

PRELIMINARY CULTURAL RESOURCES SURVEY

ASHLAND & CHERRYLAND DISTRICTS

SAN LORENZO

ALAMEDA COUNTY

CALIFORNIA

APRIL 30 , 1998

SIEGEL & STRAIN Architects |

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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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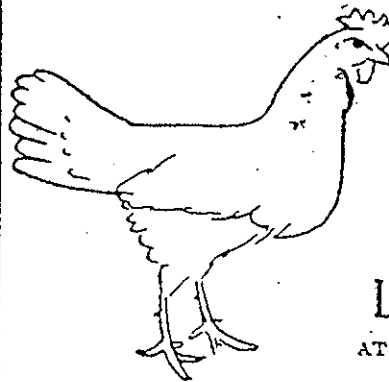
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A DAY
BUYS A
LITTLE FARM

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 turpique gravel roads, within 19 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 72x308, 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

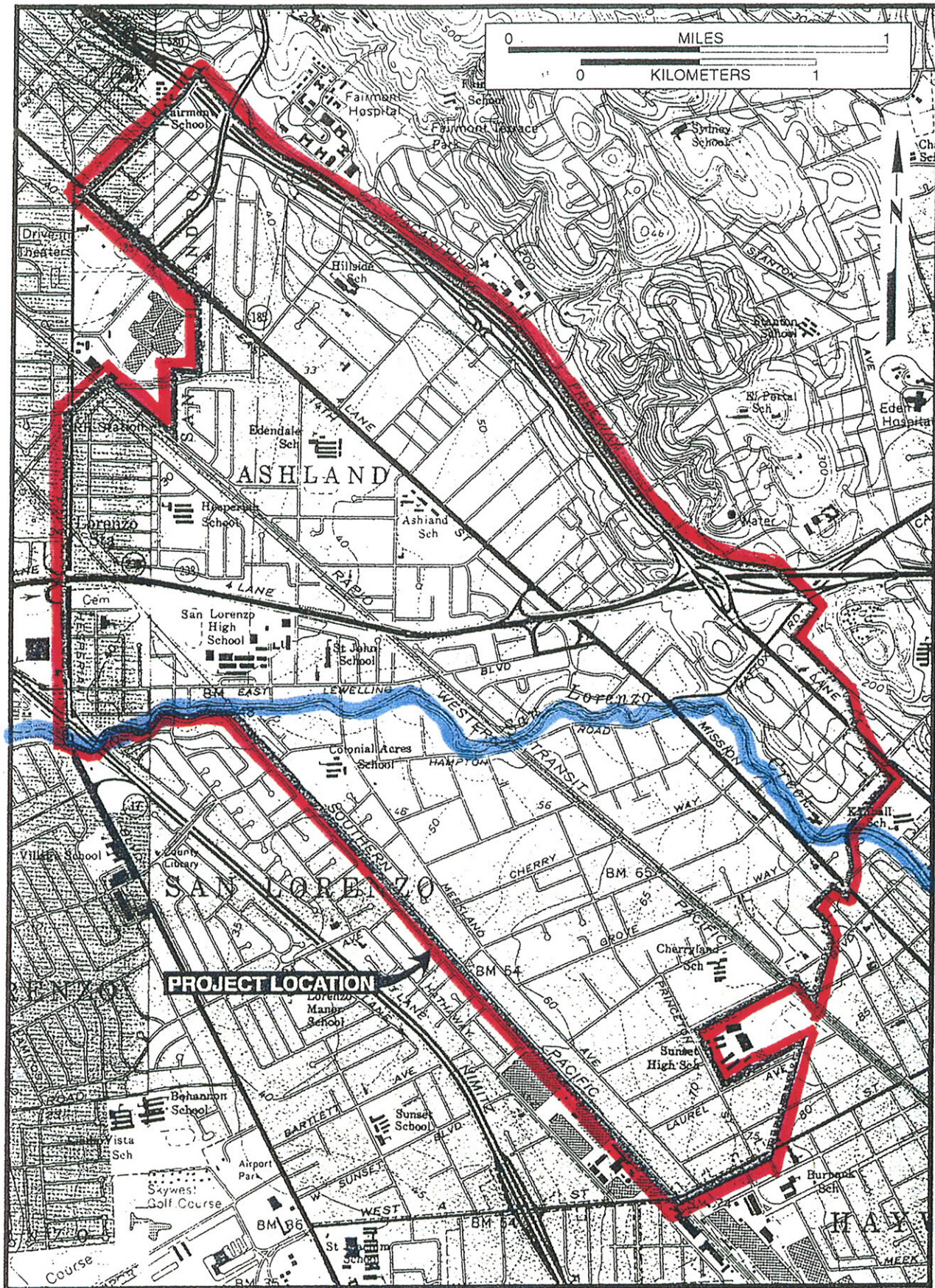
H. W. Meek Estate

(INCORPORATED)

Main Office, 700 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

PROJECT LOCATION



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



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SURVEY FORM

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:

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 Bevilacqua 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	Ashland	P	altered. Small barn.
1098 Elgin St.	1890			Craftsman Bungalow	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 Georgian 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

Summary Chart: Ashland/Cherryland windshield survey 1997-98

265 Grove Way	1920			Craftsman Bungalow	Meek Orchards			P	and agricultural structure. 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.

