

HISTORIC & CULTURAL RESOURCES EVALUATION

HISTORIC RESOURCES EVALUATION FOR SECTION 106 REVIEW

Ashland Family Apartments

16309-16331 Kent Avenue
San Lorenzo, California 94580



AUGUST 2012

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BACKGROUND

Resources for Community Development (RCD) proposes to use funding from the U.S. Department of Housing and Urban Development (HUD) as administered by Alameda County to construct an affordable housing project. To secure HUD release of funds for the project, Alameda County must provide a suitable federal Environmental Review Record to HUD prepared according to the requirements of the National Environmental Policy Act (NEPA) and HUD's own Environmental Regulations found in 24 CFR Part 58. The appropriate level of federal environmental review in this case is an Environmental Assessment leading to a Finding of No Significant Impact (FONSI). Both the Environmental Assessment and FONSI must be prepared for signature by the Certifying Officer for Alameda County.

To achieve a FONSI, HUD requires that the Environmental Assessment demonstrate that the project complies with all applicable federal laws and regulations, including Section 106 of the National Historic Preservation Act. Regulations pertaining to Section 106 Review are found in 36 CFR Part 800.

REGULATORY CONTEXT

NATIONAL HISTORIC PRESERVATION ACT

Section 106 of the National Historic Preservation Act (NHPA) requires federal agencies to take into account the effects of their undertakings on historic properties. The section 106 process seeks to accommodate historic preservation concerns with the needs of federal undertakings through consultation among the agency official and other interested parties, beginning at the early stages of project planning. The goal of consultation is to identify historic properties potentially affected by the undertaking, assess its effects and seek ways to avoid, minimize or mitigate any adverse effects on historic properties. To evaluate the significance of an historical resource and its integrity, the ability of a property to convey that significance, a building is evaluated according to the National Register Criteria for Evaluation. According to the guidelines of the National Register Criteria for Evaluation, the quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That has yielded or may be likely to yield, information important in prehistory or history.

Section 106 compliance requires Alameda County to obtain the views of the State Historic Preservation Officer (SHPO) as to whether any of the project activities could have an "adverse effect" to the setting or character-defining features of any historically significant property in the Area of Potential Effects (APE). A historically significant property is one that would be eligible for listing on the National Register of Historic Places, whether it is currently listed or not.

STATE OF CALIFORNIA

THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The California Environmental Quality Act (CEQA), encoded in Sections 21000 et seq of the Public Resources Code (PRC) with Guidelines for implementation codified in the California Code of Regulations (CCR), Title 14, Chapter 3, Sections 15000 et seq., requires state and local public agencies to identify the environmental impacts of proposed discretionary activities or projects, determine if the impacts will be significant, and identify alternatives and mitigation measures that will substantially reduce or eliminate significant impacts to the environment.

CEQA identifies historic resources as those listed in or eligible for listing in the California Register of Historic Resources, based on a range of criteria, such as association with events or patterns of events that have made significant contributions to broad patterns of historical development in the United States or California, including local, regional, or specific cultural patterns (California Register Criterion 1). Alternatively, structures which are directly associated with important persons in the history of the state or the country (Criterion 2), which embody the distinctive characteristics of type, period or other aesthetic importance (Criterion 3), or which has the potential to reveal important information about the prehistory or history of the state or the nation (such as archaeological sites) may qualify as a historic resource (Criterion 4). In addition to meeting at least one of the above criteria, the structure must typically be over 50 years old (a state guideline rather than a statutory requirement) and have retained historic integrity sufficient to be clearly evident as a historic resource through a combination of location, design, setting, materials, workmanship, feeling and association with historic patterns. The definition of "integrity" in this context is based on criteria established by the National Register of Historic Places, which include, in basic terms, historical patterns and events (Criterion A), association with important persons in the past (Criterion B) and distinctive characteristics unique to a type, period, style, method of construction, the work of a recognizable master builder, or possessing high artistic value (Criterion C)

The California State Office of Historic Preservation (OHP) is responsible for the administration of federally and State-mandated historic preservation programs under the direction of the State Historic Preservation Office (SHPO) and the State Historical Resources Commission (SHRC). SHPO and SHRC are both housed in the California Department of Parks and Recreation. SHPO reviews and comments on federally sponsored projects pursuant to Section 106 of the National Historic Preservation Act, and State programs and projects pursuant to Sections 5024 and 5024.5 of the Public Resources Code. SHPO also administers the National Register of Historic Places, the California Register of Historical Resources, the California Historical Landmarks, and the California Points of Historical Interest programs.

PUBLIC RESOURCES CODE (PRC) SECTION 5020.1

Per PRC Section 50220.1, a "historical resource" includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic agricultural, educational, social, political, military, or cultural annals of California.

PUBLIC RESOURCES CODE SECTION 5024.1

Public Resources Code Section 5024.1 establishes the California Register of Historical Resources (California Register) which lists properties that are to be protected from substantial adverse change. A historical resource may be listed in the California Register if it meets any of the following criteria:

The California Register includes properties that are listed or have been formally determined to be eligible for listing in the NRHP, State Historical Landmarks and eligible Points of Historical Interest. Other resources require nomination for inclusion in the California Register. These may include resources contributing to the significance of a local historic district, individual historical resources, historical resources identified in historic resource surveys conduct-

ed in accordance with SHPO procedures, historic resources or districts designated under a local ordinance consistent with SHRC procedures, and local landmarks or historic properties designated under local ordinance.

PUBLIC RESOURCE CODE, SECTION 5097

Section 5097 specifies the procedures to be followed in the event of the unexpected discovery of human remains on nonfederal land. The disposition of Native American burial falls within the jurisdiction of the California Native American Heritage Commission (NAHC). As used in this section, "public lands" means lands owned by, or under the jurisdiction of, the State or any City, County, district, authority or public corporation, or any agency thereof. Consequently, the County of Alameda is required to comply with Public Resource Code Section 5097.5 for its activities on publicly- owned land.

PUBLIC RESOURCES CODE SECTION 21084.1

For purposes of this section, an historical resource is a resource listed in, or determined to be eligible for listing in, the California Register. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in Section 5024.1(g), shall not preclude a lead agency from determining whether the resource may be an historical resource for purposes of this section.

HEALTH AND SAFETY CODE, SECTIONS 7050.5 AND 7052

Section 7050.5 of the Health and Safety Code requires that construction or excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If determined to be Native American, the coroner must contact the California NAHC. Section 7052 states that the disturbance of Native American cemeteries is a felony.

CALIFORNIA NATIVE AMERICAN HISTORICAL, CULTURAL AND SACRED SITES ACT

The California Native American Historical, Cultural and Sacred Sites Act applies to both State and private lands. The Act requires that upon discovery of human remains, that construction or excavation activity cease and that the county coroner be notified. If the remains are of a Native American, the coroner must notify the NAHC. The Act stipulates the procedures the descendants may follow for treating or disposing of the remains and associated grave goods.

ALAMEDA COUNTY

Historic preservation is implemented in the County of Alameda through the enforcement of its Historic Preservation Ordinance of Alameda County which authorizes the County's Parks Recreation and Historical Commission to function as an advisory body to the Board of Supervisors.

The Alameda County Historic Preservation Ordinance would protect and preserve historic resources in unincorporated Alameda County by formally recognizing such resources and by providing financial incentives for their preservation. The Ordinance would also standardize the review process for development projects that involve or might otherwise affect historic resources. In order to accomplish these goals, the County has proposed an entirely new chapter of the County's Zoning Ordinance (Tile 17), would amend Chapter 2.86 of the County Administrative Code which authorizes and defines the responsibilities of the County's Parks Recreation and Historical Commission, and would also amend Chapter 17.20 of the County's Zoning Ordinance which addresses Historic Preservation (HP) districts.

The County chose to pursue the Ordinance in the wake of a lengthy dispute over the historical significance of a former chicken ranch in Castro Valley. Wanting avoid similar conflicts in the future, the Board of Supervisors re-

requested that the Planning Department and the Alameda County Parks, Recreation and Historical Commission (PRHC) prepare a Historic Preservation Ordinance that among other things would ensure that the County has a consistent, well defined process to use in making determinations of historical significance.

THE PRESERVATION ORDINANCE CODIFIES:

- How the Alameda County Register of Historic Resources is defined and maintained
- How properties can be added to the Register
- How properties be removed from the Register
- Which alterations to historic properties are subject to review
- Which incentives may apply to historic properties

A first draft of the Historic Preservation Ordinance was released in December 2007. In 2008, the PRHC convened several meetings to discuss the draft Ordinance. Many residents were concerned that the December 2007 draft of the Ordinance, did not allow for voluntary participation in the County's proposed Register. In response to these comments, the PRHC met on August 7, 2008 to discuss revisions to the draft Ordinance. At that meeting the PRHC recommended that the draft Ordinance be revised such that participation is voluntary, and that property owners currently listed on the draft Alameda County Register of Historic Resources be given the opportunity to opt out of the registration program within 90 days following the adoption of the Ordinance. Properties not currently listed on the draft Register could only be included on the County Register of Historic Resources with the consent of the property owner. Consistent with these recommendations staff has revised the draft Historic Preservation Ordinance. The Ordinance is not final until it has been approved and adopted by the Board of Supervisors.

PROJECT DESCRIPTION

Resources for Community Development (RCD) is developing the Ashland Family Apartments affordable housing project located at 16309 – 16331 Kent Avenue, San Lorenzo, Calif. The project envisions demolition of some existing structures and new construction for 85 affordable rental apartments for families who earn incomes between 30% to 50% of the Area Median Income (AMI) and emancipated foster youth, while contributing to the renaissance of the Ashland-Cherryland business district.



FIGURE 1 CONCEPTUAL SITE PLAN

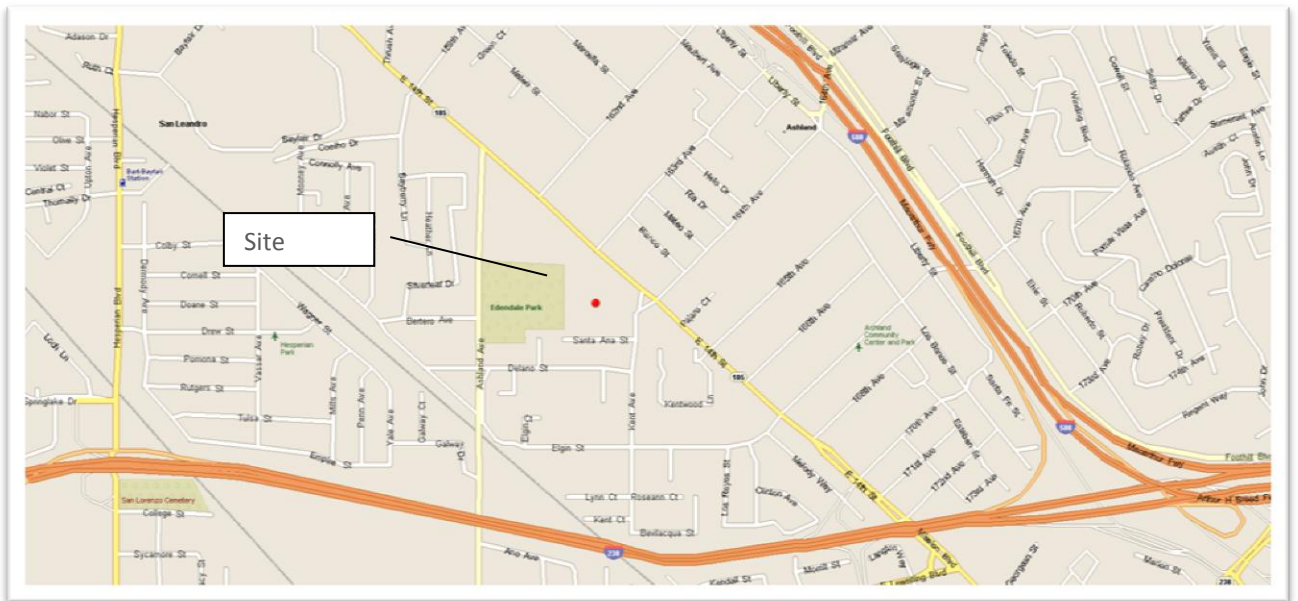


FIGURE 2 CONCEPTUAL STREET VIEW

PROJECT LOCATION



MAP 1 REGION



MAP 2 DETAIL

PROJECT LOCATION



MAP 3 ASSESSOR'S PARCEL MAP



MAP 4 AERIAL VIEW (COURTESY GOOGLE EARTH)

SITE CONDITIONS/CONTEXT

Historical Overview (SIEGEL & STRAIN Architects, APRIL 30, 1998)

PRE COLONIAL PERIOD

The study area is located within the territory of the Chochenyo tribelet of the Costanoan Indians (also known as the Ohlone). Their settlement lisyán was located south of San Lorenzo Creek, possibly within the study area. The exact location is not known, but it may be linked to CA-Ala-6, a Native American village site known to be within the study area along San Lorenzo Creek near the Southern Pacific Railroad (formerly Central Pacific Railroad) tracks.

MISSION PERIOD

The study area was very likely crossed by the Pedro Fages expedition for Spain in 1772 and certainly by the Juan Bautista de Anza expedition in 1775-76. During the Spanish Period the area was open grazing land of the Mission San Jose, established in 1797 in Fremont. El Camino Real Del Norte, the major north-south road of the Mission Period, followed roughly de Anza's trail, very nearly the same route as today's East 14th Street/Mission Boulevard.

An adobe house, the San Leandro Indian Adobe Rancheria, dating to 1837, was built in the study area by an administrator of Mission San Jose, Jose de Jesus Vallejo. The house was located "on top of the small hill 200 feet west of Foothill Boulevard between 155th and 159th Streets".

RANCHO PERIOD

In 1821 Mexico declared its independence from Spain and took possession of California. The missions were secularized and their huge land holdings were divided into large Ranchos granted to military men as a reward for service. San Lorenzo Creek formed the border between two large ranchos: Rancho San Leandro, granted to Don Jose Joaquin Estudillo in 1842, on the north and the Rancho San Lorenzo of Francisco Soto (brother in law of Guillermo Castro) on the south. During this period the study area remained open grazing land for cattle with some grain cultivation: wheat for flour, oats for hay, and barley for livestock feed.

AMERICAN PERIOD

California became a United States territory in 1846 after the Mexican-American War and was granted statehood in 1850. The discovery of gold in 1849 in the foothills of the Sierra led to a sudden population explosion and demand for food which led to the establishment of large grain growing farms as well as fruit and vegetable farms around San Francisco Bay. In 1851 a group of Anglos squatted along the fertile banks of San Lorenzo Creek. The settlement named "Squattersville" developed on the northern *side* of the creek in the Four Corners area. The squatters began growing *crops* and as early as 1853 grain, fruit, and vegetables were shipped from Robert's Landing at the mouth of San Lorenzo Creek to markets in San Francisco. The San Lorenzo Post Office opened in 1854 in the Four Corners area on what is today Lewelling Boulevard.

Two of the early settlers, John Lewelling and William Meek brought *some* of the first fruit trees to the area and established large nurseries and orchards. They had extensive land holdings within the study area and built large residences here ca. 1870, Meek on the south side of San Lorenzo Creek and Lewelling on the north. The Meek mansion still stands on Hampton Road. In 1864 the San Lorenzo Pioneer cemetery, still extant in the Four Corners area, was established on land belonging to Meek and Lewelling. Interment records of the cemetery attest to the cultural mix of a largely immigrant population which has continued through the present.

RAILROAD

By 1865 the "San Francisco, Alameda, and Hayward's Railroad" ran through the Meek orchards. *This* railroad was absorbed in 1869 by the transcontinental Central Pacific Railroad, with San Lorenzo Station located just north of the Pioneer Cemetery. The South Pacific Coast Railroad (1878) ran along the east shore of the bay. By 1910 a third transcontinental railroad, the Western Pacific, would run through the study area parallel and east of the Central Pacific Railroad. Beginning in 1885 refrigerated railroad cars moved perishable fruit grown in the area to markets across the country. This fueled a boom in local fruit production that continued for decades.

INTERURBAN RAILROAD

During the 1880s and 1890s interurban rail transportation improved. Construction of the "Oakland, San Leandro, and Hayward Electric Railway" began in 1891. By 1892, 14.3 miles of track ran along the County Road (today's East 14th Street / Mission Boulevard) *Preliminary Cultural Resources Survey: Ashland & Cherry/and 5* between Hayward and Oakland. Cars ran every half hour from 5 a.m. until midnight daily. Side-feeder lines ran from Ashland Junction (near 150th St. and Mission Boulevard) along Telegraph (today's Hesperian Boulevard) and along Ashland Avenue to Lewelling Boulevard. Farmlands and orchards were subdivided into town lots of about one acre each. New communities including Ashland and Hayward's Park Homestead developed along the line.

San Lorenzo Grove, an eight acre natural park, entered on 2nd St. (today's Tracy St.) in the Four Corners area, became a popular destination for day trips. The park, owned by the electric car line company, included a dance pavilion, picnic grounds, playing fields, concession area and an outdoor bandstand. The park operated until 1917 when it was converted to an apricot orchard.

AUTOMOBILE ERA

The first automobiles appeared in the Bay Area in the late 1890s, and became common after 1910. East 14th Street/Mission Boulevard (then called County Road) was the major north-south road in the East Bay. In 1923 the California legislature passed the gasoline tax, which guaranteed funds for building and maintaining streets and roads. Also in the early 1920s a large area of the Meek orchard was subdivided. An advertisement published in 1923 by the H. W. Meek Estate (Incorporated) offered various real estate options including: 1) "Orchard Home Sites- right on the car line ... or one block off the car line ... "; 2) "Pear Orchard Pieces - For suburban homes, with full grown trees right in their prime. (The best paying orchard in the Meek Estate)... "; or 3) "Poultry Farm Pieces- with city water, sewers and new turnpike gravel roads within 10 minutes of the car line ... "; and 4) "Poultry, Squab and Pigeon Farms- With city water and sewers. Big enough for 1000 hens or 4000 pigeons ... ". " All of the above properties have city water and city sewers ... Street Cars all close by. Wonderful water level for wells ..."

Both elaborate homes and modest bungalows were built on mostly half acre sites of what had been Meek's orchards. However, the area retained a strong agricultural character until after the Second World War. Many properties still have tank houses suggesting irrigation. of once large vegetable gardens or small orchards. Some poultry sheds and small barns remain.

SECOND WORLD WAR

World War II brought a large number of new people to Alameda County and immediately after the war large scale housing subdivisions replaced most of the remaining tracts of farm land. Only the most intensive agricultural use of the land, nurseries and greenhouses, survived in the area and their numbers have been greatly reduced. While

pre-World War II residential development tended to be houses that differed from one another in size, materials, and architectural style, *post*-World War II residential development can be characterized as large areas densely developed with nearly identical houses on small lots. The post war residential developments are for the most part dependent on the automobile for access to stores, services and employment.

The Nimitz Freeway (Interstate 880) west of the project area opened in the late 1950s. The Route 238 freeway was run through the middle of the study area north of Lewelling Boulevard in the 1960s. This had the greatest effect on the Ashland neighborhood. Today the project area is for the most part densely developed suburban residential neighborhoods with automobile accessed commercial strips along East 14th Street/Mission Boulevard, Lewelling Boulevard, Foothill Boulevard and to some extent Meekland Avenue.

UNINCORPORATED ASHLAND

Ashland, formerly San Leandro South, is a census designated place in Alameda County, California. The population was 20,793 at the 2000 census. Ashland has a total area of 1.8 square miles, all of it land. Alameda County occupies most of the East Bay region of the San Francisco Bay Area. The unincorporated communities in Alameda County are governed directly by the county. Alameda County has six major unincorporated communities that qualify as census designated places, including Ashland, Cherryland and San Lorenzo. Together, Ashland and Cherryland comprise one of the most urbanized areas of the unincorporated portion of Alameda County, with a combined total population of approximately 38,000. (Alameda County Planning Department, Adopted by the Alameda County Board of Supervisors June 1, 1995) The two communities are within an equal commute to many of the employment centers of the bay area, both by freeway and transit. The project site is located roughly three miles from the San Francisco Bay shoreline, the city of Hayward and San Leandro. Across the bay, San Francisco lies approximately 17 miles to the west.

The Ashland/Cherryland area is the target of a specific plan for revitalization of the area. Many of the economic and development opportunities that exist for this central portion of the County have remained unfulfilled and the quality of life in the residential areas has been eroded by insensitive development and by the freeways and highways that have been built and widened to move traffic through the area to more remote and easily developed places.

The unincorporated community of Ashland occupies the triangular-shaped area bounded by Hesperian/ Bayfair on the west, San Lorenzo Creek on the south, and I-580 on the east. Ashland was once a major truck farm and greenhouse area, although little of its agricultural past is evident today. The community is mostly residential, with homes ranging from century-old cottages to recent subdivisions. Some of the housing consists of 1950s-era tracts similar to those in San Lorenzo and Washington Manor. However, other parts of the area were developed to County standards, with large lots, narrow streets, and no sidewalks or curbs.

The area appears to be a patchwork of older and newer development, sometimes with little continuity from one block to the next. Some of the older housing is in poor condition and is in need of rehabilitation. Ashland also has several large pockets of higher density housing. Two and three-story apartment blocks, many dating from the 1960s, are located east of East 14th Street between 159th and 165th Avenues. Pockets of higher density housing also exist along Ashland Avenue and San Lorenzo Creek. The quality of this housing is extremely variable. The City of San Leandro is particularly interested in County programs that improve blighted residential properties in Ashland and address the safety and security issues that have arisen at some of these properties.

Commercial uses in Ashland are generally located along East 14th Street and Lewelling Boulevard. The East 14th “strip” includes a large number of car dealerships and auto service uses, while Lewelling contains a mix of retail, service, office, and residential uses. Some of the commercial properties are vacant or underutilized and have been identified by the County as candidates for redevelopment. The Ashland area includes San Lorenzo High School, a handful of elementary schools, parks and public uses, and a few light industrial uses along the Union Pacific railroad.

Ashland also includes the original townsite of San Lorenzo, located to the northeast of Lewelling and Hesperian Boulevards. Although little remains of the old town, there are a number of homes dating from around 1900 as well as a historic cemetery and church. Preservation of these resources and additional recognition of their historic significance would be desirable and would complement San Leandro’s own historic preservation efforts.

Long-range plans for Ashland call for revitalization of the East 14th and Lewelling business districts, rehabilitation of substandard housing, and streetscape improvements along major thoroughfares. Major increases in population are not expected. ABAG projects that Ashland will add about 290 households during the next 20 years (about a four percent increase). Most of this development will occur as infill on underutilized sites. No major changes in land use patterns are expected, although more intensive use of property along East 14th Street may occur.

The County’s land use plan designates the two-mile East 14th Corridor southeast of Bayfair as “General Commercial or Medium/High Density Residential”. This is the County’s equivalent to San Leandro’s “Corridor Mixed Use” designation. It allows either residential, commercial, or mixed use development, with densities of up to about 40 units per acre. The Ashland-Cherryland Business District Specific Plan includes further standards for how this corridor should be developed and includes an action plan to finance and build specific public improvements. The Ashland Business District is also contained in a Joint City-County Redevelopment Project area that extends into San Leandro along East 14th Street.

SITE SPECIFIC CHARACTERISTICS

The subject property is comprised of three contiguous parcels at the corner of East 14th Street (State Route 185) and Kent Avenue. All three parcels are improved and fully developed. One parcel is a mobile home park; the other two are single family residences. Together, the parcels total 1.89 acres. To the north of the subject property across East 14th Street are commercial uses; south are single family homes; to the east lies Kent Avenue; and Edendale Park to the west. Edendale Park is the ball field for Edendale Middle School which lies west of the Park.

AREA OF POTENTIAL EFFECTS

The Area of Potential Effects (APE) includes the subject parcels (APE #1, 2 and 3) and 15 of the surrounding and facing properties, or 18 properties in all. The APE Map shows all in greater detail. Results of an eligibility evaluation of the APE Properties are in the immediate adjacent area of the subject properties. The APE is summarized on Table 1.



