

**APPENDIX B HISTORIC RESOURCE
EVALUATION**



24765 Hesperian Boulevard
Hayward, CA
Historic Resource Evaluation - DRAFT

Prepared for
John Treble
Burlingame, CA



Prepared by
Garavaglia Architecture, Inc.
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Innovating Tradition

HISTORIC RESOURCE EVALUATION

INTRODUCTION

PROJECT OVERVIEW

Garavaglia Architecture, Inc. was contracted by John Treble in June of 2016 to prepare a Historic Resource Evaluation (HRE) for the property at 24765 Hesperian Boulevard in Hayward (see Figures 1 and 2). This report has been requested in connection with the proposed demolition of the subject property. The building has not been previously evaluated for historical significance and is not part of an existing or identified potential historic district.



Figure 1. Subject property, highlighted in yellow (Google Maps, amended by author)

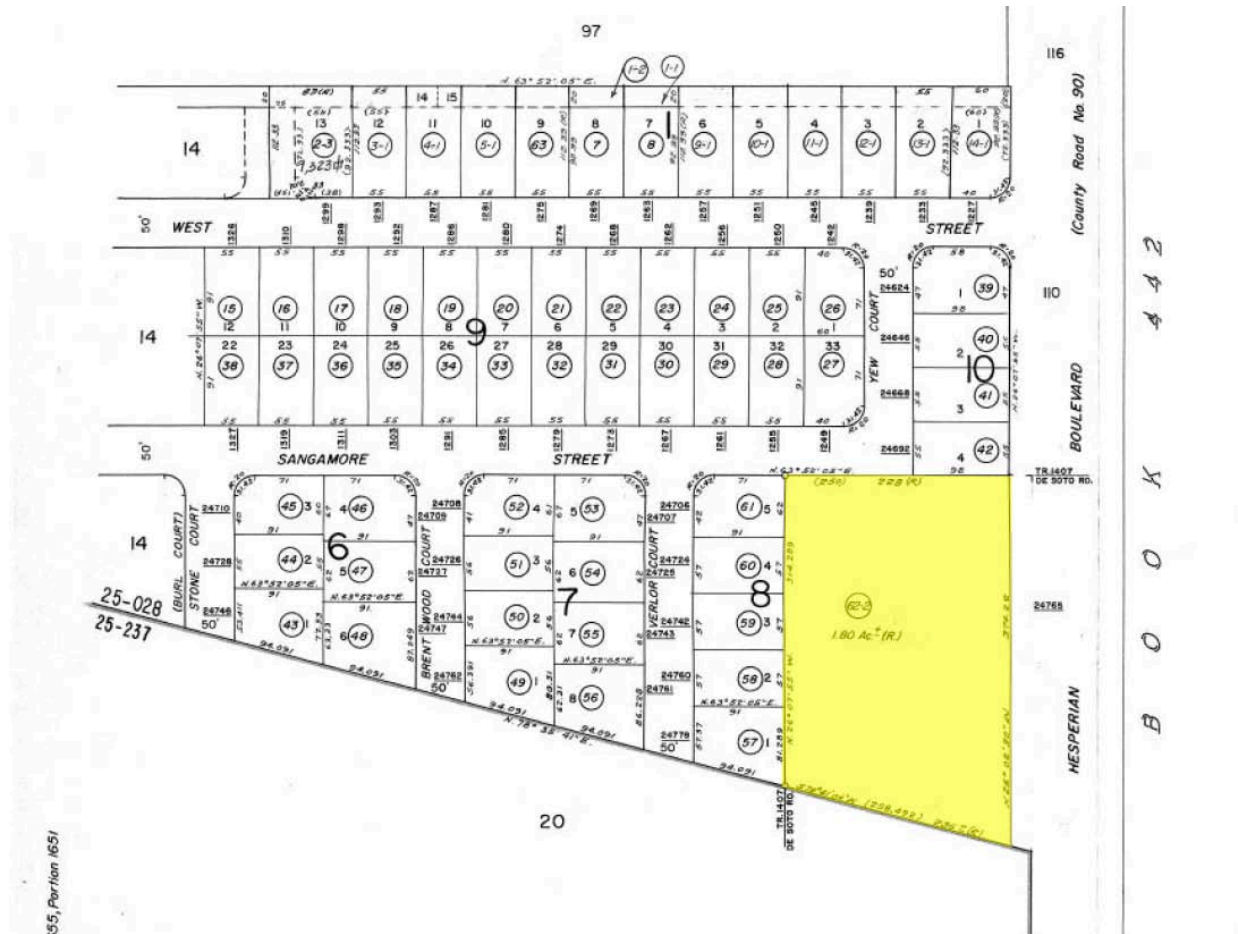


Figure 2. Subject property outlined in white with building highlighted in yellow (Alameda County Assessor’s Office, amended by author)

24765 Hesperian Boulevard appears to have been built between 1918 and 1922, and is now at least 96 years old.¹ Since the property is being considered for demolition, it must be evaluated to determine whether it meets the criteria necessary to qualify as a “historic resource” for the purposes of the California Environmental Quality Act (CEQA). This HRE will address the subject property’s eligibility for listing as a historic resource on the California Register of Historical Resources (CRHR) and the National Register of Historic Places (NRHP).

¹ No building permit has been located for the building’s initial construction. The construction date range of 1918–1922 is taken from construction dates given for the house from two sources: City of Hayward GIS, “Extended Property Report for 24765 Hesperian Blvd,” and Connie Rux and Ute Jolson, “The old...shady...tree,” *Fremont Argus*, August 31, 1975, p. 85.

METHODOLOGY

Garavaglia Architecture, Inc. staff conducted a site visit and survey of the property's interior and exterior on July 13, 2016. During this visit, staff documented the building's configuration and architectural elements with photographs and field notes. The Client provided Garavaglia Architecture, Inc. with the building's permit history.

