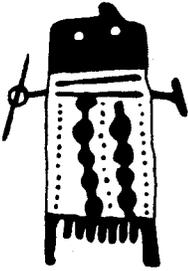


## Appendix D

# Historic and Cultural Resources Analysis



October 6, 2014

---

**BASIN**  
RESEARCH  
ASSOCIATES

---

1933 DAVIS STREET  
SUITE 210  
SAN LEANDRO, CA 94577  
VOICE (510) 430-8441  
FAX (510) 430-8443

---

Mr. Michael Lisenbee  
**David J. Powers & Associates**  
1871 The Alameda, STE 200  
San Leandro, CA 95126

RE: Cultural Resources Services - Three Addresses, City of Hayward  
1277/79 Walpert Street and Two Houses Fronting on 2<sup>nd</sup> Street

Dear Mr. Lisenbee,

Please let this letter stand as Basin Research Associates' (BASIN) due diligence review of the above properties. This document reports the results of an archaeological records search by the California Historical Resources Information System, Northwest Information Center (CHRIS/NWIC), a limited literature review, consultation with the Native American Heritage Commission, and an architectural review of the built environment by Mr. Ward Hill, consulting architectural historian.

The goal of the proposed studies and field reviews was to determine the presence/absence of cultural resources within and adjacent to the project that may be potential historic resources under local requirements of the City of Hayward and/or the California Environmental Quality Act. The information obtained on the location, type and distribution of any resources will be used in determining any future actions.

## **LOCATION**

The project area is located within the City of Hayward at 1277/79 Walpert Street and two properties fronting on 2<sup>nd</sup> Street (24249 and 24275). All of the addresses are south of Hayward High School in north Hayward. Water storage tanks are to the west of the Walpert Street property [Figs. 1-3].

## **SOURCES CONSULTED**

A prehistoric and historic site record and literature search was conducted by the California Historical Resources Information System, Northwest Information Center, Sonoma State University, Rohnert Park (CHRIS/NWIC File No. 14-0137 dated August 5, 2014 by Hagel).

The records search included a review of the *Historic Properties Directory* for Alameda County (CAL/OHP 2012a) with the most recent updates of the National Register of Historic Places;

California Historical Landmarks; and, California Points of Historical Interest as well as other evaluations of properties reviewed by the State of California Office of Historic Preservation and *Archeological Determinations of Eligibility for Alameda County* (CAL/OHP 2012b).

Other sources consulted by Basin Research Associates included: *California History Plan* (CAL/OHP 1973); *California Inventory of Historic Resources* (CAL/OHP 1976); *Five Views: An Ethnic Sites Survey for California* (CAL/OHP 1988); and, *California Historical Resources – Alameda County* (CAL/OHP 2014). The *Comprehensive List of Cultural Resources Evaluated in the City of Hayward* developed by BASIN for *Cultural Resources Review Archaeological and Architectural Resources, City of Hayward General Plan* (Basin Research Associates 2001/S-27987) was also consulted

## INDIVIDUALS, AGENCIES AND GROUPS

The Native American Heritage Commission (NAHC) was contacted for a search of the *Sacred Lands Inventory* on file with the Commission (Busby 2014).

No other agencies, departments or local historical societies were contacted for this letter report.

## RESEARCH FINDINGS

This report was prepared to identify potentially significant archaeological, Native American, or built environment resources listed or eligible for the California Register of Historical Resources (CRHR) within or adjacent to the proposed project areas.

## RECORDS SEARCH RESULTS

Eight (8) reports on file with the CHRIS/NWIC include the project area and were completed between 1986 and 2011 for the State Route 238/I-580 Interchange to Industrial Parkway in the City of Hayward. The compliance reports were undertaken primarily by Caltrans cultural resources staff with review by the Federal Highway Administration and the State Historic Preservation Officer ((Fitzgerald 1986/S-12987; Dowdall 1992/S-13610; Hurley 1999/S-22499; O’Conner, et al. 1986/S-27653; Hope 1999/S-28043; Borg and Gualtieri 1992/S-31129; Cannon and Gualtieri 1988/ S-32167; Bright 2011a/S-38751).

The site records and literature search conducted by the CHRIS/NWIC identified no recorded archaeological sites and one built environment resource within the project area. The built environment resource, P-01-011313, is a residence located at 24249 2<sup>nd</sup> Street and was evaluated as “. . . does not appear to meet the criteria for listing in the National Register of Historic Places or California Register of Historical Resources, nor does the subdivision, of which it is part” (Bright 2011b/form). The *Historic Properties Directory* lists 24249 2<sup>nd</sup> Street as code “6Y”, determined ineligible for the National Register by consensus (CAL/OHP 2012a with 2004).

## NATIVE AMERICAN HERITAGE COMMISSION

The NAHC record search "failed to indicate the presence of Native American resources in the immediate project area" (Pilas-Treadway 2014).

## BUILT ENVIRONMENT (see Attachments, Site Forms)

Three built environment resources are included within the project. The two houses on 2<sup>nd</sup> Street were subject to a field inspection to determine if additional research was necessary. The third house on Walpert Street was researched, recorded and evaluated to determine if it was a resource eligible for inclusion on the CRHR.

The purpose of this memorandum is to provide an historic evaluation and background on the two single-family houses at 24249 and 24275 2<sup>nd</sup> Street in Hayward, California (APN 445-40-11-3). The State of California, who purchased the two houses in c. 1970 for the State Route 238 Bypass Project, plans to sell the two houses and the adjacent open space to a developer for a multi-unit residential development. The house at 24249 2<sup>nd</sup> Street is now vacant while a tenant occupies the 24275 2<sup>nd</sup> Street house.

### *Building Descriptions - 2<sup>nd</sup> Street*

The two single-family houses at 24249 and 24275 2<sup>nd</sup> Street occupy one parcel (APN 445-40-11-3). The State of California, who purchased the two houses in c. 1970 for the State Route 238 Bypass Project, plans to sell the two houses and the adjacent open space to a developer for a multi-unit residential development. The house at 24249 2<sup>nd</sup> Street is now vacant while a tenant occupies the 24275 2<sup>nd</sup> Street house.

#### 24249 2<sup>nd</sup> Street [Figs. 4-5]

This wood-frame, rectangular plan house is set back about 20 feet from the street. The front yard has a couple of small trees and a wood plank fence around the perimeter of the lot. A driveway on the north leads to a concrete covered parking area in back. The house has a single-story front section and two-story rear section. The house has a composite cross-gable and hipped roof (covered with asphalt shingles) and exterior horizontal wood siding with a brick facing on the front (east) façade. The house has aluminum frame windows. The entrance porch on the south half of the front façade is recessed below the gable roof.

