

ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT



STAFF REPORT

TO PARKS, RECREATION & HISTORICAL COMMISSION
HEARING DATE AUGUST 7th, 2025

GENERAL INFORMATION

APPLICATION NUMBER & TYPE PLN2025-00032 – Historical Assessment Report –
Demolition Request

OWNER & APPLICANT Hayward Area Recreation and Park District (HARD)

PROPOSAL Demolition Request to remove all structures on the site.

ADDRESS & SIZE OF PARCEL 1797 “D” Street, Fairview
APN: 426-0080-010-00
Parcel Size: 63,114 sq ft/1.45 acres

ZONING DISTRICT RS-BE-D3 (Suburban Residential; Modify the site area/yard
requirements as specified; As specified per dwelling unit)

GENERAL PLAN DESIGNATION Eden Area General Plan – Fairview Area Specific Plan

SUMMARY

The purpose of this report is to describe the findings of staff’s analysis of the demolition request for a commercial building located at 1797 “D” St, Fairview (APN:426-0080-010-00). The property has been identified as a potential Structure of Merit in the attached “Alameda County Structures of Merit” historical survey conducted by the County, erroneously listed at 1797 Fairview Ave. Further analysis of the property by VerPlanck Historic Preservation Consulting has determined that the subject residence does not meet the criteria for a historical resource under California Register of Historical Resource guidelines and does not meet the criteria to be nominated as an Alameda County Structure of Merit. Staff recommends the Commission make a determination that the structure is not a historical resource or Structure of Merit and recommend demolition of all structures on the property to the Planning Director to expand Sulphur Creek Nature Center.

DISCUSSION

Section 17.62.150 of the County Historic Preservation Ordinance requires that a permit application to demolish a building that was constructed fifty or more years ago, and that is not currently on the County Register, be referred to the Planning Director to allow the Director to make a preliminary determination of whether the structure may be eligible for listing on the County Register. Based on the information provided regarding the subject property, the Planning Director determined that the residence on the property may be

a historical resource and/or Structure of Merit based on the “Structures of Merit” historical survey and referred the demolition request to your Commission for review.

If the PRHC determines that the structure is a historical resource and/or a Structure of Merit, it will be necessary for the property owner to apply for a Certificate of Appropriateness. Once the application for the Certificate is deemed complete, it will be presented to the Commission. The review procedure established for Certificates of Appropriateness in Section 17.62.180 of the Historic Preservation Ordinance requires that the PRHC review the proposed demolition and make a recommendation to the Planning Director.

Upon completion of its review of the Certificate of Appropriateness application at a subsequent public hearing, the PRHC will forward a written recommendation to the Planning Director for final determination.

RESULTS OF PRIOR HEARING OF THE PRHC

At the April 3, 2025, Parks, Recreation, and Historical Commission hearing, the PRHC voted unanimously (Motion: Minard, 2nd Donato, Vote 5/0) to continue this item to give HARD time to submit a Historical Resources Evaluation Report by an architectural historian.

DESCRIPTION OF THE PROPERTY

This 1.45-acre property is L-shaped with approximately 68 feet of frontage along D Street and approximately 455 feet lot depth. According to the Alameda County Assessor’s Records, the primary residence was constructed in 1916. The site is developed as an 896 square-foot Craftsman style single-family home with a monitor. There are three sheds south of the primary residence. The entire property has a mild slope with an undeveloped hillside to the rear.

DESCRIPTION OF THE AREA

This property serves as the entrance to the Fairview area of Unincorporated Alameda County. The area immediately surrounding the subject property is primarily developed with single-family homes in Fairview. West of the subject site consists of single-family homes, multifamily apartments, and a City of Hayward Water Department reservoir, all located in the City of Hayward. North of the property is developed with a religious facility in the City of Hayward and directly south of the site are condominiums all located in the City of Hayward. Directly east of the property is the Sulphur Creek Nature Center owned and operated by Hayward Area Recreation and Park District (HARD), located in Fairview.

ANALYSIS OF SUPPORTING DOCUMENTS

Chain of Title

No Chain of Title was provided with the historical assessment application form.

Alameda County Structures of Merit

The property has been identified as a potential “Structure of Merit” in the attached “Alameda County Structures of Merit” historical survey conducted by the County. The property is not on the Alameda County Register of Historic Resources.

Historical Report

The applicant provided a Historical Report prepared by VerPlanck Historic Preservation Consulting dated June 11, 2025, for all structures on the site. The purpose of the evaluation is to determine if the subject property and buildings do or do not qualify as a historic resource per the California Historical Resource criteria with respect to CEQA and under the Structure of Merit guidelines per the Alameda County Historic Preservation Ordinance.

The subject property was previously identified as a potential Structure of Merit in the “Alameda County Structures of Merit” historical survey prepared by the County and potentially a historic resource but is not on the Alameda County Register of Historic Resources.

The Historical Report prepared by VerPlanck Historic Preservation Consulting concluded that the subject property does not meet the applicable criteria for consideration as a historic resource and Structure of Merit therefore is not eligible for the California Register of Historical Resources or the Alameda County Register of Historic Resources. According to the report, the existing primary dwelling and the accessory structures do not suggest or present any noteworthy uses, designs, or construction.

KEY FINDINGS

According to California State Law & Historic Preservation, the determination of whether the structure in question is a historical resource is to be based on the following criteria:

- It is listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.).
- It is included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements Section 5024.1(g) of the Public Resources Code.
- The structure meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852) because it is/does:
 - a) Associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - b) Associated with the lives of persons important in our past;
 - c) Embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values;
or
 - d) Yield, or may be likely to yield, information important in prehistory or history.

According to the Alameda County Historic Preservation Ordinance, the determination of whether the structure in question is a Structure of Merit is to be based on the following criteria:

- It represents in its location an established and familiar visual feature of the neighborhood, community or county; or

- It materially benefits the historic, architectural or aesthetic character of the neighborhood or area; or
- It is an example of a type of building that once was common but is now rare in its neighborhood, community or area; or
- It is connected with a business or use which was once common but is now rare; or
- It contributes to an understanding of the contextual significance of a neighborhood, community or area.

The report finds that 1797 D St does not qualify as a historical resource under the California Register of Historical Resources as it does not have architectural, historical, or cultural significance. It concludes that the property is not associated with any local or California history. Although Craftsman-style homes were frequently constructed in California, this property does not serve as a prime example as it has few of the distinctive Craftsman features and is in poor condition. This property does not qualify as a historical resource because of its lack of architectural, historical, or cultural significance.

The report also finds that 1797 D St does not qualify as a Structure of Merit as it does not meet the criteria set by the Alameda County Historic Preservation Ordinance. It may be a familiar visual feature of the neighborhood as it serves as an entrance to Fairview but is not representative of Fairview. As mentioned previously, the primary residence does not serve as a prime example of the Craftsman style or the rural residences of Fairview. This property does not qualify as a Structure of Merit as it does not have historical or architectural significance that represents Fairview or Alameda County.

CONCLUSION

Staff recommends that your Commission make a determination that the structure is not a historical resource or Structure of Merit and recommend that the Planning Director allow demolition of all structures on the property to expand Sulphur Creek Nature Center.

ATTACHMENTS

Alameda County Structures of Merit Survey, 10/17/2007
1797 D St Historical Report

Alameda County Structures of Merit
PRHC, 10/17/07

Address	Area	Property Type	Age	Notes
2059 150th Avenue	Ashland	Queen Anne Cottage		
2135 150th Avenue	Ashland	Victorian Cottage		
1511 166th Street	Ashland	Craftsman Bungalow		
6443 Alisal Street	East County	Water tower		
21921 Arbor	Castro Valley	Victorian Cottage		
5211 Arroyo Road	East County	Dos Mesas Winery	1883	May be on grounds of VA Medical Center or in Sycamore Grove Park. Remaining are residence, office, bottling facility and wine storage tunnels. Administered by LARPD.
3178 Aylesbury Court	Castro Valley	Large English Cottage		
Bernal Road	East County	Possibly Hearst family home		May have become part of Castlewood Golf Course building
20997 Birch Street	Cherryland	Queen Anne Cottage		
650-88 Blossom Way	Cherryland	Mission Revival commercial/residential		
2637 Castro Valley Boulevard	Castro Valley	Dell Cafe		Moved to Castro Valley from Oakland
2806 Castro Valley Boulevard	Castro Valley	First Castro Valley Post Office		Currently Castro Valley Beauty College
2836 Castro Valley Boulevard	Castro Valley	First bakery in Castro Valley		Jenny's Café
3550-58 Castro Valley Boulevard	Castro Valley	1920s commercial building		Gained notoriety in the 1990's when owner painted it bright purple
20546 Center Street	Castro Valley	Bungalow, barns on large parcel		
741 Cherry Way	Cherryland	Modest airplane bungalow with water tower		
2768 Collier Canyon Road	East County	Farmstead: bungalow, barn, garage, outbuildings		Isolated amidst new business park development, threatened
4221 Collier Canyon Road	East County	Barn		
4760 Collier Canyon Road	East County	Barn		address incorrect
3646 Corss Road	East County	Barns		
7324 Crow Canyon Road	Castro Valley	Victorian Cottage		
Crow Canyon Road	Castro Valley	McMerritt Barn	Late 1890s	
1088 Delano Street	San Lorenzo/ Ashland/Cherryland	Agricultural property, c.1900 house, garage, large barn		
Del Valle	East County	Sanitarium		Adjacent to VA Hospital, on grounds of Camp Arroyo; only 1 building left; on EBRPD property
1578 East Street		Spanish Colonial Revival residence		
Eden Canyon Road	Castro Valley	King's Ranch		Large, well established ranch property; King's Ranch includes whole upper half of Eden Canyon Road -- need to clarify where historic resources are
964-68 Elgin Street	San Lorenzo/ Ashland/Cherryland	Duplex court, possible worker housing		
195 East Lewelling Boulevard	San Lorenzo/ Ashland/Cherryland	Bungalow with multiple outbuildings		
2200 Fairmont Drive	Fairmont	Juvenile Hall		
2700 Fairmont Drive	Fairmont	Animal Control Complex		Possible former agricultural use
1797 Fairview Avenue		Bungalow with monitor		
11761 North Flynn Road	East County	Greek Revival farmstead	1878	John Young homestead; site owned by Alameda County Waste Management Authority
19644 Forest Avenue	Castro Valley	Tudor residence		
20325 Forest Avenue	Castro Valley	Farmhouse		
20554 Forest Avenue	Castro Valley	Colonial Revival residence		
20633 Garden Avenue		Victorian Cottage		
16822 Grant Line Road	East County	1925 roadside store and residences		
2045 Grove Way	Castro Valley			Caretakers house on Lauren Lanch Strobridge Property
2833 Grove Way	Castro Valley	Victorian Cottage		
3069 Grove Way	Castro Valley	2 story farmhouse		
Grove Way & Redwood Road	Castro Valley	Castro Valley Exchange site	1881	Current site of Trader Joe's, site of Castro Valley's first business per CV General Plan
21855 Hathaway Avenue	Hayward	Classic Box residence		
Hazel at Main Street	Hayward	Hazel Street Bridge	1925	George Posey Engineer
18695 or 18701 Hesperian Boulevard	San Lorenzo	McConaghy Victorian farmhouse	1886	Restored 12 room house, tank house and carriage house, may be within Hayward city limits
Hesperian Boulevard	Hayward	House next door to Mohr estate		
Hesperian Boulevard at Hwy 92	Hayward	Original Mt. Eden Post Office		Within Hayward city limits
4658-62 Heyer Avenue	Castro Valley	1900s bungalow		
3596 Jamison Way	Castro Valley	Farmhouse		
18467 Lake Chabot Road	Castro Valley	Ranch house		