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	
171 Hampton Ave.	1930	Mission Revival Bungalow	Meek Orchards	P	altered.
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

Summary Chart: Ashland/Cherryland windshield survey 1997-98

688 Hampton Ave.			1930		bungalow	Meek Orchards	P		
708 Hampton Ave.			1920		Mediterranean Revival house	Meek Orchards	P		Enclosed porch. agricultural building at rear.
794 Hampton Ave.			1940		Stucco Craftsman Bungalow	Meek Orchards	P		small cottage at rear
938-942 Hampton Ave.			1945		large Period Revival house	Meek Orchards	P		
21129 Haviland Ave.			1920		Moderne duplex	Meek Orchards	P		
*15400 Hesperian Blvd.			1864		Craftsman Bungalow Cemetery	Meek Orchards 4 corners	N		altered.
15542 Hesperian Blvd.			1900		one story house with second story addition.	4 corners	N		*Address approx., none posted. San Lorenzo Pioneer Cemetery; CA. Point of Historical Interest.
663 Kendall St.			1880	Caltrans 1981	altered two story farmhouse.		N		altered. Tankhouse.
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		

16561 Kent Ave	1890			one story house	Ashland	Y	Prototype of deep lot development
16626 - 16638 Kent Ave.	1945			"bungalow court"	Ashland	P	
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	
Marceila Street					one story houses			P				land settlement pattern	

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. altered.
15960 Mateo St.	1910		one-story house				N	
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 bidg.				N	
15515 Maubert Ave.	1920		one story house				P	altered
840 Medford Ave.	1920		one story house				P	Prairie Style features.
19356 Meekland Ave.	1950		small industrial building				P	welding shop. highway sign.
*22217 Meekland Av	1940		Art Deco commercial building.				P	*Address approx., none posted. openings altered.
*22319 Meekland Av	unknown		adobe house				P	siding now covers three sides of house.
22306 Meekland Ave.	1920		commercial / residence				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				P	windows replaced.
*21136 Montgomery Ave.	1925		Spanish Colonial Revival bungalow				P	*Address approx., none posted
21239 Montgomery Ave.	1920		one story stucco house				P	Prairie Style features
21270 Montgomery	1920		one story stucco				P	Craftsman features

Summary Chart: Ashland/Cherryland windshield survey 1997-98

Ave.					house							
21308 Montgomery Ave.		1920			Craftsman Bungalow	Meek Orchards			P			porch enclosed
21348 Montgomery Ave.		1920			Stucco Craftsman Bungalow	Meek Orchards			P			windows replaced
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			

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.

1450 - 172nd St	1937	Caltrans 1981	Box" house		N	
1455 - 172nd St	1948	Caltrans 1981	Period Revival house		N	
1460 - 172nd St	1938	Caltrans 1981	one-story house		N	
1461 - 172nd St	1946	Caltrans 1981	Spanish Revival 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	o

NATIONAL REGISTER CRITERIA

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:

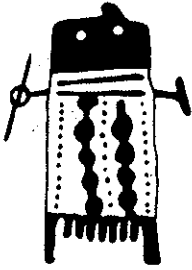
- A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated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





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

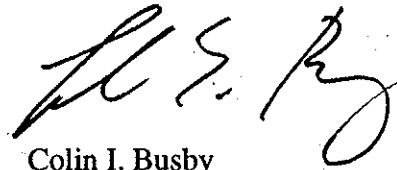
Historic cultural materials may include finds from the late 19th through early 20th centuries. Objects and features associated with the Historic Period can include:

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

-
- 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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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.

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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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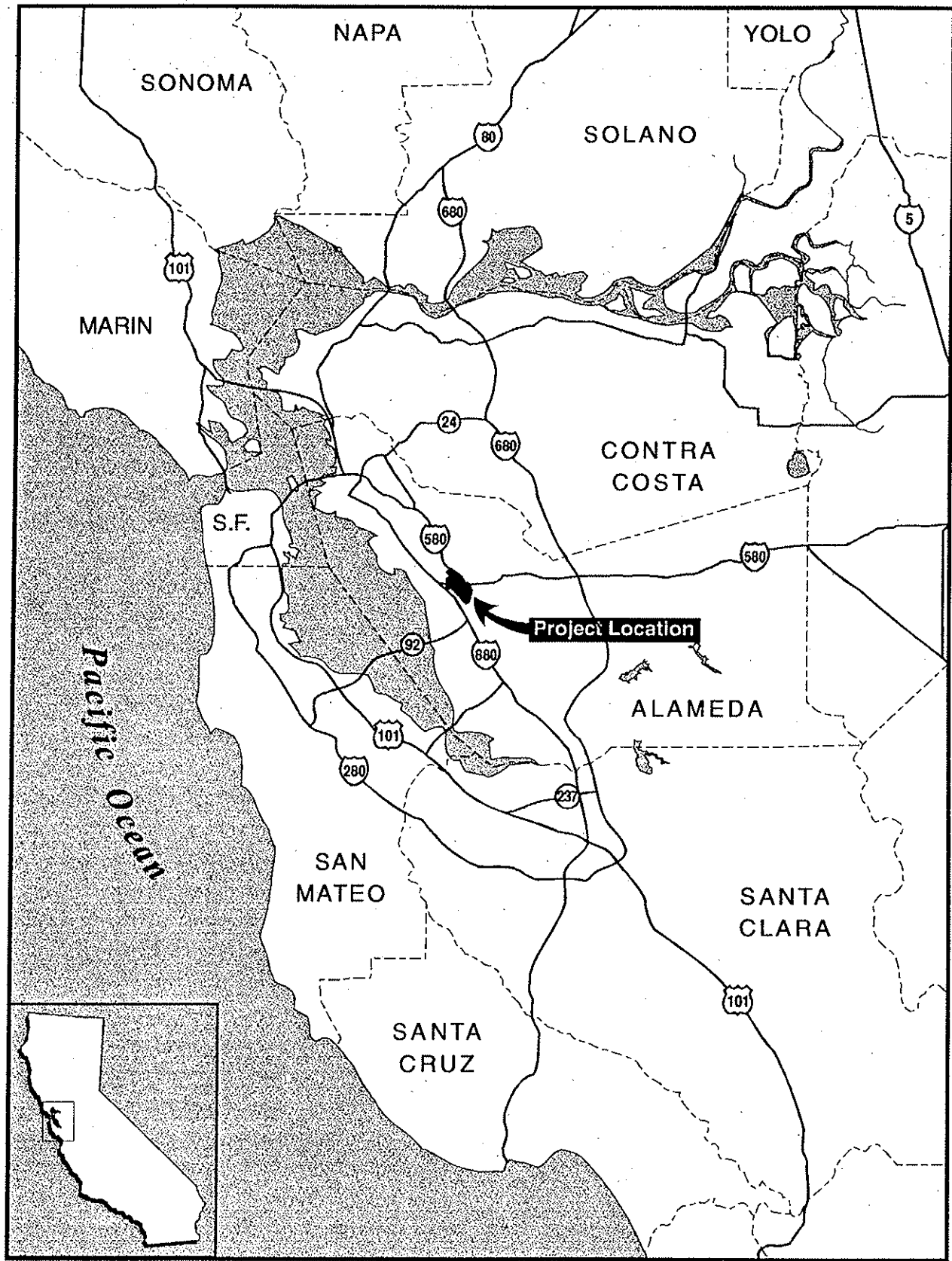


