

HISTORICAL ASSESSMENT, CULTURAL RECORDS SEARCH,
SACRED LANDS SEARCH

ATTACHMENT B

to the
841 Old County Road Project Initial Study / Mitigated Negative Declaration

March 15, 2022

803-841-851 OLD COUNTY RD., SAN CARLOS
Historic Resource Evaluations

This report provides an historical evaluation of three parcels and four associated buildings located at the above addresses. Several directly associated parcels are without structures or buildings so are not addressed herein. The purpose of this evaluation effort is to determine if the three subject properties and buildings do or do not qualify as historic resources per the California Register of Historical Resources criteria per the California Environmental Quality Act.

This evaluation effort is based on a review of the subject buildings and their setting, the collection and review of applicable records, including a current environmental report,¹ historic maps and aerial views, historic telephone directories,² building permit records from the City of San Carlos and deed records from the County of San Mateo. This author also recently evaluated the overall adjoining block of industrial resources, which historical evaluation directly informed the current effort.³

EVALUATION SUMMARY

The three subject properties and their existing buildings are sited at the western end of a block directly east of downtown San Carlos and bound by Old County Rd. to the west, Commercial St. south and Bransten Rd. north (figs.1-3 – for the purposes of this report, descriptive orientations place the freeway to the east and downtown San Carlos to the west.). The subject addresses, assessor's parcels (APN) and buildings are:

- 803 Old County Rd. (APN 146-035-02), with two extant structures, a 1963 commercial building at front and a 1971 metal storage warehouse at rear.
- 841 Old County Rd. (APN 146-182-10), with a c1946 concrete block warehouse building at front and 1977 dog kennels at rear (the latter attached to and associated with 851 Old County Rd.).
- 851 Old County Rd. (APN 146-182-11), with a c1950 concrete block warehouse building enclosed by 1977 additions.

With respect to potential historic resources on these parcels, the existing kennel structures at the rear of lot #10 and the associated additions to 851 Old County Rd. date to late 1977 to 1978. As that construction is less than 45 years of age and as they have no exceptional design or construction qualities, for planning purposes under CEQA, those built resources have no historic resource potential.

All of the extant development on these parcels occurred in the post-World War II period and were originally associated with the manufacturing and/or supply of building construction materials and equipment.

At 803 Old County Rd., the original, pre-1960 construction and uses are no longer extant and the existing buildings date to 1963 and 1971. The original c1946 building at 841 Old County Rd. appears to remain, though its original use as a construction material warehouse has not existed since the 1950s. At 851 Old County Rd., a c1950 building again appears to remain yet again does not retain

¹ PES Environmental, Inc; *Phase 1 Environmental Site Assessment: 803-851 Old County Road, San Carlos, California*; November 30, 2021.

² San Mateo County directories, Library of Congress (loc.org), accessed Feb.-Mar.2022.

³ *900-960 Industrial Rd., 987-1003-1011 Commercial St., San Carlos, Historic Resource Evaluations*; Dec. 28, 2020.

its original construction material manufacturing and warehouse use, which was replaced in the late-1970s (when a directly adjoining building was replaced with the existing kennel facilities) and when new additions also wrapped that c1950 warehouse building.

Altogether, the extant buildings, which were evidently ultra-functional to begin with, have been altered and their historic uses lost.

Based on empirical as well as historical evidence, the subject building designs are without historical design or construction distinction. In each case, no detailed evidence of the buildings' origins has been located and no original architects, engineers, etc. are identifiable. While associated by proximity and by their mid-20th century building supply uses, which were common in this locale in that period, the properties and buildings have no design or construction relationships, neither were they unified by shared ownership or users – in fact, their ownership history remains, despite research efforts, unclear – nor have any important persons been identified as individually associated with these properties and buildings. Additionally, the subject parcels and their buildings are not directly associated with any events of historic significance because no individual discoveries, innovations or inventions of importance are identifiably associated.

Altogether, the predominate lack of specific records about the origins of these buildings underscore their lack of potential importance. Nor would the discovery of additional details about their origins alter the evaluative outcome.

This evaluation report therefore concludes that the three existing properties and four buildings at 803, 841 and 851 Old County Rd. in San Carlos do not meet any CR criteria so are not eligible for the CR.

SUMMARY HISTORIES

Prior to any development, the entire, approximately 20 acre block today bound by Old County Rd. (west), Bransten Rd. (north), Industrial Ave., (east) and Commercial St. (south) was, in November 1925, acquired by K. A. Winter and Charles Bransten from Asa Hull. Immediately thereafter, Winter and Bransten began the process of subdivision for industrial development by first indenturing the Southern Pacific Railroad, in May 1926, to create a rail spur through the property. From 1926-1929, K. A. Winter advertised the sale of industrial parcels in San Francisco newspapers, which ads identified Winter as the owner. Despite efforts, no deeds from Winter to subsequent owners have been located, in part due to the reality that a large number of official records were associated with Winter. Thus, it is not known to what extent the parcels on the subject block sold prior to the onset of the Great Depression or whether their sales followed.

The subject block is first depicted in a 1946 aerial (fig.4), which shows the rail spurs along with scattered development, including concentrations at its center and its western end. With respect to the parcels at the western end, none of the development seen in the 1946 aerial remains. Such early development included:

- The parcel at the corner of Old County and Bransten roads (lot #1) first housed a saw mill that, per directory listings, was operated by the Fryer Lumber Co. from 1947-1953, and which mill building was removed by the mid-1950s.
- On lot #10 (841 Old County), the then extant building at the rear of the lot may have been in place as early as 1936, as directory listings identified the CA Concrete Products Co. (and its successors) at 841 Old County from 1936-1951. That building was removed c1977. Another

facility also then existed at lot #3 (833 Old County) and which was an oil company from 1948 (Seaside Oil Co.) to 2004 (Rennco), when the former building and tanks were removed.