Garavaglia Architecture, Inc. also conducted additional archival research on the subject property and surrounding area. The following repositories/collections were consulted to complete the research process (See References section for complete list of resources):

- Alameda County Assessor's Office
- Alameda County Clerk-Recorder's Office
- Hayward Area Historical Society
- The Internet Archive (online)
- Online Archive of California (online)

RESOURCE DESCRIPTION

SITE

24765 Hesperian Boulevard (APN 441-0012-062-02) is a single-family house located on the west side of Hesperian Boulevard, between West Street to the north and the campus of Chabot College to the south. The building is on a roughly square-shaped lot of approximately 1.79 acres. 24765 Hesperian Boulevard is in an RS (single-family residential) zoning area, in the Mt. Eden neighborhood of Hayward. The lot is surrounded by single-family houses to the north and west, Chabot College to the south, and commercial development to the east.

The house faces east toward Hesperian Boulevard, and is located toward the east end of the lot, roughly centered between the north and south boundaries of the parcel (see Figure 3). The boundaries of the lot are planted with mature trees, and the land surrounding 24765 Hesperian Boulevard is densely vegetated. A gravel driveway branches off from Hesperian Boulevard slightly south of the house, and continues along the south end of the house to a one-story wood-frame garage. The driveway also branches off to provide a path along the east end of the house, adjacent to the primary facade (see Figure 4).

The garage building is one story tall and is clad with unpainted wood shakes (see Figures 5 and 6). The building has a gabled roof with shallow eaves and exposed rafter tails over its main volume as well as a shed roof over an open-air work area on the north elevation, both clad with asphalt shingles. On its east facade, the building has a garage door consisting of paired wood barn doors as well as a smaller entrance door to the right of the garage doors. The south elevation has two window openings, each with paired single-lite wood windows, as well as a ventilation grille under the gable peak. The west elevation has a solid wood entrance door and three single-lite wood windows. The garage's north elevation has a partially boarded-up window opening, and has an open-air work area with a shed roof supported by wood shake-clad walls on its east and west ends, and by wood posts on its north end. The property's water pump and well system is located here. The west wall of the shed area has a boarded-up wood door.

BUILDING

24765 Hesperian Boulevard is primarily one story tall with a raised basement, with a two-story portion centered on its west end (see Figure 7). The wood-framed building has a concrete foundation. The asymmetrical, roughly rectangular house has approximately 2,200 square feet of interior space.² The building is clad with gray-colored stucco with white-painted trim. The complex gabled roof has overhanging eaves, and is clad with asphalt shingles.

The primary facade of 24765 Hesperian Boulevard is its east facade, facing toward Hesperian Boulevard. The main entrance and covered front porch are located toward the left end of the east facade (see Figures 8 and 9). The porch projects forward from the facade, and is reached via five stairs with wide stucco side walls that lead to a shallow-arched opening in the projecting porch facade. Two more shallow-arched openings flank the porch entrance, and the overall covered porch volume is topped by a shallow front-facing gable, with three small four-lite wood windows centered under the gable peak. The entrance to the house is at the right end of

² Square footage estimate is taken from a listing for the house on the Redfin website, <https://www.redfin.com/CA/Hayward/24765-Hesperian-Blvd-94545/home/983877>.

the covered porch, and consists of a multilite wood door with multilite sidelights. To the left of the entrance door, a large fixed picture window flanked by smaller multilite windows sits in the covered porch. The left end of the covered porch continues to a wood-trellised side porch that wraps around the south elevation of the house (leading to a secondary east-facing entrance to the house consisting of a six-lite paneled wood door). To the right of the front porch volume, the rest of the east facade has two window assemblies, each consisting of three eight-lite windows with projecting bracketed stucco sills (see Figure 10). Two square-shaped vents are located along the base of the building, which projects slightly from the main facade.

The south elevation is narrower than the east facade. The right end of the elevation is fronted by the trellised side porch that is a continuation of the covered front porch at the east facade (see Figure 11). The side porch's wood trellis is supported by square-shaped posts on a low stucco wall separating the porch from the surrounding yard. Two eight-lite wood windows face onto this porch, and a stuccoed fireplace flue projects out from the elevation between these two windows. To the left of the trellised porch, a projecting volume topped with a front-facing gable has a secondary entrance to the house (see Figure 12). This entrance is on the left end of the south elevation, and is reached via a small semicircular staircase with three steps, with wrought-iron railings. The entrance consists of a pair of eight-lite wood French doors, flanked by eight-lite wood windows. To the right of this entrance, a shallow-arched opening looks onto the left end of the side porch, which is covered at this end. The gabled projecting left end of the south elevation has a small four-lite window directly below its gable peak.

24765 Hesperian Boulevard's rear-facing west elevation has a secondary entrance to the building near the center of the elevation that leads to a raised large stained-wood deck that is raised approximately three feet from the ground (see Figure 13). The entrance is located in a bump-out that extends by approximately five feet from the house's main volume, and consists of glazed single-lite French doors. One-over-one slider windows are located on either side of the entrance, as well as on the return walls of the bump-out. This bump-out appears to be an addition. The one-story bump-out is topped with simple trim and has a flat roof without the overhanging eaves that are found on the rest of the house's exterior. Above it sits a porch accessible from two double doors at the second floor. To the right of the central bump-out, the west elevation has a stuccoed fireplace flue flanked by two multilite window assemblies (see Figure 14). Several windows are also located in the base of the building at this section of the west elevation, providing light to the house's basement. To the left of the central bump-out, the west elevation has a one-over-one slider window similar to those found at the bump-out, as well as two multilite basement windows. A small shed roof directly to the left of the bump-out shelters a portion of the raised deck as well as a staircase leading down to a basement entrance on the left return wall of the bump-out.