Figure 1: General Project Location



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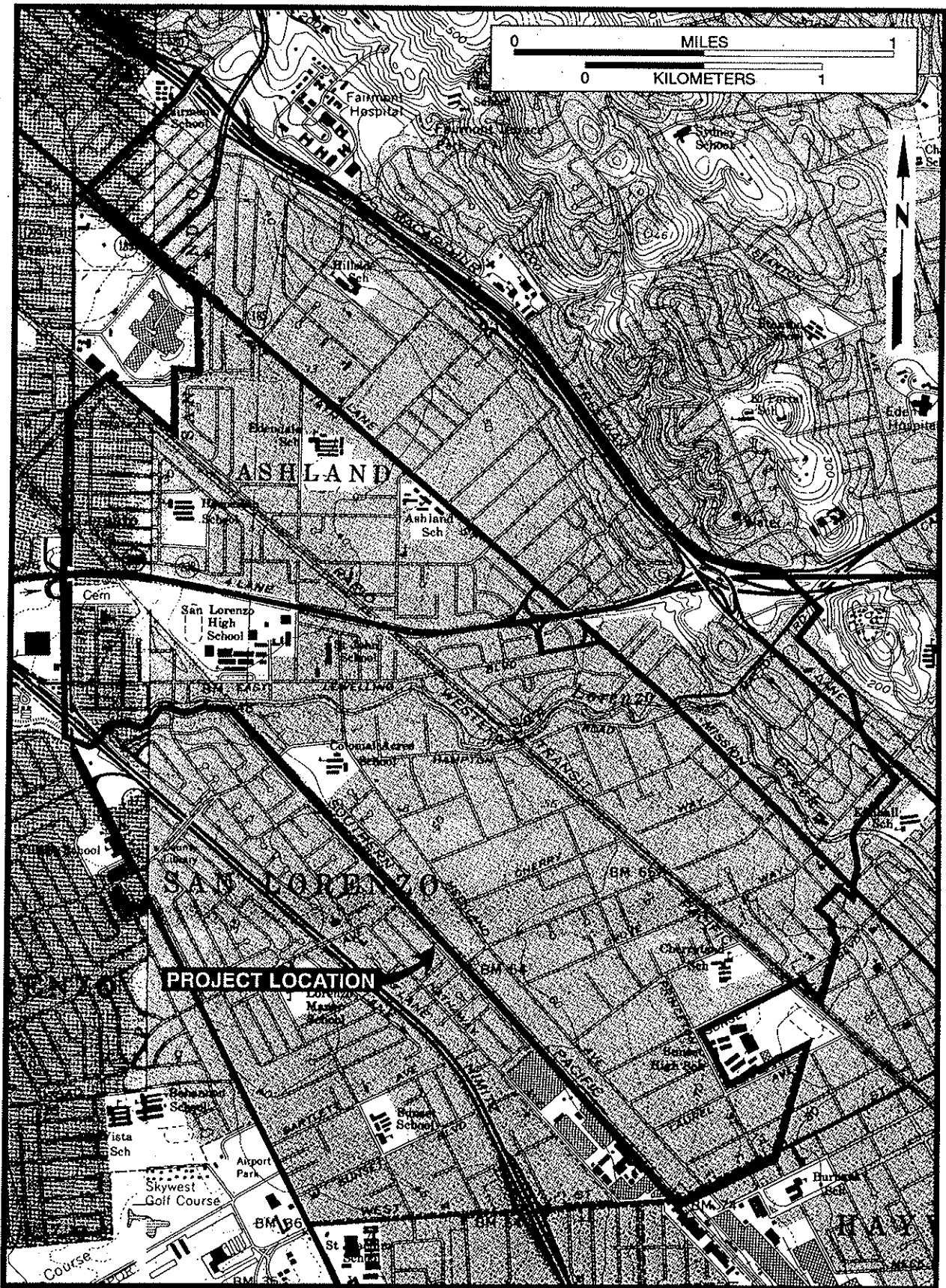


Figure 2: Project Location (USGS San Leandro, Calif. 1973 and Hayward, Calif. 1980)

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

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).

