

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

Historic name: Dollar, Robert Stanley Sr., Residence
 Other names/site number: Dollar, Dollar Senior, or Senior Dollar Clubhouse
 Name of related multiple property listing:
N/A
 (Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 1015 Stanley Dollar Drive
 City or town: Walnut Creek State: California County: Contra Costa
 Not For Publication: Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
 I hereby certify that this X 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 X 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 X local
 Applicable National Register Criteria:
 ___ A ___ B X C ___ D

[Signature] 5/21/13
 Signature of certifying official/Title: Date
 State Historic Preservation Officer
 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

Robert Stanley Dollar Sr. Residence
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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:)

Joe Gibson H. Beall
Signature of the Keeper

7.9.13
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>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic: Single Dwelling

Current Functions

(Enter categories from instructions.)

Social: Clubhouse

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7. Description

Architectural Classification

(Enter categories from instructions.)

Other: California Ranch

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Wood: Board and Batten

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

The Robert Stanley Dollar Sr. Residence is located on the south side of Stanley Dollar Drive, within the gated active adult community of Rossmoor (Walnut Creek). The site is nearly level and lushly vegetated with lawns, trees, and ornamental shrubbery from around the world. The residence is accessed by a paved driveway that passes alongside a sprawling front lawn (presently being converted into a parking lot) bounded by native California oaks. A pyramidal-roofed tower, capped by a Hereford bull weather vane, marks the location of the primary entrance. The primary path of travel passes from the primary entrance, directly through the house, to a landscaped rear yard comprising a paved patio, wood trellis, lawns, brick and asphalt-paved walkways, hedges, and an outdoor swimming pool and poolhouse. The residence is a two-story, wood-frame structure – roughly L-shaped in plan – consisting of several interconnected gable-and hipped-roof volumes. The exterior of the residence is clad in horizontal rustic channel and vertical board-and-batten wood siding. The Robert Stanley Dollar Sr. Residence is designed in a spare “vernacular” aesthetic characteristic of California ranch buildings of the late nineteenth and early twentieth centuries. Popularized by architects like Cliff May, the California Ranch style became the dominant residential style in Postwar California. Converted into a clubhouse by the Rossmoor Corporation in 1964, the building retains its historic character-defining residential materials and features.

Narrative Description

See Continuation Sheets.

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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.)

Architecture

Period of Significance

1933

Significant Dates

1933

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

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.)

The Robert Stanley Dollar Sr. Residence appears eligible for listing in the National Register under Criterion C (Design/Construction), at the local level, with a period of significance of 1933. Completed in 1933, the Robert Stanley Dollar Sr. Residence was used by the Dollar family as a weekend retreat until 1940, when they moved to the Tice Valley from Piedmont and made "Sunny Meadows Ranch" their permanent residence. They returned to Piedmont in 1956, two years before Robert Stanley Dollar Sr.'s death. In 1963, Dollar's heirs sold the family's 2,200-acre ranch to State Mutual Life Assurance Co. of America, which in turn conveyed it to developer Ross Cortese. Cortese, developer of the Leisure World chain of "active adult" retirement communities, hired architect Charles Warren Callister to convert the Dollar Sr. Residence into "Rossmoor Clubhouse #2," now commonly known as the Senior Dollar Clubhouse. In this conversion the Robert Stanley Dollar Sr. Residence remained almost entirely unchanged on its exterior. Though the interior was remodeled in part, it retains its original floor plan and some original interior finishes. The Robert Stanley Dollar Sr. Residence appears eligible for listing in the National Register under Criterion C (Design/Construction) as a distinctive example of the California Ranch style applied to a large weekend/summer home.

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

See Continuation Sheets

Robert Stanley Dollar Sr. Residence
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9. Major Bibliographical References

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

Articles

- Carlston, Lon M. "Adult Communities Thrive," *Oakland Tribune* (February 28, 1971).
- "Direct Conference Banned by Dollar," *San Francisco Chronicle* (January 5, 1937).
- "Dollar Estate in Piedmont to be Subdivided," *San Francisco Chronicle* (July 26, 1940).
- "Dollar Land Deal is Sealed," *Oakland Tribune* (July 4, 1963).
- "Dollar's Bull Wins," *Oakland Tribune* (August 22, 1935).
- "Dollars Give Fete in New Ranch Home," *San Francisco Chronicle* (May 7, 1933).
- "The First Unit Starts at Rossmoor," *Oakland Tribune* (May 10, 1964).
- Folkart, Burt A. "Leisure World Builder Ross Cortese Dies at 74," *Los Angeles Times* (October 31, 1991).
- "Joseph Napthaly Obtains 2,500 Acres of El Sobrante," *San Francisco Chronicle* (November 15, 1884).
- "The Knave," *Oakland Tribune* (May 8, 1966).
- "200 Men Fight Field Blaze," *Oakland Tribune* (July 2, 1934).
- "Napthaly's Land: Armed Men Take Possession of It," *San Francisco Chronicle* (March 3, 1894).
- Pringle, Joan. "Charm of Small Cottage Achieved in Large House," *Oakland Tribune* (May 30, 1945).
- "The San Ramon Rancho," *Contra Costa Gazette* (August 27, 1864).
- "Sobrante Outrages," *San Francisco Chronicle* (May 23, 1883).
- Stanley Dollars to Return to Piedmont," *Oakland Tribune* (April 23, 1956).
- Thompson, Chris. "The Revolution Comes to Rossmoor," *East Bay Express* (March 16, 2005).
- Time* (March 19, 1928).
- "Wild Cattle Peril Firemen," *Oakland Tribune* (June 29, 1934).
- "Will Dollar Open a Foreign Line?" *San Francisco Chronicle* (January 13, 1939).
- "A World of Leisure at Rossmoor," *Oakland Tribune* (April 26, 1969).

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Books

Corbett, Michael. *Splendid Survivors*. San Francisco: San Francisco Architectural Heritage and California Living Books, 1979.

Government Records

U.S. Department of Commerce – Bureau of the Census. *Fifteenth Census of the United States: 1930* – Alameda County, Piedmont.

U.S. Department of Commerce – Bureau of the Census. *Sixteenth Census of the United States: 1940* – Contra Costa County, Walnut Creek, Enumeration District 7-14.

Unpublished Works

Adams, Mrs. Howard J. Junior League of Oakland, November 15, 1967. "Historic Preservation Survey Data Sheet – R. Stanley Dollar Home, Rossmoor."

Emanuel, George. "Walnut Creek – Arroyo de las Nueces: The History of Rossmoor." Walnut Creek: Unpublished Manuscript, n.d.

Hickingbotham, Joseph Cameron III, October 27, 1992. Transcript of Talk Given to the Rossmoor Tice Valley Historical Society. Rossmoor-Tice Valley Historical Society, Walnut Creek, California.

Page & Turnbull, Inc. *Historic Resources Study: "Sr. Dollar & Jr. Dollar Clubhouses, Rossmoor, Walnut Creek, California."* San Francisco: Unpublished Report, May 26, 2008.

Seeley, Robert. Interview with Employee of Robert Stanley Dollar Sr., 1995. R. Stanley Dollar Collection, Bancroft Library, Berkeley.

Websites

Jungerius, Henk and Ted Finch. "Dollar Steamship Company/Dollar Line." www.theshipslist.com. The Ships List, October 2012. Web. August 4, 2012.

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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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Rossmoor-Tice Valley Historical Society, Walnut Creek, California

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property Less than one

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 37.862016

Longitude: -122.067402

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Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The Robert Stanley Dollar Sr. property primarily consists of the Robert Stanley Dollar Sr. residence. On the north and west of the house the boundary includes only that portion of the lot that abuts the curb of the parking spaces. On the east, the boundary is the foot path that runs generally north and south along the east side of the residence and curves toward the north east and ends at the north parking lot. On the south, the boundary includes the lawn area between the house and deck of the swimming pool, and ends at the planted area that separates the pool deck from the lawn, approximately 70 feet from the south façade of the house on the west side of the central path leading to the pool, and 90 feet from the south façade of house on the east side of the same path. See Sketch Map.

Boundary Justification (Explain why the boundaries were selected.)

The north and west boundary stops at the edge of parking lots because the parking areas no longer contribute to the setting of the house, and are currently being developed into a larger parking lot. On the south and east the boundaries encompass the immediate "yard" of the historic house and provide an appropriate setting and buffer. The southern boundary stops at the non-contributing pool areas.

11. Form Prepared By

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Exterior: North Façade

The primary façade of the Robert Stanley Dollar Sr. Residence faces north toward the parking lot and lawn described in the Introduction. Asymmetrically and picturesquely massed, the primary façade is designed to appear as if the building had been constructed in multiple campaigns over a long period of time, though it was all completed in 1933. The primary façade is organized as four sections, with each part displaying a slightly different palette of materials or features – though all are in keeping with the rural California Ranch aesthetic shared by the entire building.

The left (east) wing contains what were originally the kitchen and servants' quarters. Perhaps the most utilitarian section of the building's exterior, the east wing underwent several alterations as part of its conversion into Rossmoor Clubhouse No. 2 in 1964. Beginning at the easternmost corner is a stake fence that encloses a mechanical cooler and other HVAC equipment. This enclosure partially blocks the first floor level of the primary façade, though several double-hung wood windows are partly visible behind the equipment. Above this enclosure, at the second floor level, is a horizontal band of ribbon windows containing three wood awning sashes. This part of the east wing terminates with wide, overhanging eaves embellished with a scalloped wood barge board. The hipped roof above is clad in asphalt shingles and capped by a hipped-roof ventilator that was historically used to passively cool and ventilate the kitchen. The louvered openings on the ventilator were enclosed when the building was air-conditioned after 1964.

To the west of the servants' wing is a one-story linking wing which contains the main kitchen and storage rooms at the first floor level. Its north façade is articulated by a pair of double-hung wood windows. It is capped by roof deck enclosed behind a board-and-batten-clad balustrade. Wrought iron carriage lanterns are attached to the upper corners of this element. Behind and above the linking wing is an open-air breezeway/sun deck that connects the former servants' quarters to the rest of the house. Its gabled roof is supported by 6 x 6 wood posts embellished with decorative scroll-sawn brackets. Similar to the rest of the upper portion of the exterior, the breezeway is clad in board-and-batten siding.

To the west of the linking wing is the main part of the Robert Stanley Dollar Sr. Residence. Its easternmost section – the area to the left of the prominent pyramidal-roofed tower – is clad in rustic channel siding at the first floor level and board-and-batten siding at the second floor level. This portion of the north façade is windowless at the first floor level. Originally it had a private entrance for the Dollar family, which was infilled after 1964. The second floor level features a double-hung wood window at the left and a band of four casement windows to the right. The windows have protruding sills and plain casings and aprons. This portion of the north façade terminates in a scalloped wood barge board and it is capped by a hipped roof clad in asphalt shingles.

