

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. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Bumann Ranch

other names/site number _____



2. Location

street & number 3666 Bumann Road

not for publication

city or town Encinitas

vicinity

state California code CA county San Diego code 073 zip code 92024-5700

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

Signature of certifying official

Date

Title

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

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)

Category of Property
(Check only **one** box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
10	2	buildings
		district
		site
		structure
		object
10	2	Total

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

Number of contributing resources previously listed in the National Register

N/A

None

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single dwelling (homestead)

AGRICULTURE/SUBSISTENCE/Animal Facility

AGRICULTURE/SUBSISTENCE/Agricultural Field

Current Functions

(Enter categories from instructions)

DOMESTIC/Single dwelling

AGRICULTURE/SUBSISTENCE/Animal Facility

AGRICULTURE/SUBSISTENCE/Agricultural Field

7. Description

Architectural Classification

(Enter categories from instructions)

CATEGORY: NO STYLE

Materials

(Enter categories from instructions)

foundation: Earth, concrete

walls: Wood (redwood)

roof: Wood shingle & corrugated tin

other: rock, iron

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Bumann Ranch (1886-1960s) is situated on the east side of Bumann Road on a small rise above the Escondido Creek. The still active ranch is a collection of redwood buildings with a cistern system laid out in a rough circle and oriented inward to form and a ranch yard:

1. Homestead Shanty (1886)
2. Old Barn (1886-1889/ca. 1917)
3. Old Ranch House & Cistern (1891/1912-1949)
4. Bee House & Blacksmith Shop (1890s/1918)
5. Granary & Garage (1890s/1919)
6. New Barn (1911)
7. Garage (1929)
8. Hen House (1953-1955)
9. Outhouse (ca. 1890s/ca. 1948)
10. Wood Shed (ca. 1948)
11. Main Residence (1985; Non-contributor)
12. Horse Barn (1986; Non-contributor)

Residential, ranch, and ancillary structures evidence the use of salvaged material in original construction, and many were enlarged by early additions. Repairs throughout the decades have utilized in-kind or compatible material, and wood shingle roofs were covered by ranch-appropriate corrugated tin roofs in the 1950s and 1960s while the ranch was still in active use within the period of significance. A separate kitchen and bedroom, which were part of the old ranch house complex, are no longer extant, and a non-contributing, new main residence (1985) and horse barn (1986) were added in the 1980s. A livestock corral is located within the western area of the ranch yard, a fruit orchard is found behind the buildings on the east near a sheltered, circa 1907 tangerine tree, a cactus grove borders the rear of the garage on the northern edge, and mature Eucalyptus trees are found throughout the ranch yard, which is surrounded on the south by sloping agricultural fields still planted to hay.

Narrative Description

Homestead Shanty (1886)

This nearly square one-room building (1886) faces north near the center of the original ranch buildings, directly east of the outhouse. The homestead shanty is elevated by a railroad tie and spike perimeter foundation surrounded by piled rock, and sheltered by a low-pitched, rear sloping shed roof topped with corrugated tin panels over lath boards. Narrow, open eaves with exposed rafters on the rear shelter wood-framed walls sheathed in vertical mixed-width board and batten. Flattened tin patches cover knot holes throughout the siding, and faint patches of circa 1970s paint are evident. Fenestration consists of two wood board-framed openings screened with different wire material. The larger, sliding window on the façade operates on an interior board track (glazing replaced with tin sheet, date unknown), and the smaller, originally unglazed west elevation opening is secured by an interior, side-hinged shutter and may have served as stove pipe ventilation. The off-centered entry is accessed by a single flat stone step, and the door is constructed of three vertical boards with a dark porcelain knob, carved wood keyhole, and a flat metal strap latch. A metal pipe strapped to the foundation to the right at the base of the door may have been installed to stabilize the building, which is leaning to the southwest, and an active bee hive is extant below the raised floor.

Barn (1886-1889/ca. 1917)

This large rectangular building (1886-1889/1917-1918) is located on the northeast edge of the original extent of the ranch buildings and faces west. The wood-framed building with compacted earthen floor is ringed on the

exterior with dry-stacked rocks (missing in places) and is topped with a multi-pitched, combination gable and shed roof covered in corrugated tin over original, approximately 6x16" wood shingle, which is indicative of separate construction over time, and a nearly full-width, shed-roofed birthing, and later implement, shelter was added to the rear (east) elevation (1917-18) to store farming equipment. The tall, two-story portion (1886) was expanded to the north in 1889 for added hay storage as well as a wagon and tack room for work horses, and the northernmost portion (1899-1900) functioned as a reaper barn to store harvesting equipment. Narrow, open eaves have exposed 2x4 wood rafters, and the ends of tin roof panels curve over gable ends to provide drip line flashing. The barn is clad with mixed-width vertical boards, with smaller boards filling one of the gable ends and a shed end on the façade and another shed end filled with narrow lath boards. The barn features no fenestration, though a single hinged board door on the façade accesses the loft space for pitching hay. All doors are constructed of vertical wood boards with metal hardware and access specific areas and uses of the large structure, which is separated by interior partition walls. A swinging door access the original southern end of the barn, a man door accesses the adjacent hay storage room and loft, a sliding door with a metal top rail accesses the wagon storage area and work horse tack room in the central portion, the reaper barn on the northern end where harvesting equipment is stored is accessed by swinging barn doors, and the implement shed, which is open to the east and spanned by four 3x4 posts with angled braces (some missing), is also accessed by swinging barn doors on each end. Man doors are found on the north and south elevations; the smaller northern door features handmade wooden latches with sliding, locking pins. A trough-like structure is found next to the man door of the hayloft on the façade, and an elevated wood gutter supported by wood brackets on the north end empties into open, round concrete reservoirs on the ground for animal drinking water.

Old Ranch House & Cistern (1891/1892/1912-1949)

This single-family ranch house was constructed around the still extant and operational cistern and former foundation (1891) at the southern end of the of the original extent of the ranch buildings and faces west. The old ranch house replaced the use of the still-extant, original homestead shanty and was constructed over time to include three separate buildings. A one-room, unpartitioned structure (1892) over the cistern, which served mainly as a kitchen with living space, and a separate, elevated partitioned building for girls and boys sleeping quarters (by 1900) were demolished in 1948. A living room and bedroom (1912) and a kitchen with an attached mudroom/washroom (1949) were constructed immediately east of the first structure and are still extant. This remaining building of the white-washed wood framed single-family ranch house is constructed on a rambling rectangular plan. The raised foundation is post-on-pier below the vented living room/bedroom portion and stacked concrete below the kitchen/mudroom area, and a low, wood man door with a metal latch on the rear of the east elevation accesses the small cellar beneath the kitchen. The cellar ceiling doubles as a kitchen floor. The ranch home is topped by a medium- to high-pitched side-gabled roof covered with a corrugated tin panels over original, approximately 6x16" wood shingle and ends in narrow ends and open eaves with fascia boards over walls clad in vertical board-and-batten with wider boards used on the later kitchen/mudroom. Wood-framed windows are found in single-paned and horizontally-divided double-hung sash as well as thinly divided, six-paned sash that slide on an interior board track. The small, recessed entry with low concrete stoop and two wood beam steps is centrally located on the west elevation and accesses the older living room and newer kitchen portion of the rambling residence through two perpendicular doors. Three steps with no stoop also access the bedroom area on the left façade through a wood paneled door with no trim. A mudroom door with a wood board boot scraper that also acts as a stoop is flush with the ground on the south elevation features a screened window and metal awning with scrolled metal brackets. The front yard features empty rock rings for former trees and a short palm, and the elevated rear yard is surrounded by a dry-stacked, terraced, rock retaining walls, beyond which lay a deciduous fruit orchard. A historic era midden scatter with late-19th century and early-20th century remnants as well as some deliberately-placed, imported milling stone features is found on a lower slope south of the original cistern and foundation. Irrigation pipes extend from the cistern to south from mudroom and to the rear orchard.

Bee House & Blacksmith Shop (1890s, 1918)

This small, two-room building contains a bee house (1890s) on the north and a blacksmith shop (1918) on the south at the westerly edge of the ranch yard. The rectangular, wood-framed building is topped with a high-pitched, front-gabled roof over the bee house and a medium-pitched shed roof over the blacksmith shop. The whole is covered in corrugated tin panels over original, approximately 6x16" wood shingle, and narrow, open eaves have exposed rafters on the south only; the northern eave is fitted with a wooden gutter to direct runoff waste water away from the building. The bee house has a raised wood plank floor with a sunken area to support gravity-driven honey extraction and is accessed by an offset vertical board man door fitted with a hinged, unglazed opening and a white unglazed porcelain knob and metal latch on the north elevation. This portion is clad in board-n-batten and lit by three wood-framed, thinly-divided six-pane sash with flat trim that slide on an interior board track, one on the north and two on the west elevations. The blacksmith shop has an earthen floor and is accessed by a vertical board man door with metal latch on the east elevation; a rear door is also found on the west. This portion is clad in vertical boards, and no windows light the shop. Although not currently in active use, the building still houses in place the equipment and tools related to its original use.

Granary & Garage (1890s, 1919)

The common-roofed building just southeast of the homestead shanty is composed of two, slightly separated west-facing rooms, a granary (1890s) on the north and a garage (1919) on the south. Front-facing double gables topped with corrugated tin over original, approximately 6x16" wood shingle exhibit mixed pitch and narrow eaves, with open eaves and metal flashing on the gable ends of the higher-pitched granary and fascia boards on garage eaves. An original, elevated wood gutter supported by wood braces affixed to the southern eave of the granary only is part of the cistern system and is accessed for maintenance in the approximately 14 inches that separate the inner external walls of the common-roofed building. The one-story, raised floor granary is supported on wood posts, allowing for air flow to support the drying of grain, while the one-and-a-half-story garage on the south rests on a concrete slab with small sloped entry. In the center of the concrete slab is a four foot deep service pit. The wood-framed building is clad with mixed-width vertical board and batten, and a small, hinged section of siding provides a door to access the space between the rooms. Fenestration consists of multi-paned, glazed openings on the front and rear elevations of each room. The granary has a casement window with rusting tight screen and flat wood trim with 45 degree joints on the façade and a 4-pane sliding window in a built-out box frame with rusty screen and wood lath. The front and rear elevations of the garage half-story each have a 6-paned sliding window that operate on an interior board track with screens and flat wood trim with 45 degree joints. An off-centered door of six vertical boards with metal strap hinges, metal latch, wood swing lock, and polished dark porcelain knob is raised by three wood steps and a wood board stoop to access the granary. The garage, which still houses an original Model T Ford car, is accessed by two swinging vehicular double doors with metal strap hinges, flattened metal handles, and a metal latch on the west and a man door with metal strap hinges and a white porcelain knob on the rear.