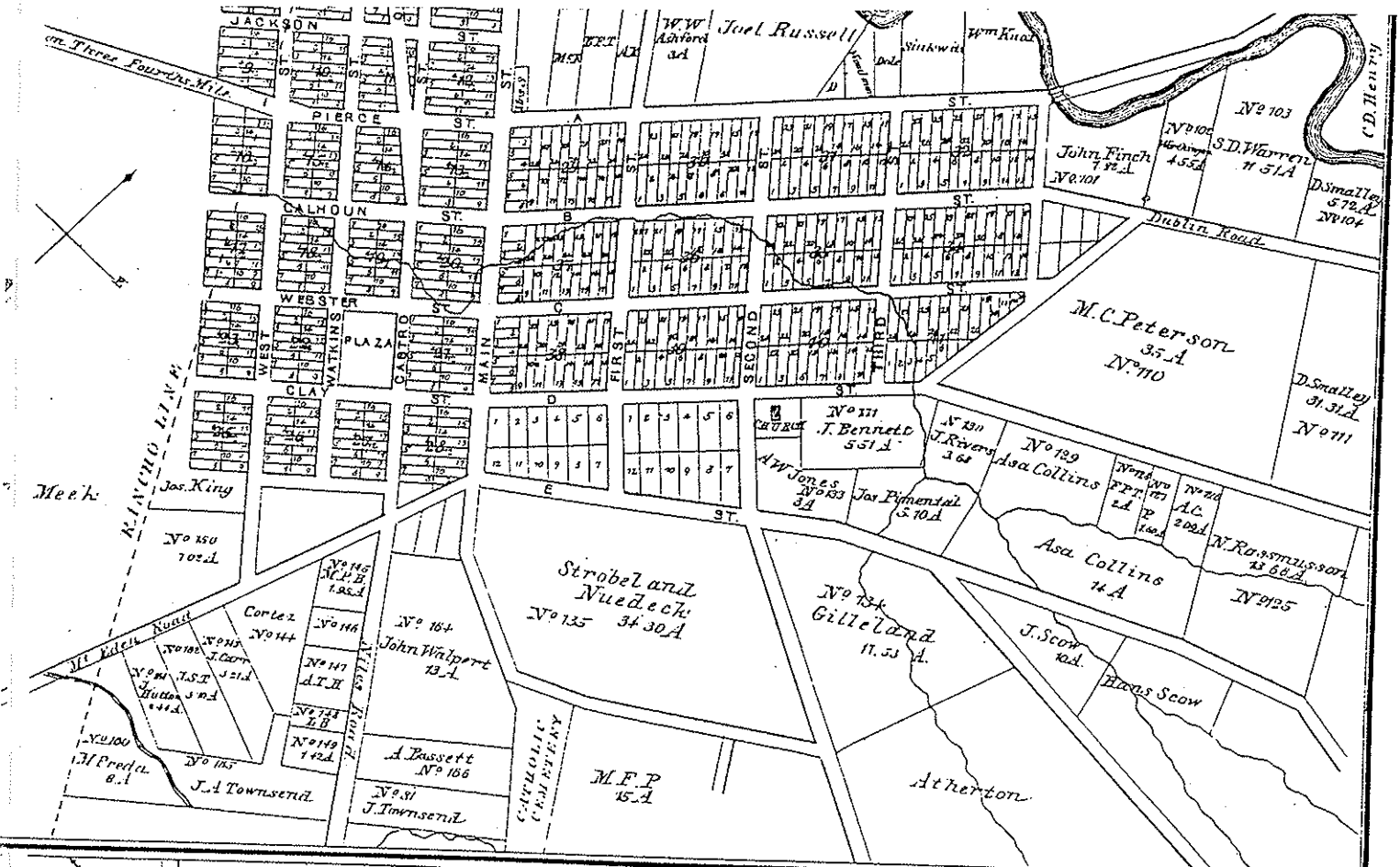
California, Department of Transportation [CALTRANS]

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





MAP OF SAN LORENZO

ALAMEDA CO., CAL.