MAP 5 AREA OF POTENTIAL EFFECTS

CALIFORNIA HISTORIC RESOURCE INFORMATION SYSTEM - RECORDS SEARCH

Archival research included examination of the library and project files at Tom Origer & Associates. A review (NWIC File No. 10-1110) was completed of the archaeological site base maps and records, survey reports, and other materials on file at the Northwest Information Center (NWIC), Sonoma State University, Rohnert Park. Sources of information included but were not limited to the current listings of properties on the National Register of Historic Places (National Register), California Historical Landmarks, California Register of Historical Resources (California Register), and California Points of Historical Interest as listed in the Office of Historic Preservation's Historic Property Directory (OHP 2011). The Office of Historic Preservation has determined that structures in excess of 45 years of age should be considered potentially important historical resources, and former building and structure locations could be potentially important historic archaeological sites. Archival research included an examination of historical maps to gain insight into the nature and extent of historical development in the general vicinity, and especially within the study area. Maps ranged from hand-drawn maps of the 1800s (e.g., GLO) to topographic maps issued by the United States Army Corps of Engineers and United States Geological Survey (USGS). In addition, ethnographic literature that describes appropriate Native American groups, county histories, and other primary and secondary sources were reviewed.

ARCHIVAL STUDY RESULTS

Archival research found that there had been no previous archaeological survey of the project area. There are several known resources within a one-mile radius. One resource is recorded within the project area. This resource is a late-19th century barn recorded by Carey & Company in 2008. Documentation for the barn is included as Appendix B. At that time, the barn was considered significant at the local level.

There are no reported ethnographic sites within or near the project area (Kroeber 1925; Levy 1985:485). Review of historical maps found no evidence of buildings or structures on the project parcels (Higley 1857; Thompson & West 1878; USGS 1896, 1914, 1915, 1950). Based on the results of the prefield research, it was anticipated that prehistoric and, to a lesser degree, historical resources could be found within the study area. Prehistoric archaeological site indicators expected to be found in the region include but are not limited to: obsidian and chert flakes and chipped stone tools; grinding and mashing implements such as slabs and hand stones, and mortars and pestles; and locally darkened midden soils containing some of the previously listed items plus fragments of bone, shellfish, and fire affected stones. Historical site indicators generally include buildings and structures, fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, and dumps).

NATIVE AMERICAN CONTACTS


The Native American Heritage Commission (Attached Source (Pilas-Treadway, May 5, 2011)) was contacted regarding sacred lands on or near the project vicinity. The Native American Heritage Commission replied on May 5, 2011 that a records search failed to indicate the presence of Native American cultural resources in the immediate project area. A list of tribal contacts was provided by the Commission and subsequently, a letter was sent to each contact regarding the project and requesting information from their respective communities regarding sacred lands or other cultural sites within the study area that might be impacted by project activities. Copies of the Native American contact letters are attached. To date, no responses have been received.



HISTORIC DISTRICTS

There are no listed Historic Districts near the vicinity of the Area of Potential Effects.



TABLE 1 SUMMARY OF AREA OF POTENTIAL EFFECTS PROPERTIES – ASHLAND FAMILY APARTMENTS, 16309-16331 KENT AVENUE, SAN LORENZO, CALIFORNIA 94580

APE #	APN	Address	Owner	Land Use	Year built	Suggested NRHP Eligibility Status Code	Comments	Photo
#1	080C-0479-023-02	(Subject Property) 16309 Kent Avenue, San Lorenzo, CA 94580-8301	Thomas Eplin	Mobile Home Park (9100)	1948	6Y	16 mobile homes on site	 <p>View from Street</p> 



APE #	APN	Address	Owner	Land Use	Year built	Suggested NRHP Eligibility Status Code	Comments	Photo
								



APE #	APN	Address	Owner	Land Use	Year built	Suggested NRHP Eligibility Status Code	Comments	Photo
								
	080C-0479-022	(Subject Property) 16331 Kent Avenue San Lorenzo, CA 94580-1228	Thomas Eplin	Two three or four single family (2100)	1947	6Y		 <p data-bbox="1417 1144 1606 1177">Home on the site</p>


APE #	APN	Address	Owner	Land Use	Year built	Suggested NRHP Eligibility Status Code	Comments	Photo
#2	080C-0479-022	(Subject Property) 16331 Kent Avenue San Lorenzo, CA 94580-1228	Thomas Eplin	Barn on the site converted to a residence above and utility/storage room on first floor.		5S1 (Individual property that is listed or designated locally.)	Lost integrity as significant resource	
#3	080C-0479-023-01	(Subject Property) 16325 Kent Avenue San Lorenzo, CA 94580-1228	Thomas Eplin	Single family residential home (1100)	1958-59	6Y		

APE #	APN	Address	Owner	Land Use	Year built	Suggested NRHP Eligibility Status Code	Comments	Photo
#4	080C-0483-001	16160 Ashland Avenue San Lorenzo, CA 94580-1116	San Lorenzo Unified School District	Exempt public agency (0300)	N/A	N/A	Edendale Park	
#5	080C-0479-013	1084 Santa Ana Street San Lorenzo, CA 94580-1243	Rolando M & Maria C Quibol	Single family residential home (1100)	1950	6Y		

APE #	APN	Address	Owner	Land Use	Year built	Suggested NRHP Eligibility Status Code	Comments	Photo
#6	080C-0479-014	1098 Santa Ana Street San Lorenzo, CA 94580-1243	Erica A Comerford	Single family residential home (1100)	1950	6Y		
#7	080C-0479-015	1116 Santa Ana Street San Lorenzo, CA 94580-1243	Lena M Guerri	Single family residential home (1100)	1950	6Y		



APE #	APN	Address	Owner	Land Use	Year built	Suggested NRHP Eligibility Status Code	Comments	Photo
#8	080C-0479-021	16327 Kent Avenue San Lorenzo, CA 94580-1228	May L Joe	Single family residential home (1100)	1949	6Y		
#9	080C-0479-020	16341 Kent Avenue San Lorenzo, CA 94580-1228	Walter Mann Jr.	Single family residential home (1100)	1900			


APE #	APN	Address	Owner	Land Use	Year built	Suggested NRHP Eligibility Status Code	Comments	Photo
#10	080B-0300-002-05	1300 Kentwood Lane San Leandro, CA 94578-2372	Ashland Village Apartments	Multiple residential building (7700)	1984	6Y	142 Apartments Less than 50 years old	
#11	080B-0300-001-02	16407 E 14 th Street San Leandro, CA 94578	E & Ferrari C J Pestana Jr	One story store (3100)	1955	6Y		 <p data-bbox="1417 1182 1570 1206">Front of store</p>

APE #	APN	Address	Owner	Land Use	Year built	Suggested NRHP Eligibility Status Code	Comments	Photo
								 <p data-bbox="1417 860 1564 893">Rear of store</p>

APE #	APN	Address	Owner	Land Use	Year built	Suggested NRHP Eligibility Status Code	Comments	Photo
#12	080-0064-013-05	16384 E 14 th Street San Leandro, CA 94578-3110	Danilo D Dondriano	One story store (3100)	1965	6Y		
#13	080-0064-014	16378 E 14 th Street San Leandro, CA 94578-5120	McEuen Family Partnership	One to five story office building (9400)	1958	6Y	6 commercial units	

APE #	APN	Address	Owner	Land Use	Year built	Suggested NRHP Eligibility Status Code	Comments	Photo
#14	080-0064-015-03	16338 E 14 th Street San Leandro, CA 94578-3100	Thomas M Eplin	Commercial repair garage (8100)	1960	6Y		
#15	080C-0479-007	16375 E 14 th Street San Leandro, CA 94578-3109	Abdul & Hanifa Gaphoor	Single family residence home with SL (1300)	1930	6Y		

APE #	APN	Address	Owner	Land Use	Year built	Suggested NRHP Eligibility Status Code	Comments	Photo
#16	080C-0479-006-09	16349 E 14 th Street San Leandro, CA 94578-3109	County of Alameda	Commercial repair garage (8100)	1910	6Y		
#17	080C-0479-006-08	16343 E 14 th Street San Lorenzo, CA 94580	County of Alameda	One story store (3100)	1964	6Y		

APE #	APN	Address	Owner	Land Use	Year built	Suggested NRHP Eligibility Status Code	Comments	Photo
#18	080C-0479-006-20	16305 E 14 th Street San Leandro, CA 94578-3109	County of Alameda	Exempt public agency (0300)	N/A	6Y	Vacant	

*Note: 6Y denotes the property has not been evaluated for the National Register the California Register or Local Listing.

EVALUATION

Tom Origer & Associates conducted a cultural resources survey for the Ashland Family Housing project in San Lorenzo, Alameda County, California. The project location consists of three contiguous parcels (APNs 080C-0479-022-00, 080C-0479-023-01, and 080C-0479-023-02) totaling about 1.89 acres. The study was designed to meet the requirements of Section 106 of the National Historic Preservation Act. Pursuant to Section 106, this study included contact with the Native American Heritage Commission and local Native American groups, archival research at the Northwest Information Center, Rohnert Park (NWIC 10-1110), examination of the library and files of Tom Origer & Associates, field survey of the project parcel, and an examination of buildings on parcels adjoining the project location. Documentation pertaining to this study is on file at the offices of Tom Origer & Associates (File No. 11-265).

Houses on parcels along Santa Ana Street could be contributors to an historic district but further research would be needed to define the district and determine its National Register status. The proposed project would not have adverse effects on any potential district on Santa Ana Street.

With the separation of the proposed project from the structures with a parking lot, coupled with the landscape design that shields these properties from the project, the effect on the properties will not be adverse over current conditions. The criteria under which these two structures are listed as local historic resources – Architecture – will not be adversely affected by the project.

ARCHAEOLOGY - FIELD SURVEY

An archaeological field survey of the project parcels was completed by Tom Origer & Associates on May 9, 2011 (Attached Source (Beard, May 19, 2011)). All three subject parcels are developed and improved. No prehistoric or historical archaeological sites were identified within the study area and no resource-specific recommendations are warranted.

ARCHITECTURAL SURVEY

In addition to the field survey, Origer prepared an evaluation of the architectural elements (Built Environment) for the project Area of Potential Effects.

APE # 1 (Subject parcel) located at 16309 Kent Avenue, San Lorenzo, CA (APN 080C-0479-023-02) is the largest of the three project parcels and contains a mobile home park. Buildings on this parcel included two flat-roofed utility sheds and a small, flat roofed residence. All are wood framed and clad with stucco. These buildings were constructed in 1948. There are 16 mobile homes are located on the site.

APE # 2 (Subject parcel) located at 16331 Kent Avenue, San Lorenzo, CA (APN 080C-0479-022-00) contains a one-story, H-shaped residence that fronts on Kent Avenue. The house was constructed in 1947. It has a hipped roof and is a frame structure clad in stucco. The front of the house has a slightly recessed stoop that runs between the two side wings and is sheltered by the principal roof. Windows are primarily one-over-one, double-hung, wood sashes. There is one porthole-style window at the front. At the rear of the house are a garage/shed, a manufactured home, and a late 19th century barn.

The barn sits on a large parcel surrounded by residential development, including mobile homes and multi-family dwellings. The two-story structure has rectangular plan with a saltbox roof formed by a one-story addition on the west elevation that continues the pitch of the barn's main gable roof. Wood horizontal boards clad the barn, and the eaves overhang. The façade faces north and has two entrances at the first story, three smaller rectangular openings at the second story, and an arched opening in the gable, each with diagonal wood doors. Similar open-

ings are located throughout the building. (The description is based on a photograph taken in 1997 as part of the “Preliminary Cultural Resources Survey: Ashland & Cherryland Districts, San Lorenzo, Alameda County, California” conducted by Stiegel & Strain, Architects.

According to Carey & Co., Inc. (Carey & Co., March 2008.), the building appears to be locally significant as an intact barn that retains a good level of integrity in San Lorenzo. It may have been constructed around 1890 and reflects the town’s early agricultural heritage. In the 1850s, American settlers were attracted to San Lorenzo’s excellent soil and weather that allowed crops to be grown year round. Farmers initially cultivated potatoes, sugar beets, barley, and wheat among other crops, and traveled to Robert’s Landing to ship their produce and grains on boats bound for San Francisco.

Early settlers, such as John Lewelling and William Meek, brought fruit trees to San Lorenzo, and cherries, pears, plums, and apricots became popular among farmers. Railroads and refrigerated cars allowed produce to be shipped even greater distances, and San Lorenzo became one of California’s largest producers of farm crops. In 1878, the South Pacific Railway Company built a railroad line connecting San Lorenzo with Santa Cruz to the south and Oakland to the north, and farmers began shipping their produce by rail.

By 1898, San Lorenzo farmers shipped more fruit by rail from the San Lorenzo station than any other station in California. Archival research did not reveal much information on the barn, and its original use and owners are unknown. However, based on the barn’s form and height, it is possible that animals and machinery were stored on the ground level, and hay or other grains were stored on the upper story. Carey was unable to obtain site access at the time of their survey and thus they were limited in their evaluation.

In May 2011 the barn was re-evaluated by Origer & Associates. Origer notes the two-story barn has been converted to a residence on the second floor and a utility/storage room on the first floor. The conversion resulted in significant alterations, including installation of modern windows and doors, walling off of barn doors and other openings, and installation of an overhead door. Origer concludes, the barn lacks sufficient integrity of design, materials, workmanship, setting, or feeling to be considered eligible for inclusion on the National Register or the California Register. None of the other buildings on the subject parcels appear eligible for the National Register or the California Register.

APE # 3 (Subject parcel) located at 16325 Kent Avenue San Lorenzo, CA (APN 080C-0479-023-01) is a land-locked, L-shaped parcel that contains a 1958-59 dwelling. This house is a one-story, hipped-roof frame structure clad in stucco. Windows appear to be original, aluminum sashes in a variety of configurations.

ADJACENT PARCELS.

The project area is adjacent to 15 parcels. A park and a vacant parcel are north and northeast of the project area, respectively. Parcels along the west side are single-family dwellings built during the early to mid-20th century. South of the project area, is a large apartment complex constructed in 1984, and a retail market built in 1955. Buildings along the west side of the project area face East 14th Street, away from the project area, and were built between 1910 and 1964. Two are commercial properties and one is a house that has been converted to an office. Buildings older than 50 years are addressed below.

Addresses 1084, 1098 and 1116 Santa Ana Street (APE #5, 6 & 7, respectively) were all built in 1950. The 1950 housing development, which lies west of the project area, fronts on Santa Ana Street. These are modest, post-war homes that, as individual properties, are unlikely to meet National Register eligibility criteria. There is potential for

a historic district to be established along Santa Ana Street. (APNs 080C-0479-013, 080C-0479-014 and 080C-0479-015)

At address 16327 Kent Avenue is APE # 8 (APN 080C-0479-021), a two-bedroom, one bath home built in 1949 of average quality and rectangular design. Although in good condition for its age, the structure does not appear to be remarkable, a superior example, or associated with significant people or events in our past.

APE # 9 located at 16341 Kent Avenue, San Lorenzo, CA 94580-1228 (APN 080C-0479-020) contains a one-story, Queen Anne house constructed at the turn of the 20th century. The house is of sufficient age and architectural interest to be considered for inclusion on the National Register. The house has a hipped roof with a front-facing, gabled wing that features a cutaway bay. The porch has turned posts for support and spindle decoration along the top. The roof/wall junction is marked by decorative dentils. This house has excellent integrity of design, materials, and workmanship. Development in this area has impacted the historical setting. It is immediately adjacent to the planned project. This early-20th century home has excellent integrity in terms of design, materials, and workmanship, but the setting has already been altered so severely that the planned project will not further detract from the building's ability to meet National Register criteria.

Ashland Village Apartments occupies APN 080B-0300-002-05 which lies across Kent Avenue from the site (APE #10) at address 1300 Kentwood Lane, San Leandro, CA 94578-2372. The Ashland Village Apartments was built in 1984 and contains 142 residential units. Due to age (less than 50 years old) the apartment complex does not appear eligible for the National Register.

APE #11, is a one-story store at address 16407 E 14th Street, San Leandro, CA. Currently a small ethnic market, this store was built in 1955 (APN 080B-0300-001-02). The structure does not appear to be remarkable, a superior example, or associated with significant people or events in our past. It appears typical of design and quality for one-story markets and stores built in the 1950s.

At address 16384 E 14th Street, San Leandro, CA, is another one-story store built in 1965. This store (APN 080-0064-013-05, APE # 12) is sited on a corner lot and has a concrete foundation with wood siding, and tar and gravel roof. It appears unremarkable, although in fair condition for its age. This is a common design for stores of this period, with flat roofs and rectangular design. Stores of this type, with no architectural distinction, are unlikely to meet National Register eligibility criteria.

APE # 13(APN 080-0064-014 at address 16378 East 14th Street, San Leandro, CA 94578-5120 is a two-story commercial building comprised of six units, and built in 1958. Although in good condition for its age, the structure does not appear to be remarkable, a superior example, or associated with significant people or events in our past.

APE # 14 located at 16338 East 14th Street, San Leandro, CA (APN 080-0064-015-03) is a one-story commercial repair garage constructed of masonry, and built in 1960. Although in good condition for its age, the structure does not appear to be remarkable, a superior example, or associated with significant people or events in our past.

APE# 15 located at 16375 E 14th Street, San Leandro, CA (APN 080C-0479-007) has a 1930s vernacular house that has been converted to an office. The house is a one-story, cross-gabled, frame building clad with stucco. This is a common house type with no architectural distinction and it is unlikely that this house would meet National Register eligibility criteria.

APE# 16 located at 16349 E 14th Street, San Leandro, CA (APN 080C-0479-006-09) contains a 1910 commercial building used by a glass tinting company. This building has a shed roof and the facade is a parapetted false front.

The building is a wood frame construction clad primarily with corrugated metal panels. Changes over the years have been piecemeal and leave the building with a challenging appearance. This highly modified structure makes it unlikely that this building would meet National Register eligibility criteria.

APE # 17 located at 16343 East 14th Street, San Leandro, CA (APN 080C-0479-006-08) is a one-story commercial store built in 1964 and remodeled in 1980. Although in fair condition, the structure is less than 50 years old and also does not appear to be remarkable, a superior example, or associated with significant people or events in our past.

ACCIDENTAL DISCOVERY

There is the possibility that buried archaeological materials could be found. If buried materials are encountered, all soil disturbing work should be halted at the location of any discovery until a qualified archaeologist completes a significance evaluation of the find(s) pursuant to Section 106 of the National Historic Preservation Act (36CFR60.4). Prehistoric archaeological site indicators expected within the general area include: chipped chert and obsidian tools and tool manufacture waste flakes; grinding and hammering implements that look like fist-size, river-tumbled stones; and for some rare sites, locally darkened soil that generally contains abundant archaeological specimens. Historical remains expected in the general area commonly include items of ceramic, glass, and metal. Features that might be present include structure remains (e.g., cabins or their foundations) and pits containing historical artifacts.

If buried materials are encountered, all soil disturbing work should be halted at the location of any discovery until a qualified archaeologist completes a significance evaluation of the find(s) pursuant to Section 106 of the National Historic Preservation Act (36CFR60.4). The following mitigations to be made part of the final Environmental Assessment.

1. If during project construction activities previously unidentified archeological resources are discovered, all project activities in the immediate vicinity of the discovery would be halted and the procedures of 36 CFR Part 800.13(b) and (c) would be followed. [Paragraph I.A. Inadvertent Archeological Resource Discovery]
2. Upon discovery of Native American human remains and associated or unassociated funerary objects, the City shall treat them in accordance with provisions of California Public Resources Code Section 5097.94, 5097.98, and 5097.99 and the California Health and Safety Code Section 7050.5 or as provided in federal implementing regulations found in 36 CFR 800.13(b)(2). [Paragraph I.B. Treatment of Native American human remains and cultural properties]
3. For any archaeological resources discovered during the excavation and construction phase, all project activities in the immediate vicinity of the discovery would halt. Procedures of 36 CFR Part 800.13(b) and (c); PRC Sections 5097.94, 5097.98 and 5097.99; and the California Health and Safety Code Section 7050.5 would be followed, including calling an archaeologist or paleontologist to evaluate the materials.
4. If paleontological resources were found during site excavation and construction, work would be halted until a paleontologist could evaluate the nature and significance of the resources. If significant resources were confirmed, the OHP and the California Department of State Parks would be contacted for further guidance on documentation and preservation. Protocol for the discovery of paleontological resources during construction would be the same as that for archaeological resources: project activities in the immediate vicinity of the discovery would halt, and procedures of 36 CFR Part 800.13(b) and (c); PRC Sections 5097.94, 5097.98 and 5097.99; and the California Health and Safety Code Section 7050.5 would be followed, including calling an archaeologist or paleontologist to evaluate the materials.

CONCLUSION

The Area of Potential Effects (APE) includes the subject parcels (APE #1, 2 and 3) and 15 of the surrounding and facing properties, or 18 properties in all. Archival research included an examination of historical maps to gain insight into the nature and extent of historical development in the general vicinity, and especially within the study area. Archival research found that there had been no previous archaeological survey of the project area. There are several known resources within a one-mile radius.

One resource is recorded within the project area. This resource is a late-19th century barn recorded by Carey & Company in 2008. At that time, the barn was considered significant at the local level. In May 2011 the barn was re-evaluated by Origer & Associates. Origer notes the two-story barn has been converted to a residence on the second floor and a utility/storage room on the first floor. The conversion resulted in significant alterations, including installation of modern windows and doors, walling off of barn doors and other openings, and installation of an overhead door. Origer concludes, the barn lacks sufficient integrity of design, materials, workmanship, setting, or feeling to be considered eligible for inclusion on the National Register or the California Register. None of the other buildings on the subject parcels appear eligible for the National Register or the California Register.

The Native American Heritage Commission (Attached Source (Pilas-Treadway, May 5, 2011)) was contacted regarding sacred lands on or near the project vicinity. The Native American Heritage Commission replied on May 5, 2011 that a records search failed to indicate the presence of Native American cultural resources in the immediate project area.

None of the adjacent properties are historic buildings, or designated as landmarks nor are they listed on the National Register of Historic Places. None of the structures in the Area of Potential Effects appear to be eligible for listing in the national Register of Historic Places. No prehistoric or historical archaeological sites were identified within the study area and no resource-specific recommendations are warranted.

RECOMMENDED DETERMINATION

For purposes of Section 106 Review of this undertaking, AEM Consulting recommends that the Agency Official determine that there are no historic properties in the Area of Potential Effects that will be adversely affected by the undertaking.

Works Cited

Alameda County Planning Department. (Adopted by the Alameda County Board of Supervisors June 1, 1995).

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Alameda County, California. Rohnert Park, CA: Tom Origer & Associates.

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**A Cultural Resources Survey for the
Ashland Family Housing Project
San Lorenzo, Alameda County, California**

Vicki R. Beard, M.A.

May 19, 2011



**A Cultural Resources Survey for the
Ashland Family Housing Project
San Lorenzo, Alameda County, California**

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May 19, 2011

ABSTRACT

Tom Origer & Associates conducted a cultural resources survey for the Ashland Family Housing project in San Lorenzo, Alameda County, California. The project location consists of three contiguous parcels (APNs 080C-0479-022-00, 080C-0479-023-01, and 080C-0479-023-02) totaling about 1.89 acres. The study was requested by Vern Miller of AEM Consulting, and was designed to meet the requirements of Section 106 of the National Historic Preservation Act. Pursuant to Section 106, this study included contact with the Native American Heritage Commission and local Native American groups, archival research at the Northwest Information Center, Rohnert Park (NWIC 10-1110), examination of the library and files of Tom Origer & Associates, field survey of the project parcel, and an examination of buildings on parcels adjoining the project location. Documentation pertaining to this study is on file at the offices of Tom Origer & Associates (File No. 11-26S).

Field survey found a late 19th century barn on one of the project parcels. The two-story barn has been converted to a residence on the second floor and a utility/storage room on the first floor. The conversion resulted in significant alterations, including installation of modern windows and doors, walling off of barn doors and other openings, and installation of an overhead door. The barn lacks sufficient integrity of design, materials, workmanship, setting, or feeling to be considered eligible for inclusion on the National Register. None of the other buildings on project parcels appear eligible for the National Register.