New Barn (1911)

This large one-story hay barn with high, central loft faces northeast from near the northwesterly corner of the ranch yard. The rectangular, wood-framed, earthen floor building is clad with bare vertical boards, some formerly painted red, and the whole is topped with a front-gabled, dual pitch roof covered with corrugated tin panels over original, approximately 6x16" wood shingle that ends in narrow eaves fitted with wooden gutters that lead to a square, metal-framed reinforced water tank on the west for animal drinking water storage. The open east end is spanned by two multi-board posts with angled braces, and a reduced height shed roof extension with exposed rafters is found on the rear (south) elevation, which provides both a protected milking area and feed mangers for livestock. Three unglazed wood-framed sliding windows on the south wall provide feed access from barn to mangers. The windowless barn features four high-set hinged hayloft doors on the façade that provide both function and ventilation, and the metal remnants of a former pulley system are still extant at the peak. The façade is also pierced by three vertical board man doors that feature handmade wooden latches with sliding, locking pins. The barn is still in use for hay and ranch equipment storage. An open-air corral fenced with vertical railroad ties spanned by four courses of treated wood boards and partially screened by mesh is attached on the east and extends to connect with the bee house/blacksmith shop to the south. A metal gate is found on the north side of the corral, and a replacement metal squeeze chute (installed 2015) mounted on a rectangular cement foundation on the east side facilitates animal care and loading.

Garage (1929)

The one-story garage was relocated to the northernmost point of the ranch yard in 1985. The square, wood-framed building rests on a concrete slab and is topped by a low-pitched shed roof covered by corrugated tin panels over 8" boards. Moderate, open eaves with exposed rafters and fascia boards shelter walls clad in horizontal siding with corner trim boards. A wood-framed, six-paned sliding sash that moves on an interior board track is found on the rear (north) elevation, and slightly offset double, swinging vehicular doors are found on the façade. In the 1980s, a small fixed, salvaged sash was added high on the west elevation and a period wood man door was added to the rear elevation. A thin metal-framed carport with corrugated tin roof and screened with mesh is attached to the west elevation with simple metal braces, and a matching flat-roofed covered area with a vertical board east wall was added for tool and tractor storage on the east. A dry stack rock retaining wall separates a short mature cactus hedge in the rear.

Henhouse (1953-1955)

The henhouse is centrally sited along the western boundary of the ranch yard near the homestead shanty. The rectangular structure rests on a dry-stacked, board and rock foundation and is topped by a medium-pitched, cross-board shed roof covered by corrugated tin panels that end in narrow open eaves with exposed rafters over wood-framed walls clad with blue-washed vertical lath. The windowless structure has a man door with a sliding metal latch on the south elevation. A covered wood nesting box with hinged lid is found on the east elevation, and an attached, wood-framed open pen screened with chicken wire extends beyond the west elevation. The henhouse have been reduced in size over the years to suit flock size and is still in use.

Outhouse (ca. 1890s/ca. 1948)

The outhouse is centrally sited along the western boundary of the ranch yard approximately 30 feet directly west of the homestead shanty. The walls of the small rectangular, raised-floor structure rest on the ground over a privy hole, and it is topped by a high-pitched side-gabled roof covered by corrugated tin panels over 5" boards. Narrow, open eaves shelter wood-framed walls clad in blue-washed vertical boards; board-n-batten clads the north elevation. A small, screened round opening with square frame provides ventilation, and a vertical board man door with leather straps and wood latch is centered on the east elevation. The outhouse may have been shifted/reassembled in the mid-19th century.

Wood Shed (ca. 1948)

The wood shed faces east from the southwest corner of the ranch yard across from the old ranch house. The small square structure rests on a stacked board and concrete (rear) foundation and is topped by a high-pitched, cross-board shed roof covered by corrugated tin panels that end in narrow, open eaves with exposed rafters over wood-framed walls clad in corrugated tin. The structure has no fenestration, and a corrugated tin man door with a metal latch is cut from the cladding on the right façade.

Main Residence (1985; Non-contributor)

The rear elevation of the main residence overlooks the ranch yard from the north end. The L-shaped residence rests on a raised foundation and is topped by a medium-pitched, cross-gabled roof covered by composition shingles that end in wide eaves with fascia boards over wood-framed walls clad by dropped horizontal boards. Aluminum-framed sliding sash and simple foundation vents are trimmed with broad, flat boards, and two bay windows are found on the east elevation. An attached garage with two one-car vehicular doors and porte cochere extends to the north. A recessed, raised entry porch that wraps nearly all the way around the residence is mostly sheltered beneath extended, lower-pitched eaves and supported by square posts and wood railing.

Horse Barn (1986; Non-contributor)

Located west of the new barn, this small wood-framed structure rests on a raised board foundation and is topped by a low-pitched, front-gabled roof covered by wood shingles. The windowless structure is clad with vertical flush boards that also form a double man door with a metal latch in the center façade. Over-extended eaves, each supported by four wood posts, form shaded shelters within an attached wood-fenced corral.

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.

Areas of Significance

(Enter categories from instructions)

Exploration/Settlement

Agriculture

Period of Significance

1886-1965

Significant Dates

1886

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- 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.

Period of Significance (justification)

The period of significance, 1886 to 1965, includes the year in which Herman Friedrich Bumann filed for homestead and constructed his homestead shanty (1886) through the conclusion of large-scale ranch activities with the death of Mollie (1965), which precluded the use of the horse-drawn ranch equipment that was tongued for two horses (Prince and Mollie).

Criteria Considerations (explanation, if necessary)

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

One of the last remaining, still-active homestead ranches in San Diego County, Bumann Ranch is significantly associated with the exploration and settlement of the Encinitas area by German immigrants through the establishment of the Olivenhain Colony and embodies the farthest reach of Manifest Destiny, as enacted in the Homestead Act of 1862 and fully realized in the most turbulent, future-shaping decades of American history that followed the Civil War and facilitated western expansion and settlement in the latter-19th century (Criterion A). Originally a 160-acre homestead, the now 10-acre ranch includes the full extent of the originally developed portion, a collection of wood-framed, tin-roofed ranch buildings and structures that form a rough circle around a ranch yard and overlook an adjacent orchard, fenced fields, and bee apiary yard (Figures 1 & 2). The period of significance, 1886 to the 1960s, captures the year in which Herman Friedrich Bumann filed for homestead and constructed his homestead shanty and the conclusion of large-scale ranch activities with the death of one of the two ranch horses, Mollie (1965), which precluded the use of the two-horse, tongued ranch equipment.

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

Once a Mexican land grant to Andreas Ybarra in 1842, the Olivenhain Colony was conceived by Theodore Pinther in the spring of 1884 in response to the advertised sale of the 4,431-acre Rancho Las Encinitas by the Kimball brothers, the last in a succession of Americans to own the cattle and sheep ranch from 1860 to the 1880s (Bumann 1981:4-9). With the intention of establishing a German settlement of 100-200 families on the rancho land, the Colorado-based colony was officially formed on May 21, 1884 with seven founding members - Theodore Pinther, Joseph Ullrich, Louis Denk, Otto Pinther, Lena Pinther, Paul Glave, and Johann Christian Bumann. The young colony held frequent meetings in a Denver tavern, collected dues toward land entitlement, and selected the colony name, "Olivenhain," or olive grove. The Colony was advertised exclusively to Germans, and all meetings were conducted, and records kept, in German (Bumann 1981:10-13).

The first non-English speakers to emigrate to America, Germans had been among the earliest colonists at Jamestown in 1608 and settled primarily in Pennsylvania and New York. Following the Revolutionary War, German immigrants disbursed further, into Missouri, Ohio, Illinois, and Nebraska, where they contributed significantly to the agriculture of the Midwest. Migration from Europe was most noted from the 1840s to the 1920s as Germans sought continued economic opportunities in agriculture in the wake of the European Industrial Revolution, and after the Civil War, German immigration rose faster than any other group, peaking in 1880s (Department of Homeland Security 1996-2017; Tolzmann 2000).

Germans immigrants joined American counterparts in seeking greater opportunities further west after the confluent decade of the 1860s, which saw the Civil War and the end of slavery, and propelled an irrepressible wave of westward expansion in the latter-19th century toward the full realization of Manifest Destiny. This long-held belief that Americans were divinely predestined to expand across the North American continent was coined in 1845 by newspaper editor, John O'Sullivan, during the presidency of James K. Polk, who oversaw the Oregon Territory Treaty of 1846 and the acquisition of the American southwest following the Mexican-American War of 1848. But the truth of Manifest Destiny was strengthened in the minds of most Americans, and assimilating immigrant groups, by its formal indoctrination through federally-subsidized measures in the 1860s. The Homestead Act of 1862, the completion of the Transcontinental Railroad in 1869, and the ensuing construction and expansion of the entire western rail network all served to accelerate westward settlement. Generous government loans and land grants for railway construction expanded the lines of the Union Pacific, Burlington, Kansas Pacific, Atchison, Topeka, & Santa Fe (AT&SF), Northern Pacific, and Great Northern railroads west of the Mississippi River, across the plains and into the Pacific Northwest, the Southwest, and California. This, in turn prompted the strategic location of townsites based on their actual or anticipated path (Mermilliod 2011; Reys 1981:80-86). One Kansas newspaper account indicates that colony leadership was well aware of the critical importance of railroad proximity to lasting success:

Mr. C.B. Schmidt, Commissioner of Immigration of the AT&SF, has just returned from Denver, where he attended a meeting of the German Colonization Organization, which has its headquarters in that city. The organization has decided to form a "fruit settlement" at some point on the line of the Southern California railroad (TDP 1884).

A water and wood fuel stop for steam engines near Cottonwood Creek in Encinitas had led to an official stop on the California Southern line by 1881 and the construction of a railroad station by the time the town was founded in 1883 (City of Encinitas 1994:8.2). To relocate, colonists would take the AT&SF to Wilmington, California, then board a steamer to San Diego Harbor prior to a through rail connection in 1885, and finally, the California Southern line to Encinitas (Bumann 1981:32-33). The colony prospectus reflects a relationship with the AT&SF in the granting of a discount to members traveling to the colony:

The rail fare from Denver, Pueblo, Missouri River, etc. is lowered for our members of the colony — only \$30 for grown-ups to California. Further reduction is assured for all other points (Figures 3 & 4; Bumann 1981:14-15).

Pinther's energetic advertisements were placed mainly in German newspapers in major cities throughout the United States, such as the *Tageblatt* in Philadelphia, the *Colorado Journal* in Denver, the *Volkszeitung* in New York as well as many others newspapers from Chicago, Milwaukee, St. Louis, San Francisco, Topeka, and Cincinnati (Bumann 1981:10-16; Colony Olivenhain 1884-1897). Interested respondents were sent the colony bylaws and prospectus, which detailed the colony's purpose; member obligations, initiation fees, monthly dues, and entitlements; rail service and discounts; and Southern California amenities such as agricultural potential, water supply, and climate (Figures 3 & 4; Bumann 1981:14-15).

