

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: Borland Home  
Other names/site number: Moore, Dr. John S., Home; Martinez Historical Society Museum  
Name of related multiple property listing:  
Historic Resources of Martinez, California  
(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

Street & number: 1005 Escobar Street  
City or town: Martinez State: California County: Contra Costa  
Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national      \_\_\_ statewide      \_\_\_ local

Applicable National Register Criteria:

\_\_\_ A      \_\_\_ B      \_\_\_ C      \_\_\_ D

<p>_____  <b>Signature of certifying official/Title:</b></p> <p>_____  <b>State or Federal agency/bureau or Tribal Government</b></p>	<p>_____  <b>Date</b></p>
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<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____  <b>Signature of commenting official:</b></p> <p>_____  <b>Title :</b></p>	<p>_____  <b>Date</b></p> <p>_____  <b>State or Federal agency/bureau or Tribal Government</b></p>

Borland Home  
Name of Property

Contra Costa, California  
County and State

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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:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 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

Borland Home  
Name of Property

Contra Costa, California  
County and State

**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           

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

COMMERCE/TRADE/Professional

**Current Functions**

(Enter categories from instructions.)

RECREATION AND CULTURE/Museum

Borland Home  
Name of Property

Contra Costa, California  
County and State

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Stick/Eastlake

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Walls: Wood; Roof: Asphalt Shingles;  
Porch: Wood, Concrete, Iron; Decorative Elements: Wood

### 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.)

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#### Summary Paragraph

The Borland Home is a two story, three wings with gables, and porch residential building erected in 1890 and most of its components manufactured from wood. The Borland Home retains its original Late Victorian, Stick/Eastlake architectural features in its symmetrical massing, trim, building components, and decorations. Between the Borland Home's set back and its southern corners is unoriginal landscaping and walkways that do not detract from the historic feeling and association the Borland Home's highly integral and original workmanship engenders. The Borland Home has never been moved from its location on the southwest corner of the northeast block of the intersection of Court and Main Streets where the Contra Costa County Seat originated and remains. The Borland Home is the northernmost building on Court Street and the parking lots behind the Home do not detract from the historic feeling and association of the Borland Home in its setting. For over 40 years, the Martinez Historical Society has preserved the Borland Home in much of its original condition inside and out. The property retains all aspects of its historic integrity.

Borland Home  
Name of Property

Contra Costa, California  
County and State

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## Narrative Description

### Setting

When the Borland Home was erected in 1890, Court Street ran more east where it bordered the first 1850s Court House. When the 1903 Court House was erected, the west side of the Court House Block was trimmed. Court Street then lost its offset and became in-line. The Borland Home is also the closest building in the Civic Core to the Southern Pacific railroad tracks and is in the visual sight line of the Old Martinez Train Station, a registered California Point of Historical Interest with historic connection to the Home. The Borland Home is east across Court Street from the modern six floor Community College District and north across Escobar Street from the National Register-listed 1903 Contra Costa County Court House Block.

The 1970s restoration architects noted: "That this one survives in downtown Martinez is fortunate because its central location is easily accessible to the citizens of Martinez and it makes a handsome foil to the larger buildings around. It is also a visual tie with the humble, yet important, early days of the town."<sup>1</sup> The Borland Home is a reminder and starting point for the progression and expansion of the Contra Costa County seat, as the Home was built to be a dentist office and simultaneously a residence near the Southern Pacific Railroad tracks and has intermittently played a part in the commercial, residential, and civic functions of the City of Martinez. It is a contributor to the Court Street view corridor. The Home is owned by the Contra Costa County Community College District and leased to the Martinez Historical Society for use as both a repository and a museum. The Society has restored and maintains the Home in excellent condition and identifies the Home's architecture as Carpenter Gothic.

When the Borland Home was completed in 1890, the area surrounding it was mostly residential and the original Court House Block the primary building of the County Civic Center. The area west of Court Street was always and still is a commercial center. Likewise, the area east and south of Court Street began and continues to be residential districts except where the Contra Costa County Seat growth has supplanted residences. Victorian mansions and streets of modest homes have been removed in all directions for this expansion over the decades. When the 1901 Court House and jail were built, historic photographs clearly attest to the block being surrounded by wooden gabled residences and windmills. Since Martinez was settled, Court Street has transformed from unpaved offset road with no sidewalks to a full paved two lane transportation artery into the Contra Costa County seat replete with modern street lights, parking meters, paved sidewalks, and street signage.

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<sup>1</sup> Martinez Historical Society, *Borland Home: A History of the House and a Guide to the Museum* (Martinez, CA: Martinez Historical Society, 2005).

Borland Home  
Name of Property

Contra Costa, California  
County and State

## Landscaping

On the north side of the Borland Home is the Museum's small private parking area that is completely paved. This parking area is the same height as the land under the Home because of a retaining wall that extends along the original property line east to west and, on the Court Street side, north to south. The retaining wall creates a separation from the greater parking lot which is graded at a lower elevation. The retaining wall has galvanized pipe railing barriers.

A circular cement walkway appears to have been poured around the Court and Escobar Streets and east side of the Home sometime after the sidewalk was stamped "WPA 1940," the cinderblock extension erected, and after the Home became the Museum. On the Court Street side, the circular walk was cut and stepping stones put in the gap. This walk is continuous with the diagonal section of walk from the Court and Escobar Streets corner of the sidewalk to the porch steps. The diagonal segment is trimmed on each side by low brick retaining walls that parallel the walk and then angle away from each other to border the sidewalks of the Court and Escobar sides of the property.

The Court Street side of the landscape contains neatly trimmed box hedges and large blooming globes of lavender flowers with long lingual leaves. Between the stepping stones and Court Street wall of the Home is a neatly trimmed hedge that runs into a higher hedge and a tall bushy tree, both of which block the exposure of the porch on the Court Street side. The corner of the brick retainer on the Court Street side contains small rosebushes and other small flowering plants. The brick retainer on the Escobar Street contains a small lawn with a memorial bench on a small cement platform. On this lawn is also a flagpole and base. Between the inner circular walk and the Escobar side of the Home are a hedge, rosebushes, a small tree near the first floor eastern corner window, and forget-me-not bushes. There is a hedge that conceals the landscape from the parking lot just east of it. This taller hedge runs from the Escobar Street sidewalk to almost the back porch entrance on the eastern side of the property line and is bordered by bushes, ground cover, a smaller hedge, ferns, and flowering plants. Between this end of this hedge and the Home's eastern wall, the circular walk terminates. Amongst all the landscaping are drip tubing, sprinkler heads, and ground lights. While not original, the landscape appears complimentary to a Victorian home.