The north elevation is the only elevation that does not have an entrance to the house (see Figure 15). This elevation has a shallow bump-out that extends approximately one-and-a-half feet from the main elevation which similarly appears to be an addition. This bump-out features three window openings on the main level, and two basement-level multilite windows. The bump-out is topped with a slightly projecting simple wood cornice and has a flat roof. Above the bump-out, three small four-lite wood windows are centered under the gable peak of the north elevation.

The house is mostly one story tall, but has a small second story that is centered on the west end of the house. This second story is clad with stucco matching the lower elevations, and has a

gabled roof with overhanging eaves and exposed rafter tails that runs perpendicular to the main gable roof of the house.

Most rooms in 24765 Hesperian Boulevard's interior have narrow-plank wood floors with baseboards or wainscoting, plaster walls, and plaster ceilings with profiled moldings (see Figure 16). Doorways are framed by profiled wood trim. The house's main floor contains several living spaces as well as a formal dining room with decorative wall border, original wood paneling and built-in cabinetry (see Figures 17 and 18).



Figure 3. View of 24765 Hesperian Boulevard from Hesperian Boulevard, looking west (Garavaglia Architecture, Inc.)



Figure 4. Gravel driveway leading to garage at left and walkway leading to entrance at the primary east facade at right (Garavaglia Architecture, Inc.)



Figure 5. View of rear yard of lot, with garage at left, looking southwest (Garavaglia Architecture, Inc.)



Figure 6. View of garage and associated shed-roofed open air work area, looking southeast (Garavaglia Architecture, Inc.)



Figure 7. Covered front porch at east facade, looking northwest (Garavaglia Architecture, Inc.)



Figure 8. Detail view of east facade covered porch, with main entrance to house visible in the rightmost archway, looking west (Garavaglia Architecture, Inc.)



Figure 9. View of covered porch at east facade, looking south (Garavaglia Architecture, Inc.)



Figure 10. View of section of east facade to the right of the covered porch, looking south, with partial view of north elevation at right (Garavaglia Architecture, Inc.)



Figure 11. Trellised porch area at south elevation, looking west (Garavaglia Architecture, Inc.)



Figure 12. Partial view of south elevation, with trellised porch at right, looking north (Garavaglia Architecture, Inc.)



Figure 13. Partial view of west elevation, with deck in foreground and the second-floor wing in the background: The rear entrance to the house is to the left of the green umbrella. (Garavaglia Architecture, Inc.)



Figure 14. Partial view of west elevation, looking northeast, with partial view of south elevation at right (Garavaglia Architecture, Inc.)



Figure 15. North elevation of 24765 Hesperian Boulevard (Garavaglia Architecture, Inc.)



Figure 16. Interior view of 24765 Hesperian Boulevard (Garavaglia Architecture, Inc.)



Figure 17. View of formal dining room with original historic details (Garavaglia Architecture, Inc.)



Figure 18. View of formal dining room with original historic details (Garavaglia Architecture, Inc.)

HISTORICAL BACKGROUND

HISTORY OF HAYWARD

The following summary of the history of the City of Hayward, expressed in a series of historic contexts, is taken from the *City of Hayward Historic Context Statement*, prepared by Circa Historic Property Development in 2010:

3.4.1: Historic Context Theme 1—Native and Mexican Settlement

The rich marshlands and freshwater streams in southern Alameda County have been important to humans from an early point in civilization. For thousands of years a large Native American population, collectively called the Ohlone, thrived on the rich plant, animal and sea life of the San Francisco Bay area. The arrival of European explorers in the mid-eighteenth century brought rapid changes for the Ohlone and for the land upon which they lived. Soon, Missionary fathers and Spanish soldiers overwhelmed the native population, and land cultivation was introduced. The state-sponsored Mission system set up a pattern of settlement that shaped the identity of what would eventually become California. These Missions became centers of trade, travel and settlement for Spanish, Mexican and then American settlers. While the transitions from Ohlone land to Spanish control to Mexican governance to American statehood were not all accomplished peacefully, each left its lasting mark on the identity of the region. Very little architectural fabric is left from any of these groups. Therefore, it is important to understand how they lived on the land, as their artifacts and impacts on the land may be the most direct evidence that can be gathered to complete the historical record.

3.4.2: Historic Context Theme 2—Pioneering Settlers

Hayward's pioneering settlers were entrepreneurs –hard working individuals and families that adapted to the rapidly changing economic and political climate of early California. The western bay lands were first settled by avid hunters and farmers who saw great potential in the abundant wild life and rich soils at the waters edge. They first developed ports or landings, then they cultivated land to provide products to ship from their ports. Soon others followed and more specialization of occupation developed – farmers farmed a variety of crops, shippers further developed the ports to handle the increasing amount of goods and people coming to the area, and businessmen started to set up services for the growing population. Further east, development of a different sort occurred. Here William Hayward and other early businessmen catered to overland travelers, providing provisions, lodgings, and services such as stage connections. Between these two areas, farms, orchards and eventually the railroads filled in the gaps.

3.4.3: Historic Context Theme 3—Community Growth & Development

The first 90 years of Hayward's history (1850–1890) was marked with slow but steady growth, largely fueled by immigrant settlers seeking their own piece of farmland close to the markets of San Francisco. The result was development of not one, but several communities that would eventually merge to become the modern City of Hayward. Each developed its own school system, churches and commercial center. Each had its own stop on the railroads that eventually crossed through the area. While each had its own unique identity, it was the City of Hayward that was the center of regional commerce and growth. Only Hayward incorporated, in 1876, to become an official municipality apart from the County of Alameda. Incorporation allowed them to

establish fire departments, a police force, a high school and lead to the growth of many regional enterprises such as trade groups, banks, and libraries.