Although agriculturally-focused, along with providing the production ability of the land, the colony prospectus also suggested a variety of income-producing occupations, as well as those that were unwelcome, and cautioned against indolence:

What kind of occupation would pay there? Unquestionable any honest work would pay off, especially occupations as: gardener, wine maker, fruit grower, farmer, cattle breeder, beekeeper, dairy man, mill builder, well digger, carpenter and cabinet maker, mason, brick maker, locksmith, tinsmith, and sheetmetal worker, blacksmith, glazier, housepainter and plasterer, wagon-carriage maker, machinist, mechanic, saddler, merchants of all branches, architect, engineer, surveyor, doctor (only no quacks), druggist, printer, barber, cigar-maker, hotel operator, tailor and shoemaker, boarding-house keeper, butcher, baker and confectioner, grocer, miller, etc.; also laborers of all kinds. Not welcome would be: lawyers, since we settle our differences peacefully instead of legal battles; pawnbroker, since we do not tolerate usury and try to protect our members from distress; agents for all possible types insurance and similar, since the colony makes this unnecessary through self-insurance... Who will not work, should not join us, because we will not reward laziness" (Figures 3 & 4; Bumann 1981:14-15).

One Colony founding member, Johann Christian Bumann, who had emigrated in 1864, was joined in 1883 by his brother, Friedrich August Johann Bumann and Friedrich's 21-year-old son, Herman Friedrich Wilhelm (Herman F.) during the peak German migration period. From a family of tailors in the small village of Groszgarz, Germany, father and son found work easily in a Denver tailor shop, and soon joined Johann in the newly-formed, Colony Olivenhain (Bumann 2009:5). At the time the colony was conceived, Germans in Colorado were successful brewers and bottlers, bakers and confectioners, hotel keepers, merchants, manufacturers, sugar beet farmers, quarry and saw mill workers, contractors, and builders (MacArthur 1917:30-45).

The growth of the colony organization was rapid in response to advertisements, and on November 8, 1884, the three Bumann men were among the 67 pioneering colonists, representing 25 families, to found Olivenhain approximately 36 miles north of San Diego and 5 miles east of the Encinitas railroad station on the California Southern Railroad (Bumann 1981:17-20; 36). This advance group began immediately to work their 30 days of mandatory labor to develop the colony land. Herman Bumann worked on the surveying team, pulling measuring chain under the supervision of Conrad Stroebel, and others cleared the mesa and valley rancho land, constructed roads, hauled lumber to build houses, and planted orchards. The San Elijo Valley, the present Olivenhain site, was considered the best land and was the first to be subdivided into 5-acre parcels each measuring 300x720 feet, and town lots measuring 30x140 feet were laid on the east side of the valley, parallel to Rancho Santa Fe Road. The colony farm was planted on the mesa, and in the two short months before the end of 1884, a colony store and blacksmith shop had been erected (Bumann 1981:23-26). Hundreds of colonists arrived in the following months, and by May 1885, the colony boasted a population of 300 residents and 20 work horses; subsistence investment in vegetable gardens, grain, livestock, and poultry; hundreds of apricot, apple, pear, peach, plum, and black walnut trees; blackberry bushes; and 30,000 grape vines (Bumann 1981:26-32).

Membership fees entitled each colonist, or colony family, to a 5-acre parcel and a wood-framed dwelling with a shingle roof and a wood-burning stove. The issuing of deeds and construction began in January 1885, with 30 already constructed by February and houses erected at a rate of one per day by May 1885 (Bumann 1981:30-31). Several carpenters among the colonists constructed basic models that could be modified or enlarged. Standard houses measured 16x24 or 14x28 feet and consisted of two to three rooms with one door and several windows (Bumann 1981:26-27). The kitchen was typically constructed first in which a colonist or family could live temporarily while the main, attached dwelling was under construction (Bumann 1981:35). Less expensive, one-room shanties that measured 12x14 or 14x16 feet with one door and only one window, however, proved more popular due to a reduction of membership fees owed or a credit to fees already paid and accounted for 80% of the dwellings in Olivenhain (Bumann 1981:26-27, 43).

During a public excursion to Olivenhain in March 1885, the promise of the colony was proudly displayed in the traditional German motto, "Einigkeit Macht Stark," which means "In Union There Is Strength" (Bumann 1981:34). A strong patriotic sentiment, this phrase was used in celebrations, important events, in thousands of American newspaper articles, and on buildings throughout German enclaves and societies across America from the mid-19th century (King 1892:529; Wheeling 1890:1; The Daily Phoenix 1874:2), and immigrant and naturalized German Americans likely gravitated toward and celebrated the community and fellowship inherent in the colony structure. The seemingly thriving colony, however, soon showed signs of instability and internal conflict. Well drilling had proved unsuccessful, and a plan to dam San Elijo Creek and construct a canal had not materialized (Bumann 1981:27-28). The discovery of fraud related to the original land purchase terms saw the removal of Pinther and the colony restructured, remortgaged, and reduced to 442 acres (Bumann 1981:37-43). The colony stabilized by mid-1887, which signaled the beginning of the farming era of the colony that would last into the mid-20th century, but many had already abandoned their colony farms during that time, returning to eastern and Midwest cities, moving into surrounding communities, or homesteading to the northeast just on the outskirts of the colony (Bumann 2009:5-6; Bumann 1981:43-44).

Homesteading was a viable and familiar option as homesteads had already been claimed in the vicinity, and the nearby Valley Center community located north of Escondido and east of Olivenhain in Bear Valley had been established and largely settled by homesteaders long before the colonists arrived (McHenry 1998:23-25). Some may have even joined the colony with the intention of homesteading public land as well as acquiring and developing their small colony parcel or sought homesteading as an alternative to membership. Original colony advertisements and prospectus material had included information about homesteading options (Figures 3 & 4; Bumann 1981:14-16) that might serve to attract colonists or expand the social and cultural boundaries of the Olivenhain community:

Notice: Anyone who would like a homestead or join a German Colony in Southern California, in this garden of America, shall write for by-laws and prospectus, which will be mailed free, California Colonie, P.O. Box 2296, Denver, Colorado – *Tageblatt (Philadelphia), August 1884.*

In regard to questions of Government land, note: Land for Homestead pre-emption as also* timberland – still can be found in great quantity. It is, however, 5 to 20 miles distance from the colony, away towards the interior; but even this is such that each 160-acre tract will contain from 40 to 80 acres orchard-type land and the rest usable for farm land – *Colony Olivenhain Prospectus, 1884.*

The passage of the Homestead Act of 1862 had sparked the first of several laws enacted from the latter-19th century through the early-20th century that encouraged such western expansion. Based on the far older philosophy by John Locke that original land ownership may be gained by appropriation through human labor and production, homestead policy in America was also a wartime strategy and post-Civil War expression of Free Soilers, a short-lived political party that began in 1848 to promote individual ownership of small farms and stop the spread of slavery with westward expansion. Championed by Andrew Jackson, the Homestead Act of 1862 applied to public land in the west and allowed a grant of 160 acres to those willing to settle on and improve the land for at least five years. A homestead was available to any adult or head of household who had never taken up arms against the United States government, including women, immigrants who had applied for citizenship, and free blacks after the Fourteenth Amendment, and it required the filing of an initial application, deed of title after the five-year period, and evidence of improvements. In all, more than 270 million acres of public land, nearly 10% of the total area of the United States, was given away free to 1.6 million homesteaders, mostly west of the Mississippi River (Potter & Schamel 1997: 359-364).

Colony homesteaders included the Wiegands, Resecks, and Koehns, and although Friedrich Bumann remained on his colony parcel, Johann Christian ventured just beyond Olivenhain to claim his own homestead and encouraged Herman Friedrich to do the same (Bumann 1981:44-45). Herman filed his homestead claim to the southwest quarter of Section 9, Township 13 South, Range 3 West in 1886, and after completing the required improvements, was awarded the land patent to the 160-acre homestead in 1892 (Figure 5; GLO 1892). With rolling hills covered in chaparral and grasses and the Escondido Creek bisecting it from east to west just south of center, the homestead was suitable for raising livestock and supporting farmland (Bumann 2009:7-9). Lack of funds had kept Herman from building a home on his 5-acre colony parcel, and he had boarded with other colonists, working on surrounding properties and his uncle's homestead, where he learned carpentry, farming, and ranching skills that would serve him well in developing his homestead. Herman slowly improved the land while working for several ranchos in the vicinity (Bumann 2009:6-9), settling fully on the ranch with his marriage to Emma Marie Junker in 1893 (Figure 6).

The original 160-acre homestead was expanded to 480 acres in the earliest decades with the purchases of the adjoining August Schmidt (east) and August Pape (north) homesteads in 1909 and 1918, respectively (Bumann 2009:19-20). Cattle, poultry, and pork were the main focus of ranch activities, buildings, and equipment and provided the primary income through the sale of livestock and poultry goods. Jersey milk cows were raised on the ranch from the 1890s to 1918 and usually numbered 20-28 plus a bull and about 18 annual calves. Cream cans were hauled to Encinitas twice a month for shipment to the W.B. Hage Creamery in San Diego. Hereford beef cattle replaced the commercial dairy stock starting in 1918 and grew to average 24 head plus bull and calves, and about five pigs were raised annually. Throughout the period of significance, about 200-250 chickens populated the hen house and roamed the enclosed (1905) 3-acre ranch yard, providing 120 eggs on average daily and about 40% of the ranch income. Beginning in the late-1890s, a vineyard of Grenache grapes were planted, which produced over 100 gallons of red wine annually and sold locally until prohibition in 1921. The late-1890s also saw the establishment of beekeeping on the ranch with an apiary of about 35 bee boxes and construction of a bee house to extract honey each spring. Herman and Emma raised 12 children on the homestead ranch, who milked cows, collected eggs, gathered firewood, herded cattle, and hauled water from the creek (Bumann 1981:11), and a fruit orchard was established for family use (Bumann

2009:14-17). Although the Escondido Creek ran through the property, seasonal flow in a deep ravine made its use challenging, and about 30-60 acres were dry farmed annually with the help of two to four work horses. Marketable crops like potatoes and beans were sold locally, a 1-acre beet field just south of the ranch yard was specially grown for the pigs, and grain crops of barley, wheat, and oat hay to feed livestock stretched across the rolling hills (Bumann 2009:14-17). A 5,000-gallon cistern with an elevated wooden gutter system captured rainwater for family use and above-ground tanks stored rainwater for livestock.

The buildings of the homestead ranch were added over many years, from the late-19th century to the mid-20th century, to support ranch development, expansion, and modifications over time in response to changing local markets (Figures 7-20). Almost immediately upon filing his homestead claim, on a small hilltop near the northern center of the property, Herman constructed a 10x12 foot shanty (1886) with one window and a door in the size and fashion of the Olivenhain Colony shanties (Figure 7). The modest shed-roofed room housed a wood burning stove, a small bed, and table. As the ranch prospered, the homestead shanty was joined by the old barn (1886-1889/ca. 1917; Figure), and cistern (1891) over which the old ranch house was constructed (1892/1912-1949). Though at 24x28 feet, the house was larger than the 16x24-foot and 14x28-foot homes constructed in Olivenhain, it followed the colony design methodology as it was constructed as a single room and used as a kitchen with sleeping space before additional rooms could be added. The outhouse, bee house, and granary were added in the 1890s, and the blacksmith shop (1918) and garage (1919) were added to the bee house and granary, respectively, in the early-20th century. A new barn (1911), garage (1929), hen house (1953-1955), and wood shed (ca. 1948) were added in the early- to mid-20th century. A small corn crib, hog pen, and smoke house are no longer extant. Made from milled redwood, mostly shipped to Encinitas via rail and transported to the ranch by horse drawn wagon, ranch buildings and structures were constructed by Herman and later generations of Bumanns with help from former colonists and homestead neighbors.