Houses on parcels along Santa Ana Street could be contributors to an historic district but further research would be needed to define the district and determine its National Register status. The proposed project would not have adverse affects on any potential district on Santa Ana Street.

The Queen Anne house on Parcel 080C-0479-020 is of sufficient age and architectural interest to be considered for inclusion on the National Register. It is immediately adjacent to the planned project. This early-20th century home has excellent integrity in terms of design, materials, and workmanship, but the setting has already been altered so severely that the planned project will not further detract from the building's ability to meet National Register criteria.

Synopsis

Project: Ashland Family Housing Project
Location: San Lorenzo, Alameda County, California
APN: 080C-0479-022-00, 080C-0479-023-01, and 080C-0479-023-02
Quadrangles: Hayward 7.5' series
Study Type: Intensive survey of the project parcels and inspection of surrounding buildings
Scope: 1.89 acres
Finds: No historic properties affected

Project Personnel

This report was prepared by Vicki R. Beard, who has been with Tom Origer & Associates since 1990. Ms. Beard holds a Master of Arts in cultural resources management with an emphasis in historical resources, and meets the Secretary of the Interior's standards for archaeology, history, and architectural history. Graduate coursework and applied studies included building and structure evaluation, and historical research. Post-graduate work has been completed in historical architecture through the Architecture Department at the University of California Berkeley; heritage resource management at the University of Nevada, Reno; and architectural history and historic landscapes through the National Preservation Institute, Alexandria, Virginia. Professional affiliations include the Society of Architectural Historians, Northern California Chapter of the Society of Architectural Historians, and Vernacular Architecture Forum. She is also listed on the Register of Professional Archaeologists.

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INTRODUCTION

This report describes a cultural resources survey conducted for the Ashland Family Housing project in San Lorenzo, Alameda County, California (Figure 1). The study was completed at the request of Vern Miller of AEM Consulting, on behalf of the project proponents. The project location consists of three contiguous parcels (APNs 080C-0479-022-00, 080C-0479-023-01, and 080C-0479-023-02) totaling about 1.89 acres. Because of the potential for federal funding for this project, the study is designed to comply with Section 106 of the National Historic Preservation Act. Documentation pertaining to this study is on file at Tom Origer & Associates (File No. 11-26S).

REGULATORY CONTEXT

Under Section 106, when a federal agency is involved in an undertaking, it must take into account the effects of the undertaking on historic properties (36CFR Part 800). Compliance with Section 106 requires that agencies make an effort to identify historic properties that might be affected by a project, and gather information to evaluate their eligibility for inclusion on the National Register of Historic Places (National Register). Pursuant to Section 106, the goals of this study were to: 1) identify all historic properties within the project area; 2) offer a preliminary evaluation of the significance of identified resources; 3) determine resource vulnerability to adverse impacts that could arise from project activities; and 4) offer recommendations designed to protect historical resource values, as warranted.



Figure 1. Project vicinity (adapted from the 1980 San Francisco 1:250,000-scale USGS map).

Resource Definitions

Cultural resources are classified by the State Office of Historic Preservation (OHP) as sites, buildings, structures, objects and districts, and each is described by OHP (1995) as follows.

Site. A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing structure.

Building. A building, such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail, or a house and barn.

Structure. The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter.

Object. The term "object" is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.

District. A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

Significance Criteria

The importance of a historic resource is evaluated in terms of National Register criteria put forth in 36CFR60, as follows:

The quality of significance is present in properties that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or

- C. That embody the distinct characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in prehistory or history.

The California Office of Historic Preservation (OHP) suggests that all resources over 45 years old be recorded for inclusion in the OHP filing system (OHP 1995:2), although professional judgment is urged in determining whether a resource warrants documentation.

PROJECT SETTING

Study Location and Description

The 1.89-acre project area is located in west-central Alameda County, at the intersection of East 14th Street and Kent Avenue in San Lorenzo, as shown on the Hayward 7.5' USGS topographic quadrangle (Figure 2). The project area comprises three contiguous parcels. Located within the project area are two single-family dwellings, a mobile home park, and an old barn. Table 1 summarizes the project parcels.

The project area lies about 0.4 miles north-northeast of the present-day course of San Lorenzo Creek, a year-round watercourse that drains to San Francisco Bay. Soils mapped for this location are of the Yolo series (Welch *et al.* 1981), which are well-drained alluvial soils formed from sedimentary rocks and found on alluvial fans and flood plains (Welch *et al.* 1981:30). In Alameda County, land with Yolo soils has been used for urban development primarily.

The proximity of the project area to a year-round water source and the presence of well-drained soils suggest that it would have been a likely area for prehistoric people to live or gather resources.

Table 1. Summary of Project Parcels

Address	APN	Description	Date*
16331 Kent Ave	080C-0479-022-00	Residential (with barn)	1947
16325 Kent Ave	080C-0479-023-01	Residential	1958
16309 Kent Ave	080C-0479-023-02	Mobile Home Park	1948
* Derived from Alameda County records			

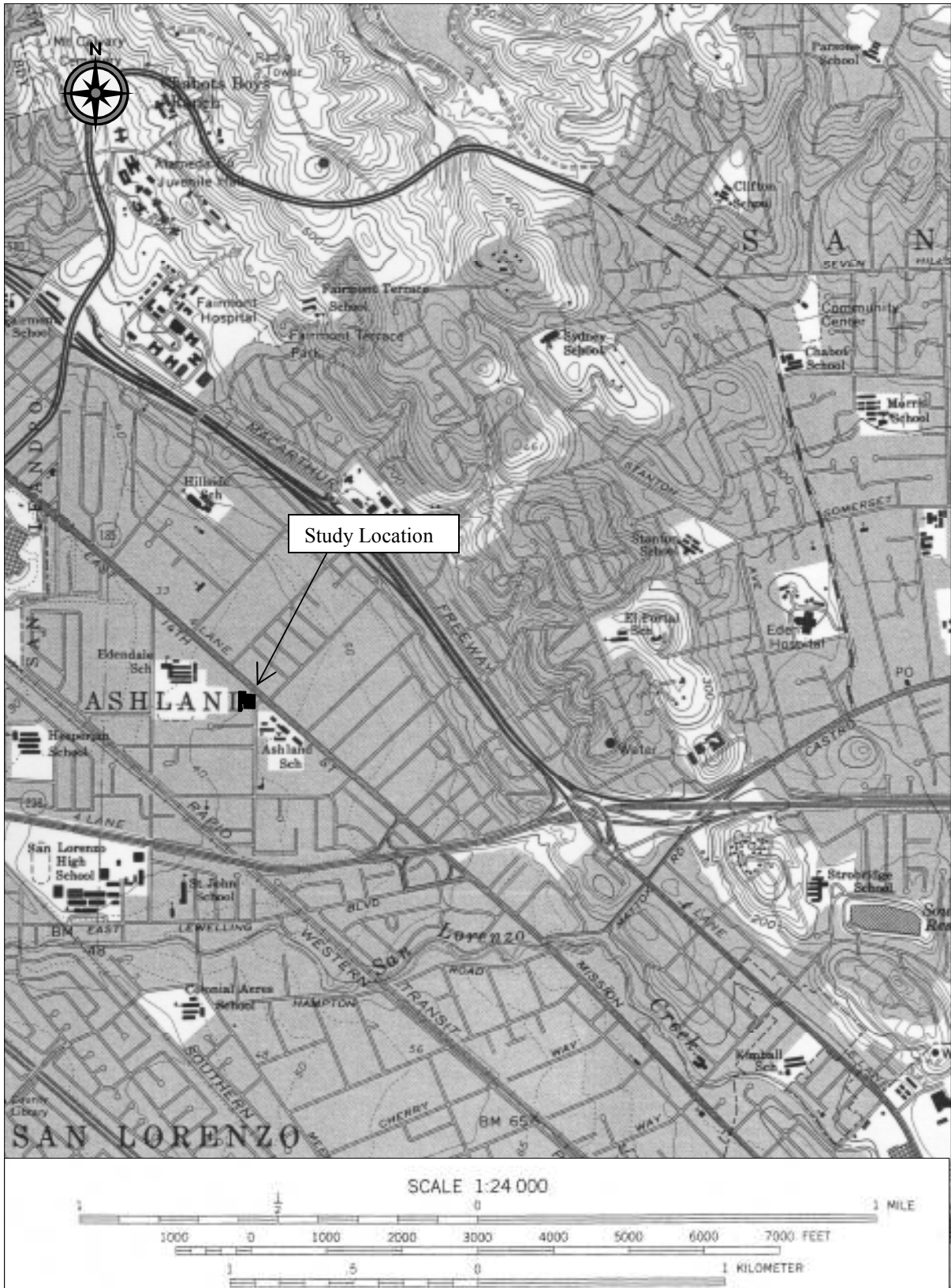


Figure 2. Study Location (adapted from the 1980 USGS Hayward 7.5' map).

Cultural Setting

Archaeological evidence indicates that human occupation of California began at least 10,000 years ago (Moratto 1984:71). Early occupants appear to have had an economy based largely on hunting, with limited exchange, and social structures based on the extended family unit. Later, milling technology and an inferred acorn economy were introduced. This diversification of economy appears to be coeval with the development of sedentism and population growth and expansion. Sociopolitical complexity and status distinctions based on wealth are also observable in the archaeological record, as evidenced by an increased range and distribution of trade goods (e.g., shell beads, obsidian tool stone), which are possible indicators of both status and increasingly complex exchange systems.

At the time of European settlement, the study area was included in the territory controlled by the Ohlone, who are also referred to as Costanoans (Levy 1978:485-495). The Ohlone were hunter-gatherers who lived in rich environments that allowed for dense populations with complex social structures (Levy 1978:485-495; Kroeber 1925:462-473). They settled in large, permanent villages about which were distributed seasonal camps and task-specific sites. Primary village sites were occupied throughout the year and other sites were visited in order to procure particular resources that were especially abundant or available only during certain seasons. Sites often were situated near fresh water sources and in ecotones where plant life and animal life were diverse and abundant.

STUDY PROCEDURES

Native American Contact

A letter was sent to the State of California's Native American Heritage Commission seeking information from the sacred lands files, which track Native American cultural resources, and the names of Native American individuals and groups that would be appropriate to contact regarding this project. The Native American Heritage Commission replied with a letter dated May 5, 2011, in which they indicated that the sacred land file has no information about the presence of Native American cultural resources in the immediate project area.

Letters were also sent to local Native American groups and individuals identified by the Native American Heritage Commission. A log of contact efforts is provided at the end of this report (Appendix A), along with copies of correspondence.

Archival Study Procedures

Archival research included examination of the library and project files at Tom Origer & Associates. A review (NWIC File No. 10-1110) was completed of the archaeological site base maps and records, survey reports, and other materials on file at the Northwest Information Center (NWIC), Sonoma State University, Rohnert Park. Sources of information included but were not limited to the current listings of properties on the National Register of

Historic Places (National Register), California Historical Landmarks, California Register of Historical Resources (California Register), and California Points of Historical Interest as listed in the Office of Historic Preservation's *Historic Property Directory* (OHP 2011).

The Office of Historic Preservation has determined that structures in excess of 45 years of age should be considered potentially important historical resources, and former building and structure locations could be potentially important historic archaeological sites. Archival research included an examination of historical maps to gain insight into the nature and extent of historical development in the general vicinity, and especially within the study area. Maps ranged from hand-drawn maps of the 1800s (e.g., GLO) to topographic maps issued by the United States Army Corps of Engineers and United States Geological Survey (USGS).

In addition, ethnographic literature that describes appropriate Native American groups, county histories, and other primary and secondary sources were reviewed. Sources reviewed are listed in the "Materials Consulted" section of this report.

Archival Study Results

Archival research found that there had been no previous archaeological survey of the project area, and that there are several known resources within a one-mile radius. One resource is recorded within the project area. This resource is a late-19th century barn recorded by Carey & Company in 2008. Documentation for the barn is included as Appendix B. At that time, the barn was considered significant at the local level.

There are no reported ethnographic sites within or near the project area (Kroeber 1925; Levy 1985:485). Review of historical maps found no evidence of buildings or structures on the project parcels (Higley 1857; Thompson & West 1878; USGS 1896, 1914, 1915, 1950).

Based on the results of the prefield research, it was anticipated that prehistoric and, to a lesser degree, historical resources could be found within the study area. Prehistoric archaeological site indicators expected to be found in the region include but are not limited to: obsidian and chert flakes and chipped stone tools; grinding and mashing implements such as slabs and handstones, and mortars and pestles; and locally darkened midden soils containing some of the previously listed items plus fragments of bone, shellfish, and fire affected stones. Historical site indicators generally include: buildings and structures, fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps).

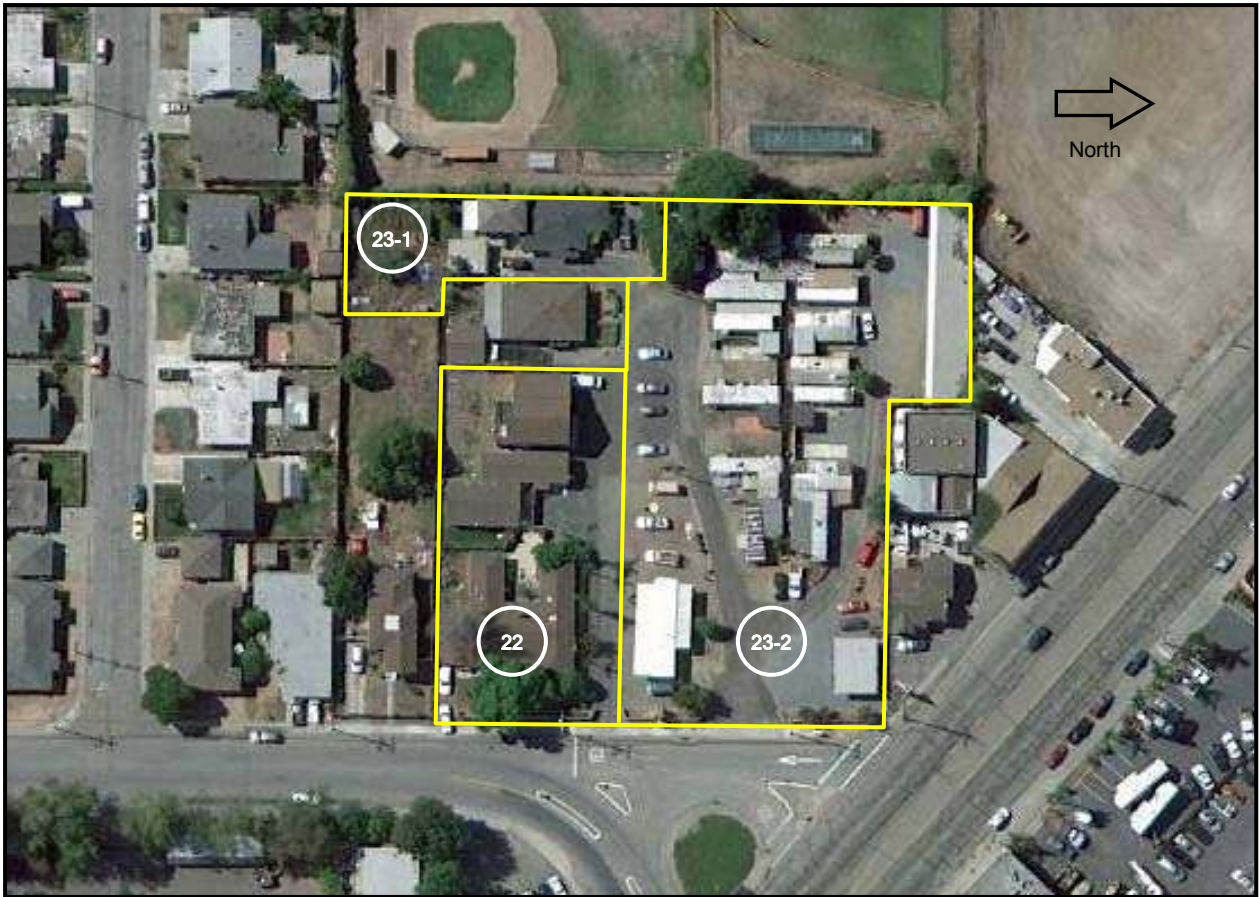


Figure 3. Aerial view of project parcels.

Table 2. Summary of Parcels Adjacent to the Project Area

Address	APN	Description	Date
1084 Santa Ana St	080C-0479-013	Single-family Residential	1950
1098 Santa Ana St	080C-0479-014	Single-family Residential	1950
1116 Santa Ana St	080C-0479-015	Single-family Residential	1950
16341 Kent Ave	080C-0479-020	Single-family Residential	1900
16327 Kent Ave	080C-0479-021	Single-family Residential	1949
16407 E. 14th St	080B-0300-001-02	Commercial	1955
1100 Kentwood Ln	080B-0300-002-05	Ashland Village Apartments	1984
16375 E. 14th St	080C-0479-007	Commercial (converted SFR)	1930
16349 E. 14th St	080C-0479-006-09	Commercial	1910
16343 E. 14th St	080C-0479-006-08	Commercial	1964
16305 E. 14th St	080C-0479-006-20	Vacant	NA
16160 Ashland Ave	0080C-0483-001	Park	NA

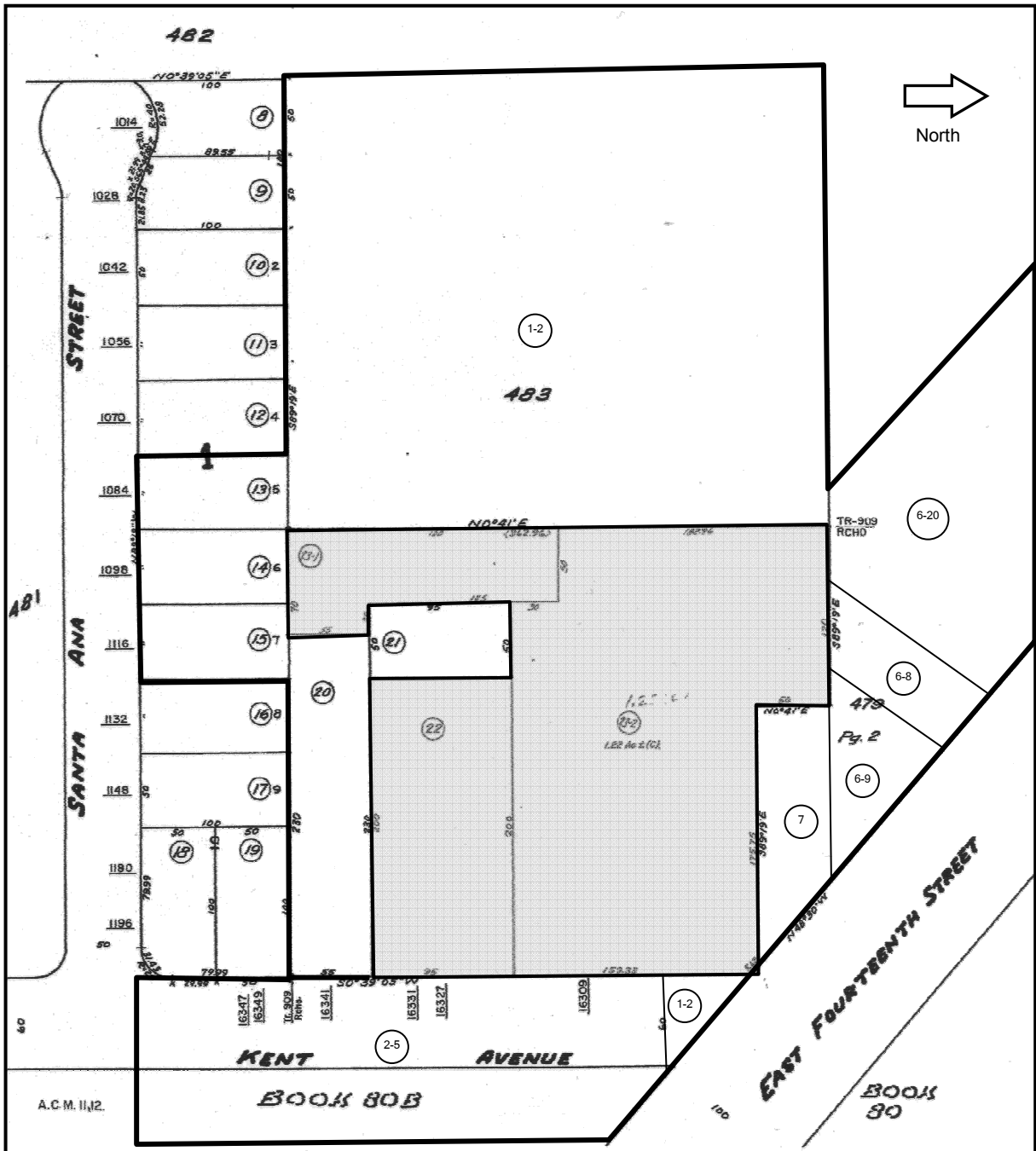


Figure 4. Project area and adjoining parcels (adapted from Alameda County Assessor's parcel maps). Project parcels are shown in gray. Individual parcels are identifiable by the last part of the Assessor's Parcel Numbers in Table 2.

Field Survey Procedures

An intensive field survey of the project parcels was completed by the author on May 9, 2011. The study area was examined by walking in a zigzag fashion within corridors about 15 meters wide, where possible. Visibility was generally poor, with fill being the chief hindrance. A hoe was used as necessary to clear small patches so that the soil could be inspected.

A survey was also made of buildings on the 12 parcels adjacent to the project area to identify possible historic properties that could be affected by the project. Photographs were taken of these buildings and note was made of their age, potential importance, and level of integrity. Table 2 summarizes information regarding adjacent parcels. Figure 3 provides a view of the three project parcels, and Figure 4 shows adjacent parcels.

Field Survey Results

Archaeology

No prehistoric or historic-period archaeological resources were discovered within the study area.

Built Environment

Project Parcels. Parcel 080C-0479-022-00 contains a one-story, H-shaped residence that fronts on Kent Avenue. The house was constructed in 1958. It has a hipped roof and is a frame structure clad in stucco. The front of the house has a slightly recessed stoop that runs between the two side wings and is sheltered by the principal roof. Windows are primarily one-over-one, double-hung, wood sashes. There is one porthole-style window at the front. At the rear of the house are a garage/shed, a manufactured home, and the old barn referred to under “Archival Study Results” above.

Parcel 080C-0479-023-01 is a land-locked, L-shaped parcel that contains a 1940s dwelling. This house is a one-story, hipped-roof frame structure clad in stucco. Windows appear to be original, aluminum sashes in a variety of configurations.

Parcel 080C-0479-023-02 is the largest of the three project parcels and contains a mobile home park. Buildings on this parcel included two flat-roofed utility sheds and a small, flat-roofed residence. All are wood framed and clad with stucco. These buildings appear to have been constructed in the 1950s.

Adjacent Parcels. As shown in Figure 4, the project area is adjacent to 12 parcels. A park and a vacant parcel are north and northeast of the project area, respectively. Parcels along the west side are single-family dwellings built during the early to mid-20th century. South of the project area, is a large apartment complex constructed in 1984, and a retail market built in 1955. Buildings along the west side of the project area face East 14th Street, away from the project area, and were built between 1910 and 1964. Two are commercial properties and one

is a house that has been converted to an office. Buildings older than 50 years are addressed below.

The 1950 housing development west of the project area fronts on Santa Ana Street. These are modest, post-war homes that, as individual properties, are unlikely to meet National Register eligibility criteria. There is potential for a historic district to be established along Santa Ana Street.

Parcel 080C-0479-020 contains a one-story, Queen Anne house constructed at the turn of the 20th century. This house has a hipped roof with a front-facing, gabled wing that features a cutaway bay. The porch has turned posts for support and spindle decoration along the top. The roof/wall junction is marked by decorative dentils. This house has excellent integrity of design, materials, and workmanship. Development in this area has impacted the historical setting.