## Building Exterior

The Borland Home has no foundation and is a two story, "T" shaped building. The Borland Home's three gables on each end of the "T" are angled at 90 degrees from each other. The Home is symmetrical and rectangular in massing which is indicative of Stick/Eastlake architecture. The base of the "T" is the Escobar Street/south facing wing that protrudes past the main entrance door equal distance as the porch. There are windows on both corner bisecting windows on the first floor of this wing. The gables themselves each form an angle more than 100 degrees. The Borland Home is

Borland Home  
Name of Property

Contra Costa, California  
County and State

horizontally clapboarded, painted chignon yellow, and with surface ornamentation painted white and in some instances with a turquoise relief. The window casings are painted a burgundy color. There is a running board band around the Home that demarcates the first floor from the second and connects the top of the first floor window surrounds. This is a Stick architecture character defining feature. This is also true of the second story windows except those bands are a ribbon of repeating cut out wood motifs, with cut out wood decorations crowning the windows under the gables. The floral nature of the low relief decorations is Eastlake architectural style.

The three gables each are finished with a wood bargeboard triangle containing a cut-out relief of the same motif as the rest of the Home's exterior ornamentation. Above all the original, non-gable windows is the same motif only a smaller version. The eave brackets are also decorative cut out wood of the same motif. All the windows in the original home are one over two, wood frame, sash windows with relatively simple surrounds compared to their interior counterparts. The second story is clad with a connecting running band containing a complimentary repeating cut-out motif. The eave brackets occur over gable windows, at the corners of the building's walls, under non-gabled eaves, over the two bisecting first floor corner windows, and where the massive porch support spindles meet the porch ceiling. The porch spindles and the motifs of the brackets are Eastlake architectural style and the eave brackets are Stick architectural style.

In 1974 the preservation of the Borland Home was initiated. At that time, San Francisco architects stated that "All of the detailing on the main house, including the decorative pointed shingles, carved multifold entablature moldings and the many carved brackets are original and were done when the house was first built." The *Guide to the Museum* continues, "The house has a diamond-cut shake roof with open sheathing underneath. The siding is redwood. Joists and rafters are Douglas fir...fish-scale shingles and the carving on the gable at the front of the house. The brackets supporting the roof are also carved. The window on the porch has ornamental brackets, too."<sup>2</sup>

Late Victorians, including Stick-Eastlake style buildings, were built with ornamentation and building elements that could be repeated because of machine cutting.

### *External Windows*

Unless indicated otherwise, the windows of the Borland Home are one over one sash with an upper meeting rail that is curved on both ends where it meets the window stop. The windows are tall and slender to varying degrees lending verticality to the Borland Home's façades. The external window surrounds are simple boards with the exception of the lug sill decorations which are undulating curves ending in a beak that points away from the wall surface. Each of the original windows has a head that is bordered by extensions of the surround and the second floor running band. These window heads

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<sup>2</sup> Martinez Historical Society, *Borland Home*.

Borland Home  
Name of Property

Contra Costa, California  
County and State

frame a cut out wood abstracted acanthus motif decoration. The frame is square and it and the cut out motif it surrounds are larger under the gables. On the non-gable windows, the framed abstracted acanthus is less elaborate and its frame rectangular. On either side of the upper story gable windows the running band is double and between its top and bottom members is a repeated framed wood cut-out abstracted fleur-de-lis. On the upper floor gable walls the vertical aspect of the window surrounds connect with the roof eaves. This connection is Stick architectural style and the floral motifs are Eastlake style.

### *Brackets*

The brackets on the Borland Home are either eave or porch brackets, although the corner bisecting window under the entrance porch is ornamented by brackets that are attached to the porch ceiling so that window matches the east corner bisecting oriel window that has the same brackets underneath the upper wall overhang. The corner bisecting first floor Escobar Street windows brackets are the most elaborate of all the brackets and are pierce-worked abstracted acanthus motif cut out wood. These corner brackets meet at a pendant square spindle finished with a spherical beaked knob. The spindles are in the Eastlake architectural style.

The bargeboard brackets are cut so as to curve with the gable enclosures and the brackets' sides are carved with tongued leaf motifs. The eave corners and porch brackets are cut out wood undulating curvilinear beaks on their outward side. The internal portions of the building's eaves are a pierced deltoid shape with circles on each of its three ends such that the cut out of the eave interior resembles toy "jacks." The internal portions of the porch eaves are merely open with no such motif pierce work. Brackets and bargeboards are in the Stick style.

### *Shingles*

There are two shingled surfaces on the Borland Home: the roofs and the walls. All roofs but the cinder block edition and including the utility sheds, are asphalt composite shingles. Photographs of the Borland Home show that the size and arrangement of these shingles are similar to the Borland home roof surfaces in the 1940s and later. The Victorian ornamental wall shingles are either diamond or fish scale shingles typical of Stick-Eastlake architectural style and they only exist in the upper portions of the second story walls. The gabled walls are fish scaled at their top most portions and most of the non-gabled walls contain diamond shingles in their top portions.



Borland Home  
Name of Property

Contra Costa, California  
County and State

## Façades

### *Walls*

The exterior walls of the Borland Home are horizontal drop siding wood, with the exception of the cinderblock room addition. The horizontality of the wood siding balances the aforementioned vertical aspects of the Home's design. The first and second stories of the Home are demarcated on their ground levels by running slat bands. The corners of the building are finished with the same sized slats only running vertically and paralleling the vertical members of the window surrounds. The effect is to create verticality. The running slat bands that demarcate the structural elements of the Borland Home are indicative of Stick style architecture.

### *Entrance Corner View*

The Borland Home was built to be seen and approached from the corner of Court and Escobar Streets. The entrance porch is angled out to the diagonal of this corner. One of the corner bisecting windows on the first floor is angled to this corner. The corner view displays the most complex view of in the Home's massing, causing what is an essentially a "T" three gable plan to appear multi-faceted and elaborate.