Alameda County Structures of Merit
PRHC, 10/17/07

Address	Area	Property Type	Age	Notes
1761 Laughlin Road	East County	Ruins of pyramidal roofed house		Shows interesting architectural conventions, like extreme pyramidal roof.
Foot of Lewelling Boulevard	San Lorenzo	Robert's Landing		
2060 South Livermore Avenue	East County	Bungalow and water tower		
3320 Lorraine/Hartford Avenue	East County	1940s radio station		
15593 Lorenzo Avenue	San Lorenzo	House	1945	Post-WWI house
15600 Lorenzo Avenue	San Lorenzo	House	1915	Perry family, stucco
3264 Magdalena Place		Victorian Cottage		
11601 Main Street	East County	Sunol Glenn School		
4529 Malabar Avenue	Castro Valley	Synagogue, was Italianate residence		May have associations with the neighboring Alcorn Chicken Ranch property
2949 Marina Avenue	East County	1940s Barns		Barn is not visible from the roadway
22217 Meekland Avenue	Cherryland	Art Deco Commercial		
3424 Middleton Ave	Castro Valley	Victorian		
3005 Mines Road	East County	Mel Winery	1913	Now Murietta's Well; first floor of winery building dates to 1913; primary significance is vine cuttings brought from Chateau d'Yquem to Livermore Valley
20102 Mission Boulevard	Hayward	Quonset hut with additions		Banchero's Restaurant
21003 Mission Boulevard	Cherryland	Commercial Building on corner of St. James and Mission Blvd		Building may have been extensively modified
27745 Palomares Canyon Road	Castro Valley	Farmstead with water tower		
9355 Patterson Pass Road	East County	Barn	c.1890	Barn was in place prior to 1890, when Hans Rasmussen Nissen and family purchased the property
21798 Princeton Street	Cherryland	1925 Period Revival residence		
4853 Proctor Road	Castro Valley	Shingle style residence		
26 Railroad Avenue	East County	Railroad worker housing		Specific use related to railroad and town of Sunol
30 Railroad Avenue	East County	Railroad worker housing		Specific use related to railroad and town of Sunol
17272 Redwood Road	Castro Valley	1910 farm complex, "Clark's Wooded Acres"		
19550 Redwood Road	Castro Valley	Craftsman Bungalow		
19693 Redwood Road	Castro Valley	Small concrete block commercial building		APN: 84B-590-17-7
16005 Rochi Court	San Lorenzo/ Ashland/Cherryland	Bungalow court		
992 St James Court	Cherryland	Commercial Building on corner of St. James and Mission Blvd		Built about the same time as Bungalows
23385 Saklan Road	Mt Eden	1915 grain elevator		
San Miguel Avenue	Castro Valley	Adobe Arts Center	1938	Possible WPA project
19083 Santa Maria Avenue	Castro Valley	English Cottage		
4952 Seaview Avenue	Castro Valley	Craftsman residence		
3832 Somerset Avenue	Castro Valley	English Cottage		Owner claims building has been gutted and remodeled
766 West Sunset Drive		Spanish Revival residence with water tower		
Sycamore Avenue	San Lorenzo	Tree	c.1915	To the side of San Lorenzo School District buildings, next to 1904 school site—should seek Heritage Tree status
15530 Usher Street	4 Corners	Classical Revival Farmhouse	1890	
6705 Vallecitos Road	East County	Vallecitos Nuclear Center	1960	
21026 Willbeam Avenue	Castro Valley	Strobridge House, Queen Anne	1906	CA Pt. of Interest; Prior DPR exists
22588 Woodroe Avenue	Castro Valley	Spanish Revival residence		
	Castro Valley	Castro Village Center	1949	One of first shopping centers in County
	Fairview	Lone Tree Cemetery	1870	
	Castro Valley	Palomares School Site	1868	
	Castro Valley	Redwood Schoolhouse Site	1866	State Landmark per Castro Valley General Plan
	Castro Valley	Stanton House		Has been moved
	Sunol	Sunol Water Temple		
	Castro Valley	Valley Cathedral at the Crossroads	1969	Architect Welton Beckett, now Neighborhood Church
	Castro Valley	Archeological Site—ALA60		8,000-10,000 years old Indian village site

State of California The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
NRHP Status Code

Other
 Review Code

Reviewer

Date

Listings

Page 1 of 36 *Resource Name or #: (Assigned by recorder) 1797 D Street

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

*a. County Alameda and (P2c, P2e, and P2b or P2d. Attach a Location

Map as necessary.

*b. USGS 7.5' Quad Hayward Date 2021 T ; R ; of of Sec N/A; B.M.

c. Address 1797 D Street City Hayward Zip 94541

d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

1797 D Street occupies a portion of a 1.45-acre parcel on the south side of D Street, between Beaver Drive and the driveway to Sulphur Creek Nature Center (APN 426-80-10), in the unincorporated community of Fairview, California.

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

The subject property contains a two-story, wood-frame, single-family dwelling designed in the Craftsman style, as well as three utilitarian sheds. The L-shaped lot is cloaked in non-native grasses, native coast live oaks, and several exotic specimen trees. Built in 1916, the dwelling is clad in painted shingles and wood trim. The 896-sf dwelling has a rectangular floor plan with an open-air front porch and an enclosed rear porch. Capped by a two-part, shallow-pitched gable roof, the dwelling has a gable-roofed vertical addition that was built before 1931. Ornament consists of exposed rafter tails and knee braces. Most of the original double-hung wood windows have been replaced with vinyl sliders. 1797 D Street appears to be in poor condition.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) North (primary) façade, May 15, 2025

*P6. Date Constructed/Age and Source: Historic Prehistoric Both 1916, Alameda County Assessor's Office

*P7. Owner and Address: Hayward Area Recreation & Park District, 1099 E Street, Hayward, CA 94541

*P8. Recorded by: (Name, affiliation, and address) Christopher VerPlanck, VerPlanck Historic Preservation Consulting, 530 Rockdale Drive, San Francisco, CA 94127

*P9. Date Recorded: June 11, 2025

*P10. Survey Type: N/A

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List): _____

State of California The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 1797 D Street *NRHP Status Code 6Z
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B1. Historic Name: N/A
 B2. Common Name: 1797 D Street
 B3. Original Use: Single-family dwelling B4. Present Use: Vacant

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)
 1797 D Street was built in 1916, presumably by its first owner, Martin H. Sorensen, who was a self-employed carpenter. The vertical addition containing one bedroom was built between 1916 and 1931. The back porch was enclosed at an unknown date. The vinyl windows were installed Ca. 2005.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: There are three utilitarian sheds on the property of unknown origin.

B9a. Architect: N/A b. Builder: Martin H. Sorensen (attributed)

*B10. Significance: Theme Community Planning and Development Area Fairview

Period of Significance N/A Property Type Residential Applicable Criteria N/A
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

1797 D Street was built in 1916 by a Danish immigrant carpenter named Martin H. Sorensen for himself and his wife Adalena (Lena). Not long after building the four-room bungalow, Sorensen built a vertical addition containing a bedroom. He likely enclosed the rear porch around the same time. Martin and Lena Sorensen jointly owned 1797 D Street until December 1952, when Martin died. Lena lived at the property for another four years, until 1957, when a court order compelled her to sell it. The buyers were Roy A. and Helen Eaton, who had just moved to California from Oklahoma. Roy and Helen owned 1797 D Street for almost 47 years. Roy died in June 2002 and Helen in April 2003. Not long after Roy's death, Helen sold 1797 D Street to Erik Webber and Lisa Friedman. Erik and Lisa co-owned the property for a decade, until their 2012 divorce. Erik, an IT specialist, owned the property until his death in 2024. His estate sold the property to the Hayward Area Recreation & Park District in February 2025. 1797 D Street does not appear eligible for the California Register under any of the eligibility criteria for reasons discussed in depth in the sections below (See attached continuation sheets).

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

*B12. References:

B13. Remarks:

*B14. Evaluator: Christopher P. VerPlanck

*Date of Evaluation: June 11, 2025

(This space reserved for official comments.)



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*Recorded by: Christopher VerPlanck *Date June 11, 2025

Continuation Update

*P3a. Description (Continued)

Setting

1797 D Street is located in the unincorporated community of Fairview, California. Fairview, which adjoins Hayward to the west and Castro Valley to the north, is a formerly rural area that urbanized after World War II. Even today Fairview has a semi-rural character in parts of the community. United States Geological Survey (USGS) maps dating to the early twentieth century indicate that most houses in Fairview were widely spaced apart and surrounded by orchards and pastures. After World War II, Fairview began to urbanize, with individual single-family dwellings and small subdivisions popping up throughout the community. To the east of 1797 D Street is a row of eight single-family dwellings at 1807, 1815, 1821, 1837, 1843, 1851, 1857, and 1863 D Street. Constructed between 1925 and 1955, this row consists mainly of postwar California Ranchers, along with a few older Craftsman bungalows. Adjoining the subject property to the south and east is Sulphur Creek Nature Center at 1801 D Street. Founded in 1970, Sulphur Springs is an 8.64-acre nature preserve owned and operated by the Hayward Area Recreation and Park District (HARD). This park, which adjoins Sulphur Creek, consists of a parking lot, a wildlife rehabilitation center, and a visitor center. Adjoining the subject property to the west is a municipal reservoir belonging to the City of Hayward Water Department. This reservoir was built in 1931 on a 150' x 176' parcel that was originally part of the subject property. The boundary between the subject property and the reservoir is also the city limit of Hayward. To the south of the subject property is a condominium complex at 1776 Panda Way called "The Park." To the north of the subject property, on the opposite side of D Street, is a former church that was converted into a Sikh Gurdwara approximately a decade ago.