#### 24275 2<sup>nd</sup> Street [Figs. 6-7]

The wood-frame, irregular plan house is set back about 20 feet from the street. The house has a projecting gable bay on the south and lower section on the north set back from the front façade. The front yard has dry weeds, a concrete pathway to the front porch and a wood plank fence around the perimeter of the lot. The house has a paved parking area on the north side of the front yard.

The single-story house has across-gable roof covered with asphalt shingles and exterior clapboard siding. Brick facing covers the base and the center of the on the front (east) façade. The house has aluminum frame windows. The central entrance porch is recessed below the gable roof.

### *Evaluation*

The California Department of Transportation evaluated the houses for a Historical Resources

Compliance Report (HRCR) completed in November, 2011 as part of the transfer and disposition of excess state-owned properties in Hayward and Castro Valley along the State Route 238 Hayward Bypass project (see Bright 2011a). According to City of Hayward building permit records, the two houses were constructed in 1956. The HCR concluded that the subdivision including the two houses at 24249 and 24275 2<sup>nd</sup> Street was “. . . a common and unexceptional example of post-war residential suburban development.” The subdivision is not associated with significant historic events or patterns. The houses also are not associated with historically significant persons. The houses consequently are not eligible for the National Register of Historic Places (NRHP) and the CRHR.

The current field review concurs with Bright (2011a-b) on the historic evaluation of 24249 and 24275 2<sup>nd</sup> Street. The houses are not eligible for the NRHP or the CRHP because they are not significant under Criteria A/1, B/2, C/3 or D/4.

### 1277-1279 Walpert Street [Figs. 8-9]

The original rectangular shaped lot at 1277-1279 Walpert Street was 25 by 115 feet. The existing duplex is now the only remaining building on a larger parcel (APN 445-0040-0011-03) at the southwest corner of Walpert Street and 2<sup>nd</sup> Street. A vertical wood plank fence and chain link fence are around the perimeter of the original 1277-79 Walpert Street parcel. This lot does not have any trees but the adjacent lots have medium size trees near the duplex.

The Ranch House Style, rectangular plan wood-frame duplex occupies the length of the parcel (building is 88 feet long on a north/south axis) on the west. The eastern half of the parcel includes a driveway and parking areas in front of the units and small yards. The yard in front of 1279 Walpert Street is separated from the parking area by a white picket fence. The yard has a small lawn and circular planter built of stone. A concrete paved walkway leads to the brick front entrance porch. The front yard of 1277 Walpert Street also has a concrete walkway leading from the parking area to the brick entrance porch. The yard has a small lawn (now largely covered with weeds) and a few shrubs and bushes near the building.

### *Evaluation*

1277-79 Walpert Street is included in the “The List of Designated Properties by Street,” in the 2010 *City of Hayward Historic Resources Survey and Inventory Report*, a list based on a reconnaissance survey and not on formal evaluations under any historic resource designation criteria (Circa 2010). The survey results were considered to be an initial assessment of potential historic resources in Hayward. 1277-79 Walpert Street is located in the Focus Survey Area (see Circa 2010) which included Downtown Hayward. The protocols for the Focus Survey Area used a standard reconnaissance survey which included recording basic property data and integrity information based on a windshield survey. No property specific background context research was completed. 1277-79 Walpert Street received an “M” rating indicating it retained a moderate level of historic integrity.

The duplex at 1277-79 Walpert Street appears to retain a good level of historic integrity as it does not appear to have any significant alterations since it was constructed in 1957. However, it is not a sufficiently exceptional or distinguished example of the Ranch House Style in the Hayward area to be eligible under NRHP Criterion C or CRHP Criterion 3. The duplex

individually also does not appear to have significant associations with local themes or cultural patterns of significance, thus the building does not appear to be eligible for the NRHP under Criterion A or CRHP Criterion 1. Historic research did not identify any significant figures (including the original owners Dolores and George Silva, later owners, or any tenants) in local history associated with the duplex, thus the duplex does not appear to be significant under NRHP Criterion B or CRHP Criterion 2.

In summary, the duplex at 1277-79 Walpert Street is not eligible for either the NRHP or CRHP because it is not significant under Criteria A/1, B/2 or C/3. The duplex also is not a contributing resource to a NRHP or a CRHP eligible historic district.

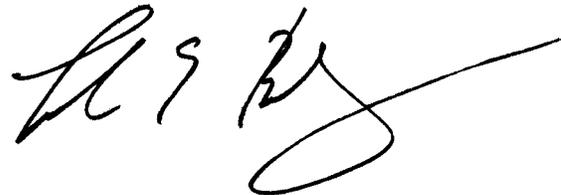
## **SUMMARY**

No further management or mitigation measures are recommended as the archaeological records search and limited literature review, consultation with the Native American Heritage Commission, and an architectural review of the built environment has determined that no properties either listed on or eligible for the NRHP or CRHP are present on the three subject parcels.

## **CLOSING REMARKS**

If I can provide any additional information or be of further service please don't hesitate to contact me.

BASIN RESEARCH ASSOCIATES, INC.



Colin I. Busby, Ph.D., RPA  
Principal

CIB/dg  
Enclosures

## **REFERENCES**

Basin Research Associates, Inc.

2001 Cultural Resources Review Archaeological and Architectural Resources, City of Hayward General Plan. MS on file, S-27987, CHRIS/NWIC, Sonoma State University, Rohnert Park

Borg, Roger (Division Administrator, Federal Highway Administration and Kathryn Gualtieri (State Historic Preservation Officer)

1992 Revised Finding of Effect for the Proposed Route 238 Realignment From near

Industrial Parkway to the Route 238/I-580 Interchange in the City of Hayward, Alameda County. 04-ALA-238, P.M. 9.2/14.2 04208 - 155300. MS on file, S-31129, CHRIS/NWIC, Sonoma State University, Rohnert Park.

Bright, Douglas A. (Caltrans District 04)

- 2011a Historical Resources Compliance Report, 04 ALA 238, Excess Parcels, Project 0400000427 (EA 15531) Hayward 238 Bypass Project [Alameda County]. MS on file, S-38751, CHRIS/NWIC, Sonoma State University, Rohnert Park.
- 2011b Primary Record and Building, Structure, and Object Record forms, P-01-011313 (residence located at 24249 2<sup>nd</sup> Street, Hayward). On file, a residence located at 24249 2<sup>nd</sup> Street CHRIS/NWIC, Sonoma State University, Rohnert Park.

Busby, Colin I. (Basin Research Associates)

- 2014a Letter to Ms. Cynthia Gomez, Native American Heritage Commission Executive Secretary, Native American Heritage Commission, Sacramento, CA. Regarding: Request for Review of Sacred Lands Inventory – Walpert and 2<sup>nd</sup> Street Project, City of Hayward, Alameda County. Dated August 5, 2014.