Though the colony structure had dissolved by end-1897 (Bumann 1981:45), Olivenhain continued as a vibrant farming community and remained central in the lives of surrounding Olivenhain homesteaders, who maintained strong social and cultural connections with the growing colony-community throughout the 20th century. Only about a 2-mile walk, the general store and meeting hall in Olivenhain were frequented by homesteaders, who also came together in social clubs and for cultural events (Bumann 1981:56-59). Only German was spoken on the ranch, but all the Bumann children and those on surrounding homesteads attended school in Olivenhain, where they learned English. The Bumann family, like others, also made outings into Cardiff and Moonlight Beach (Bumann 2009:9-14), and local markets as well as rail service to further markets were critical to the success of the homestead ranch.

For over 125 years, Bumann Ranch has been home to three generations of Bumanns. Herman Friedrich worked the ranch for more than 35 years and with his wife Emma until his death in 1926 (Bumann 1981:63), and in the 1920s, his modest bee business, which had raised 95 bee colonies, was expanded by his sons, Emil and George (Figure 14). From the 1920s to the 1970s, the apiary grew to 400 boxes, often producing over 1,500 gallons of honey a year and making the bee business the largest and most successful enterprise on the ranch (Bumann 2009: 15-16). Following the death of Emma Bumann in 1936, the 480-acre ranch estate was divided between the twelve children, and Herman Friedrich's second born son, Herman Charles, retained the portion with the ranch yard and buildings. Through purchases from his siblings, Herman Charles again consolidated the original 160-acre homestead under his ownership by 1949 (San Diego County 1949). Aside from his service abroad in World War II, Herman Charles alone remained on, and worked, the ranch and was centrally involved in its success for over 50 years throughout the early-20th century (Figure 11). Beginning in the early 1950s, the ranch income began to gradually decline. Throughout the greater Olivenhain area, large-scale homestead ranch activities began to shift in the late-1950s with the onset of subdivision in 1956-1957. The Bumann Ranch income also shifted from agricultural production to real estate sales, and Herman Charles sold much of the 160-acre homestead from 1957-1971. The last grain harvest and threshing, a family event that included Herman's 14-year-old nephew, Richard Bumann, was completed in 1958, and George and Emil Bumann continued the bee business into the 1970s. The Bumann Ranch as a self-sustaining entity, however, ended in the 1960s as that decade saw the full transition from horse-powered to manual labor, harvesting volunteer crops with a hand scythe. Today, the remaining 10 acres includes the original core of the ranch with

all the original buildings and equipment. Richard Bumann and wife, Adeline, live on the Bumann Ranch raising chickens, cattle, and occasionally pigs, and Richard still farms four acres to oat hay using his grandfather's original farm implements (Figures 17-20).

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form)

Anderson, H.L. 2011. That Settles It: The Debate and Consequences of the Homestead Act of 1862. *The History Teacher*, 45(1), 117-137. Website: <http://societyforhistoryeducation.org/pdfs/tht-nhdanderson.pdf>.

Arrington, B.T. 2012. *Free Homes for Free Men: A Political History of the Homestead Act, 1774-1863*. Website: <http://digitalcommons.unl.edu/cgi/viewcontent.cgi?article=1049&context=historydiss>

Beeks, Cathryn. 2018. "Colony Olivenhain: A historical presentation by Richard Bumann." Film. Website: https://youtu.be./2BVI6Fj_yNs. San Dieguito Heritage Museum Annual Meeting, Olivenhain Meeting Hall, February 18, 2018.

Bumann, Clara. 1949. Bumann Ranch Quit Claim Deed. T178724. Book 3114, Page 27.

Bumann, Herman C. Oral History Interviews. Richard Bumann Personal Collection, Encinitas, CA.

n.d. Bumann Ranch Equipment and Buildings. Interview by Rosemary Bumann. Herman Bumann - Ranch 1, audio file.

1983 Homesteading the Bumann Ranch and Colony Olivenhain. Interview by Rosemary Bumann. Herman Bumann - Ranch - Colony, audio file.

1989a. Bumann Ranch Tour. Interview by San Dieguito Heritage Museum. Herman Bumann - Ranch 2, audio file.

1989b. Herman's Early Life. Interview by Maura Wiegand. Herman Bumann - Ranch 3, audio file.

Bumann Ranch. 1886-2019. Ranch Records. Collection includes original land, administrative, and accounting records of ranch as well as family records and historic photographs and maps. Richard Bumann Personal Collection, Encinitas, CA.

Bumann, Richard. 1981. *Colony Olivenhain*. Encinitas: Richard Bumann.

Bumann, Richard. 1984. Map of Bumann Ranch. Drawn March 1984.

Bumann, Richard. 2009. *The Bumann Ranch*. Unpublished booklet.

California Department of Parks & Recreation.

2015. State Historical Resources Commission, Nichelini Winery (homestead), January 28, 2015

2018. California State Park System Map

City of Encinitas. 1994. Encinitas Downtown Specific Plan.

City of Encinitas. 2017. Map: Encinitas Parcels & Roads.

Colony Olivenhain. 1884-1897. Colony Records. Collection includes duplicates of colony membership, administrative, and accounting records. Richard Bumann Personal Collection, Encinitas, CA.

Department of Homeland Security. 1996-2017. Yearbook of Immigration Statistics. Website: <https://www.dhs.gov/immigration-statistics/yearbook>.

- Encinitas Preservation Association. 2012. Bumann Ranch. Film. Website: <http://youtu.be/b0RvLNrLHhU>.
- GLO (General Land Office) 1892. Homestead Patent. Homestead Certificate #1384 awarded to Herman Bumann. Recorded in the Register of the Land Office, Los Angeles, CA, on file with the U.S. Department of the Interior, Bureau of Land Management, General Land Office, and housed in the Richard Bumann Personal Collection, Encinitas, CA.
- King, Moses. 1892. *King's Handbook of New York City: an outline history and description of the American metropolis*. Boston: Moses King.
- LADH. 1884. The Olivenhain Colony. *Los Angeles Daily Herald*, Nov. 13, 1884, p. 4.
- Lau, Angela. 2005. Olivenhain residents love rural lifestyle. *San Diego Union Tribune*.
- MacArthur, Mildred Sherwood. 1917. History of the German Element in the State of Colorado. Doctorate Thesis, Cornell University Department of Philosophy. Chicago: German-American Historical Society of Illinois.
- McHenry, Petei. 1998. *The History of Valley Center, California: The Homestead Years 1860-1900*. Escondido: GP Marketing.
- Mermilliod, Jennifer (JMRC). 2011. Grand Boulevard Historic District. National Register of Historic Places Registration Form.
- Pace-TV. 2010. "A Journey Through Time: The Bumann Ranch." Film. Ruth Birch and Marlene Levitt (producers). Show No. 897.
- Pircher, L. (2016). *Homestead Act of 1862*. Retrieved July 19, 2018, from <http://lawi.us/homestead-act-of-1862>
- Potter, Lee Ann and Wynell Schamel. 1997. "The Homestead Act of 1862." *Social Education* 61, 6 (October 1997).
- NARA (U.S. National Archives and Records Administration). n.d. *Teaching With Documents: The Homestead Act of 1862*. Retrieved July 19, 2018: <https://www.archives.gov/education/lessons/homestead-act>.
- NPS (National Park Service)
- n.d. The Homestead Act of 1862. Website: <http://www.nps.gov/home/historyculture/abouthomesteadactlaw.htm>.
 - 1999. Garbani, Rocco Homestead. NRHP Registration Form by Slawson & Greenwood
 - 1976. Hodgdon Homestead Cabin. NRHP Registration Form by Hart & Wilson
 - 1977. Lovejoy Homestead. NRHP Registration Form by Johnson, Sharon
 - 2006. The Last Homesteader. Website: <http://www.nps.gov/home/historyculture/lasthomesteader.htm>.
 - 2017. Cunningham-Hembree Estate. NRHP Registration Form by Longfellow, J.
- Reps, John William. 1981. *The Forgotten Frontier: urban planning in the American West before 1890*. Columbia: University of Missouri Press.
- San Diego County. 1949. Quit Claim Deed from Clara Bumann Reseck to Herman Bumann. Deed #178724. Bk. 3114, Pg. 27.
- San Diego County Chronicles. 2001. Olivenhain and Bumann Ranch. Film.
- San Dieguito Heritage Museum. 2012. Bumann Ranch. Living Heritage Award - Preservation.

SOHO (Save Our Heritage Organisation). 2018. Save Our Heritage Organisation (*sic.*). Website: <http://www.sohosandiego.org/reflections/2006-1/encinitasfirst.htm>

Tageblatt. 1884. "Notice." Advertisement. *Tageblatt* (Philadelphia), August 1884, n.p.

Tolzmann, Don Heinrich. 2000. *The German-American Experience*. New York: Humanity Books.

TDP. 1884. "Railroad Racket." *The Topeka Daily Press*, September 5, 1884, p.5.

The Daily Phoenix. 1874. The German Schuetzen-Verein. *The Daily Phoenix*, July 30, 1874, p. 2.

Thomas, Kyle. 2017. The Bumann Ranch of Olivenhain: A Living Encinitas Historical Treasure. *Encinitas Magazine*, June/July 2017, p. 28-33.

Wade, Sue A. et al. 2009. 240 Years of Ranching: Historical Research, Field Surveys, Oral Interviews, Significance Criteria, and Management Recommendations for Ranching Districts and Sites in the San Diego Region. Prepared for and on file with the California State Parks Colorado Desert District.

Wheeling. 1890. Glorious Success. *The Wheeling Daily Intelligencer*, October 7, 1890, p. 1.

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67 has been Requested)
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: Richard Bumann Personal Collection, Encinitas

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 10 acres
(Do not include previously listed resource acreage)

Bumann Ranch Single Point Coordinates:

Latitude: 33.057389
Longitude: 117.201322

Bumann Ranch Historic Boundary Coordinates:

- 1. Latitude: 33.058342 Longitude: 117.200239 (1; NE Corner)
- 2. Latitude: 33.058336 Longitude: 117.202406 (2; NW Corner)
- 3. Latitude: 33.056511 Longitude: 117.202433 (3; SW Corner)
- 4. Latitude: 33.056519 Longitude: 117.200269 (4; SE Corner)

Verbal Boundary Description (describe the boundaries of the property)

The boundary of Bumann Ranch is coincident with Assessor's Parcel Number 264-102-02, a 10-acre property that comprises the NE ¼ of the NW ¼ of the SW ¼ of Section 9, Township 13 South, Range 3 West, San Bernardino Meridian, in the County of San Diego.