The centerpiece of the north façade is the brick-clad, pyramidal-roof tower. This element marks the primary entrance to the building and houses the double-height foyer inside. Historically it would have been visible from quite a distance, directing arriving visitors to the house and to the main entrance. Brick steps access the main entrance, which contains a pair of multi-panel wood doors with brass hardware, including kick plates, thumb latch locksets, and push bars. The doors, as well as the canvas awning that shelters it, appear to have been added after 1964. The brick porch is bounded by wrought iron balustrades and brick planters, which appear to be original. The walls flanking the entrance are illuminated by wrought iron carriage lanterns. The rest of the tower is windowless and clad in painted face brick laid in common bond. The central portion of the tower is recessed, forming a rectangular panel. The upper portion of this recessed panel contains a large, flush-mounted clock. The clock, which is the most notable exterior feature of the Robert Stanley Dollar Sr. Residence, has clay

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tile astrological figures in place of the customary numerals. It also has large wrought iron hour and second hands attached directly to the brick. The tower terminates with a corbelled, zigzag brick frieze and is capped by a pyramidal roof clad in asphalt shingles.

The westernmost section of the north façade corresponds to the formerly private west wing of the Dollar Residence. It is clad in rustic channel siding at the first floor level and board-and-batten at the second floor level. The first floor is punctuated by a pair of two-light casement windows on the left and a four-light fixed wood window on the right. Above this, at the second floor level, is a pair of wood casement windows housed within a shallow dormer. This portion of the north façade terminates with wide overhanging eaves embellished with a scalloped barge board and it is capped by a side-facing gable roof clad in asphalt shingles.

Exterior: West Façade

The west façade of the Robert Stanley Dollar Sr. Residence is much simpler than the picturesquely massed north façade. As the former family zone of the house, it did not face the driveway or any other landscape often seen by visitors, so its architectural vocabulary is simpler than the primary (north) façade. Similar to the rest of the exterior, the first floor level of the west façade is clad in rustic channel siding and the second floor in board-and-batten siding. It is symmetrically massed as a pair of gable-roofed volumes linked by an intersecting side-facing gable-roofed section. The first floor level features a glazed wood door at the left corner; this is concealed from view by a stake fence that sits atop a curved brick wall. To the left of the door is wood-clad chimney flue. Located just to the right of the midpoint of the first floor is a three-sided oriel divided into five vertical bands of casement windows. The oriel is capped by a narrow pent roof clad in asphalt shingles. The second floor level is punctuated by a symmetrical pattern of paired wood casement windows with simple protruding sills, casings, and aprons. The west façade terminates in wide overhanging eaves with exposed rafter ends that, unlike the north façade, do not have a scalloped barge board molding.

Exterior: East Façade

Because of the building's staggered and irregular floor plan, the east façade of the Robert Stanley Dollar Sr. Residence is divided into three separate sections. The first section forms the southeast corner of the west wing, which faces the patio. It is one bay wide with a pair of wood French doors at the first floor level and a large, six-over-six, double-hung wood window at the second floor level.

The middle section of the east façade also faces the patio. It is clad in rustic channel siding and brick at the first floor level and board-and-batten siding at the second floor level. Fenestration consists of three wood French doors at the first floor level and a pair of small, wood awning sash windows at the second floor level. This portion of the east façade terminates with wide overhanging eaves with exposed rafter ends and an aluminum gutter. It is capped by a gable roof punctuated by three shed-roofed dormers, each containing an operable wood awning sash window.

The last section of the east façade to be described is the east wall of the servants' wing. Clad in rustic channel siding at the first floor level and board-and-batten siding on the second floor, this section of the east façade is articulated by two pairs of multi-light casement windows at the first floor level. A curvilinear stake fence, which sits atop a short brick wall, encloses HVAC equipment to the north. The second floor level is nearly windowless, though it has a large, wood double-hung window (enclosed behind a wood security grate) to the left and a smaller double-hung wood window to the right. This portion of the east façade terminates in a wide overhanging eave with visible rafter ends. It is capped by a hipped roof clad in asphalt shingles.

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Exterior: South Façade

Due to the staggered and irregular floor plan of the Robert Stanley Dollar Sr. Residence, the south façade is divided into four sections. The left (west) portion corresponds to the south wall of the west wing – the portion of the house where the Dollar family had their bedrooms. It is clad in rustic channel siding at the first floor level and board-and-batten siding at the second floor level. In regard to fenestration, the first floor level features a tripartite wood window at the far left and several other door and window openings. To its right is a wood, solid-panel pedestrian door punctuated by a single light. Next to it is a pair of wood, multi-light French doors. To the right of the French doors is a protruding brick chimney, itself flanked to the right by a matching pair of French doors. The second floor level is similar to the first floor, though the left portion is nearly unfenestrated save for a small wood window. Above the French doors at the second floor level is another pair of French doors flanking the brick chimney. The French doors at the second floor level open out onto decorative metal balconies. This portion of the south façade terminates in wide, overhanging eaves with exposed rafter tails. The gabled roof above is clad in asphalt shingles with two roof vents.

The next part of the south façade steps back considerably from the west wing. Forming the north wall of the patio area, this section is dominated by a two-story, steel-frame oriel. This feature is the dominant architectural element of the rear façade. Located on axis with the primary entrance at the front of the house and a wood trellis between the patio and the pool house, the oriel marks the primary public circulation route through the property, much as the brick-clad tower does on the north façade. Flanking the oriel are two pairs of wood French doors. The oriel is semi-circular in plan and its pent roof is clad in asphalt shingles. This portion of the south façade terminates with wide overhanging eaves and a raking cornice composed of plain, unornamented barge boards.

The next portion of the south façade corresponds to the linking wing/sun deck. It is clad in rustic channel siding at the first floor level and is open-air at the second floor level. The first floor is articulated by a double-hung wood window at the left and a non-historic vinyl-clad door at the center. A wood stair, enclosed within board-and-batten cheek walls, ascends from the patio to the sun deck. The sun deck has a wood balcony railing configured of individual balusters cut in a semi-circular pattern. The sun deck’s gable roof is supported by 6 by 6 posts embellished with scroll-sawn wood brackets.

The easternmost section of the south façade corresponds to the servants’ wing, where the Dollar family’s servants lived and worked. It too is clad in rustic channel siding at the first floor level and board-and-batten siding at the second floor level. The first floor features a double-hung wood window on the left and a non-historic anodized aluminum sliding door at the right. The second floor features two six-over-six, double-hung wood windows at each corner and a smaller double-hung wood window at the center. This portion of the south façade terminates with wide overhanging eaves and an aluminum gutter that conceals the exposed rafter tails. It is capped by a hipped roof clad in asphalt shingles.

Interior:

Though remodeled in 1964 by Charles Warren Callister, the interior of the Robert Stanley Dollar Sr. Residence retains most of its original floor plan and some of its historic materials and features, particularly within the public areas on the first floor, as well as several of the former bedrooms (now used as club rooms) on the second floor. Similar to the exterior, the interior floor plan is divided into four different sections (east/servants’ wing, linking/kitchen wing, public/social area, and west/family wing) which, as mentioned above, are each visibly expressed on the exterior as independent volumes.

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The west wing of the Robert Stanley Dollar Sr. Residence is by far the largest of the four wings. Roughly rectangular in plan, this wing historically contained several bedrooms and private living quarters occupied by members of the extended Dollar family. Originally built without air conditioning, this part of the building was designed with passive cooling systems, including double-height plenums that allowed heat to naturally rise and exit the building. Spaces that had this feature included the foyer, main lounge, and solarium. The solarium and the main lounge still have operable clerestory windows lining the upper portion of their walls. Opening these windows would create a pleasant updraft during the evenings of hot summer months.

The most intact rooms in the west wing include the den, which retains its historic oak paneling and built-in shelves and cabinetry; the solarium, the Chess Room and Ivy Room (originally Stanley Dollar's private quarters); and some detailing in the Churchill Room. Otherwise, the finish materials in the west wing have been augmented with 1960s-era acoustical plaster ceilings, wood parquet flooring, and some non-historic wood wainscoting and wall paneling. Fortunately, some of these materials appear to have simply been applied on top of their historic counterparts, including the flooring which is clearly laid atop the original wood flooring. Some of the light fixtures have been replaced with non-historic flush-mounted fluorescent fixtures or reproduction Victorian-style hanging fixtures but some appear to date to the period of significance.

The foyer and main lounge (as well as the patio) were historically the most important public zones within the Robert Stanley Dollar Sr. Residence and they remain reasonably intact from this period, mainly because they retain an equivalent function today. Both are double-height spaces, allowing for natural passive cooling. The foyer underwent several alterations in 1964, including the installation of wood paneling on the walls, wood parquet flooring, and acoustical plaster ceilings. The light fixture in the space appears to be a Victorian-style reproduction. In contrast, the main lounge is very much intact and is the *pièce de résistance* of the interior. The space features wood parquet flooring (applied over the original wood flooring); gypsum board walls on the north, east, and west; a full-height oriel window on the south wall; wood balustrades at the second floor level; and wood double-Howe trusses and a period strap iron light fixture at the ceiling level. The upper portion of the main lounge is a mezzanine that wraps around the north, east, and west walls of the space; it is now used for exhibit space.

East of the main lounge, the rest of the Robert Stanley Dollar Sr. Residence remains much as it did when the Dollar family owned the property. This area houses utilitarian, back-of-house spaces, including two kitchens, storage rooms, and the former servants' wing, which historically contained a dining room, social hall, and bedrooms for the Dollar family's paid staff. Today the first floor level of the linking/kitchen and servants' wings contains kitchens, utility rooms, storage, and the Garden Room – a public gathering space. In terms of its design and materials, this space has non-historic wood parquet flooring; historic gypsum board walls and ceilings; original single-panel wood doors; and some historic wood wainscoting and window and door trim. The second floor level of the servants' wing contains the former servants' bedrooms, which until 2010 housed a television studio and a model railroad exhibit. Though the servants' wing does not contain aesthetically notable features or materials, its original floor plan and finishes contribute to our understanding of how a home built for a wealthy family like the Dollars would have operated during the period of significance.

Swimming Pool and Pool House

Located to the south of the Robert Stanley Dollar Sr. Residence are the swimming pool and pool house. Accessed by a path that starts at the south side of the patio, the enclosed pool area is paved in red-tinted and

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scored concrete. The pool is L-shaped in contrast to the original pool, which was rectangular. The pool house is a one-story, gable-roofed structure clad in wood, tile, and brick. It appears to date to the 1960s, with more recent additions. Though a pool and pool house have been located here since at least 1946, it is clear that the existing pool and pool house do not retain integrity from the period of significance.