### *Escobar Street/South Facing Façade*

The entrance of the Borland Home faces south to Escobar Street, although the cement walkway approach from the sidewalk to the porch is a diagonal that begins on the corner of Court and Escobar streets. The front porch has a hip-gambrel roof which dates in its exact form to at least the 1940s per a historic photograph in the *Guide to the Museum*, although the front concrete porch steps were created later. The porch steps have an iron railing. The porch is supported by four large turned wood spindles. The spindle cushions are attached to eave brackets which are attached to the roof. The bases of the porch support spindle are attached to the porch balustrades. The two balustrades are composed of simply cut but ornate double rows of pierced arch abstracts that are attached to the corners where the vertical and horizontal supporting members of the balustrade meet. The eaves, the exterior decorations, and the balustrade members appear to be original jig sawed wood. Combined, these porch elements are characteristic of Eastlake style architecture. The porch is angled to meet the steps that are a projection of the unoriginal cement porch floor. The porch is deep, with a bench and a plaque in the bend of the porch's angular hook shape formed by the planar surface that cuts the corner of the building on the east side of the porch. The "Martinez Museum" sign hangs from the corner facing outer edge of the porch roof.

The front entrance door to the Borland Home faces Escobar Street. The front door is covered by a screen door that if not original appears to be antique in age. The screen door is framed in white painted wood and composed of two segments. The lower

Borland Home  
Name of Property

Contra Costa, California  
County and State

segment contains a diagonal row of beaded spindles. The center of the door is divided by a larger but identical horizontal row. The upper segment of the screen door contains a row of spindles running horizontally across the top of the portion of the screen. The two segments contain wood cut out ornamentation in their corners inside the frame of the screen door. The overall effect is wood decorations cut in decorous but blockish abstracts. The entire screen door surround is simple wood boards painted white, similar to the exterior window surrounds. There is a multi-colored stained glass transom light composed of rectangles over the door and appears to be Eastlake style. On the left side of the door is a knobbed cover to a small opening that appears to have been a mail box.

When one stands on Escobar Street and directly faces the Borland Home's primary entrance, the Home is dominated by the southern gable. Only enough of the south facing wall of the east gable protrudes for a slim window facing Escobar Street on each floor. There is more of the Borland Home extending beyond the Escobar Street wing on the west side and again there is a window in the upper floor wall and the extension allows room for the entry door and porch as well as diamond wall shingles, typical of Late Victorian residences. The southern Escobar Street facing wing is not centered perfectly on the perpendicular portion of the Home.

The wing that protrudes west of the Escobar Street facing wing contains a window and diamond shingles on the wall. The shingles are adhered from the edge of the wall to the corner where it meets the other wing. The shingles are applied to the wall from the eaves to the top of the horizontal second story running band. The Escobar facing gable wall contains a window centered over the first story window although the upper window appears to be shorter and therefore squarer than the first story window. On each side of the upper window from the bargeboard to the running band are fish scale shingles.

### *East Facing Façade*

The east facing side of the Borland Home is gabled. The walls have various spouts and pipes and an alarm box attached, but these items are painted the same color as the building. This side of the building would have faced previously existing buildings which explains why there is only one window on this side. This window is on the first floor centered under the gable. On the east facing side of the Escobar Street wing, from the roofline to the running board, are diamond shingles. Under the bargeboard of the east facing gable down to the double running band of abstracted acanthus motifs, fish scales shingles are applied to the wall. There is a running band on the east facing side along the bottom of the building demarcating where the ground slopes under the horizontal first floor.

The east face of the Borland Home expresses the shorter back second floor room in profile with its lean-to shaped roof. The second floor room has an east facing, square, one over one window with a very simple plank surround. Also in profile is the first floor northernmost back room addition which protrudes more north than the rest of the back

Borland Home  
Name of Property

Contra Costa, California  
County and State

rooms. It has a hipped roof. The window in this first floor wall is the same as the small room above it, but larger. To this addition are cement steps on the room's south side. The steps have an iron railing, a small simple overhang, and a south facing door that leads into the room which is part of the larger northern Museum work room. Expressed in the east wall of this addition is the remnant zigzag of stairs which were not removed but the addition built around them. These stairs are cement with a continuing horizontal platform.

### *North Facing Façade*

The north side of the Borland Home is the top of the "T" and has no gable. This is the back of the Home. According to Sanborn Fire Insurance Maps, between 1920 and 1949, the original back porch was made into or replaced with what became part of the Museum work room which is the central large room on the north side of the Home. The connecting cinderblock anteroom on the west of this surrounds a vault that was installed by the Contra Costa Community College District when it used the Home as offices from 1949 to 1974. The vault is used by the Martinez Historical Society for document storage.

The first floor on the north side of the building is an original back room with a shed roof, which is why the Borland Home seems as a cross shape on Sanborn maps--on which the Home first appears in 1891. Per Sanborn Fire Insurance Maps, the upper floor's back room was built sometime between 1920 and 1949 and sits above the wider, central north back room. This small addition covers the fish scale shingling around the roof line, but it also is of in-kind siding and not destructive of the original character of the Home--especially as it is in the back. Between the World Wars, the Home was converted to two apartments and this second story back room was added on as a bathroom for the upstairs apartment.<sup>3</sup>

The upper story additional room contains a small and square, simply surrounded one over one sash window. Beneath it is the central northern room that contains three windows: two are two in one casement windows each with a fixed pane; the third western window appears to be as original as the rest of the Home's. This window is smallest of the one over one sash windows and has an upper meeting rail that is curved at where it meets the window stops as well as original design surround. The "hidden step" addition on the east side of the back of the Home protrudes more north than the rest of the workroom and contains a square one over one sash window. The cinderblock addition on the west side contains no windows but on its east wall is adhered another "Martinez Museum" sign. The cinderblock room has a lean to roof.

There are vents in the hipped roof and walls of the central northern room. Beneath this room is an opening to the crawl space under the north side of the Home. A meter is

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<sup>3</sup> Martinez Historical Society, *Borland Home*.

Borland Home  
Name of Property

Contra Costa, California  
County and State

adhered to the room's wall as are two utility sheds painted the same color and roofed with the same composite shingles as the rest of the Home. There is a flood light assembly on the northeast corner of the north facing side of the Borland Home. A large vent on the Home's second floor roof is connected to the first floor by a pipe.

### *Court Street/West Facing Façade*

The west facing, Court Street side of the Borland Home contains its own gabled wall as well as the west facing projection of the Escobar Street side and the wider aspect of the porch. On the northern side is the projection of the cinderblock room. There is a utility box on the lower north side of the original wall. The first and second floor windows are not centered over each other: the lower window is slightly north and is also a three over three awning window with a center fixed pane. The window hinge is on the top exterior portion of the window. South of the lower floor window is a split in the paint in a slim single line. It is unknown if this split continues into the wood underneath the split paint. There is a window above the porch in the west facing wall of the Escobar Street wing. The Home was built with a Court Street entrance for Dentist John Moore's patients.