The properties were next depicted in the 1950 Sanborn map (fig.5), when the early buildings described above remained and by when two additional buildings were added: a warehouse on the front of lot #10, at 841 Old County (the rear building on that parcel having been assigned the address 839 and, by then, was in use as a furniture manufacturer); and a warehouse on lot #11 (851 Old County). The former was added c1947 for the CA Concrete Block Co./Calstone, and the latter added c1950 for Calstone. Both of those concrete block buildings remain, as do the partially ornamental concrete block perimeter site walls, which likely also date to c1950, as Calstone – whose products were undoubtedly used for display purposes – moved from these sites in 1951.

The 1965 Sanborn map (fig.6) shows the c1950 building at 803 Old County that replaced the earlier construction on that site while the other parcels remained the same. And the next (and latest) period of change occurred in the latter 1970s, when parcels #11 and 12 were under common ownership and, in part, common use. In 1977, the building supply business that apparently occupied the overall 841/851 site, Trico Building Supplies, was closed and the former manufacturing/warehouse building at the rear of 841 Old County Rd. was removed and replaced with the extant kennels. At that same time, the former warehouse at 851 Old County Rd. was altered and added to, also for dog care and kennel use. The front building at #841 likely then changed uses, although it is not presently known what business occupied that front building from 1977 into the mid-1980s.

Further details about property and building histories are included in the parcel-by-parcel summaries.

HISTORICAL SETTING

In the first half of the 20th century, fill of the San Francisco Bay shoreline and construction of the Bayshore Highway interconnecting San Francisco and San Jose provided a new landscape and development zone along the eastern boundaries of the cities of the San Francisco Peninsula, including San Carlos. The Bayshore Highway and associated bay fill dates to the late 1930s while the present-day Bayshore (aka James Lick) Freeway succeeded the highway within some twenty years. Based on historic topographic maps, in the 1940s, prior to any development, the subject block was essentially at the historic shoreline. Once filled, development was enabled eastward from the center of San Carlos, yet which development largely awaited the post-World War II period. As remains in evidence today, much of the surrounding development was industrial, yet commercial and residential development were also in the 1950s mix.

In addition to its eastern end having been filled shoreline, another characteristic that gave shape to the interior of the subject block was the railroad spur lines that entered the block near its southwestern corner and which spurs serviced each of the subject parcels, with the exception of the frontward building at #841, which did not have rail frontage.

Along Old County Rd. and the railroad as well as nearer to downtown, the central and western ends of the subject and adjoining blocks were first developed with industries. As noted, per the 1950 Sanborn, the earliest development on the subject sites were a saw mill at 803 and a sheet metal equipment and supply facility at the rear of 841. There were also other, similar uses on the subject block, including another lumber mill (Klamath Lumber Co.) on Bransten and another concrete block manufacturer (Western Pumistone) on Commercial. In fact, trading off, Klamath Lumber relocated to

the 803 Old County Rd. property in 1957 while, c1951, Calstone relocated from 851 to the former Western Pumistone site on Commercial.

SUMMARY DESCRIPTIONS & HISTORIES

803 Old County Rd. (figs.7-10)

The primary building at 803 Old County Rd. is a 1-1/2 story, concrete commercial-industrial building fronting on Old County Rd. to the west with sides facing associated, adjoining lots and, directly behind, a freestanding, metal clad, 1-story industrial warehouse with a loading opening to the north. These two buildings occupy lot #2 (APN 046-135-020), while the directly associated site consists of side parcels #1 (north) and #3 (south) plus, to the rear (east), lots #4, 5, 6 and 16. These surrounding sites are flat and concrete paved, including an area on parcel #1 with concrete pavers. As the parcel map indicates, each of these lots were given shape by the railroad spurs, yet which shapes are not in evidence on site.

Per permit records, the two buildings at 803 Old County Rd. are dated to 1963 and 1971, respectively. The front building, its plan approximately 140 feet deep by 50 feet wide, was constructed as an office-warehouse for its then property owner, Howard C. Hansen and by the south bay industrial contractor Holvick, which permit was assigned to the address 821 Old County, as the corner site (lot #1) was historically #803. Per directory listings, from 1957-1967, the occupants of 803/821 Old County Rd. was Klamath Lumber Co., while the rear storage building was constructed for Rayberg Lumber Co. and without identification of a contractor, nor did either building have an identified architect or engineer. Rayberg occupied this property from c1968-c1981. Since 1981, the garden supply operations have occupied 803 and its associated parcels. Aside from this general information, no plans or images have been found.

The existing front building is a tall, concrete walled structure with a flat roof. Two pebble-finished infill wall panels flank the original front entry bay. That central front entry has a pair of aluminum framed doors with flanking door lites under a shallow, flat concrete canopy with signage above – yet that entry way is not in use and has been blocked by a low planting bed with a knee wall of cast stonework. The front sidewalk has also been paved with cast stone material. At the north side, facing the driveway, parking area and material storage yard, the building's frontward three bays are again infilled with pebble-finished concrete wall panels, each with a mezzanine level aluminum framed window centered in the plain concrete walls above. A pair of aluminum frame doors, which evidently serve as the existing entry way, are centered in the second bay. Along this side, to the east, there are three loading door bays with metal industrial roll-up doors and a solid bay at the very east end. Its rear (east) and south side walls are solid – the south wall at present has landscape material piled high against it.

The rear building is a gabled metal clad and metal roofed material storage structure, its gabled walls facing south and north and with a large opening toward the north.

841 Old County Rd. (figs.11-13)

The existing frontward building that occupies a portion of the 841 Old County Rd. parcel (APN 046-182-100) is a tall one-story warehouse structure. It is some 110 feet wide (south-north) by 30 feet deep and is constructed of concrete block walls with a wood framed and metal clad shedded roof, sloping downward from front (west) to rear. Facing Old County Rd., the front wall has three loading

doors at its center, a flush entrance door and composition windows at the left (north), and a steel framed industrial window at its right side. Another egress door and window are in the north side wall. The long rear wall has a single egress door and is otherwise a monolithic block wall. And the south side exterior wall is concealed by adjacent construction that partly stands on this parcel yet is associated with the uses at 851 Old County Rd.

While the 841/851 parcels are legally separate, they have been under shared ownership and a partially shared kennel use since the 1970s. Thus, the kennel uses and structures at the rear of parcel #10 are directly associated with the building and address at 851 Old County Rd.