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

- 1973 The California History Plan. Volume One - Comprehensive Preservation Program. Volume Two - Inventory of Historic Features.
- 1976 California Inventory of Historic Resources. Reviewed by the CHRIS/SSJV, CSU, .Bakersfield.
- 1988 Five Views: An Ethnic Sites Survey for California.
- 2001 California State Law and Historic Preservation: Statutes, Regulations and Administrative Policies Regarding Historic Preservation and Protection of Cultural and Historical Resources. Technical Assistance Series 10.
- 2004 User's Guide to the California Historical Resources Status Codes & Historic Resources Inventory Directory. Technical Assistance Bulletin 8. November.
- 2012a [*Historic Properties Directory*] Directory of Properties in the Historic Property Data file for Alameda County (includes *National Register of Historic Places* status codes, *California Historical Landmarks* and *California Points of Historical Interest* listings, etc.). Reviewed by the CHRIS/NWIC, Sonoma State University, Rohnert Park [most recent available as of 8/5/2014.].
- 2012b Archaeological Determinations of Eligibility for Alameda County. Reviewed by the CHRIS/NWIC, Sonoma State University, Rohnert Park [most recent available as of 8/5/2014.].
- 2014 [List] California Historical Resources – Alameda County [including National Register, State Landmark, California Register, and Point of Interest]. <<http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=1>> accessed 8/12/2012.

- Cannon, Bruce E. (Division Administrator, Federal Highway Administration and Kathryn Gualtieri (State Historic Preservation Officer)
- 1988 Finding of Effect for the Proposed Route 238 Realignment Industrial Parkway to the Route 238/I-580 Interchange in the City of Hayward, Alameda County. 04-ALA-238, P.M. 9.3/14.7 04208 - 155300. MS on file, S-32167, CHRIS/NWIC, Sonoma State University, Rohnert Park.
- Circa
- 2010 Historic Property Development. *City of Hayward Historical Resources Survey & Inventory Report, Final*. MS on file, Basin Research Associates, San Leandro. July 2010.
- Dowdall, Katherine M. (Caltrans District 04)
- 1992 Negative Archeological Survey Report, proposed Improvements to Route 238, 04-Ala-238 P.M. 9.3/14.2 Charge Unit 4208, EA 155300. Addendum Number 4. Improvement of Route 238 [Mission Boulevard]. MS on file, S-13610, CHRIS/NWIC, Sonoma State University, Rohnert Park.
- Fitzgerald, Richard (Caltrans District 04)
- 1986 Negative Archaeological Survey Report, proposed Improvements to Route 238, 04-ALA-238 Post Mile 9.3/14.7 Charge Unit 04208, EA 155300. MS on file, S-12987, CHRIS/NWIC, Sonoma State University, Rohnert Park.
- Hagel, Lisa (CHRIS/NWIC staff)
- 2014 Records Search, [David J.] POWERS – Walpert [County]. CHRIS/NWIC File No. 14-0153, Sonoma State University, Rohnert Park. Dated 8/05/2014.
- Hope, Andrew (Caltrans District 04)
- 1999 Revised Finding of Adverse Effect Addendum for the Proposed Route 238 Realignment From the Route 238 / I-580 Interchange to Industrial Parkway in the City of Hayward, Alameda County. 04-ALA-238, P.M. 9.2/14.2 EA 155300. MS on file, S-28043, CHRIS/NWIC, Sonoma State University, Rohnert Park.
- Hurley, Marianne (Caltrans District 04)
- 1999 Fourth Addendum Historic Property Survey Report for the Proposed Route 238 Realignment From the Route 238 / I-580 Interchange to Industrial Parkway in the City of Hayward, Alameda County. 04-ALA-238 KP 14.8/23.3 (PM 9.2/14.2) EA 04-172-155300. May. MS on file, S-22499, CHRIS/NWIC, Sonoma State University, Rohnert Park.
- O’Conner, Denise, Gregory King, Richard Fitzgerald, Robert Gross and Glen Gmoser (Caltrans District 04, Environmental Analysis Branch)
- 1986 Historic Property Survey Report 04-ALA-238 P.M. 9.3/14.7 Construction of the New Alignment for Route 238 in the City of Hayward, Alameda County. 04208-155300 [with Appendix A Negative Archaeological Survey Report and Appendix B Historical Architectural Survey Report]. MS on file, S-27653, CHRIS/NWIC, Sonoma State University, Rohnert Park.

Pilas-Treadway, Debbie (Native American Heritage Commission)

2014 Letter to Colin Busby, Basin Research Associates, CA. Regarding: [Request for Review of Sacred Lands Inventory] Walpert and 2nd Street Project, Alameda County. Dated August 26, 2014.

United States Department of Interior, Geological Survey (**USGS**)

1993 Hayward, CA (Quadrangle). Topographic map, 7.5 minute series. United States Geological Survey, Menlo Park.

### Abbreviations

n.d. no date

v.d. various dates

N.P. no publisher noted

n.p. no place of publisher noted

The abbreviated phrase "CHRIS/NWIC, Sonoma State University, Rohnert Park" is used for material on file at the California Historical Resources Information System, Northwest Information Center, Sonoma State University, Rohnert Park.

## **ATTACHMENTS**

### **FIGURES**

- FIGURE 1      General Project Location
- FIGURE 2      Project Location (USGS Hayward, CA 1993)
- FIGURE 3      Aerial View of Project Area
- FIGURE 4      24249 2nd Street – Front façade, view to the southwest
- FIGURE 5      24249 2nd Street – Rear of house, view to the northeast
- FIGURE 6      24275 2nd Street – Front façade, view to the south
- FIGURE 7      24275 2nd Street – Front façade, view to the west
- FIGURE 8      1277 Walpert Street – Front façade, view to the southwest
- FIGURE 9      1279 Walpert Street – Front façade, view to the west

### **SITE FORMS**

- FORM 1          24249 2<sup>nd</sup> Street, Hayward (D. Bright, Caltrans, September 2011)  
with Historic Properties Directory Page
- FORM 2          1277-1279 Walpert Street, Hayward (Ward Hill, September  
2014)