## **Interior**

### *First Floor*

The first floor of the Borland Home is comprised of an entry, four rooms, and staircase base. In addition, there are three unoriginal rooms on the back, or north side, of the Borland Home. The central northern most room on the first floor is original, but it was highly modified by the College District. The easternmost half of the additional rooms is comprised of a modern room with low ceiling, vinyl sheet flooring, acoustical tile on the upper half of the walls and entire ceiling, and florescent lights. This is the library and work room of the Martinez Historical Society. To the west of this room, off a tiny passage, is a small bathroom that appears to be early to mid-twentieth century. On the west side of the building is a cinderblock room which surrounds a large steel vault left by the Community College District and in use by the Historic Society. Almost every window in the Borland home is outlined with silver banding that is connected to alarm wiring at the window frames.

The original rooms of the Borland Home contain what appears to be slat oak wood flooring that runs north to south and parquet at the perimeter of each original room with a width of several slats perpendicular to the greater floor area. Each room has a brass floor vent and the two southern original rooms have steel vents in a wall near the ceiling. All the rooms have unoriginal light switches and electrical outlets. The ceilings on the first floor are about eleven feet high. The rooms are filled with antique furniture of several eras, paintings, photographs, and various display cases as expected in a museum. The archways, windows, and doors are surrounded by a substantial reeded molding with intricate lintel corners comprised of a raised rosette of squares. This

Borland Home  
Name of Property

Contra Costa, California  
County and State

rosette sits on another raised square that surrounds the rosette with grooved lengths and cornered by square bulls' eyes. This combined trim appears to be machine made and not hand-hewn.

The front door is two over four lights cased in a walnut-colored wood door. The door opens into the receiving hallway that leads to the east front room facing Escobar Street, the staircase, and the northwest room. The northwest and the Escobar Street facing room lead to the northeast room that is north of the Escobar Street facing room and south of the additional low modern room which is the Historic Society's work room. The configuration of rooms in the Borland Home is original, not counting the north additions and that the Court Street entrance existed. The entry hallway has a depression that houses a podium and guest book. It is likely this depression was the Court Street door Dentist John S. Moore used for entrance into his dental practice, and was used later when the Home was a duplex in the 1940s. The parquet in the flooring demarcates this entrance once existed and it appears there was a wall between the Escobar and Court Street entrances. This archway is much wider and taller than all other archways in the Home, without molding, and appears to be a cut out of a wall that once existed there.

The Escobar Street facing room has baseboards with reeded molding, unoriginal but Victorian-period appropriate wallpaper, and simple picture molding approximately one and one-half feet below the ceiling. From inside, this room appears to have a bay window because of the corner bisecting windows on opposite sides of the Escobar facing first floor. The room north of the Escobar Street room is rectangular except underneath the stairwell where the Martinez Historical Society has created a small glass enclosed area that would have otherwise been a closet or soffit. This room, north of the front Escobar Street room, retains the original wainscoting that is about four feet high and is applied to all walls of the room. This wainscoting is an intricate relief pattern of repeating geometrical stars surrounding floral shapes. The wainscot is capped along its top edge with a plaited lace running band. The wainscoting appears to be manufactured and not hand-made. This room has crown molding and the room's walls are papered. The northwest room is "L" shaped also with baseboards, lowered ceiling molding, and a metal vent in the top of its north wall. The opposite ceiling corner contains a short angle that accommodates the stairwell above it.

### *Second Floor*

Opposite the wall that held the former Court Street entrance, the stairwell rises towards the east and then makes a 90 degree turn to the north for its approach to the second floor of the Borland Home. There is an unoriginal hand guide on the left and a turned square spool closed string banister on the right of the first ascent. The newel post here is a turned square with a curvilinear cap. The Borland Home's wood staircase rises and treads are nosed and covered partially with a burgundy carpet that begins at the entrance door. The second north rising portion of the stairwell rises to a landing in which the three upstairs northern rooms' entrances are immediately visible. There is modern

Borland Home  
Name of Property

Contra Costa, California  
County and State

can track lighting in the ceiling above the stairwell. A 180 degree turn from the top stair landing presents an open string, turned spool banister that guards the open interior hallway from the open stairwell. This open hallway leads to the Escobar Street facing, upstairs room. On the second floor landing, the newel is a round turned spindle, with a round cap, and is larger than the baluster spindles.

None of the upstairs rooms have ceiling molding, but all the arches, doorways, and fenestration continue with replicated but smaller scaled surrounds as those on first floor. The ceiling is lower on the second floor of the Borland Home. The intricately cast metal leaf and shell patterned escutcheon is of Eastlake style. The floor is wood throughout with the two north rooms carpeted. The carpets and stair runner are finished with a brass carpet strip. The upstairs rooms have molded baseboards and the south room has an acoustical tile ceiling.

The room immediately in front of the top of the landing of the stairs, in the center of the north side of the Borland Home, is an addition made when the Home was converted to a duplex. It housed a bathroom and is designed as such with elegant ceramic tile flooring, vertical wood panel wainscot, a closet door, wall paper, and egg and dart crown molding around a low coffered ceiling. This additional room was designed with flourish. This room houses a Museum barber chair and instruments and is kept locked to the public by a door that is wood in its lower half and one over one fixed panes which are somewhat wavy. This door is surrounded by the original molding found throughout most archways in the Home and appears to have opened to the outside before the addition.

The room to the east of the upper floor stair landing is "L" shaped and its west outer wall forms the mezzanine hallway with the open string spindled stair balustrade on the second floor. A wall outside this room was moved slightly and the wall is incongruous to the parquet floor border at that small length.<sup>4</sup> The room to the west of the stair landing has an archway in its south interior side that leads to what appears to be a closet but is a diagonal pass through to the center upstairs Escobar Street facing room. The north side of the pass through archway is terminated where the wall meets the archway.

### **Alterations and Integrity**

Around 1940 the then Mayor of the City of Martinez, "Cappy" Ricks, converted the Borland Home into a duplex and added the upper north side room as a bathroom. The Works Progress Administration paved the sidewalks around the Home in 1940. The Contra Costa Community College District acquired the Borland Home and added the cinder block room on the northwest corner of the room. The Borland Home was sensitively rehabilitated in the late 1970s by a group of people that became the Martinez Historical Society. Photography is not allowed inside the Museum. As reported in the

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<sup>4</sup> Personal communication with museum docent, 2006.

