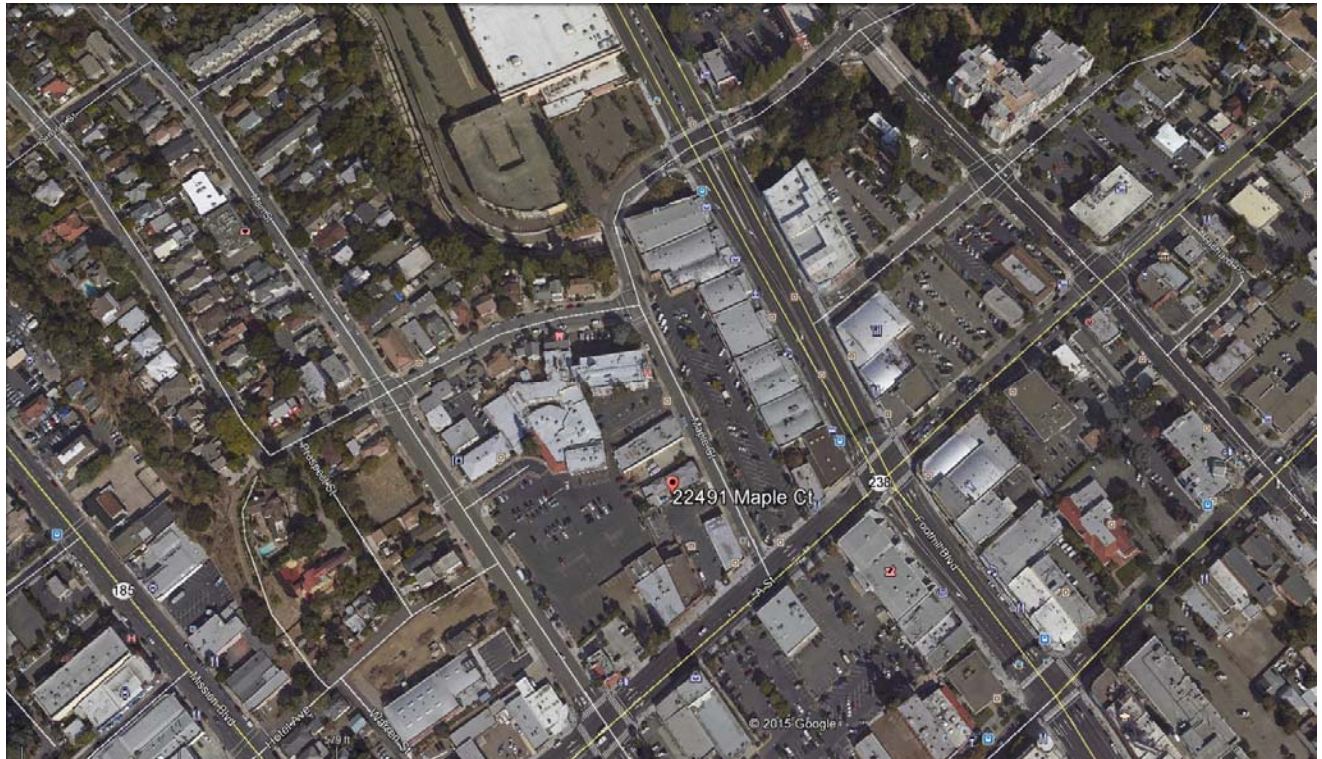


APPENDIX D

Archaeological and Historical Documentation

An UPDATE TO THE HISTORICAL AND ARCHITECTURAL STUDY
OF 22491 MAPLE COURT IN THE CITY OF HAYWARD
ALAMEDA COUNTY, CALIFORNIA



]

Prepared for Blake Peters
Bay Area Property Development
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Date: June 6, 2015

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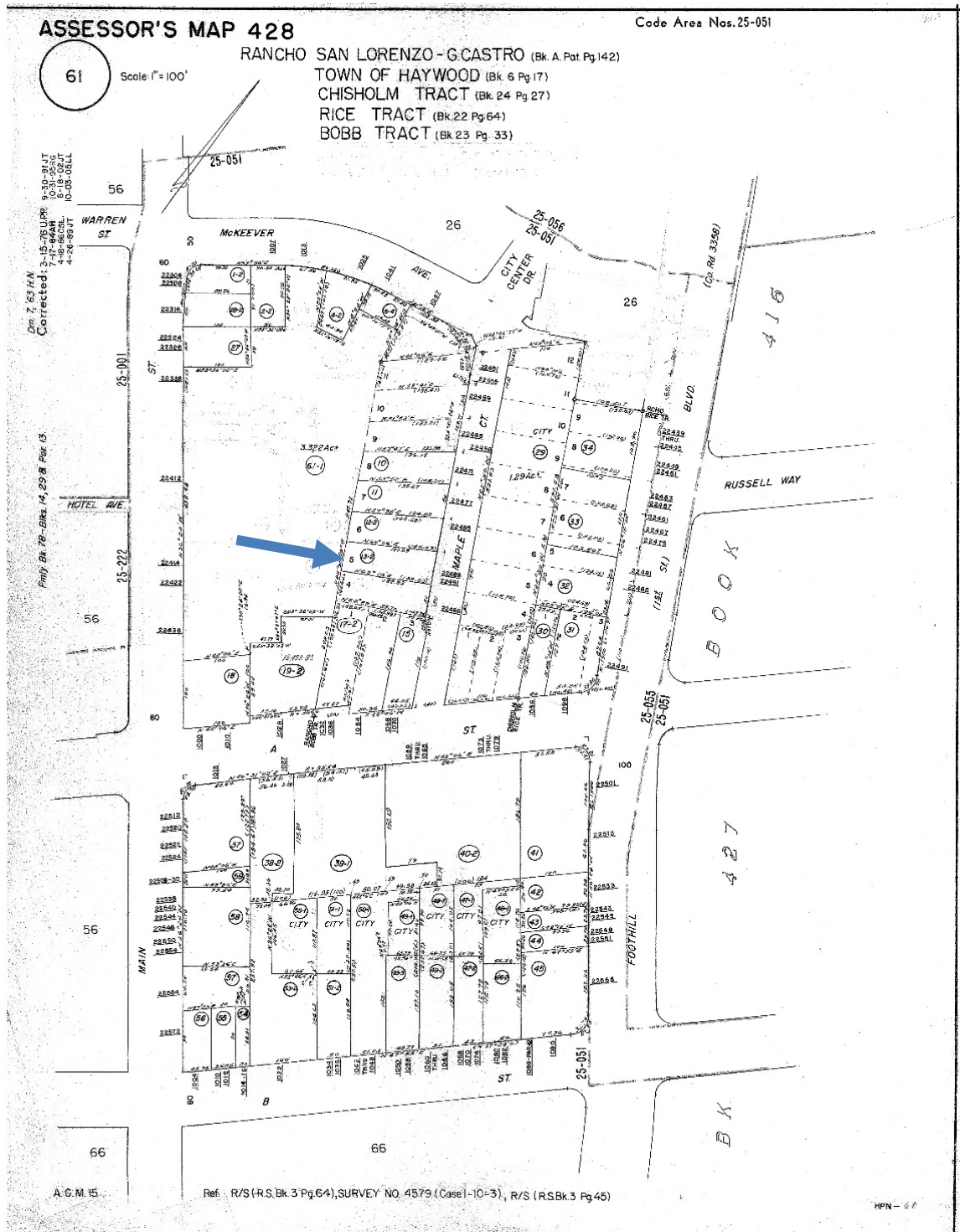


Figure 1 Alameda County Assessor's Map Book 428 page 61 lot 13-2
Address 4491 Maple Court, Hayward, Alameda County, California

1. Introduction and purpose:

Urban Programmers was asked by Blake Peters of Bay Area Development to update the property information and evaluation for 22491 Maple Court in the City of Hayward. This update and evaluation was requested because the property is listed in the 2010 Hayward Inventory of Designated Properties that showed the property rating as H.¹ There is not an individual evaluation or survey form on file with the City for this property. The Hayward Historic Preservation Ordinance requires that when a property is identified the 2009 Reconnaissance survey is proposed for redevelopment that an in-depth historical analysis and documentation be provided. The in-depth information may be used to update the information and change ratings in the Reconnaissance Survey.² This study considers the history, architectural values and current conditions as well as other aspects of integrity and historic values. The process and methodology for undertaking the evaluation included site visits, research in the Alameda County Official Records and the records of the Alameda County Assessor, and materials in the Oakland City Library and other sources including the Final Historic Context Statement, prepared for the City of Hayward in 2010 by Circa Historic Property Development. The research and evaluation is specific to residential development and architecture in Hayward during the period 1900-1935. In this process we found two areas where additional information would be helpful to the evaluation of the subject property. The first area is associations, where historical research identified the subdivision, past owners and their involvement in the City, and the second describes the changes that have occurred to the building and the current setting within commercial development that overshadows this remnant of a former residential neighborhood.

2. Summary of Historical facts:

The following is based upon the Hayward Historical Context Statement 2010 and specifically section 6.5 that describes the pattern of residential development from 1900-1920.

At the end of the nineteenth century, Alameda County was a vibrant and economically growing area. It was actively promoted by various organizations who transmitted the advantages of living and working in the county to the rest of the nation-particularly those areas with freezing winters. A significant marketing effort was a publication by the Oakland Tribune Company in 1896 that extolled the opportunity for high returns on investment in land and industry. This type of marketing brought capitalists and adventurers to the west coast and to the communities of Alameda County where Hayward had a population of around 1,300 at the turn of the century. Two large agricultural facilities, Hunt Brothers Cannery and Pacific Vinegar and Pickle Works contributed to the increase in population after the turn of the century causing the population in Hayward to more than double with over 200 homes constructed in a single year 1904-05.³ At the end of the first decade the population was approximately 2,700 and growing steadily each year. As the population increased so did the need for retail, services, and banks which developed along B Street while industrial growth occurred along the railroads.