Parcel 080C-0479-007 has a 1930s vernacular house that has been converted to an office. The house is a one-story, cross-gabled, frame building clad with stucco. This is a common house type with no architectural distinction and it is unlikely that this house would meet National Register eligibility criteria.

Parcel 080C-0479-006-09 contains a 1910 commercial building used by a glass tinting company. This building has a shed roof and the façade is a parapetted false front. The building is of frame construction and is clad primarily with corrugated metal panels. Changes over the years have been piecemeal and leave the building with an awkward appearance. It is unlikely that this building would meet National Register eligibility criteria.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

Archaeology

This study found that there are no archaeological resources that will be affected by the project. There is a slight possibility that buried archaeological deposits could be encountered during construction and recommendations for such an occurrence are provided later in this report.

Built Environment

Field survey found a late 19th century barn on one of the project parcels. The two-story barn has been converted to a residence on the second floor and a utility/storage room on the first floor. The conversion resulted in significant alterations, including installation of modern windows and doors, walling off of barn doors and other openings, and installation of an overhead door. The barn lacks sufficient integrity of design, materials, workmanship, setting, or feeling to be considered eligible for inclusion on the National Register. No other buildings on project parcels have the potential to meet National Register eligibility criteria.

In general, buildings on surrounding parcels lack National Register potential. The homes on parcels along Santa Ana Street could be contributors to an historic district but further research would be needed to define the district and determine its National Register status. The proposed project would not have adverse affects on any potential district on Santa Ana Street.

The Queen Anne house on Parcel 080C-0479-020 is of sufficient age and architectural interest to be considered for inclusion on the National Register. It is immediately adjacent to the planned project. This early-20th century home has excellent integrity in terms of design, materials, and workmanship, but the setting has already been altered so severely that the planned project will not further detract from the building's ability to meet National Register criteria.

The proposed project will have no adverse affects on historic properties.

Recommendations

Archaeology

No prehistoric or historical archaeological sites were identified within the study area and no resource-specific recommendations are warranted.

Built Environment

No historic buildings or structures were found on the project parcels or on adjacent parcels that would be adversely affected by the proposed project. No recommendations are warranted.

Accidental Discovery

There is the possibility that buried archaeological materials could be found. If buried materials are encountered, all soil disturbing work should be halted at the location of any discovery until a qualified archaeologist completes a significance evaluation of the find(s) pursuant to Section 106 of the National Historic Preservation Act (36CFR60.4). Prehistoric archaeological site indicators expected within the general area include: chipped chert and obsidian tools and tool manufacture waste flakes; grinding and hammering implements that look like fist-size, river-tumbled stones; and for some rare sites, locally darkened soil that generally contains abundant archaeological specimens. Historical remains expected in the general area commonly include items of ceramic, glass, and metal. Features that might be present include structure remains (e.g., cabins or their foundations) and pits containing historical artifacts.

SUMMARY

This cultural resources study for Ashland Family Homes was completed at the request of Vern Miller of AEM Consulting. The study was conducted in compliance with Section 106 of the National Historic Preservation Act and included archival research, intensive field survey of project parcels, and examination of buildings within and adjacent to the project area.

The project parcels contain no archaeological resources, and existing buildings lack the potential to meet National Register eligibility criteria. Potential National Register-eligible properties were found on adjacent parcels but they will not be adversely affected by the proposed project. No further study was recommended.

MATERIALS CONSULTED

Alameda County

2011 Alameda County Landmarks & Contributing Buildings Identified in 2005-2008 Comprehensive Survey. <<http://www.acgov.org/cda/planning/landuseprojects/documents/phrcList.pdf>>

Baker, J. (Editor)

1914 *Past and Present of Alameda County, California*. Vol. 1. S.J. Clarke, Oakland.

Bean, L. (Editor)

1994 *The Ohlone Past and Present*. Ballena Press, Menlo Park.

Carey & Company

2008 Primary Record for 16331 Kent Avenue. Document on file at Tom Origer & Associates.

General Land Office

1863 Plat of the Rancho San Lorenzo. Department of the Interior, Washington, D.C.

Higley, H.

1857 Official Map of the County of Alameda, California. Britton & Rey, San Francisco.

Hoover, M., H. Rensch, E. Rensch, W. Abeloe

1966 *Historic Spots in California*. 3rd edition. Stanford University Press. Stanford.

Hoover, M., H. Rensch, E. Rensch, W. Abeloe, and D. Kyle

2000 *Historic Spots in California*. 5th edition, Stanford University Press. Stanford.

Kroeber, A.

1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C.

Levy, R.

1978 Costanoan. In *California* edited by R. Heizer, pp. 485-495. Handbook of North American Indians, Vol. 8, W. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Margolin, M.

1978 *The Ohlone Way*. Heyday Books, Berkeley.

McAlester, V. and L. McAlester

1991 *A Field Guide to American Houses*. Alfred A. Knopf, New York.

Meighan, C.

1955 *Archaeology of the North Coast Ranges, California*. Reports of the University of California Archaeological Survey No. 30. University of California, Berkeley.

Milliken, R.

1995 *A Time of Little Choice*. Ballena Press, Menlo Park.

Moratto, M.

1984 *California Archaeology*. Academic Press, San Francisco.

Office of Historic Preservation

1995 *Instructions for Recording Historic Resources*. Office of Historic Preservation, Sacramento.

2011 *Historic Property Directory*. Office of Historic Preservation, Sacramento.

Thompson & West

1878 *Official Historical Atlas Map of Alameda County, California*. Thompson & West, Oakland.

United States Geological Survey

1896 Hayward, California. 15' map series. Geological Survey, Washington, D.C.

1928 Hayward, California. 15' map series. Geological Survey, Washington, D.C.

1939 Hayward, California. 15' map series. Geological Survey, Washington, D.C.

Welch, L., R. Huff, R. Dierking, T. Cook, L. Bates, W. Andrews

1966 *Soil Survey of the Alameda Area, California*. U.S. Department of Agriculture in cooperation with the University of California Agricultural Experiment Station.

APPENDIX A: Native American Correspondence

Contact Log
Correspondence

**Native American Contact Efforts
Ashland Family Housing Project
Alameda County, California**

Organization	Contact	Letters	Results
Native American Heritage Commission	Debbie Pilas-Treadway	4/27/11	Letter received 5/5/11 NAHC has no information about resources in the immediate project area
Muwekma Ohlone Indian Tribe of the San Francisco Bay Area	Rosemary Cambra	5/10/11	No comments received as of the date of this report.
Amah/Mutsun Tribal Band	Jean-Mari Feyling	5/10/11	No comments received as of the date of this report.
The Ohlone Indian Tribe	Andrew Galvan	5/10/11	No comments received as of the date of this report.
Trina Marine Ruano Family	Ramona Garibay	5/10/11	No comments received as of the date of this report.
	Jakki Kehl	5/10/11	No comments received as of the date of this report.
	Katherine Erolinda Perez	5/10/11	No comments received as of the date of this report.
Indian Canyon Mutsun Band of Costanoan	Ann Marie Sayers	5/10/11	No comments received as of the date of this report.
	Linda G. Yamane	5/10/11	No comments received as of the date of this report.
Amah/Mutsun Tribal Band	Irene Zwierlein	5/10/11	No comments received as of the date of this report.

Tom Origer & Associates
Archaeology / Historical Research

April 27, 2011

Debbie Pilas-Treadway
Native American Heritage Commission
915 Capitol Mall
Sacramento, California 95814

VIA FACIMILE

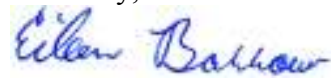
Re: Ashland Family Housing Project, Alameda County, California

Dear Ms. Pilas-Treadway:

I write regarding a cultural resources study our firm is conducting for the above referenced project. The project area consists of 1.89 acres of land that is proposed for low-income housing development located at 16309-16331 Kent Avenue in the City of San Lorenzo. The project area is shown on the Hayward 7.5' USGS quadrangle. We are seeking information from the Native American Heritage Commission regarding possible sacred lands and other cultural sites within this area. We would also like to obtain a list of individuals whom it would be appropriate to contact regarding this project.

Below is information to aid in your search. Please contact me at (707) 584-8200 if you have any questions or need additional information. Thank you for your help.

Sincerely,



Eileen Barrow
Associate

Encl. Portion of San Leandro and Hayward 7.5' USGS maps showing project area.

County	USGS Map	Township	Range	Sections	Comments
Alameda	Hayward 7.5'				The project area is located within the San Lorenzo (Soto) land grant.

Tom Origer & Associates
Archaeology / Historical Research

May 10, 2011

Rosemary Cambra
Muwekma Ohlone Indian Tribe of the San Francisco Bay Area
2574 Seaboard Avenue
San Jose, California 95131

Re: Cultural Resources Study for the Ashland Family Project, Alameda County, California.

Dear Ms. Cambra:

I write to notify you about a cultural resources study that our firm is conducting for the Ashland Family Project, Alameda County, California. The project area consists of 1.89 acres of land that is proposed for low-income housing development located at 16309-16331 Kent Avenue in the City of San Lorenzo. The project area is shown on the enclosed Hayward, California 7.5' USGS quadrangle.

If you have any information or concerns about this project we would be happy to convey them to our client.

Please contact us at (707) 584-8200 if you need additional information. Thank you for your help.

Sincerely,



Eric Strother
Senior Associate

Encl: A portion of the Hayward, California 7.5' USGS map

Tom Origer & Associates
Archaeology / Historical Research

May 10, 2011

Jean-Mari Feyling
Amah/Mutsun Tribal Band
19350 Hunter Court
Redding, California 96003

Re: Cultural Resources Study for the Ashland Family Project, Alameda County, California.

Dear Ms. Feyling:

I write to notify you about a cultural resources study that our firm is conducting for the Ashland Family Project, Alameda County, California. The project area consists of 1.89 acres of land that is proposed for low-income housing development located at 16309-16331 Kent Avenue in the City of San Lorenzo. The project area is shown on the enclosed Hayward, California 7.5' USGS quadrangle.

If you have any information or concerns about this project we would be happy to convey them to our client.

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Sincerely,



Eric Strother
Senior Associate

Encl: A portion of the Hayward, California 7.5' USGS map

Tom Origer & Associates
Archaeology / Historical Research

May 10, 2011

Andrew Galvan
The Ohlone Indian Tribe
PO Box 3152
Fremont, California 94539

Re: Cultural Resources Study for the Ashland Family Project, Alameda County, California.

Dear Mr. Galvan:

I write to notify you about a cultural resources study that our firm is conducting for the Ashland Family Project, Alameda County, California. The project area consists of 1.89 acres of land that is proposed for low-income housing development located at 16309-16331 Kent Avenue in the City of San Lorenzo. The project area is shown on the enclosed Hayward, California 7.5' USGS quadrangle.

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Sincerely,



Eric Strother
Senior Associate

Encl: A portion of the Hayward, California 7.5' USGS map

Tom Origer & Associates
Archaeology / Historical Research

May 10, 2011

Ramona Garibay
Trina Marine Ruano Family
30940 Watkins Street
Union City, California 94587

Re: Cultural Resources Study for the Ashland Family Project, Alameda County, California.

Dear Ms. Garibay:

I write to notify you about a cultural resources study that our firm is conducting for the Ashland Family Project, Alameda County, California. The project area consists of 1.89 acres of land that is proposed for low-income housing development located at 16309-16331 Kent Avenue in the City of San Lorenzo. The project area is shown on the enclosed Hayward, California 7.5' USGS quadrangle.

If you have any information or concerns about this project we would be happy to convey them to our client.

Please contact us at (707) 584-8200 if you need additional information. Thank you for your help.

Sincerely,



Eric Strother
Senior Associate

Encl: A portion of the Hayward, California 7.5' USGS map

Tom Origer & Associates
Archaeology / Historical Research

May 10, 2011

Jakki Kehl
720 North 2nd Street
Patterson, California 95363

Re: Cultural Resources Study for the Ashland Family Project, Alameda County, California.

Dear Ms. Kehl:

I write to notify you about a cultural resources study that our firm is conducting for the Ashland Family Project, Alameda County, California. The project area consists of 1.89 acres of land that is proposed for low-income housing development located at 16309-16331 Kent Avenue in the City of San Lorenzo. The project area is shown on the enclosed Hayward, California 7.5' USGS quadrangle.

If you have any information or concerns about this project we would be happy to convey them to our client.

Please contact us at (707) 584-8200 if you need additional information. Thank you for your help.

Sincerely,



Eric Strother
Senior Associate

Encl: A portion of the Hayward, California 7.5' USGS map

Tom Origer & Associates
Archaeology / Historical Research

May 10, 2011

Katherine Erolinda Perez
PO Box 717
Linden, CA 95236

Re: Cultural Resources Study for the Ashland Family Project, Alameda County, California.

Dear Ms. Perez:

I write to notify you about a cultural resources study that our firm is conducting for the Ashland Family Project, Alameda County, California. The project area consists of 1.89 acres of land that is proposed for low-income housing development located at 16309-16331 Kent Avenue in the City of San Lorenzo. The project area is shown on the enclosed Hayward, California 7.5' USGS quadrangle.

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Please contact us at (707) 584-8200 if you need additional information. Thank you for your help.

Sincerely,



Eric Strother
Senior Associate

Encl: A portion of the Hayward, California 7.5' USGS map

Tom Origer & Associates
Archaeology / Historical Research

May 10, 2011

Ann Marie Sayers
Indian Canyon Mutsun Band of Costanoan
PO Box 28
Hollister, California 95024

Re: Cultural Resources Study for the Ashland Family Project, Alameda County, California.

Dear Ms. Sayers:

I write to notify you about a cultural resources study that our firm is conducting for the Ashland Family Project, Alameda County, California. The project area consists of 1.89 acres of land that is proposed for low-income housing development located at 16309-16331 Kent Avenue in the City of San Lorenzo. The project area is shown on the enclosed Hayward, California 7.5' USGS quadrangle.

If you have any information or concerns about this project we would be happy to convey them to our client.

Please contact us at (707) 584-8200 if you need additional information. Thank you for your help.

Sincerely,



Eric Strother
Senior Associate

Encl: A portion of the Hayward, California 7.5' USGS map

Tom Origer & Associates
Archaeology / Historical Research

May 10, 2011

Linda G. Yamane
1585 Mira Mar Ave.
Seaside, California 93955

Re: Cultural Resources Study for the Ashland Family Project, Alameda County, California.

Dear Ms. Yamane:

I write to notify you about a cultural resources study that our firm is conducting for the Ashland Family Project, Alameda County, California. The project area consists of 1.89 acres of land that is proposed for low-income housing development located at 16309-16331 Kent Avenue in the City of San Lorenzo. The project area is shown on the enclosed Hayward, California 7.5' USGS quadrangle.

If you have any information or concerns about this project we would be happy to convey them to our client.

Please contact us at (707) 584-8200 if you need additional information. Thank you for your help.

Sincerely,



Eric Strother
Senior Associate

Encl: A portion of the Hayward, California 7.5' USGS map

Tom Origer & Associates
Archaeology / Historical Research

May 10, 2011

Irene Zwierlein
Amah/Mutsun Tribal Band
789 Canada Road
Woodside, California 94062

Re: Cultural Resources Study for the Ashland Family Project, Alameda County, California.

Dear Ms. Zwierlein:

I write to notify you about a cultural resources study that our firm is conducting for the Ashland Family Project, Alameda County, California. The project area consists of 1.89 acres of land that is proposed for low-income housing development located at 16309-16331 Kent Avenue in the City of San Lorenzo. The project area is shown on the enclosed Hayward, California 7.5' USGS quadrangle.

If you have any information or concerns about this project we would be happy to convey them to our client.

Please contact us at (707) 584-8200 if you need additional information. Thank you for your help.

Sincerely,



Eric Strother
Senior Associate

Encl: A portion of the Hayward, California 7.5' USGS map

STATE OF CALIFORNIA

Edmund G. Brown Jr., GOVERNOR

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4038
Fax (916) 657-5390
Web Site www.nahc.ca.gov



May 5, 2011

Eileen Barrow
TOM ORIGER & ASSOCIATES
P.O. Box 1531
Rohnert Park, CA 94927

Sent by Fax: 707-584-8300
Number of Pages: 2

Re: Proposed Ashland family Housing Project, Alameda County.

Dear Ms. Barrow:

A record search of the sacred land file has failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the sacred lands file does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Enclosed is a list of Native Americans individuals/organizations who may have knowledge of cultural resources in the project area. The Commission makes no recommendation or preference of a single individual, or group over another. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe or group. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at (916) 653-4038.

Sincerely,

Debbie Pflaeg-Treadway
Environmental Specialist III

**Native American Contacts
Alameda County
May 2, 2011**

Jakki Kahl
720 North 2nd Street
Patterson, CA 95363
jakki@bigvalley.net
(209) 882-1060

Ohlone/Costanoan

Indian Canyon Mutsun Band of Costanoan
Ann Marie Sayers, Chairperson
P.O. Box 28
Hollister, CA 95024
ams@indiancanyon.org
831-637-4238

Ohlone/Costanoan

Katherine Erolinda Perez
PO Box 717
Linden, CA 95236
canutes@verizon.net
(209) 887-3415

Ohlone/Costanoan
Northern Valley Yokuts
Bay Miwok

Muwekma Ohlone Indian Tribe of the SF Bay Area
Rosemary Cambra, Chairperson
2574 Seaboard Avenue
San Jose, CA 95131
muwokma@muwokma.org
408-205-9714
510-581-5194

Ohlone / Costanoan

Linda G. Yamane
1585 Mira Mar Ave
Seaside, CA 93955
rumpien123@yahoo.com
831-394-5915

Ohlone/Costanoan

The Ohlone Indian Tribe
Andrew Galvan
PO Box 3152
Fremont, CA 94539
chochenyo@AOL.com
(510) 882-0527 - Cell
(510) 687-9393 - Fax

Ohlone/Costanoan
Bay Miwok
Plains Miwok
Patwin

Amah/Mutsun Tribal Band
Irene Zwielerlein, Chairperson
789 Canada Road
Woodside, CA 94062
amah_mutsun@yahoo.com
(650) 851-7747 - Home
(650) 851-7489 - Fax

Ohlone/Costanoan

Trina Marine Ruano Family
Ramona Garibay, Representative
30940 Watkins Street
Union City, CA 94587
soaprootmo@msn.com
510-972-0645-home
209-688-4753-cell

Ohlone/Costanoan
Bay Miwok
Plains Miwok
Patwin

Amah/Mutsun Tribal Band
Jean-Marie Foyling
19350 Hunter Court
Redding, CA 96003
jmfmc@sbcglobal.net
530-243-1633

Ohlone/Costanoan

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7580.5 of the Health and Safety Code, Section 5097.84 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Ashland Family Housing Project, Alameda County.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 16331 Kent Avenue

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Alameda

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hayward

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 16331 Kent Avenue

City: San Lorenzo

Zip: 94580

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data:

Elevation:

Assessor Parcel Number: 080C-0479-022

***P3a. Description:**

The barn at 16331 Kent Avenue sits on a large parcel surrounded by residential development, including mobile homes and multi-family dwellings. The two-story structure has rectangular plan with a saltbox roof formed by a one-story addition on the west elevation that continues the pitch of the barn's main gable roof. Wood horizontal boards clad the barn, and the eaves overhang. The façade faces north and has two entrances at the first story, three smaller rectangular openings at the second story, and an arched opening in the gable, each with diagonal wood doors. Similar openings are located throughout the building. (The description is based on a photograph taken in 1997 as part of the "Preliminary Cultural Resources Survey: Ashland & Cherryland Districts, San Lorenzo, Alameda County, California" conducted by Stiegel & Strain, Architects. Carey and Co. was unable to obtain site access, since the barn sits on private property and cannot be viewed from the public right-of-way.)

*P3b. Resource Attributes: HP4, Ancillary building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

Bird's eye view, looking north.
 Microsoft Live, <http://maps.live.com>,
 accessed March 4, 2008.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 c. 1890; Stiegel & Strain, "Preliminary Cultural Resources Survey: Ashland & Cherryland Districts."

*P7. Owner and Address:

Thomas P. and Ella S. Eplin
 5431 Blackhawk Drive
 Danville, CA 94506

*P8. Recorded by:

Carey & Co., Inc.
 460 Bush Street
 San Francisco, CA 94108

*P9. Date Recorded:

February 2008

*P10. Survey Type: Intensive

*P11. Report Citation: Carey & Co. "Intensive Survey of Fifty Properties in Unincorporated Alameda County ." March 2008.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

*Recorded by: Carey & Co., Inc.

*Date: February 2008 Continuation Update

Continuation of B12. References:

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PRELIMINARY CULTURAL RESOURCES SURVEY

ASHLAND & CHERRYLAND DISTRICTS

SAN LORENZO

ALAMEDA COUNTY

CALIFORNIA

APRIL 30 , 1998

SIEGEL & STRAIN Architects |

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PRELIMINARY CULTURAL RESOURCES SURVEY
ASHLAND & CHERRYLAND DISTRICTS
SAN LORENZO, CALIFORNIA

SUMMARY REPORT
April 30, 1998

PROJECT DESCRIPTION

This report presents findings of a preliminary, "windshield," identification and evaluation of potential historically and architecturally significant resources in the project area, an irregularly shaped portion of unincorporated land in San Lorenzo, Alameda County, California, bounded by 150th Avenue on the north, Foothill Blvd. and Route I-580 on the east, Hesperian and the Southern Pacific Railroad tracks on the west and Hayward city limits on the south. (see project location map in appendix). The area includes what is commonly known as the Ashland and Cherryland communities.

Under a contract with the Alameda County Planning Department and the Redevelopment Agency of the City of San Leandro, a windshield survey was conducted between September 1997 and March 1998 by Siegel & Strain Architects. As part of the contract a prehistoric and historic site record and literature search was conducted by Basin Research Associates.

PURPOSE

The purpose of the record search and windshield survey was to begin to identify significant properties and cultural resources within the area that are listed, or appear eligible for inclusion in the California Register of Historic Resources (CRHR). The most common measure of eligibility to the CRHR is eligibility to the National Register of Historic Places (NRHP). In this survey we used the widely known and accepted NRHP criteria.

To be eligible for the National Register of Historic Places a resource: (1) is at least 50 years old; (2) retains integrity of location, design, setting, materials, workmanship, feeling, and association; and, (3) has one or all of the following characteristics; (Criterion A) "is associated with events that have made a significant contribution to the broad patterns of our history"; (Criterion B) "is associated with the lives of persons significant in our past"; (Criterion C) "embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction"; or, (Criterion D) "has yielded, or may be likely to yield, information important in prehistory or history." (36 CFR 60.4, see appendix).

A windshield survey is conducted from the street and is primarily a visual assessment that can only identify those properties that appear eligible for the NRHP under Criterion C

(above). To identify resources eligible under criteria A, B or D (archaeological resources) will require substantial archival research which is beyond the scope of this contract. This preliminary, "augmented windshield", survey should be considered an initial step toward an eventual comprehensive cultural resource survey of the area. The hope is that this preliminary survey will inform the future comprehensive survey and will serve as an interim planning tool for the Alameda County Planning Department to identify possible negative impacts on potentially significant buildings, landscape features, neighborhoods, and archaeological resources.

RESEARCH AND FIELD METHODS

Preparation for the field survey began by gathering historic maps of the area illustrating the development patterns over time. The maps ranged chronologically from 1874 to 1980. They are identified in the Bibliography and a representative sample appear in the appendix of this report. Prior to commencing the windshield survey, a prehistoric and historic site records search was performed by Basin Research Associates. Previous evaluations of historic properties within the study area by Caltrans (1981) were incorporated into the survey data.

During the field survey approximately 250 buildings and some streetscapes were photographed and field notes taken on survey forms (see sample form in appendix). The survey form identifies the address, building type and, where appropriate, architectural style, estimated date of construction, major character defining features, construction materials, general condition, degree of integrity and a preliminary evaluation of potential eligibility for the NRHP. The form also includes site information such as secondary structures and consistency of setbacks in a neighborhood. A black and white photo of each property is stapled to the survey form. Photos are labeled on the back and referenced to proof sheets, photo logs, and negatives submitted to the county.