Borland Home  
Name of Property

Contra Costa, California  
County and State

*Guide to the Museum*, the 1970s restoration of the Home's interior was extensive due to the addition of the acoustical tile throughout, hodgepodge doors, damaged flooring, and leaking roof during the College District's use of the Home as offices. The interior woodwork in the Home is original, except the staircase finials and spindles. The interior and exterior of the Borland Home retain their original character defining features associated with the Home's historic significance. The Home, with the exception of small sections of peeling paint on a few window casings and a crack line in the paint almost the length of the first floor in the west facing wall, is in pristine condition.

Particularly as the northern side of the building is the back side of the building where the most additions and alterations and changes in design, materials, and setting occurred; and despite the paved walkways and porch and the changed-out landscaping, the Borland Home exterior retains its integrity of location, design, setting, materials, workmanship, feeling, and association. The massing, fenestration, decorations, building materials, and trim of the Borland Home are original. The Borland Home remains near the railroad tracks, the 1903 Court House and jail, and within the sight line of the original train station. The design and materials of major features of the Home are original: massing, exterior cladding, exterior ornamentation and trim, fenestration and its trim, porch components, transom light, molding and archways, escutcheon, room configurations, window interior surrounds and casings, wavy glass panes, wainscoting, ceiling height, and stairwell configuration. The Borland Home would be recognized by its first inhabitants as their residence.

Borland Home  
Name of Property

Contra Costa, California  
County and State

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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



Borland Home  
Name of Property

Contra Costa, California  
County and State

**Areas of Significance**

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1890-1914

1890

**Significant Dates**

1890

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Unknown

\_\_\_\_\_  
\_\_\_\_\_

Borland Home  
Name of Property

Contra Costa, California  
County and State

**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 Borland Home is eligible for the National Register of Historic Places under Criteria A and C at the local level of significance in the areas of Community Planning and Development, and Architecture. The property meets the requirements of the *Historic Resources of Martinez, California* Multiple Property Submission in association with the historic context "Economic Development: 1877 to 1914." Under Criterion A, the Borland Home is associated with community and economic development with a period of significance 1890 to 1914. The Home is a multi-purpose residential property type that embodies the distinctive characteristics of Stick/Eastlake architecture. Its period of significance under Criterion C is 1890, the year of construction.

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

### **Criterion A: Community Planning and Development**

#### *Overview: The Downtown Martinez Economy and Community Develops*

By the 1870s, Martinez's economy was expanding with transportation, warehousing, fishing, and canning. Martinez incorporated in 1876. Between 1877 and 1914, the arrival of the railroad and greater industrial developments increased commerce, and contributed to a building boom and the establishment of a lumber yard and Granger's Wharf. The 1880s brought new bridges over Alhambra Creek. The Martinez Water Company incorporated in 1883. From 1884 to 1888, the Martinez Depot freight platform expanded, the new Martinez Hotel was built at the southeast corner of Main and Ferry streets along with a number of new frame commercial buildings. In 1887, D.R. Thomas contracted with the City of Martinez to supply 20,000 gallons of water a day via water pipes he lay beneath the streets and a holding tank on his property in the foothills west of town. Contra Costa Telephone Company was formed during this period of significance. Martinez Gas Company laid gas lines and built a plant. In the late 1890s, oil companies were established on the shores of the Carquinez Strait with tank farms and refineries that could accept oil that came from inland fields and then export the processed oil via tankers. In 1901, Contra Costa Electric Light Company contracted with the Bay Counties Power Company to supply power to Martinez.

#### *The Borland Home Represents the Development of the Community*

In 1880, the population of Martinez numbered 895, and by 1890 it had grown to 1,600. Residential districts contiguous to Downtown Martinez, including the Borland Home's neighborhood, became denser with grander Victorian-detailed homes. The construction

Borland Home  
Name of Property

Contra Costa, California  
County and State

of these homes indicated an increase in wealth in the Martinez community. The 1888 Sanborn Fire Insurance Map shows an increase in construction indicative of Martinez's transition from semi-rural settlement to a Victorian Commercial center. The Borland Home is an extant survivor of a residential area in the Downtown Martinez community that was formed as a result of economic development in and around the County Civic Core. The later growth of the civic core supplanted many residences built during this period of significance in Martinez.

In 1889, a carpenter sold a 50 by 100 foot lot at the corner of Escobar and Court Streets to Dr. John S. Moore who trained as a dentist in the eastern United States. The 50 foot portion of the lot is the Escobar Street length of the property. Moore built 1005 Escobar as a residence with a dentist office included. Building and living in a multi-purpose residence was common in the Period of Significance. Moore died one year after the Home was built. Moore's daughter married James Borland, a first generation British-American, and she inherited the Home after she was married. 1005 Escobar is known as the Borland Home. In addition to his paid occupations as station agent and manager of Martinez' first telephone company, James Borland was heavily involved in public service projects such as piping water into Martinez from outlying lands, bringing natural gas to Martinez, and generating electricity for street and home lighting. When James Borland's wife died James passed the Home to his brother, Robert Borland.<sup>5</sup>

Five years after Alexander Graham Bell secured a patent on his telephone invention James Borland brought the telephone to Contra Costa County and installed telephone system equipment in the Martinez Pacific Railroad Depot where he was an agent.<sup>6</sup> He connected the first telephone line with Oakland, California and then all the cities between Martinez and Danville, along which route telephone poles were installed. Initially, each city on the route was allowed only one telephone and the first real call was made in 1882 for an emergency. This business model was not working and James Borland called for his brother Robert Borland to come and help him.

Robert Borland took over James Borland's job as station agent as well as the management of the telephone company. Robert Borland soon sold their fledgling telephone company with the agreement that he would remain manager. The new larger company expanded significantly in Martinez both in numbers of subscribers but also telephone wiring throughout Martinez. The service was relatively expensive. Eventually the company that bought the Borland telephone company merged with the Pacific Telephone Company. Robert Borland remained a manager with Pacific Telephone as well as collected information for telephone directories and gave talks on the history of the telephone. He retired from the Martinez train station and went on to organize the National Bank of Martinez that became the Bank of Italy and then the Bank of America. Robert Borland retired in 1930 and died in 1934.

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<sup>5</sup> Martinez Historical Society, *Borland Home*, 2005.

<sup>6</sup> Nilda Rego, "Days Gone By: Ring a ling! Contra Costa calling in 1881" in *Contra Costa Times*, 9/5/2010.