Figure 1: General Project Location

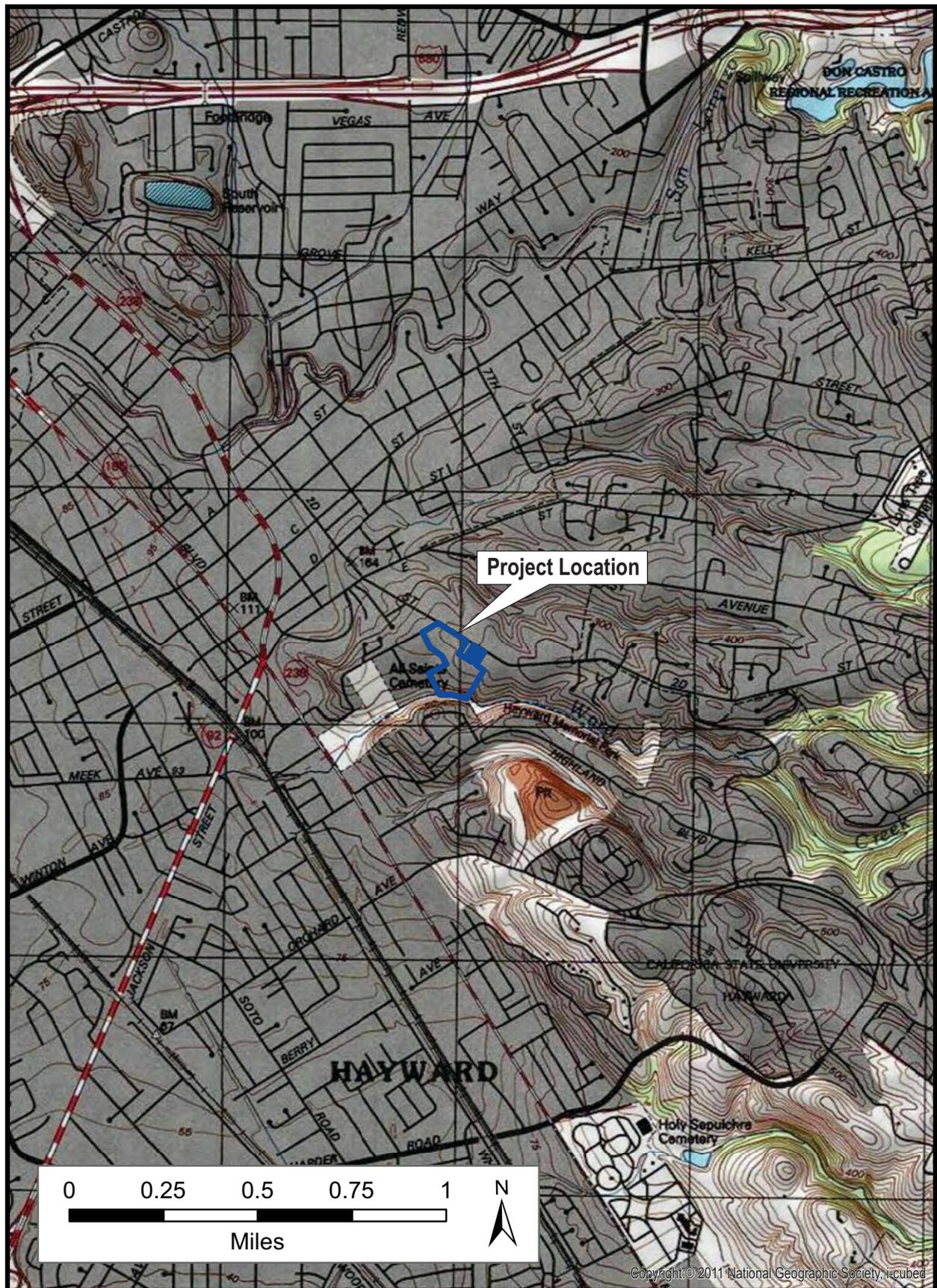


Figure 2: Project Location (USGS Hayward, CA 1993)