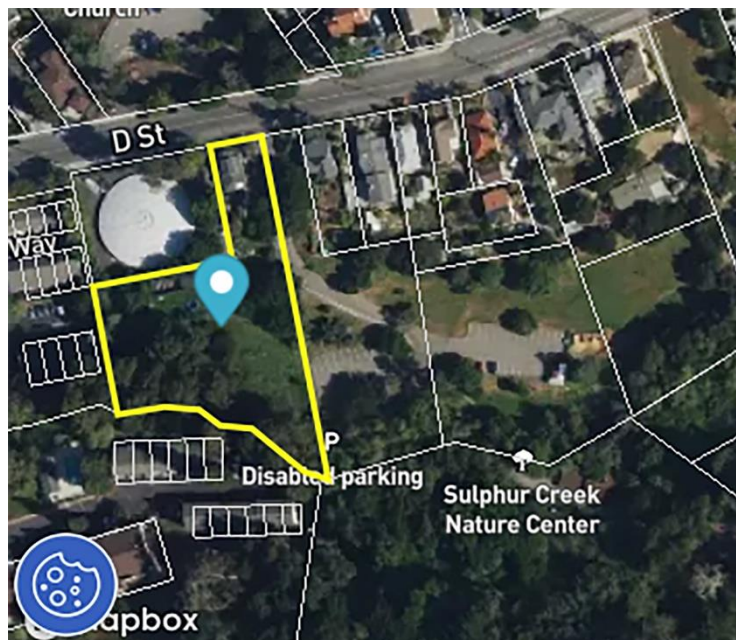


Figure 1. Aerial photograph showing 1797 D Street (in yellow).
Source: Property Shark

Site

As mentioned, 1797 D Street comprises 1.45-acres (Figure 1). The property is a "flag" lot, with the north property line having a little over 68 feet of frontage along D Street. In contrast, the east lot line is over 455 feet in length, spanning between D Street and Sulphur Creek. The south property line follows the meandering creek bed in a northwesterly direction toward the west property line. The west property line is a little over 168 feet long, forming the boundary between 1797 D Street and the adjoining condominium complex at 1776 Panda Way. The property line jogs eastward

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Continuation Update

176 feet along the south side of the reservoir, and then 150 feet northward back to D Street. The boundaries of the property are enclosed within chain link fencing.

The property slopes gently downhill from D Street, before descending quite steeply to Sulphur Creek. Most of the property is covered in non-native grasses and weeds, as well as a grove of native coast live oaks (**Figure 2**). There are also several exotic specimen trees. Driveways flank the dwelling to either side. The driveway on the east side leads back to a fiberglass shade pavilion and an older corrugated metal shed (**Figure 3**). This shed, which was likely originally a garage, has window openings within the gables. It appears to date to the early twentieth century. Located next to it is a redwood-clad shed with a shed roof (**Figure 4**). This shed, which probably dates to the late 1930s, has a plywood door on the north side and one window on the south side.



Figure 2. Oak grove near center of property, looking west.



Figure 3. Corrugated metal shed behind house, looking southeast.



Figure 4. Redwood shed behind house, looking south.

The driveway on the west side of the dwelling leads past a child's mud kitchen and a treehouse back toward a level area at the center of the property. Patches of concrete on the ground indicate that this area was once used for vehicle and/or equipment storage. Located next to this area, close to the west property line, is a garden enclosure surrounded by chain-link fencing (**Figure 5**). On the other side of the parking area is another redwood-clad shed with a corrugated metal roof (**Figure 6**). This shed, which is larger than the other two, was previously used for storage. Its exterior is punctuated by several hopper-sash windows and a door.

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Continuation Update



Figure 5. Parking area and garden enclosure, looking west.



Figure 6. Shed near southeast corner of the property, looking southeast.

Architectural Description

1797 D Street is a one-and-partial two-story, wood-frame, single-family dwelling designed in the Craftsman style. It occupies gently sloping ground with low concrete retaining walls defining the site. The house has a concrete perimeter foundation and a compound gable roof clad in composition shingles. The exterior walls are clad in painted wood shingles, although the crawlspace beneath the house is enclosed within wood lapped siding. Nearly all of the original double-hung wood windows have been replaced with non-historic vinyl sliders Ca. 2005. The only exterior ornament consists of the wood knee braces on the north and south sides of the house, as well as the front porch with its battered piers made of river rock and wood. 1797 D Street contains three bedrooms, a kitchen, a living room, a bathroom, and an enclosed rear porch that was evidently used as a dining room. The dwelling appears to be in poor condition.

North (Primary) Façade

The primary façade of 1797 D Street faces north (**Figure 7**). It is composed of three gable-roofed volumes, including the main part of the house, the front porch, and the vertical addition. The porch is supported by a pair of battered stone and wood piers (**Figure 8**). Angled knee braces support the overhanging eaves on the north end and exposed rafter tails support them on the east and west sides. The crawlspace beneath the porch is enclosed within lapped wood siding, and the porch gable is clad in vertical tongue and groove paneling. A low wood balustrade wraps around the north and west sides of the porch. On the east side, three concrete steps lead up to the porch, which has wood tongue-and-groove flooring. Fenestration at the first-floor level includes a vinyl slider at left, the original wood door at center, and a tripartite wood window at right. The door is articulated by eight small lites and it is protected behind a metal screen door added Ca. 1995 (**Figure 9**). The main part of the house terminates with a shallow-pitched gable roof detailed the same as the porch. The vertical addition is centered above the ridgeline. Shingled like the rest of the exterior, its north wall is articulated by a gridded vent. The addition terminates with a shallow-pitched gable roof that matches the other two on this elevation.

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*Recorded by: Christopher VerPlanck *Date June 11, 2025

Continuation Update



Figure 7. North (primary) façade, looking south.



Figure 8. Detail of front porch, looking west.



Figure 9. Front door.

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Continuation Update

West (Secondary) Façade

The west (secondary) façade of 1797 D Street faces the driveway and the City of Hayward's reservoir at 1785 D Street (Figures 10-11). It is four bays wide, including the previously described front porch. The next bay to the right of the porch contains a shallow, rectangular bump-out articulated by a tripartite wood window matching the window in the right bay of the primary façade. The next bay contains a non-historic vinyl slider. The fourth and final bay, which is part of the rear porch, contains another vinyl slider. The vertical addition is articulated by a pair of vinyl sliders on this elevation. The roof of the vertical addition features broad eaves supported by exposed rafter tails. Similar to the rest of the house, the addition is clad in painted shingles. Attached to the west façade are several utility meters and a tankless water heater.



Figure 10. West (secondary) façade, looking southeast.

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Figure 11. West (secondary) façade, looking northeast.

East (Side) Façade

The east façade of 1797 D Street faces the other driveway and the entrance to Sulphur Creek Nature Center (**Figures 12-13**). Similar to the west façade, it is four bays wide, including the front porch. Each of the two bays to the left of the front porch contain vinyl sliders within modified window openings. There is a third, and smaller, slider located between the bedroom windows, denoting the location of the bathroom inside the house. The fourth bay is also the east wall of the rear porch, which steps back from the rest of the east façade. This bay contains an older paneled wood door and a vinyl slider. At the second-floor level, the east wall of the vertical addition is articulated by a pair of vinyl sliders. Similar to the west façade, the east façade terminates with broad eaves supported by exposed rafter tails.

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Figure 12. East façade (front portion), looking west.



Figure 13. East façade (rear portion), looking northwest.

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South (Rear) Façade

The south (rear) façade of 1797 D Street faces the shade pavilion and two of the sheds. Similar to the primary façade, it is composed of three parts: the rear porch, the main body of the house, and the vertical addition (**Figure 14**). The rear wall of the porch is clad in painted shingles and lapped siding and it is punctuated by a fixed picture window. The rear wall of the main body of the house is also shingled, and it is articulated by a vinyl slider in the right bay and a wood louvered vent in the gable. The south wall of the addition also has a louvered vent. A sheet metal kitchen flue punctuates the eaves of the addition. Unlike the primary façade, there are no decorative knee braces or any other ornamental features on the south façade.



Figure 14. South (rear) façade, looking north.

Interior

1797 D Street is a five-room house containing a living room, a kitchen, three bedrooms, an enclosed rear porch, and a bathroom.¹ The interior has been remodeled many times. The only space that retains its original character is the living room, which has redwood wainscoting, an inglenook, and a built-in sideboard (**Figures 15-16**). The other rooms

¹ Bathrooms do not contribute toward room counts.

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are utilitarian in character and retain no significant character-defining features, including the three bedrooms, the kitchen, and the bathroom. The kitchen and bathroom both appear to have been remodeled in the early 2000s.



Figure 15. Living room, looking east toward inglenook.



Figure 16. Living room, looking east toward built-in sideboard.

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*B5. Architectural Style (Continued)

1797 D Street is designed in the Craftsman style, a style that flourished in the United States from 1905 until 1925. Although influenced by English designers, particularly the work of British architects M.H. Baillie Scott and Charles F.A. Voysey, the architectural forms developed in the United States were quite distinct from their European sources. Other domestic influences included the Eastern Shingle style, the Midwestern Prairie style, and California's own Mission Revival style. Traditional Japanese architecture and joinery also provided inspiration, especially in California. Architects and designers working in the Craftsman idiom rejected the florid eclecticism of the Victorian era, in particular the Queen Anne style. The style's name is derived from American furniture maker Gustav Stickley's magazine, *The Craftsman*, which first began publication in 1901.

Similar to the British Arts and Crafts movement, the American Craftsman style was dedicated to the premise that handcrafted materials handled in a "natural" way were superior to their mass-produced, machine-made counterparts. Honesty of construction was also celebrated, along with the rejection of superfluous ornament. However, unlike their British counterparts, Americans did not entirely reject mass-production, as Gustav Stickley and the makers of "kit" bungalows so ably demonstrated.²

Gustav Stickley had more to do with the popularization of the Craftsman style in the U.S. than anyone else. Although primarily a furniture designer/manufacturer, Stickley published house plans in *The Craftsman*, including the works of Harvey Ellis and Greene & Greene.³ Greene & Greene remains the best-known of the California Craftsman architects, and the publication of their signature "ultimate bungalows," including the Gamble and Blacker houses in Pasadena and the Thorsen House in Berkeley (**Figure 17**), disseminated the California Craftsman aesthetic throughout the nation. In Northern California, standard bearers of the style include architects such as Julia Morgan, Bernard Maybeck, Julius Schweinfurth, and Willis Polk.



Figure 17. Thorsen House, Berkeley.

² Mary Ann Smith, "The Beginnings of the Craftsman Empire," in *Gustav Stickley, The Craftsman* (Mineola, NY: Dover Publications, 1992).

³ Ibid.

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The Craftsman style can be summed up as a simple, wood-based aesthetic dedicated to emphasizing the materiality of the structure and the integration of building and site. Common features of the style include:

- Shallow-pitched gable roofs with wide eaves supported by knee braces and exposed rafter tails (sometimes with notched or chamfered ends), with wide barge boards attached;
- Monolithic cladding materials, including wood shingles, lapped siding, or stucco with very little applied ornament;
- Large front porches, either extruded or integral, often supported by knee braces and/or battered stone pillars;
- Massive brick or stone chimneys – sometimes incorporating stone from the building site;
- Double-hung wood windows with divided-lite upper sashes;
- Leaded-lite accent windows (sometimes containing colored glass);
- Paneled wood doors with divided-lite windows at the top;
- Informal rambling interiors paneled in redwood wainscoting with built-in fittings and fixtures.