Though there are again no records of the origins of the front building at 841 Old County Rd., it was first in evidence in the 1950 Sanborn, where it was labeled a machinery warehouse and was then, presumably associated with the CA Concrete Block Co. Based on this general information, that frontward building dates to c1947 and to the CA Concrete Block Co., which conclusion is supported by its concrete block construction. The concrete block perimeter site walls are also presumed to date to that period and company.

Permit records indicate that the existing kennels were constructed in 1977-1978 for Prion, Inc. and have, since 1987, been operated as Peninsula Pet Resort. Those kennels replaced the previous building at the rear of lot #10 and which had a variety of uses: first as a sheet metal equipment company (Dreis Sheet Metal, 1947-1949); then as a furniture manufacturer (Campbell & Sons, 1950-1952); and thereafter as part of a building supply business that also then occupied 851 Old County Rd. (Trico Building Supply, 1954-1977).

851 Old County Rd. (figs.11,14-16)

The bulk of the buildings and structures at and associated with 851 Old County Rd. were constructed in 1977-1978 as a dog care and boarding facility, which uses remain. That facility converted the property from its former building supply uses, which former uses spanned from c1947 to 1977, and also adapted a pre-existing building at 851 Old County Rd. yet which is, today, enclosed within the 1977-1978 construction. That remaining building was erected c1950 for its then user, Calstone, a manufacturer of concrete products, who would have occupied it for just a couple of years as they moved from the site c1951. Yet again, no records have been found for this c1950 building. Its earliest depiction, in the 1950 Sanborn map, recorded that it was another warehouse of concrete block construction. Its low-slope bowed roof is visible in aerial views yet its exterior walls are not visible at the exterior except partially within the west facing loggia. Thus, the c1950 building has been altered beyond recognition, though it is also understood that it was and is a utilitarian building. This parcel's ownership history is, until recently, not known and its early owners and users were not one and the same. The current business was founded by Wanda Adams in 1987. She and her husband, Arthur L. Adams, presumably first acquired parcels #10-11 c1973.

ASSOCIATED PERSONS

Individuals historically associated with the subject properties and building include the following.

At the time of its first subdivision in the mid-1920s, Karl A. Winter (1872-1944) was the owner of the subject block. In the 1930 U.S. census (@heritagequest.com), Winter was a resident of Oakland and his occupation was identified as bill board advertising, though the numerous property transactions (deeds, reconveyances, leases, etc.) under his name confirm he was also a property investor.

Per available permit records, Howard C. Hansen (1905-1991) was the property owner of the 803 Old County Rd. parcels from at least 1963. Aside from records associated with these properties, based on directory listings, Hansen was a concrete contractor (Hansen & Kellogg, 19402; H. C. Hansen, 1950s-60s), though those businesses were located in Belmont so were not associated with the Old County Rd. properties. No other historical records about Hansen have been found.

The 841-851 Old County Rd. (lots #10-11) were first owned by Arthur L. and Wanda Mae Adams of Adams Enterprises, c1973. Wanda Adams founded the Peninsula Pet Resort on these parcels in 1987.⁴ Again, no historical information for the Adams has been found while their ownership briefly overlaps the historical period.

BUILDERS

In permit records, the builder of the extant 803 Old County Rd. building (then addressed 821 County Rd.) was identified as Holvick, deRegt & Koering, aka Carl A. Holvick & Co.

Holvick was a general building contractor, led by Carl A. Holvick, who built on the San Francisco Peninsula beginning in 1950. Obituaries for Holvick (1913-2003) state that he was a “pioneer builder” with an expertise in tilt-up concrete industrial structures, and specifically the buildings of Silicon Valley.⁵ His obituaries, wherein no individual buildings were identified, also cite a 1961 newspaper article entitled “He Builds Them By The Week,” while further stating that his industrial buildings “were popping up like mushrooms all over the peninsula.” Based on current research, only a few Holvick project examples are generally identifiable (2600 El Camino Real, Palo Alto, demolished; 3181 Porter Dr., Palo Alto, demolished; Clarkson Co., Palo Alto; Bohannon Industrial Park, Menlo Park, demolished).

HISTORIC CONTEXTS

As summarized above, relative to the historical setting of the subject block, there are two primary historical contexts.

Historic Development Context

The development context of the subject and adjoining blocks is strictly post-war, as development in the immediate vicinity occurred only after WWII. This development context is directly situated in the post-World War II, American suburbanization and transportation boom, which context also embodied the outset of large-scale conversion of agricultural land. This development context was far-ranging in the post-war period throughout the region, including the towns and cities of the San Francisco Peninsula, each of which then experienced extensive new industrial, commercial and residential development.

Historic Architectural Context

Given their period of development, each of the subject resources relates to mid-20th century, commercial and industrial design and construction.

⁴ From <https://www.peninsulapetresort.com> (accessed Mar.2022).

⁵ “Holvick, Carl - 1913-2003.” *SF Chronicle*, Sat. Aug.2, 2003 @ <http://www.sfgate.com/news/article/HOLVICK-Carl-2562862.php> (accessed Mar.2022). Note: The referenced 1961 new article has not been located.

While smaller cities the likes of San Carlos have not addressed historic contexts re: modern architecture and landscape architecture, other regional jurisdictions have prepared context statements for Modern resources. For example, San Jose's Modern context statement and which encompasses architecture in the overall period from 1935-1975 yet which does not have a directly applicable category for Modern industrial resources.⁶ Thus, the most applicable historic context statement to the subject buildings is the City of San Francisco's which, in addition to addressing the broad range of Modern resources specifically addresses the Midcentury Modern style.⁷ As documented therein:

Midcentury Modern and late interpretations of the International Style were the primary styles applied to everyday residential, commercial, and institutional buildings. Midcentury Modern design elements include:

- *Cantilevered roofs and overhangs*
- *The use of bright or contrasting colors*
- *Projecting eaves*
- *Canted windows*
- *Projecting boxes that frame the upper stories*
- *Stucco siding*
- *Spandrel glass*
- *Large expanses of windows*
- *Flat or shed roof forms*
- *Vertical corrugated siding*
- *Stacked roman brick cladding*
- *And, occasionally, vertical wood siding.*
- *New technology and materials, such as plastic laminates, spandrel glass, and anodized metal sheaths were increasingly incorporated in midcentury modern buildings.*

Midcentury Modern design reflected the emerging philosophy of indoor-outdoor living. Design elements such as overhanging trellises, pergolas, atriums, and planters integrated in the building's design literally wedded the building form to the environment. Projecting trellises, in particular, were a notable design element of residential, commercial, and institutional buildings.⁸

While these descriptions and characterizations are most applicable to architecturally designed residential, commercial and institutional resources, the overall characterization is applicable toward gauging the character of built resources from the mid-century period.