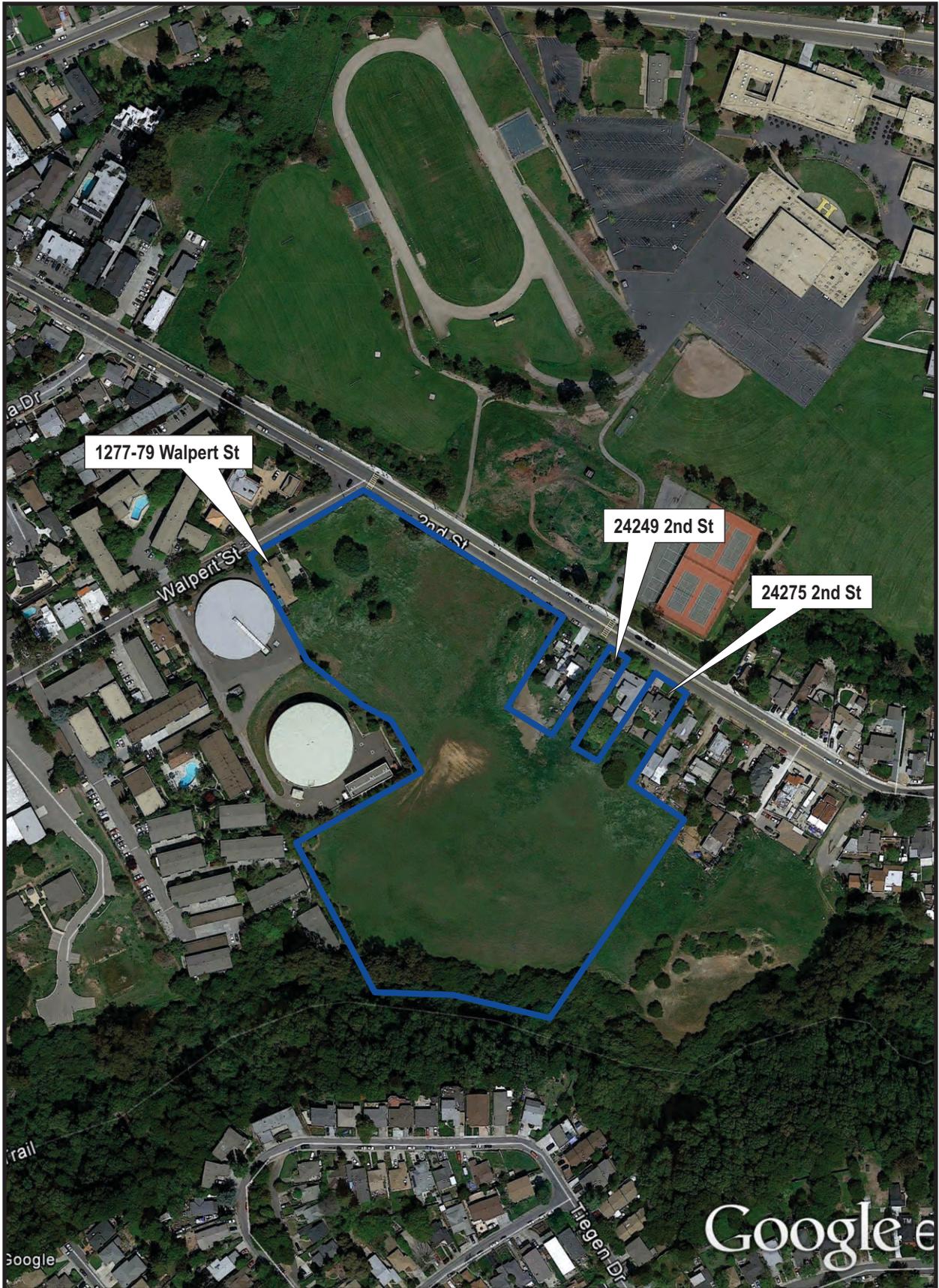


Figure 3: Aerial View of Project Area



Figure 4: 24249 2<sup>nd</sup> Street – Front façade, view to the southwest



Figure 5: 24249 2<sup>nd</sup> Street – Rear of house, view to the northeast



Figure 6: 24275 2<sup>nd</sup> Street – Front façade, view to the south



Figure 7: 24275 2<sup>nd</sup> Street – Front façade, view to the west



Figure 8: 1277 Walpert Street – Front façade, view to the southwest



Figure 9: 1279 Walpert Street – Front façade, view to the west

**PRIMARY RECORD**

\*Resource Name or #: 24249 2<sup>nd</sup> Street, Hayward **Caltrans Map Reference No.:** \_\_\_\_\_  
 P1. Other Identifier: \_\_\_\_\_  
 \*P2. Location: \*a. County Alameda **County/Route/Postmile:** ALA-238-12.251/12.266  
 b. Address 24249 2<sup>nd</sup> Street  
 City Hayward **Zip** 94541  
 \*c. UTM: USGS Quad: Hayward **d. UTM:** \_\_\_\_\_  
 \*e. Other Locational Data (APN #) APN 445 005000107

\*P3a. Description: (Briefly describe resource below)  
 This two-story, post-war minimal home rests on a concrete foundation. It has a complex shallow pitch roof, shiplap siding, with a partial masonry veneer. The residence consists of two bays with six steps leading up to a covered porch. The roof has shallow to non-existent eaves and is topped with composition shingles. The street facing windows appear to be aluminum sash. There is a gabled detached garage in the rear. There is an exterior chimney along its eastern elevation.

\*P3b. Resource Attributes: HP2 (Single Family Property)  
 \*\*P4. Resources Present:  Building \_\_\_\_\_ Structure \_\_\_\_\_ Object \_\_\_\_\_ Site \_\_\_\_\_ District \_\_\_\_\_  
 \_\_\_\_\_ Elements of District \_\_\_\_\_ Other \_\_\_\_\_



**P5a**  
**P5b. Description of Photo:**  
24249 2<sup>nd</sup> Street, Hayward,  
9/8/2011, camera facing south  
**\*P6. Date Constructed/Age:**  
c. 1950  
 Historic  Prehistoric  Both  
**\*P7. Owner and Address:**  
State of California  
PO Box 23440  
Oakland CA, 94623  
**\*P8. Recorded by:**  
Douglas Bright  
California Department of  
Transportation  
111 Grand Ave.  
Oakland, CA 94612  
**\*P9. Date Recorded:**  
September, 2011  
**\*P10. Type of Survey:**  Intensive  
 Reconnaissance  Other  
**Describe:** \_\_\_\_\_

\*P11. Report Citation: HRCR - Project 040000427 (EA 15531; Hayward Excess Parcel Evaluations)  
 \*Attachments:  NONE  Map Sheet  Continuation Sheet  Building, Structure and Object Record  
 Linear Resource Record  Archaeological Record  District Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

**Map Reference No.:** \_\_\_\_\_

\*Resource Identifier: 24249 2<sup>nd</sup> Street, Hayward \*NRHP Status Code: 6Z

B1. Historic Name: \_\_\_\_\_

B2. Common Name: 24249 2<sup>nd</sup> Street, Hayward County/Route/Postmile: ALA-238-12.251/12.266

B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence

\*B5. Architectural Style: Post-War Minimal

\*B6. Construction History: c. 1950

\*B7. Moved?  No  Yes  Unknown Date: n/a Original Location: n/a

\*B8. Related Features (describe below):  
None

B9a. Architect: unknown B9b. Builder: unknown

\*B10. Significance: Theme: n/a Area: n/a

Period of Significance: n/a Property Type: n/a Applicable Criteria: n/a

The residence at 24249 2<sup>nd</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places or California Register of Historical Resources, nor does the subdivision, of which it is a part. The subdivision is a common and unexceptional example of post-war residential suburban development, with repetitive building types arranged around a curvilinear street system. The residences are modest examples of the post-war minimal ranch style, and many of them have been substantially modified.

The residence at 24249 2<sup>nd</sup> Street does not appear to have important associations with historic events significant within our history, nor does the subdivision as a whole (NRHP Criterion A / CRHR Criterion 1). Available evidence does not suggest that any historically significant individuals have been associated with the property, so it does not appear eligible under Criterion B (2). The residence is a moderately modified example of the post-war minimal style, common in California during this period. Additionally, the subdivision is not significant for its design, layout, or construction methods. Neither the residence nor the subdivision, therefore, embodies distinctive architectural characteristics (Criteria C and 3). In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and does not appear to be a principal source of important information in this regard.

The residence at 24249 2<sup>nd</sup> Street has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. It does not meet the significance criteria as outlined in these guidelines.

B11. Additional Resource Attributes: None

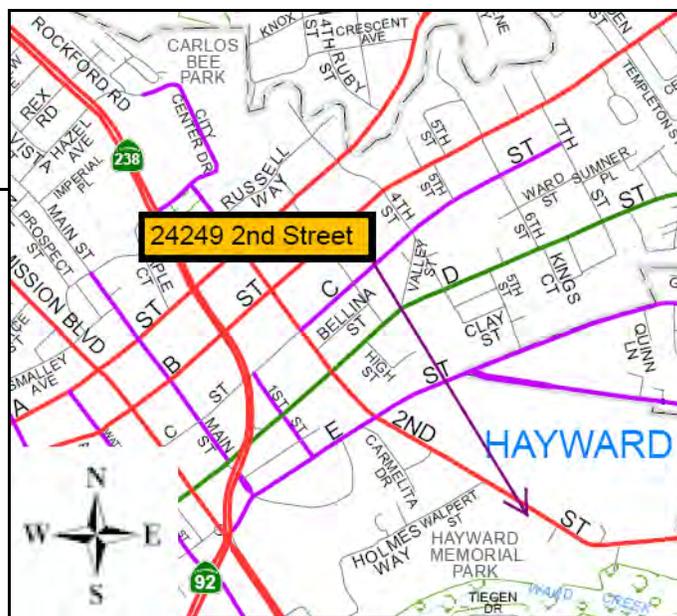
B12. References: Alameda County Property Records

B13. Remarks: None.