Although Craftsman houses – and it was mainly a domestic style – can be found throughout the United States, the style is indelibly associated with California, where several of the most talented and prolific architects and builders worked. As expressed in California, the Craftsman style was perfectly adapted to the state’s indoor-outdoor lifestyle, mild climate, and availability of redwood. California was also where the traditional compartmentalized American house was discarded in favor of an informal open plan, where spaces flow naturally from one into another. The state’s benign climate also lends itself to the seamless integration of indoors and outdoors. The Craftsman style was well-suited for this shift, with its broad porches and terraces, as well as semi-enclosed “sleeping porches” for slumbering on hot summer nights. Although redwood had been widely used in California’s Victorian buildings, it was usually either painted or faux-finished to resemble more-expensive hardwoods. However, California’s Craftsman architects and builders embraced redwood, using its dark reddish tones in wainscoting, trim, and built-ins. Oak continued to be used for flooring and gumwood was often used for built-ins and decorative trim.

California is also where the high-style Craftsman aesthetic of Greene & Greene and Julia Morgan filtered down to the ranks of everyday building contractors, many of whom co-opted aspects of high-style bungalows for their tracts of mass-produced, low-slung “California bungalows” that were built in the “flats” of Oakland, Berkeley, Stockton, Los Angeles, and pretty much any other California community of any size that urbanized during the early twentieth century (**Figure 18**). In addition to contractors, several companies, including Aladdin, Sears-Roebuck, and Pacific Ready Cut Homes, manufactured pre-cut “kit” or “mail order” bungalows that could be shipped by rail or truck and assembled wherever the buyer owned a lot.

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The heyday of the Craftsman style was 1905 to 1925. By the middle of the Roaring Twenties, it began to fall out of favor as traditional Period Revival styles began to capture the imagination of American homebuyers, especially the Spanish Colonial, Tudor Revival, and the Mediterranean styles. By this time America’s fascination with Hollywood and the prosperity of the decade led them to look for more fantasy and whimsy in their homes. The Craftsman style was too earnest and modest for many Americans, causing the style to fall out of favor. However, the Craftsman aesthetic never fully disappeared, and interest in it began to re-emerge during the 1970s and 1980s, as many of the early “ultimate” bungalows by Greene & Greene and others were restored. Today there is an entire cottage industry dedicated to people who want to restore their Craftsman homes.



Figure 18. Quintessential California bungalow in Berkeley.

*B6. Construction History (Continued)

Concise History of Hayward: 1776 to 2025

The Chochenyo Ohlone people have inhabited Alameda County for millennia, subsisting by hunting, fishing, and foraging for roots, seeds, and plants along the creeks and shorelines of San Francisco Bay. The Yrgin tribe inhabited present-day Hayward, Castro Valley, Fairview, Cherryland, and San Lorenzo. Their primary villages were located in what are now downtown Hayward, Holy Sepulchre Cemetery, and near Diramaderos Springs adjoining San Lorenzo Creek.⁴ Their traditional way of life was forever transformed by the arrival of Spanish Franciscan missionaries during the last quarter of the eighteenth century. The Spanish converted most of the Yrgin tribe to Christianity and induced them to relocate to Mission San José in present-day Fremont. There, the *conversos* were forced to give up their traditional livelihoods and work on behalf of the mission: herding cattle and sheep, cultivating crops, and manufacturing clothing, furniture, and various handicrafts. Although the Spanish authorities envisioned the missions as a short-term means to improve its tenuous hold over Alta California by converting the indigenous Californians into loyal Spanish subjects, the system was an outright disaster for the Ohlone. In addition to having their language, culture, and religion suppressed, thousands perished from exotic diseases to which they had no resistance, as well from overwork, overcrowding, and malnutrition.

⁴ Robert Phelps and the Hayward Area Historical Society, *Images of Early America: Early Hayward* (Charleston, SC: Arcadia Publishing, 2004), 10.

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México won its independence from Spain in 1822, and as the successor state to the Viceroyalty of New Spain, México inherited its territories, including Alta California. In 1833-34, the Mexican government secularized the Franciscan missions in Alta California and began systematically stripping them of their accumulated wealth and landholdings, which were then redistributed to favored individuals. In 1839, a prominent *Californio* named Guillermo Castro built an adobe on the site of Hayward's old City Hall. He was married to María Luísa Peralta, daughter of Luís Peralta, the owner of Rancho San Antonio in present-day Oakland. Guillermo Castro then filed a claim to the 26,722-acre Rancho San Lorenzo, which adjoined his father-in-law's rancho to the south. In 1841, Governor Juan Alvarado formally granted Rancho San Lorenzo to Guillermo Castro. The land grant encompassed all of present-day Hayward, as well as the unincorporated communities of San Lorenzo, Castro Valley, Cherryland, Fairview, Ashland, and the mountainous back country encompassing Crow, Cull, and Palomares canyons.⁵

Similar to most other Californio *rancheros*, Castro ran cattle on his vast holdings, selling cured cattle hides, dried beef, and tallow to European and American merchants. He employed over 150 Mexican and Indian *vaqueros* to manage his livestock.⁶ Once a year, his *vaqueros* rounded up the cattle and slaughtered many of them to produce the hides, beef, and tallow that he sold for export. Foreign traders sailed into San Francisco Bay to trade manufactured goods and luxury items for these goods.

The U.S. conquest of California in 1846 greatly affected elite Mexican and Californio *rancheros* like Guillermo Castro. Although the Treaty of Guadalupe-Hidalgo guaranteed the land rights of Mexican citizens in the newly conquered territories, the U.S. government created the U.S. Land Commission to adjudicate the land titles and boundaries of these landholdings. The process was exceedingly difficult (the commission conducted its proceedings exclusively in English) and expensive, requiring the retention of English-speaking lawyers, who often took payment in the form of land. In addition, the American migrants who flooded into California during the Gold Rush frequently did not respect Spanish or Mexican land grants, settling wherever they pleased. Indeed, in 1851, William Hayward – for whom Hayward is named – unknowingly settled on Castro's land in Palomares Canyon.⁷

William Dutton Hayward was born in Massachusetts on August 31, 1815. Raised on a farm in the small town of Hopkinton, Hayward later moved to Georgetown, where he worked in a shoe factory. In 1836, he married Louisa Bartlett, who two years later gave birth to a daughter named Sarah Louise Hayward. Louisa died in 1840.⁸ Nine years later, Hayward, who was still a widower, came to California during the Gold Rush. Failing to find his fortune, Hayward squatted on Guillermo Castro's land in Palomares Canyon. After Castro evicted him, Hayward made Castro a pair of fine leather boots. Impressed with Hayward's skills, Castro sold Hayward 40 acres of land. However, Castro required Hayward to live near his own adobe in what is now downtown Hayward. Hayward built a store and opened a dairy, succeeding in both of these ventures.⁹

⁵ Eden Writers, *Hayward...The First Hundred Years* (Hayward, CA: Hayward Centennial Committee, 1975), 2.

⁶ Eden Writers, 3.

⁷ Phelps et al, 15.

⁸ Eden Writers, 6.

⁹ Eden Writers, 6-7.

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Hayward's growing node of commerce inspired Castro to plat a townsite. The town, which Castro called San Lorenzo, consisted of 28 rectangular blocks laid out around a central plaza (now Hayward Heritage Plaza). The town of San Lorenzo, which comprises much of present-day downtown Hayward, included Main Street, Castro Street (now Mission Boulevard), Watkins Street, and West Street (now Atherton Street). These streets were intersected by several others originally named for American statesmen. They are known today as A, B, C, D, and E streets.¹⁰

In 1864, after losing most of his fortune in a poker game, Guillermo Castro decided to move himself and his family to Chile. Before leaving town, Castro sold the bulk of his remaining land to William Hayward and Faxon Dean Atherton. Not long after, Hayward built a prominent hotel on his property in San Lorenzo. As the town continued to take shape around Hayward's hotel, residents petitioned authorities for a post office. They also wanted to rename the town "Hayward" – after its most prominent citizen. However, the U.S. Postal Service refused to name the town after a living person. For some time, the town was known as "Haywood," but in 1876, when the town incorporated, it was renamed "Haywards" (without an apostrophe).¹¹

Haywards grew steadily over the last quarter of the nineteenth century. In 1865, A.A. Cohen, Faxon Dean Atherton, and several others financed and built the San Francisco, Alameda & Haywards Railroad. Haywards' station was located across from the Plaza on Watkins Street. In 1869, this line was absorbed into the Central Pacific Railroad, making Haywards a stop on the first transcontinental railroad.¹² In addition to its rail links, Haywards' strategic location at the intersection of El Camino Real (now Mission Boulevard) and the east-west county road through Dublin Canyon (now Castro Valley Boulevard and Dublin Canyon Road) made it an important transportation node for travelers and the shipment of agricultural goods.



Figure 19. Edén Township, 1878; red arrow indicates location of Haywards (Hayward).

Endowed with rich topsoil and ample water from San Lorenzo Creek, Edén Township, which included present-day Hayward, San Leandro, Castro Valley, Ashland, Cherryland, Fairview, and San Lorenzo, became an important agricultural center. During the last quarter of the nineteenth century, Haywards became known for its apricot and cherry orchards, as well as its poultry ranches.¹³ Thompson & West's 1878 Map of Alameda County shows Haywards located near the center of Edén Township (Figure 19). Other settlements included San Leandro, San Lorenzo, Mt. Eden, and Eden Landing.

¹⁰ Phelps et al, 14.

¹¹ Phelps et al, 14. The final s in Haywards was dropped in 1911, which is when Hayward adopted its present name.

¹² Eden Writers, 14.

¹³ Eden Writers, 12.

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In 1895, the Hunt Brothers Cannery opened on B Street between downtown Haywards and San Francisco Bay to process Eden Township's bountiful agricultural output. For several decades the cannery, along with Leslie Salt Co., was the town's biggest industry.¹⁴

Well into the twentieth century, the built-up section of Haywards barely extended beyond Guillermo Castro's original 1856 townsite. At some point between 1864 and 1876, the townsite was extended to the north and east, with the addition of 1st (now Foothill Boulevard), 2nd, 3rd, and 4th streets. The 1899 USGS Map for Eden Township shows the extent of the town, with the heaviest development along Watkins, Castro, and Main streets, as well as intersecting blocks of A, B, C, and D streets (Figure 20). Most of the commercial development was located along Main and Castro streets. A and B Street extended toward the southwest to the train station. In addition, A, B, D, and E streets had been extended in a northeasterly direction into the valley on the south side of San Lorenzo Creek. Meanwhile, what is now Fairview was entirely rural, consisting for the most part of small fruit and poultry ranches.