Landscaping

The Robert Stanley Dollar Sr. Residence is surrounded by a lush landscape that includes lawns, a hardscaped patio and walkways, planting beds, soft and hardscaped paths, native California oaks, and a mixture of native and exotic ornamental plantings, including fruit and nut trees (pomegranate, plum, orange, guava, peach, olive, walnut, and almond, etc.), many varieties of roses, trees of several continents (ash, beech, birch, linden, ginkgo, laurel, maple, pine, blue gum, magnolia, myrtle, buckeye, etc.), and ornamental shrubs and hedges (Australian tea tree, pitosporum, juniper, box hedges, etc.) Many of the older trees were planted by Robert Stanley Dollar Sr., who brought the saplings back from his overseas travels. He intended the surrounding landscape to be an arboretum, and today many of the trees are still identified with tags. Paved walkways, hedges, fences and wood pergolas define pedestrian circulation networks and several outdoor "rooms." Benches and tables and chairs provide furnishings from which to enjoy the site and *objets des arts*.

After this National Register nomination was prepared, the property owner began grading a portion of the front lawn in preparation for the construction of a surface parking lot, and another area adjoining Stanley Dollar Drive for a new "events center."

Integrity

The Robert Stanley Dollar Sr. Residence retains a high degree of integrity, particularly the exterior of the building and portions of its surrounding landscaping. The only real changes on the exterior of the former residence include the infilling of a secondary entrance and two windows on the primary (north) façade. In addition, at least one pair of French doors appears to have been replaced with incompatible anodized aluminum counterparts. Otherwise, the exterior retains its original size and massing; rustic channel and board-and-batten siding, wood casement and double-hung windows, and scalloped barge board trim. The interior has undergone more changes, though it retains nearly all of its original floor plan. It does appear that some interior finish materials were "updated" after 1964, including the installation of non-historic (but compatible) hardwood parquet floors on top of the original wood and tile floors, the installation of some non-historic dropped acoustical and sprayed on "popcorn" ceiling coatings in several of the club rooms, and the installation of non-historic paneling in the foyer. New men's and women's toilet rooms were installed where the butler's pantry was originally located. Finally, as mentioned above, the property owner has begun grading a portion of the front lawn to build a surface parking lot. This feature is currently under construction; its ultimate appearance will not be known until its completion sometime in 2013. Otherwise, the surrounding landscaping is intact from the period of significance.

To be eligible for listing in the National Register a property must not only be demonstrated to be significant under the eligibility criteria, it must also retain integrity. The National Register recognizes seven aspects, or qualities, that in various combinations, define integrity. To retain integrity, a property must possess several, and usually most of the aspects, which are described below:

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Location:

The Robert Stanley Dollar Sr. Residence has never been moved; therefore it retains integrity of "location."

Design:

The Robert Stanley Dollar Sr. Residence retains its historic plan, form, massing, and most of its historic site layout; therefore it retains integrity of "design."

Setting:

The Robert Stanley Dollar Sr. Residence was historically located within an irrigated, landscaped area surrounded by a working ranch. Though the ranch has been replaced by a golf course and a retirement community, the immediate setting visible from the house has not been greatly changed until recently. The historic lawns, gardens, pathways, trees, shrubs, and trellises survive with few alterations and the surrounding golf course reinforces the bucolic, open space feel of the property. The swimming pool and pool house at the far southern end of the property have been changed and are therefore non-contributing features. After the completion of the first draft of this National Register nomination, the property owner began building a surface parking lot on a portion of the front lawn. This feature is under construction, so its ultimate impact on the site is not yet known. Apart from the new parking lot, the property retains integrity of "setting."

Materials:

The exterior of the Robert Stanley Dollar Sr. Residence has been scarcely changed. Though the interior of the building was partially remodeled in 1964, the interior still retains the bulk of its historic materials, though some features, such as the flooring, are concealed beneath non-historic (yet compatible) materials. On balance the property retains integrity of "materials."

Workmanship:

Though simply designed as a rural, rustic retreat, the Robert Stanley Dollar Sr. Residence does contain several materials and features that are good examples of workmanship, including the clock on the tower, the Hereford weather vane, the stone mantles inside the Churchill and Eisenhower rooms, some oak paneling in the library and the den, and various other details. The property retains integrity of "workmanship."

Feeling:

The Robert Stanley Dollar Sr. Residence does retain a sense of graciousness and rustic comfort that was clearly a major intent of the building's designer in the early 1930s. Though designed to recall an older nineteenth-century California ranch building, the building's modern amenities and decorative detailing is very much of the 1930s, particularly the Zodiac-themed clock and the airy main lounge, with its steel window wall/oriel and exposed wood trusses. The scalloped bargeboard trim is also very much of the 1930s. Though some of the remodeled areas have more of a 1960s feel, overall the property is a product of the 1930s, a period in which even wealthy members of the American oligarchy deliberately avoided excess. The property retains integrity of "feeling."

Association:

As originally designed and built, the Robert Stanley Dollar Residence housed Robert Stanley Dollar Sr., his wife Esther, and various other relatives and servants. A basic test of this particular aspect of integrity is whether someone who lived in the property would be able to recognize it today. Clearly, having undergone few changes on the exterior, the Dollars and their staff would have no trouble recognizing their former home and workplace

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from the outside. Though the interior was remodeled in 1964, architect Charles Callister clearly intended to retain the building's domestic character. In doing so he kept much of the interior floor plan intact, converting bedrooms into meeting or game rooms. The main reception and gathering areas, as well as the back-of-house areas, continue to be used for similar purposes today. The property retains integrity of "association."

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Pre-Dollar Ownership and Construction Chronology

What is now Rossmoor was historically part of *Rancho Sobrante de San Ramon*, a Mexican land grant. Under the auspices of Governor Manuel Micheltorena, the Mexican government originally granted the land to the brothers Inocencio and José Romero in 1844, though the brothers had evidently lived there as early as 1833 or 1834. The rancho, known commonly as *Rancho Romero Sobrante*, consisted of lands not previously claimed by others (*sobrante* means “remnant” or “leftover” in Spanish). *Rancho Romero Sobrante* spanned five leagues, or about 20,000 acres, and included all of Tice Valley in Walnut Creek and parts of the adjoining present-day cities of Moraga and Alamo. The Romero brothers had submitted a rough sketch map, or *diseño*, along with their petition for the land. Governor Micheltorena requested that the brothers have the rancho surveyed, but like many landowners at the time, their capital was tied up in cattle and they could not afford to have the survey made. Indeed, most California landowners at the time did not know precisely where the boundaries of their ranchos were. At the time this was not usually considered to be a problem because nearly all *rancheros* allowed their cattle to graze wherever they wanted, obviating the need for fences. The cattle would be rounded up several times a year during scheduled *rodeos*, where each animal was branded to make it easy to identify by its owner. This arrangement, informal as it was, worked in the sparsely populated and easy-going culture of Mexican-era California.

The Romero brothers built one stone and adobe dwelling, as well as several other structures, on the floor of what would soon become known as Tice Valley. They also built corrals and planted crops in the fertile bottomlands adjoining Tice Creek. In January 1847, the Romeros petitioned authorities to sell off half their land to their brothers-in-law, Francisco and José Garcia. By this time California had come under the jurisdiction of the United States, which occupied the northern half of Mexico during the Mexican and American War of 1846-8. Prior to the American annexation of California in 1848, Mexican law still applied in California and the Garcias made their purchase apparently confident that the Romeros held secure title. Unfortunately, when the Romero brothers petitioned the U.S. Board of Land Commissioners for title in 1853, they were unable to produce sufficient evidence of ownership. Though they were able to provide the testimony of several witnesses, they did not have a formal survey or their original title, claiming that their lawyer had absconded with it to Georgia. The Commission therefore rejected the Romeros’ claim in 1855. Still the Romeros fought on, appealing the decision to the California Supreme Court in 1857, and then to the U.S. Supreme Court in 1863.

To pay for their legal defense the Romeros were forced to sell off additional pieces of their rancho. In 1855, they began selling land to the brothers James W. and Andrew J. Tice. By 1874, James Tice owned 357 acres, and Andrew Tice, 111 acres of *Rancho Romero Sobrante*. Like the Romeros, the Tice brothers cultivated the rich bottomlands of Tice Valley, which acquired its name at this time. Like many other American pioneers who settled this part of inland Contra Costa County, the Tices grew wheat for export to Europe and the eastern United States. Much of this wheat was transported to Martinez for shipment by ship, and eventually by rail, following the completion of the first Transcontinental Railroad in 1869.

During the last quarter of the nineteenth century, the Tices also began selling off some of their land, including a 353-acre tract that James Tice sold to Joseph Naphthaly in 1878. Within a year or two, Andrew Tice sold Naphthaly the 112-acre “home ranch,” including the site of what is now the Robert Stanley Dollar Sr. Residence. Joseph Naphthaly, a Prussian-born attorney, was a prominent member of San Francisco’s influential German-Jewish community. Actively involved in local politics, Naphthaly sat on the boards of several organizations, including Mt. Zion Hospital, the Pacific Hebrew Orphan Asylum, and the California Democratic Party.

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The question over who owned *Rancho Romero Sobrante* remained unsettled long after Naphthaly bought it. In 1883, a judge decided to allow preemption claims in Tice Valley to go forward because he thought that there was still no clean chain-of-title. In response, an Italian immigrant by the name of C. Muguenis attempted to settle a 110-acre homestead in Tice Valley. Within a week he was forcibly ejected by Naphthaly’s hired hands. Other homesteaders were also forced off the land in upcoming months. Ultimately the U.S. Board of Land Commissioners ruled in Naphthaly’s favor, granting him title to the 2,500 acres he had assembled in the Tice Valley area. In 1893, he received his patent, further solidifying his grip on the land.

Joseph Naphthaly does not appear to have ever lived in Tice Valley, though he did build several buildings and corrals to facilitate the operation of his cattle-rearing operation. He also operated a winery on the site of what is now Del Valle High School in Walnut Creek. In addition, he planted apple and pear orchards, as well as a vineyard to supply grapes to his winery. Naphthaly was a major investor in the Oakland, Antioch & Eastern Railway, an electric interurban line that ran south from the main transcontinental line to Danville. The line ultimately failed, mostly due to increasing competition from private automobiles. In debt and under pressure to sell, Walter Arnstein, an associate of the aging Naphthaly, and Sara Feigenbaum, Naphthaly’s niece, formed the Tice Valley Land Company. On February 25, 1930, the Tice Valley Land Company sold the by-then 1,436-acre Naphthaly Ranch to Robert Stanley Dollar Sr.

The Dollar Family and Dollar Steamship Line

Robert Stanley Dollar Sr., better-known as “R. Stanley” or simply “Stan,” was a son of prominent San Francisco shipping magnate Robert Dollar. Robert Dollar (1844-1932) was a Scottish-born businessman who made his first fortune in lumber, and then later shipping. Robert Dollar immigrated to Canada with his parents at the age of 14. In 1861, he began working as a logger in Ontario. In 1874, he married Margaret S. Proudfoot and the couple took up residence in Bracebridge, Ontario. Robert Stanley Dollar was born in Bracebridge in 1880. At that time he had an older brother named Alexander Melville, who was also born in Ontario. In 1885, the Dollar family moved to Marquette, Michigan to follow opportunities in the lumber industry. Stanley Dollar’s sister Mary Grace and his brother John Harold were both born in Michigan. Between 1885 and 1888, the Dollar family moved around Michigan, Ontario, and Northern California, purchasing and operating lumber camps. In 1888, the family permanently relocated to San Rafael following Robert Dollar’s acquisition of a logging camp in nearby Sonoma County.