Scale 400 ft to 1 inch



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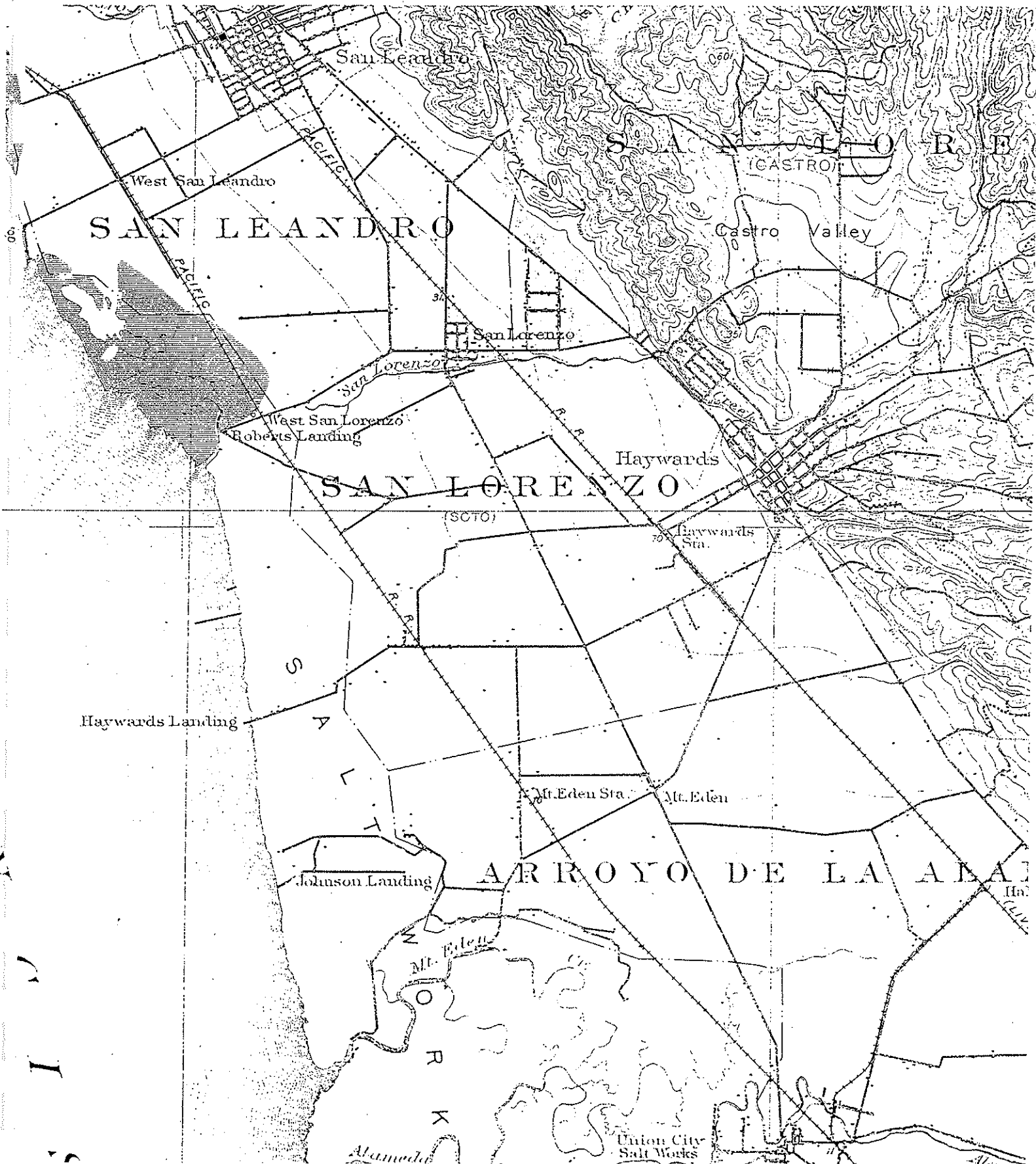
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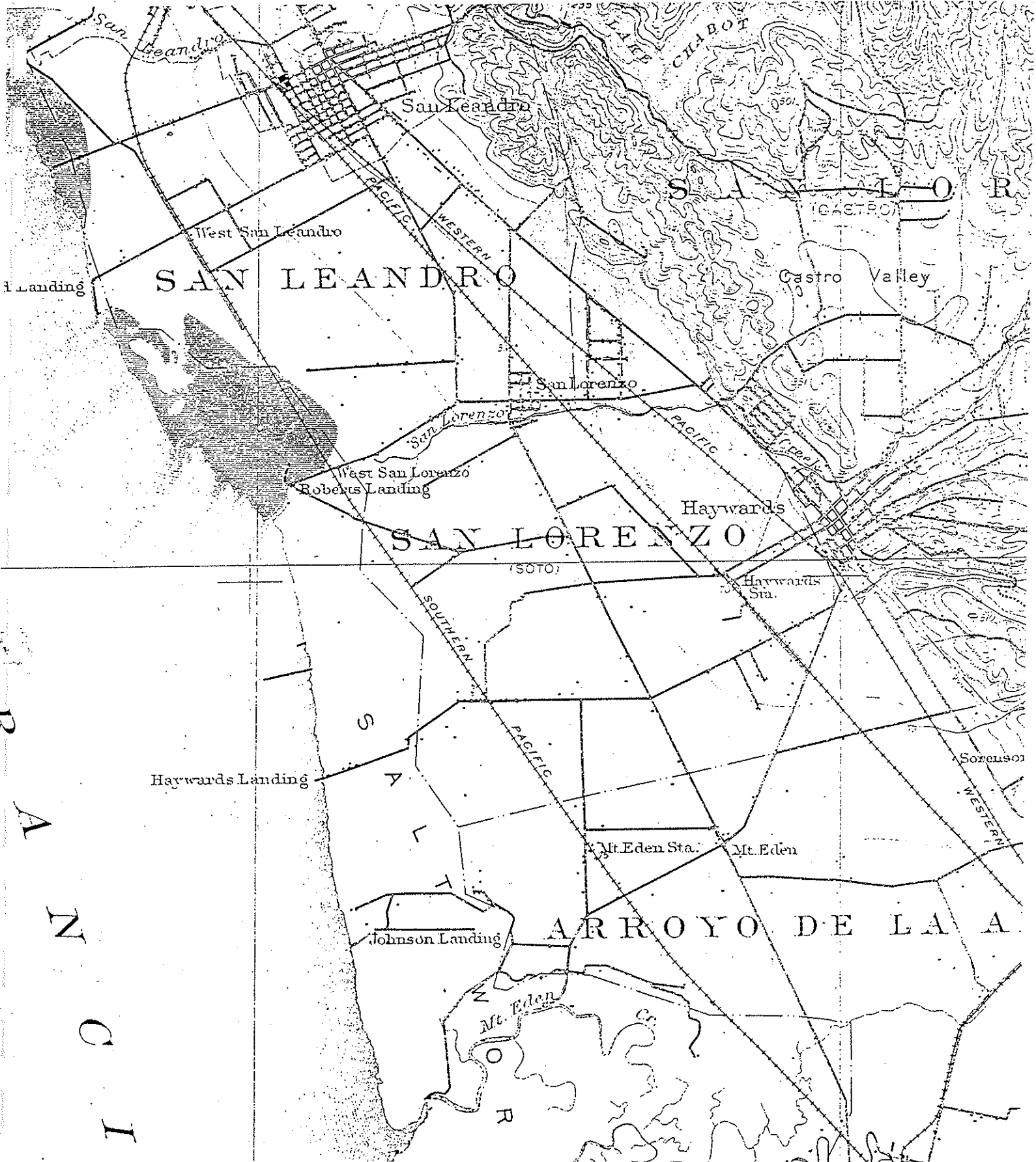
FRANCISCO