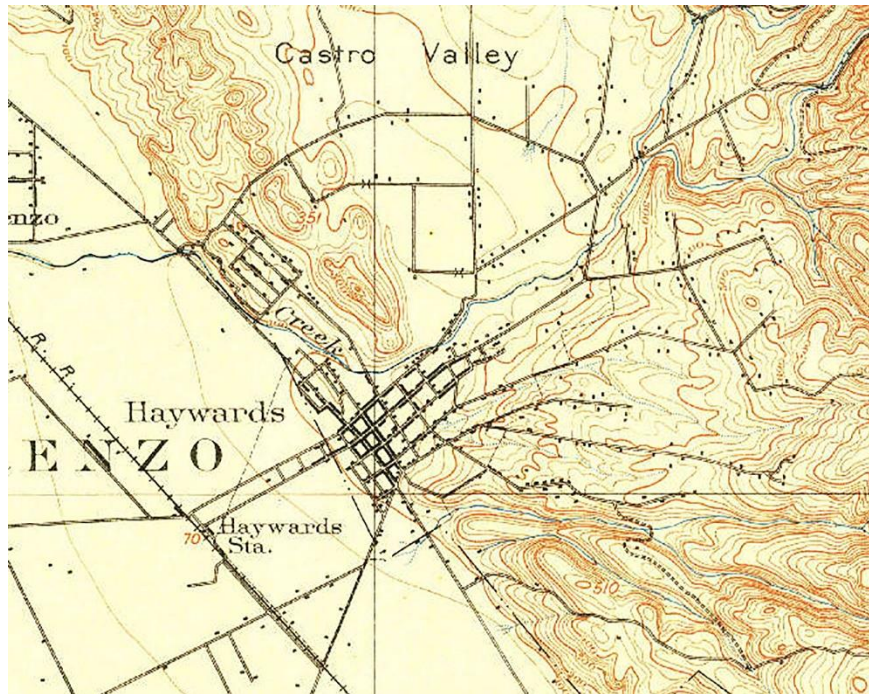


Figure 20. 1899 USGS Map showing Haywards (Hayward).
Source: U.S. Geological Survey

What is now Hayward has always been an ethnically diverse area. Beginning with Indigenous and Mexican roots, the town attracted many New Englanders during the Gold Rush. During the last quarter of the nineteenth century, the Mt. Eden Township attracted several thousand Portuguese immigrants – mainly from the Azores. Portuguese remained the dominant ethnic group in the area well into the twentieth century.¹⁵ Other important immigrant groups included the Danes, Japanese, Mexicans, and later, "Okie" migrants from the Midwest.

¹⁴ Eden Writers, 76.

¹⁵ Phelps et al, 56.

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Haywards' population began to grow rapidly after the turn of the twentieth century. The 1906 Earthquake provided a big bump, with almost one thousand people moving to the town. In 1910, the town's population was 2,746. That same year the final "s" was dropped and Haywards became known as Hayward. One decade later, Hayward's population reached 3,487.¹⁶ Growth was enabled in part by the widespread adoption of the automobile, which decoupled housing from access to mass transit. As demand grew, many longtime ranchers sold and/or subdivided their land, including the descendants of pioneer rancher William Meek. Most of Meek's three-thousand-acre ranch eventually became the unincorporated community of Cherryland.¹⁷

Hayward's population grew by almost 60 percent between 1920 and 1930, increasing from 3,487 to 5,530.¹⁸ Much of the new development occurred on the fringes of downtown Hayward, especially on the north side closer to San Leandro – the largest community in Eden Township. Growth slowed somewhat during the 1930s, with Hayward's population reaching 6,736 in 1940. During this decade, many of the newcomers were Dust Bowl refugees from Oklahoma, Texas, and Arkansas. The Depression also brought several major infrastructure projects to fruition – most courtesy of the Works Progress Administration (WPA) – including a new city hall, a new downtown post office, the Bret Harte School, and the Hayward Plunge – a public swimming pool.¹⁹

World War II ushered in tremendous change to the Bay Area, including Hayward. High-paying jobs at the region's many shipyards lured tens of thousands of workers, including many African Americans from the Mississippi Delta Region. Although most moved to San Francisco, Oakland, and Richmond, Hayward's Russell City became a predominantly African American enclave during the war. Tragically, World War II also brought about the incarceration of Hayward's thriving Japanese American community in remote desert concentration camps. Hayward's flower farming industry – which was dominated by Japanese Americans – was heavily affected.²⁰ Still, Hayward's population grew significantly during and immediately after the war – more than doubling to 14,272 in 1950. Some of the new growth in Hayward occurred as a result of annexation, but much of it was the result of suburban development.²¹

By 1950, urbanization in Eden Township had finally linked San Leandro and Hayward together. In part this was due to the construction of a vast new suburban community called San Lorenzo. In 1944, the U.S. Navy contracted with the David D. Bohannon Company to build a master-planned community for defense workers within the unincorporated area between San Leandro and Hayward.²² Similar to many other suburban developments of the time, properties sold in San Lorenzo came with racial covenants restricting residency to members of the "White" or "Caucasian" race. Castro Valley, an unincorporated area of ranches and farms adjoining downtown Hayward to the northeast, also began to suburbanize during the postwar era. Largely built out, downtown Hayward for a time

¹⁶ U.S. Census Bureau.

¹⁷ Phelps et al, 57.

¹⁸ U.S. Census Bureau.

¹⁹ Eden Writers, 92-3.

²⁰ Eden Writers, 101.

²¹ Eden Writers, 145.

²² Elaine Stiles, "Every Lot a Garden Spot: 'Big Dave' Bohannon and the Making of San Lorenzo Village."

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remained the retail center of southern Alameda County until it was dethroned by shopping malls in the 1960s (**Figure 21**).

Annexations and accompanying development gradually expanded Hayward into the rest of Eden Township during the 1950s and 1960s. Between 1950 and 1970, Hayward's population first doubled and then quadrupled, leaping upward to 93,058 in 1970. During this era, much of the remaining farmland in the southern and western parts of Eden Township was subdivided and developed, including the neighborhoods of Fairway Park, Harder-Tennyson, Glen Eden, Tennyson-Alquire, and Mt. Eden. Suburban development also began to creep into the canyons and ridgelines east of downtown, including Hayward Highlands and the unincorporated community of Fairview. However, the development of Fairview was hampered by the relatively small lot sizes and irregular terrain.²³



Figure 21. Downtown Hayward, 1956.
Source: Hayward Area Historical Society

The postwar period increased the amount of commercial development in Hayward. As people became more dependent on their automobiles, they became more reluctant to shop in downtown Hayward, where parking was harder to find. Increasingly shopping, eating, and socialization occurred in sprawling new malls, such as Southland Shopping Center, which opened in 1964.²⁴ Built around the same time, California State University, Hayward (now Cal State East Bay) opened in the hills south and east of downtown Hayward. Embracing modernity, Hayward opened a new high-rise city hall in 1969. With ever-increasing traffic, the Bay Area Rapid Transit district (BART) built what was then a state-of-the-art commuter rail system in the central Bay Area. BART began operating in Hayward in 1972, with stations located in downtown and in South Hayward.

The closing of the Hunt Brothers Cannery in 1981 symbolized the end of Hayward's agricultural sector. By this time, Hayward had fully transitioned from a small town surrounded by thousands of acres of farms and ranches into a large bedroom community for Oakland, San Francisco, and increasingly Silicon Valley. Hayward also became an impressive industrial hub, with a vast belt of warehouses and industrial parks lining the bayfront west of Clawiter Road and Industrial Boulevard. Hayward achieved effective build-out in the flatlands in the 1980s, leaving the hills and canyons east of downtown as the only room for expansion. Between 1980 and the present day, there has been a substantial amount of planned-unit residential development in this area, including Stonebrae and Five Canyons.

²³ Eden Writers, 108-9.

²⁴ Eden Writers, 110.

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With open space increasingly at a premium, the Hayward Area Recreation and Park District (founded in 1944), has acquired, built, and currently operates 73 parks in the City of Hayward and in the surrounding unincorporated communities of Ashland, Castro Valley, Cherryland, Fairview, and San Lorenzo. The East Bay Regional Park District also operates several large open space reserves in and around Hayward, including Don Castro Regional Recreation Area, Garin Regional Park, and Dry Creek Pioneer Regional Park.

By the end of the twentieth century, Hayward had long ceased to be a white-majority city, with only 30 percent of the city's residents claiming white non-Hispanic origins in the 2000 Census. One of the USA's most diverse cities, Hayward presently has a population of around 160,000. Of this figure, around 41 percent are Latino, 30 percent Asian, 13 percent white, 8.5 percent African American, four percent mixed-race, and three percent Pacific Islander.²⁵

Fairview

Fairview is one of the unincorporated areas adjoining Hayward. Encompassing a portion of the hilly canyon and ridge zone between downtown Hayward and Palomares Canyon, Fairview is a low-density suburban neighborhood with a semi-rural character in parts. It is bounded by Hayward's Upper B Street neighborhood and Castro Valley to the west, Interstate 580 to the north, the unincorporated Five Canyons subdivision to the northeast, Five Canyons Park to the southeast, and Hayward's Hayward Highland neighborhood to the south (Figure 22). Fairview developed in tandem with Hayward during the late nineteenth and early twentieth centuries. However, it remained rural until the 1950s and 1960s, when most of Fairview's ranches were subdivided into house lots, subdivisions, and condominiums. Most of

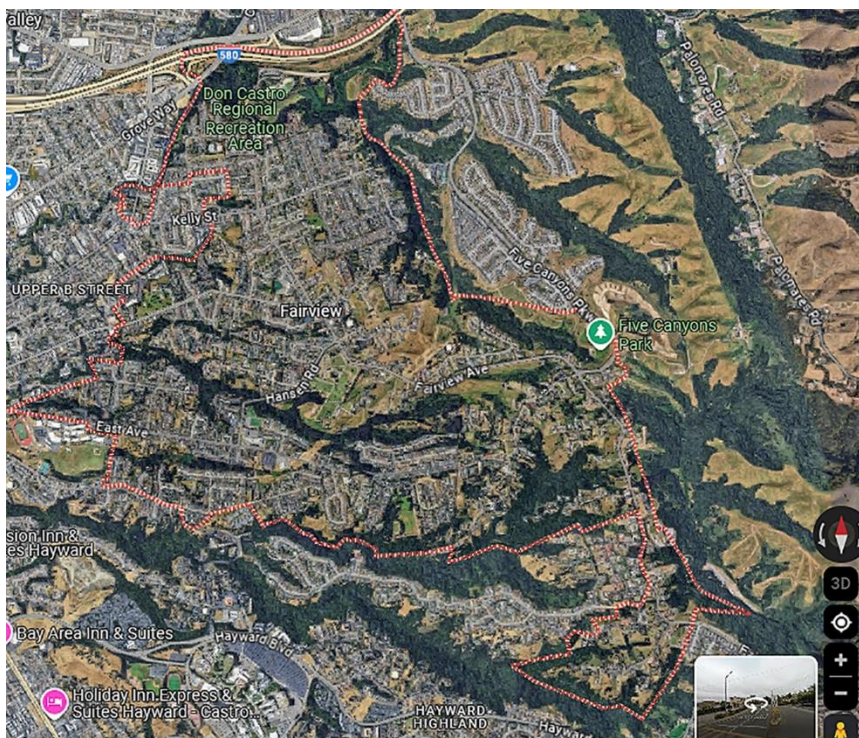


Figure 22. Fairview (outlined in red).