B14. Evaluator: Douglas Bright

Date of Evaluation: September, 2011

(This space reserved for official comments.)



PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
103866	01-008544	4556 THORNTON AVE		FREMONT		1920	PROJ.REVW. HIST.RES.	FHWA950601A DOE-01-95-0002-0000	10/20/95 10/20/95	6Y 6Y	
103865	01-008543	4568 THORNTON AVE		FREMONT		1910	PROJ.REVW. HIST.RES.	FHWA950601A DOE-01-95-0001-0000	10/20/95 10/20/95	6Y 6Y	
065612	01-005773	5698 TURBAN CT		FREMONT	U		PROJ.REVW.	FHWA950601A	10/20/95	6Y	
010124	01-003257	VALLEJO ST	VALLEJO MILLS	FREMONT	U	0	HIST.SURV.	4538-0014-0002	01/04/89	6Y	
010125	01-003258	VALLEJO ST	J J VALLEJO MILL	FREMONT	U	0	HIST.SURV.	4538-0014-0003		7R	
010151	01-003284	VALLEJO ST	MISSION SAN JOSE, MISSION SAN JOSE	FREMONT	P		HIST.SURV.	4538-0018-9999		3S	
123741	01-010348	41888 VARGAS RD		FREMONT	P	1906	HIST.RES.	DOE-01-99-0090-0000	12/27/99	6Y	
150982		42200 VARGAS RD	TELLES RANCH	FREMONT	P	1895	HIST.RES. PROJ.REVW.	DOE-01-03-0145-0000 HHWA020805D	03/19/03 03/19/03	2S2 2S2	A A
067431	01-001767	325 WALNUT AVE		FREMONT	P	0	HIST.RES.	DOE-01-90-0015-0000	06/11/90	6Y	
067432	01-001768	1240 WALNUT AVE		FREMONT	P	0	PROJ.REVW. HIST.RES.	FHWA900515A DOE-01-90-0016-0000	06/11/90 06/11/90	6Y 6Y	
067430	01-001766	1365 WALNUT AVE		FREMONT	P	0	PROJ.REVW. HIST.RES.	FHWA900515A DOE-01-90-0014-0000	06/11/90 06/11/90	6Y 6Y	
010160	01-003293	WASHINGTON BLVD	VALLEJO HOME, VALLEJO HOME SITE	FREMONT	M	1839	HIST.SURV.	4538-0027-0000		7R	
010162	01-003295	WASHINGTON BLVD	OHLONE INDIAN CEMETERY	FREMONT	P		HIST.SURV.	4538-0029-0000		7R	
123739	01-010347	2473 WASHINGTON BLVD		FREMONT	P		HIST.RES. PROJ.REVW.	DOE-01-99-0089-0000 FHWA991122A	12/27/99 12/27/99	6Y 6Y	
010114	01-003247	SR 84	ROSEWARNES UNDERPASS, BRIDGE #33-3	(VIC) FREMONT	S	1906	HIST.SURV.	4538-0005-0000		7N	
010113	01-003246	SR 84	RICHMOND BR., BR. 33-36	(VIC) FREMONT	S	1928	HIST.SURV.	4538-0004-0000		7R	
010115	01-003248	SR 84	FARWELL UNDERPASS, BR. 33-35	(VIC) FREMONT	S	1932	HIST.SURV.	4538-0006-0000		7N	
010116	01-003249	SR 84	EAST BRIGHTSIDE TUNNEL, BR. 33-37	(VIC) FREMONT	S	0	HIST.SURV.	4538-0007-0000		7R	
098166	01-008382		UKRAINA; AGAPIUS HONCHARENKO FARMS	HAYWARD	M	1873	HIST.RES.	SHL-1025-0000	11/24/97	1CL	
164359			OLIVER SALT CO. ARCHIMEDES SCREW W	HAYWARD	P		ST.HS.LDMK PROJ.REVW.	01-0027 COE010625A	11/24/97 10/19/01	7L 6Y	
010213	01-003343	2ND ST	STANDON HALL, THE CASTLE	HAYWARD	P		HIST.SURV.	4540-0032-0000		3S	
066402	01-005799	22824 2ND ST	ALL SAINTS CHURCH	HAYWARD	U		HIST.RES.	DOE-01-91-0005-0000	12/16/91	2S	
179072		23946 2ND ST		HAYWARD	P	1945	HIST.RES. PROJ.REVW.	DOE-01-88-0002-0000 FHWA861113A	01/14/88 01/14/88	2S2 2S2	AC AC
065001	01-005756	24077 2ND ST	RESIDENCE	HAYWARD	U		HIST.RES.	DOE-01-86-0001-0000	05/26/10	6Y	
186795		24249 2ND ST		HAYWARD	S	1950	PROJ.REVW.	FHWA861113A	12/23/86	2S2	C
186796		24517 2ND ST		HAYWARD	S	1950	PROJ.REVW.	FHWA861113A	10/21/11	6Y	
186797		24529 2ND ST		HAYWARD	S	1950	PROJ.REVW.	FHWA861113A	10/21/11	6Y	
010180	01-003310	21651 3RD ST	LAUREL DISTRICT SCHOOL	HAYWARD	P		HIST.SURV.	4540-0001-0000		7N	
066834	01-001762	22671 3RD ST		HAYWARD	U		PROJ.REVW.	HUD880621K	09/08/88	6Y	
186791		22642 4TH ST		HAYWARD	S	1940	PROJ.REVW.	FHWA861113A	10/21/11	6Y	
186792		22646 4TH ST		HAYWARD	S	1940	PROJ.REVW.	FHWA861113A	10/21/11	6Y	
186793		22750 4TH ST		HAYWARD	S	1925	PROJ.REVW.	FHWA861113A	10/21/11	6Y	
186794		22758 4TH ST		HAYWARD	S	1925	PROJ.REVW.	FHWA861113A	10/21/11	6Y	
180334		22767 6TH ST		HAYWARD	P		PROJ.REVW.	HUD101025D	11/17/10	6Y	
166009		22765 7TH ST		HAYWARD	P	1950	PROJ.REVW.	HUD070504B	05/14/07	6Y	
010204	01-003334	A ST	HAYWARD HOTEL, HAYWARD HOTEL SITE	HAYWARD	P		HIST.SURV.	4540-0023-0000		7R	
077427	01-006855	550 A ST		HAYWARD	U	1915	PROJ.REVW.	HUD920501B	07/29/92	6Y	
077426	01-006854	558 A ST		HAYWARD	U	1915	PROJ.REVW.	HUD920501B	07/29/92	6Y	
077425	01-006853	572 A ST		HAYWARD	U	1915	PROJ.REVW.	HUD920501B	07/29/92	6Y	
077421	01-006849	578 A ST		HAYWARD	U	1915	PROJ.REVW.	HUD920501B	07/29/92	6Y	