3.4.4: Historic Context Theme 4—Agribusiness

Agriculture was the foundation of the regional economy for nearly 100 years. It began with goods being shipped from the landings from both local farms and from areas far inland. Geography made the coastal areas near Hayward, the closest shipping point for much of the Livermore and Amador Valleys. When railroads diminished the importance of Hayward's ports, it increased Hayward's importance as a regional rail hub. This spurred the development of vast orchards by Meek and Lewelling and a host of smaller farmers. Truck farming became a mainstay of the local and regional economy. Such quantities and quality of produce made location of food processing plants in the area a highly advantageous venture. Hunts Brothers eventually recognized this (with help from locally sponsored incentives) and built the largest canning and manufacturing plant in the country in 1896.

This growth continued to accelerate in the beginning of the 20th century, as Hayward became a regional food processing and commercial center. Workers were drawn to the growing number of industries located along the railroad corridor just west of town. This resulted in growth of the school system, further formalization of the fire department, construction of a dedicated City Hall building and the further expansion of the streetcar system. Even though this period was marked by substantial growth of many commercial and community sectors, it still occurred at a reasonable pace that was mirrored by similar communities in the Santa Clara Valley where food processing and agriculture drew a variety of immigrant groups and settlers.

Beyond food, Hayward also excelled at livestock and poultry husbandry, as well as livestock processing. A wide variety of animals, from dairy cows to pigeons, were raised for meat and pelts throughout the Hayward area. In many cases, the concentration of certain animals was higher in Hayward than in any other place in the world. Shipments were sent not only to other parts of the United States, but across the globe. For a brief portion of the early 20th century, Hayward had a worldwide reputation for squab and other animal meats and products.

The City of Hayward geographically and economically represented a dividing line along the eastern San Francisco Bay. The towns and areas north of Hayward were primarily engaged in industrial and port-related pursuits and served, at least partially, as bedroom communities for Oakland and San Francisco. To the south, the economic drivers were largely derived from agricultural enterprises. This included cultivation of crops, maintenance of animal herds and/or processing of food for export. Until after World War II, Hayward resembled its southern neighbors with a high concentration of agricultural businesses and supporting industries. It was only after land became more valuable for housing that these enterprises moved to the current agricultural centers in the California interior and Hayward resembled more closely the communities to the north.

3.4.5: Historic Context 5—Commercial Development

Apart from agriculture and agriculture-related businesses, most commercial growth in Hayward was established to serve the local citizens. Banks, blacksmiths, grocers, retail

stores and theaters were formed to support and promote life in a small town. As shipping technology improved, refrigeration plants, cold storage, warehousing companies, trucking firms and industrial manufacturing took root along the Southern Pacific Railroad tracks at the western edge of town. As these industries waned in the 1970s, they were replaced by office parks that served the growing regional technology and commercial economy.

3.4.6: Historic Context 6—Cultural and Religious Groups

California has always been a multicultural state. This is particularly true of the Bay Area because it was a landing point for many travelers. Prior to the completion of the Transcontinental Railroad in 1869, the majority of people arrived by ship to the port of San Francisco. From there they disbursed throughout the region, establishing farms, communities and businesses. Hayward was primarily settled by two immigrant groups—Danes and Portuguese—who immigrated from their homelands, and by a variety of Northern European settlers who moved from the eastern portions of the United States. After the first individuals arrived and settled, they encouraged others from their hometowns and states to come join them. Jobs were provided until they could afford to purchase their own farms and send for their families back home.

Each immigrant group brought with them customs and religious affiliations from their respective countries. To this was added the influences of recent arrivals from the eastern United States. The result was a sprinkling of various religious denominations throughout Hayward and the surrounding settlements. Catholic, Methodist, Episcopal, Presbyterian and other churches were quickly established. Many of these 19th century buildings still remain, although perhaps not in their original locations.³

24765 Hesperian Boulevard was likely built between 1918 and 1922, for Otto Edward Oliver of the salt-producing Oliver family. As such, the house would most closely be associated with the above-mentioned Agribusiness historic context in Hayward, for its connection to salt production in the Hayward area. When 24765 Hesperian Boulevard was built, though, it was not located within the Hayward city limits, but in the neighboring Township of Mt. Eden. This area would not be annexed into Hayward until the mid-20th century.

HISTORY OF THE MT. EDEN NEIGHBORHOOD

24765 Hesperian Boulevard is located in the former Township of Mt. Eden, which was settled in the mid-1800s and annexed into Hayward in 1958. The following summary of the history of Mt. Eden is taken from the *City of Hayward Historic Context Statement*, prepared by Circa Historic Property Development in 2010:

Mt. Eden was located south and west of downtown Hayward, near the current Chabot College campus. It had a long and largely independent history from the City of Hayward. Early histories of Alameda County discuss Mt. Eden as a separate settlement, on par with San Leandro, Haywards, and San Lorenzo. All were included as part of Eden Township by 1878. At this time, only San Leandro and Haywards were incorporated. This remains the case today with Mt. Eden being annexed into Hayward in 1958, and San Lorenzo remaining an unincorporated section of Alameda County.

³ Circa Historic Property Development, *City of Hayward Historic Context Statement* (Hayward: City of Hayward, 2010), 12–14.

German and Danish immigrants from the Saxony and Holstein regions in Germany first settled Mt. Eden in the 1850s. Because of this, portions of it were often referred to as “Germantown” and “Little Copenhagen.” It is supposedly named after an overland company from Mt. Eden, Kentucky. The story is that this group traveled together from Kentucky but disbanded shortly after reaching the shores of San Francisco Bay. A portion of the canvas from one of their wagons, printed with the letters “Mt. Eden,” was nailed to a tree for some time. It became a local marker and the name stuck. The historic center of the settlement was near Hesperian Boulevard between Depot Road and Jackson Street. Today this is near the site of the Interstate 880/Highway 92 interchange.