¹ (H)

Properties that exhibit an excellent degree of integrity of design, materials, feeling workmanship and setting. Such properties retain, to a high degree, original materials and features including exterior siding and window materials, architectural detailing and stylistic features. Their general setting and physical context is intact. These properties may have modest alterations or additions that have had little impact on the historic integrity of the property.

² City of Hayward Historic Preservation Ordinance Article 11-10-11-040-Identification of Historic Resources a, b & c.

³ City of Hayward Historic Resources Survey and Inventory; Final Historic Resources Report. Circa Historic Property Development, 2010

City of Hayward Historic Context Statement: Section 6.5 Representative Properties-Residential:
Pre World War II.

In the pre-World War II period, residential neighborhoods were smaller in scale than the later subdivisions and tended to be developed by individuals and families who owned large plots of land. The parcels would be surveyed and individual lots would be sold unimproved. The new owners would then construct a house, typically in a popular style of the day. In this manner, a patchwork of architectural styles, forms, and uses developed. Efforts by Atherton to populate the newly platted areas of central Haywood in the 1860s represent the earliest subdivisions, however much of downtown and the surrounding neighborhoods developed in this way through the 1920s. Architectural styles related to this time period include Italianate, Stick Style, Queen Anne, Neoclassical, Shingle Style, Prairie Style, Spanish Eclectic and other Period Revival Styles, as well as Craftsman and California Bungalows.

The advertising campaigns were successful and influenced families such as the Bobb family who moved from Wisconsin to Hayward in 1902. One of two brothers, Aaron Francis Budd and his family, the subject of the early part of this study, were adventurers as well as capitalists. They brought their farming experience from Wisconsin to Hayward where they settle on property off A Street that they farmed. Aaron Budd, invested in a drug store with his eldest son Clement who was a trained druggist. His next venture was to expand into groceries with a market on B Street (possibly in conjunction with the drug store), and a third venture was to purchase the plumbing business of Richard Charles Pope for his younger son Harry who had apprenticed in plumbing. The Hayward Review contained an article on September 17, 1902 that tells about a four month adventure where the Aaron, Elizabeth and son Harry, camped in Trinity County while prospecting for gold and living in tents. Other articles show that Aaron Bobb was a sportsman, hunter and fisherman his entire life. In 1907, Bobb gave up farming in Hayward and filed for the subdivision of his land creating Maple Court. The subdivision was recorded September 23, 1909.⁴

Shortly after the subdivision was filed the Bobb family; Aaron, Elizabeth and Harry moved to Woodland in Yolo County. In the early 1930s, Harry Bobb became the mayor of Woodland. He held this a position when Aaron died in a tragic accident in 1933. While driving his car to go fishing the car overturned off a levee and Aaron Bobb drowned- he was 85 years old.

In 1910, the subject parcel, Lot 5 of the Bobb Subdivision was addressed as 31 Maple Court and was owned by Paulina T. Anderson, an immigrant from Austria. Little information was found about Paulina except a listing in the 1910 U.S. Census that she was widowed, did not work but had money from her own account. It appears that she lived in a small house on the parcel prior to the main house being constructed. About 1912, Clyde and Kate Schwartz purchased the property to raise poultry, and may have lived in the small house, although they owned other property in Hayward. In January 1920, they filed building plans to construct a house with L.H. Moise who appears to have been an investor. A month later the property was sold to Leo and Edith Dillingham. Dillingham was a State of California agricultural field clerk and Edith was a milliner who operated her shop in the small building behind the house. The Dillinghams were the first owners of the existing house. Three years later, the Dillinghams moved to 4 Pearce St, and the property and house were sold to Edward L. and Clara Frates. In 1920, the Frates family was living on Lemon Street and Edward was the manager of Beran's Boot Store.⁵ On November 9, 1923, the Frates family purchased the property and in the same year they are listed in the City Directory as living in the house on Maple

⁴ Hayward Review, March 23, 1925 (sale of lot 2)

⁵ U.S. Census 1920, Hayward CA- Hayward City Directory

Court.⁶ In 1929, Toutman's Piano Studio opened in the small building behind the house. Toutman's Piano Studio had several locations in the East Bay teaching a cord based method of piano instruction that was advertised as easy and a quick way to learn to play the piano. The company grew as students became teachers and instruction in other instruments was added. The Hayward location on Maple Court closed in the late 1930s. In 1930, Edward Frates and his brother Manuel Frates purchased the shoe store located on the ground floor of the Hayward Masonic Temple on B Street, renaming it Frates Boot Store.⁷ The Frates brothers operated the shoe store until they retired. By the late 1930s the subject property's address had changed to 491 Maple Court. The Freitas family lived in the house until Edward's death in 1949. Their son, Edward Leonard Frates Jr., moved into the house on Maple Court that he inherited.

Edward Leonard Frates Jr. is listed as child living on Maple Court in the 1930 and 1940 U.S. Census. After a brief time as a machinist he followed his father in the family's retail shoe business taking over their store on B Street. The Frates family remained the owners of the property on Maple Street until 2002 when it was sold to Tin Justin, the current owner. The property has been a residential rental for many years and has had a number of quasi-public, and religious uses. During the site visit, it appeared to have several tenants.

3. Description of the subject property - buildings at 22491 Maple Court

The primary building is a c. 1915, typical version of a single story, side-facing gable style California Craftsman Bungalow. The building is constructed with a wood frame and typical low pitched roof with open eaves and exposed rafters. The front or prime façade is divided between a recessed porch under a low gable roof and the wall of the body of the building. The gable is filled with vertical boards and has a vent in the peak. Over-sized rafters extend beyond the fascia. The entry to the porch is on the west side, raised three steps above the walkway. The porch has a truncated pillar and a pilaster of the same style with a railing between. The truncated, half-height column is another element that is typical of the style. The porch roof, as well as the main roof exhibit exposed rafters under overhanging eaves which are also typical of the style. To the west of the porch is a large window with typical detailing including a flat arch band of small panes divided with a spindle style muntins along the top. Curved brackets are found in the corners of the porch and windows. To the east is a smaller window, a version of the one on the west side of the façade. A band of moulding below the windows, separates the upper wall from the lower wall that is covered in lapped siding. This pattern is carried part of the way back on the sides.

The sides continue the style of siding half way to the rear where it changes to reflect the interior uses through the placement of the vertical, wood frame sash windows in plan wood frames. The west façade exhibits a brick chimney that extends through the roof, and common sash windows. The rear façade exhibits a utility porch, has been enclosed using a different siding. The condition of the building is poor with observable wood deterioration and lack of maintenance.

The rear of the house is hidden behind several shed structures that fill the rear yard. The largest is along the east property line is square in form and has a hipped roof with a full width porch roof supported on square posts. The building is covered with board and batt wood siding materials. This building appears to have been remodeled for various commercial uses. Also on the property is a two bag garage with horizontal board siding and several plywood covered sheds that appear to be occupied. All the buildings are in very poor construction.

There is no discernable landscaping. The front of the house has weeds where a small lawn may have been and the rear is filled with sheds leaving a small area of packed dirt and weeds.

⁶ Deed Dillingham to Frates 11/09/1923 Book 578 Official Records page 156

⁷ Hayward Review, July 18, 1930

Overall the property exhibits a typical variation of the California Craftsman Bungalow style that retains much of the original materials. The design is a good representation of the style. The condition is poor and the addition of structures in the rear significantly detract from the original setting of a bungalow. However it is the setting and surrounding development that drastically reduce the historic integrity of this property. The property is located within a commercial zone which surrounds the house with parking lots and multi-story buildings completely removing the residential setting and makes the house incompatible with the rest of the area in size, architecture, age and use.

Urban Programmers visited the site on two occasions in April 2015, to gain an understanding of the buildings and to document their condition. During the visits, two weeks apart, there was further property deterioration however angry dogs prevented a close inspection.

California Craftsman Bungalow:

The style originated from the Arts and Crafts movement that began in England but was transformed for the California climate by such notable designers as the Green Brothers who combined their furniture design skills to create a new artistry in architecture. From the elegance of a Green and Green design, those of Bernard Maybeck and other architects and designers, including some prefabricated designs sold by Sears and Roebuck, the style became the most popular style in the Nation with a distinct variation that became the California (Craftsman) Bungalow 1910-1939. This variation also has origins in India where the word Bungalow originated as a small house with overhanging eaves, a style was well suited to the California climate. The popularity was also due to the ability to vary the style creating efficient and economical buildings as the style filled cities throughout California. The style is less formal than the Victorian home with such changes as the main entry is directly into the living room, lower ceilings and often included furniture built into the walls. This popular style is represented by thousands of homes in the San Francisco Bay Area and even more in Southern California. It has numerous variations and vernacular iterations with character defining features of; low pitched roof, overhanging eaves with exposed rafters, covered porch and a pattern of windows that showed the influence of the furniture movement with segmented sections on the top of large panes or the upper section of double-hung windows. The materials were natural, wood and sometimes river stone and brick accents. A slightly later, even more popular variation used stucco siding.