In 1895, Robert Dollar entered the maritime shipping industry after purchasing a schooner to haul lumber and supplies between his properties along the Pacific Coast. Shipping proved to be more lucrative than logging, and in 1903, Robert and his three sons incorporated the Robert Dollar Company, an international shipping line. By this time the Dollar family had become quite rich, and in 1906 Robert Dollar purchased a mansion in San Rafael that he renamed “Falkirk,” after his birthplace in Scotland. In 1910, the Robert Dollar Company built the Robert Dollar Building in downtown San Francisco, which became the headquarters of the newly renamed Dollar Steamship Company.

The Dollar Steamship Company initially specialized in the trans-Pacific passenger trade, as well as the lucrative business of carrying the U.S. mail. Dollar’s steam freighters, with their distinctive dollar symbol on their stacks, became a common sight in Shanghai, Yokohama, Canton, and many North and South American ports. In 1923, at the age of 80, Dollar purchased seven World War I surplus “president” liners from the U.S. government. With this fleet Dollar launched worldwide passenger service. In 1925, Dollar Steamship Company took over the famous Pacific Mail Co., acquiring \$30 million worth of vessels and other property. In 1929, the name of the company was changed again, this time to Dollar Steamship Line Ltd. That same year the company decided to

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build its own luxury passenger liners and borrowed \$5 million from the federal government to do it. On December 6, 1930, the first of these ships, the *U.S.S. President Hoover*, was launched at Newport News, Virginia. It was the largest American commercial vessel ever built at the time. This was followed in February 1931 with the launch of the *U.S.S. President Coolidge*. The completion of these two vessels made the Dollar Steamship Line the largest of any commercial fleet flying the American flag. Even after the onset of the Depression the company remained profitable, due in large part to lucrative U.S. government contracts and subsidies. In one year alone Stanley Dollar was reputed to have earned in excess of \$200,000.

Robert Dollar died on May 16, 1932 at the age of 88. Over 3,000 people attended his funeral, including California's governor James Rolph Jr., who said: "Robert Dollar has done more in his lifetime to spread the American flag on the high seas than any man in this country." Rolph, the owner of a competing maritime shipping company, would have known this to be true.

Even before the death of his father, Robert Stanley Dollar Sr. had assumed control of the family business. According to the 1930 Census – the year that he purchased the land in Tice Valley – Stanley Dollar (age 48) resided at 100 Crocker Avenue in Piedmont with his wife Esther (age 37), their son Robert Stanley Dollar Jr. (age 14), their daughter Diana (age 12), several nieces and nephews, as well as a live-in nurse and cook. Stanley Dollar's occupation was given as "steamship line president."

The deepening Depression, compounded with growing labor strife in the shipping industry (particularly the great Waterfront Strikes of 1934 and 1936), damaged Stanley Dollar's reputation and the profitability of the Dollar Steamship Line. A staunch Republican, Stanley Dollar was known for his unforgiving stance toward labor unions. He refused to negotiate with the International Longshoremen's Association (ILA) or the Masters, Mates, and Pilots of America. As a result, his fleet was grounded for over three months during the 1936 Waterfront Strike. The Dollar Steamship Line suffered additional blows, including severe damage caused to the *U.S.S. President Coolidge* following a collision with the oil tanker *Frank Buck* just outside the Golden Gate, in March 1937. On December 11, 1937, the pride and joy of the Dollar fleet, the *U.S.S. President Hoover*, ran aground off the southern tip of Taiwan. After several attempts to free her failed, the vessel was declared a total loss and scrapped. The company was further crippled by collapsing trade with Asia due to the Japanese occupation of much of China. The Dollar Steamship Line owed significant back taxes and it had defaulted on at least one government loan. Consequently, on June 3, 1938, the U.S. government seized the *U.S.S. President Coolidge* and placed a bond on the ship in the amount of \$70,000. When the company was unable to pay its debts or the bond, Stanley Dollar turned over the majority of his stock in the company to the U.S. Maritime Commission.

After acquiring the Dollar Steamship Line, the U.S. Maritime Commission changed its name to the American President Line (APL) and its livery from the Dollar symbol to the American eagle. APL performed very well in the years that followed, and after the U.S. entry into World War II, the company's ships were converted into troop transports. After World War II, Stanley Dollar sued to recover the company from the government. Though unsuccessful in this venture, in 1953 he was able to force a sale and he received half the profits. APL was then purchased by a private group called APL Associates. The company still exists today.

Sunny Meadows Ranch

Robert Stanley Dollar Sr. acquired his 1,436-acre ranch from the Tice Valley Land Company on February 25, 1930. His holding company, the Estand Company (the name was combination of Esther and Stanley), closed on the land in the amount of \$200,000. He soon purchased another 100 acres, where the Rossmoor shopping center is now located, and soon thereafter an unspecified amount of acreage from a Mr. Joseph Serpa. Forty-

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eight years old and president of America’s largest steamship line, Stanley Dollar was at the height of his career with a great fortune to invest. Although initially viewed as an investment in a growing area, the Tice Valley property soon become a weekend destination for the Dollar family, who then lived in nearby Piedmont. In 1940 the Dollar family would eventually move to Walnut Creek, but between 1930 and 1940 it was one of several getaways and working ranches owned by the Dollar family, including properties at Lake Tahoe, Humboldt County, and Martinez.

Located in a sheltered valley with plenty of water from Tice Creek, “Sunny Meadows Ranch” was an ideal place for Dollar to raise livestock, which he began doing in 1931 after acquiring several head of Hereford cattle. Dollar demolished most, if not all, of the existing “decaying buildings” on the ranch. He also pulled down several of Naphthaly’s corrals, a fruit packing shed, dead and dying pear and apple orchards, and an abandoned rail spur near the entrance to the property. Sometime in 1931 or early 1932, Stanley Dollar commissioned a weekend house. Extensive research and analysis of building and real estate notices in the *Oakland Tribune*, *San Francisco Chronicle*, *San Francisco Examiner*, and *Architect & Engineer* failed to reveal any information on who (if anyone) Dollar may have hired to design and build it for him. City and county building records are also non-extant from this period in this area of Contra Costa County. It seems unlikely that a project of this size, for a client of Dollar’s stature, would have failed to elicit the interest of the architecture or real estate development communities, but no contemporary newspapers or building journals contain any reference to this project. However, it is possible that Stanley Dollar worked with an unlicensed designer or an employee of his, and had the house built by his own men or day labor. This likely accounts for the lack of any recorded involvement of either an architect or a contractor.

Construction of the Robert Stanley Dollar Sr. Residence began in 1932 and was completed in early 1933, because in April of that year Stanley and Esther Dollar hosted a series of housewarming parties. Based on one early photograph, the completed house looked very much as it does now, with its sprawling and gracious living quarters and entertainment areas arrayed around a patio, as well as the compact servants’ quarters and kitchen wing located to the east (**Figure 1**). Designed to blend in with its rural, rustic surroundings, the dwelling featured an informal floor plan and accretive massing suggestive of an older building completed over time in multiple campaigns. It is also finished in rustic channel and board-and-batten siding – a typical characteristic of vernacular Anglo-American ranch buildings in California. Designed with very little applied ornament, the building’s only decorative treatment was its brick pyramidal tower, with its Zodiac-themed clock and Hereford weather vane; and a narrow scalloped bargeboard on the primary façade. Built in a hot, inland valley before the widespread availability of air conditioning, the Dollar Residence was designed to take advantage of passive cooling, including the provision of double-height interior spaces with operable transoms, sleeping porches, a swimming pool, and ample outdoor seating areas in the lushly planted “arboretum” that still surrounds the house.

Not long after completing the main house, the Dollars built a small cottage to the north for their two children, Robert Stanley Dollar Jr. and Diana Dollar. Very little is known about the original appearance of this dwelling because it does not appear in historic photographs. In addition to the two dwellings, Dollar had corrals, cattle chutes, and fencing built to contain his Herefords and Hackney ponies. He employed Charles E. Johnson to run the ranch, with Jack Roberts as his herdsman. Between 1930 and 1934, Dollar acquired additional parcels, bringing the total acreage up to 1,700. Fire was a constant danger in the seasonally hot and dry Tice Valley. In June 1934, less than a year after the completion of the house, a massive wildfire consumed over 100 acres, spooking Dollar’s Hereford cattle, which were driven to safety by 100 volunteer firemen from Walnut Creek, Lafayette, and Danville, as well as prisoners from the Contra Costa County Jail in Martinez. The houses and an

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adjoining plot of barley to the east were barely saved by firefighters using tractors to create a firebreak. Still, the fire ended up burning over eight square miles of Tice Valley and the adjoining Las Trampas Ridge.

Several articles published in the *San Francisco Chronicle* and the *Oakland Tribune* provide a window into what life was like at Sunny Meadows Ranch. As mentioned previously, the mid-1930s were a difficult period for Stanley Dollar as he presided over the dissolution of the Dollar Steamship Line. Nevertheless, the downfall of his family’s business does not seem to have negatively affected his hobbies or his lifestyle; Dollar’s Hereford cattle won ribbons at county and regional fairs across the state, including a first place ribbon for his bull “Dandy Lad” at the San Joaquin Valley Stock Show, held in Stockton in August 1935. Meanwhile the society pages in the *Oakland Tribune* regularly reported on parties, *fêtes*, and *soirées* held at the family’s weekend ranch. Stanley Dollar’s wife, Esther, was an active socialite and funder of various charities.

The conveyance of Dollar Steamship Lines to the U.S. government in 1937 ended Dollar’s involvement with shipping for several years. Newspaper articles reported on various attempts by the businessman to start a new line, though his bitterness toward the U.S. government caused him to state that he would register his ships overseas rather than the United States.

Another big change for the Dollar family during the late 1930s was their decision to relocate from Piedmont to Walnut Creek. On July 26, 1940, the *San Francisco Chronicle* reported that Stanley Dollar had sold the family’s primary residence at 100 Crocker Avenue in Piedmont – valued at \$125,000 – to a developer who then demolished the mansion and subdivided the lot for new development. The article mentioned that the Dollar family had moved to “a new estate near Walnut Creek,” referring to Sunny Meadows Ranch. The 1940 Census records confirm the Dollar family’s full-time residence at Sunny Meadows Ranch in that year. In 1940 the Dollar household consisting of Stanley Dollar (age 59), Esther (age 48), and Robert Stanley Dollar Jr. (age 24). Robert Stanley Dollar Sr.’s occupation was given as “manager of a shipping company.” Meanwhile, Robert Stanley Dollar Jr.’s occupation was given as “vice-president of Olympic Refining Company.” Newspaper articles from the 1940s and 1950s indicate that Robert Stanley Dollar Sr. worked in several lines of business, including lumber (he owned a mill in Glendale, Oregon), shipping, ranching, and real estate. His son – though employed – seems to have spent most of his time traveling as a competitive speedboat racer.