The community around Mt. Eden established their own school districts, churches and cultural institutions. The Eureka School was founded in 1861 and was located in a small building next to the Mt. Eden Cemetery. In actuality, the school was constructed on land sold to the school district by the cemetery association. In 1866, Alameda County formed the Eureka School District to formalize education in the Mt. Eden area. The name was changed in 1924 to the Mt. Eden District. It remained a separate educational district from Hayward until annexation in 1958.

By 1878, local travel guides noted Mt. Eden as “a small place on the road between San Lorenzo and Alvarado. It has a post office, store, and the shops of H. Reininger. Near here is the Mount Eden or [Capt. James] Barron's Landing...” The actual settlement dates back to the founding of the landings in the 1850s. Eden’s Landing was established at this time and was quickly followed by several houses and a store constructed by J. L. Shiman. It was served by the South Pacific Coast Railroad (narrow gauge) as early as 1878 and had its own station through at least 1910.

The Federal Government established a United States Post Office in Mt. Eden, located in Brustigan’s Store, in 1862. In 1884 it was moved to Peterman’s Store where it remained for several decades. When the Government shut down the Mt. Eden post office in 1953, the local citizens took their cause to Washington. There they successfully lobbied to have the branch reinstated later in the year.

Beyond civic institutions, Mt. Eden had a thriving commercial district that served the many agricultural enterprises in the area as well as travelers venturing inland from the wharfs along the coastline. Eric Ruus constructed the Danish Hotel or Denmark Hotel. It later became the Mt. Eden House. Ruus built upon his success in the hotel business by constructing the Majestic Movie House nearby. It was sold to a Mr. Horowitz in 1917. This crossroads was popular enough to support other businesses as well. Henry Peterson Jr. followed in 1883 with the Wigwam Auditorium at Hesperian Boulevard and Jackson Avenue. This later venue was a popular community gathering place into the 20th century.⁴

24765 Hesperian Boulevard was constructed for Otto Edward Oliver, whose father had settled in Mt. Eden in 1868, not long after the founding of the Township. The house was built on Telegraph Road, which was later renamed Hesperian Boulevard.

⁴ Ibid., 39–41.

THE OLIVER FAMILY

24765 Hesperian Boulevard was built by Otto Edward Oliver, a member of the prominent salt-harvesting Oliver family. The Olivers were one of the main salt producers in the Hayward area from the late 1800s to the mid-20th century. Bria Reiniger provides the following summary history of the Oliver family:

Andrew August Ohleson was born in the small city of Solvesborg, Sweden in 1834. He left home at the young age of 15 to become a ship hand and to travel around the world. After this, Ohleson ended up in San Francisco to try his luck with gold during the California Gold Rush. For several years Ohleson found work in the Sierras mining for gold and on farms in Santa Cruz until he eventually settled in San Francisco working as a carpenter and contractor. In 1868 Ohleson came to Mt. Eden and purchased 120 acres of potential salt ponds as a part of the J.J. Vallejo land grant; it was at this time too that Andrew changed his last name from Ohleson to Oliver. For years Oliver worked on his land creating dikes, ponds, and buildings to house and refine salt. By 1872 Oliver had his first full-fledged harvest where he produced about 10 tons of sellable product and started his business: the Acme Salt Company.

Before his first harvest in 1872, Oliver traveled back to his homeland where he met and married his wife of 21 years, Elsa Pearson. Together they had eight children, all of whom worked to help their family business grow and prosper. When Andrew Oliver died in 1890, his wife and sons took over the business renaming it the Oliver Salt Company. The eldest son, Otto Edward Oliver, worked as a machinist and a salt manufacturer. Andrew and Elsa's second eldest son, Adolph August Oliver, was a businessman and general manager for the company. Henry Andrew Oliver, the third son, managed Oliver's Corner, the family's general store in Mt. Eden. The youngest son, Andrew William Oliver, worked in the salt refinery as the superintendent. Following the turn of the century the Oliver Salt Company flourished and expanded purchasing 8 different salt companies in Mt. Eden between 1909 and 1915. By the 1920's the Oliver Salt Company owned 1,400 acres of land with an annual capacity of producing 30,000 tons of salt. In 1927 the Olivers began leasing their land and by 1931 they sold to the Leslie-California Salt Company.

In 1937 sons of Adolph August Oliver, Alden Edward Oliver and Adolph "Gus" August Oliver Jr., bought 190 acres of salt ponds that were adjacent to the San Mateo Bridge and formed the Oliver Brothers Salt Company. The brothers and their children worked in the marshlands for many years, carrying on their family traditions within the solar evaporation salt industry producing an average of about 7,000 tons of salt annually. After Adolph's death in 1972, Alden held onto his "salty heritage" and continued producing salt as one of only two salt companies left remaining in the area (the other being the Leslie-California Salt Company). The Oliver Brothers Salt Company supplied salt to tanneries, food processors and packing companies however as the twentieth century continued, more and more land was slowly being sold off. The last Oliver owned evaporation pond was closed in 1982.

Through these generations of salt production Oliver family members increasingly perfected the solar harvesting technique of acquiring salt. Many years of trial and error

brought a product that was 99.5% iodine; these same techniques are still used by salt manufacturers, like Cargill Corporation, today.⁵

According to a newspaper article, which interviewed Oliver family descendent, Ann Dekker, 24765 Hesperian Boulevard was initially built by Otto Edward Oliver, the eldest son of Andrew and Elsa Oliver.⁶ Otto married his wife, Lottie Johnson, in 1896.⁷ The couple had two sons: Ernest, born in 1897, and Roy, born in 1899. Sadly, Ernest passed away when he was just ten years old, in 1908.⁸ Through the early to mid-twentieth century, Otto worked with his brothers to expand the Oliver Salt Company.⁹ 24765 Hesperian Boulevard was likely built for Otto and Lottie sometime between 1918 and 1922.¹⁰

Otto passed away in 1945, and Lottie died in 1952. Roy Oliver moved into the house after his parents passed away.¹¹ Little information was found about Roy Oliver, but it seems likely that he worked for Pacific Gas & Electric (PG&E) because his obituary noted that he was a member of Pacific Service Employees Association, which is a non-profit mutual benefit organization for employees and retirees of PG&E.¹² When Roy Oliver passed away in 1972, his daughter, Ann, and her husband, Jacques, moved into 24765 Hesperian Boulevard. Ann then lived in the house until her death in 2008.