EVALUATION

The three subject parcels and their four buildings have not previously been evaluated for historic resource eligibility. In order to address the requirements of the California Environmental Quality Act (CEQA) specific to historic resources, the current effort has been requested and is intended to provide such historic resource evaluation.

Under CEQA, which applies the California Register of Historical Resources (CR) evaluation criteria,

⁶ Past Consultants. *San Jose Modernism Context Statement*. June 2009.

⁷ Mary Brown, San Francisco City and County Planning Department. *San Francisco Modern Architecture and Landscape Design 1935-1970: Historic Context Statement*, September 30, 2010.

⁸ *San Francisco Modern*, pp.115-116.

historic resources are generally greater than 50 years old. However, for planning purposes, 45 years of age is a recommended threshold at which properties and their buildings should be evaluated as historic resources. As noted, in this combined case, there are three parcels with four built resources completed before early 1977, thus greater than 45 years:

- 803 Old County Rd., with two extant structures, a 1963 commercial building at front and a 1971 metal storage warehouse at rear.
- 841 Old County Rd., with a c1946 concrete block warehouse building at front.
- 851 Old County Rd., with a c1950 concrete block warehouse building (enclosed by 1977 additions).

To be eligible for listing on the CR, a resource must be historically significant at the local, state, or national level, under one or more of the following four criteria.

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

In their post-WWII development context, there is no potential historical significance associated with these former materials manufacturing and warehousing uses or buildings, which generally fit a far-ranging post-war development pattern.

Thus, as there is no evidence, individually or collectively, of any historic events directly associated with the subject properties, these three properties and their buildings do not meet *CR criterion 1*.

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

Few individuals are identifiably associated with the subject properties in their potential historical period, and there is at present no specific evidence of the property owners associated with their mid-20th century development period.

While the early-20th century originator of the properties, K. A. Winter, may have been a noteworthy and, likely, wealthy person, there is no evidence that he is a person of historic importance, neither is there evidence that he had any direct association to the existing mid-20th century development on these parcels. Nor does any other of the few identifiably associated persons have any potential historic importance. Consequently, none of the subject resources meet *CR criterion 2*.

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

Each of the four existing built resources were constructed in the post-WWII period. The earliest building in this grouping, the front warehouse building at 841 Old County, dates to c1947, followed by the c1950 warehouse at 851, the 1963 warehouse/office building at 803 and, the latest (of greater than 45 years of age), the 1971 storage building at the rear of 803 Old County.

In their historic architectural context, each of these four buildings is a generic light-industrial type structure without architectural character or construction interest. Each of these buildings lack distinction in terms of mid-20th century design and construction, as there are no inventive, unique, prototypical or distinctive design forms, building systems or materials. Rather, the light

industrial buildings exhibit utilitarian and expeditious design and construction. Additionally, the c1950 building at 851 Old County Rd has been substantially altered and added to.

Further, no evidence has been found to identify any original engineers, architects or designers. One contractor is identifiable relative to 803 Old County Rd., Holvick, the builder of its 1963 office-warehouse structure, yet who are not historically important builders.

Lastly, while most of these built resources directly interrelate to their mid-20th century period of development, there is no evidence of any planning or design interrelationships. Again, the buildings were individually expedient and utilitarian.

As the four subject buildings do not embody any design or construction distinction in terms of type, period, region or methods; as they are not the work of any identified architect, engineer or designer; neither is the identified builder identifiably important; nor do they possess any artistic values; the four subject buildings at 803-841-851 Old County Rd. are not eligible for the CR under *CR Criterion 3*.

4. *It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation;*

The three subject properties and buildings have not yielded and do not appear to have the potential to yield any important historic information beyond the present historical record (prehistory is outside the scope of this historical effort). As addressed herein, the subject resources do not present any historic information specific or unique to their context, setting or locale; each of the buildings are plain, light-industrial structures of no identifiable design or construction interest; none of their uses have identifiable importance and there are no associated individuals of historical interest. Thus, relative to the subject of this evaluation – potential historic resources – despite detailed research efforts, the four built resources have not yielded and have no identifiable potential to yield important historical information, so do not meet *CR Criterion 4*.

In conclusion, the extant resources at 803-841-851 Old County Rd. do not meet any applicable criteria so are not eligible for the CR. This conclusion is also plainly visible, as none of these buildings, individually and collectively, suggest or present noteworthy uses, designs or construction. In addition, the predominate lack of records about the origins of these buildings further underscores their lack of potential importance. Finally, the discovery of additional details about their origins would not alter the evaluative outcome.