Boundary Justification (explain why the boundaries were selected)

The boundary reflects the original core of the ranch, a collection of redwood buildings with a cistern system laid out in a rough circle and all oriented inward around the ranch yard and overlooking animal facilities and agricultural fields.

11. Form Prepared By

name/title Jennifer Mermilliod, M.A., Principal
Organization JM Research & Consulting (JMRC) date March 11, 2019
street & number 5110 Magnolia Avenue telephone (951) 233-6897
city or town Riverside state CA zip code 92506
e-mail jennifer@jmrc.biz

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
Google Earth Map (attached)
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map
Sketch Map of Bumann Ranch (attached)
Sketch Map of Section, Township, and Range (attached)
- **Continuation Sheets**
Figure Log and Figures

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Bumann Ranch

City or Vicinity: Encinitas

County: San Diego

State: CA

Photographer: Richard Bumann

Date Photographed: February & March 2019

Description of Photograph(s) and number:

Overview Shots:

Photo #1 (CA_San Diego County_Bumann Ranch_0001)
Ranch yard showing east buildings and cattle, camera facing southeast.

Photo #2 (CA_San Diego County_Bumann Ranch_0002)
Ranch yard showing buildings, corral, and Eucalyptus, camera facing southeast.

Photo #3 (CA_San Diego County_Bumann Ranch_0003)
Ranch yard showing east buildings with shanty in center, camera facing northeast.

Photo #4 (CA_San Diego County_Bumann Ranch_0004)
Ranch yard from south, camera facing north.

Photo #5 (CA_San Diego County_Bumann Ranch_0005)
Rear of southeast buildings and portion of orchard, camera facing northwest.

Photo #6 (CA_San Diego County_Bumann Ranch_0006)
Rear of east/northeast buildings, camera facing northwest.

Photo #7 (CA_San Diego County_Bumann Ranch_0007)
Rear of southeast buildings of ranch yard with shanty, camera facing southwest.

Photo #8 (CA_San Diego County_Bumann Ranch_0008)
Rear of east/northeast buildings from orchard, camera facing southwest.

Photo #9 (CA_San Diego County_Bumann Ranch_0009)
West ranch yard buildings, Eucalyptus, and fields beyond, camera facing northwest.

Photo #10 (CA_San Diego County_Bumann Ranch_0010)
North/northwest buildings of ranch yard, camera facing north.

Individual/Detail Shots:

Photo #11 (CA_San Diego County_Bumann Ranch_0011)
Homestead shanty, camera facing south/southwest.

Photo #12 (CA_San Diego County_Bumann Ranch_0012)
Homestead shanty (rear and side elevations), camera facing northeast.

Photo #13 (CA_San Diego County_Bumann Ranch_0013)
Old Barn, camera facing northeast.

Photo #14 (CA_San Diego County_Bumann Ranch_0014)
Old barn (rear), camera facing northwest.

Photo #15 (CA_San Diego County_Bumann Ranch_0015)
Old Ranch House and Cistern, camera facing southeast.

Photo #16 (CA_San Diego County_Bumann Ranch_0016)
Old Ranch House (rear) showing Granary and Garage beyond, camera facing northwest.

Photo #17 (CA_San Diego County_Bumann Ranch_0017)
Cistern with Old Ranch House beyond, camera facing southeast.

Photo #18 (CA_San Diego County_Bumann Ranch_0018)

Bee House and Blacksmith Shop, camera facing northwest.

Photo #19 (CA_San Diego County_Bumann Ranch_0019)
Bee House and Blacksmith Shop (rear), camera facing southeast.

Photo #20 (CA_San Diego County_Bumann Ranch_0020)
Granary and Garage showing ca. 1907 Tangerine Tree, camera facing northeast.

Photo #21 (CA_San Diego County_Bumann Ranch_0021)
Granary and Garage (rear), showing Elevated Gutter and Cistern system, camera facing northwest.

Photo #22 (CA_San Diego County_Bumann Ranch_0022)
New barn with portion of Corral, camera facing west.

Photo #23 (CA_San Diego County_Bumann Ranch_0023)
New barn (rear), camera facing northeast.

Photo #24 (CA_San Diego County_Bumann Ranch_0024)
Garage showing portion of Cactus Grove to rear and west, camera facing north/northwest.

Photo #25 (CA_San Diego County_Bumann Ranch_0025)
Hen House showing New Barn with Corral and Bee House beyond, camera facing west/northwest.

Photo #26 (CA_San Diego County_Bumann Ranch_0026)
Outhouse, camera facing southwest.

Photo #27 (CA_San Diego County_Bumann Ranch_0027)
Outhouse (interior), camera facing west.

Photo #28 (CA_San Diego County_Bumann Ranch_0028)
Woodshed showing Eucalyptus and Fields beyond, camera facing west.

Photo #29 (CA_San Diego County_Bumann Ranch_0029)
Non-Contributing Ranch House (rear; facing ranch yard), camera facing northeast.

Photo #30 (CA_San Diego County_Bumann Ranch_0030)
Non-Contributing Horse Barn with Bumann Road and fence (boundary) beyond, camera facing southwest.

Property Owner:
(complete this item at the request of the SHPO or FPO)

name Richard and Adeline Bumann
street & number 3666 Bumann Road telephone (858) 756-5121
city or town Encinitas state CA zip code 92024-5700

Paperwork Reduction Act Statement: This information is being collected for applications 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.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

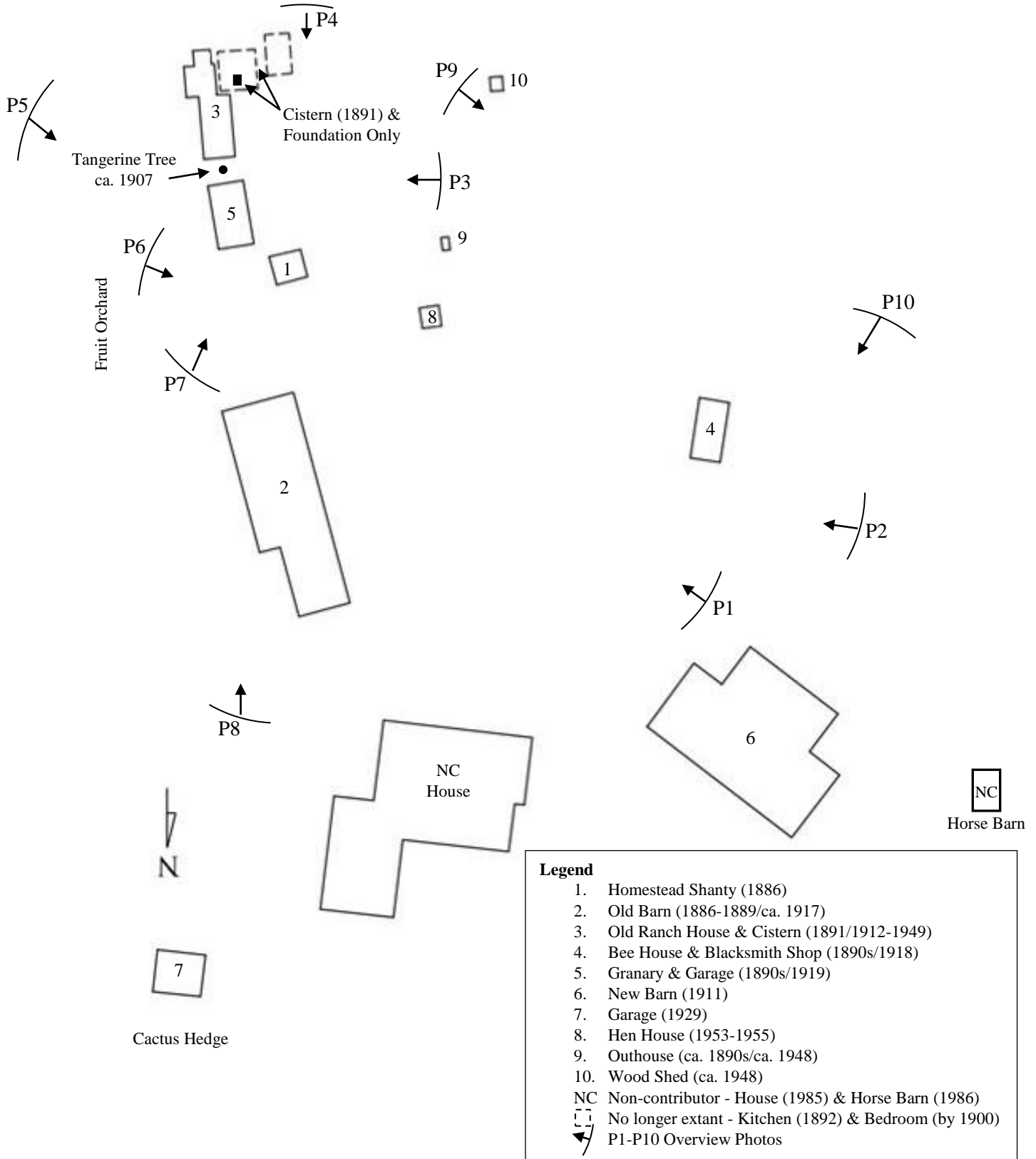
National Register of Historic Places
Continuation Sheet

Bumann Ranch
Name of Property
Riverside County, CA
County and State
Name of multiple listing (if applicable)