⁵ Bria Reiniger, "Four Generations of Salt Production," Oliver Salt Company online exhibit website (2013), <https://oliversalt.wordpress.com/2013/03/18/four-generations-of-salt/>.

⁶ Connie Rux and Ute Jolson, "The old...shady...tree," *The Argus*, August 31, 1975.

⁷ "Marriages," *San Francisco Chronicle*, July 17, 1896.

⁸ "Deaths," *San Francisco Call* 104, no. 25, June 25, 1908.

⁹ John S. Sandoval, *Mt. Eden: Cradle of the Salt Industry in California* (Hayward: Mt. Eden Historical Publishers, 1988), 166.

¹⁰ The 1918 construction date is attributed to Ms. Dekker's statement in a 1975 newspaper article, while the 1922 construction date is attributed to the City of Hayward's GIS - Extended Property Report.

¹¹ Rux and Jolson, "The old...shady...tree"

¹² "Funeral Notices," *San Francisco Chronicle*, July 7, 1972, p. 41; see also Pacific Service Employees Association website, <http://www.psea.info/>.

SITE EVOLUTION AND CONSTRUCTION & OWNERSHIP HISTORY

Site Evolution

24765 Hesperian Boulevard is now in the City of Hayward, but when it was initially constructed it was part of the Township of Mt. Eden, which was annexed into Hayward in 1958. The earliest located map or view of the site is a 1939 aerial photograph, taken approximately 20 years after the house was built (see Figure 19). At that time, the surrounding area was mostly farmland, with few other nearby residences. The Mohr family estate was located directly to the south of 24765 Hesperian Boulevard. The lot appears to have trees along its west end in the 1939 aerial view, as well as some plantings in a grid formation that may have been for small-scale agricultural production.



Figure 19. 1939 aerial view of subject property, with lot highlighted in yellow (Hayward Area Historical Society, modified by author)

The next site view located of the subject property is a 1954 lot map, created 15 years after the earlier aerial view. In this lot map, the farmland surrounding 24765 Hesperian Boulevard has already begun to be subdivided into smaller residential lots (see Figure 20). The subject property's lot also appears smaller, and it is possible that the Oliver family sold a portion of their lot to the developer of the neighboring residential tract. Soon after this map was created, the house was annexed into the City of Hayward along with the rest of Mt. Eden.

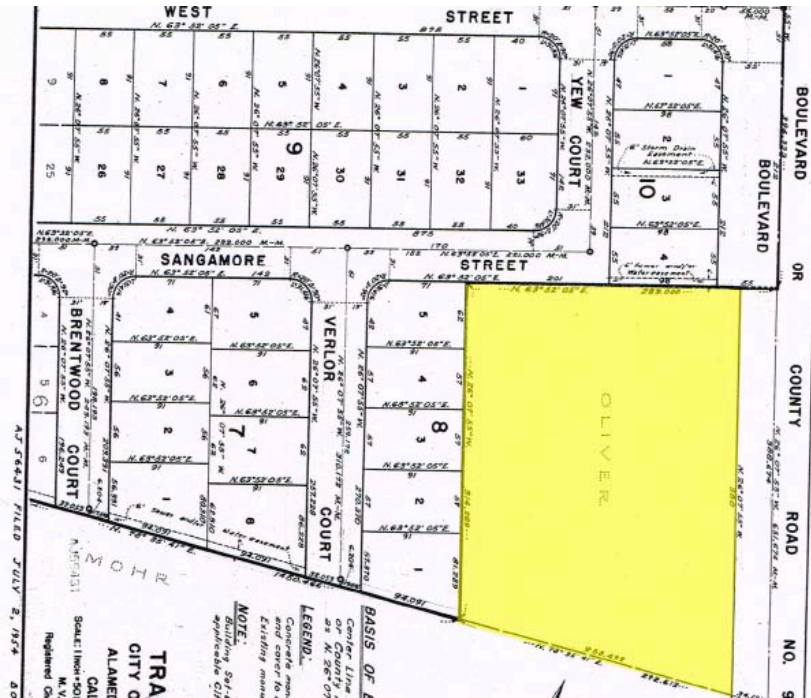


Figure 20. 1954 tract map, with 24765 Hesperian Boulevard’s lot highlighted in yellow (Alameda County Assessor’s Office, modified by author)

By 2016, the area around 24765 Hesperian Boulevard was fully developed, with mostly residential buildings to the west and commercial buildings to the east (see Figure 21).

