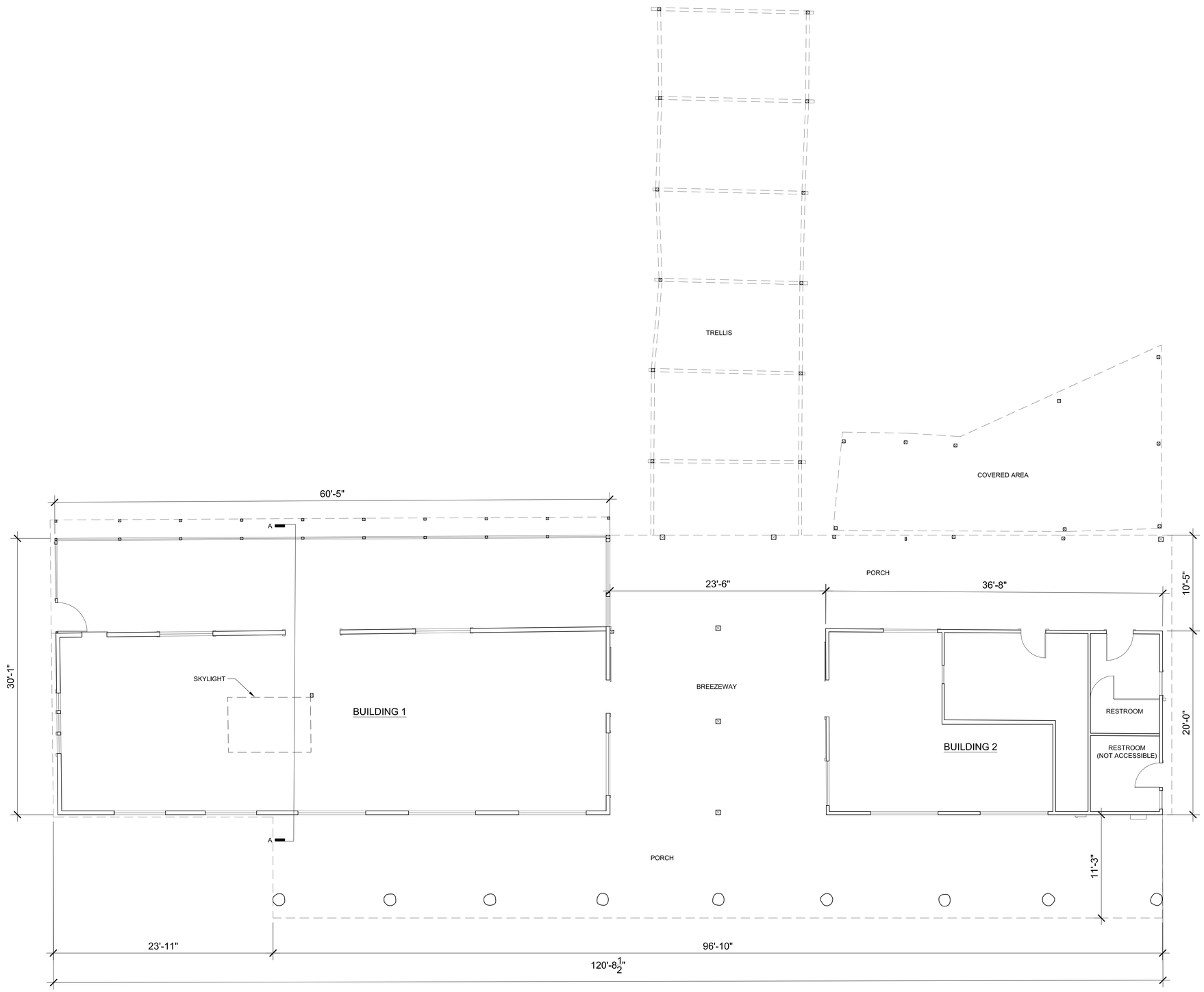

FLOOR PLAN

0 1m 2m 5m METRIC

SCALE: 1/4" = 1'-0"

0 4 8 16

N

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GARDEN STORE AT THE CALIFORNIA NURSERY HISTORICAL PARK

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SHEET 2
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SHEET NUMBER
2