4. Photographs:



Photograph 1 Property: 22941 Maple Court, Hayward CA
View: Front Façade,
Date: October 2014



Photograph 2 Property: 22941 Maple Court, Hayward CA
View: North Side Façade with additional buildings in the rear.
Date: April 2015



Photograph 3 Property: 22941 Maple Court, Hayward CA
View: Side Façade with chimney- adjacent to commercial parking lot.
Date: April 2015



Photograph 4 Property: 22941 Maple Court, Hayward CA
View: rear Façade of the house (right), rear porch has been enclosed with a mix of siding materials and an added canopy and stair. A second small building is shown on the left.
Date: April 2015



Photograph 5 Property: 22941 Maple Court, Hayward CA
View: a third ancillary building, residential use, is behind the main house (garage).
Date: April 2015



Photograph 6 Property: 22941 Maple Court, Hayward CA
View: Rear of the property showing two of the buildings on the site ,both appear to be residential units.
Date: April 2015

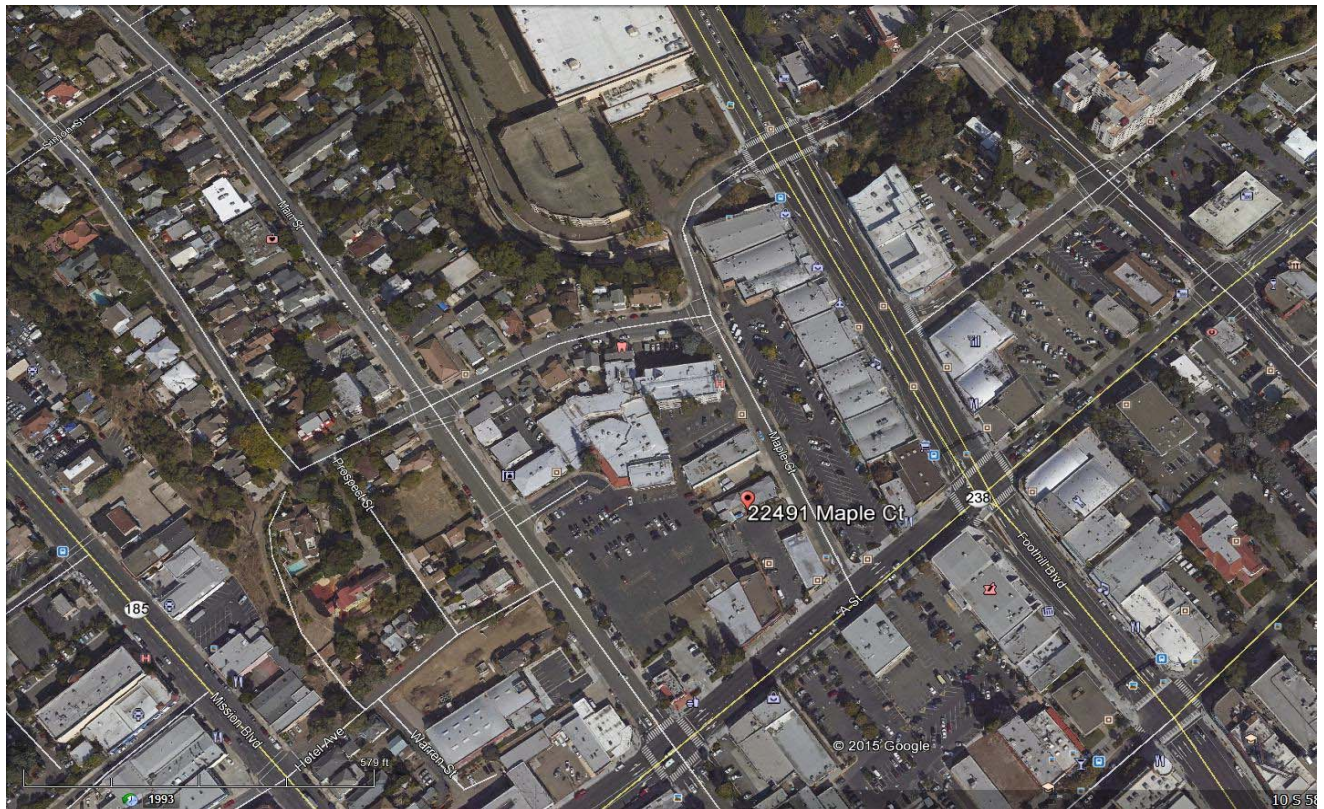


Photograph 7 Property: 22941 Maple Court, Hayward CA

View: Rear of the property showing ancillary buildings (garage) on the site, like the other buildings this appears to have been constructed at a different time and possibly moved to the site.

Date: April 2015

Photographs of the area and setting:
Source Google Earth Pro.



Aerial Photograph Map: Property: 22491 Maple Court
View: The subject property in the center of commercial uses.
Source Google Earth Pro



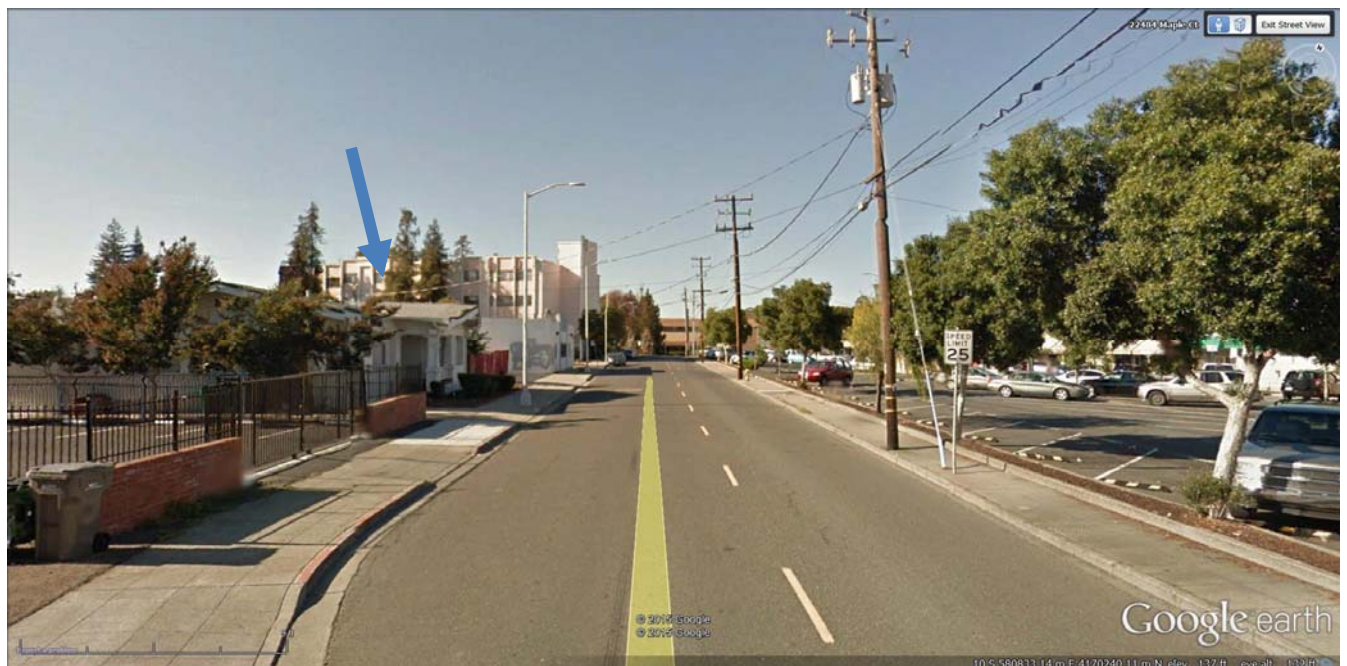
Street view 1: Property: 22491 Maple Court

View: The subject property adjacent to commercial / light industrial uses



Street view 2: Property: 22491 Maple Court

View: The subject property in the center of commercial and industrial uses
Looking South



Street view 3: Property: 22491 Maple Court

View: The subject property in the center of commercial and industrial uses
Looking North

5. Evaluation of Eligibility for listing in the California Register of Historic Resources:

Evaluation of Integrity. The integrity criteria are location, the place where the buildings were originally constructed; Design, the combination of elements that create the form, plan, space, structure and style of a property; setting, the physical environment; materials the physical element that were combined during a particular period of time and in a particular pattern; workmanship, the physical evidence of the crafts of a particular culture or people during any given period of history; feeling, the expression of the aesthetic or historic sense of a particular period; and association the direct link between an important historic event or person and a property. The building retains some aspects of location, design, materials and workmanship, although there are alterations on the rear façade and deterioration.. It does not retain the aspects of feeling or setting and the aspect of association is not met because there is no important event or person associated with the property. Usually the design and materials would be strong indications of integrity however in this case the house is isolated and of a modest vernacular style that it is overwhelmed by the commercial uses that surround it, and which greatly diminish the integrity. Missing is the residential streetscape and spacing and massing of similar homes that existed when the building was constructed and occupied by families. The streetscape has been replaced by parking lots and multi-story buildings making the house out of context with the neighborhood.

The criteria for listing historical resources in the California Register of Cultural Resources are consistent with those for listing resources in the National Register of Historic Places, but have been modified for state use in order to include a range of historical resources which better reflect the history of California. An historical resource must be significant at the local, state or national level under one or more of the following four criteria;

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to the prehistory or history of the local area, California, or the nations.

In addition, the resource must retain enough of its historic character or appearance to be recognizable as a historic property, and to convey the reason for its significance. The subject property retains integrity of the building, however the loss of residential setting and the feeling of a neighborhood with landscaping and evidence of residential use greatly diminishes the integrity of this property.

Criteria 1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

The property does not meet the criteria for having been associated with an event, person or broad pattern that contributed significantly to local or regional history. The subdivision and subsequent development of a house on the subject property is part of a large trend during the 1900-1930 era in Hayward. This specific subdivision is not a significant contribution to the development of residential areas in Hayward and no longer retains the integrity of a residential subdivision.

Criteria 2. It is associated with the lives of persons important to local, California, or national history

The history of the property does not show a direct and significant association with persons important to the history of Hayward or the State of California. The owners of this property were part of the local community and had business and social interests but were not found to have contributed in a manner that was visionary or individually important in local history.

Criteria 3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.

The subject building represents a vernacular style of California Craftsman Bungalow of which there are many examples in Hayward and the surrounding areas. The main building is an example of the prolific style that is found in many iterations throughout Hayward and California. The house does not exhibit a level of significant characteristics important to local architectural history or to the State, and does not possess high artistic values. The buildings and sheds behind the property are utilitarian and have been remodeled for various uses, currently they appear to be storage or residential uses. Lacking distinctive characteristics of a type, period, region, or method of construction, and without high artistic values, the property is not eligible for individual listing in the California Register under criterion 3.

Criteria 4. It has yielded, or is likely to yield, information important to the prehistory or history of the local area, California, or the nations.