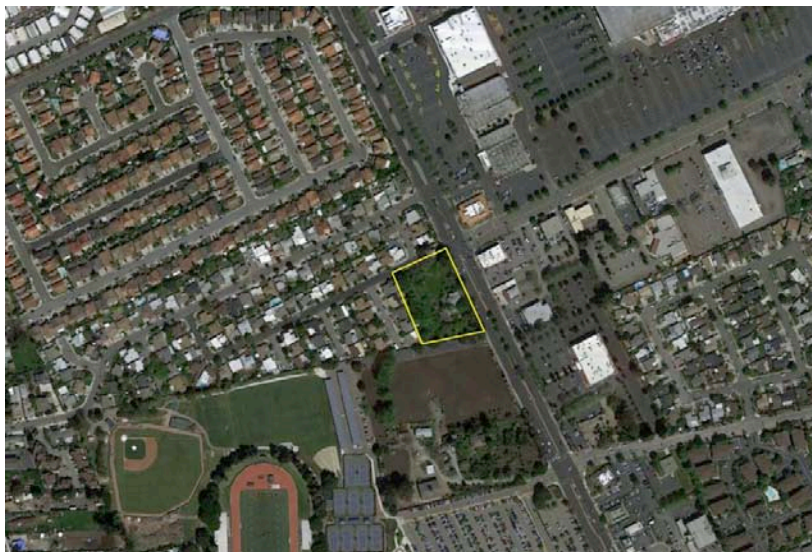


Figure 21. 2016 aerial view of the area surrounding 24765 Hesperian Boulevard’s lot, highlighted in yellow (Google Maps, modified by author)

Ownership History

Dates	Name(s)	Notes
Circa 1920–1945	Otto E. and Lottie Oliver	No original deed has been located for this property, and the original date of ownership is estimated
1945–circa 1952	Lottie Oliver	After Otto passed away, it seems likely that ownership of 24765 Hesperian Boulevard passed to his wife, Lottie.
Circa 1952–1972	Roy H. Oliver	
1972–1973	Eleanor Swift Oliver	
1972–1974	Estate of Eleanor S. Oliver	
1974–2008	Ann Ellen Dekker	
2008	Heirs of estate of Ann E. Dekker, c/o Adolph A. Oliver III	
2008–2014	Brian W. Gardner and Monica A. Tran	
2014–present	Ailinh Tran	

Construction Chronology

Date of Application	Owner/Applicant	Alteration
April 1973	Jacques Dekker	Plumbing permit
June 1997	Ann Dekker	Plumbing permit
December 2006	Ann Dekker	New asphalt-shingle roofing and roof rafters for detached garage after fire
July 2008	Adolph Oliver	Demolition of 18' x 18' water tank house

OWNERSHIP & CONSTRUCTION HISTORY

For most of its existence, 24765 Hesperian Boulevard was owned by members of three generations of the Oliver family. It appears to have been constructed between 1918 and 1922, and no original building permits have been located for the home to give a more precise construction date.¹³ The property's address was 25965 Hesperian Boulevard until about 1957, and the early buildings at the site included the home, a garage, and a watertower.

Since its initial construction, very few permits have been issued for work on 24765 Hesperian Boulevard. All of these permits were issued while the house was owned by Ann Dekker, granddaughter of Otto Edward Oliver, and her husband, Jacques Dekker. These permits included plumbing permits and, more recently, permits to repair fire damage to the garage and to demolish a large water tank that was located on the site which was deemed a safety hazard. When Ann Dekker passed away in 2008, the property transferred out of ownership by the Oliver family.

Although few permits have been issued for work on the house, it appears that more significant work has been done to the property than the permit history would indicate. The north elevation bump-out appears to be a more recent addition. A rear wing with a second story porch on the west elevation of the house appears to have been constructed within the past couple of decades, and has different windows and exterior trim than the older parts of the house. The deck that the newer west wing opens onto is also not historic. Lastly, the house appears to have a spray-on stucco cladding that was applied after the newer west wing was constructed. This cladding covers an earlier stucco application, which was visible at an area of the facade where the newer stucco was chipping away (see Figure 22).

¹³ The 1918 construction date is attributed to Oliver family descendent, Ann Dekker's statement in a 1975 newspaper article, and the 1922 construction date is attributed to the City of Hayward's GIS - Extended Property Report.



Figure 22. View of older stucco cladding still extant under newer application of stucco to 24765 Hesperian Boulevard (Garavaglia Architecture, Inc.)

EVALUATION FRAMEWORK

THE NATIONAL REGISTER CRITERIA FOR EVALUATION (NRHP)

The National Register is the nation's master inventory of known historic resources. It is administered by the National Parks Service (NPS) in conjunction with the State Historic Preservation Office (SHPO). The National Register includes listings of buildings, structures, sites, objects, and districts possessing historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local levels. The National Register criteria and associated definitions are outlined in the National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation. The following is quoted from National Register Bulletin 15:

Criteria

Generally, resources (structures, sites, buildings, districts, and objects) over 50 years of age can be listed in the National Register provided that they meet the evaluative criteria described below. Resources can be listed individually in the National Register or as contributors to an historic district. The National Register criteria are as follows:

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

THE CALIFORNIA REGISTER CRITERIA FOR EVALUATION

The California Register of Historical Resources (CRHR) is the official list of properties, structures, districts, and objects significant at the local, state, or national level. California Register properties must have significance under one of the four following criteria and must retain enough of their historic character or appearance to be recognizable as historical resources and convey the reasons for their significance (i.e. retain integrity). The California Register utilizes the same seven aspects of integrity as the National Register. Properties that are eligible for the National Register are automatically eligible for the California Register. Properties that do not meet the threshold for the National Register may meet the California Register criteria.

1. Associated with events that have made a significant contribution to broad patterns of local or regional history, or cultural heritage of California or the United States;
2. Associated with the lives of persons important to the local, California or national history

3. Embodies the distinctive characteristics of a design-type, period, region, or method of construction, or represents the work of a master, or possesses high artistic value; or
4. Yields important information about prehistory or history of the local area, California or the nation.

CRHR criteria are similar to National Register of Historic Places criteria, and are tied to CEQA, so any resource that meets the above criteria, and retains a sufficient level of historic integrity, is considered an historical resource under CEQA.