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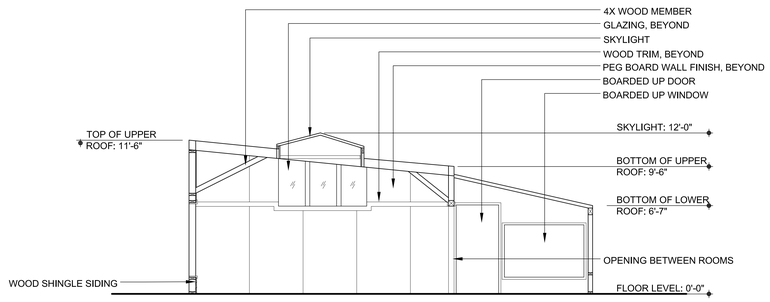
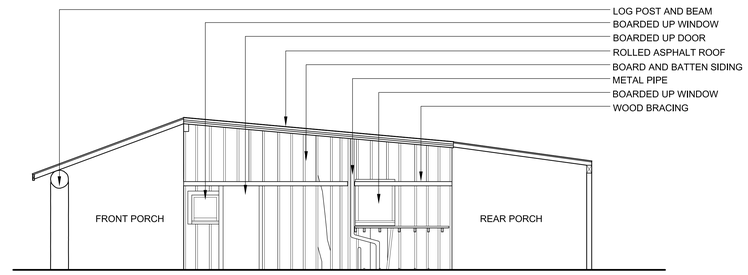


SCHEMATIC SECTION (A) LOOKING NORTH - BUILDING 1

SCALE: 1/4" = 1'-0"

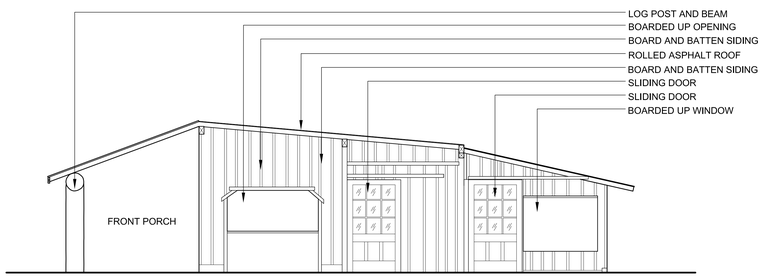
0 1m 2m 5m METRIC 0 4 8 16



SOUTH ELEVATION - BUILDING 2

SCALE: 1/4" = 1'-0"

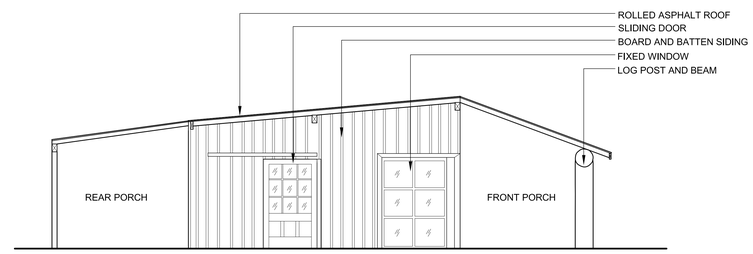
0 1m 2m 5m METRIC 0 4 8 16



SOUTH ELEVATION - BREEZEWAY

SCALE: 1/4" = 1'-0"

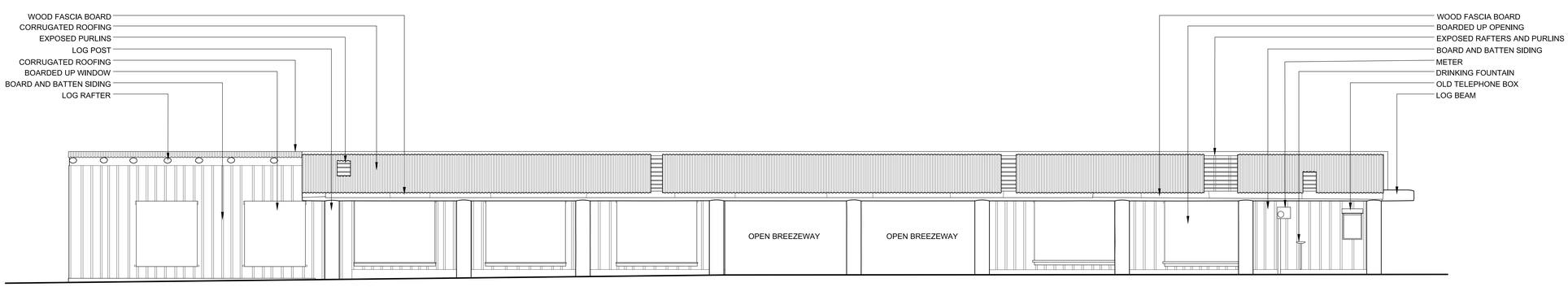
0 1m 2m 5m METRIC 0 4 8 16



NORTH ELEVATION - BREEZEWAY

SCALE: 1/4" = 1'-0"

0 1m 2m 5m METRIC 0 4 8 16



WEST ELEVATION - BUILDING 1 AND BUILDING 2

SCALE: 1/4" = 1'-0"

0 1m 2m 5m METRIC 0 4 8 16

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