Ideally a windshield survey would begin with a list of all properties in the area, their addresses, assessor's parcel numbers (APNs), date of construction, and other pertinent information. We did not have this information for the area prior to commencing the survey, but designed the survey form and summary chart so this data can be added in the future by local volunteers or Alameda County Planning Department summer interns.

The windshield survey was conducted between September, 1997 and March, 1998 by Siegel & Strain Architects, with input from Jay Claiborne, contract planner with the Alameda County Planning Department. The survey team drove the study area using historic maps for field reference. Photos were taken along with field notes and a preliminary evaluation was made for properties that appear potentially eligible for the NRHP or appear to contribute to the historic character of the area. The potential existence of historic districts, or significant clustering of historic resources was also examined during the survey.

In general, properties that were more than 50 years of age but clearly lacked integrity, that is had been substantially altered, were not surveyed. Outbuildings and secondary structures including agricultural buildings, significant landscape elements, or streetscapes were noted on the survey forms and appear in the comments column of the summary chart.

The summary chart, which appears in the appendix of this report, is designed as a quick reference. (For more complete information about a property refer to individual survey forms submitted to the county). An electronic copy (Macintosh Microsoft Word) of the summary chart has been submitted to the Alameda County Planning Department so that the data can be easily searched and updated as more information is gathered. The chart 1) gives the address of a property. If an address was not posted an approximate address was assigned and asterisked for future verification or correction. 2) A field was created for Assessor's Parcel Numbers (APNs) to be supplied later by the County. 3) An estimated date of construction was given. These dates are educated guesses based on stylistic evidence and historic maps. Many of these dates could be refined by archival research. 4) Properties previously evaluated were noted and the surveying agency and date stated. 5) A field labeled "Type" identifies the building type and, where appropriate, architectural style. 6) If the property lies within the boundaries of one of the historic neighborhoods: Four Corners, Ashland, or Haywards Park Homestead, or in the area that was historically Meek's orchards, it is noted. 7) A preliminary evaluation of potential eligibility to the NRHP appears in the seventh column of the chart. The letters N, P, or Y designate: (N) No a property does not appear eligible, (P) the property may Possibly be eligible, or (Y) Yes, the property appears eligible. If a property fell between two designations it was assigned the rating N/P, or P/Y. A final column labeled "Comment" includes miscellaneous information about a property such as the presence of secondary agricultural structures, or alterations.

FINDINGS AND CONCLUSIONS

The record search conducted by Basin Research Associates revealed the following information: 1) One prehistoric archaeological site CA-Ala-6, identified as a former Native American village site, has been recorded within the study area along San Lorenzo Creek near the Southern Pacific Railroad (formerly Central Pacific Railroad) tracks. 2) The San Leandro Indian Adobe Rancheria, an adobe house dating to 1837, was located "on top of the small hill 200 feet west of Foothill Boulevard between 155th and 159th Streets, within the study area. Although no visible evidence of either site remains the probability of below ground archeological resources is high. 3) The Meek Mansion and Carriage House is the only property within the area that is listed on the National Register. The surrounding Meek Estate/Park is a California State Point of Historical Interest. 4) San Lorenzo Pioneer Cemetery is also a California State Point of Historical Interest. 5) A large laurel or bay tree at 9 Lewelling Blvd. has been determined "eligible for local listing only". 6) The San Lorenzo Camp site on Mattox Road and San Lorenzo Creek has not yet been evaluated but may be archaeologically sensitive.

Further historical research is required to identify properties that are eligible for listing on the NRHP. This amount of historic research is beyond the scope of this contract. It should also be noted that The Hayward Area Historical Society museum and archives were closed during this contract while their building underwent seismic rehabilitation.

Only fragments of the area's rich agricultural past remain. There are a significant number of tankhouses and small agricultural building located behind houses. Many of these outbuildings have been converted to residential use. Rodger's farm at 15900 Mission Blvd.

is the most complete extant agricultural cluster within the survey area, although the site is now tightly surrounded by the freeway and post World War II commercial and residential development. The property is slated for demolition. The Meek property on Hampton Road is now a park and retains little reference to its original agricultural setting although a recently planted small cherry orchard will remedy this somewhat. A few greenhouses remain in Ashland where there were many through the 1960s. The area of Haywards Park Homestead retains much of its original character with houses on large lots sited close to the street and large vegetable gardens through the middle of the block.

There are significant clusters of pre 1900 houses in the Four Corners, Ashland, and Haywards Park Homestead neighborhoods. One church remains from that era in the Four Corners area adjacent to the Pioneer Cemetery. Holy Ghost Association Hall on Kent Avenue in Ashland also dates from that period. The 19th century church on Birch Street at Haywards Park Homestead was moved there in 1948 from a downtown Hayward site. Commercial and industrial buildings existed throughout the study during the late 19th and early 20th centuries, however if any remain from that era they have been significantly altered. Cohesive neighborhoods of 1920s bungalows are found throughout Cherryland. Residences include both large and modest single family homes as well as small scale developments for rental and worker housing.

HISTORICAL OVERVIEW

Pre Colonial Period

The study area is located within the territory of the Chochenyo tribelet of the Costanoan Indians (also known as the Ohlone). Their settlement *lisyan* was located south of San Lorenzo Creek, possibly within the study area. The exact location is not known, but it may be linked to CA-Ala-6, a Native American village site known to be within the study area along San Lorenzo Creek near the Southern Pacific Railroad (formerly Central Pacific Railroad) tracks.

Mission Period

The study area was very likely crossed by the Pedro Fages expedition for Spain in 1772 and certainly by the Juan Bautista de Anza expedition in 1775-76. During the Spanish Period the area was open grazing land of the Mission San Jose, established in 1797 in Fremont. El Camino Real del Norte, the major north-south road of the Mission Period, followed roughly de Anza's trail, very nearly the same route as today's East 14th Street/Mission Boulevard.

An adobe house, the San Leandro Indian Adobe Rancheria, dating to 1837, was built in the study area by an administrator of Mission San Jose, Jose de Jesus Vallejo. The house was located "on top of the small hill 200 feet west of Foothill Boulevard between 155th and 159th Streets".

Rancho Period

In 1821 Mexico declared its independence from Spain and took possession of California. The missions were secularized and their huge land holdings were divided into large Ranchos granted to military men as a reward for service. San Lorenzo Creek formed the border between two large ranchos: Rancho San Leandro, granted to Don Jose Joaquin Estudillo in 1842, on the north and the Rancho San Lorenzo of Francisco Soto (brother in law of Guillermo Castro) on the south. During this period the study area remained open grazing land for cattle with some grain cultivation: wheat for flour, oats for hay, and barley for livestock feed.

American Period

California became a United States territory in 1846 after the Mexican-American War and was granted statehood in 1850. The discovery of gold in 1849 in the foothills of the Sierra led to a sudden population explosion and demand for food which led to the establishment of large grain growing farms as well as fruit and vegetable farms around San Francisco Bay. In 1851 a group of anglos squatted along the fertile banks of San Lorenzo Creek. The settlement named "Squattersville" developed on the northern side of the creek in the Four Corners area. The squatters began growing crops and as early as 1853 grain, fruit, and vegetables were shipped from Robert's Landing at the mouth of San Lorenzo Creek to markets in San Francisco. The San Lorenzo Post Office opened in 1854 in the Four Corners area on what is today Lewelling Boulevard.

Two of the early settlers, John Lewelling and William Meek brought some of the first fruit trees to the area and established large nurseries and orchards. They had extensive land holdings within the study area and built large residences here ca. 1870, Meek on the south side of San Lorenzo Creek and Lewelling on the north. The Meek mansion still stands on Hampton Road. In 1864 the San Lorenzo Pioneer cemetery, still extant in the Four Corners area, was established on land belonging to Meek and Lewelling. Interment records of the cemetery attest to the cultural mix of a largely immigrant population which has continued through the present.

Railroad

By 1865 the "San Francisco, Alameda, and Haywards Railroad" ran through the Meek orchards. This railroad was absorbed in 1869 by the transcontinental Central Pacific Railroad, with San Lorenzo Station located just north of the Pioneer Cemetery. The South Pacific Coast Railroad (1878) ran along the east shore of the bay. By 1910 a third transcontinental railroad, the Western Pacific, would run through the study area parallel and east of the Central Pacific Railroad. Beginning in 1885 refrigerated railroad cars moved perishable fruit grown in the area to markets across the country. This fueled a boom in local fruit production that continued for decades.

Interurban Railroad

During the 1880s and 1890s interurban rail transportation improved. Construction of the "Oakland, San Leandro, and Hayward Electric Railway" began in 1891. By 1892, 14.3 miles of track ran along the County Road (today's East 14th Street / Mission Boulevard)

between Hayward and Oakland. Cars ran every half hour from 5 a.m. until midnight daily. Side-feeder lines ran from Ashland Junction (near 150th St. and Mission Boulevard) along Telegraph (today's Hesperian Boulevard) and along Ashland Avenue to Lewelling Boulevard. Farmlands and orchards were subdivided into town lots of about one acre each. New communities including Ashland and Haywards Park Homestead developed along the line.

San Lorenzo Grove, an eight acre natural park, entered on 2nd St. (today's Tracy St.) in the Four Corners area, became a popular destination for day trips. The park, owned by the electric car line company, included a dance pavilion, picnic grounds, playing fields, concession area and an outdoor bandstand. The park operated until 1917 when it was converted to an apricot orchard.

Automobile Era

The first automobiles appeared in the Bay Area in the late 1890s, and became common after 1910. East 14th Street/Mission Boulevard (then called County Road) was the major north-south road in the East Bay. In 1923 the California legislature passed the gasoline tax, which guaranteed funds for building and maintaining streets and roads. Also in the early 1920s a large area of the Meek orchard was subdivided. An advertisement published in 1923 by the H. W. Meek Estate (Incorporated) offered various real estate options including: 1) "Orchard Home Sites - right on the car line... or one block off the car line..."; 2) "Pear Orchard Pieces - For suburban homes, with full grown trees right in their prime. (The best paying orchard in the Meek Estate)..."; or 3) "Poultry Farm Pieces - with city water, sewers and new turnpike gravel roads within 10 minutes of the car line..."; and 4) "Poultry, Squab and Pigeon Farms - With city water and sewers. Big enough for 1000 hens or 4000 pigeons...". "All of the above properties have city water and city sewers...Street Cars all close by. Wonderful water level for wells..."

Both elaborate homes and modest bungalows were built on mostly half acre sites of what had been Meek's orchards. However, the area retained a strong agricultural character until after the Second World War. Many properties still have tankhouses suggesting irrigation of once large vegetable gardens or small orchards. Some poultry sheds and small barns remain.

Second World War

World War II brought a large number of new people to Alameda County and immediately after the war large scale housing subdivisions replaced most of the remaining tracts of farm land. Only the most intensive agricultural use of the land, nurseries and greenhouses, survived in the area and their numbers have been greatly reduced.

While pre-World War II residential development tended to be houses that differed from one another in size, materials, and architectural style, post World War II residential development can be characterized as large areas densely developed with nearly identical houses on small lots. The post war residential developments are for the most part dependent on the automobile for access to stores, services and employment.

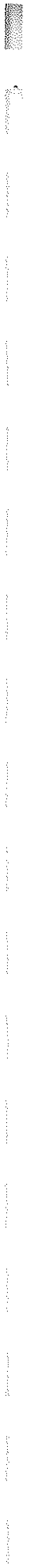
The Nimitz Freeway (Interstate 880) west of the project area opened in the late 1950s. The Route 238 freeway was run through the middle of the study area north of Lewelling Boulevard in the 1960s. This had the greatest effect on the Ashland neighborhood.

Today the project area is for the most part densely developed suburban residential neighborhoods with automobile accessed commercial strips along East 14th Street/Mission Boulevard, Lewelling Boulevard, Foothill Boulevard and to some extent Meekland Avenue. The limited remaining industry in the study area is concentrated on Meekland Avenue with some isolated exceptions.



RECOMMENDATIONS

- We recommend the eventual completion of the following: 1) a comprehensive architectural inventory of the study area which includes an intensive background study, and 2) an archaeological field review of the currently reported site locations.
- Prior to completion of the above we recommend individual assessments of areas that may be impacted by proposed projects.
- Identify the period of significance, and historic character for particular neighborhoods. If development is to occur in the area the Planning Department should review potential projects for their effect on the historic character of the neighborhood as a whole.
- Discourage demolition of structures that embody the history of this area. Agricultural buildings appear particularly vulnerable. If demolition must occur, require thorough photographic and written documentation of properties to be demolished. Specify professional qualifications and require not only documentation of primary structures, but of all structures and landscape elements on the property as well as their relation to one another and the site.
- Establish visual links (such as flowering fruit trees) between historic properties in areas where infill development interrupts the historic fabric.
- Public education programs:
 - Commission short educational booklets that tell the story of a neighborhood (Four Corners, Ashland, Haywards Park Homestead, and Cherryland) identify the character defining elements of structures typical to the neighborhood, and include simple guidelines for correct and incorrect rehabilitation of these historic structures.
 - Develop self-guided tours of the area.
 - Encourage public events that teach the community about the local history and cultural resources.



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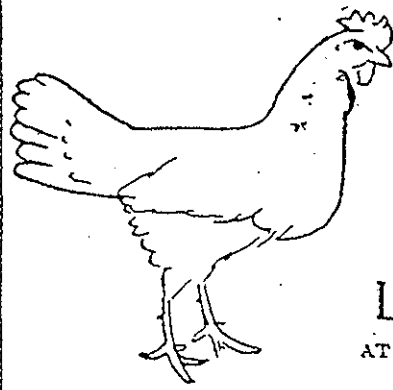
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50c
A DAY
BUYS A
LITTLE FARM

AT HAYWARD — EVERYBODY IS GETTING ONE.

POULTRY, SQUAB AND PIGEON FARMS.—With city water and sewers. Big enough for 1000 hens or 4000 pigeons (which are bringing an income of \$4.50 a pair a year right now), on terms of \$145 down and \$15 a month. No interest and no taxes for 1 year.

ORCHARD HOME SITES.—Right on the car line with every modern city improvement and big, fine trees for \$140 down or one block off the car line for from \$85 to \$110 down.

APRICOT ORCHARD PRICES.—With full grown full bearing trees, macadamized streets, concrete curbs and gutters, cement sidewalks, city water, sewers, gas, electricity, etc., in the city limits of Hayward for \$100 down and \$10 a month, plus interest at 6 per cent.

BULB AND NURSERY LAND.—Pronounced by expert nursery men as the finest bulb land they ever inspected. (Burbank has repeatedly stated this land cannot be excelled for flowers and berries.) Equipped with city water and sewers, in pieces 100x246, for \$145 down and \$15 a month; no interest and no taxes for 1 year.

PEAR ORCHARD PIECES.—For suburban homes, with full grown trees right in their prime. (The best paying orchard in the Meek Estate) with improvements similar to the above for \$120 down and \$12 a month, plus interest at 6 per cent.

POULTRY FARM PIECES.—With city water, sewers and new turpise gravel roads, within 10 minutes of the car line. Size 100x246 for \$150 down and \$15 a month. No interest and no taxes for 1 year.

STRAWBERRY LAND.—Now planted to strawberries, yielding over \$4000 per acre a year. (Price includes the plants.) The richest berry land in Alameda county. 100x246 ft., pieces, for \$150 down and \$15 a month. No interest and no taxes for 1 year. City water and sewers.

PRUNE ORCHARD PIECES.—With city water and sewers. Close to S. P. depot. Capable of big returns. Full grown trees. Magnificent property. Size 72x208, for \$170 down and \$17 a month. No interest and no taxes for 1 year.

All of the above properties have city water and city sewers. Schools, Stores, Churches, Theaters, Street Cars all close by. Wonderful water level for wells. Superb climate that strikes the medium between San Francisco fog and the valley heat

YOU BUY DIRECT OF THE OWNERS

H. W. Meek Estate
 (INCORPORATED)

Main Office, 702 Syndicate Building, Oakland. Phone Oak. 7820
 Orchard Sales Office, Castro St. and Sunset Boulevard, Hayward
 San Francisco Office, 510 Balboa Building. Phone Sutter 2919

APPENDICES



11/11/2020

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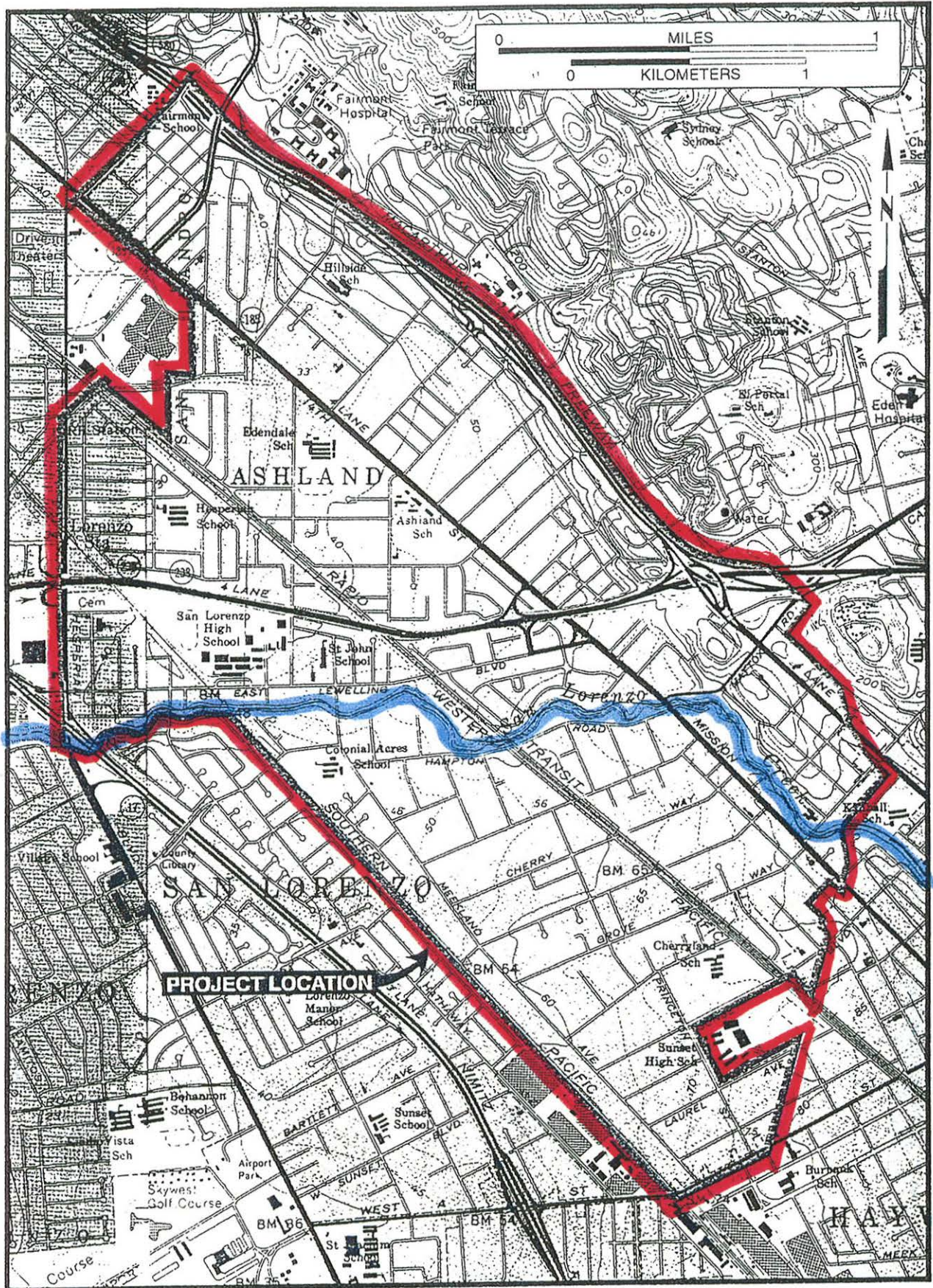
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Project Location (USGS San Leandro, Calif. 1973 and Hayward, Calif. 1980)



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SURVEY FORM



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Ashland/Cherryland - Alameda County Cultural Resources Survey

APN

Address:

Photo ref: roll # frame #

Historic outbuildings:

- Appears significant yes possibly no
- Integrity yes possibly no

- Architectural description
 - character-defining features

- height/massing
- materials

- roof form
- doors and windows

- Estimated date of construction:

- Structural conditions

- original bldg. good fair poor
- alterations good fair poor in character? yes no
- additions good fair poor in character? yes no

- Relation of building to its setting

- setback
- contribution to neighborhood character (continuity of streetscape)
- significant landscape features

- Historic Use

- Current Use

Additional Info:

Surveyors:

date:



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SURVEY SUMMARY CHART



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Address	APN	Est. Constr. Date	Previous Survey	Type	Historic Neighborhood	Prelim. Evaluation	Comment
340 Albion Ave.		1890		One story house.	4 Corners	N	Altered
430 Albion Ave.		1920		Craftsman Bungalow	4 Corners	P	
16064 Ashland Ave.		1890		One story house.	Ashland	P	Other small structures on site.
16120 Ashland Ave.		1920?		Two story structure.	Ashland	N	Nursery office. altered. poor condition.
*16225 Ashland Ave.		1900		One story house.	Ashland	P	*Address approx., none posted. altered. Fire damage. Tankhouse.
16227 Ashland Ave.		1910		One story house.	Ashland	N	altered.
16233 Ashland Ave.		1900		One story house.	Ashland	N	altered.
16239 Ashland Ave.		1948		One story house.	Ashland	P	stone wall
16284 Ashland Ave.		1949		Simple postwar house	Ashland	N	Attached garage
16288 Ashland Ave.		1910		One story house.	Ashland	P	windows replaced.
16294 Ashland Ave.		1890		Queen Anne Cottage	Ashland	Y	Tankhouse.
16298 Ashland Ave.		1900		One story house.	Ashland	Y	
16440 Ashland Ave.		1965		two story community center.	Ashland	N	Moose Lodge. possible cultural significance.
16464 Ashland Ave.		1900		One story house.	Ashland	Y	
16467 Ashland Ave.		1920		Greenhouses	Ashland	Y	Nursery. House not architecturally distinguished.
16500 Ashland Ave.		1920		Greenhouses	Ashland	Y	Nursery. Japanese house and garden ca. 1965.
16600 Ashland Ave.		1949		Two story Convent	Ashland	Y	St. John's Church property. See also 264 E. Lewelling.
16663 Ashland Ave.		1925		One story bungalow.	Ashland	P	Spanish Colonial Revival.
972 Bevilaqua St.		1949	Caltrans 1981	One story stucco tract house		N	Prototype of neighborhood.
20800 Birch St.		1949		one story house		N	Important site, merits further research. (At Mattox Rd.)
20844 Birch St.		1920	Caltrans 1981	one story house		N	
20997 Birch St.		1890		Queen Anne cottage	Haywards Park Homestead	P	altered.
21455 Birch St.		1865		Colonial Revival Church.	Haywards Park Homestead	Y	"Pioneer Chapel" Structure moved ca. 1948
21455 Birch St.		1948		Colonial Revival Church complex	Haywards Park Homestead	P	Eden United Church of Christ
254-262 Blossom Way		1920		two story "duplex"	Meek Orchards	N	altered.