The Dollars made some improvements to the property after moving to Sunny Meadows Ranch on a full-time basis, though development remained largely confined to the area surrounding the main house and the cottage to the north, where Robert Stanley Dollar Jr. lived with his wife Nancy (née Ferguson); they married in 1942. An aerial photograph from 1946 shows the property quite clearly (**Figure 2**). The main house anchors the center of an irrigated and landscaped area. The house was approached from the north by a winding unpaved drive and also by an informal footpath leading south from Stanley Dollar Jr.’s cottage. Mature native oaks lined Tice Creek and other drainages. To the east of the creek was a large cultivated field (probably barley or some other type of animal fodder). What appears to be an orchard – apparent by its gridded pattern of young trees – appears in the area between the Dollar Jr. and Dollar Sr. houses. The area to the south of the Dollar Sr. house featured a patio, formal gardens, and a swimming pool and pool house, all of which remain today. The footprint of the main house also matches what exists today. A barn and other agricultural outbuildings were located about a half-mile north of the house, along the drive into the property. These buildings, as well as the Dollar Jr. Residence, are no longer extant (the Dollar Jr. Residence. – later converted into the Junior Dollar Clubhouse – was demolished in 2011).

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During World War II, Stanley and Esther Dollar’s grandson, Joseph Cameron Hickingbotham, stayed with them while his parents (Joseph and Diana Dollar-Hickingbotham) were away from town on business for extended periods. Hickingbotham gave a talk at the Stanley Dollar Sr. Clubhouse on October 27, 1992. In his talk he described what it was like to live at Sunny Meadows Ranch. The transcript from this talk is worth quoting at length for the detail that it provides on the operation of the ranch and the appearance of the Dollar Residence:

The regulars at the ranch were Gaga (Esther Dollar) and Pops (Stanley Dollar) and Calvin Slagle (Esther’s orphan nephew), who was referred to as Cousin Cam. There was Fred, the Japanese cook, and Marie Rehad, Gaga’s maid and helper. I spent summers and free time at the ranch. I rode horses and the fences and checked the water troughs so that the cattle had enough water. I learned to drive by using the farm tractors before I switched to one of the many cars. The road from the house to the barn was a dirt, uneven road about a mile long. I had a number of minor mishaps which would require the help of a tractor. When the ranch foreman, Charley Johnson, complained about the time this took away from his regular work, Pops told him he could get the work done and help the boy too.

The ranch was self-sufficient. They raised their own beef, milk cattle, sheep and hogs as well as chickens and turkeys. There was a vegetable garden and an apple orchard. The turkeys did not last long at the ranch as they were too noisy and sent off to the Martinez ranch. There were peacocks and quail which were not eaten. The quail were set free and the peacocks acted as an alarm system at the barn near the entrance.

The house as it stands today has been modified. Through the years Gaga made changes herself. She would have been an expensive interior decorator. They would try something and if it didn’t work out or if Pops objected, it was ripped out. When new furniture arrived from W. & J. Sloane, the old was taken away and stored in a barn. The main room (now the main lounge) with its balcony was the principal gathering place and where meals were served. The courtyard (now the solarium) went through a number of changes. Originally it was a weed patch with a fountain. Then it was paved with brick which was replaced with tile. Then a glass dome was built over it. As the dome created a heat problem, horizontal blinds were installed. The glass got dirty and was difficult to clean. A series of pipes were installed to fire jets of water to clean the glass. When plants were installed in the corners of the courtyard, Pops exclaimed, “I’m going to get jungle fever.” The plants soon disappeared.

From the courtyard and through a series of arches one could reach the French Room (now the library) with its domed ceiling. This was reserved for very special occasions and the children were not allowed in it. On the opposite side of the courtyard was the Blue Room (now the Churchill Room), or living room, which was used more often as it faced the rear lawn. Barbeques were held in the patio between the main house and the servants’ wing. Gaga loved to cook and often made whipped-cream cake, my favorite. When I was asked what I wanted, this was my usual request. Gaga liked to make silver dollar pancakes. There were contests to see who could eat the most.

The main entrance to the house was through the clock tower although there was a family entrance nearby (now enclosed). Inside the main door was a series of closets for guests to hang their wraps. When the guests entered the Main Room, they were formally announced.

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There could be as many as 300-400 guests at a party. At the west end of the house beyond the French Room was Cousin Cam’s room (now the den) which is a little changed today. At the corner beyond the Blue Room was Stanley’s Suite (now the Chess and Ivy Rooms). It had outside access to a patio that no longer exists. Between the two rooms was an elevator shaft but no elevator. Between Stanley’s room and the living room were stairs up to the master bedroom (now the Eisenhower Room) and downstairs to the rumpus room (now storage). In the rumpus room there was a soda bar and it was here that movies were shown.

Above the Blue Room was the master bedroom where my grandparents slept. I slept in a large room in the middle of the west wall (now Card Room 2). Later, in the corner room over Cam’s room, a guest room was constructed (now Card Room 1). The trophy room was in the tower and that is where Gaga kept the trophies and ribbons she won showing horses. Guns were also kept in this room. Hunting was not permitted on the ranch as Gaga loved birds and raised quail and pheasants to be released on the property.

The butler’s pantry (now the men’s and women’s bathrooms), where the dishes, silver and glasses were kept, was on the first floor in the service wing. Next came the linen closet (now the clubhouse office), followed by the kitchen, pantry (now the ice room), and servants’ dining room (now the east kitchen). There was a laundry room, canning room, walk-in refrigerator (now storage, janitorial, and the Channel 11 office) and the servants’ hall (now the Garden Room). A staircase led up to the servants’ bedrooms (now Channel 11 and the Railroad Roundhouse).

Outside the main entrance was a front garden with a driveway. Captain Dollar sent back unique trees from distant lands to aid in landscaping. The back garden was entered from the patio under a trellis built by Cousin Cam. It led to a wide lawn, swimming pool and tennis courts. This was the main entertainment area. There were two stone tables under the trellis wings. Cam also created two roosters to mount on the ends of the trellis and he made gates and arches to define pathways. Gaga created another garden along the creek which had been cleared and a dam was built to make a pond. Various bird baths and feeders were scattered about.

In 1954, Robert Stanley Dollar, newly enriched by his settlement with the U.S. government following the sale of American President Lines, decided to significantly expand the cottage located north of the main house and convert it into a full-time residence for Robert Stanley Dollar Jr., his daughter-in-law Nancy, and their three children. They hired Oakland architect Harry Bruno to do the work, which consisted of adding two wings flanking the original cottage, creating a V-shaped floor plan. The wings – one of which contained bedrooms and the other a living room, kitchen, etc. – flanked a tiled patio and outdoor swimming pool. The remodeled Dollar Jr. Residence (demolished in 2011), looked like a miniature version of the Dollar Sr. Residence, leading some credence to the idea that a younger Bruno may have been involved with the Dollar Sr. Residence a decade earlier.

The completion of the Robert Stanley Dollar Jr. Residence completed a gracious and informal compound for both indoor and outdoor entertaining. The *Oakland Tribune* society pages from the 1950s mention many illustrious guests staying at the compound, as well as fundraising events that the Dollars held for the Republican

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Party of California, the Young Republicans, and the Junior League of Oakland. In 1955, the Dollar compound hosted the Oakland Junior League’s “Country Affairs” party. With the purchase of a \$2 ticket, participants could tour both houses and have lunch near the swimming pool. On August 19, 1956, the Dollars hosted a barbeque for the Young Republicans of Contra Costa County. Throughout the 1950s, the Robert Stanley Dollar Sr. Residence hosted many important Republican statesmen who were friends of Mr. Dollar’s, including President (1953-61) Dwight D. Eisenhower; Eisenhower’s Secretary of State (1953-61), John Foster Dulles; New York Governor (1959-73) and later Vice President (1974-77), Nelson D. Rockefeller; perennial Republican presidential candidate, Harold Stassen; Republican congressman and Speaker of the House (1953-55), Joseph W. Martin Jr.; Republican Senator from California (1953-1969), Thomas Kuchel; Republican Governor of California (1947-53), Goodwin Knight; and Vice President (1953-61) and future President (1967-74), Richard M. Nixon.

In April 1956, Stanley and Esther Dollar decided to move back to Piedmont after having lived at Sunny Meadows Ranch for 16 years. They purchased the James K. Moffitt House, which was reputed to have “rose gardens (that) are among the loveliest in the Eastbay.” Though they returned to Piedmont, the Sr. Dollars continued to use Sunny Meadows as a weekend home until Robert Stanley Dollar Sr. died on the 24th of September, 1958. Robert Stanley Dollar Jr. and Nancy continued to live at Sunny Meadows Ranch for another five years before moving to Napa County. On July 3, 1963, Mrs. Esther J. Dollar, Mrs. Diana Dollar Hickingbotham, and Robert Stanley Dollar Jr. sold the by-then 2,200-acre property to the State Mutual Life Assurance Co. of America for almost \$5 million. The transaction was reportedly the single-largest real estate transaction ever completed in Contra Costa County.

The State Mutual Life Assurance Company planned to build a “middle-aged citizens’ apartment house community” on the former Dollar Ranch. Indeed, looking at the 1959 United States Geological Survey (USGS) map, it is evident that Tice Valley was quickly suburbanizing as Walnut Creek and Moraga spread south into the formerly rural hinterland. This USGS map shows the footprints of only three dwellings on the property, including the Dollar Sr. Residence, the Dollar Jr. Residence, and an unidentified cottage located just north of the Dollar Jr. Residence. Evidently the State Mutual Life Assurance Company was either not up to the task of developing the property or intended to sell it from the outset, but within a year the company sold the property to Ross W. Cortese’s Rossmoor Corporation.

Rossmoor

Ross Cortese was a national developer of gated “active adult” communities. Born in East Palestine, Ohio in 1917, Cortese moved to California as a child with his family. Growing up in Long Beach and Glendale, he dropped out of high school to run a fruit and vegetable stand, while learning the real estate business from his father. After fixing up several individual properties and reselling them for a profit, Cortese graduated to planned-unit developments. In the late 1950s, he developed a 3,800-unit development in Orange County that he named “Rossmoor.” In 1961, he opened his first gated retirement community on 533 acres in Seal Beach. Cortese called this 6,500-unit project “Leisure World” and it was the first of several developments with this name. Despite predictions from naysayers who told Cortese that older people would not want to be segregated from other age groups, the development quickly sold out. Leisure World Seal Beach was then followed by Leisure World Laguna Hills, also in Orange County (12,736 units). Leisure World Walnut Creek (as Rossmoor was originally called) was Cortese’s third retirement community. Rossmoor was then followed by several other similar communities, including in Olney, Maryland; Scottsdale, Arizona; and several others.