Borland Home  
Name of Property

Contra Costa, California  
County and State

The Borland Home is historically significant as a representative of economic and community development because the combined economic and developmental forces occurring in Downtown Martinez during this period contributed to Dr. Moore's decision to establish his dental practice in a new, large, and well-designed home in a growing and industrialized Downtown Martinez. Moreover, the Borland brothers—in sight of the train station from the Home—participated in businesses that sprung from and furthered the economic and industrial development in Downtown Martinez the 1877 to 1914 period of significance.

### Criterion C: Architecture

#### *Carpenter Gothic versus Stick/Eastlake*

The Martinez Historical Society identifies the architectural style of the Borland Home as Carpenter Gothic.<sup>7</sup> Carpenter Gothic/Carpenter Gothic Revival was a mid-nineteenth century architectural style signified by hand-hewn or sawed decorative wood work and Gothic motifs applied to home and church exteriors. These embellishments were designed and constructed by carpenters and builders. Carpenter Gothic buildings are usually asymmetrical in plan with verticality expressed in the façade such as pointed arches over windows extending into the gables and roofs pitched and multiple intersecting gables or one centered dormer gable. The wall surface extends into the gable without a break or gable eave trim. The external siding of Carpenter Gothic homes was often vertical, to create a sense of Gothic verticality. Carpenter Gothic bargeboards are lacy and highly ornate and run the entire length of the gable edge. Finials ornament the gables and dormers. The windows are often casement and contain diamond or rectangular panes, lancets, ogee arches, oriel windows, stained glass, triangular arch windows with mullions and thick tracery, and label moldings. Carpenter Gothic doors suggest the medieval period more strongly than Stick style.<sup>8</sup>

Eastlake architectural style is signified by heavily built porch posts, balusters, and pendants and extensive use of spindles especially lathe turned spindle work. With the exception of the heavily built porch support spindles, the Borland Home's porch balusters are not spindles, but rather abstract curved and singly-pierced geometric blocks buttressing simple square board balusters in the porch balustrade which could be interpreted to be either Carpenter Gothic<sup>9</sup> or Stick-Eastlake style. Eastlake style ornamentation consists of perforated bargeboards and pediments, large curved brackets, scrolls, carved panels, large fanlike brackets, ornamental moldings, and

<sup>7</sup> Martinez Historical Society, *Borland Home*.

<sup>8</sup> Cyril M. Harris, ed., *Dictionary of Architecture and Construction*, (New York: McGraw-Hill, 2006), 174.

<sup>9</sup> Thomas Jayne, *Elements of Style: A Practical Encyclopedia of Interior Architectural Details from 1485 to the Present*, eds. Stephen Calloway, Elizabeth Cromley, et al., (New York: Simon and Schuster, 1986) 272-304.

Borland Home  
Name of Property

Contra Costa, California  
County and State

decorative hardware fittings<sup>10</sup> -- all of which are found in and on the Borland Home. Lighter work such as eave latticework, is contrasted with oversized aspects of the architecture to exaggerate the dimensions of the façade.<sup>11</sup>

American pattern window design of the late 1880s and 1890s can be subdivided into geometric or curvilinear categories which dominated stain glass styles in the last twenty years of the nineteenth century. The American geometric pattern windows were derived by the English Aesthetic Movement which was influenced strongly in America by Charles Locke Eastlake, a British architect. The multi-rectangular transom light in the front door of the Borland Home and the Home's cast metal escutcheon are examples of many instances of Eastlake influence in and on the Borland Home.<sup>12</sup>

H. Weber Wilson wrote:

Significantly, the best of this delightful, brilliant glass work is a manifestation of the uninhibited, eclectic American spirit of the last half of the nineteenth century. That was a period when an abundance of money, manpower, and materials resulted in spectacular national growth. The social achievements are a result of an economic revolution which introduced the modern age. Industry and commerce were reshaped to meet the demands of an expanding nation in which needs and popular taste began changing at an accelerated rate...Culturally one of the most important proofs of this success is found in our nineteenth century architecture...The second quarter of the nineteenth century, colored glass was literally rediscovered, and in America especially, adopted as a new material...the most creative result being the development and evolution of what is called American stained glass.<sup>13</sup>

Eastlake architecture is primarily a function of trim work. Stick Architecture is a function of massing, structure, and trim. Stick homes are defined by rectangular massing, gabled roofs, decorative trusses at the apex of the gables, overhanging eaves or brackets, wooden walls made of boards and/or shingles, and horizontal, vertical, or diagonal boards (stick work) applied to the exterior wall surfaces to emphasize structural lines, and porches with diagonal or curves braces. Gabled Roof is a subtype of Stick architecture that includes all but flat roofed or towered Stick buildings. Gabled Roof Stick buildings have vertical and horizontal stick work. The decoration of Stick architecture distantly echoes medieval half timber homes. Siding and shingles fill the spaces created between the stick work. Stick style was popular later than the era of Carpenter Gothic style, but grew out of the Gothic tradition. Stick style examples are far

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<sup>10</sup> Harris, *Dictionary of Architecture and Construction*, 353

<sup>11</sup> Ernest Burden, *Illustrated Dictionary of Architecture*, (McGraw Hill Companies, 1998).

<sup>12</sup> H. Weber Wilson, *Great Glass in American Architecture: Decorative Windows and Doors Before 1920*, (New York: E.P. Dutton, 1986) 42.

<sup>13</sup> Wilson, *Great Glass in American Architecture*, 1.

Borland Home  
Name of Property

Contra Costa, California  
County and State

less numerous than Queen Anne architecture. Stick-Eastlake was the transition between Victorian Gothic and Queen Anne architectural styles.<sup>14</sup> The Borland Home massing and exterior trim configuration are indicative of Stick style architecture.