Section number Additional Documentation

Page 1

Sketch Map of Bumann Ranch with Photograph Key of Overview Photos



United States Department of the Interior
National Park Service

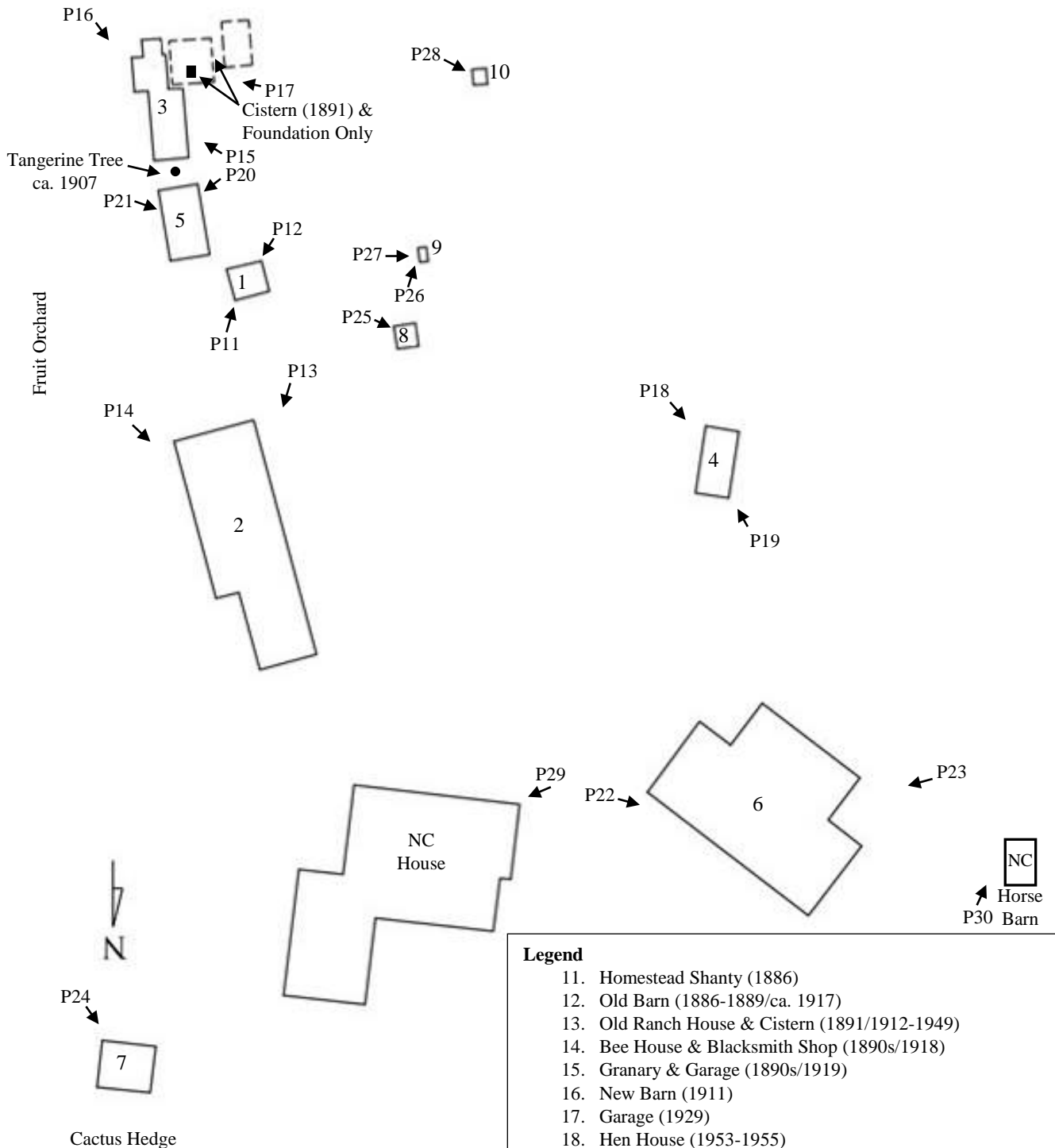
National Register of Historic Places
Continuation Sheet

Bumann Ranch
Name of Property
Riverside County, CA
County and State
Name of multiple listing (if applicable)

Section number Additional Documentation

Page 2

Sketch Map of Bumann Ranch with Photograph Key of Individual Photos



- Legend**
- 11. Homestead Shanty (1886)
 - 12. Old Barn (1886-1889/ca. 1917)
 - 13. Old Ranch House & Cistern (1891/1912-1949)
 - 14. Bee House & Blacksmith Shop (1890s/1918)
 - 15. Granary & Garage (1890s/1919)
 - 16. New Barn (1911)
 - 17. Garage (1929)
 - 18. Hen House (1953-1955)
 - 19. Outhouse (ca. 1890s/ca. 1948)
 - 20. Wood Shed (ca. 1948)
 - NC Non-contributor - House (1985) & Horse Barn (1986)
 - [] No longer extant - Kitchen (1892) & Bedroom (by 1900)
 - P11-P30 Individual Photos

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

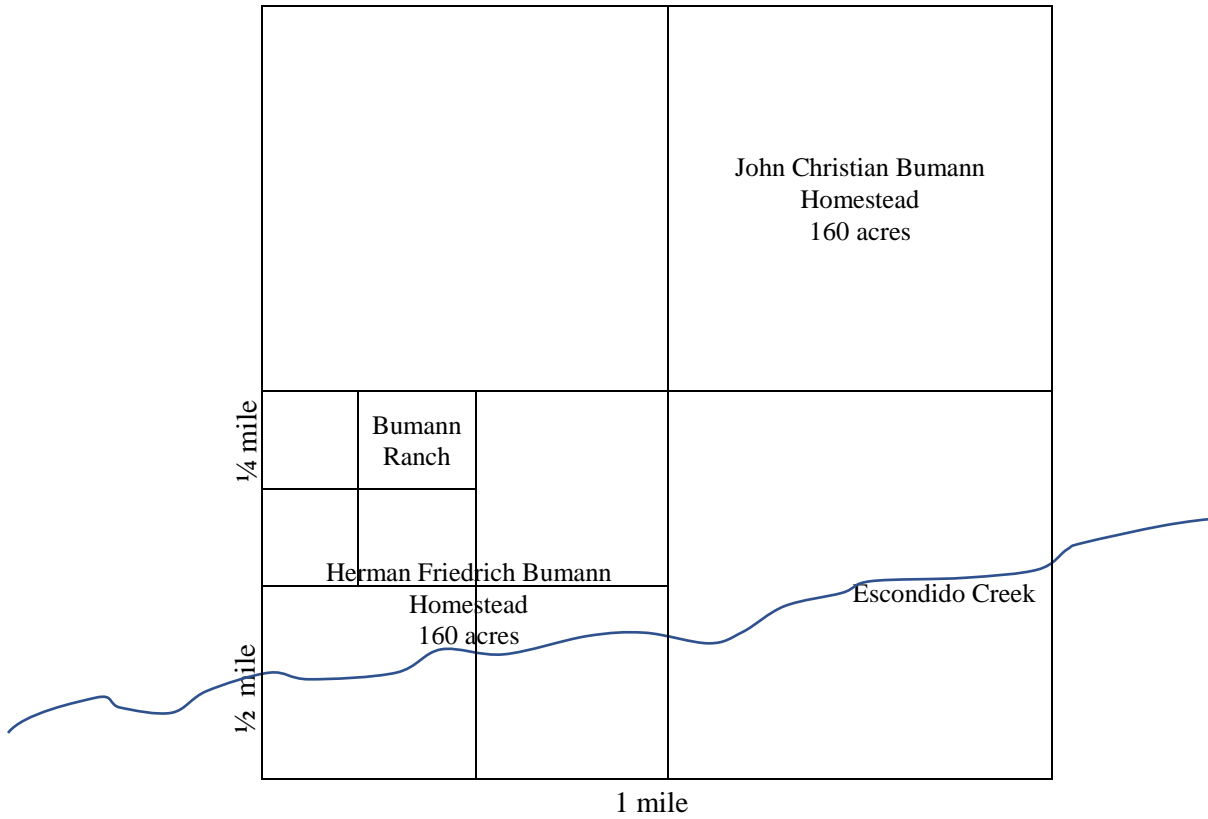
Bumann Ranch
Name of Property
Riverside County, CA
County and State
Name of multiple listing (if applicable)

Section number Additional Documentation

Page 3

Section Map of Section, Township and Range

Section 9, Township 13 South, Range 3 West, S.B.B.M.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Bumann Ranch

Name of Property
Riverside County, CA

County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 4

Figures Log

- Figure 1. Bumann Ranch, overlooking ranch yard, buildings, apiary, and fields 1927
- Figure 2. Bumann Ranch, overlooking ranch yard, buildings, apiary, and fields, 1935
- Figure 3. Colony Olivenhain Prospectus, German Script, 1884
- Figure 4. Colony Olivenhain Prospectus, English Translation, 1884
- Figure 5. Bumann Ranch Homestead Certificate, 1892
- Figure 6. Herman Friedrich and Emma Bumann on Wedding Day, 1893
- Figure 7. Ranch Yard and Buildings with Homestead Shanty (center), 1936
- Figure 8. Bumann Ranch New Barn and Corral (1911), date unknown
- Figure 9. Old Ranch House (1912 portion, left; 1892 portion, right [no longer extant]) with Herman Friedrich and Emma Bumann feeding chickens, 1916
- Figure 10. Granary (1890s), Old Ranch House (1912 portion), and Tangerine Tree (ca. 1907) with Herman Friedrich Bumann and chickens, ca. 1916
- Figure 11. Barley Harvest with Herman Charles Bumann showing Orchard, Ranch Buildings, 1935
- Figure 12. Garage (1919), Old Ranch House (1912 portion), and Tangerine Tree (ca. 1907) with Herman Charles Bumann and Bing Crosby, 1937
- Figure 13. Bumann Ranch Apiary, view and date unknown.
- Figure 14. Bumann Ranch Apiary and Buildings with George Bumann, ca. 1939
- Figure 15. New Barn and Corral (1911) with Cows, 1951
- Figure 16. Ranch Buildings and Yard with Scythe-Cut Hay Shocks, 1966
- Figure 17. Ranch Yard and Buildings with Richard and Adeline Bumann in Oat Hay Field, 2008
- Figure 18. Richard Bumann cutting Oat Hay Crop, 2008
- Figure 19. Bumann Ranch with Hay Shocks in South Field, 2008
- Figure 20. New Barn (1911) and Oat Hay Crop, 2016

Source Location:

Richard Bumann Personal Collection, 3666 Bumann Road, Encinitas, CA 92024-5700.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Bumann Ranch

Name of Property
Riverside County, CA

County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 5

Figure 1. Bumann Ranch (1927) overlooking ranch yard, buildings, apiary, and fields, view east.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Bumann Ranch

Name of Property
Riverside County, CA

County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 6

Figure 2. Bumann Ranch (1935), overlooking ranch yard, buildings, apiary, and fields, view east.