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After acquiring the land, Cortese commissioned aerial photographs of the former Dollar Ranch (**Figure 3**). The views of the “home ranch” section present similar conditions to what can observe on the 1946 aerial, though the Dollar Jr. Residence was substantially larger and the vegetation had grown much thicker in the intervening 17 years. Visible at the left side of the image are what appear to be a cottage and two fenced-in pastures. To the right of this area, the Robert Stanley Dollar Jr. Residence is visible. It is tucked into a grove of native oaks that grew along the banks of Tice Creek. Between the Dollar Jr. and Dollar Sr. residences is a large fenced-in pasture whose boundaries are marked with large stakes or shrubs. A fence line appears to separate the Dollar Jr. and Dollar Sr. sites, with the Dollar Sr. site clearly irrigated in contrast to its dry surroundings. The “front” garden/lawn area to the north of the Dollar Sr. Residence – the area that appears to have been a young orchard in the 1946 aerial – appears in the ca. 1963 aerial to still be an orchard, though it does not appear to be tended. The area surrounding the Dollar Sr. Residence is heavily wooded with what appear to be native California oaks, ornamental trees, and lawns. The house is visible at the center of the irrigated area, with the drive providing access to a paved parking lot at the front of the house, as it is today. The swimming pool and pool house are visible to the south, though the swimming pool and pool house are clearly different from what presently exists.

Ross Cortese hired the prominent architect Charles Warren Callister of Tiburon to design the retirement community for the former Dollar Ranch. Callister’s original plan filled Tice Valley with 10,000 “manors,” or dwelling units, collectively intended to house upwards of 18,000 people. Intended for “active adults” (originally people 52 years old and up) of moderate means, the plan called for cooperative units (called “mutuals”) clustered in moderate densities around a large centrally located golf course occupying the valley floor. Callister laid out the streets to follow the natural contours of the site and congregated various housing types in several distinct “villages.”

Construction got underway on Unit 1, which consisted of 542 cooperative units, in 1963. These were completed and offered for sale on February 27, 1964. Approximately 60 percent of the units, which then cost an average of \$15,000, sold on the first day. Cortese continued to concentrate on low-cost, medium-density apartments through the late 1960s, when financial difficulties forced him to relinquish control of Rossmoor to its residents, who formed a non-profit entity to govern the community. A new developer took over construction of the remaining units. In doing so, the original Callister master plan was revised toward including more expensive single-family homes on the hillsides overlooking Tice Valley. Whereas the earlier units cost around \$15,000, by the early 1970s one-bedroom units were going for \$21,500 to \$52,000. The eligibility age was also lowered from 52 to 45 (it is now 55) to attract younger, employed people. Today there are around 9,200 residents in 6,678 residential units, including cooperative buildings, condominiums, and single-family dwellings.

Conversion of the Dollar Jr. and Dollar Sr. Residences

The former Dollar Jr. and Dollar Sr. residences were located at the heart of the planned Rossmoor Golf Course. Ross Cortese appreciated the two dwellings and their gracious landscaping and decided to incorporate them into the community. Callister prepared the drawings to remodel the Dollar Sr. Residence into Clubhouse No. 2 at a cost of \$441,197. The changes made to the Dollar Sr. Residence were largely restricted to the interior; the only recorded change to the exterior was the infilling of one entrance and two windows on the north façade. Though some interior finishes were changed in 1964, the overall floor plan was not significantly altered. The exterior landscaping was also retained, though it appears to have been pulled in a little on the east side to build the golf course and on the west to build a parking lot. The swimming pool was enlarged after 1964 and the pool house either rebuilt or expanded around the same time. The Stanley Dollar Sr. Clubhouse opened to much fanfare on October 25, 1965. The facility has continued to serve as one of Rossmoor’s main clubhouses, housing

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meeting and game rooms, a small library, a model railroad museum, and various places to sit down to read or chat.

At a cost of \$292,000, the Dollar Jr. Residence was initially converted into a medical clinic, which opened for use on September 30, 1964. As Rossmoor continued to grow, the building became obsolete and following the completion of a new purpose-built clinic in August 1970, the Dollar Jr. Residence was converted into Clubhouse No. 3, or the Junior Dollar Clubhouse. It became the home of the men’s and women’s golf clubs, pro shop, the table tennis association, and various public gathering spaces. As part of its conversion into a clubhouse, the site acquired several outlying buildings, including a public safety office, golf course business office, golf cart maintenance facility, and a golf course maintenance building. All of these buildings were demolished, along with the Dollar Jr. Clubhouse, to make way for the new \$11 million Creekside facility, which was completed in 2011. Work associated with this phased project underway presently includes the construction of a large surface parking lot on the south side of Stanley Dollar Drive, just north of the Robert Stanley Dollar Sr. Residence.

Eligibility

The Robert Stanley Dollar Sr. Residence appears eligible for listing in the National Register of Historic Places under one of the four criteria – Criterion C (Design/Construction):

National Register Criterion C (Design/Construction):

As an example of a California Ranch style residence, the Robert Stanley Dollar Sr. Residence embodies the distinctive characteristics of a type, period and region. When Anglo-Americans first came to California in large numbers before the Gold Rush, they initially rejected the adobe construction of the remote territory’s Spanish and Mexican residents, preferring instead the simple wood-frame and post-and-beam construction techniques of the eastern and Midwestern states, where most early Anglo residents came from. However, prior to the industrialized exploitation of California’s redwood forests in the 1860s, milled lumber remained scarce and expensive and Anglo-American residents usually had to work with what was readily available – adobe.

As described in depth in Harold Kirker’s *Old Forms on a New Land*, early Anglo-American residents melded Hispanic and Anglo building traditions, particularly in Monterey, where the typical one-story, flat-roofed adobe house of the Mexican era was transformed into a two-story adobe structure with a gable roof, machine-made doors and windows, and an exterior veranda. In an effort to conceal the thick adobe walls, some Anglo-Americans clad their “Monterey Colonial” houses in board-and-batten siding or stuccoed them to resemble masonry construction. In Southern California, where Hispanic building traditions survived much longer with fewer Anglo influences, the courtyard plan of many early adobes was directly translated into the rambling, sprawling plan of early Anglo-American ranch houses – albeit rendered in simple plank-frame construction with board-and-batten siding. Throughout the nineteenth and early twentieth centuries, many of California’s ranchers and farmers continued to build modest, wood-frame houses and outbuildings that unconsciously referenced the early vernacular traditions that emerged from Monterey and Southern California. As discussed by Kirker, rural Californians were conservative and though some of the wealthier among them hired architects, used pattern books, or purchased kit homes, most saw no need to impress their far-flung neighbors, particularly in more remote parts of the state.

Appreciation for California’s Anglo-American rural vernacular emerged comparatively late, in the late 1920s and early 1930s. In the 1930s, before they became Modernists, architects such as William W. Wurster, Mario Corbett, and Gardner Dailey mined California’s Anglo-American ranch tradition, in particular the simple plank-frame dwellings (and outbuildings such as barns, tank houses, and bunk houses) as inspiration for their work.

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Early prominent examples of the California Ranch style used for high-end residential projects include William Wurster's Gregory Farmhouse in Scotts Valley (1926). Built in the Santa Cruz Mountains, the sprawling L-plan complex features a board-and-batten-clad tank house and a residence that melds typical characteristics of the Monterey Colonial adobe and the typical plank-frame farmhouses of rural California (**Figure 4**). Meanwhile, in Southern California humorist Will Rogers commissioned Ken Reese – an employee of W. Asa Hudson of Los Angeles – to design an expansion of Roger's weekend house in the Santa Monica Mountains (1933), near Pacific Palisades. This house, which still stands, makes use of many design features and materials typical of the Monterey Colonial style, as well as the typical plank-frame ranch buildings of California, including board-and-batten siding, exposed rafter ends, verandas and sleeping porches, and an accretive and sprawling plan intended to appear as if the house had evolved over a long period of time from a series of additions (**Figure 5**).

Of course, the figure who would take the California Ranch house to nationwide prominence was a San Diego designer by the name of Cliff May. Cliff May, according to a recent biography titled *Carefree California: Cliff May and the Romance of the Ranch House*, was a sixth-generation Californian, descended on his mother's side from José Antonio Estudillo, a prominent San Diego pioneer. May partly grew up on the family ranch in northern San Diego County, where he grew familiar with vernacular ranch buildings and the outdoor lifestyle that went with it. Cliff May began his career in 1931 as a furniture maker specializing in the Monterey style. He soon switched to designing and building houses in San Diego and Los Angeles. Largely self-trained, May quickly turned from exotic Period Revival and Hispanic styles to vernacular California ranch buildings as his primary source of inspiration. Popularized in the pages of *Sunset Magazine*, *Good Housekeeping*, and other popular publications, Cliff May's California ranch houses swept the state during the 1930s and 1940s, and eventually the nation after World War II. May combined aspects of the contemporary Modernist movement in his houses, particularly open floor plans, large areas devoted to fenestration, and the incorporation of modern conveniences and technology. However, most of his pre-war output was clearly rooted in the past, with most of his early houses clad in board-and-batten siding and featuring irregular U, L, or H-shaped floor plans, verandas, exposed rafter ends, and French doors and casement windows.

The Robert Stanley Dollar Sr. Residence was designed by an anonymous designer precisely as Cliff May's work began to become popular in California. Whether the designer of the Dollar Residence was influenced by May, Wurster, or Dailey is unknown, but its vocabulary, plan, and materials clearly owe a large debt to the blossoming California Ranch style.

As a weekend getaway (and later permanent residence) built by a prominent oligarch, the Robert Stanley Dollar Sr. Residence should be compared with similar retreats built for California's elite families in places like the Santa Cruz Mountains, Marin County, the inland valleys of the East Bay, and as far afield as Southern California. Between the 1860s and the 1930s, many of the Bay Area's wealthiest families constructed weekend homes on the outskirts of the region. Often located within an hour or so of San Francisco or Oakland, these homes were intended to provide a bucolic retreat where the wealthy could escape pollution, crowds, and the prying eyes of neighbors and the press.