Signed:



Mark Hulbert
Preservation Architect

attached: Figs.1-16 (pp.10-19)



Fig.1 – 803-841-851 Old County Rd. (highlighted) - Location aerial (Google Earth, 2021, north at top of page)



Fig. 2 – 803-841-851 Old County Rd. - Site aerial with parcel lines and subject buildings indicated (Google Earth, 2020, north at top)

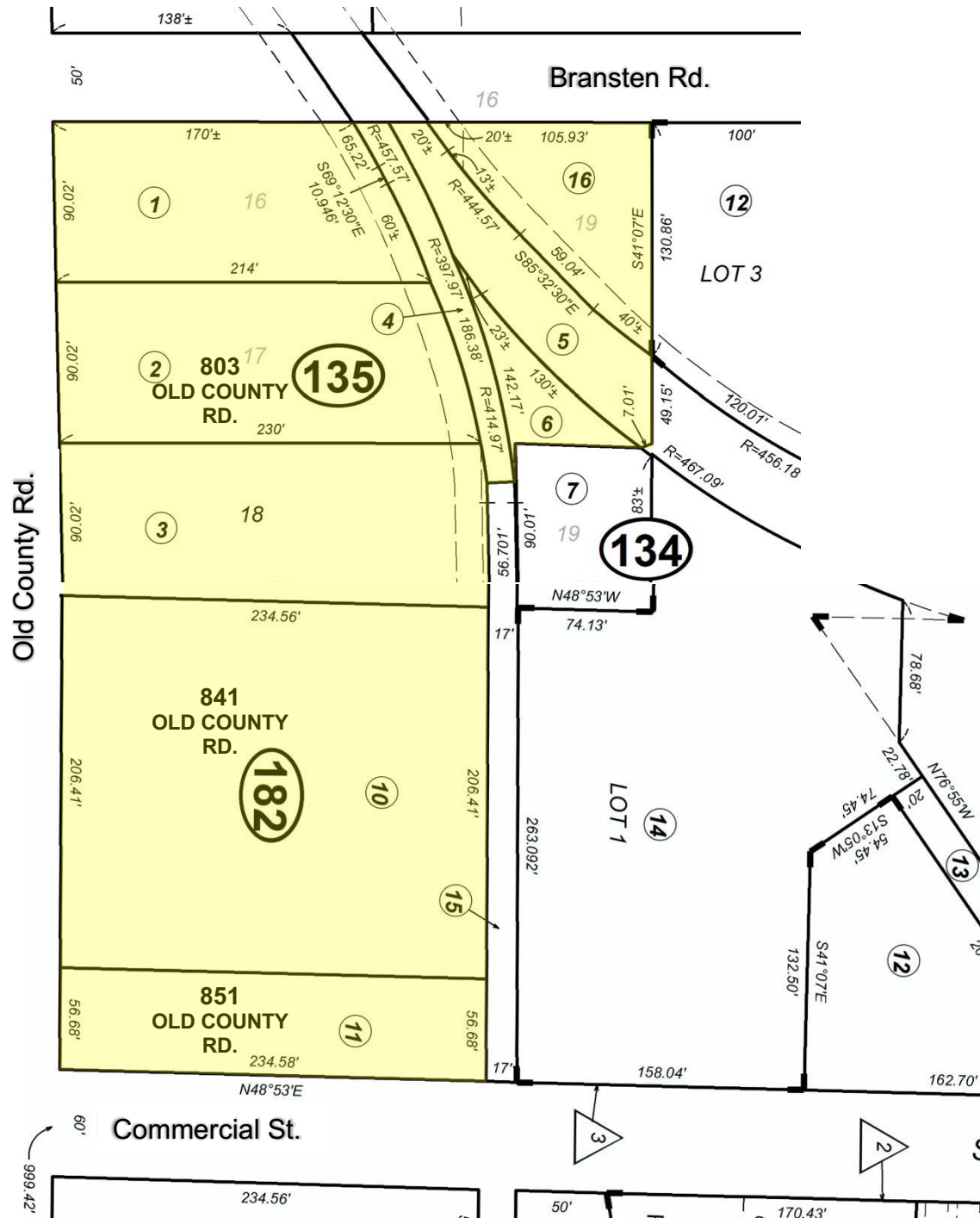


Fig.3 – 803-841-851 Old County Rd. - Assessor's parcel maps (composite, partially skewed, north at upper right)



Fig.4 – 803-841-851 Old County Rd. - Aerial view, 1946, with addresses
(from PES Environmental, Inc; *Phase 1 Environmental Site Assessment*, north at top)