Source: Google Maps

²⁵ U.S. Census Bureau.

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Fairview's subdivisions are quite small, due in large part to the area's rugged topography. Today a few horse ranches, a vineyard, and some other rural properties remain.

The population of Fairview hovers around 10,000 within its roughly three-square-mile area. Although the population of Fairview is slightly whiter than Hayward as a whole, the community also has a long-established African American community dating back to the middle of the twentieth century. Fairview does not have its own commercial district, but it has many public open spaces, including San Felipe Community Park, Don Castro Regional Recreation Area, Lakeridge Park, East Avenue Park, and Sulphur Creek Nature Center. Fairview is also home to Lone Tree Cemetery, a local landmark where many of Hayward's pioneer residents are buried.²⁶

Construction of 1797 D Street: 1916

There is no surviving original building permit application on file for 1797 D Street at the Alameda County Public Works Agency. Record-keeping for unincorporated parts of many counties was traditionally very rudimentary, and building records – to the degree they were required at all – were frequently thrown out after a period of time. The Alameda County Assessor provides a construction date of 1916. Based on the dwelling's styling, it seems very likely that this date is accurate. Its builder was almost certainly the property's owner, Martin H. Sorensen. Sorensen, who was a self-employed carpenter, presumably built the house for himself and his wife Adalena (Lena) Sorensen.

The Sorensens, who married in 1909, initially lived in a now unidentified building on the subject property that was described by them as a "shack."²⁷ The Sorensens first appear on Sulphur Springs Road (an earlier name for this section of D Street) in the 1910 U.S. Census.²⁸ Martin purchased the originally two-acre property in 1900. This property was once part of a slightly larger 6.6-acre parcel belonging to Charles and Christine Puff (Figure 23). The Puffs purchased the land from Faxon Dean Atherton on December 27, 1878.²⁹ Atherton, who was a wealthy businessman and landowner, had purchased the land in 1864 as part of his acquisition of most of Guillermo Castro's Rancho San Lorenzo.



Figure 23. Puff Ranch, 1878.
Source: Thompson & West Atlas of Alameda

²⁶ Barry Miller Consulting, *Fairview Specific Plan: Background Report for Planning and Environmental Review* (Oakland, CA: December 2017).

²⁷ A note in the social pages of the March 2, 1900 *Hayward Review* describes a party that Sorensen held at the property at his "shack" on Sulphur Spring Heights, which appears to have been what the ridge adjoining Sulphur Creek was called at the time.

²⁸ 1910 U.S. Census for Eden Township, California, Enumeration District 31, Sheet 3. Properties in this part of Fairview did not have street numbers yet. Furthermore, this part of D Street has been known by several different names over the last 125 years, including Sulphur Springs Road, Cemetery Road, Fairview Avenue, and D Street.

²⁹ Alameda County Recorder's Office, Property records on file for 1797 D Street.

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Martin H. and Lena Sorensen: 1916 to 1957

Martin Henry Sorensen was born November 5, 1880 in Denmark.³⁰ His parents were Niels and Alberta (née Madsen) Sorensen. Niels immigrated to the U.S. in 1874. He returned to Denmark in 1879 to marry Alberta, and Martin was born there a year later. Niels returned to Hayward in 1882, along with Alberta and Martin. According to the 1900 U.S. Census, the family lived on a farm in Mt. Eden Precinct No. 2, a rural area of Eden Township. Niels was a farmer and Alberta was a housewife. They had just one child – Martin – who was 19 at the time and living at home. Martin was a self-employed carpenter.³¹

Martin attended local schools up until the eighth grade. He began working as a carpenter as a teenager – a common vocational choice for a young male Scandinavian immigrant. Martin was an avid hunter, and local newspapers frequently reported on Sorensen’s hunting trips. He and his friends belonged to the Allapaloo Club, which owned a remote game ranch in the Livermore hills. Martin Sorensen was also a member of the Dania Society, a local Danish fraternal organization in Hayward that was popular with immigrant and first-generation Danes.³² In addition, Martin was active in the Native Sons of the Golden West (NSGW), a fraternal society for California pioneers and their descendants. Martin served as the president of the Hayward chapter of the NSGW in 1909.³³ Martin socialized with people from many different backgrounds, including native-born Americans, Portuguese, and Danish Americans, including his future wife, Lena Christiansen.³⁴

Adalena (Lena) Christiansen was born December 28, 1884 in Hayward to a Danish father named Fredrik Christiansen and an American mother named Mary J. Dawson.³⁵ Lena was raised on the family’s farm in Eden Township. The family lived in the same area as the Sorensens, so it is possible that they knew each other as neighbors and/or through the Dania Society.³⁶ The couple married in Hayward on October 4, 1909.³⁷ The 1910 U.S. Census records the Sorensens living on their property on Sulphur Springs Road. Martin Sorensen, age 29, was a house carpenter. Lena, age 25, was a housewife. Also living on the property was Martin’s 68-year-old mother, Alberta Sorensen.³⁸

Martin and Lena built 1797 D Street in 1916 and moved in shortly thereafter. The 1920 U.S. Census records them living in their new house on Fairview Avenue (the street name changed Ca. 1918). In that year the household consisted of Martin, age 39, and Lena, age 35. By this point Martin was a truck driver employed by Union Oil Company and Lena was a housewife. The couple had no children.³⁹ Contemporary newspaper accounts indicate that the Sorensens had a lot of friends and that they often entertained at their home on Fairview Avenue. They would make

³⁰ U.S. Army Draft Board, World War I Draft Registration Records, for Martin H. Sorensen.

³¹ 1900 U.S. Census for Mt. Eden Precinct 2 in Eden Township, Enumeration District 329, Sheet 11.

³² “Activities of the Lodges,” *Hayward Review* (October 10, 1902), 2.

³³ “Installed Officers,” *Hayward Review* (July 23, 1909), 1.

³⁴ Alameda County Marriage Records, for Martin H. Sorensen.

³⁵ California Death Index, 1940-1997, for Adalena Christiansen.

³⁶ 1900 U.S. Census for Mt. Eden Precinct 2 in Eden Township, Enumeration District 329, Sheet 8.

³⁷ Alameda County Marriage Records, for Martin H. Sorensen.

³⁸ 1910 U.S. Census for Eden Township, Enumeration District 31, Sheet 3B.

³⁹ 1920 U.S. Census for Fairview Precinct, Eden Township, Enumeration District 149, Sheet 12B.

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dinner, host card games, dance, or sit around and talk in front of a fire outside on their expansive two-acre property.⁴⁰

The 1930 U.S. Census records Martin and Lena Sorensen at their home at 471 Fairview Avenue. The property was assigned this street number Ca. 1925. In 1930, the household consisted of Martin, age 49, and Lena, age 43. Martin was still employed by Union Oil Company as a truck driver and Lena was still a housewife. The couple's property was valued at \$7,500, a figure that was somewhat below average for this part of the Fairview community.⁴¹

In the fall of 1930, Martin and Lena Sorensen sold a little over half an acre of their two-acre parcel to the City of Hayward for a reservoir.⁴² The site, which the City eventually annexed, was presumably selected due to its prominent elevation and its proximity to downtown Hayward. The City also purchased a 100-foot-wide right-of-way for a spillway from the Sorensens. It is not known whether this spillway was ever built because there is no sign of it on the property today. The 1,000,000-gallon reservoir, which still exists, was constructed by Jones & King for \$10,500.⁴³

Photos at the Hayward Area Historical Society that document the construction of the reservoir clearly show the subject property in the background of several shots. These photos indicate that the 1916 bungalow looked much as it does now (**Figure 24**). Taken only fifteen years after the house was built, the 1931 photographs indicate that the rear porch had already been enclosed and that the vertical addition had been built. The exterior of the house was shingled, as it is today, but the shingles had not been painted. Originally the house was fenestrated largely with double-hung wood windows. The only exception was the living room, which had two large tripartite windows consisting of two operable casements flanking a central picture window. It is not known when the double-hung wood windows were removed, but the existing vinyl slider windows were likely installed Ca. 2005.

The 1931 construction photographs also illustrate several outbuildings behind the house, including a garage/car port at the end of the east driveway (no longer extant) and a tankhouse that was located directly behind the house (no longer extant) (**Figure 25**). The existing corrugated metal shed along the east property line appears to be in the photo, but the structure is partially obscured by the tankhouse and a large tree. The photos show a wood-clad shed behind the tankhouse. This shed may be the one that is now next to the corrugated shed, but it is not in the same location and it does not have the same orientation that it has now, suggesting that it was either built later or moved to its present location at a later date.⁴⁴ The other wood-clad shed near the southeast corner of the property is not visible in the photographs. The photographs also illustrate a pair of large poultry barns on the adjoining property to the east, which is now part of the Sulphur Creek Nature Center.

⁴⁰ "Six Gunners go Hunting and Return with Six Bucks," *Hayward Review* (August 3, 1929), 12.

⁴¹ 1930 U.S. Census for Eden Township, California, Enumeration District 1-249, Sheet 1A.

⁴² "New Reservoir Plans will be Prepared Soon," *Hayward Review* (January 22, 1931), 1.

⁴³ "Contract for Reservoir Let," *Oakland Tribune* (February 20, 1931).

⁴⁴ A tankhouse is a vernacular building type resembling a small tower consisting of one or more stacked rooms beneath a water tank. The tank is placed at the highest point of the structure to ensure adequate water pressure. The rooms below were often used as bedrooms and/or for storage. Tankhouses were once common in rural communities throughout California. Most were eventually demolished or allowed to collapse on their own after a property was hooked up to municipal water service.

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Figure 24. 1797 D Street in 1931, showing the subject property.
Source: Haward Area Historical Society, Collection No. 79.033.8163m



Figure 25. 1797 D Street in 1931, showing the subject property.
Source: Hayward Area Historical Society, Collection No. 79.033.8163d

A series of aerial photographs taken in 1939 illustrate the subject property eight years following the construction of the municipal reservoir (**Figure 26**). Although somewhat indistinct, the photographs show the house at the front of the lot. Other structures that appear include the extant corrugated metal-clad shed and the extant wood-clad shed behind the house, the extant wood-clad shed near the southeast corner of the property, as well as what appears to be a garage to the left of the latter shed (no longer extant). These photographs indicate that the tankhouse had been removed—possibly due to the fact that the Sorensens had access to city water. Apart from several eucalypts behind

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the house and a corridor of oaks and sycamores lining Sulphur Creek, the Sorensens' property was free of trees and shrubs. The 1939 aerials indicate that 1797 Fairview Avenue (the street number changed in 1935) was one of many rural properties like it in this part Fairview. Most of the surrounding properties were two to five-acre spreads consisting of pasture and/or groves of fruit trees, a house, and multiple outbuildings.



Figure 26. Aerial photograph showing 1797 Fairview Avenue (now D Street) in 1939.