The design vocabulary employed for the weekend retreats of the Bay Area's elite varied greatly but most hewed to traditional styles popular with the well-traveled and often European-educated scions of the region's pioneer oligarchy, including French and Italian Neoclassicism, various Period Revival styles derived from Northern European sources, such as the Tudor and Gothic Revival; and occasionally Spanish Colonial and other more regionally focused Hispanic styles. Examples from David Gebhard and Robert Winter's *The Guide to Architecture in San Francisco and Northern California* and other architectural guidebooks include the James A. Folger Estate

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in Woodside (1905), designed by Arthur Brown Jr. in the French Renaissance Revival style; James Flood’s High Victorian Gothic “Linden Towers” (1878- demolished 1936); or Phoebe Apperson Hearst’s *La Hacienda* in Pleasanton (remodeled by Julian Morgan in 1904 in the Spanish Colonial style – destroyed by fire in 1979). The introduction of the United States’ first permanent income tax in 1913 corralled some of the excesses of the Gilded Age, though weekend home construction continued along during the prosperous building boom of the 1920s.

Though the Depression and World War II brought most private construction to a halt, the Bay Area’s wealthiest families were rarely prevented from realizing their plans. As described above, by the early 1930s, wealthy Californians began rejecting traditional European designs and opting instead for California’s modest Anglo-American vernacular building traditions. Whether this was a deliberate attempt to avoid appearing ostentatious during a prolonged economic downturn, or simply a sincere interest in the state’s native design traditions, the California Ranch style began to thrive during the Depression.

Though the Robert Stanley Dollar Sr. Residence is a large house for a wealthy family, it is not opulent. Rather, its design is very straightforward, consisting of a large rectangular wing on the west for the family’s living quarters and entertainment areas, and an L-shaped servants’ wing to the east. The wings partially enclose a shaded patio (a typical feature of California ranch design) where entertaining would take place outdoors in the warm summer nights of inland Contra Costa County. The building’s board-and-batten cladding and simple gable and hipped roof massing, sleeping porches, and simple wood casement windows, are all characteristic of traditional rural vernacular building in California. The pyramidal-roofed tower resembles a tank house, a once-common feature of California’s rural cultural landscape. Aside from the clock and some scalloped barge boards, the exterior has no applied ornament. Similarly, the interior, with its exposed hewn trusses and iron strap work, all evoke traditional Anglo-American design and construction of rural California.

Though the building consciously evokes California’s Western design traditions, it is also reflective of its era of construction. The Zodiac-themed clock on the tower, as well as the scalloped moldings, and some of the surviving interior finishes clearly date to the 1930s and do not necessarily reflect California ranch building. Instead, there is a hint of the contemporary “Hollywood Regency” style, derived from set designs from movies of the late 1920s and early 1930s.

Conclusion

The Robert Stanley Dollar Sr. Residence was built in 1933 by shipping magnate Robert Stanley Dollar Sr., who was then at the height of his career as president of the Dollar Steamship Line. Initially used as a hobby ranch and weekend getaway, Stanley Dollar and his wife Esther moved to “Sunny Meadows Ranch” full-time in 1940, remaining there (with their grown son, daughter-in-law, and various other relations) until 1956, when Esther and Stanley moved back to Piedmont. In 1963, the Dollar family sold the ranch to State Mutual Life Assurance Company, which shortly thereafter reconveyed the property to Ross Cortese, who began building Rossmoor in 1964. Architect Charles W. Callister repurposed the Robert Stanley Dollar Sr. Residence as one of Rossmoor’s first clubhouses. Although the work did result in some changes to its interior finishes, the exterior and the interior plan remain largely unchanged from the early 1930s. The Robert Stanley Dollar Sr. Residence appears eligible for listing in the National Register under Criterion C (Design/Construction) as a property that embodies the distinctive characteristics of a type (weekend retreat/rural home designed in the California Ranch style), period (Depression-era), and region (California). The property’s period of significance is 1933 and it appears significant at the local level.

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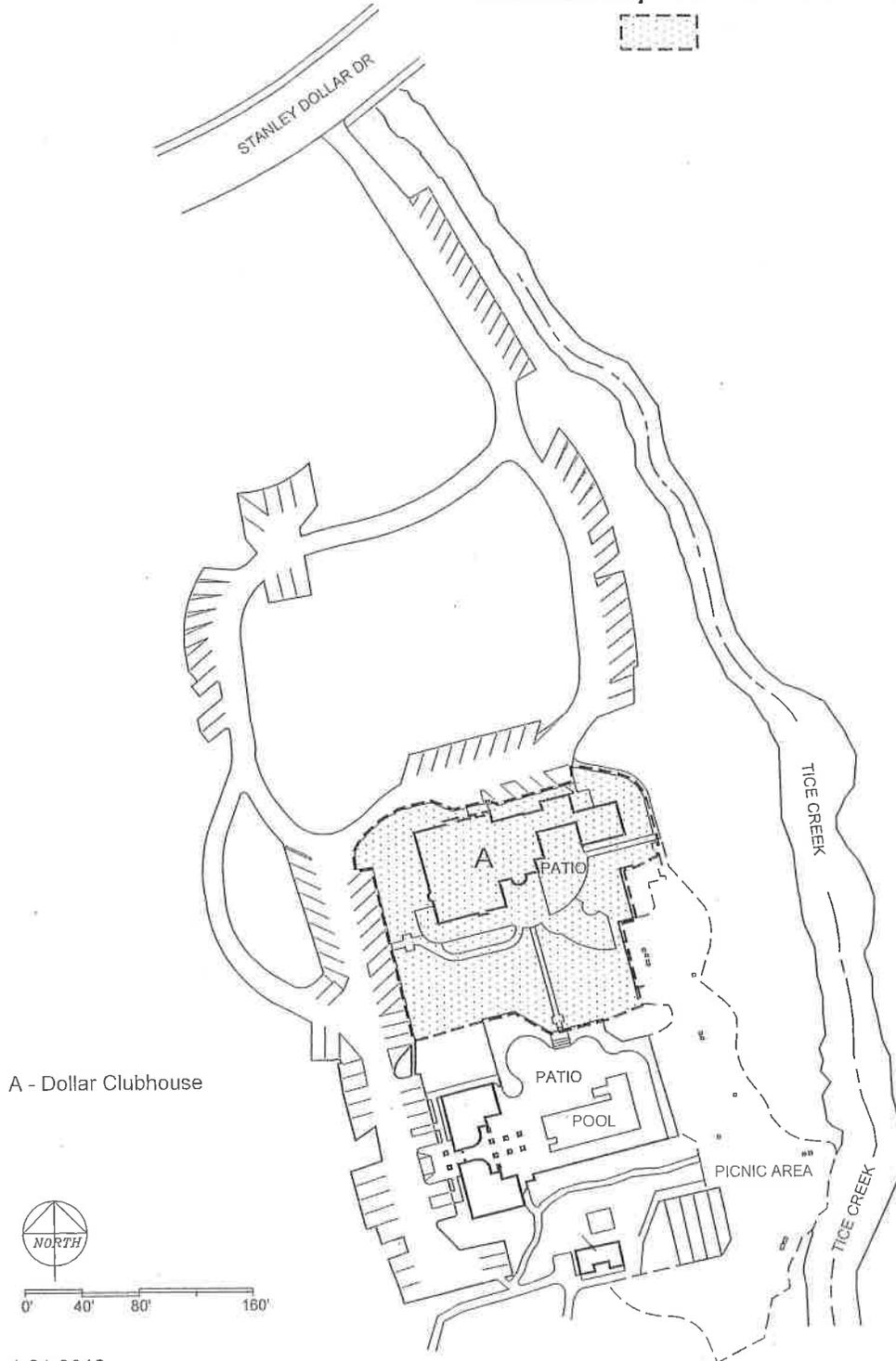
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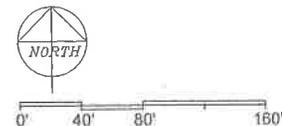
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Sketch Map 1

Robert Stanley Dollar Sr. Residence Boundary



A - Dollar Clubhouse



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Photograph Log

Name of Property	Robert Stanley Dollar Sr. Residence
City:	Walnut Creek
County:	Contra Costa
State:	California
Name of Photographer:	Christopher VerPlanck
Date of Photographs:	July 17, 2012
Location of Original Digital Files:	57 Post Street, Suite 512, San Francisco, CA 94104
Number of Photographs:	10

Photo #1
North façade (kitchen/servants' wing), camera facing southeast.

Photo #2
Main entrance and tower, camera facing south.

Photo #3
Detail of clock, camera facing south.

Photo #4
North façade (west wing), camera facing southeast.

Photo #5
West façade, camera facing northeast.

Photo #6
South façade (west wing), camera facing northwest.

Photo #7
South façade (trellis and oriel), camera facing north.

Photo #8
East façade (kitchen/servants' wing), camera facing west.

Photo #9
Interior of main lounge, camera facing south.

Photo #10
Interior of main lounge (ceiling), camera facing north.

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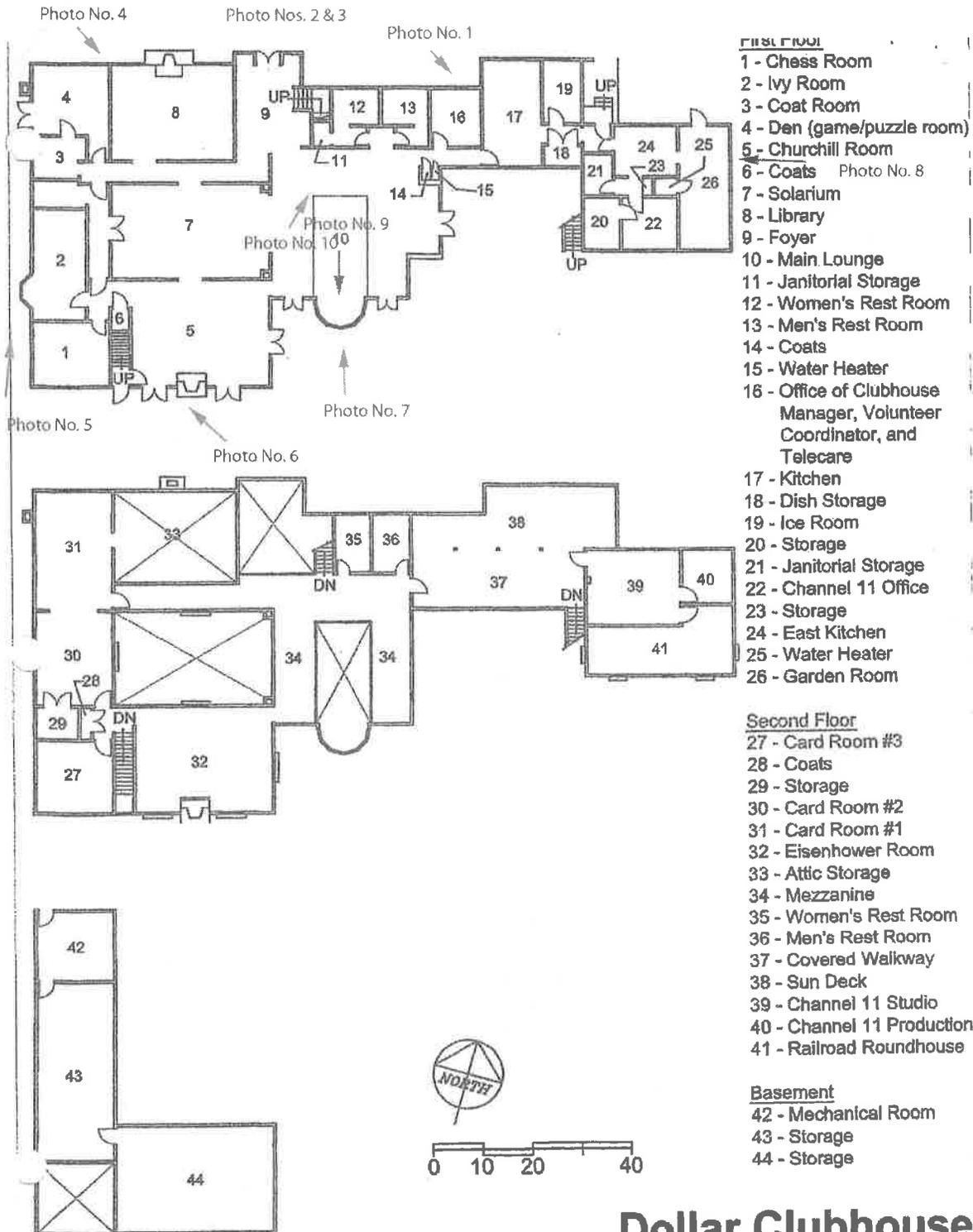
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Dollar Clubhouse