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 6

Resource Name or #: 1277-1279 Walpert Street

P1. Other Identifier: \_\_\_\_\_

P2. Location:  Not for Publication  Unrestricted

a. County Alameda

b. USGS 7.5' Quad, Hayward, Calif. Date 1993 T3S R2W; unsectioned; Mount Diablo B.M.

c. Address 1277-79 Walpert Street City Hayward Zip 94541

d. UTM: Zone 10; \_\_\_ mE / \_\_\_ mN

e. Other Locational Data: \_\_\_\_\_

APN 445-0040-011-03

### P3a. Description

The original rectangular shaped lot at 1277-1279 Walpert Street was 25 by 115 feet. The duplex is now the only remaining building on the larger parcel APN 445-0040-0011-03 at the southwest corner of Walpert Street and 2<sup>nd</sup> Street. State of California land acquisitions in the 1970s created the larger parcel that included the parcel with the duplex. A vertical wood plank fence and chain link fence are around the perimeter of the original 1277-79 Walpert Street parcel. This lot does not have any trees but the adjacent lots have medium size trees near the duplex.

The Ranch House Style, rectangular plan wood-frame duplex occupies the length of the parcel (the building is 88 feet long on a north/south axis) on the west. The eastern half of the parcel includes a driveway and parking areas in front of the units and small yards. The yard in front of 1279 Walpert Street is separated from the parking area by a white picket fence. The yard has a small lawn and circular planter built of stone. A concrete paved walkway leads to the brick front entrance porch. The front yard of 1277 Walpert Street also has a concrete walkway leading from the parking area to the brick entrance porch. The yard has a small lawn (now largely covered with weeds) and a few shrubs and bushes near the building.

P3b. Resource Attributes: HP3 — Multiple Family Property

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



P5b. Description of Photo: \_\_\_\_\_

Front façade, with 1277 Walpert on the right - view to the south

P6. Date Constructed/Age and Sources: \_\_\_\_\_

Historic  Prehistoric  Both  
1957

P7. Owner and Address \_\_\_\_\_

State of California

Department of Transportation

Sacramento, CA

P8. Recorded by: \_\_\_\_\_

Ward Hill, M.A.

Basin Research Associates, Inc.

1933 Davis Street, Suite 210

San Leandro, CA 94577

P9. Date Recorded September 2014

P10. Survey Type: \_\_\_\_\_

Intensive

P11. Report Citation: Cultural Resources Services – Three Addresses, City of Hayward, 1277/1279 Walpert Street and Two Houses Fronting on 2<sup>nd</sup> Street (Basin Research Associates, October 2014)

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) \_\_\_\_\_

State of California – The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE AND OBJECT RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_

NRHP Status Code 6Z

Page 2 of 6

Resource Name or #: 1277-1279 Walpert Street

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Residential B4. Present Use: Residential

B5. Architectural Style: Ranch House Style

**B6. Construction History:**

The house was originally constructed in 1957. A plumbing permit was issued for a bathroom remodeling in 1981. The duplex does not appear to have had any significant exterior alterations since it was constructed in 1957.

B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

B8. Related Features: \_\_\_\_\_

B9a. Architect: N/A B9b. Builder: Unknown

B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

John Walpert, the street's namesake, was an early owner of the parcel at the southwest corner Walpert Street and 2<sup>nd</sup> Street according to the *Historical Atlas of Alameda County* (1876). The 1876 Hayward Directory lists "John Walpurt" (sic) in Hayward living on 15 acres (Eden Writers 1975:25). A native of Germany born in 1826, John Walpert moved to the United States in 1853, moving to the Hayward area in the late 1850s. Walpert mined for gold initially near Placerville, but his unsuccessful efforts led to him moving to San Francisco where he worked as a dish washer. He then worked for John Horner's farm near Mission San Jose before returning to the gold country where Walpert found over \$1,000 in gold by placer mining. Walpert returned to Alameda County and purchased 100 acres near Decoto (now Union City). In 1869, Walpert purchased the 15 acre parcel at what is now Walpert Street and 2<sup>nd</sup> Street where he erected his home (no longer extant) and planted orchards. Walpert added to his land holdings over the years until by 1900 he owned over 4,000 acres in southeast Alameda County (his descendants sold off the property in 1960, see *The Daily Review* 1971). He married Mary Rhumann and had two daughters (Lillian and Clara) and one son, Oscar (Sandoval 1964:11).

A 1939 aerial of the parcel on file at the Hayward Area Historical Society shows a house near the Walpert and 2<sup>nd</sup> Street (originally Buena Vista Street) corner surrounded by an orchard. The orchard occupied the area where the duplex at 1277-79 Walpert is today. A ca. 1905 Neo-Classical house (no longer extant) at 1299 Walpert Street near the Walpert and 2<sup>nd</sup> Street corner was still standing, but vacant and boarded up, in July, 1986 (California Department of Transportation 1986: Appendix A Evaluation Form for 1299 Walpert Street. The Evaluation Form did not identify the original owner of the house).

(see continuation sheet)

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

**B12. References:**

(see continuation sheet)

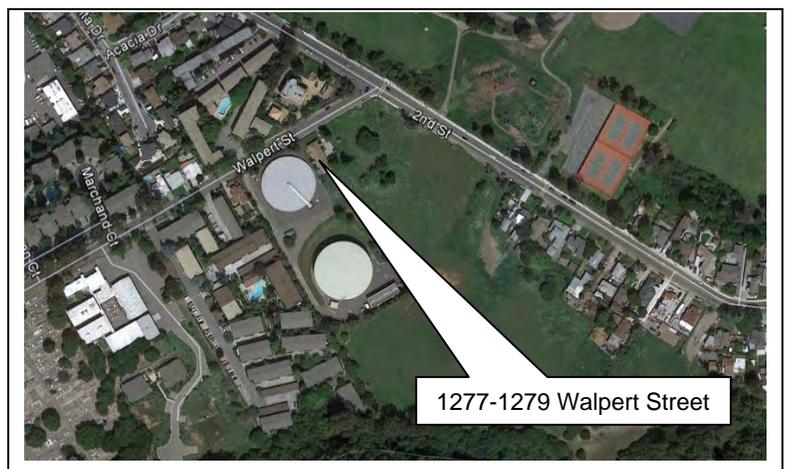
**B13. Remarks:**

B14. Evaluator Ward Hill, Architectural Historian

Date of Evaluation: September 2014

(This space reserved for official comments)

DPR 523L (1/95)



### P3a. Continued

The two units are at the north (1277) and south (1279) ends of the duplex, separated by garages. The duplex has exterior rustic siding (with a brick base on the north) and a low hipped roof covered with asphalt shingles. The front façade on the east has the main entrances to the two units, flanked by windows. Tripartite aluminum frame windows with casements framing a center fixed window are adjacent to each entrance door. A shed roof supported by two square posts extends out over each entrance porch. The side and rear facades also have aluminum sliders.