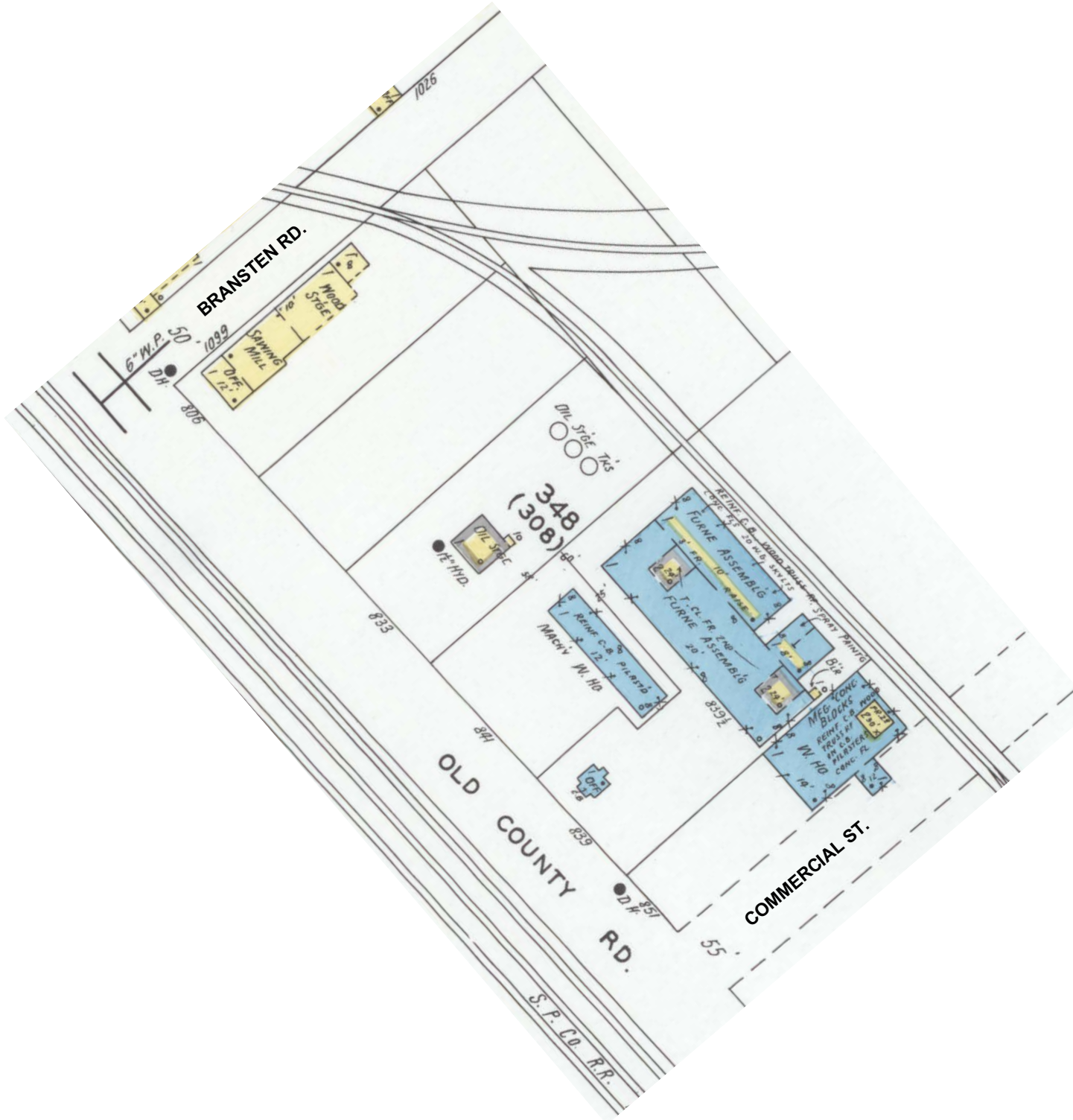


Fig.5 – 803-841-851 Old County Rd. - from Sanborn map, 1950 (note street addresses, from Library of Congress, north at top)

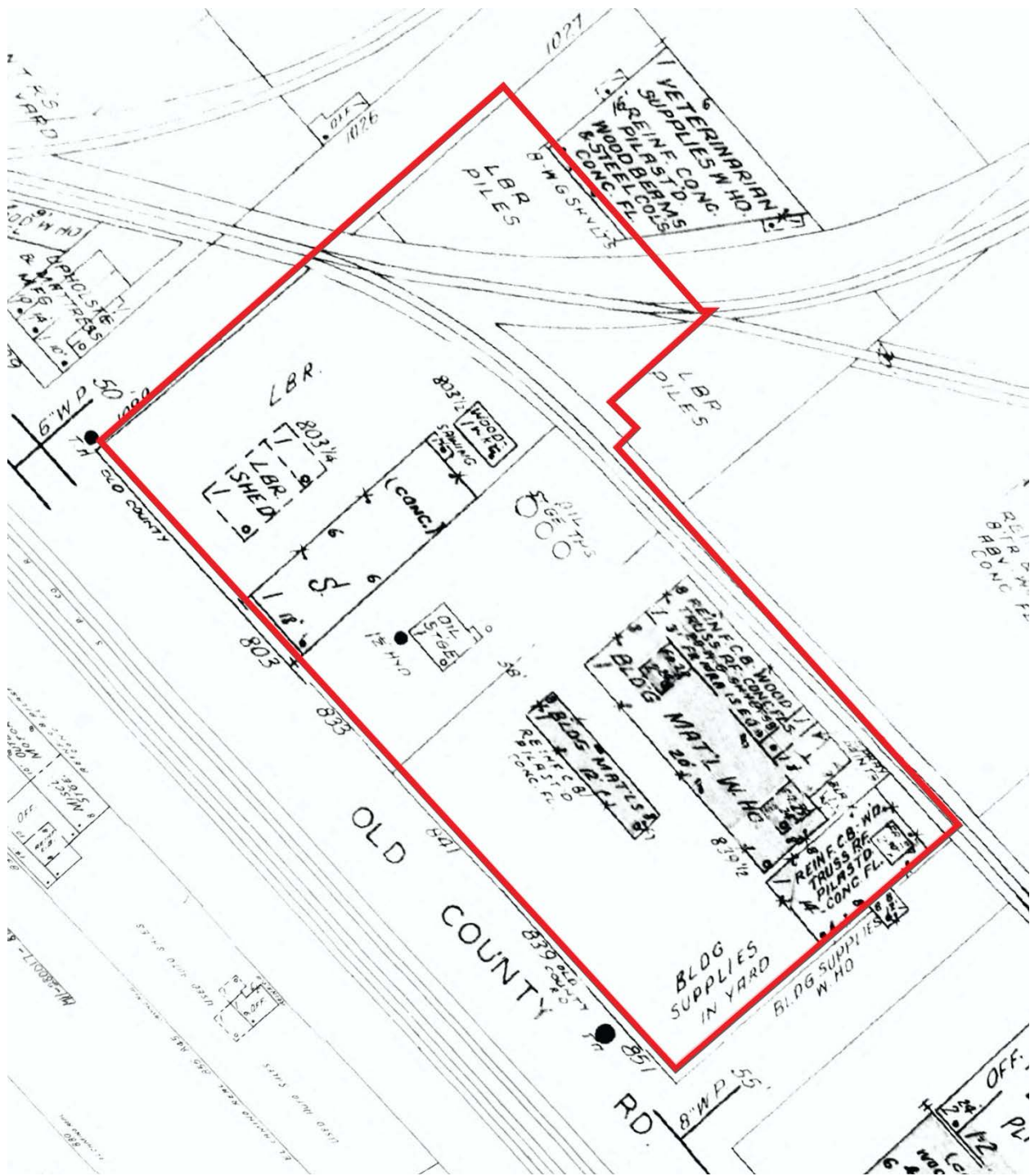


Fig.6 – 803-841-851 Old County Rd. - from 1965 Sanborn map
 (from PES Environmental, Inc; Phase 1 Environmental Site Assessment, north at top)