The native soils have been disturbed during agricultural use and when developed with buildings and driveway. While it is unlikely that significant information important to prehistory or history would be found on this site, California law prescribes the process should archeological finds be present.

Conclusion: The property at 22941 Maple Court is not eligible for listing in the California Register of Historic Resources because it is not associated with people or events significant in the history of Hayward, the State or Nation, and it is not an artistic or fine example of California Craftsman Bungalow architecture or unique in its construction.

6. City of Hayward Historic Preservation Ordinance 10-11-040 (definition)

"Historical Resources" means any buildings, structures, sites, objects, historic district and archaeological resources that have been determined to have a) age; b) integrity; and c) historical significance. For the purposes of this Article and of the California Environmental Quality Act (CEQA), the term "historical resources" shall include the following:

- (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission for listing in, the National Register or the California Register of Historical Resources.
- (2) A resource designated in a local register of historical resources or identified as historically significant in an adopted survey list.
- (3) Any object, building, structure, site, area, place, record, or manuscript that the City of Hayward determines to be historically significant or significant in the architectural, engineering,

scientific, economic, agricultural, educational, social, political, military, or cultural annals of California or of Hayward.

P. "Integrity" means the ability of a property to convey its historical significance. Evaluation of integrity is grounded in an understanding of a property's physical features and how they relate to its historical significance. There are seven aspects or qualities that, in various combinations, define integrity: location, design, setting, materials, workmanship, feeling and association. To retain historic integrity, a property will possess several, and usually most, of the aspects. Determining which of the seven aspects are most important to a property requires knowing why, where and when the property is significant. q. "Interior Architectural Feature" means any portion of the interior of

"Historical Significance" means, in national, state or local history, architecture, archaeology, engineering and culture that is present in districts, sites, buildings, structures and objects, which possess age, integrity and association with an important historical context with reference to the following:

- (1) An association with events that have made a significant contribution to the broad patterns of national, state and/or local history and cultural heritage; or
- (2) An association with the lives of persons significant in national, state and/or local past; or
- (3) The embodiment of the distinctive characteristics of a type, period, region, or method of construction, or that represent the work of a master or important creative individual, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (4) Details that have yielded, or may be likely to yield, information important in prehistory or history.

The property at 22491 Maple Court has been evaluated under the criteria of the California Register of Historic Resources which is very similar to the criteria adopted by the City of Hayward. The analysis above follows the criteria of the City of Hayward.

1. The property is not associated with a significant contribution to the broad patterns of local history or cultural heritage.
2. The property is not associated with the lives of persons significant in local history.
3. The buildings on the property are not distinctive of a type, period, region or method of construction, and do not represent the work of a master or important creative individual and do not possess high artistic values.
4. The property does is not likely to yield details important in prehistory of history.

Findings: the property at 22491 Maple Court does not meet the criteria of the Hayward Historic Preservation Ordinance

LIST OF SOURCES CONSULTED

- City of Hayward Historic Context Statement*, Circa Historic Property Development, 2010
- City of Hayward *Historic Resources Inventory Circa Historic Property Development*, 2010
- City of Hayward Building Permits
- Sanborn Map Company, Fire Insurance Maps of Hayward, 1907, 1923, 1923 updated to 1950
- Alameda County Official Records: County Recorder's Office: Deeds and assessment records.
- United States of America, Bureau of the Census: National Archives and Records Administration, 1880,1900, 1910, 1920, 1930, 1940
- McAlester, V & L. *A Field Guide to American Houses*, A. Knopf, New York,1985
- Oakland Board of Trade, Alameda County Land of Sunshine Fruit, flowers, Wine, 1910
- Polk Publishing Company; *City Directory for Oakland (including Hayward) California*, 1870-1978
- Rifkind, C. *A Field Guide to American Architecture*, Times Mirror, New York 1980
- Thomson & West, *1876 Historical Atlas of Alameda Co. California*, (reprint)
- Whiffin, Marcus, *American Architecture Since 1780, A Guide to Styles*, M.I.T.Press, Cambridge Mass. 1981

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URBAN PROGRAMMERS is an interdisciplinary firm specializing in consulting services in the field of historic preservation. The firm has provided services to all levels of government and to private owners and corporations. The firm has extensive experience in property surveys and determinations of significance as well as programs of the National Historic Preservation Act, including Nominations to the National Register of Historic Places, "Section 106", and the Certified Historic Structure and Investment Tax Credit Program. The firm has extensive experience providing historical evaluations that comply with the provisions of the California Environmental Quality Act.

Associates of the firm work under the direction of Bonnie Bamburg who has worked with historic preservation programs since 1972. Her experience includes all aspects of historic preservation programs and an understanding of planning processes and real estate development. This background fosters consulting services based on an understanding of the requirements of various governmental agencies.

For three years, Bonnie Bamburg taught the upper division course in Historic Preservation at San Jose State University. For six years she served as a Commissioner with the San Jose Historic Landmarks Commission. During her service on the Commission she drafted the first historic preservation element for the General Plan, and the historic preservation ordinance that was adopted by the City Council. She also promoted adoption of the State Historic Building Code. Ms. Bamburg holds certificates in special materials preservation from several universities. She has served on the Governing Board of History San Jose, The Advisory Board of Preservation Action Council –San Jose, and as a Board member of the Western Region of the Association for Preservation Technology as well as the international APT.

Bonnie Bamburg, has prepared; historic surveys for cities, counties and the federal government, National Register Nominations for individual sites and 5 historic districts as well as local assessment reports.

Linda Larson Boston, BA Santa Clara University (history and English), has 25 years' experience as a researcher and is a published author in local history; she conducts historic research for architects, attorneys and landowners. She is a former Historical Landmarks Commissioner (1993-1997), a member Institute for Historical Study, and has served on the Board of Directors of the Preservation Action Council of San Jose.

William Zavlaris, received his BA in Architectural History and English at UCB and received a MUP degree in Urban Design and City Planning from SJSU. Mr. Zavlaris, has over 30 years' experience in historical architectural assessment, and evaluating architecture for many historical surveys and National Register Nominations.

Douglas A. Bright received his Master of Architectural History in 2008 from the Savannah College of Art and Design.

Other specialists are team members when appropriate.

In addition to many individual private clients, Urban Programmers has also provided historic preservation consulting services to corporations and government agencies, including, The City of San Jose and its Redevelopment Agency, The Towns of Woodside and Portola Valley, City of Avenal, City of Gilroy, City of Monterey, County of Santa Cruz, City of Livermore, City of Santa Clara, City of South San Francisco, City of Morgan Hill, and cities in Colorado, Texas and South Carolina. Other institutions and agencies include Stanford University, The U.S. Department of the Navy, and the U.S. Department of Veterans Affairs.



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Paul Meuser
4670 Willow Road, Suite 125
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October 20, 2015

Dear Mr. Meuser,

This letter is to transmit Department of Parks and Recreation (DPR) 523 forms for the proposed Maple and Main Apartments development in Hayward, California. Separate DPR forms are enclosed for the former Levine Hospital Complex (APN 428-0061-061-01) and for 22477 Maple Court (APN 428-0061-011). The DPR 523 forms provide a historic record and significance evaluation of the structures present on the site, along with background information on the Levine Hospital and other building tenants before 1970.

To compile the forms, we consulted the following sources:

- Sanborn Fire Insurance Maps
- Historic Hayward City Directories
- Assessor's Block Books
- Historic building permits
- Historic newspaper research

The following archives were visited in the course of research:

- Earth Sciences and Map Library, UC Berkeley
- Hayward Area Historical Society
- City of Hayward Permit Center

The project site includes a complex of medical office buildings constructed between the 1950s and 1980s. Under CEQA, local agencies must consider whether projects will cause a substantial adverse change in the significance of a historical resource, which is considered to be a significant effect on the environment (CEQA §21084.1). A "historical resource" is a resource determined eligible for the California Register of Historic Resources (CRHR), or local registers by a lead agency (CEQA §15064.5), while a "substantial adverse change" can include physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings" that impairs the significance of an historical resource in such a way as to impair its eligibility for Federal, State, or local registers. In most cases, whenever a project adversely impacts historic resources, a mitigated Negative Declaration or EIR is required under CEQA §15064.

Properties that meet one of four significance criteria are considered eligible for the CRHR:

- 1) association with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
- 2) association with the lives of persons important to local, California, or national history; or
- 3) embodiment of the distinctive characteristics of a type, period, or method of construction, represents the work of a master, or possesses high artistic values; or
- 4) potential to yield, information important to prehistory or history of the local area, California, or the nation.



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A property that meets one or more of these significance criteria must also possess sufficient integrity to convey that significance. Integrity is based on a property's significance within a specific historic context, and can only be evaluated after its significance has been established.

22336 Main Street (also known as 1030 Levine Court) is a cluster of connected buildings constructed between the 1950s and 1980s. Originally the Levine Hospital, some parts of the building were constructed in 1951. However, the numerous additions were built in the 1960s, 1970s, and 1980s, including the two-story Bryson College building. The interior of the building has been almost completely gutted for asbestos remediation. Overall, the complex has poor integrity and does not appear eligible for the California Register of Historic Resources or the National Register of Historic Places.

22330 Main Street is a single-story brick medical office building constructed in the 1950s. Though its exterior appears original, the interior has been extensively remodeled, compromising its integrity. It does not appear to possess sufficient significance to make it eligible for the California Register of Historic Resources or the National Register of Historic Places.

The four-story Hayward Professional Building (22455 Maple Court) was constructed as an addition to the Levine Hospital complex in 1973. Since it is not yet 45 years old, the building is exempt from historic review under CEQA criteria and is not discussed in the attached forms.

22477 Maple Court is a commercial building constructed circa 1960. It lacks integrity and is an undistinguished example of commercial architecture from this period. As such, it does not appear eligible for the California Register of Historic Resources or the National Register of Historic Places.