269 Blossom Way		1920		Craftsman Bungalow.	Meek Orchards	N	altered. Tankhouse.
402 Blossom Way		1920		Craftsman Bungalow.	Meek Orchards	N	altered. Tankhouse.
411 Blossom Way		1920		one story house	Meek Orchards	P	Colonial Revival features
514 Blossom Way		1920		Agricultural Bldgs.	Meek Orchards	P	poor condition. chicken shed.
539 Blossom Way		1920		Craftsman Bungalow	Meek Orchards	P	
632 Blossom Way		1920		Craftsman Bungalow	Meek Orchards	P	altered.
650-688 Blossom Way		1920		Mission Revival Commercial	Meek Orchards	P	altered. at railroad.
725 Blossom Way		1920		Craftsman Bungalow	Meek Orchards	N	altered.
773 Blossom Way		1920		Craftsman Bungalow	Meek Orchards	Y	Tankhouse.
774 Blossom Way		1920		Craftsman Bungalow	Meek Orchards	N	Poor condition.
*820 Blossom Way		1940		Two story Period Revival house.	Meek Orchards	P/N	*Address approx., none posted. Windows replaced.
824 Blossom Way		1920		Craftsman Bungalow	Meek Orchards	P	Porch enclosed. Tankhouse.
915 Blossom Way		1920		Craftsman Bungalow	Meek Orchards	P	Garage contemporary with house.
952 Blossom Way		1920		English cottage	Meek Orchards	P	
989 Blossom Way		1920		Craftsman Bungalow	Meek Orchards	P	poor condition.
17370 Boston Rd.		1920		Craftsman Bungalow	Meek Orchards	P	Across road from Meek Mansion
20586 Cambridge Ave.		1920		Craftsman / Prairie Style Bungalow	Meek Orchards	P	
535 Cherry Way		1920		Spanish Colonial Revival bungalow	Meek Orchards	P	
546 Cherry Way		1920		stucco Craftsman Bungalow	Meek Orchards	P	Garage contemporary with house.
566 Cherry Way		1920		Spanish Colonial Revival bungalow	Meek Orchards	P	Large attached garage (probably added later).
567-569 Cherry Way		1920		Craftsman Bungalow	Meek Orchards	P	siding altered. Tankhouse.
698 Cherry Way		1920		Craftsman Bungalow	Meek Orchards	P/N	altered. rear lot developed.
741 Cherry Way		1920		Craftsman Bungalow	Meek Orchards	P	Tankhouse.
758 Cherry Way		1920		Two story Craftsman Bungalow	Meek Orchards	P	altered. rear lot developed.
802 Cherry Way		1935		One story Tudor Revival house	Meek Orchards	P	
838 Cherry Way		1920		Craftsman Bungalow	Meek Orchards	P	altered. Tankhouse.
839 Cherry Way		1920		Craftsman Bungalow	Meek Orchards	P	altered.
851 Cherry Way		1975?		Two story house	Meek Orchards	N	May be altered older house. Tankhouse. Needs further research.
858 Cherry Way		1920		Craftsman Bungalow	Meek Orchards	P	windows replaced.

Cherry Way				Street Trees	Meek Orchards	Y	Row of street trees.
190 College St.		1949		one story house	Four Corners	N	altered. attached garage.
934 Delano St.		1890		One story, central hall house.	Ashland	P	altered
949 Delano St.		1950		Postwar "duplex" tract	Ashland	P	Prototype
1074 Delano St.		1890		One story, central hall house.	Ashland	Y	"Portuguese Garden"
1088 Delano St.		1890		One story, central hall house.	Ashland	P	Altered house. Barn. Historic garage.
710 Elgin St.		1969		Modern Community Center		P	Eden Japanese Community Center. Culturally significant
750 Elgin St.		1950		One story apartments		N	
844 Elgin St.		1945		One story Moderne house.		P	Formal Japanese Garden
854 Elgin St.		1920		Craftsman Bungalow	Ashland	P	Japanese nursery. rear house.
887 Elgin St.		1920		Stucco bungalow	Ashland	P	May be altered central hall house. Eclectic garden.
895 Elgin St.		1920		One story house	Ashland	N	siding altered.
964-968 Elgin St.		1945		One story duplexes	Ashland	P	row of similar duplexes
981 Elgin St.		1890		one story asymmetrical house	Ashland	P	altered.
983 Elgin St.		1920		Craftsman Bungalow	Ashland	P	small rear cottage.
1063 Elgin St.		1880		Gothic Revival House	Ashland	Y	
1065 Elgin St.		1890		one story house	Ashland	P	abandoned, poor condition. Address approx., none posted.
1078 Elgin St.		1920		Eccentric stucco Craftsman Bungalow	Ashland	P	altered. Small barn.
1098 Elgin St.		1890		Queen Anne Cottage	Ashland	P	altered roof.
1106 Elgin St.		1890		Queen Anne Cottage	Ashland	P	altered.
17318 Esteban Street		1945	Caltrans 1981	One story house		N	attached garage
17359 Esteban Street		1949	Caltrans 1981	One story house		N	attached garage
17380 Esteban Street		1948	Caltrans 1981	One story house		N	attached garage
747 Galway Dr.		1950		Post war tract house		P	prototype of neighborhood. altered attached garage
786 Galway Dr.		1890		central hall house.	Ashland	N	altered.
1144 Georcean St.		1955	Caltrans 1981	one story house		N	attached garage
216-228 Grove Way		1940		two story Period Revival house	Meek Orchards	P	rear lot developed
*250 Grove Way		1920		Craftsman Bungalow	Meek Orchards	P	*Address approx., none posted. Tankhouse

							and agricultural structure.
265 Grove Way		1920		Craftsman Bungalow	Meek Orchards	P	windows replaced.
285 Grove Way		1920		Craftsman Bungalow	Meek Orchards	P/N	possibly altered.
294 Grove Way		1920		Craftsman Bungalow	Meek Orchards	P	altered. Tankhouse and fruit drying structure.
360 Grove Way		1920		Craftsman Bungalow	Meek Orchards	P/N	altered
373 Grove Way		1920		Stucco Craftsman Bungalow	Meek Orchards	P	enclosed porch
395 Grove Way		1920		Spanish Colonial Revival Bungalow	Meek Orchards	P	window replaced
396 Grove Way		1920		Stucco Craftsman Bungalow	Meek Orchards	N	altered
435 Grove Way		1920		Craftsman Bungalow	Meek Orchards	N	windows altered. addition at rear.
438 Grove Way		1920		eccentric Stucco Bungalow	Meek Orchards	P	
448 Grove Way		1920		Craftsman Bungalow	Meek Orchards	N	Windows altered. Tankhouse.
475 Grove Way		1925		One story Period Revival house	Meek Orchards	P	
486 Grove Way		1920		Craftsman Bungalow	Meek Orchards	N	altered.
493 Grove Way		1925		One story Period Revival house	Meek Orchards	P	
536 Grove Way		1930		Large two story Spanish Colonial Revival house.	Meek Orchards	Y	
564 Grove Way		1920		Large two story house.	Meek Orchards	Y	Prairie Style features
636 Grove Way		1915		Large two story Mediterranean Revival house	Meek Orchards	Y	
641 Grove Way		1920		one story stucco bungalow	Meek Orchards	P	
657 Grove Way		1920		Craftsman Bungalow	Meek Orchards	P/N	Addition at rear.
689 Grove Way		1920		one story stucco bungalow	Meek Orchards	P	may be altered.
711 Grove Way		1920		Craftsman Bungalow	Meek Orchards	P	
729 Grove Way		1920		Craftsman Bungalow	Meek Orchards	P	
730 Grove Way		1920		Craftsman Bungalow	Meek Orchards	P	Tankhouse.
752 Grove Way		1920		one story stucco bungalow	Meek Orchards	P	Porch partially glazed.

Summary Chart: Ashland/Cherryland windshield survey 1997-98

759 Grove Way		1920		one story stucco bungalow	Meek Orchards	P	
770 Grove Way		1930		one story revival house	Meek Orchards	P	
771 Grove Way		1930		Spanish Colonial Revival bungalow	Meek Orchards	P	
*780 Grove Way		1925		Spanish Colonial Revival bungalow	Meek Orchards	P	*Address approx., none posted.
921 Grove Way		1920		English cottage stucco bungalow	Meek Orchards	P	window openings possibly altered.
Grove Way Bridge		1915		Reinforced concrete bridge	Haywards Park Homesteads	Y	bridges San Lorenzo Creek at Mission Blvd.
1015 Grove Way		1950		Brick industrial bldg.	Haywards Park Homesteads	P	garage.
1095 Grove Way		1920		Craftsman Bungalow	Haywards Park Homesteads	P	possibly altered.
1129 Grove Way		1880		one story Italianate house	Haywards Park Homesteads	Y	some alterations over time.
1145 Grove Way		1920		Stucco Craftsman Bungalow	Haywards Park Homesteads	P	
1259 Grove Way		1890		one story house	Haywards Park Homesteads	P	altered.
145 Hampton Ave.		1925		one story house	Meek Orchards	P	
161 Hampton Ave.		1920		one story house	Meek Orchards	N	altered.
171 Hampton Ave.		1930		Mission Revival Bungalow	Meek Orchards	P	
240 Hampton Ave.		1869		Large Italianate house and carriage house	Meek Orchards	Y	Meek Mansion and Carriage House. National Register
*251 Hampton Ave.		1920		Craftsman Bungalow	Meek Orchards	P	*Address approx., none posted.
278 Hampton Ave.		1900		Large one story house	Meek Orchards	P	Altered.
319 Hampton Ave.		1925		one story house	Meek Orchards	P/N	alum. windows
377 Hampton Ave.		1925		one story house	Meek Orchards	P/N	altered porch.
Hampton Ave.				Street trees	Meek Orchards	P/Y	Street trees
451 Hampton Ave.		1920		Craftsman Bungalow	Meek Orchards	P/N	Second story addition. small pump house?
*501 Hampton Ave.		1920		Spanish Colonial Revival bungalow	Meek Orchards	P	*Address approx., none posted.
646 Hampton Ave.		1910		one story house	Meek Orchards	P	small cottage at rear, contemporary with house.
670 Hampton Ave.		1920		English cottage	Meek Orchards	P	small cottage at rear

				bungalow			
688 Hampton Ave.		1930		Mediterranean Revival house	Meek Orchards	P	
708 Hampton Ave.		1920		Stucco Craftsman Bungalow	Meek Orchards	P	Enclosed porch. agricultural building at rear.
794 Hampton Ave.		1940		large Period Revival house	Meek Orchards	P	small cottage at rear
938-942 Hampton Ave.		1945		Moderne duplex	Meek Orchards	P	
21129 Haviland Ave.		1920		Craftsman Bungalow	Meek Orchards	N	altered.
*15400 Hesperian Blvd.		1864		Cemetery	4 corners	Y	*Address approx., none posted. San Lorenzo Pioneer Cemetery; CA. Point of Historical Interest.
15542 Hesperian Blvd.		1900		one story house with second story addition.	4 corners	N	altered. Tankhouse.
663 Kendall St.		1880	Caltrans 1981	altered two story farmhouse.		N	altered former farmhouse.
706 Kendall St.		1950	Caltrans 1981	one story tract house		N	
16331 Kent Ave		1940		one story house	Ashland	P	
*16331 Kent Ave		1890		Large barn	Ashland	Y	*Address approx., none posted. Barn.
*16341 Kent Ave		1890		Queen Anne cottage	Ashland	Y	*Address approx., none posted.
16400 - 16406 Kent Ave.		1945		apartment block	Ashland	P	small addition at northeast.
*16410 Kent Ave		1900		one story house	Ashland	P	*Address approx., none posted.
16412 Kent Ave		1920(?)		several houses	Ashland	P	access limited. requires further research.
16418 Kent Ave		1920		Craftsman Bungalow	Ashland	P/N	porch altered.
*16440 Kent Ave		1920		Craftsman Bungalow	Ashland	N	*Address approx., none posted. porch altered.
16450 Kent Ave		1920		Greenhouses	Ashland	P	nursery.
16473 Kent Ave		1890(?)		small industrial	Ashland	P/N	altered. requires further research.
16490 Kent Ave		1890		Religious complex	Ashland	Y	Holy Ghost Association Hall. Additions. Culturally significant, Portuguese.
16497 Kent Ave		1920		Craftsman Bungalow	Ashland	N	altered. Spanish Colonial Revival features. Tankhouse.
16500 Kent Ave		1940		one story house	Ashland	P/N	
16503 Kent Ave		1890		one story house	Ashland	Y	
16520 Kent Ave		1930		stucco bungalow	Ashland	P	Spanish Colonial Revival features.
16540 Kent Ave		1890		one story house	Ashland	P	windows altered. Barn.
16560 Kent Ave		1890		one story house	Ashland	Y	

Summary Chart: Ashland/Cherryland windshield survey 1997-98

16561 Kent Ave		1890		one story house	Ashland	Y	
16626 - 16638 Kent Ave.		1945		"bungalow court"	Ashland	P	Prototype of deep lot development
16640 Kent Ave		1910(?)		one story house	Ashland	P	visually obscured, needs further research.
17237 Langton Way		1946	Caltrans 1981	stucco tract house		N	
240 - 244 Laurel Ave.		1900		one story house(s)		P	Two newer small houses built between historic house and street.
50 East Lewelling Blvd.		1960		School	4 Corners	P	San Lorenzo High School
9 East Lewelling Blvd.				Large laurel or bay Tree	4 Corners	Y	"Eligible for local listing only".
75-77 East Lewelling Blvd.		1920		Craftsman Bungalow		P/N	Integrity compromised by commercial bldg. at street.
177 East Lewelling Blvd.		1900/ 1950		one story stucco house; older small wood structures at rear.		P	several small bldgs. on site (now residential, formerly agricultural?)
181 East Lewelling Blvd.		1900/ 1940		one story stucco house; older small wood structures at rear.		P	several small bldgs. on site (now residential, formerly agricultural?)
195 East Lewelling Blvd.		1900/ 1920		Craftsman Bungalow; older small wood structures at rear.		P	several small bldgs. on site (now residential, formerly agricultural?)
*205 East Lewelling Blvd.		1947		Eccentric Period Revival house		P	*Address approx., none posted.
264 East Lewelling Blvd.		1925- 1955		Mediterranean Revival religious complex		Y	St. John's Catholic Church, school, gym., rectory. See also 16600 Ashland Ave.
*405 East Lewelling Blvd.		1920		one story house		N	*Address approx., none posted. Windows altered.
407 East Lewelling Blvd.		1910		one story house		P	
732 East Lewelling Blvd.		1950	Caltrans 1981	tract house		N	
130 West Lewelling Blvd.		1880		two story Italianate	4 Corners	Y/P	altered.
*240 West Lewelling Blvd.		1920		Stucco Craftsman Bungalow	4 Corners	P	*Address approx., none posted.
254 West Lewelling		1890		one story house	4 Corners	Y	

Blvd.							
*310 West Lewelling Blvd.		1910		one story house	4 Corners	N	*Address approx., none posted. Altered.
330 West Lewelling Blvd.		1910		one story house	4 Corners	N	altered. commercial use.
340 West Lewelling Blvd.		1920		Craftsman Bungalow	4 Corners	P	windows replaced.
418 West Lewelling Blvd.		1920		Stucco Craftsman Bungalow	4 Corners	P	altered. commercial use.
20874 Locust St		1916	Caltrans 1981	Craftsman Bungalow	Haywards Park Homesteads	N	altered
*21301 Locust St		1890		one story house on high basement	Haywards Park Homesteads	P/N	*Address approx., none posted. altered simple Queen Anne cottage.
*21315 Locust St		1890?		one story house on high basement	Haywards Park Homesteads	N	*Address approx., none posted. altered. Tankhouse
21408 Locust St		1890		one story house	Haywards Park Homesteads	P	
21413 Locust St		1890		one story house	Haywards Park Homesteads	P	Windows altered.
21415 Locust St		1890		one story house	Haywards Park Homesteads	P/N	altered.
21437 Locust St		1940		one story house	Haywards Park Homesteads	P	
21459 Locust St		1890		Queen Anne cottage	Haywards Park Homesteads	Y	
16530 Los Banos St.		1920		Craftsman Bungalow		N	Windows altered. small wood residential structure at rear.
16790 Los Banos St.		1910		one story house		P	
17355 Los Banos St.		1950	Caltrans 1981	one story stucco house		N	
17369 Los Banos St.		1948	Caltrans 1981	stucco house		N	
17370 Los Banos St.		1975	Caltrans 1981	modern house		N	
16985 Los Reyes Ave.		1949	Caltrans 1981	one story tract house		N	
18630 Lowell Ave.		1920		eccentric Mediterranean Revival house		P	
18846 Lowell Ave.		1890(?)		"Queen Anne cottage"		N	altered
Marcella Street				one story houses		P	land settlement pattern

Summary Chart: Ashland/Cherryland windshield survey 1997-98

20693 Marion St.		1928	Caltrans 1981	bungalow		N	
20695 Marion St.		1928	Caltrans 1981	house		N	
20739 Marion St.		1918	Caltrans 1981	bungalow		N	
20743 Marion St.		1928	Caltrans 1981	one-story house		N	
20745 Marion St.		1925	Caltrans 1981	one-story house		N	
20781 Marion St.		1922	Caltrans 1981	bungalow		N	
*20785 Marion St.		ca. 1921	Caltrans 1981	Period Revival house		N	*Address approx.
15960 Mateo St.		1910		one-story house		N	altered.
1164 - 1176 Mattox Rd.		1920 - 1956	Caltrans 1981	one-story house / workshop		N	
1191 Mattox Rd.		1860	Caltrans 1981	one-story house		P/N	altered
1230 Mattox Rd.		1945	Caltrans 1981	house		N	
1282 Mattox Rd.		1961	Caltrans 1981	modern apartment bldg.		N	
15515 Maubert Ave.		1920		one story house		P	altered
840 Medford Ave.		1920		one story house	Meek Orchards	P	Prairie Style features.
19356 Meekland Ave.		1950		small industrial building	Meek Orchards	P	welding shop. highway sign.
*22217 Meekland Av		1940		Art Deco commercial building.	Meek Orchards	P	*Address approx., none posted. openings altered.
*22319 Meekland Av		unknown		adobe house	Meek Orchards	P	siding now covers three sides of house.
22306 Meekland Ave.		1920		commercial / residence	Meek Orchards	P/N	altered. commercial and residential use. further research required.
16992 Melody Way		1949	Caltrans 1981	one-story house		N	
19100 - 19610 Mission Blvd.		1894	Caltrans 1981	agricultural complex		P	Rodgers Farm. agricultural complex. altered.
*19501 Mission Blvd.		1940		Streamline commercial		P	*Address approx., none posted. highway sign.
*20101 Mission Blvd.		1920		Mediterranean Revival PG&E sub station		P	*Address approx., none posted
1501 Mono Ave		1920		Craftsman Bungalow		P/N	poor condition
1515 Mono Ave		1920		Craftsman Bungalow		P/N	altered.
21123 Montgomery Ave.		1930		Spanish Colonial Revival house	Meek Orchards	P	windows replaced.
*21136 Montgomery Ave.		1925		Spanish Colonial Revival bungalow	Meek Orchards	P	*Address approx., none posted
21239 Montgomery Ave.		1920		one story stucco house	Meek Orchards	P	Prairie Style features
21270 Montgomery		1920		one story stucco	Meek Orchards	P	Craftsman features

Ave.				house			
21308 Montgomery Ave.		1920		Craftsman Bungalow	Meek Orchards	P	porch enclosed
21348 Montgomery Ave.		1920		Stucco Craftsman Bungalow	Meek Orchards	P	
21370 Montgomery Ave.		1920		Stucco Craftsman Bungalow	Meek Orchards	P	windows replaced
21409 Montgomery Ave.		1920		Craftsman Bungalow	Meek Orchards	P	windows replaced
21451 Montgomery Ave.		1920		Craftsman Bungalow	Meek Orchards	P	some windows replaced
21469 Montgomery Ave.		1925		Period Revival house	Meek Orchards	P	
Montgomery Ave.				Row of large street trees.	Meek Orchards	Y	West side of street.
*21336 Ocean View Dr.		1890		one story house	Haywards Park Homesteads	P	*Address approx., none posted. altered window opening.
21383 Ocean View Dr.		1915		two story house	Haywards Park Homesteads	P	some alterations. Craftsman features
21422 Ocean View Dr.		1915		Craftsman Bungalow	Haywards Park Homesteads	P	enclosed porch. Tankhouse.
*21424 Ocean View Dr.		1890		one story house	Haywards Park Homesteads	P	*Address approx., none posted. siding altered. Tankhouse.
21439 Ocean View Dr.		1890		Queen Anne Cottage	Haywards Park Homesteads	Y	
1426 Paharo Ct.		1920		one story house		P	
1565 Plaza Dr.		1880		one story house		Y	
21798 Princeton St.		1925		Period Revival house.	Meek Orchards	P	porch appears altered. small cottage at rear.
16005 Rochi Ct		1920		Craftsman "bungalow court"		P	windows replaced. Merits further research.
St. James Ct.		1920		Street of similar Mediterranean Revival bungalows	Meek Orchards	Y	potential district? streetlight standards.
1069 Santa Ana St.		1955		postwar tract house		P/N	prototype of neighborhood
1148 Santa Ana St.		1955		postwar tract house		P	prototype of neighborhood
1740 Santa Cruz St.		1948	Caltrans 1981	two-story house		N	
1751 Santa Cruz St.		1950	Caltrans 1981	two-story house		N	
17020 Santa Fe St.		1938	Caltrans 1981	one-story house		N	
17028 Santa Fe St.		1940	Caltrans 1981	one-story house		N	

Summary Chart: Ashland/Cherryland windshield survey 1997-98

17281 Santa Fe St.		1946	Caltrans 1981	house		N	
17287 Santa Fe St.		1946	Caltrans 1981	house		N	
15536 Tracy St.		1890		Victorian cottage	4 Corners	Y	possibly San Lorenzo Grove caretaker's house
15630 Tracy St.		1880		Gothic Revival house	4 Corners	Y	some alterations.
*15651 Tracy St.		1915		Shingle Style house	4 Corners	Y	*Address approx., none posted
15507 Usher St		1875		church	4 Corners	Y	large addition. originally Christian Union Society Church, now First Southern Baptist Church.
15525 Usher St		1890		Queen Anne cottage	4 Corners	Y	
15530 Usher St		1890		one-story house with attic	4 Corners	P	
21746 - 21764 Vallejo St.		1910 / 1940		"bungalow court"	Meek Orchards	P	Older cottage at rear (1910?).
21070 Western Blvd.		1920		one-story house	Meek Orchards	P	Tankhouse
1520 - 152nd St		1900		one-story house		P	requires further research.
1635 - 162nd St		1920		Stucco Craftsman Bungalow		P	
1645 - 162nd St		1940		one story house (original)		P/N	Tankhouse. second floor addition. alum. windows.
1660 - 162nd St		1920		Craftsman Bungalow		P	
1706 - 162nd St		1905		one story "classic box"		P	early garage.
1403 - 164th St		1920		Craftsman Bungalow		P	enclosed porch
1414 - 164th St		1920		Craftsman Bungalow		P	Tankhouse, barn shed.
1450 - 166th St		1920		Craftsman Bungalow		P	porch altered.
1502 - 166th St		1900		one story house		P	
1511 - 166th St		1920		Craftsman Bungalow		P	
1596 - 166th St		1900		one story house		P	Diamond Temple. requires further research. May have cultural significance.
1616 - 167th St		1890		one story house		Y/P	one room wide. alum. windows.
1415 - 168th St		1930		Period Revival house		P	
1421 - 168th St		1920		Craftsman Bungalow		P	
1424 - 168th St		1925		Large Period Revival house		Y	1890 (?) carriage house. large trees on site.
1427 - 168th St		1920		Craftsman Bungalow		P/N	replacement windows. altered porch
1535 , 1537 - 168th St		1910		one story house		P	
1590 - 168th St		1905		one story "Classic		P/N	poor condition. enclosed porch.

				Box" house			
1450 - 172nd St		1937	Caltrans 1981	Period Revival house		N	
1455 - 172nd St		1948	Caltrans 1981	one-story house		N	
1460 - 172nd St		1938	Caltrans 1981	Spanish Revival house		N	
1461 - 172nd St		1946	Caltrans 1981	one-story house		N	
1478 - 172nd St		1946	Caltrans 1981	one-story house		N	
1498 - 172nd St		1938	Caltrans 1981	one-story house		N	
1525 - 173rd St		1948	Caltrans 1981	one-story house		N	
1595 - 173rd St		1950	Caltrans 1981	one-story house		N	
1990 - 173rd St		1952	Caltrans 1981	one-story house		N	

NATIONAL REGISTER CRITERIA



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II. THE NATIONAL REGISTER CRITERIA FOR EVALUATION

CRITERIA FOR EVALUATION³

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- That are associated with events that have made a significant contribution to the broad patterns of our history; or
- That are associated with the lives of persons significant in our past; or
- That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- That have yielded, or may be likely to yield, information important in prehistory or history.