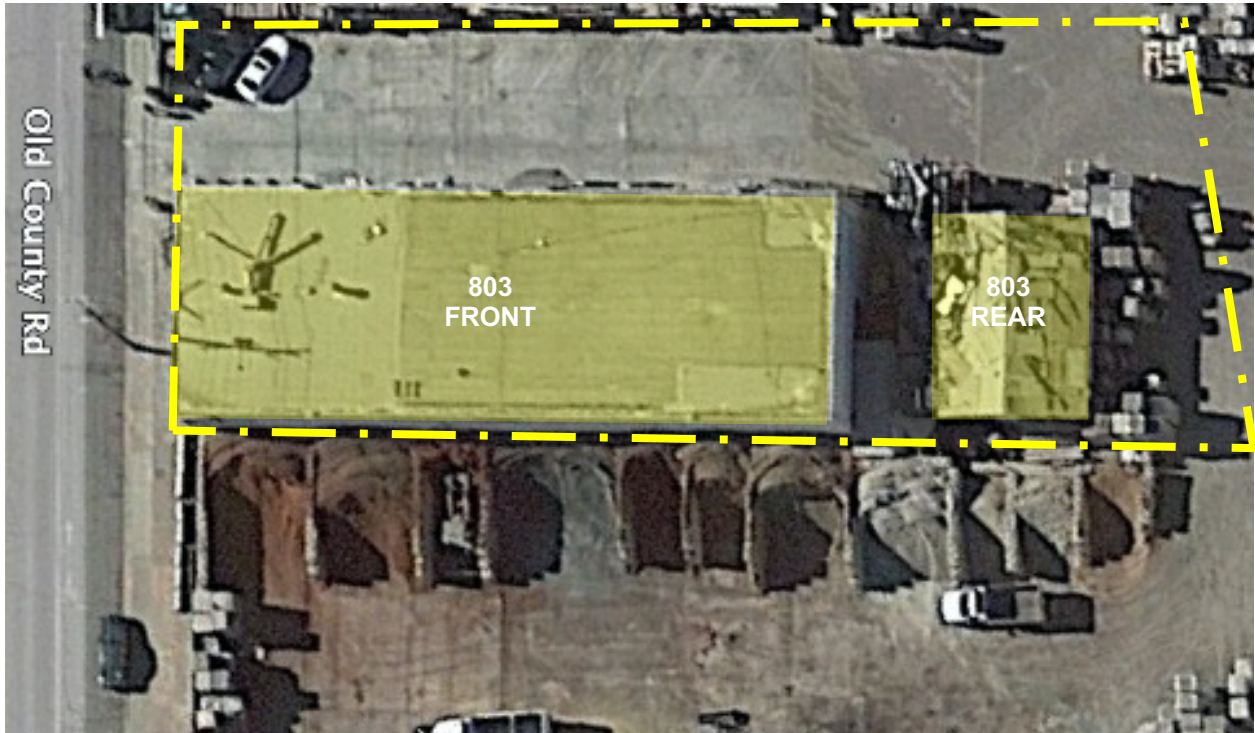


Fig.7 – 803 Old County Rd. – Aerial (north at upper right – figs.7-17, from Google Earth, 2021)



Fig.8 – 803 Old County Rd. – Front (west), from Old County Rd.



Fig.9 – 803 Old County Rd. – North side and front (west), from Old County Rd.



Fig.10 – 803 Old County Rd. – North side, rear building (at center left) and rear of front building (at right), from Bransten Rd.



Fig.11 – 841 (above) & 851 (below) Old County Rd. – Aerial (north at upper right)
(note: c1950 building at 851 highlighted)



Fig.12 – 841 Old County Rd. – Front (west), from Old County Rd.



Fig.13 – 841 Old County Rd. – Front (west) with perimeter site wall in foreground, from Old County Rd.



Fig.14 – 851 Old County Rd. – Front (west) with perimeter site wall in foreground, from Old County Rd.



Fig.15 – 851 Old County Rd. – Front (west) and south side, from Commercial St.



Fig.16 – 851 Old County Rd. – South side and part rear, from Commercial St.



ACCESS AGREEMENT SHORT FORM

File Number:

I, the the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name:	<input style="width: 95%;" type="text" value="Rebecca Auld"/>	Date:	<input style="width: 95%;" type="text"/>
Signature:	<input style="width: 95%;" type="text"/>		
Affiliation:	<input style="width: 95%;" type="text" value="Lamphier-Gregory, Inc."/>		
Address:	<input style="width: 35%;" type="text"/>	City/State/ZIP:	<input style="width: 30%;" type="text"/>
Billing Address (if different from above):	<input style="width: 95%;" type="text"/>		
Special Billing Information	<input style="width: 95%;" type="text"/>		
Telephone:	<input style="width: 20%;" type="text" value="(510) 535-6670"/>	Email:	<input style="width: 30%;" type="text" value="rauld@lamphier-gregory.com"/>
Purpose of Access:	<input style="width: 95%;" type="text"/>		
Reference (project name or number, title of study, and street address if applicable):	<input style="width: 95%;" type="text"/>		
	<input style="width: 95%;" type="text" value="841 Old County Project"/>		
County:	<input style="width: 100px;" type="text" value="SMA"/>	USGS 7.5' Quad:	<input style="width: 100px;" type="text" value="San Mateo"/>

CALIFORNIA
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January 27, 2022

NWIC File No.: 21-1145

Rebecca Auld
Lamphier-Gregory, Inc.
4100 Redwood Road, Ste 20A - #601
Oakland, CA 94619

Re: Record search results for the proposed 841 Old County Project

Dear Rebecca Auld:

Per your request received by our office on the 20th of January, 2022, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Alameda County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

The proposed project entails an approximately 3.4-acre site is bounded by Bransten Road to the north, Old County Road to the west, and Commercial Street to the south. The site includes the following addresses: 803, 821, 833, 841, and 851 Old County Road (Assessor's Parcel Numbers 046-133-160, 046-134-050 and -060; 046-135- 010, -020, -030, and -040; and 046-182-100, -110, and -150). The site currently contains various commercial buildings and retail spaces, along with associated surface parking.

The project sponsor is proposing to demolish all existing buildings and to construct two new office/R&D buildings with a total of 79,445 square feet of building space, a 2-level underground parking structure, and some ground level open space, landscaping, and circulation/parking elements. Construction details are not yet final, but construction activities are anticipated to disturb all onsite soils (e.g., during demolition, site grading and preparation, and foundation work) with subsurface excavation up to 25 feet. The site is almost fully covered by the existing buildings and asphalt surface parking, and is known to be underlain by 1 to 11 feet of undocumented fill with alluvial deposits below.