1013 McKeever Avenue is a single-family detached home constructed circa 1940. While it possesses fair integrity, it does not appear possess significance sufficient to make it eligible for the California Register of Historic Resources or the National Register of Historic Places.

The 1915 home at 22491 Maple Court has been previously evaluated and is not discussed in the attached forms.

DPR 523 forms were prepared by Mr. Ward Hill and Dr. Daniel Shoup. Mr. Hill has over 30 years of experience in architectural history and has evaluated hundreds of residential, commercial, and industrial buildings throughout the San Francisco Bay Area. Dr. Shoup has over 10 years of experience in California cultural resources work, including extensive experience in researching and documenting historic land use and historic architecture.

Please do not hesitate to contact me with any questions.

Yours truly,

Daniel Shoup
Associate Principal

PRIMARY RECORD Trinomial _____

NRHP Status Code _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

- P1. Other Identifier: none
- *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** 1980 **T** 3S; **R** 2W; Unsectioned portion Rancho San Lorenzo (Castro); Mt Diablo B.M.
Address 22477 Maple Court City Hayward Zip 94541
c. UTM: Zone _____ ; _____ mE/ _____ mN
d. Other Location Data: (e.g. parcel #, directions to resource, elevation, etc. as appropriate)

APN 428-0061-011

*P3a. **Description** (Describe the resource and its major elements. Include design, materials, condition, alterations, size, setting & boundaries):

The single-story, trapezoidal plan office/laboratory building at 22477 Maple Court is primarily a wood-frame structure with exterior stucco walls painted white. The south wall is constructed of concrete block. The stucco is scored into smaller panels on the three stucco facades. The long north and south facades are about two and half times the width of the building (the dimensions are about 50 by 125 feet). The building is surrounded by paved parking areas; the adjacent to the main north façade are several small trees, the only landscaping near the building. (See Continuation Sheet)

*P3b. **Resource Attributes:** HP13

*P4. **Resources present:** Building _____ Structure _____ Object _____ Site _____ District _____ Element of District _____ Other

P5a. Photo or Drawing

SEE ATTACHED

P5b. Description of Photo:

*P6. **Date Constructed/Age and Sources:** Historic _____ Prehistoric 1962

*P7. **Owner and Address**
Maple Court Homes LLC/TIN
1836 Noriega Street
San Francisco, CA 94122

*P8. **Recorded by:** (Name, affiliation, and address): Dan Shoup, Historian, Ward Hill, Architectural Historian, Archeological/Historical Consultants, 609 Aileen Street, Oakland, CA 94609

*P9. **Date Recorded** October, 2015

*P10. **Survey Type:** (Describe)
Intensive

*P11. **Report Citation** (Cite survey report and other sources, or enter "none"): not applicable

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)

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 8

*NRHP Status Code _____

*Resource Name or # (assigned by recorder) Herbert Building

- B1. Historic Name: Herbert Building
B2. Common Name: NA
B3. Original Use: Office/ labs B4. Present Use Vacant

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

The Herbert Building was constructed in 1962. The interior was likely remodeled in the 1970s.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: Parking lot (on adjacent parcel)

B9a. Architect NA b. Builder: NA

*B10. Significance: Theme Architecture Area Hayward

Period of Significance 1962 Property Type Commercial Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The area of present-day Hayward and Castro Valley were granted to Guillermo Castro by Governor Juan Alvarado in 1841. Castro's adobe home was located near the present Hayward City Hall. The city, however, is named after its first American settler, William Hayward, a native of Massachusetts who arrived in 1851. (see continuation sheets)

B11. Additional Resource Attributes: (List attributes and codes). NA

*B12. References:

(see continuation sheets)

B13. Remarks:

*B14. Evaluator Ward Hill, Architectural Historian

*Date of Evaluation: October, 2015

(This space reserved for official comments)

Sketch map with north arrow required
(see continuation sheets)

Item P3a. continued:

The north façade has a series of anodized aluminum frame windows flanking the main entrance doors located on the western half of the façade. The double aluminum frame entry doors have side lights. A metal awning projects above the entrance doors and sidelights. The main entrance is framed by a wide surround (painted blue) projecting out and above the exterior wall. A second door on the north façade is the east of the main entrance doors. The windows on this façade vary in size and are both fixed frame and casement. The central band of windows on the east façade has a surround like the one at the main entrance on the north. The south façade does have any windows or doors. The rear west façade has three exit doors: a double metal hinged door on the south and two separate single metal hinged doors on the north. Metal awnings are above the two single doors on the west façade.

The main double entrance doors on the south lead to an entry hall. East of the entry hall is the main interior space, a large laboratory room (44 by 56 feet) that occupies the eastern half of the interior. This room has a vinyl floor and an acoustical tile ceiling. Four posts supporting a roof with a center skylight and enclosed by low walls form a separate open rectangular structure in the middle of this room. Separate rooms with electrical equipment are located at southeast and northwest corners of this room. Two hallways connecting on west wall of the main room lead west to a series on smaller rooms and to two rear exit doors on the west façade.

Item B10. continued:

Hayward purchased substantial portions of Castro's lands and served as Supervisor and Road Commissioner for Alameda County. In 1876 the town of "Hayward's" was incorporated. By the 1860s, Hayward and his wife constructed the Hayward Hotel at A and Mission Streets, within ¼ mile of the project area. A well-known resort, the hotel was destroyed by fire in 1923 (Hoover et al. 1990).

The project area sits at the northeastern corner of downtown Hayward. A few buildings were present along A Street east of Main Street by 1888, including a dwelling and McKeever's Livery Stable, but these are to the south of the project parcel. The 1893, 1896, and 1903 Sanborn maps show no structures on the project area, which is labeled 'orchard' (Sanborn, 1893, 1896, 1903). Maple Court was laid out sometime between 1907 and 1915 (Sanborn 1907). By 1923, there were seven dwellings along the west side of the street, including the existing house at 22491 Maple Court and a dwelling at the current location of 22477 Maple Court. Most of the project area, however, remained undeveloped at this time (Sanborn 1923). McKeever Street was laid out around 1939-1940, with most of the houses on the block constructed in the following decade (Polk-Husted 1940). In 1950, McKeever Street and Maple Court were largely residential, while two doctors' offices were located along the east side of Main Street but outside of the project area. The center of the block, where the parking lot is located, remained vacant in 1950 and appears never to have been developed (Sanborn 1950, Polk-Husted 1950).

22477 Maple Court

1950 Sanborn Map shows the lot at 22477 Maple Court as a single-family residential building. The current building on site appears to have been constructed shortly before 1962, the date it appears in the city directories as the offices of Ernest G Kramm, public relations consultant (Polk-Husted 1962). From 1967 onward Hayward city directories described it as the "Herbert Building", a commercial structure with six offices (Polk-Husted 1967, 1972, 1976). Most of the offices were medical or professional, though a dry cleaner was located on the property in the 1970s. The American Cancer Society was also a tenant during the late 1960s and 1970s. By 1989 the building was owned by the Chabot Dialysis Group, who installed new sprinklers, gas, and electrical systems, according to building permit records on file with the City of Hayward. 22477 Maple Court is currently vacant.

Evaluation

The building at 22477 Maple Court appears to retain historic integrity. Some original windows have likely been replaced with modern anodized metal frame windows with tinted glass, but the building overall retains its original design on the exterior. The building is not eligible for the California Register because it is not significant under Criteria 1, 2 or 3. The building is not significant because of its association with local history thus it is not eligible for the California Register under Criterion 1. Historic research did not identify any significant figures in local history associated with the building, thus it does not appear to be significant under California Register Criterion 2. The building is not an exceptional or distinguished example of modern commercial architecture in the Hayward area, thus it does not appear to be eligible under California Register Criterion 3. The building also is not a contributing resource to a California Register eligible historic district.

B12. References

City of Hayward

1980-1992 Building Permits for 22477 Maple Court. On file, City of Hayward Permit Center.

Hoover, Mildred B., Hero Eugene Rensch, Ethel Grace Rensch, William N. Abeloe, and Douglas E. Kyle.

1990 *Historic Spots in California*. 4th edition. Stanford, CA: Stanford University Press.

Polk-Husted Directory Company

1928-1976 City Directories of Hayward, California. On file, Hayward Area Historical Society, Hayward.

Sanborn Map Company

1888-1950 Fire Insurance Maps of Hayward, California. On file, Earth Sciences and Map Library, University of California at Berkeley