### *American Victorian Architecture and the Period of Significance*

The Victorian architectural period from 1840 to 1910 arose from a redirection from Classicism. American Victorian architecture was inspired by foreign Victorian architecture, but Americans evolved their own unique Victorian types. Technological advances such as commercially milled, complex, and uniform lumber that was more easily harvested and distributed allowed for Victorian buildings—large and small—to proliferate across the United States. Manufactured windows, doors, and other ornamentation could be mass produced often more elegantly than hand hewn building components. Moreover, technological advances allowed for an increase in production and distribution of information regarding building techniques and styles. The Nation was transforming itself from rural to industrial, from country living to town living and Victorian styles evolved accordingly.<sup>15</sup>

During the period of "Economic Development, 1877 to 1914," Downtown Martinez was transforming from country to town and from rural to industrial. Local improvements in transportation and manufacturing not only provided an economic climate for the building of the Borland Home, these advancements also provided the mechanical and technical means for the manufacture and construction of a Victorian as large, finely built, and ornamented as the Borland Home. The Borland Home architecture embodies the distinctive characteristics and building methods of American Victorian Stick-Eastlake architecture, which came into existence during this time. The Borland Home is also the most elaborate and elegant example of a Victorian building generated in this period of significance within the three contiguous Downtown Martinez areas of Shoreline, Commercial, and Civic Core. Moreover, the Borland Home is the largest Stick Eastlake style building in Martinez, California and one of a few examples in all of Martinez of Stick Eastlake architecture—an architecture significantly rarer nationwide than Queen Anne Victorian.

In 2005 the Martinez Historical Society compiled *The Borland Home: A History of the House and a Guide to the Museum* and assigned the home a historic plaque. The Borland Home is on the 1982 Martinez Historic and 1989 Contra Costa County Historical Societies' inventories of historic resources. It is included in the City of Martinez Downtown Specific Plan Figure 6-1 Historic Resources, "Sites or structures that may become for listing in the National Register of Historic Places."

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<sup>14</sup> Virginia Savage McAlester and Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 1984) 256.

<sup>15</sup> Jayne, *Elements of Style*, 272-304.

Borland Home  
Name of Property

Contra Costa, California  
County and State

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

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Borland Home  
Name of Property

Contra Costa, California  
County and State

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Located Martinez Historical Society "Utilities" file, Cat# 01-68-4; 4718.

Wilson, H. Weber. *Great Glass in American Architecture: Decorative Windows and  
Doors Before 1920*. New York: E.P. Dutton, 1986.

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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: Martinez Historical Society Museum; CHRIS Northwest  
Information Center, Sonoma State University, Rohnert Park, California

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_



Borland Home  
Name of Property

Contra Costa, California  
County and State

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## 10. Geographical Data

**Acreage of Property** Less than one acre

### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1. Latitude: 38.019094                      Longitude: -122.134685

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

The Borland Home is located at 1005 Escobar Street, Martinez, Contra Costa County, California, on the northeast corner of Escobar and Court Streets. The Home's property fronts 50 feet of Escobar Street and 100 feet of Court Streets which is Lot No. 5 on Block 1 of the Additional Survey of Martinez, CA. Assessor Parcel Number 373-261-001.

### Boundary Justification (Explain why the boundaries were selected.)

This is the original lot upon which the Borland Home was built.

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## 11. Form Prepared By

name/title: Kristin Henderson, MLIS

organization: Martinez Architectural History Association

street & number: 2241 LaSalle Street

city or town: Martinez state: California zip code: 94553

e-mail: hendersonkristin@hotmail.com

telephone: (925) 446-9747

date: July 2014; Revised October 2014

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## Additional Documentation

Submit the following items with the completed form:

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

Borland Home  
Name of Property

Contra Costa, California  
County and State

### Photographs

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

### Photo Log

Name of Property: Borland Home  
City or Vicinity: Martinez  
County: Contra Costa County  
State: California  
Photographer: Kristin Henderson  
Date Photographed: May 2014

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

- 1 of 8 Borland Home north façade in center distance set in panorama of northeast downtown Martinez. County Administration Building on the southeast of the Borland Home, Finance Building to the south, and Community College Administration Building to the east. Camera on Joe DiMaggio Drive north of SP Railroad tracks, facing southeast.
- 2 of 8 Borland Home entrance. Camera on southwest corner of Escobar and Court Street, facing northeast.
- 3 of 8 Borland Home south facing façades and entrance in background center, with Finance Building west facing façade in foreground right. Camera on the corner of Court and Main Street, facing northeast.
- 4 of 8 Borland Home south and east facing façades. Camera located above sidewalk, facing northwest.
- 5 of 8 Borland Home north and west facing façades. Camera located in parking lot northeast of Home, facing southwest.
- 6 of 8 Borland Home north and west facing façades. Camera located on edge of property northwest of Home, facing southeast.
- 7 of 8 WPA sidewalk stamp on northeast corner of Escobar and Court Streets. Camera facing down.
- 8 of 8 South Facing First Floor with entrance and porch. Camera facing north.