Review of the information at our office indicates that there have been three cultural resource studies that covers up to approximately 100% of the 841 Old County project area (see enclosed Report Listing). This 841 Old County project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources,

California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed 841 Old County project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed 841 Old County project area.

At the time of Euroamerican contact, the Native Americans that lived in the area were speakers of the Ramaytush language, which is part of the Costanoan/Ohlone language family (Levy 1978: 485). Using Milliken's study of various mission records, the proposed project area is located within the lands of the Lamchin tribe, whose territory held the portion of the bay shore of the San Francisco Peninsula from present day Belmont south to present day Redwood City, and adjacent interior valleys to the west (Milliken 1995: 246-7).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of San Mateo County have been found in areas marginal to the San Francisco Bayshore and its associated wetlands, near intermittent and perennial fresh watercourses, and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The 841 Old County project area is located in the San Carlos area approximately 900 meters from the current margins of the San Francisco Bayshore at Steinberger Slough near its confluence with Smith Slough and Pulgas Creek, approximately 270 meters southwest of the historic bayshore and marshland margins located approximately 250 meters north of Pulgas Creek. Aerial maps indicate buildings and paved areas, with some small areas of dirt. Given the similarity of these environmental factors, there is a moderate to high potential for unrecorded Native American resources to be within the proposed 841 Old County project area.

Review of historical literature and maps indicated historic-period activity within the 841 Old County project area. Early San Mateo County maps indicated the project area was located within the lands of T.G. Phelps (Bromfield 1894). As there are no buildings indicated on the maps, it is unclear if this land was developed at this time. With this information in mind, there is a moderate potential for unrecorded historic-period archaeological resources to be within the proposed 841 Old County project area.

The 1949 San Mateo USGS 7.5-minute topographic quadrangle depicts two buildings and railroad spurs of the nearby Southern Pacific Railroad within the 841 Old County project area. If present, these unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

RECOMMENDATIONS:

1) There is a moderate to high potential for Native American archaeological resources and a moderate potential for historic-period archaeological resources to be within the project area. Due to the general area information provided in the one of the surveys with only approximate areas of field survey (Jurich and Grady 2011), as well as the passage of time since the other two previous surveys (BioSystems Analysis Inc. 1989, Holman 1996), and the changes in archaeological theory and method since that time, we recommend a qualified archaeologist conduct further archival and field study for the entire project area to identify cultural resources.

The proposed project area, however, has been highly developed and is presently covered with asphalt, buildings, or fill that obscures the visibility of original surface soils, which negates the feasibility of an adequate surface inspection. Field study may include, but is not limited to, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of buried archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

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

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

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

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

6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: https://ohp.parks.ca.gov/?page_id=28351

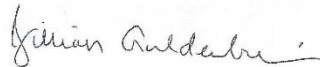
Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that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

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

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

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Jillian Guldenbrein".

Jillian Guldenbrein
Researcher

LITERATURE REVIEWED

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

Brabb, Earl E., Fred A. Taylor, and George P. Miller

1982 *Geologic, Scenic, and Historic Points of Interest in San Mateo County, California*. Miscellaneous Investigations Series, Map I-1257-B, 1:62,500. Department of the Interior, United States Geological Survey, Washington, D.C.

Bromfield, Davenport

1894 Official Map of San Mateo County, California

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

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

Levy, Richard

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

Milliken, Randall

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

Nelson, N.C.

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

Nichols, Donald R., and Nancy A. Wright

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

San Mateo County Historic Resources Advisory Board

1984 *San Mateo County: Its History and Heritage*. Second Edition. Division of Planning and Development Department of Environmental Management.

State of California Department of Parks and Recreation

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

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

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

State of California Office of Historic Preservation **

2020 *Built Environment Resources Directory*. Listing by City (through March 3, 2020).
State of California Office of Historic Preservation, Sacramento.

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

Report List

NWIC File # 21-1145 841 Old County Project

Report No.	Other IDs	Year	Author(s)	Title	Affiliation
S-011396		1989		Technical Report of Cultural Resources Studies for the Proposed WTG-WEST, Inc., Los Angeles to San Francisco and Sacramento, California: Fiber Optic Cable Project	BioSystems Analysis, Inc.
S-018235	Voided - S-021711	1996	Miley Paul Holman	Archaeological Field Inspection of a Box Culvert Replacement Project at Pulgas Creek and Old County Road, San Carlos, San Mateo County, California (letter report)	Holman & Associates

Report List

NWIC File # 21-1145 841 Old County Project

Report No.	Other IDs	Year	Author(s)	Title	Affiliation
S-048738		2011	Denise Jurich and Amber Grady	California High-Speed Train Project, Environmental Impact Report/Environmental Impact Statement, San Francisco to San Jose Section, Archaeological Survey Report, Technical Report [Draft]	PBS&J

Report List

NWIC File # 21-1145 841 Old County Project

Report No.	Other IDs	Year	Author(s)	Title	Affiliation
S-048738a		2011	Amber Grady and Richard Brandi	California High-Speed Train Project, Environmental Impact Report/Environmental Impact Statement, San Francisco to San Jose Section, Historic Architectural Survey Report, Technical Report [Draft]	PBS&J

NATIVE AMERICAN HERITAGE COMMISSION

February 8, 2022

Rebecca Auld
Lamphier-Gregory

Via Email to: rauld@lamphier-gregory.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, 841 Old County Road Project, San Mateo County

Dear Ms. Auld:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:



CHAIRPERSON
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Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

PARLIAMENTARIAN
Russell Attebery
Karuk

SECRETARY
Sara Dutschke
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Paiute/White Mountain
Apache

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Ohlone-Costanoan

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Yokayo Pomo, Yuki,
Nomlaki

COMMISSIONER
Wayne Nelson
Luiseño

COMMISSIONER
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Kumeyaay

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- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Cody.Campagne@nahc.ca.gov.

Sincerely,



Cody Campagne
Cultural Resources Analyst

Attachment