Photo 1: 22477 Maple Court – view from northeast



Photo 2: 22477 Maple Court – view from southeast

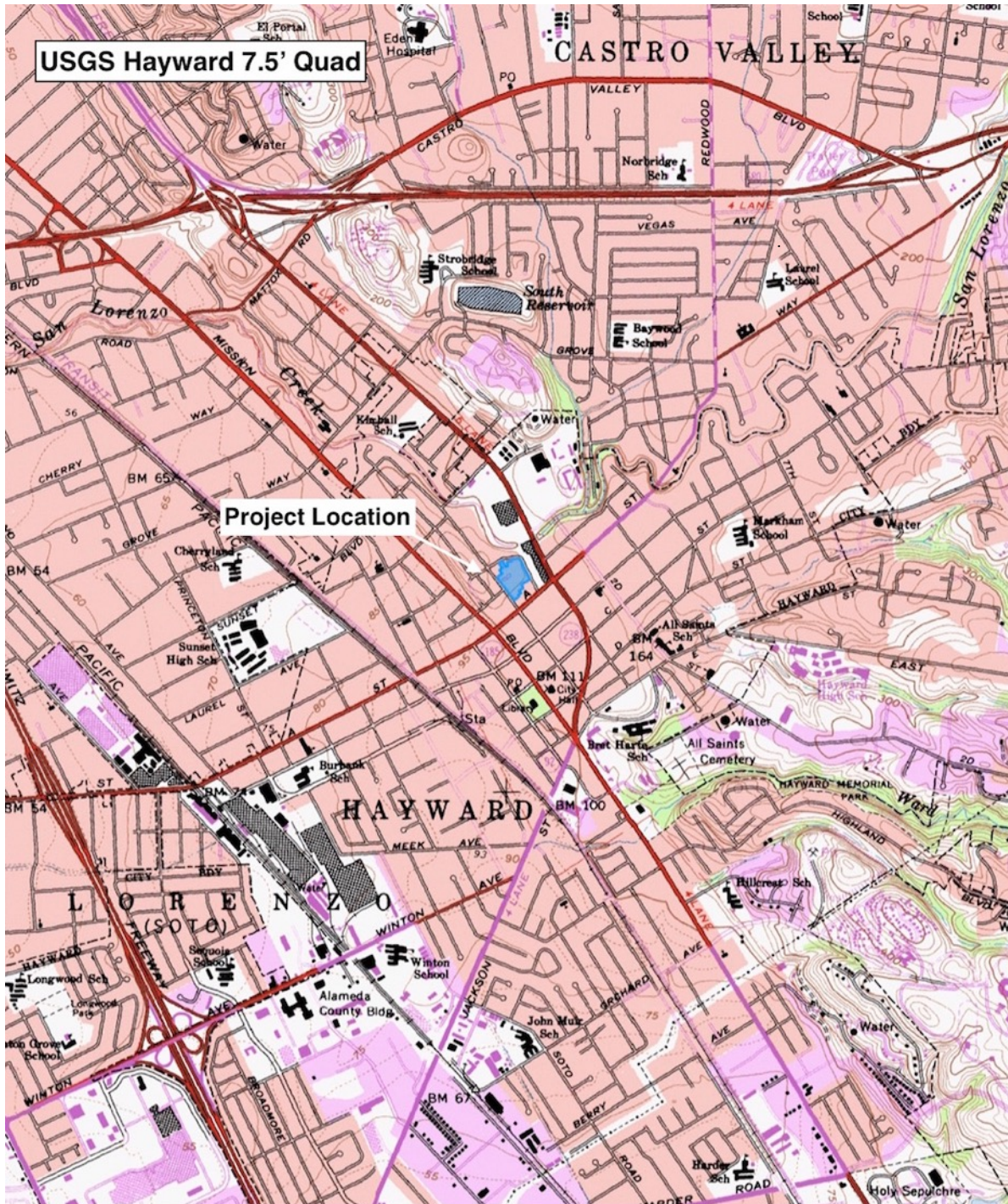


Photo 3: 22477 Maple Court - view from northeast



Photo 4: 22477 Maple Court – view from southeast

LOCATION MAP Trinomial _____



Mercator Projection
WGS84
USNG Zone 10SEG



SKETCH MAP Trinomial _____



Sketch Map Shows extent of proposed Maple and Main Apartments development. 22477 Maple Ct. is shown at right.

- P1. Other Identifier:** none
- *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** 1980 T 3S; R 2W; Unsectioned portion Rancho San Lorenzo (Castro); Mt Diablo B.M.
Address 22330-336 Main Street, 1013 McKeever Street City Hayward Zip 94541
- c.** UTM: Zone _____ ; _____ mE/ _____ mN
- d.** Other Location Data: (e.g. parcel #, directions to resource, elevation, etc. as appropriate)

APN 428-0061-061-01

***P3a. Description** (Describe the resource and its major elements. Include design, materials, condition, alterations, size, setting & boundaries):

The Levine Hospital at 22330-22336 Main Street is an irregular plan building constructed in several stages between the 1950s and 1980s. The complex includes a cluster of interconnected low-rise buildings and additions, a two-story building constructed in the 1980s and a four story wing at 22455 Maple Court constructed in 1971-73 (the Hayward Professional Building). In addition, the house at 1013 McKeever Street, purchased by the hospital in 1971, forms part of the parcel. The main hospital building has one and two-story sections and is constructed of brick or concrete block covered with stucco. One section on the east appears to wood-frame construction covered with stucco. (see continuation sheets)

***P3b. Resource Attributes:** HP41 - Hospital; HP2 - single family residence

***P4. Resources present:** Building _____ Structure _____ Object _____ Site _____ District _____ Element of District _____ Other _____

P5a. Photo or Drawing

SEE ATTACHED

P5b. Description of Photo:

***P6. Date Constructed/Age and Sources:** Historic Prehistoric
1950-1968

***P7. Owner and Address**

MTI Properties LLC
1415 Rollins Road, Suite 210
Burlingame, CA 94010

***P8. Recorded by:** (Name, affiliation, and address): Dan Shoup, Historian, Ward Hill, Architectural Historian, Archeological/Historical Consultants, 609 Aileen Street, Oakland, CA 94609

***P9. Date Recorded** October, 2015

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation** (Cite survey report and other sources, or enter "none"): not applicable

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) _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 12

*NRHP Status Code _____

*Resource Name or # (assigned by recorder) Levine Hospital

B1. Historic Name: Levine Hospital

B2. Common Name: N/A

B3. Original Use: Hospital B4. Present Use Vacant & medical

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

The Herbert Building was constructed in 1962. The interior was likely remodeled in the 1970s.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: parking lot

B9a. Architect N/A b. Builder: N/A

*B10. Significance: Theme Architecture Area Hayward

Period of Significance 1962 Property Type Commercial Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

History of the Project Area

The area of present-day Hayward and Castro Valley were granted to Guillermo Castro by Governor Juan Alvarado in 1841. Castro's adobe home was located near the present Hayward City Hall. The city, however, is named after its first American settler, William Hayward, a native of Massachusetts who arrived in 1851. (see continuation sheets)

B11. Additional Resource Attributes: (List attributes and codes) N/A

*B12. References:

(see continuation sheets)

B13. Remarks:

*B14. Evaluator Ward Hill, Architectural Historian

*Date of Evaluation: October, 2015

(This space reserved for official comments)

Sketch map with north arrow required
(see continuation sheets)

CONTINUATION SHEET Trinomial _____Page 3 of 12*Resource Name or # (assigned by recorder) Levine Hospital*Recorded by Dan Shoup, Ward Hill*Date: October, 2015 Continuation Update**Item P3a. continued:**

The single-story, red brick building at 22330 Main Street has a flat roof with wide overhanging eaves. The building has modern metal windows. The main entrance porch is recessed into the southwest corner below a roof overhang supported by two groups of four metal pipes. A brick planter with shrubs and trimmed hedges runs along the south side of the entrance porch. Additional trimmed hedges are adjacent to the south side of the building east of the entrance porch. Another planter with trimmed hedges is also adjacent to the front (west) façade. The interior was extensively remodeled in the 1980s.

Adjacent to 22330 Main Street on the east is a single story section of 22336 Main Street. The single-story L-shaped wing has an outside walkway under a projecting hipped roof covered with red tiles and supported by exposed roof rafters resting on large wooden posts. A planted area with trimmed hedges and a large tree is adjacent to the outside walkway. Inside the interior finishes and plan of the original hospital has been largely altered or demolished. The wood framing of the original partition walls is the only remaining feature of the interior spatial organization.

Adjacent to 22336 Main Street on the east is a modern two-story section (Bryman College) that has bands of first and second floor metal windows. An exterior wooden stair on the east leads up to the second floor of this wing. A single story wing (connected to the four-story building at 22455 Maple Court) facing the east parking lot continues north from the two story section. The single-story wing (which appears to be stucco on wood-frame) on the east has a series of modern anodized aluminum frame windows. A two section of the building on the north (near McKeever Street) has stucco walls and multi-frame steel frame windows.

The single-family, split-level, wood-frame house at 1013 McKeever Street has a cross-gable roof covered with asphalt shingles and the exterior walls are covered with stucco. The house had double-hung windows and aluminum sliders. The house has an attached two car garage on the west with a wooden sliding garage door. An exterior brick fireplace is adjacent to the east façade. The front (north) projecting gabled bay has a large center fixed pane window. The front entrance porch is below a side extension of the front gable roof. Inside, the house has a living room, a dining room, a kitchen and a utility room on the first floor. The second floor has two bedrooms and a bathroom. The front door opens into a stair hall with the living room and dining room on the left and the stairway to the second floor on the right. The living room has a fireplace with a mantel and rough stone surrounding the opening. The entry hall continues south to the kitchen and utility room (which has a door to the rear yard).

Item B10. continued:

Hayward purchased substantial portions of Castro's lands and served as Supervisor and Road Commissioner for Alameda County. In 1876 the town of "Hayward's" was incorporated. By the 1860s, Hayward and his wife constructed the Hayward Hotel at A and Mission Streets, within ¼ mile of the project area. A well-known resort, the hotel was destroyed by fire in 1923 (Hoover et al. 1990).

The project area sits at the northeastern corner of downtown Hayward. A few buildings were present along A Street east of Main Street by 1888, including a dwelling and McKeever's Livery Stable, but these are to the south of the project parcel. The 1893, 1896, and 1903 Sanborn maps show no structures on the project area, which is labeled 'orchard' (Sanborn, 1893, 1896, 1903). Maple Court was laid out sometime between 1907 and 1915 (Sanborn 1907). By 1923, there were seven dwellings along the west side of the street, including the existing house at 22491 Maple Court and a dwelling at the current location of 22477 Maple Court. Most of the project area, however, remained undeveloped at this time (Sanborn 1923). McKeever Street was laid out around 1939-1940, with most of the houses on the block constructed in the following decade (Polk-Husted 1940). In 1950, McKeever Street and Maple Court were largely residential, while two doctors' offices were located along the east side of Main Street but outside of the project area. The center of the block, where the parking lot is located, remained vacant in 1950 and appears never to have been developed (Sanborn 1950, Polk-Husted 1950).

22330 Main Street

This single-story, rectangular-plan building was built after 1950 (Sanborn 1950). 22330 Main does not appear in city directories or phone books before 1976 (Polk-Husted 1976). 22324 and 22326 Main were used physician and dental offices in the 1960s-1970s (Polk-Husted 1968, 1972, 1976). The use of the building is related to the adjacent Levine Hospital, to which it is physically connected along its east wall. According to the current manager, the building has been home to a physiotherapy office since 2003.