INTEGRITY

When evaluating a resource for the NHRP or CRHR, one must evaluate and clearly state the significance of that resource to American history, architecture, archaeology, engineering, or culture. A resource may be considered individually eligible for listing in the NRHP or CRHR if it meets one or more of the above listed criteria for significance and it possesses historic integrity. Historic properties must retain sufficient historic integrity to convey their significance. The following seven aspects define historic integrity:

- Location. The place where the historic property was constructed or the place where the historic event occurred.
- Design. The combination of elements that create the form, plan, space, structure, and style of a property.
- Setting. The physical environment of a historic property.
- Materials. The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship. The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling. A property's expression of the aesthetic or historic sense of a particular period of time.
- Association. The direct link between an important historic event or person and a historic property.

To retain historic integrity, a resource should possess several of the above-mentioned aspects. The retention of specific aspects of integrity is essential for a resource to convey its significance. Comparisons with similar properties should also be considered when evaluating integrity as it may be important in deciding what physical features are essential to reflect the significance of a historic context.

FINDINGS

NATIONAL REGISTER OF HISTORIC PLACES/CALIFORNIA REGISTER OF HISTORICAL RESOURCES

This section uses the historic information discussed above to evaluate the property at 24765 Hesperian Boulevard in Hayward for historic significance. The NRHP/CRHR uses generally the same guidelines as the National Register of Historic Places (developed by the National Park Service); as such, selected language from those guidelines will be quoted below to help clarify the evaluation discussion.

To be potentially eligible for *individual* listing on the NRHP/CRHR, a structure must usually be more than 50 years old, must have historic significance, and must retain its physical integrity. The subject building at 24765 Hesperian Boulevard was constructed in 1922 and therefore meets the age requirement. In terms of historic significance, the NRHP/CRHR evaluates a resource based on the following four criteria:

Criterion A/1 (event)

As stated by the National Park Service (NPS), this criterion “recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city’s prominence in trade and commerce.”¹⁴ When considering a property for significance under this criterion, the associated event or trends “must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city...Moreover, the property must have an important association with the event or historic trends”¹⁵

24765 Hesperian Boulevard was built in the early 20th Century in the Township of Mt. Eden, which existed as an independent settlement for more than a century before it was annexed into Hayward in 1958. The house was built for a member of the Oliver family, who ran one of the largest salt-producing plants in the area. The house was built on Telegraph Road (which later became Hesperian Boulevard), along which many other Mt. Eden homes and businesses were located. The property is no longer representative of an early Hayward farmstead, or early rural residential site. Another identified historic property in the area includes the Oliver family home (b. 1920), which is also known as the Mt. Eden Mansion, located in present-day Mt. Eden Park at 2451 West Tennyson Road. Although 24765 Hesperian Boulevard is connected to the development of rural Mt. Eden in the decades before it was annexed into Hayward, the building does not have a clearly important connection to this context.

Based on a review of the above information, 24765 Hesperian Boulevard does not appear eligible for listing on the CRHR or NRHP under Criterion A/1.

¹⁴ National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, online at http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm

¹⁵ *Ibid.*

Criterion B/2 (person)

This criterion applies to properties associated with individuals whose specific contributions to history can be identified and documented. The NPS defines significant persons as “individuals whose activities are demonstrably important within a local, state, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person’s important achievements. The persons associated with the property must be individually significant within a historic context.” The NPS also specifies that these properties “are usually those associated with a person’s productive life, reflecting the time period when he or she achieved significance.”¹⁶

24765 Hesperian Boulevard was built for Otto Edward Oliver, who helped run his family’s salt-production business. The Olivers were significant persons in the history of Mt. Eden Township due to the influence of their salt company on the local economy and the development of Mt. Eden. Otto Edward Oliver, along with his brothers and mother, took over the salt company after his father passed away in 1890. After Otto died in 1945, ownership of the house passed to his son, Roy Oliver, and later his granddaughter, Ann Dekker. Although 24765 Hesperian Boulevard was owned by a member of the significant Oliver family, the house itself is not connected to the family’s reason for significance, which is their salt-production company.

Based on a review of the above information, 24765 Hesperian Boulevard does not appear to be eligible for listing on the CRHR or NRHP under Criterion B/2.

Criterion C/3 (design/construction)

Under this criterion, properties may be eligible if they “embody the distinctive characteristics of a type, period, or method of construction, ...represent the work of a master, ...possess high artistic values, or ...represent a significant and distinguishable entity whose components may lack individual distinction.”¹⁷

According to the NPS, “‘Type, period, or method of construction’ refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology. A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history.”¹⁸

24765 Hesperian Boulevard appears to have been designed in a style that is most closely connected to the Craftsman style. This style was “the dominant style for smaller houses built throughout the country during the period from about 1905 to the 1920s.”¹⁹ The house’s elements that align with the Craftsman style include its low-pitched gabled roof with overhanging eaves and exposed rafter tails, its multiple roof planes, its front porch with trellis, and its one-and-a-half-story height.²⁰

¹⁶ National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.

¹⁷ Ibid.

¹⁸ Ibid.

¹⁹ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 568.

²⁰ Ibid., 567–69.

A review of 24765 Hesperian Boulevard's design and construction indicates that, although the building aligns with the Craftsman style, it is not an especially notable example of this architectural style. The materials and methods of construction used in the building are typical of the periods it was built in, but are not exceptional in quality or execution. In addition, the building does not appear to embody the work of a master architect. Lastly, more recent changes to the west and north elevations of the house detract from the unity of the house's appearance, and reduce its integrity.

Based on a review of the above information, 24765 Hesperian Boulevard does not appear eligible for listing on the CRHR or NRHP under Criterion C/3.

Criterion D/4 (information potential)

Archival research and physical investigation of the site focused on the above ground resource only. Therefore, no informed determination could be made regarding the property's eligibility for the CRHR under Criterion D/4.

CONCLUSION

In summary, the subject property at 24765 Hesperian Boulevard does not display a level of historical significance or integrity that would qualify it for listing as a historic resource on the California Register of Historical Places or National Register of Historic Places under any criterion, or as a local landmark.

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