USGS HAYWARDS(sic) QUADRANGLE
1899 (reprint 1913)



USGS HAYWARDS (sic) QUADRANGLE
1915



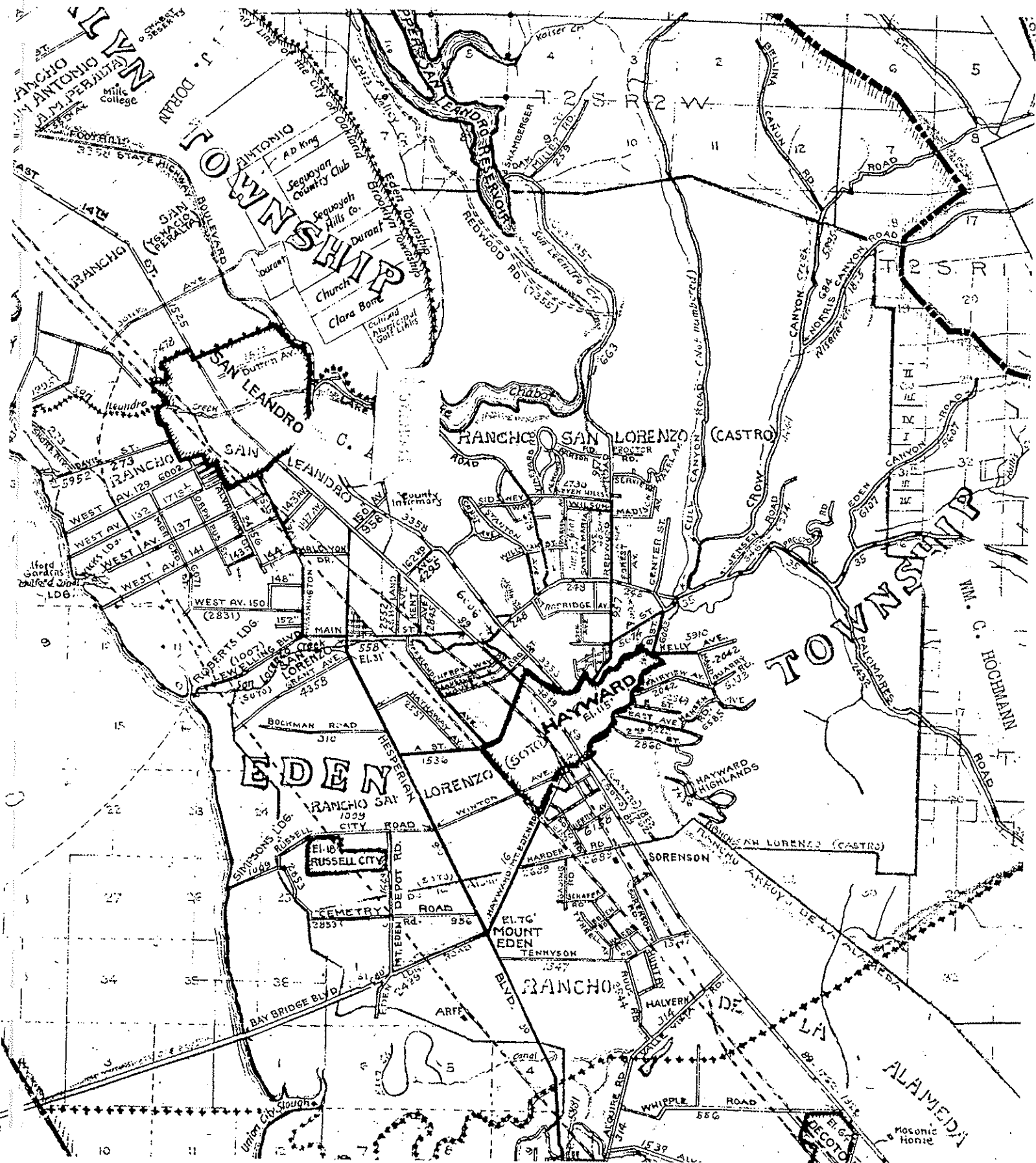
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HIGHWAYS ALAMEDA COUNTY, CALIFORNIA