22336 Main Street (Levine Hospital Building)

22336 Main Street, formerly also known as 1030 Levine Court, is a group of four connected buildings that was home to the original Levine Hospital. Doctors Julius and Samuel Levine acquired land for a private hospital in March 1950 that included the current area of parcel 428-0061006-01 (excluding 1013 McKeever Street and 22455 Maple Court). The area had previously been single-family homes, some of which had been in use as medical offices since the 1920s (Sanborn 1923, 1950; Polk-Husted 1928). The Levines retained Hayward architect Allan Scott Watts to design a one-story brick hospital building with 16 beds, which opened in May, 1950. The hospital originally served as an eye, ear, nose, and throat clinic (*Hayward Daily Review* 1950). A building permit for a new medical office and pharmacy building was issued in February 1952.

By 1956, the *Daily Review* reported that the hospital had served 10,000 patients and 5,000 emergency cases, and had expanded to 30 beds (*Hayward Daily Review* 1962). Building permits on file reflect continued expansion of the facility: a new, one-story hospital wing was constructed in 1962; another addition was added in 1967; and remodeling took place in 1969. In 1965, the facility had 45 beds (*Hayward Daily Review* 1965). The Levines broached plans to construct a new, larger hospital facility in 1967 and again in 1970, but faced opposition from neighbors. Finally, the current structure at 22455 was constructed in 1973, with 176 beds (*Hayward Daily Review* 1967, 1970, 1973).

Dr. Julius Levine seems to have been the driving force behind the hospital, which was an early example of a private medical facility in Hayward. Levine, a native of New York, was an army doctor during the Second World War, in which he served as an army doctor. Active in the Alameda County Republican Party and a number of local charities, Levine sold the hospital to Vesper Hospital in 1979. He died in 1981 at the age of 66 (*Hayward Daily Review* 1981).

22455 Maple Court (Levine Hospital Building)

22455 Maple Court, the Hayward Professional Building, was constructed in 1971-1973 as part of an expansion of Levine Hospital. It was originally intended to reach eight stories, but public opposition and costly delays led only four floors to be built (*Hayward Daily Review* 1971, 1973). The building is less than 45 years old and does not appear to have qualities or associations that would make it eligible for the California Register.

1013 McKeever Street (formerly 419 McKeever)

1013 McKeever Street is a single-family home constructed circa 1940. The 1923 Sanborn Map shows that McKeever Street was not yet laid out at that date; city directories suggest that the street was laid out around 1938-1939 (Sanborn 1923; Polk-Husted 1939). 1013 McKeever appears in city directories from 1940 onward. George E Pendergast resided at the property from 1940 to around 1966. The 1950 Sanborn Map shows the current house, whose plan has apparently not been altered. A 1956 Assessor's map indicates that George and Thelma Pendergast were the owners at that date (Sanborn 1950, Alameda County 1956).

In 1967, 1013 McKeever Street was owned by Mr. and Mrs. Raymond Abreu and Mrs. Mary Hale (*Hayward Daily Review* 1967). The Abreus were longtime opponents of the proposed expansion of Levine Hospital. City directories from 1967 through 1976 show the property vacant. A 1971 *Daily Review* article notes that Julius Levine owned the property at that date and was considering its conversion to medical offices (*Hayward Daily Review* 1971). According to the current property manager, the house was rented as a dwelling from the early 2000s to 2012.

Evaluation

The Levine Hospital (22336 Main Street) and the related building at 22330 Main Street retain historic integrity on the exterior. The interiors of the buildings have been largely demolished or substantially remodeled in recent years (22330 Main Street, now a physiotherapy center). Consequently, the buildings do not retain historic integrity associated with either their own original design and use as hospital, or as medical buildings constructed in the 1950s to the early 1960s.

The hospital is also not eligible for the California Register because it is not significant under Criteria 1, 2 or 3. The building's associations with the history of medicine in Hayward or Alameda County do not appear to be strong enough to make it eligible under Criterion 1. Dr. Julius Levine, though a well-known doctor in Hayward, is not a figure of countywide or statewide significance, so that the building does not appear to be significant under California Register Criterion 2. Physically, the building extant today represents a series of additions and alterations over several decades and is therefore not an exceptional or distinguished example of hospital architecture in the Hayward area, making it ineligible under Criterion 3. Neither is the building a contributing resource to a California Register-eligible historic district.

The house at 1013 McKeever Street was purchased by Julius Levine in 1971 for medical offices. The house retains a good level of historic integrity. It has not been substantially altered since originally constructed. The house is not eligible for the California Register because it is not significant under Criteria 1, 2 or 3. The house is not significant because of its association with the history of Hayward thus it is not eligible for the California Register under Criterion 1. Historic research did not identify any significant figures in local history associated with the building, thus it does not appear to be significant under California Register Criterion 2. The house is not an exceptional or distinguished example of the Spanish Colonial Revival Style in the Hayward area, thus it does not appear to be eligible under California Register Criterion 3. Neither is the building a contributing resource to a California Register-eligible historic district.

Page 6 of 12

*Resource Name or # (assigned by recorder) Levine Hospital

*Recorded by Dan Shoup, Ward Hill

*Date: October, 2015 Continuation Update

Item B12. References continued

Alameda County

1956 County Assessor's Block Books for Hayward. On file, Hayward Area Historical Society, Hayward.

City of Hayward

1952-1995 Building Permits for 22336 Main Street, 1030 Levine Court, 22455 Maple Court, 22477 Maple Court, and 1013 McKeever Street. On file, City of Hayward Permit Center.

Hayward Daily Review

1950 "Drs. Levine Acquire Land for Site," March 4, 1950.
1956 "Levine Hospital Fifth Birthday Party Monday," May 19, 1956.
1962 "Levine Hospital to Expand," November 14, 1962.
1965 "Levine Hospital Expansion," October 12, 1965.
1967 "Levine Hospital Review Slated," March 7, 1967.
1970 "Hospital Plans Submitted," January 9, 1970.
1971 "Hospital Extension Begun," July 20, 1971.
1973 "Hospital Addition in Final Stages," January 6, 1973.
1981 "Hayward Civic Leader Dr. Julius Levine is Dead," April 15, 1981.
All articles from *Daily Review* clippings files, Hayward Area Historical Society

Hoover, Mildred B., Hero Eugene Rensch, Ethel Grace Rensch, William N. Abeloe, and Douglas E. Kyle.

1990 *Historic Spots in California*. 4th edition. Stanford, CA: Stanford University Press.

Polk-Husted Directory Company

1928-1976 City Directories of Hayward, California. On file, Hayward Area Historical Society, Hayward.

Sanborn Map Company

1888-1950 Fire Insurance Maps of Hayward, California. On file, Earth Sciences and Map Library, University of California at Berkeley

CONTINUATION SHEET Trinomial _____



Photo 1: 22330 Main Street - view from southwest



Photo 2: 22330 Main Street – view of interior



Photo 3: 22336 Main Street -view from northeast



Photo 4: 22336 Main Street – view from southwest



Photo 5: 22336 Main Street – view from northeast



Photo 6: 22336 Main Street – view of interior

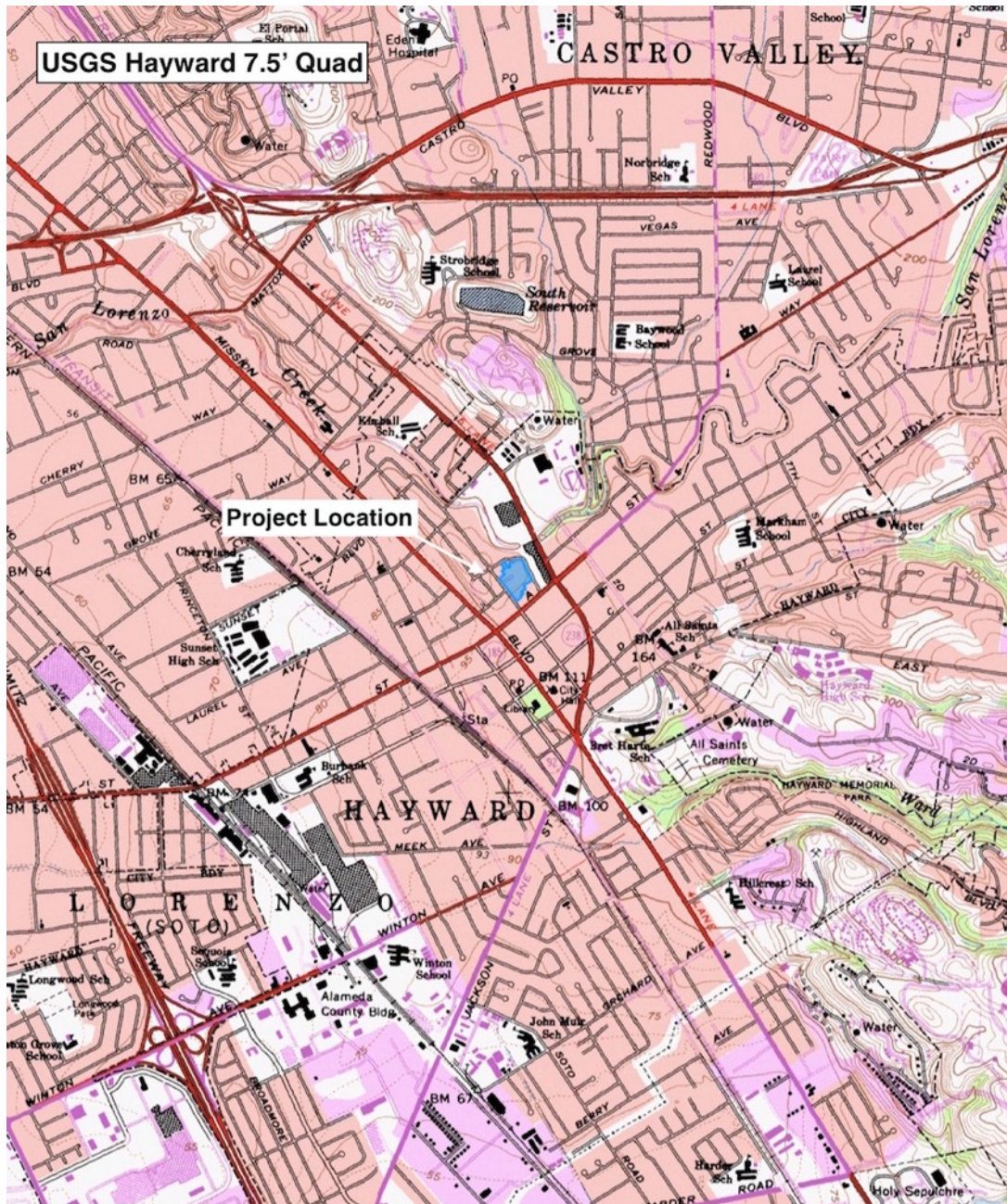


Photo 7: 1013 McKeever Street (view from north)



Photo 8: 1013 McKeever Street (view from northwest)

LOCATION MAP Trinomial _____



Mercator Projection
WGS84
USNG Zone 10SEG



Scale 1:24000 1 inch = 2000 feet



SKETCH MAP

Trinomial _____



Sketch Map Shows extent of proposed Maple and Main Apartments development.
Please note that 22477 and 22491 Maple Ct. are recorded on separate DPR 523 forms.