H:\DATA\Shared\Trust Facilities\Trust Facilities Binder\2005-12-21 Dollar Clubhouse.dwg

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Figure 2. 1946 aerial photograph of the Dollar Ranch

Note: Arrow indicates the location of the Robert Stanley Dollar Sr. Residence

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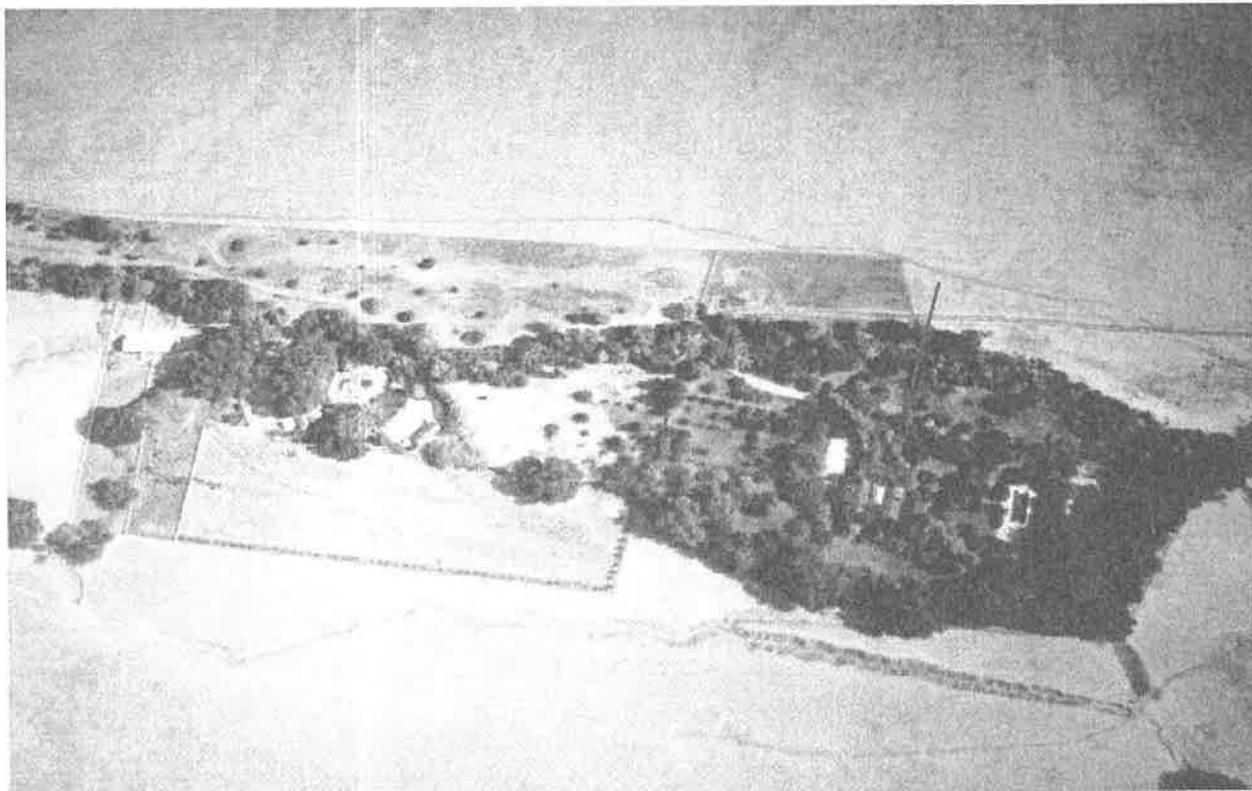


Figure 3. Ca. 1963 aerial photograph of the former Dollar Ranch
Note: Arrow indicates the location of the Robert Stanley Dollar Sr. Residence

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Additional Information

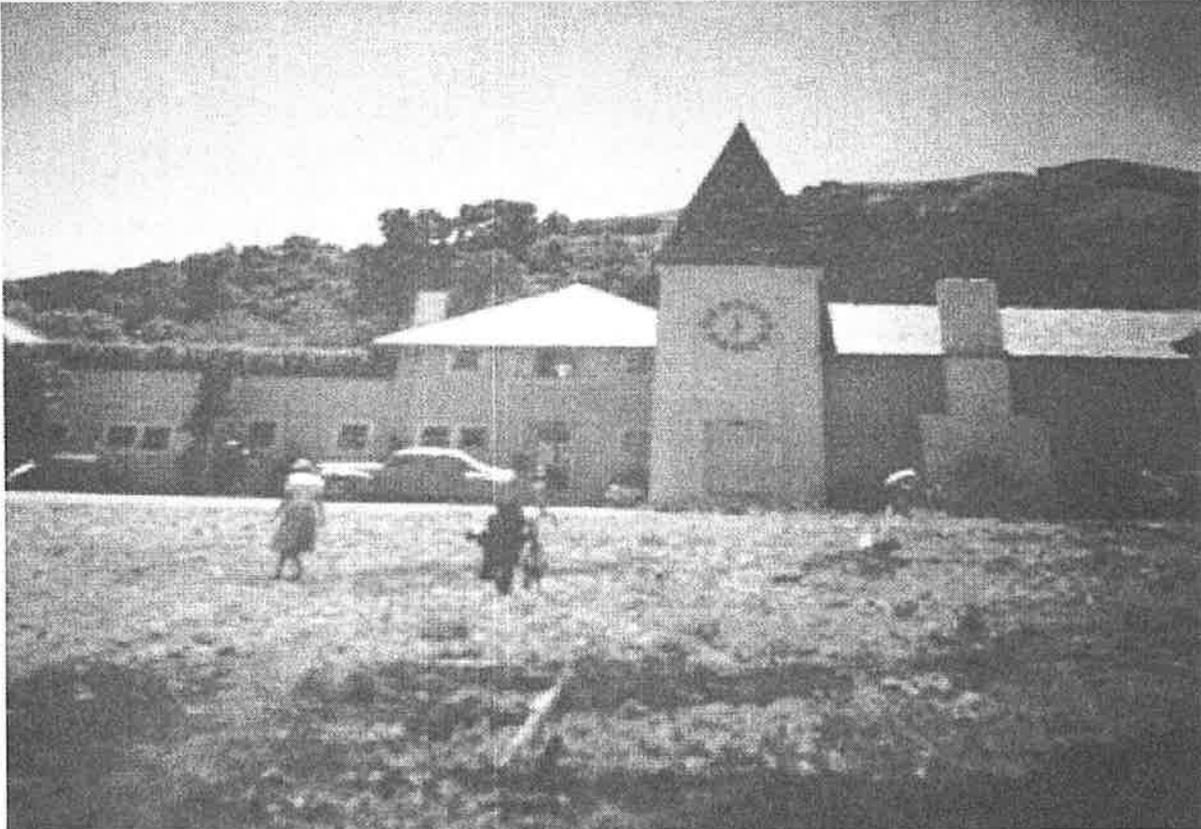


Figure 1. 1936 view of the Robert Stanley Dollar Sr. Residence
Source: Rossmoor and Tice Valley Historical Society

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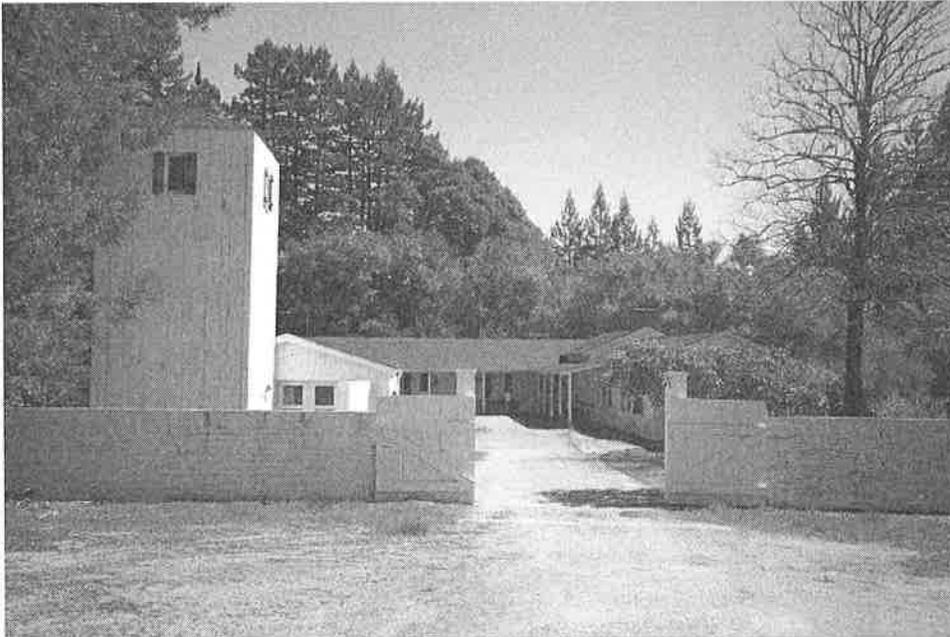
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**Figure 4. Gregory Farmhouse, Scotts Valley, CA
Source: UC Berkeley Environmental Design Archive**

884 THE WILL ROGERS' RANCH HOUSE IN THE SANTA MONICA MOUNTAINS,



OVERLOOKING THE PACIFIC NOT FAR FROM BEVERLY HILLS, CALIFORNIA

3A-H1401

**Figure 5. Postcard illustrating the Will Rogers House, Pacific Palisades, CA
Source: Author's collection**



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