Alameda County Roads outside of incorporated Cities

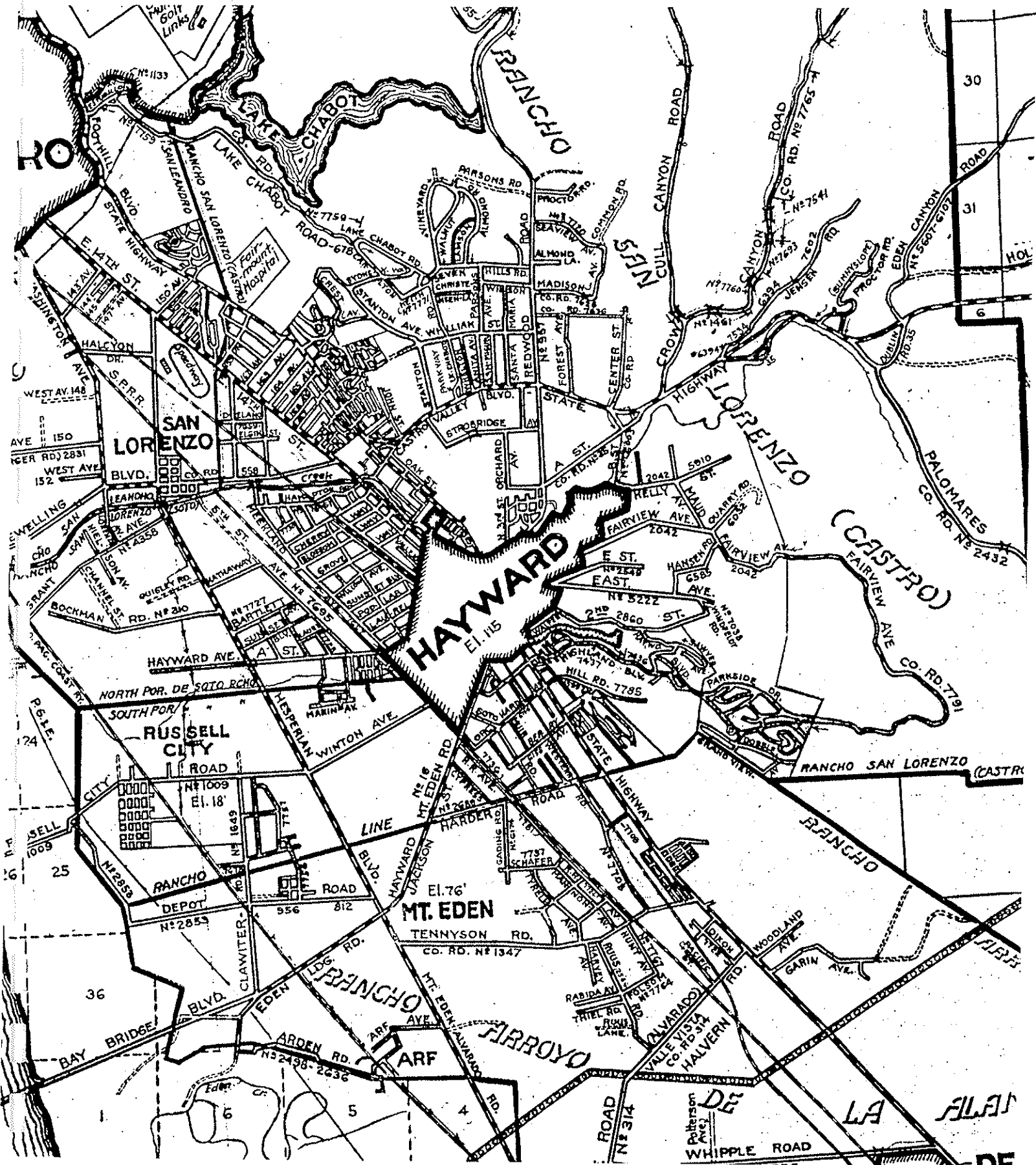
Geo. A. Posey, County Surveyor

Feb. 1933





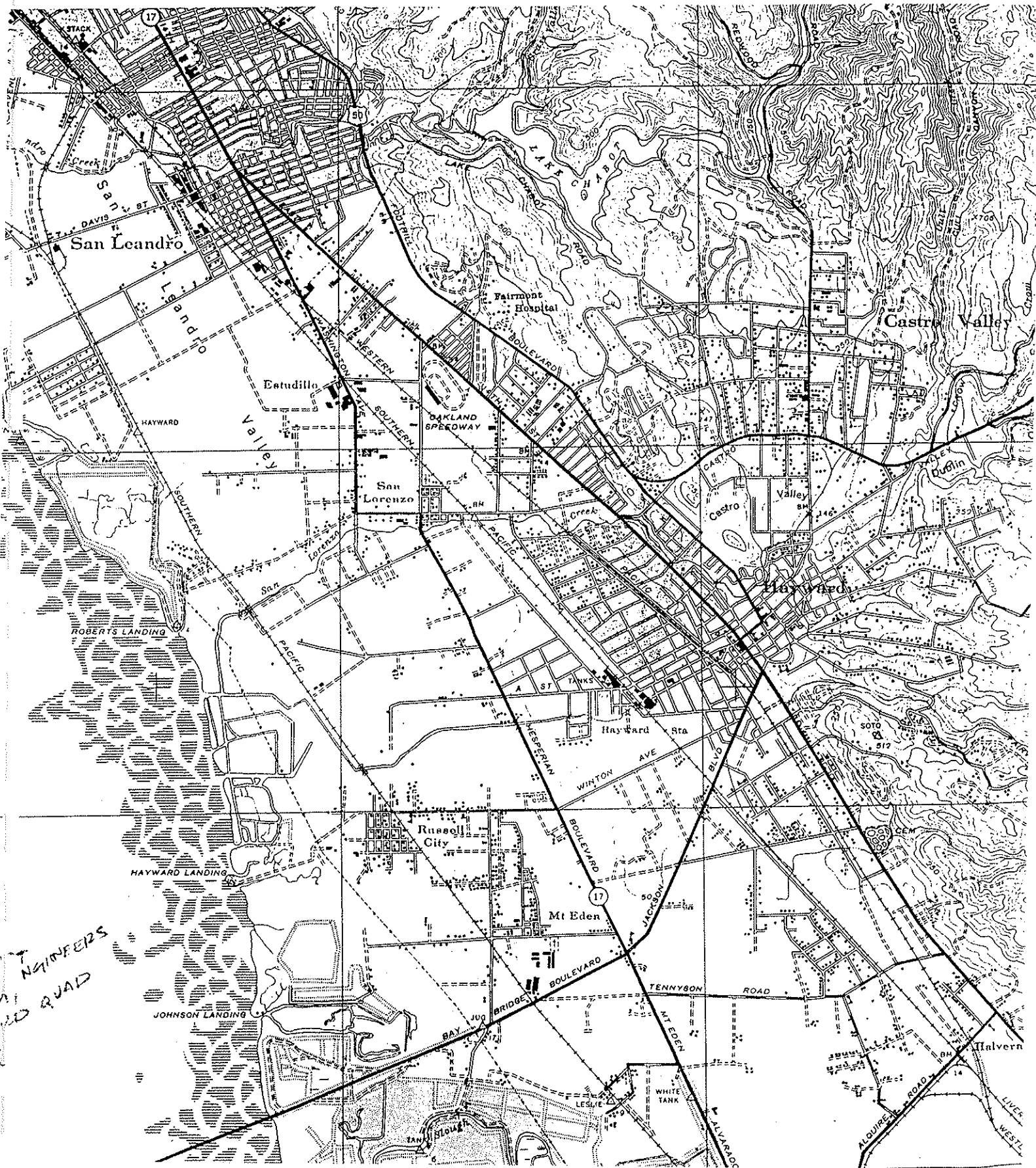
ROADS AND HIGHWAYS IN ALAMEDA COUNTY AND VICINITY
Compiled by Burnett Hamilton, County Surveyor
1938