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<http://www.sonoma.edu/nwic>

September 21, 2015

NWIC File No.: 15-0453

Paul C. Stephenson
Impact Sciences
555 12th Street, Suite 1650
Oakland, CA 94607

Re: Rapid response record search results for the proposed Maple & Main Project in the City of Hayward

Dear Mr. Stephenson:

Per your request received by our office on September 21, 2015, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Alameda County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

Review of this information indicates that there have been no cultural resource studies that cover the Maple & Main project area. This project area contains no recorded archaeological resources. The State Office of Historic Preservation Historic Property Directory (OHP HPD) (which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places) lists no recorded buildings or structures within or adjacent to the proposed project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within or adjacent to the proposed project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Costanoan language, part of the Utian language family (Levy 1978: 485). There are no Native American resources in or adjacent to the proposed project area referenced in the ethnographic literature.

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Alameda County have been found in areas marginal to the San Francisco Bay shore, and inland near intermittent and perennial watercourses. The Maple & Main project area contains alluvial valley lands approximately 55 yards from the current path of San Lorenzo Creek. Given the similarity of one or more of these environmental factors, there is a moderately high potential for unrecorded Native American resources in the proposed Maple & Main project area.

Review of historical literature and maps indicated the possibility of historic-period archaeological resources within the Maple & Main project area. The 1899, 1915, and 1942 Hayward USGS 15-minute topographic quadrangles depict a few buildings or structures within the Maple & Main project area. With this in mind, there is a high potential for unrecorded historic-period archaeological resources in the proposed Maple & Main project area.

The 1959 Hayward USGS 7.5-minute topographic quadrangle depicts an urban area consisting of one or more buildings or structures within the Maple & Main project area. These unrecorded buildings/structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

RECOMMENDATIONS:

1) While there is a moderately high potential for Native American archaeological resources and a high potential for historic-period archaeological resources to be within the project area, the depth of proposed trenching, coupled with the depth of prior disturbance, is unknown. If the proposed trenching does not have the potential to impact non-disturbed soils, then no further study for archaeological resources is recommend at this time. If the proposed trenching does have the potential to impact non-disturbed soils, then further study for archaeological resources is recommended. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>

2) We recommend you contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3) The proposed project area may contain unrecorded buildings or structures that meet the minimum age requirement; therefore, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Alameda County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. **Project personnel should not collect cultural resources.** Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: http://ohp.parks.ca.gov/default.asp?page_id=1069

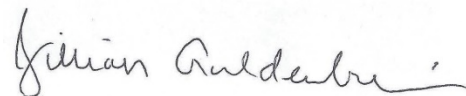
Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical

resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

A handwritten signature in cursive script that reads "Jillian Guldenbrein". The signature is written in black ink and is positioned above the printed name.

Jillian Guldenbrein
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Historical Resources Information System, Northwest Information Center, the following literature was reviewed:

Bowman, J.N.

1951 *Adobe Houses in the San Francisco Bay Region*. In Geologic Guidebook of the San Francisco Bay Counties, Bulletin 154. California Division of Mines, Ferry Building, San Francisco, CA.

Cook, S.F.

1957 *The Aboriginal Population of Alameda and Contra Costa Counties*. University of California Anthropological Records 16(4):131-156. Berkeley and Los Angeles.

Gudde, Erwin G.

1969 *California Place Names: The Origin and Etymology of Current Geographical Names*. Third Edition. University of California Press, Berkeley and Los Angeles.

Hart, James D.

1987 *A Companion to California*. University of California Press, Berkeley and Los Angeles.

Heizer, Robert F., editor

1974 *Local History Studies*, Vol. 18., "The Costanoan Indians." California History Center, DeAnza College, Cupertino, CA.

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair

1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, revised by William N. Abeloe

1966 *Historic Spots in California*. Third Edition. Stanford University Press, Stanford, CA.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, William N. Abeloe, revised by Douglas E. Kyle

1990 *Historic Spots in California*. Fourth Edition. Stanford University Press, Stanford, CA.

Kroeber, A.L.

1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976).

Levy, Richard

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

Majmundar, Hasmukhrai H.

1985 Mineral Commodity Report, Salt. Special Publication 82, California Department of Conservation, Division of Mines and Geology.

Milliken, Randall

1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Myers, William A. (editor)

1977 *Historic Civil Engineering Landmarks of San Francisco and Northern California*. Prepared by The History and Heritage Committee, San Francisco Section, American Society of Civil Engineers. Pacific Gas and Electric Company, San Francisco, CA.

Nelson, N.C.

1909 *Shellmounds of the San Francisco Bay Region*. University of California Publications in American Archaeology and Ethnology 7(4):309-356. (Reprint by Kraus Reprint Corporation, New York, 1964)

Nichols, Donald R., and Nancy A. Wright

1971 Preliminary Map of Historic Margins of Marshland, San Francisco Bay, California. U.S. Geological Survey Open File Map. U.S. Department of the Interior, Geological Survey in cooperation with the U.S. Department of Housing and Urban Development, Washington, D.C.

State of California Department of Parks and Recreation

1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Department of Parks and Recreation and Office of Historic Preservation

1988 *Five Views: An Ethnic Sites Survey for California*. State of California Department of Parks and Recreation and Office of Historic Preservation, Sacramento.

State of California Office of Historic Preservation **

2012 *Historic Properties Directory*. Listing by City (through April 2012). State of California Office of Historic Preservation, Sacramento.

Thompson & West

1878 Official and Historical Atlas Map of Alameda County, California. Thompson & West, Oakland. (Reprint by Valley Publishers, Fresno, 1976)

Works Progress Administration

1984 *The WPA Guide to California*. Reprint by Pantheon Books, New York. (Originally published as *California: A Guide to the Golden State* in 1939 by Books, Inc., distributed by Hastings House Publishers, New York.)

**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., ROOM 100
West SACRAMENTO, CA 95691
(916) 373-3710
Fax (916) 373-5471



September 30, 2015

Paul Stephenson
IMPACT SCIENCES
505 14th Street, Ste 1230
Oakland, CA 94607

Sent by ~~Fax: 510-267-0490~~ e-mail: pstephenson@impactsciences.com

Number of Pages: 2

Re: Maple and Main Mixed Use Residential project, Alameda County

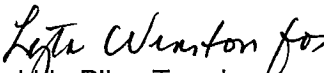
Dear Mr. Stephenson,

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) 373-3713.

Sincerely,


Debbie Pilas-Treadway
Environmental Specialist III

**Native American Contact
Alameda County
September 30, 2015**

Jakki Kehl
720 North 2nd Street
Patterson, CA 95363
jakkikehl@gmail.com
510-701-3975

Ohlone/Costanoan

Coastanoan Rumsen Carmel Tribe
Tony Cerda, Chairperson

240 E. 1st Street
Pomona, CA 91766
rumsen@aol.com
(909) 524-8041 Cell
(909) 629-6081

Ohlone/Costanoan

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

Ohlone/Costanoan
Northern Valley Yokuts
Bay Miwok

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

Linda G. Yamane
1585 Mira Mar Ave
Seaside, CA 93955
rumsien123@yahoo.com
(831) 394-5915

Ohlone/Costanoan

Muwekma Ohlone Indian Tribe of the SF Bay Area
Rosemary Cambra, Chairperson

P.O. Box 360791
Milpitas, CA 95036
muwekma@muwekma.org
(408) 314-1898
(510) 581-5194

Ohlone / Costanoan

Amah Mutsun Tribal Band of Mission San Juan Bautista
Irene Zwielerlein, Chairperson

789 Canada Road
Woodside, CA 94062
amahmutsuntribal@gmail.com
(650) 400-4806 Cell

Ohlone/Costanoan

The Ohlone Indian Tribe
Andrew Galvan

P.O. Box 3152
Fremont, CA 94539
chochenyo@AOL.com
(510) 882-0527 Cell

Ohlone/Costanoan
Bay Miwok
Plains Miwok
Patwin

(650) 332-1526 Fax

(510) 687-9393 Fax

Amah Mutsun Tribal Band of Mission San Juan Bautista
Michelle Zimmer

789 Canada Road
Woodside, CA 94062
amahmutsuntribal@gmail.com
(650) 851-7747 Home

Ohlone/Costanoan

Trina Marine Ruano Family
Ramona Garibay, Representative

30940 Watkins Street
Union City, CA 94587
soaprootmo@comcast.net
(510) 972-0645

Ohlone/Costanoan
Bay Miwok
Plains Miwok
Patwin

(650) 332-1526 Fax

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 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource 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 Maple and Main Mixed Use Residential project, Alameda County