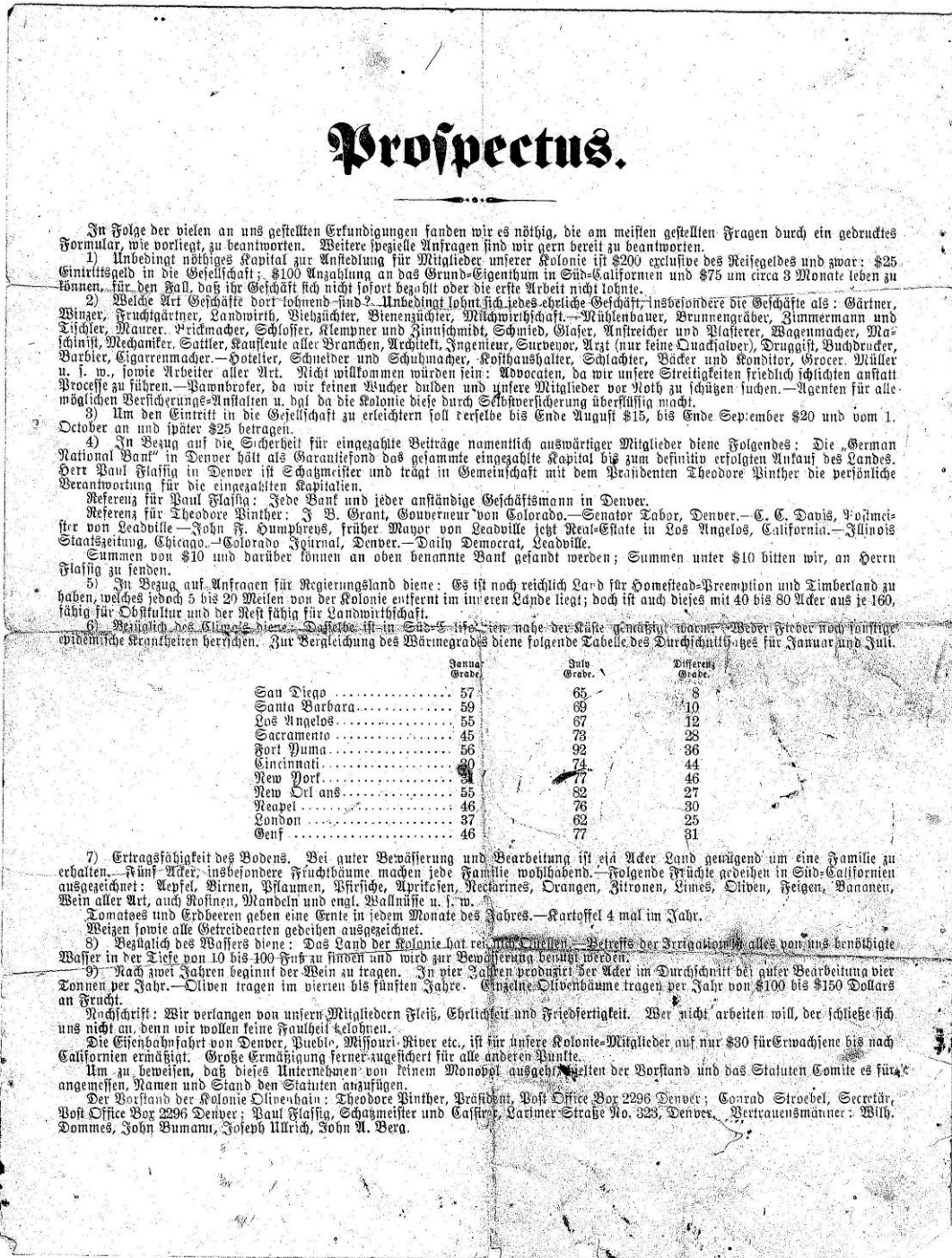
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Bumann Ranch
Name of Property
Riverside County, CA
County and State
Name of multiple listing (if applicable)

Section number Additional Documentation Page 7

Figure 3. Colony Olivenhain Prospectus, German Script, 1884



**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Bumann Ranch

Name of Property
Riverside County, CA

County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 8

Figure 4. Colony Olivenhain Prospectus, English Translation, 1884

TRANSLATION OF 1884 PROSPECTUS COLONY OLIVENHAIN PRINTED IN DENVER, COLORADO

On account of the many inquiries directed to us, we found it necessary to answer the most asked questions with a printed formula, as follows. We are very willing to answer any further questions.

1) Absolute necessary capital for settlement as members of our colony is \$200 — not including the travel expenses — for: \$25 entry fee into the group, \$100 down payment on the real estate in Southern California and \$75 for about three months living expenses in case your business is not paying for itself right away or the first work opportunity is not promising enough.

2) What kind of occupation would pay there? Unquestionable any honest work would pay off, especially occupations as: gardener, wine maker, fruit grower, farmer, cattle breeder, beekeeper, dairy man, mill builder, well digger, carpenter and cabinet maker, mason, brick maker, locksmith, tinsmith, and sheetmetal worker, blacksmith, glazier, housepainter and plasterer, wagon-carriage maker, machinist, mechanic, saddler, merchants of all branches, architect, engineer, surveyor, doctor (only no quacks), druggist, printer, barber, cigar-maker, hotel operator, tailor and shoemaker, boarding-house keeper, butcher, baker and confectioner, grocer, miller, etc.; also laborers of all kinds. Not welcome would be: lawyers, since we settle our differences peacefully instead of legal battles; pawnbroker, since we do not tolerate usury and try to protect our members from distress; agents for all possible types insurance and similar, since the colony makes this unnecessary through self-insurance.

3) In order to ease the joining of the colony, the fee will be \$15 till the end of August, \$20 till the end of September and from October 1st and later \$25.

4) In the matter of safety of paid-in dues, especially for members living outside of the colony, the following will serve: 'The German National Bank' in Denver holds the guaranty fund of all paid-in capital till the definite completed purchase of the land. Mr. Paul Flässig in Denver is Treasurer and carries together with President Theodore Pinther personal the responsibility for the paid-in capitals.
Reference for Paul Flässig: Any bank and any responsible business man in Denver.
Reference for Theodore Pinther: J.B. Grant, Governor of Colorado; Senator Tabor, Denver; C.C. Davis, Postmaster of Leadville; John F. Humphreys, Mayor of Leadville, now real estate agent in Los Angeles, California; Illinois Staatszeitung, Chicago; Colorado Journal, Denver; Daily Democrat, Leadville.

Sums from \$10 and over can be sent to the above named bank; sums of less than \$10 should be sent to Mr. Flässig, please.

5) In regard to questions of Government land, note: Land for Homestead pre-emption as also timberland — still can be found in great quantity. It is, however, 5 to 20 miles distance from the colony land, away towards the interior; but even this is such that each 160-acre tract will contain from 40 to 80 acres orchard-type land and the rest usable for farm land.

6) About the climate serves the following: It is near the South California coast, moderately warm. Neither fever or other epidemical sickness occur here. In comparison of temperatures serves this table, showing the mean for January and July and the differences between:

	January	July	Difference
San Diego	57 degree	65 degree	8 degree
Santa Barbara	59 "	69 "	10 "
Los Angeles	55 "	67 "	12 "
Sacramento	45 "	73 "	28 "
Fort Yuma	56 "	92 "	36 "
Cincinnati	30 "	74 "	44 "
New York	31 "	77 "	46 "
New Orleans	55 "	82 "	27 "
Naples	46 "	76 "	30 "
London	37 "	62 "	25 "
Geneva	46 "	77 "	31 "

7) Production ability of the land: With proper irrigation and cultivation, one acre is sufficient to maintain one family. Five acres, especially fruit trees, make every family well to do. The following fruits thrive in Southern California exceptionally well: apples, pears, plums, peaches, apricots, nectarines, oranges, lemons, limes, olives, figs, bananas, grapes of all kinds, also raisins, almonds and English walnuts, etc.
Tomatoes and strawberries give a harvest each month of the year. Potatoes four times a year.
Wheat and all other grain thrive very well.

8) In reference to water supply, note: The colony land has copious wells. Pertaining to irrigation, one can find for us the needed water in depth from 10 to 100 feet and it will be used for irrigation.

9) In two years grape vines begin to bear. In four years, the acre on the average, by good cultivation, will produce four tons a year. Olives bear in four to five years. Single olive trees produce per year from 100 to 150 dollars of fruit.

Postscript: We demand from our members diligence, honesty and peaceableness. Who will not work, should not join us, because we will not reward laziness.

The rail fare from Denver, Pueblo, Missouri River, etc. is lowered for our members of the colony — only \$30 for grown-ups to California. Further reduction is assured for all other points.

In order to demonstrate that this development is not a monopolistic design, the Directors and the Regulation Committee found it appropriate to add names and rank to the regulation.

The Directors of the Colony Olivenhain: Theordore Pinther, President, P.O.B. 2296, Denver; Conrad Stroebel, Secretary, P.O.B. 2296, Denver; Paul Flässig, Treasurer and Cashier, Lanimer St., No. 323, Denver; Trustees: Wilh. Dommies, John Bumann, Joseph Ullrich, John A. Berg.

United States Department of the Interior
National Park Service

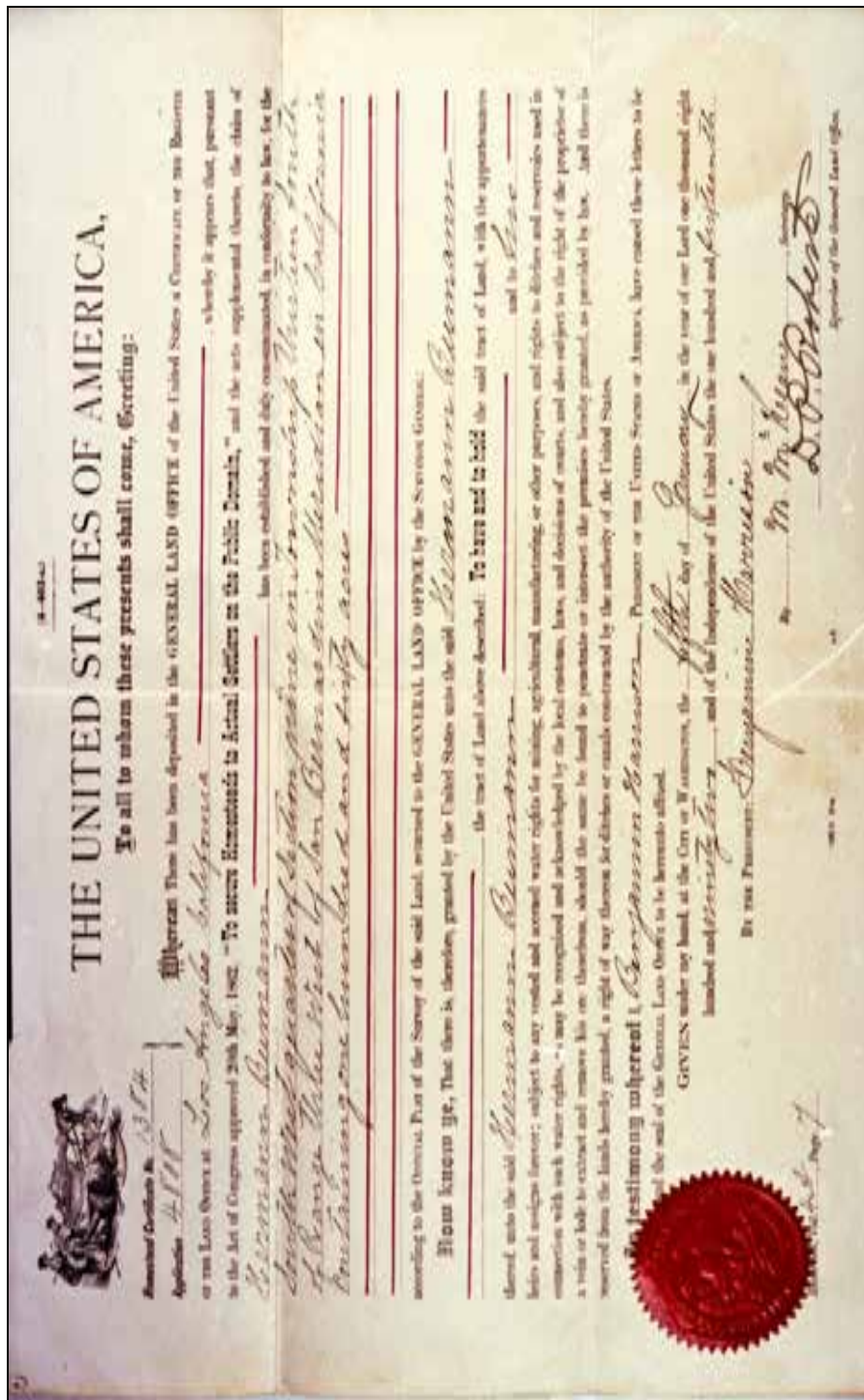
National Register of Historic Places
Continuation Sheet