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

Hayward Quadrangle

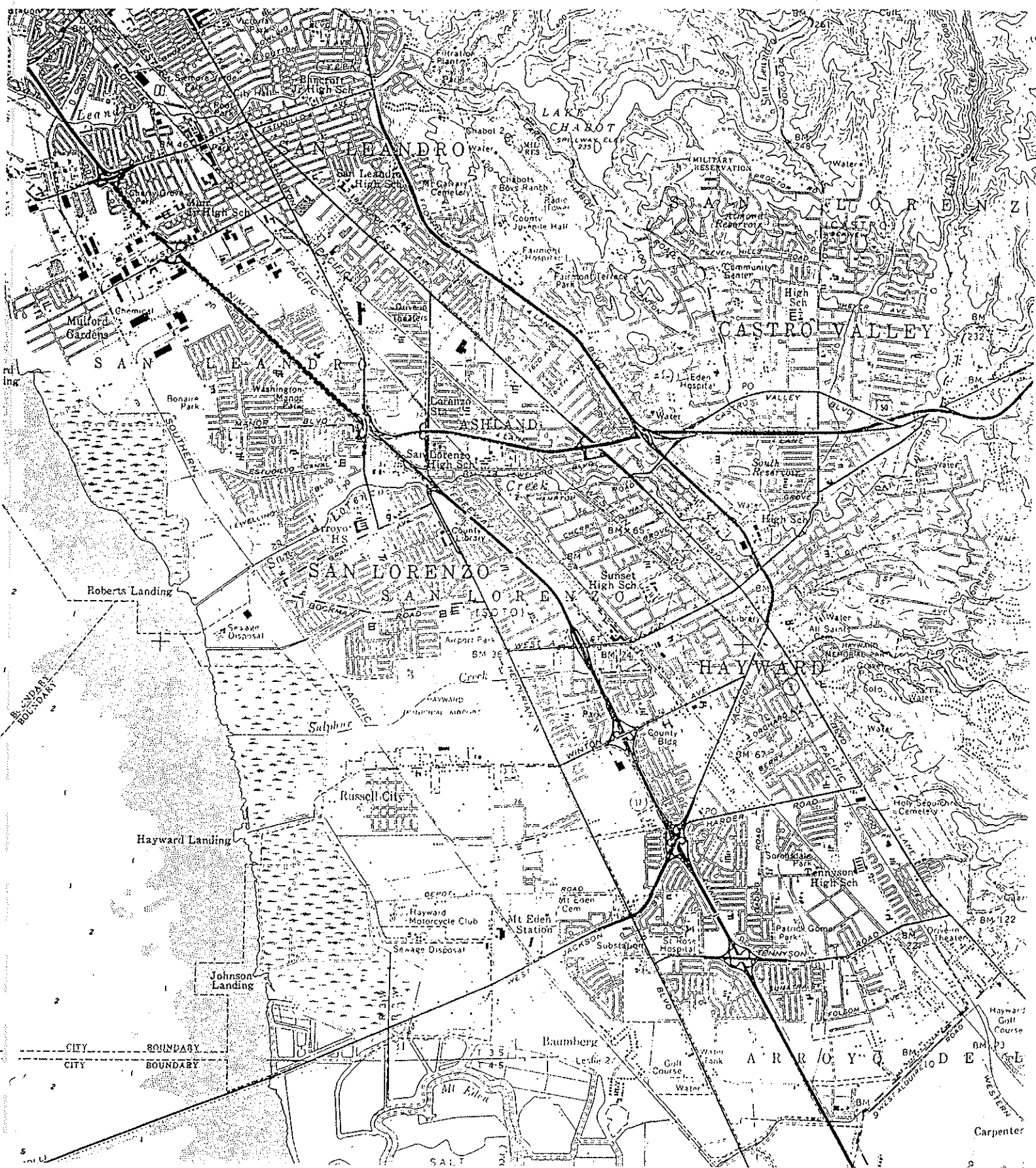
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STATE OF CALIFORNIA, DEPARTMENT OF WATER RESOURCES
Hayward Quadrangle
1959



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