CRITERIA CONSIDERATIONS

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or
- A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- A property achieving significance within the past 50 years if it is of exceptional importance.

³The Criteria for Evaluation are found in the *Code of Federal Regulations, Title 36, Part 60*, and are reprinted here in full.

BASIN RESEARCH REPORT



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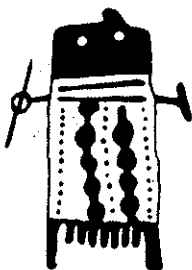
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October 9, 1997

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RE: Cultural Resources Literature and Records Review
Proposed Alameda County Redevelopment Study Area
Unincorporated Areas Adjacent to and Small Portions of the
Cities of San Leandro and Hayward, Alameda County

Dear Ms. Hardy,

Please let this letter stand as our cultural resources assessment report for the Proposed Redevelopment Study Area located in unincorporated areas adjacent to and including small portions of the Cities of San Leandro and Hayward, Alameda County, California.

This assessment was requested as part of a preliminary survey of cultural resources within the Ashland and Cherryland Districts of Alameda. This report provides the results of a records search, a limited review of pertinent literature, and appropriate management recommendations. An archaeological field survey and architectural review of the buildings and other structures in the project area was not undertaken by BASIN.

PROJECT LOCATION AND DESCRIPTION

The irregularly shaped study area is bounded by 159th Avenue on the northeast, Interstate Highway 580 (MacArthur Freeway), the State Route 238/Interstate Highway 580 Interchange and Foothill Boulevard on the east, by 14th Street expanding as far west as the City of San Leandro city limits just west of Hesperian Boulevard, and along San Lorenzo Creek east to along the BART/rail road tracks to as far south as A Street, City of Hayward (Siegel and Strain Architects 1997).

The study area includes small portions of the City of San Leandro and Hayward and the unincorporated areas between the two cities known as Ashland, San Lorenzo, and Cherryland (T 3S, R 2W, United States Geological Survey [hereafter USGS], Hayward, Calif.[ornia], and San Leandro, Calif.[ornia]7.5' quadrangle topographic map, 1980 unsectioned) [Figs. 1-2].

RESEARCH SOURCES CONSULTED AND RECORDS SEARCH RESULTS

A prehistoric and historic site record and literature search was conducted by the California Historical Resources File System, Northwest Information Center, Sonoma State University, Rohnert Park (CHRFS/NWIC File No. 97-379 and 97-401). Reference material from the Bancroft Library, University of California, Berkeley and Basin Research Associates, San

Leandro was also consulted.¹

One prehistoric archaeological site, CA-Ala-6, has been recorded along San Lorenzo Creek within the study area (Nelson 1909, ca. 1910a-b).

Ten cultural resources compliance reports include the study area or are adjacent to the study area (Holman and Chavez 1976; Banks and Fredrickson 1977; Environmental Science Associates, Inc. (ESA) 1977; Charles Hall Page & Associates, Inc. 1977a-b; Watts and Mayfield 198; Weigel 1984; Fitzgerald 1986; Baker and Shoup 1989; and, Dowdall 1992).

Only one architectural resource has been identified as significant based on national, state or local² criteria. The Meek Mansion and Carriage House located at 240 Hampton Road, Hayward is listed on the National Register of Historic Places (CAL/OHP v.d.c; USNPS 1997) and is also listed on the *California Inventory of Historic Resources* (CAL/OHP 1976:33, 223). Information concerning the five properties located in the study area on the State of California *Historic Properties Directory* (CAL/OHP v.d.c) are presented in the Findings and Attachments:List 1.

NATIVE AMERICAN RESOURCES PREHISTORIC

The study area which includes San Lorenzo Creek is in an area of "extreme" and "moderate" sensitivity for archaeological resources (Quaternary Research Group 1976).

One prehistoric site, CA-Ala-6, has been recorded within the study area. This site was located along San Lorenzo Creek to the west of the Southern Pacific Railroad (SPRR) tracks by Nelson (1909, 1910a) although current records place it at the SPRR tracks (CHRIS/NWIC File No. 97-397 and 97-401). The site was identified as a former village site and listed as a mound "disappeared" by Nelson (909, 1910a-b). No additional information is available on the current status of the resource.

ETHNOGRAPHIC

The project parcel is situated within the territory of the *Chochenyo* tribelet of the Costanoan Indians (also known as the *Ohlone*; Levy 1978:485; Galvan 1967/68; Margolin 1978). The closest known tribelet settlement *lisyan* was located south of San Lorenzo Creek (Levy 1978:485, Fig. 1, #5). The exact location of this settlement is not known and Kroeber (1925:465) does not illustrate any villages/settlements within the study area.

Current research by Milliken (1995:228, Map 4) places the Hayward and Castro Valley areas and San Lorenzo watershed within the *Yrgin* tribal area who seem to have been of the same group as the *Jalquin*.

Historic accounts of the distribution of the tribelets and villages in the 1770s-1790s³ suggest that

1. Specialized listings consulted include the National Register of Historic Places (American Association for State and Local History, National Park Service and National Conference of State Historic Preservation Officers (AASLH/NPS/NCSHPO 1991); United States National Park Service (USNPS 1997); California Historical Landmarks (CAL/OHP 1990b) and updates (CAL/OHP v.d.a-c, 1990a, 1991-1997); the *California History Plan* (CAL/OHP 1973b); *California Inventory of Historic Resources* (CAL/OHP 1976); *Five Views: An Ethnic Sites Survey for California* (CAL/OHP 1988); and, *Historic Civil Engineering Landmarks of San Francisco and Northern California* (American Society of Civil Engineers 1977). For the most part, local inventories, lists, and historic maps have not been consulted for this report but will be reviewed by Ms. Mary Hard, Siegel & Strain Architects.
2. Only the San Leandro General Plan list was consulted for this initial study (San Leandro 1989:IV-67-69, Fig. IV-5).

the Native Americans may have had not only a village site along San Lorenzo Creek, but also temporary camps in the study area. The Christian village of *R. de San Lorenzo* (presumably along San Lorenzo Creek) is illustrated on a topographic map of the Mission San Jose (Bennyhoff 1977:166-167; Maps 4a-b).⁴

HISTORIC ERA RESOURCES

HISPANIC PERIOD

San Lorenzo Creek was viewed by Father Juan Crespi during the Pedro Fages expedition in 1772 and later in 1775/1776 by Father Pedro Font of the Juan Bautista de Anza expedition⁵ (Gudde 1969:288; Mosier and Mosier 1986:78).

During the Mexican Period the project was situated within three ranchos, *Rancho San Leandro*, *Rancho San Lorenzo* (Soto), and *Rancho San Lorenzo* (Castro) (Hendry and Bowman 1940:597-607; Beck and Haase 1974:#30).

The San Leandro Indian Adobe Rancheria Building site dating to 1837 was located in the northern part of the study area.⁶ This structure was located "... on top of the small hill 200 feet west of Foothill Boulevard between 155th and 159th Streets. ..." overlapping the boundary line between *Rancho San Leandro* and *San Lorenzo* (Castro) (Hendry and Bowman 1940:600). This adobe house appears to have been built by Jose de Jesus Vallejo, administrator of the Mission San Jose (now located within the City of Fremont) (Hendry and Bowman 1940:601).

The remainder of the adobe dwellings associated with the ranchos were situated north and south of the study area (Hendry and Bowman 1940:Alameda County map).

AMERICAN PERIOD

An extensive review of sources was not undertaken for this literature and records review. No American era archaeological sites have been recorded in or adjacent to the study area (CHRIS/NWIC File No. 97-397 and 97-401) although a number of potential resources have been identified.⁷

The 1859 plat of *Rancho San Leandro* (Croze 1859) suggests that "Wood's House", another house, the San Lorenzo House, and a barn were located on the north side of San Lorenzo Creek in the study area.

-
3. For example, Crespi in 1772 describes five villages before reaching San Lorenzo Creek (Brown 1994:2, Fig. 1.1., 12-13).
 4. This Christian village may conform to CA-Ala-6 observed by Nelson (1909b) along San Lorenzo Creek and/or the tribelet settlement of *lisyan* located to the south of San Lorenzo Creek (Levy 1978:485, Fig. 1, #5). Alternatively, this village could have been associated with the San Leandro Indian Adobe Rancheria Building site dating to 1837 located in the northern part of the study area (Hendry and Bowman 1940:600). See the Hispanic Period for additional information.
 5. The De Anza Expedition site of March 31, 1776 is located/commemorated at Root Park, north of San Leandro Creek in San Leandro to the north of the study area (Stuart 1951:44; San Leandro 1989:IV-67, 69, #1 as 1775).
 6. This structure appears to have been the "small rancheria" located near San Leandro (Fredrickson with others 1977:VII-103 after Bowman 1958).
 7. Both early San Leandro and Hayward were located some distance from the study area. San Leandro was laid out in 1855 along San Leandro Creek, north of the study area. Hayward was founded in 1854 and located some distance to the south of the study area (Gudde 1979:136-137, 288; Mosier and Mosier 1986:77-78).

San Lorenzo, known in 1852 as "Squattersville", consisted of many small tracts along the banks of San Lorenzo Creek between Mission Boulevard and Hesperian Boulevard. The road which linked San Lorenzo to San Leandro on the north or Mission San Jose on the south passed through the area (Higley 1857; Mosier and Mosier 1986:83; Thompson and West 1878:24-25; Wood 1883:452). This location is situated inside the study area.

San Lorenzo by 1878 occupied the north side of San Lorenzo Creek within a triangular area bounded, for the most part, by Telegraph Road (present-day Hesperian Boulevard) on the west and the SPRR tracks on the east below the railroad depot. At this time, the town of San Lorenzo was sufficiently populated to warrant a separate illustration in the 1878 Thompson and West Atlas (Thompson and West 1878:121).⁸ This area is now located in the Ashland area west of the SPRR tracks (formerly Central Pacific Railroad) in the study area.

Cherryland is an unincorporated area in the vicinity of Cherry Way on the south side of San Lorenzo Creek between Hayward and San Leandro. The former William Meek cherry orchards were subdivided in 1920 (Mosier and Mosier 1986:22). As a result, most of the properties in this area probably date from 1920 onward.

Ashland is an unincorporated area in the vicinity of Ashland Avenue located north of San Lorenzo Creek between Hayward and San Leandro. This area was primarily developed in the 1940s (Mosier and Mosier 1986:13). As a result, most of the properties in this area probably date from 1940 onward although there are many turn of the century house in this area on Ashland Avenue, Elgin Street, Kent Avenue and Delano Street.

FINDINGS

The study area is moderate to highly sensitive in regard to cultural resources associated with the Prehistoric, Hispanic and American Periods. This conclusion is based on a review of pertinent records, maps and other documents.

One prehistoric site (CA-Ala-6) has been recorded along San Lorenzo Creek. The Costanoan Indian *Chochenyo* tribelet settlement known as *lisyan* was located south of San Lorenzo Creek, but the exact location is not known although CA-Ala-6 may be linked to it. In addition, the location of the Christian village of *R. de San Lorenzo*, as illustrated on a 1824 Mission San Jose map, is also unknown. This site could be associated with CA-Ala-6, the *Chochenyo* tribelet settlement known as *lisyan* or even the San Leandro Indian Adobe Rancheria Building site of ca. 1837. The rancheria building was situated in the northern part of the study area ". . . on top of the small hill 200 feet west of Foothill Boulevard between 155th and 159th Streets." No current information is available on any of these resources.

No American era archaeological sites have been recorded in or adjacent to the study area, but may exist. These include "Wood's House", another House, the San Lorenzo House, and a barn located on the north side of San Lorenzo Creek dating to 1859. Resources dating to the ca. 1870s and associated with the original location of San Lorenzo may also be present in the study area as by 1878, San Lorenzo had been relocated to the north side of San Lorenzo Creek within a triangular area bounded, for the most part, by Telegraph Road (present-day Hesperian Boulevard) on the west and the railroad tracks on the east below the railroad depot in the study area. This area includes the San Lorenzo Pioneer Cemetery situated on the east side of Hesperian Boulevard south of State Route 238. This cemetery, also known as the San Lorenzo Cemetery, is a State of California *Point of Historical Interest* (CAL/OHP 1976:156, 224;

8. The still extant San Lorenzo Pioneer Cemetery located west of Hesperian Boulevard just south of Route 238 was present by 1878 (Thompson and West 1878:121; USGS San Leandro 1980). Cemetery name provided by the Hayward Area Historical Society Museum, personal communication 9/10/97).

CAL/OHP v.d.c:188).

Historic properties which appear on the State of California *Historic Properties Directory* (CAL/OHP v.d.c). within the study area are listed in Attachments:List 1. Five properties on the *Historic Properties Directory* are within the study area⁹ and another 12 require a field check to determine if they are present. In addition, an "Old Hotel", built ca. 1850 and still standing in 1966 at Hesperian Boulevard and the San Lorenzo Creek Bridge in San Lorenzo is also listed on the *California Inventory of Historic Resources* (CAL/OHP 1976:147, 224); but is not included in the *Historic Properties Directory* (CAL/OHP v.d.c). The exact location of this resource is not known and it may be situated in or adjacent to the study area.

Only one architectural resource has been identified as significant based on national, state or local¹⁰ criteria. The Meek Mansion and Carriage House, 240 Hampton Road, Hayward is listed on the National Register of Historic Places (CAL/OHP v.d.c; USNPS 1997) and is also listed on the *California Inventory of Historic Resources* (CAL/OHP 1976:33, 223). The associated Meek Estate/Park has a separate listing in the *Historic Properties Directory* as a State of California Point of Historical interest (CAL/OHP v.d.c:49). In addition, a Laurel or Bay Tree located at 9 Lewelling Boulevard, San Lorenzo has been identified as eligible for a local listing only on the *Historic Properties Directory*. The San Lorenzo Camp Site, situated on San Lorenzo Creek at Mattox Road, has not been evaluated.

Additional historic or architecturally significant sites, structures, landmarks, or points of interest may be identified within the study area as part of a field review.

MANAGEMENT RECOMMENDATIONS

This report has reviewed the results of an archival and literature search of commonly available research resources for the study area. The completion of a more intensive background study, an archaeological field review of the currently reported site locations and an architectural inventory of the study area is recommended or individual assessments of specific areas that may be impacted by proposed project development area recommended. Subsurface evidence of significant prehistoric or historic cultural deposits¹¹ is not expected due to the intensive

9. This total includes the San Lorenzo Pioneer Cemetery.

10. Only the San Leandro General Plan list was consulted for this initial study (San Leandro 1989:IV-67-69, Fig. IV-5).

11. Significant prehistoric cultural resources are defined as human burials, features or other clusterings of finds made, modified or used by Native American peoples in the past. The prehistoric and protohistoric indicators of prior cultural occupation by Native Americans include artifacts and human bone, as well as soil discoloration, shell, animal bone, sandstone cobbles, ashy areas, and baked or vitrified clays. Prehistoric materials may include:

- a. Human bone - either isolated or intact burials.
- b. Habitation (occupation or ceremonial structures as interpreted from rock rings/features, distinct ground depressions, differences in compaction (e.g., house floors).
- c. Artifacts including chipped stone objects such as projectile points and bifaces; groundstone artifacts such as manos, metates, mortars, pestles, grinding stones, pitted hammerstones; and, shell and bone artifacts including ornaments and beads.
- d. Various features and samples including hearths (fire-cracked rock; baked and vitrified clay), artifact caches, faunal and shellfish remains (which permit dietary reconstruction), distinctive changes in soil stratigraphy indicative of prehistoric activities.
- e. Isolated artifacts

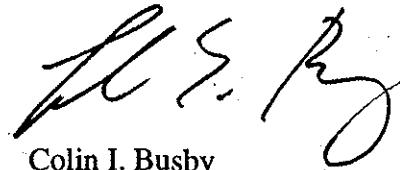
Historic cultural materials may include finds from the late 19th through early 20th centuries. Objects and features associated with the Historic Period can include:

urbanization which has occurred in the area.

In general, it is recommended that if any significant cultural materials are exposed or discovered during either site preparation or subsurface construction activities, operations should stop within 25 feet of the find and a qualified professional archaeologist contacted for evaluation and further recommendations. Potential recommendations could include evaluation, collection, recordation, and analysis of any significant cultural materials followed by a professional report.

If I can provide any additional information or be of further service please don't hesitate to contact me. Thank you for retaining our firm for the project.

Sincerely yours,
BASIN RESEARCH ASSOCIATES, INC.



Colin I. Busby
Principal

CIB/d
Enclosures

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- Anonymous
m.s. *Plano de la Mision de San Jose, 1824.* Map on file, Bancroft Library, University of California, Berkeley.

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- a. Structural remains or portions of foundations (bricks, cobbles/boulders, stacked field stone, postholes, etc.).
 - b. Trash pits, privies, wells and associated artifacts.
 - c. Isolated artifacts or isolated clusters of manufactured artifacts (e.g., glass bottles, metal cans, manufactured wood items, etc.).
 - d. Human remains.

In addition, cultural materials including both artifacts and structures that can be attributed to Hispanic, Asian and other ethnic or racial groups are potentially significant. Such features or clusters of artifacts and samples include remains of structures, trash pits, and privies.

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Charles Hall Page & Associates, Inc.

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Watts, Diane C. and David W. Mayfield.

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Abbreviations

n.d. no date

v.d. various dates

N.P. no publisher noted

n.p. no place of publisher noted

S- reports on file, California Historical Resources Information System, Northwest Information Center, Sonoma State University Rohnert Park.



ATTACHMENTS

FIGURES

- FIGURE 1** GENERAL PROJECT LOCATION
- FIGURE 2** STUDY AREA LOCATION (USGS San Leandro and Hayward, Calif. 1980)

LISTS

- LIST 1** CALIFORNIA HISTORIC PROPERTY DIRECTORY
Cultural Resources In Study Area



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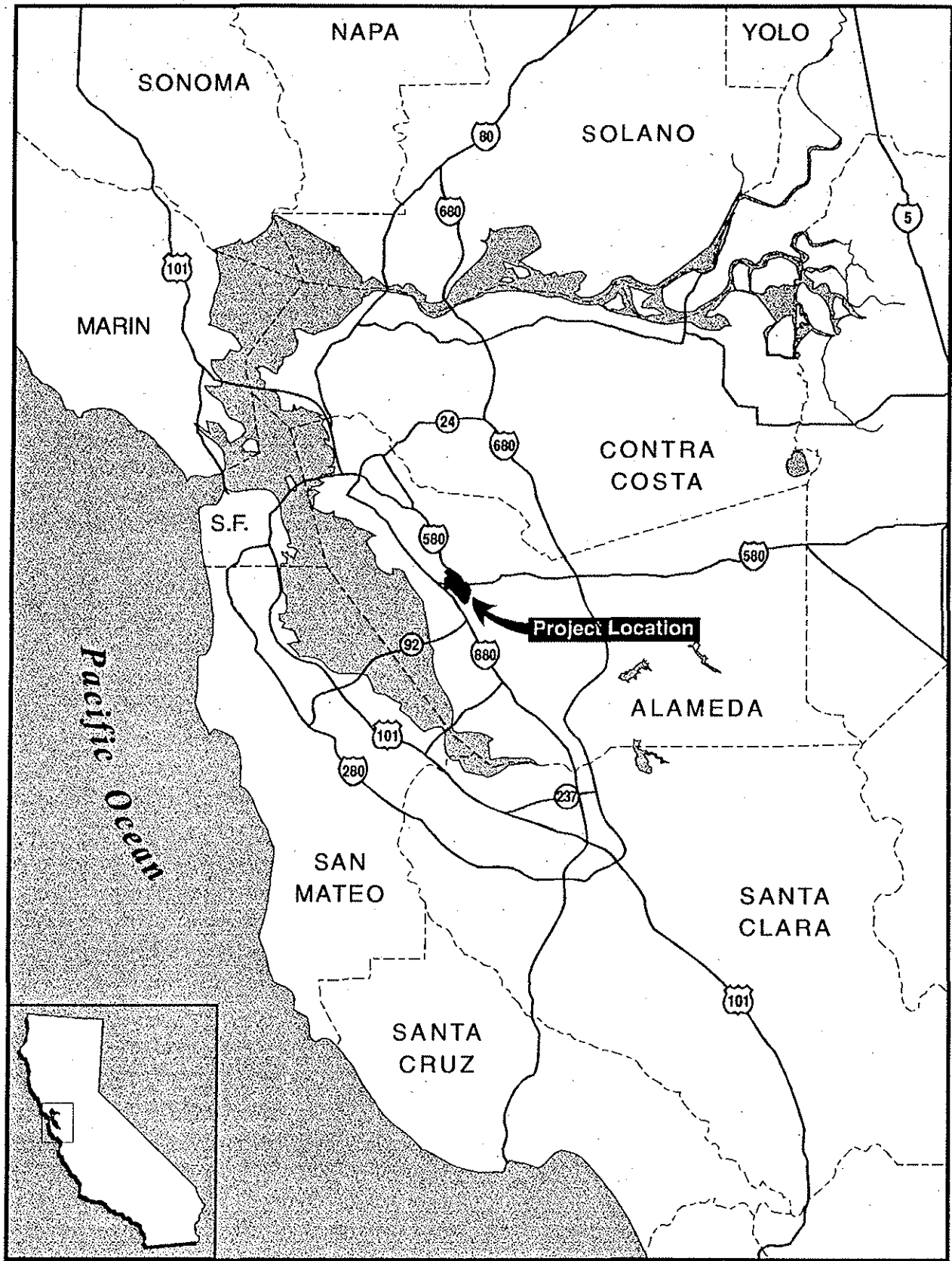


Figure 1: General Project Location



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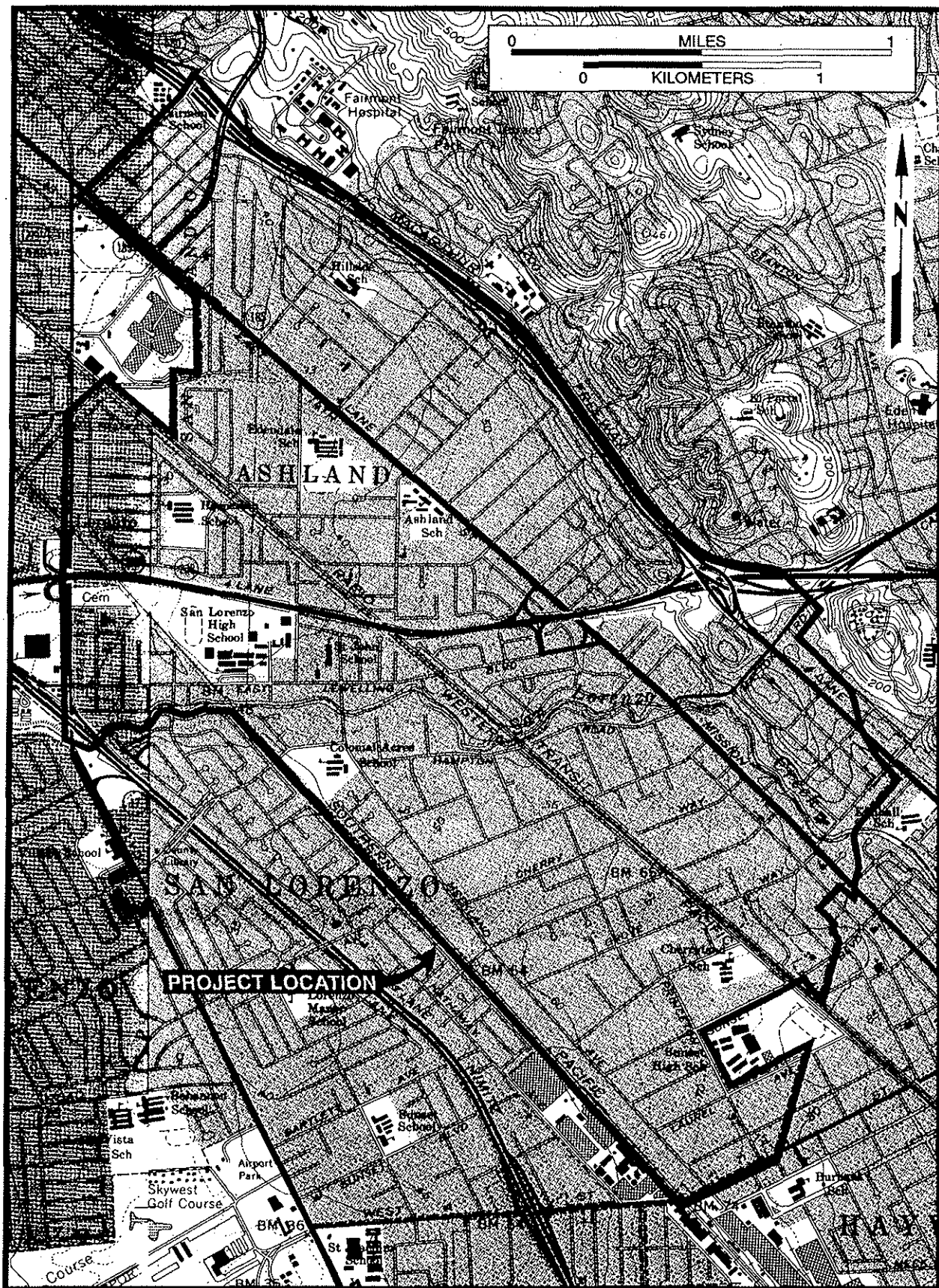