Bumann Ranch
Name of Property
Riverside County, CA
County and State
Name of multiple listing (if applicable)

Section number Additional Documentation

Page 9

Figure 5. Bumann Ranch Homestead Certificate, 1892



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Bumann Ranch

Name of Property
Riverside County, CA

County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 10

Figure 6. Herman Friedrich and Emma Bumann on Wedding Day, 1893



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Bumann Ranch

Name of Property
Riverside County, CA

County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 11

Figure 7. Ranch Yard and Buildings with Homestead Shanty (center), view south, 1936



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Bumann Ranch

Name of Property
Riverside County, CA

County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 12

Figure 8. Bumann Ranch New Barn and Corral (1911), view west, date unknown



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Bumann Ranch

Name of Property
Riverside County, CA

County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 13

Figure 9. Old Ranch House (1912 portion, left; 1892 portion, right [no longer extant]) with Herman Friedrich and Emma Bumann feeding chickens, view west/southwest, 1916



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Bumann Ranch

Name of Property
Riverside County, CA

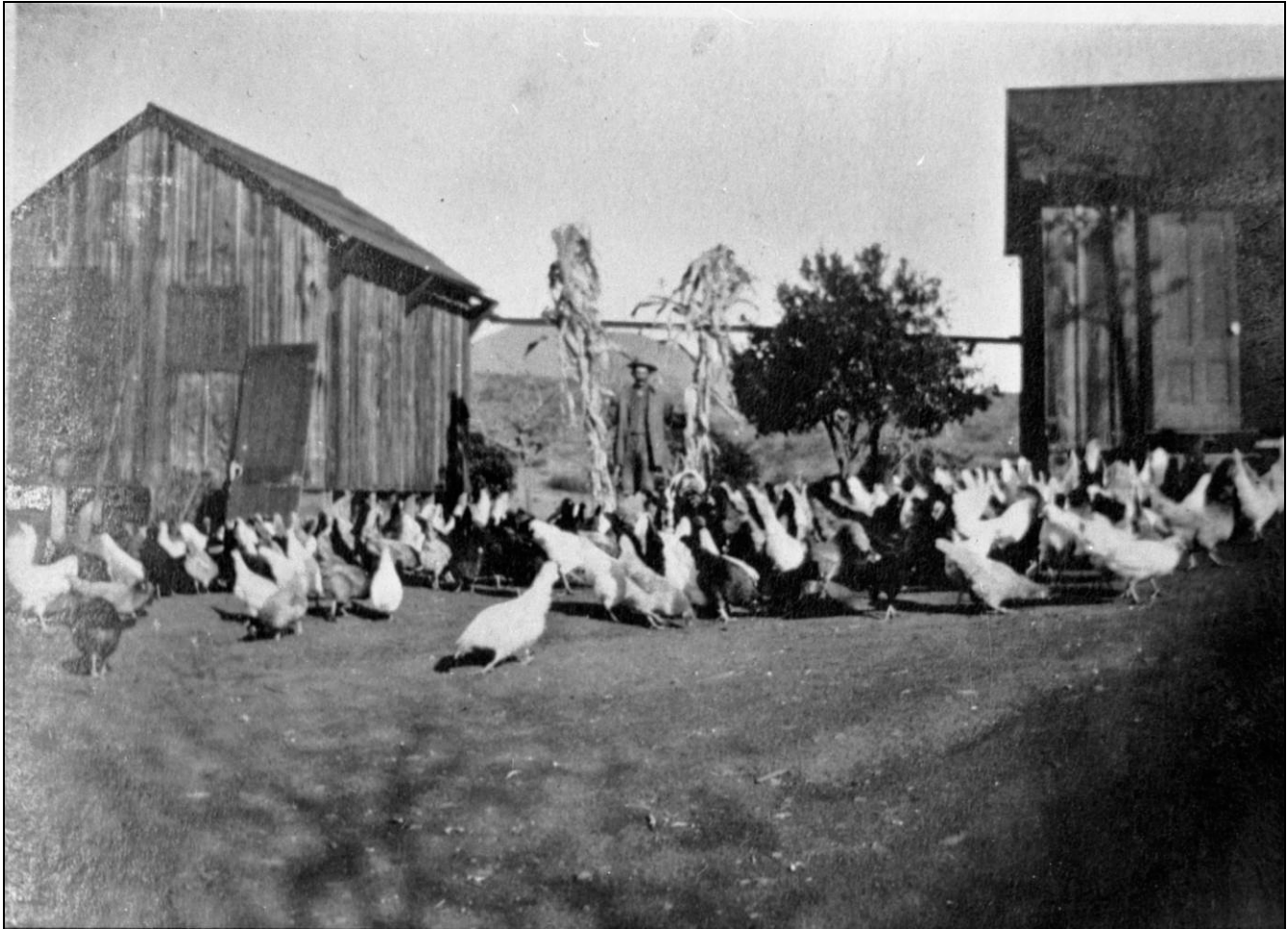
County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 14

Figure 10. Granary (1890s), Old Ranch House (1912 portion), and Tangerine Tree (ca. 1907) with Herman Friedrich Bumann and chickens, view east, ca. 1916



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Bumann Ranch

Name of Property
Riverside County, CA

County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 15

Figure 11. Barley Harvest with Herman Charles Bumann showing Orchard, Ranch Buildings, view southwest, 1935



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Bumann Ranch
Name of Property
Riverside County, CA
County and State
Name of multiple listing (if applicable)

Section number Additional Documentation

Page 16

Figure 12. Garage (1919), Old Ranch House (1912 portion), and Tangerine Tree (ca. 1907) with Herman Charles Bumann (standing left) and Bing Crosby (standing right), 1937



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Bumann Ranch

Name of Property
Riverside County, CA

County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 17

Figure 13. Bumann Ranch Apiary, view and date unknown.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Bumann Ranch

Name of Property
Riverside County, CA

County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 18

Figure 14. Bumann Ranch Apiary and Buildings with George Bumann, view east, ca. 1939



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Bumann Ranch

Name of Property
Riverside County, CA

County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 19

Figure 15. New Barn and Corral (1911) with Cows, view north, 1951



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Bumann Ranch

Name of Property
Riverside County, CA

County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 20

Figure 16. Ranch Buildings and Yard with Scythe-Cut Hay Shocks, view southeast, 1966



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Bumann Ranch

Name of Property
Riverside County, CA

County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 21

Figure 17. Ranch Yard and Buildings with Richard and Adeline Bumann in Oat Hay Field in East Portion of Ranch, view west, 2008



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Bumann Ranch

Name of Property
Riverside County, CA

County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 22

Figure 18. Richard Bumann cutting Oat Hay Crop in Southwest area of Ranch, view north, 2008



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Bumann Ranch

Name of Property
Riverside County, CA

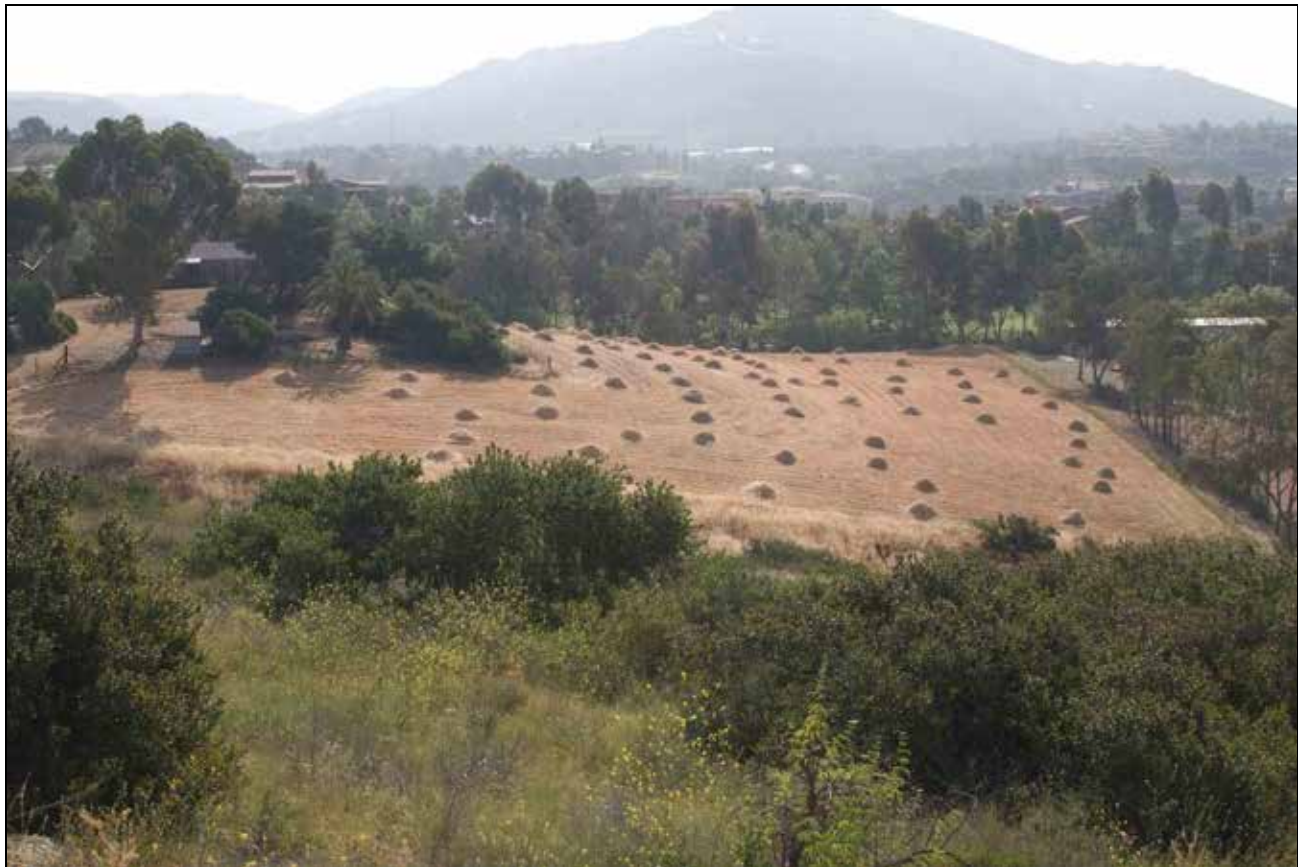
County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 23

Figure 19. Bumann Ranch with Hay Shocks in South Field, view east, 2008



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Bumann Ranch

Name of Property
Riverside County, CA

County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 24

Figure 20. New Barn (1911) and Oat Hay Crop, view west, 2016



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Bumann Ranch

Name of Property
Riverside County, CA

County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 25

Bumann Ranch Large Scale Map



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Bumann Ranch

Name of Property
Riverside County, CA

County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 26

Bumann Ranch Small Scale Map



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Bumann Ranch

Name of Property
Riverside County, CA

County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 27

Bumann Ranch Elevation View Map