Source: Hayward Area Historical Society

Recorded one year after the 1939 aerial photographs were taken, the 1940 U.S. Census records Martin and Lena Sorensen at 1797 Fairview Avenue. Martin, age 59, was no longer a truck driver. Instead, he listed his occupation as "laborer" doing "odd jobs." Lena, age 54, was still a housewife. The value of their property was listed as \$1,500, which was quite a bit lower than the neighboring properties.⁴⁵ It seems that in addition to working as a day laborer, Martin (and likely Lena) used the property for some type of agricultural purposes because Hayward city directories list Martin's occupation as a farmer between 1945 and 1950.⁴⁶ Martin eventually got his old job back. The 1950 U.S. Census indicates that Martin, age 69, was again working as a truck driver for Union Oil Company. Meanwhile, Lena, age 64, was still a housewife.⁴⁷

⁴⁵ 1940 U.S. Census for Eden Township, Enumeration District 1-60, Sheet 6A.

⁴⁶ 1948 Hayward City Directory.

⁴⁷ 1950 U.S. Census for Eden Township, California, Enumeration District 1-119, Sheet 15.

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Martin H. Sorensen died two years later on December 1, 1952. He was 72 years old.⁴⁸ Martin left his interest in 1797 Fairview Avenue, as the property was still known, to Lena.⁴⁹ Lena Sorensen lived at 1797 Fairview Avenue for another five years, but her health was evidently declining because on March 22, 1957, the Superior Court of California declared her incompetent and ordered the property put up for sale. Martin and Lena had no children, so the property did not go to any family members. In April 1957, Roy A. and Helen E. Eaton bought 1797 D Street (the address was changed Ca. 1957) from Lena Sorensen.⁵⁰ Lena lived another four years in a care home. She died on April 15, 1961.⁵¹

Roy A. and Helen E. Eaton: 1957 to 2002

Roy Alfred (Sonny) Eaton was born September 10, 1917 in Ada (Pontotoc County), Oklahoma.⁵² Roy was raised in Midland Township by his parents, William and Nellie Eaton. Roy's father was a farmer and his mother was a housewife.⁵³ Roy was the oldest of three children; his younger siblings were named Raymond and Richard. Roy attended two years of high school before dropping out to become a plumber. Ca. 1939, Roy married Marjorie Lou Jeter, who was also from Pontotoc County. According to the 1940 U.S. Census, Roy, age 23, was a letter carrier employed by the U.S. Postal Service. His wife, Marjorie, was a 20-year-old housewife. They had a one-year-old son named Roy, Jr. At that time the family lived at 1017 North Ash Street in Ada.⁵⁴ Marjorie eventually gave birth to two daughters: Mildred and Maxine Eaton.⁵⁵

Roy Sr. served in the U.S. Army during World War II, enlisting March 14, 1944 at Fort Sill, Oklahoma.⁵⁶ He was honorably discharged a year later, in 1945. On March 26, 1946, Marjorie Lou Eaton died in a car crash in Ada. She was 26.⁵⁷ Roy remarried a year later, tying the knot with Helen Estelle Soward of Ada. According to the 1950 U.S. Census, Roy, Helen, and Roy's three children were living in the rural community of Maxwell, in Pontotoc County. In that year Roy, age 32, and Helen, age 29, were running a small grocery store in Maxwell.⁵⁸

Roy and Helen Eaton moved to California in 1957, shortly before they purchased 1797 D Street. It is not known why they moved to Hayward, but during the middle of the twentieth century many Oklahomans moved to California to join family members who had already moved to the state during the Dust Bowl. Indeed, Hayward, Fairview, and surrounding communities had a sizable population of "Okies." Oklahomans living in California tended to prefer rural

⁴⁸ California Death Index, 1940-1997, for Martin H. Sorensen.

⁴⁹ Alameda County Recorder's Office, Property records on file for 1797 D Street.

⁵⁰ Alameda County Recorder's Office, Property records on file for 1797 D Street.

⁵¹ California Death Index, 1940-1997, for Lena Sorensen.

⁵² U.S. Find a Grave Index, 1600s-Current, for Roy A. Eaton.

⁵³ 1910 U.S. Census for Midland Township, Oklahoma, Enumeration District 184, Sheet 4A

⁵⁴ 1940 U.S. Census for Ada, Oklahoma, Enumeration District 62-5, Sheet 2A.

⁵⁵ "Obituary: Marjorie Lou Eaton," *Ada Evening News* (March 26, 1946).

⁵⁶ U.S. Army, World War II Enlistment Records, 1938-1946, for Roy A. Eaton.

⁵⁷ "Obituary: Marjorie Lou Eaton," *Ada Evening News* (March 26, 1946).

⁵⁸ 1950 U.S. Census for Maxwell, Oklahoma, Enumeration District 62-40, Sheet 2.

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or semi-rural environments close to big cities, and Fairview fit the bill.⁵⁹ The Eatons were members of the Alta Vista Full Gospel Temple in Hayward.

Roy and Helen moved into 1797 D Street with their three children in April 1957. Their oldest child, Roy D. Eaton Jr., graduated from Hayward High School later that year. On August 22, 1958, Helen gave birth to a daughter named Marla. In 1960, Roy D. Eaton married Virginia F. Lipps in Hayward.⁶⁰ Tragically, Marla died on March 22, 1964.⁶¹ In May of that year, her classmates at the Markham School planted a tree in her honor in Fairview's D Street Park (now San Felipe Community Park), across the street from the Eaton family's home.⁶² In June of 1964, one of the Eaton's daughters, Maxine Eaton, married Michael Shoemake of Hayward.⁶³

In 1970, the Hayward Area Recreation and Park District (HARD) acquired the property next-door at 1801 D Street and converted it into a wildlife rehabilitation center and community park. Three years later, the Eatons began making plans to redevelop their 1.4-acre property with an apartment building.⁶⁴ Although located in unincorporated Fairview, the Hayward City Council voted to approve the project – perhaps because the City planned to annex the property if the development went forward.⁶⁵ However, the project was contested by neighbors and it never got off the drawing boards.

Roy and Helen Eaton lived at 1797 D Street for the rest of their lives. Roy died June 12, 2002 at the age of 84.⁶⁶ He left his interest in the property to Helen, and on November 15, 2002, she put the property into a trust administered by herself and her children. That same day she sold 1797 D Street to Erik V. Webber and Lisa Kari Friedman.⁶⁷ Helen Eaton died several months later on April 11, 2003 at the age of 82.⁶⁸

Erik V. Webber and Lisa K. Friedman et al: 2002 to 2025

Erik Vaughn Webber was born August 7, 1967 in Waterville, Maine.⁶⁹ He grew up in Waterville, graduating from Waterville High School in 1986. Nothing is known about his post-secondary education. Erik moved to California in the early 1990s, initially settling in Los Angeles. Erik was an IT support specialist, working at Bank of America in San Francisco from 2008 until 2017 and at Motiv Power Systems in Foster City from 2019 until 2023.⁷⁰

⁵⁹ The author comes from a family of Oklahomans who migrated to California in the 1920s.

⁶⁰ "Jackie Lipps to Wed Roy D. Eaton in Fall," *Hayward Daily Review* (August 1, 1960), 15.

⁶¹ California Death Index, 1940-1997, for Marla Eaton.

⁶² "Classmates to Honor Young Tot," *Hayward Daily Review* (May 20, 1964), 9.

⁶³ "Maxine Eaton-Michael Shoemake Say Marriage Vows in Hayward," *Hayward Daily Review* (June 7, 1964), 16.

⁶⁴ "Large Development on Council Agenda," *Hayward Daily Review* (January 8, 1973), 11.

⁶⁵ "Damp Flatlands Residents Ask Help," *Hayward Daily Review* (January 25, 1973), 32.

⁶⁶ U.S. Find A Grave Index, 1600s-Current, for Roy A. Eaton.

⁶⁷ Alameda County Recorder's Office, Property records on file for 1797 D Street.

⁶⁸ U.S. Find A Grave Index, 1600s-Current, for Helen E. Eaton.

⁶⁹ U.S. Public Records Index, 1950-1993, Vol. 1, for Erik V. Webber.

⁷⁰ LinkedIn profile for Erik V. Webber: <https://www.linkedin.com/in/erikwebber/>, accessed May 28, 2025.

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Erik Webber married Lisa Kari Friedman in the early 2000s. Lisa was born May 25, 1971 to Jules and Linda Friedman.⁷¹ Lisa was raised in suburban Denver. She later moved to Los Angeles, where she met Erik Webber. Erik and Lisa married not long before they purchased 1797 D Street in 2002. The couple had at least two children. Lisa filed for divorce on March 19, 2012 and their marriage was dissolved in December of that year.⁷² On November 6, 2012, one month before the divorce was finalized, Lisa Friedman deeded her interest in 1797 D Street to Erik Webber.⁷³ That same month, a woman named Arya A. Campbell acquired a 50 percent undivided interest in the property.⁷⁴ Arya's relationship to Erik is not known, but she co-owned the property for three years, until July 2015, when she deeded her interest to Erik Webber.⁷⁵

Erik Webber remained the sole owner of 1797 D Street from 2015 until his death in 2024. One year before his death, he put the property into a trust that included Lisa Friedman as one of the trustees. Lisa Friedman sold 1797 D Street to the Hayward Area Recreation and Park District on February 13, 2025.⁷⁶

A chain of title for 1797 D Street is included in **Table 1** below.

Document Reference	Date	Grantor	Owner/Grantee
<i>Oakland Daily Transcript</i>	May 27, 1872	Faxon Dean Atherton	Charles Puff (6 acres)
Superior Court of Alameda County	August 21, 1883	Estate of Charles Puff	Christina Puff, Annie Puff, and Emilia Puff (6 acres)
<i>Hayward Review</i>	March 2, 1900	Christina Puff, Annie Puff, and Emilia Puff	Martin H. Sorensen (2.08 acres)
<i>Hayward Daily Review</i>	January 22, 1931	Martin H. and Adalena (Lena) Sorensen	City of Hayward (.63 acres)
Alameda County Office of the Assessor-Recorder, Affidavit of Death	December 30, 1952	Martin H. Sorensen, deceased	Adalena (Lena) Sorensen (1.45 acres)
Superior Court of Alameda County	March 22, 1957	Adalena (Lena) Sorensen (declared incompetent)	Roy A. and Helen E. Eaton (1.45 acres)
Alameda County Office of the Assessor-Recorder, Affidavit of Death	November 15, 2002	Roy A. Eaton, deceased	Helen E. Eaton (1.45 acres)

⁷¹ U.S. Public Records Index, 1950-1993, Volume 2, for Lisa K. Friedman.

⁷² Trellis Law: <https://trellis.law/case/fdi12776697/lisa-kari-friedman-vs-erik-webber>, accessed May 28, 2025.

⁷³ Alameda County Recorder's Office, Property records on file for 1797 D Street.

⁷⁴ Alameda County Recorder's Office, Property records on file for 1797 D Street.

⁷⁵ Alameda County Recorder's Office, Property records on file for 1797 D Street.

⁷⁶ Alameda County Recorder's Office, Property records on file for 1797 D Street.