Figure 2: Project Location (USGS San Leandro, Calif. 1973 and Hayward, Calif. 1980)



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LIST 1
CALIFORNIA HISTORIC PROPERTY DIRECTORY
 Cultural Resources in Study Area

CHERRYLAND AND ASHLAND ADDRESSES	DESCRIPTION	EVALUATION STATUS (Historic Properties Directory)
Appear To Be Within Study Area		
Hesperian Blvd. (E side, S of Route 238)	San Lorenzo Cemetery (San Lorenzo Pioneer Cemetery)	Code 7L - evaluated for register, other than the National Register; Pt of Historical Interest ALA-021
9 Lewelling Blvd.	Laurel or Bay Tree	Code 5S - eligible for local listing only
Boston Road	Meek Estate/Park	Code 7L - Pt of Historical Interest ALA-024
240 Hampton Road	Meek Mansion and Carriage House	Code 1S - listed in National Register as an individual property
Mattox Road	San Lorenzo Camp Site, San Lorenzo Creek	Code 7 - not evaluated
Possibly Within Study Area, But Require Field Verification		
State Route 185	Bridge 33-115 over San Leandro Creek; Route 185, P.M. 00582	Code 4S - may become eligible for National Register as a separate party Caltrans Category 5 - not eligible for the National Register
E. 14 th Street	San Leandro Plaza	Code 7L - Pt of Historical Interest ALA-008
1292 A Street		Code 6 Y - determined ineligible for the National Register by consensus
1296 A Street		Code 6 Y
1328 A Street		Code 6 Y
1332 A Street		Code 6 Y
1340 A Street		Code 6 Y
1349 A Street		Code 6 Y
1399 A Street	Old Hayward Tree, Laurel and Bay Tree	Code 6 - determined ineligible for National Register listing
Hesperian Ave [sic]	Eureka School Site	Code 6 - determined ineligible for National Register listing
Mission Blvd.	Guillermo Castro Plaza	Code 7J - received by OHP for evaluation or action but not yet evaluated
Mission Blvd.	Surveyors Tree/Spanish Era	Code 5S
Mission Blvd.	Rancho San Lorenzito (Francisco Soto)	Code 7
Mission Blvd.	Site of 1 st Firehouse	Code 6



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LIST 1, con't
CALIFORNIA HISTORIC PROPERTY DIRECTORY
Cultural Resources in Study Area

ABBREVIATIONS AND SOURCES:

OHP Office of Historic Preservation

California (State of), Department of Parks and Recreation, Office of Historic Preservation
(CAL/OHP)

v.d.c Historic Properties Directory. Office of Historic Preservation, Department of
Parks and Recreation, Sacramento. On file, Northwest Information Center of
the Historical Resources File System, Sonoma State University, Rohnert Park).

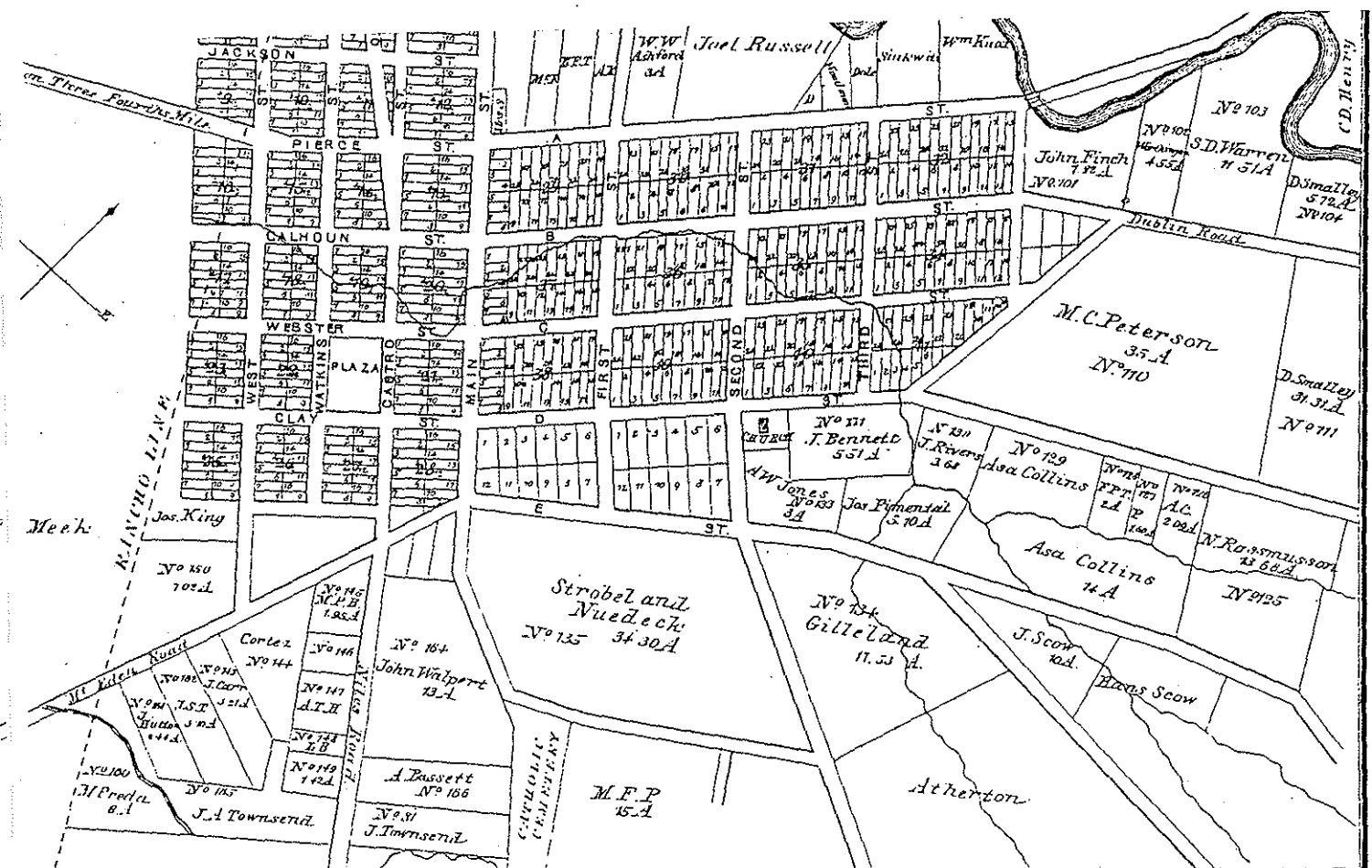
California, Department of Transportation [CALTRANS]

1987 DATABASE Print. Structures maintenance System - HSSALL Historical
Significance -Local Bridges, 3/05/87. Internal CALTRANS data. Provided by
John W. Snyder, Chief Architectural Historian, CALTRANS, Sacramento.
Copy on file, Basin Research Associates, San Leandro.

Note: Charles Hall Page & Associates (1977a) includes a list of properties in the A Street
Hayward project.

HISTORICAL MAPS

THOMPSON & WEST
1878



MAP OF
SAN LORENZO
ALAMEDA CO., CAL.
Scale 600 Ft to 1 inch



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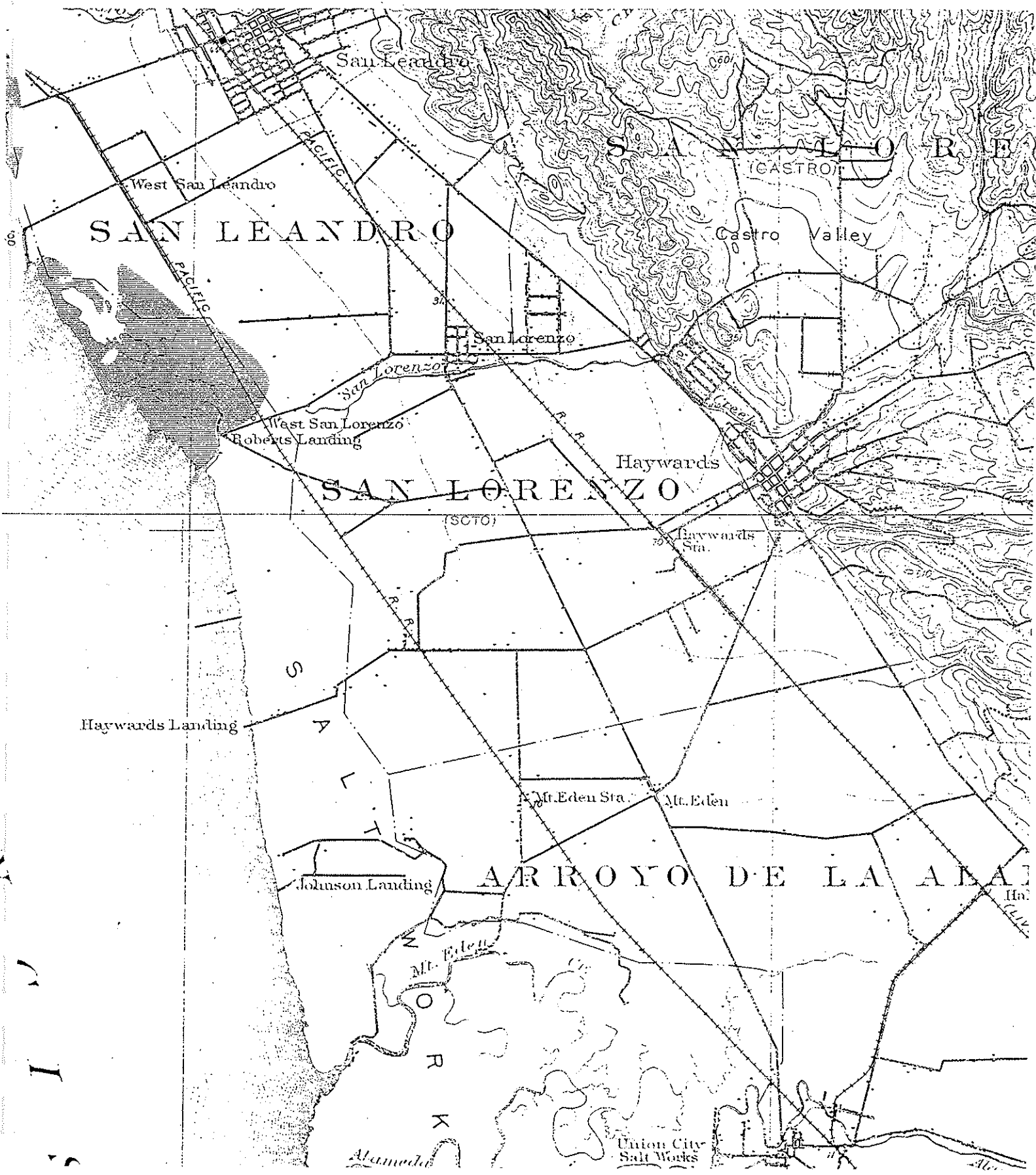
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USGS HAYWARDS(sic) QUADRANGLE
1899 (reprint 1913)





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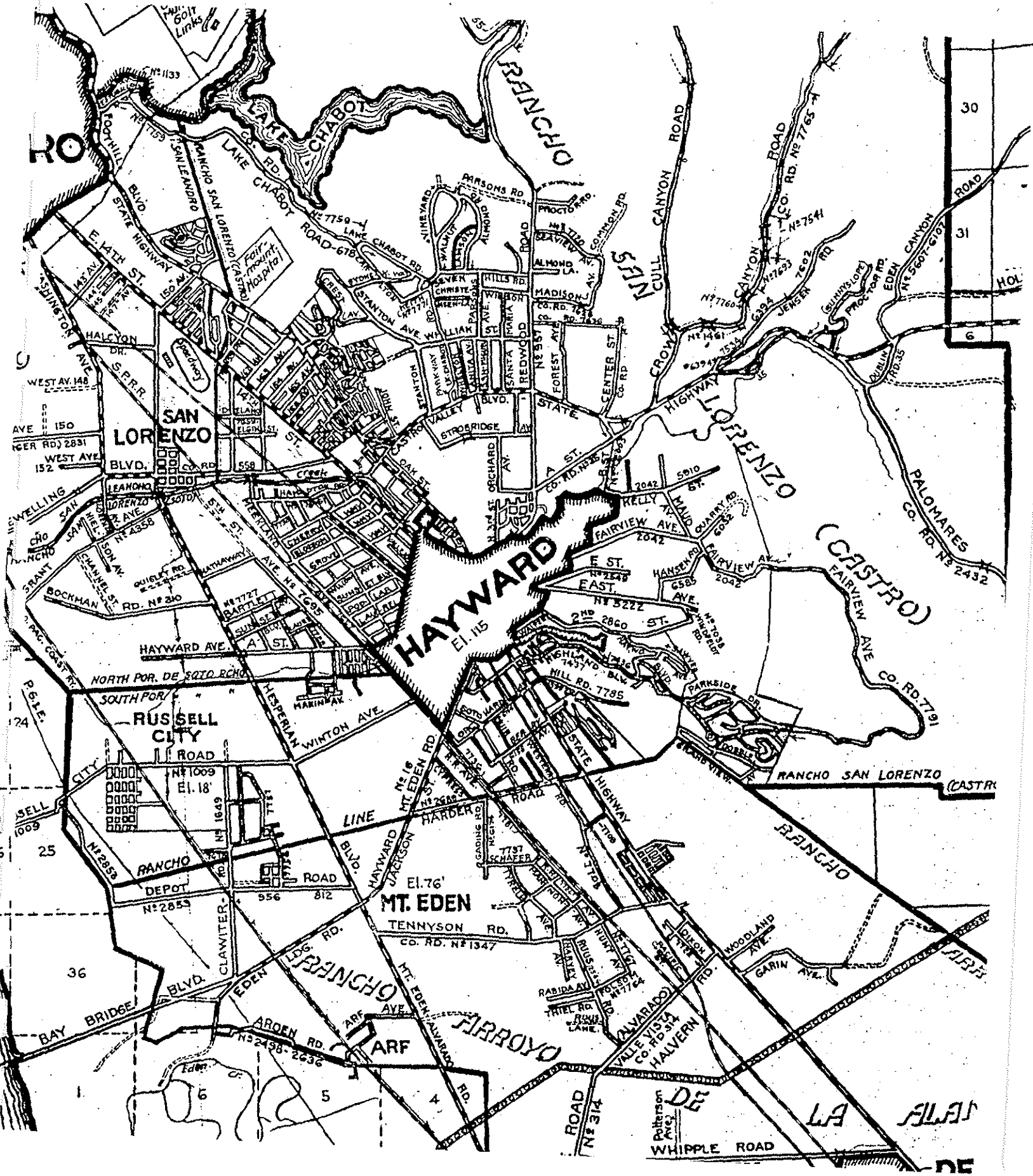
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ROADS AND HIGHWAYS IN ALAMEDA COUNTY AND VICINITY
Compiled by Burnett Hamilton, County Surveyor
1938



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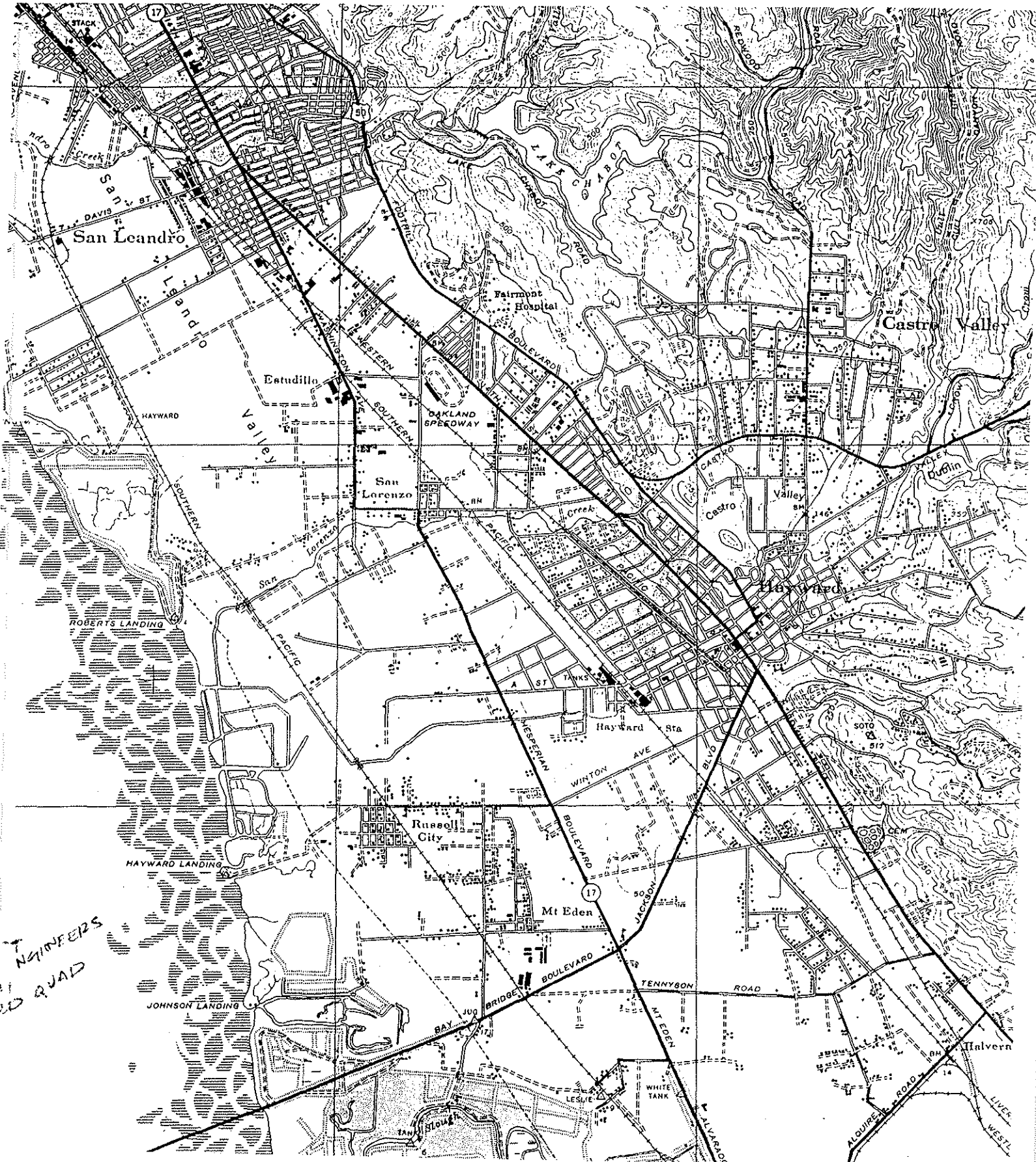
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WAR DEPARTMENT, CORPS OF ENGINEERS, U.S. ARMY

Hayward Quadrangle

1942

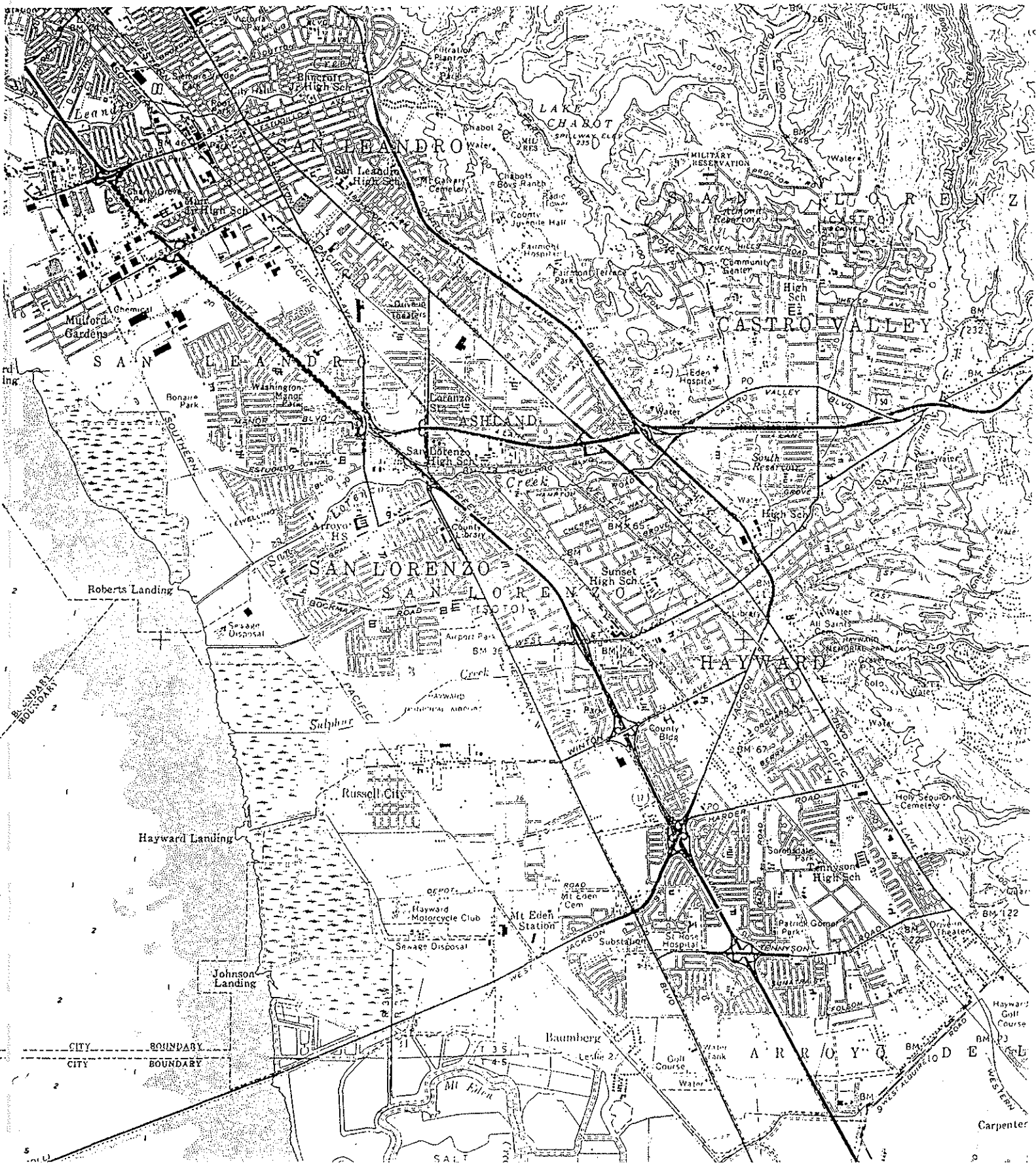


HAYWARD QUAD
ENGINEERS

STATE OF CALIFORNIA, DEPARTMENT OF WATER RESOURCES

Hayward Quadrangle

1959



Carpenter