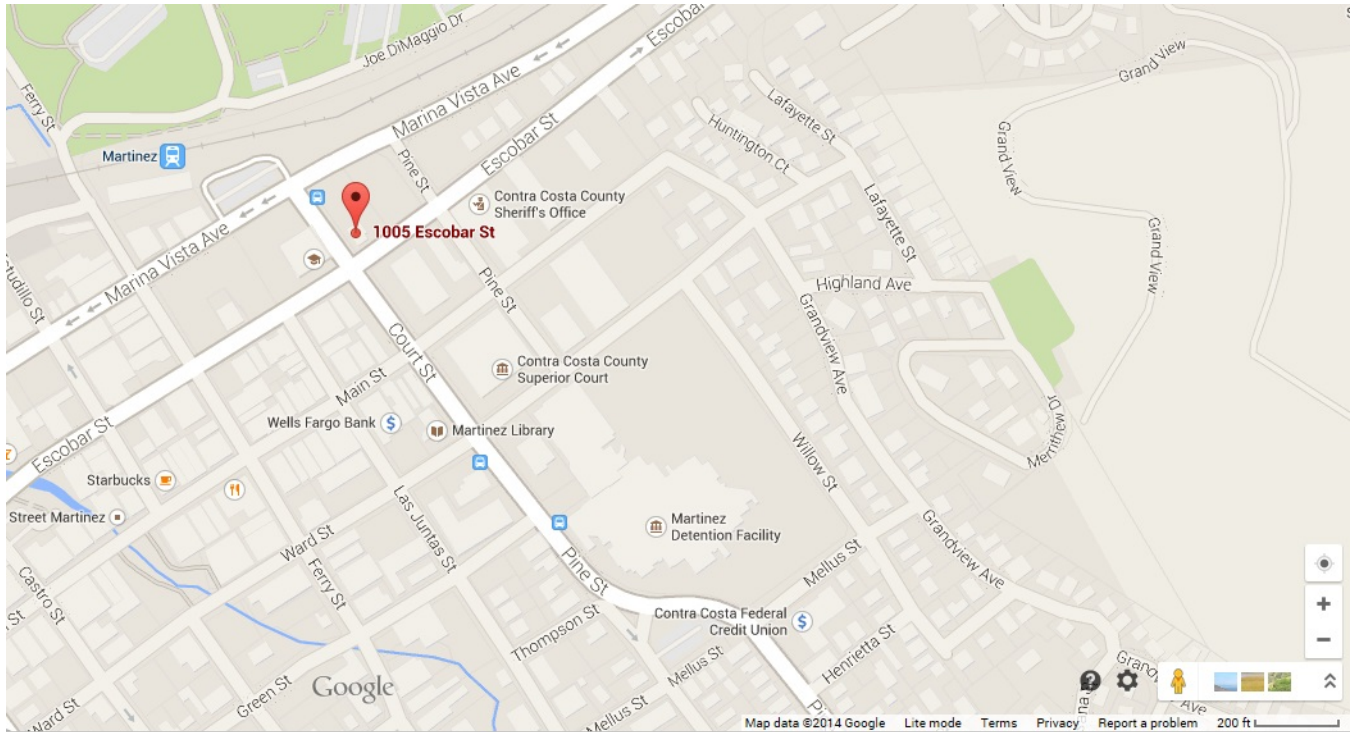
Borland Home  
Name of Property

Contra Costa, California  
County and State

### Location Map

Latitude: 38.019094

Longitude: -122.134685



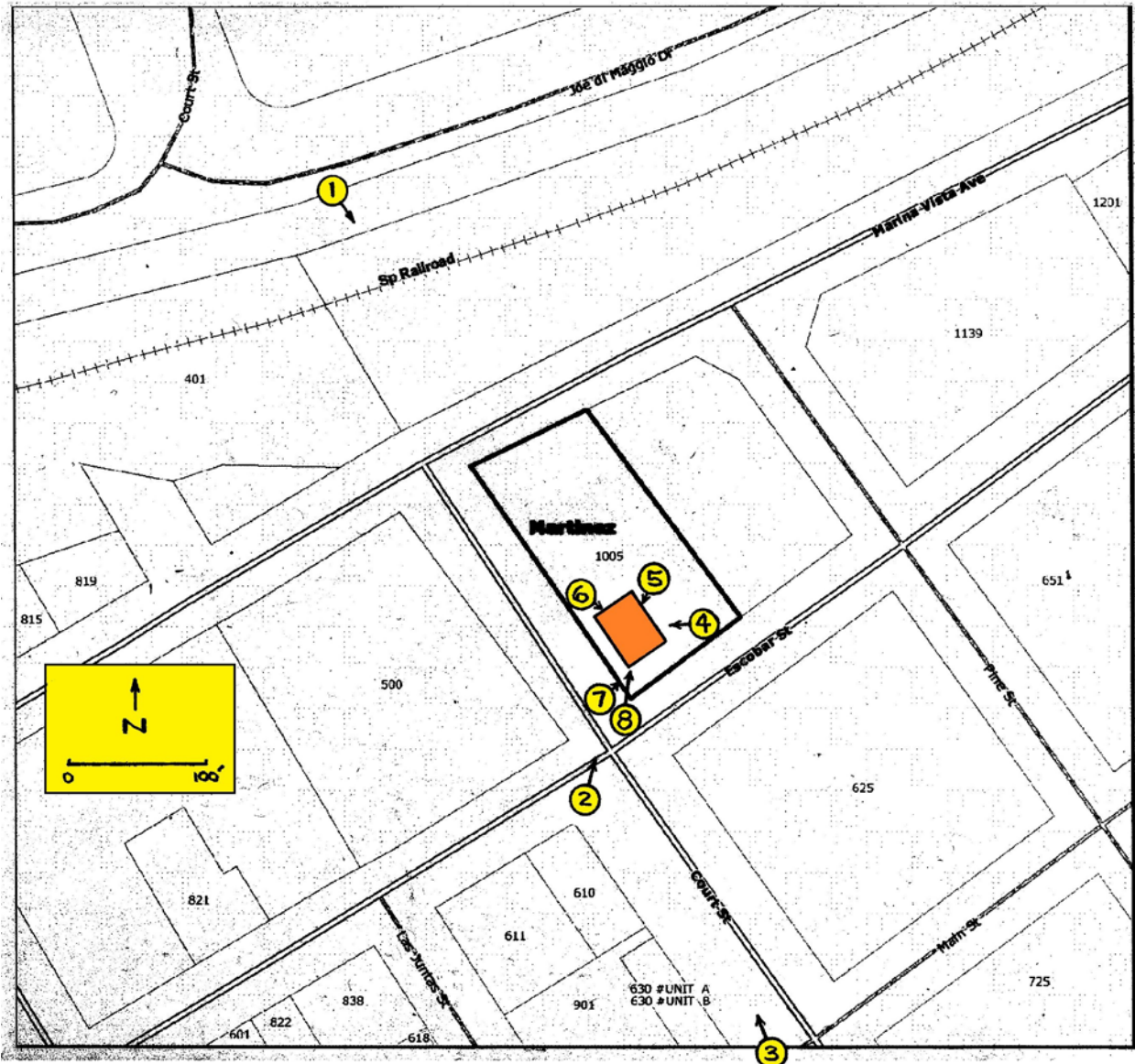
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Borland Home  
Name of Property

Contra Costa, California  
County and State

Sketch Map/Photo Key



Borland Home  
Name of Property

Contra Costa, California  
County and State

Figure 1: View of Borland Home in context of fully developed Civic Core with Court House and Hall of Records pictured circa 1950.



### Court Street in the 1950's Martinez, California

Pictured from left to right are the Borland House (1890) — now the Martinez Museum; the second Contra Costa County Courthouse (1901 - 1903) — now the Finance Building; and the Hall of Records (1933) — designated the current Courthouse in 1965.

*Thank you for supporting the Martinez Historical Society through your membership. Enjoy the picture postcard of Old Martinez and look for upcoming newsletters.*

*The Martinez Historical Society is an IRS 501(c)(3) tax-exempt charitable non-profit and your contribution is tax deductible to the full extent provided by law. No goods or services were given in exchange for this*

*\$20.00 donation.*

*Fed tax ID # 94-2374716*

Visit the Martinez Museum at the corner of Court and Escobar Streets. Hours are 11:30 am - 3:00 pm on Tuesdays & Thursdays and 1:00 pm - 4:00 pm on the first four Sundays of each month. Visit the website at [WWW.MartinezHistory.org](http://WWW.MartinezHistory.org)

Martinez Historical Society, PO Box 14, Martinez, Calif. 94553



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