Inside the two units have identical floor plans (approximately 1,000 square feet each), one a mirror image of the other (the interior of 1277 Walpert was not accessible), with a total of six rooms (living room, dining room, two bedrooms, kitchen, and utility room, and a bathroom). The rooms are finished with plain sheetrock. The center of the building also has a single-car garage connected to each unit. The front entrance door opens directly into the living room. A door from the living room to a hallway provides access to the two bedrooms. Another door from the living room leads to the kitchen on the west. A door from the kitchen provides a rear exit to the small back yard. Another door from the kitchen opens to the utility room which has access to the garage.

### B10. Continued

The duplex at 1277-79 Walpert Street was built by George Silva who originally applied for a foundation permit in 1955 (City of Hayward building permit # 42886- 1955-1957). The permits for the building were issued over the next two years. The framing and fixtures permits were issued in June 1956 and the final gas and plumbing inspections did not occur until June 1957. George M. Silva and wife Dolores are first listed in the Hayward City Director at 1279 Walpert Street in 1959. Mr. Silva worked as a mechanic for Lockheed Air Craft in Oakland; no occupation is indicated for Mrs. Silva. A tenant, Anna Francone, occupied the adjacent unit at 1277 Walpert Street. Ms. Francone worked as an office secretary at Conseco. In the 1962 City Directory she is listed as a stenographer living at 1277 Walpert Street. In the 1964 City Directory George Silva was now listed as a mechanic for American Airlines.

The Silvas apparently owned and occupied the building until ca. 1970 when the California Department of Transportation purchased this parcel and adjacent parcels for the proposed Route 238 Realignment Project. According to the 1970 Hayward City Directory, Patricia Yurk, a clerk with General Electric, and Paul Yurk, who worked for Western Electric, occupied 1279 Walpert Street. Various members of the Fern family occupied the units during the 1970s. In 1971 David Fern (no occupation indicated) is listed at 1277 Walpert Street. In 1976, Carol Fern, a supervisor for the Maurice Johns Corporation, lived at 1277 Walpert Street. In 1979, Jeff Fern, a teacher at Fremont School, and his wife Pat occupied 1277 Walpert Street while Christofer Fern, a warehouseman at Montgomery Ward's lived at 1279 Walpert Street. The building has not been significantly altered since construction in 1957. In 1981 a plumbing permit was issued for a bathroom remodeling. The unit at 1279 Walpert Street is occupied by a tenant now and the 1277 Walpert unit is vacant. The State of California continues to own the duplex.

### Evaluation

1277-79 Walpert Street is included in the "The List of Designated Properties by Street," in the 2010 *City of Hayward Historic Resources Survey and Inventory Report*, a list based on a reconnaissance survey and not on formal evaluations under any historic resource designation criteria (Circa July 2010). The Survey results were considered to be an initial assessment of potential historic resources in Hayward. The consultant "Circa" conducted two surveys of Hayward in 2009: one of the Downtown Hayward area referred to as the "Focus Survey Area." 1277-79 Walpert Street is located in the Focus Survey Area. The Focus Survey Area was a standard reconnaissance survey, recording basic property data and integrity information, based on a windshield survey. 1277-79 Walpert Street received an "M" rating indicating it retains a moderate level of historic integrity.

The duplex at 1277-79 Walpert Street appears to retain a good level of historic integrity. The duplex does not appear to have any significant alterations since it was constructed in 1957. The duplex is not a sufficiently exceptional or distinguished example of the Ranch House Style in the Hayward area to be eligible under National Register Criterion C or California Register Criterion 3. The duplex individually also does not appear to have significant associations with local themes or cultural patterns of significance, thus the building does not appear to be eligible for the National Register under Criterion A or California Register Criterion 1. Historic research did not identify any significant figures (including the original owners Dolores and George Silva, later owners, or any tenants) in local history associated with the duplex, thus the duplex does not appear to be significant under National Register Criterion B or California Register Criterion 2.

In conclusion, 1277-79 Walpert Street is not eligible for the National Register because it is not significant under National Register Criteria A, B or C. The duplex also is not a contributing resource to a National Register or a California Register eligible historic district.

Page 4 of 6

Resource Name or #: 1277-1279 Walpert Street

Recorded by Ward Hill

Date: September 2014  Continuation  Update

**B12. References, continued**

Alameda County Assessor Block Book 81D-1355-1,2 (1957) on file at the Hayward Area Historical Society.

California Department of Transportation, District 4. *Historic Properties Survey Report – Construction of New Alignment for Route 238 in the City of Hayward, California*. June, 1986.

Circa: Historic Property Development. *City of Hayward Historical Resources Survey & Inventory Report, Final*. July, 2010.

City of Hayward Building Permits # 42886 (Building, Electrical and Plumbing) for 1277-79 Walpert Street, Hayward, owner George Silva. On file at the City of Hayward Building Department.

The Eden Writers. *Hayward ... The First 100 Years*. Hayward Centennial Committee, 1975.

"John Walpert" Alameda County, 1910 United States Federal Census.

KCE Matrix consulting engineers. Phase 1 Environmental Site Assessment Report, 1279 Walpert Street, Hayward, CA 94541. June 6, 2014.

"Last descendant of pioneer dies," obituary of Anna May Walpert, wife of Oscar Walpert, *The Daily Review*, April 15, 1971, pg. 10.

Polk's City of Hayward City Directory, 1955-1979.

Sandoval, John, "Many Germans in Mt. Eden," *The Daily Review*, July 12, 1964, pg. 11.

Thompson & West. *The New Historical Atlas of Alameda County*, 1878. Thompson & West, Oakland, California.

**P5a. Continued**



1279 Walpert Street, front façade, with garages on the right - view to the west

**P5a. Continued**



1277 Walpert Street, front façade - view to the southwest



1279 Walpert Street, interior view, living room