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Document Reference	Date	Grantor	Owner/Grantee
Alameda County Office of the Assessor-Recorder, Grant Deed	November 15, 2002	Helen E. Eaton	Eaton Trust (1.45 acres)
Alameda County Office of the Assessor-Recorder, Grant Deed	November 15, 2002	Eaton Trust Helen E. Eaton	Erik V. Webber Lisa K. Friedman (1.45 acres)
Alameda County Office of the Assessor-Recorder, Interspousal Transfer Deed	November 6, 2012	Lisa K. Friedman	Erik V. Webber (1.45 acres)
Alameda County Office of the Assessor-Recorder, Grant Deed	November 6, 2012	Erik V. Webber	Arya A. Campbell (50 percent) Erik V. Webber (50 percent) (1.45 acres)
Alameda County Office of the Assessor-Recorder, Grant Deed	June 23, 2015	Arya A. Campbell (50 percent) Erik V. Webber (50 percent)	Erik V. Webber (1.45 acres)
Alameda County Office of the Assessor-Recorder, Trust Transfer Deed	May 28, 2024	Erik V. Webber	Erik V. Webber Trust Lisa Kari Friedman Trust Webber Trust (1.45 acres)
Alameda County Office of the Assessor-Recorder, Grant Deed	February 13, 2025	Lisa Kari Friedman Trust Webber Trust	Hayward Area Recreation and Park District (1.45 acres)

Alterations

1797 D Street appears to have undergone comparatively few alterations over the course of the last 119 years. There are very few building records on file for the property and none that predate 2007. Due to the dearth of official records, this section is primarily based on field observations. The interior of the house has clearly undergone several remodels over time, with layers of finish materials dating to the 1910s, late 1950s, and early 2000s. Indeed, it appears that interior remodeling probably took place each time the property changed hands. Interior changes include new flooring materials, including carpeting and linoleum; replacement of kitchen and bathroom cabinetry and fixtures; and updates to wall and ceiling finishes, including gypsum board and spray-on acoustical finishes. Although the overall floorplan of the house has not changed, the interior finishes have been almost entirely replaced or concealed throughout the house. The only room that retains any semblance of its original design is the living room, which retains its original wood flooring beneath the carpeting; and unpainted redwood wainscoting, casework, and trim. Elsewhere, the rest of the rooms have later gypsum board walls and ceilings, and the ceilings are covered in spray-on acoustical "popcorn" treatments.

The second story appears to be a very early addition to the house, although it is detailed virtually the same as the rest of the house. Photographs taken of the property in 1931 indicate that the addition was already in place 15 years after the house was built. An examination of the roof framing in the attic strongly suggests that it was cut and

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modified to build the second story. In addition, the stair from the first to the second-floor level is very steep and placed in what was originally a closet in one of the bedrooms.

The back porch was probably originally unenclosed, similar to the front porch, but it has been enclosed since at least 1931. It appears that it was used as a dining room after being enclosed.

Most of the original double-hung wood windows have been replaced. The only original windows remain in the living room. The existing vinyl sliders were probably installed in the mid-2000s. The only other visible exterior alterations include the installation of a metal screen door in front of the original wood front door Ca. 1995 and the infilling of a small window in the kitchen at an unknown time.

There are only a few building permit applications on file for 1797 D Street at the Alameda County Public Works Agency. Most are for relatively small maintenance projects. The two most recent applications were submitted by HARD to demolish the house and all of the other structures on the property, as well as cleaning the site of all debris in preparation for adding the property to the adjoining Sulphur Creek Nature Center. All building permits are listed below in **Table 2**.

Application No.	Date Filed	Applicant	Scope/Cost/Builder
COD2007-01489	November 7, 2007	Erik V. Webber	Install canopy for inoperative vehicles, boats, and auto repair.
BLD2012-02318	November 7, 2012	Erik V. Webber	Repair gas leak in piping at house.
BLD2013-00253	February 4, 2013	Erik V. Webber and Arya Webber	Upgrade electrical service to 100 Amps and add four circuits to main panel.
BLD2018-01535	May 10, 2018	Erik V. Webber	Install roof-mounted photovoltaic system with 17 panels.
RQ25-00253	March 5, 2025	Hayward Area Recreation and Park District	Demolish and remove all structures on the property.
PLN2025-000329	March 10, 2025	Hayward Area Recreation and Park District	Historical Assessment Report request.

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*B10. Significance (Continued)

Alameda County Structure of Merit

1797 D Street is a "Structure of Merit" according to the Alameda County Planning Department. According to Section 17.62.060 of the Alameda County Planning Code, the criteria for a Structure of Merit are:

1. It represents in its location an established and familiar aesthetic character of the neighborhood or area; or
2. It materially benefits the historic, architectural or aesthetic character of the neighborhood or area; or
3. It is an example of a type of building that was once common but is now rare in its neighborhood, community or area; or
4. It is connected with a business or use which was once common but is now rare; or
5. It contributes to an understanding of the contextual significance of a neighborhood, community or area.⁷⁷

The property listing provides only the address (erroneously identified as 1797 Fairview Avenue) and a brief three-word description: "Bungalow with monitor."⁷⁸ No other information is provided as to why the property is a Structure of Merit. In addition to 1797 D Street, there are two other Structures of Merit in Fairview: a prominent Spanish Colonial Revival dwelling at 1578 East Avenue and Lone Tree Cemetery at Fairview Avenue and Hansen Road. Since there appears to be no supporting documentation as to why the property is a Structure of Merit, the author has provided an independent analysis of 1797 D Street for eligibility under each of the five criteria:

Criterion 1

1797 D Street does not qualify as a Structure of Merit under Criterion 1. Due to its large open lot and its location at the western entrance to Fairview, 1797 D Street may indeed be a familiar property to local residents, but it is not representative of the neighborhood as a whole and its modest Craftsman styling is not particularly notable.

Criterion 2

1797 D Street does not qualify as a Structure of Merit under Criterion 2. 1797 D Street is suggestive of the traditional rural heritage of Fairview before World War II, but the degree to which it "benefits" the neighborhood is debatable. Only the house is visible from the street; the three utilitarian outbuildings are all concealed from view behind the house and the reservoir that was built on a portion of the property in 1930-31. Furthermore, the most notable building that once existed on the site – the tankhouse – was demolished in the early 1930s. Fairview still has a substantial number of rural properties with potentially significant buildings, including dwellings, tankhouses, barns, corrals, etc., such as 23418 Maud Avenue, 3251-63 D Street, 3664 Old Quarry Road, and 22794 Woodridge Drive.

Criterion 3

1797 D Street does not qualify as a Structure of Merit under Criterion 3. As described previously, there is still a large number of rural properties in Fairview. Liberally sprinkled throughout Fairview, most of these rural properties are

⁷⁷ Section 17.62.050 of the Alameda County Planning Code.

⁷⁸ Alameda County Structures of Merit, PRHC, October 17, 2007.

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concentrated in the central and southeastern parts of the neighborhood, including along Fairview Avenue, Levine Road, Clover Road, and Arbutus Court. Craftsman bungalows, although not especially common in Fairview, are not rare either. There are several excellent examples, including 22794 Woodridge Drive and 3251-63 D Street, as well as three modest Craftsman bungalows located within a half-block of the subject property at 1807, 1815, and 1821 D Street.

Criterion 4

1797 D Street does not qualify as a Structure of Merit under Criterion 4. During all of its history, the owners and occupants of the property worked for others. No businesses are known to be associated with this property.

Criterion 5

1797 D Street does not qualify as a Structure of Merit under Criterion 5. Although the subject property may embody the general characteristics of a prewar, rural property in Fairview, it is far from the best example. The primary reason is that the original nineteenth-century house is no longer extant. In addition, the once visually prominent tankhouse was demolished in the 1930s following the construction of a large reservoir on a portion of the property.

Based on the analysis above, 1797 D Street does not appear eligible for listing in the Alameda County Register of Historical Resources as a Structure of Merit. Furthermore, it is not listed in the Alameda County Register of Historic Resources or any other historical register at the local, state, or national level.⁷⁹ Even if it did qualify as a Structure of Merit, it would not be a "historical resource" under the California Environmental Quality Act (CEQA) because the Structure of Merit criteria do not align with National or California Register criteria. California Register eligibility is the baseline for determining whether a property is a historical resource under CEQA.⁸⁰ The California Register uses four eligibility criteria that are closely based on the National Register of Historic Places (National Register). Accordingly, we have provided a separate analysis of the property's eligibility applying California Register criteria.

California Register of Historical Resources

The California Register is an authoritative guide to significant architectural, archaeological, and historical resources in the State of California. Resources are listed in the California Register through a number of methods. State Historical Landmarks from No. 770 onward and National Register properties (including both listed and formal determinations of eligibility) are automatically listed. The California Register may also include properties identified in historical resource surveys with California Historic Resource Status Codes of 1 to 5, as well as properties designated as local landmarks by municipal or county ordinance provided that the criteria used match National Register criteria. Properties may be nominated to the California Register by local governments, non-profit organizations, or private individuals. As mentioned, California Register eligibility is the minimal threshold for determining whether a property is a historical resource under CEQA.⁸¹

⁷⁹ California Office of Historic Preservation, Built Environment Resource Directory for Alameda County: https://ohp.parks.ca.gov/?page_id=30338, accessed June 11, 2025.

⁸⁰ California Public Resource Code Section 5021.1.

⁸¹ California Public Resource Code Section 5021.1.

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The eligibility criteria used by the California Register are closely based on those developed by the National Park Service for the National Register of Historic Places (National Register). In order to be eligible for listing in the California Register a property must be demonstrated to be significant under one or more of the following criteria:

Criterion 1 (Event): Resources that are 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.

Criterion 2 (Person): Resources that are associated with the lives of persons important to local, California, or national history.

Criterion 3 (Design/Construction): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

In the sections below, we evaluate the property for California Register eligibility under each of the four eligibility criteria.

Criterion 1

1797 D Street does not appear eligible for the California Register under Criterion 1 (Events). First, it is not associated with any individual events that have made an important contribution to local, state, or national history. Second, it does not have any significance in regard to the broad patterns of history that led to the foundation and subsequent evolution of the unincorporated community of Fairview. Constructed in 1916, likely by its first owner, Martin H. Sorensen, the modest Craftsman bungalow replaced an older dwelling on the parcel. The property is loosely associated with the context of rural residential development in Fairview during the early twentieth century. However, there are dozens of properties associated with this context, diluting the property's potential significance. The property is also not intact, having been subdivided in 1930 to build the adjoining reservoir, and more important, the loss of the prominent tankhouse that stood behind the house until the early 1930s.

Criterion 2

1797 D Street does not appear eligible for the California Register under Criterion 2 (Persons). The property has been owned by essentially three couples/individuals since the house was built in 1916. Although the previous owners and occupants doubtlessly made intangible contributions to their respective professional fields, families, and communities, none of these individuals were well-known at the time and none are known today for having made any lasting or significant contributions to local, California, or national history.

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Criterion 3

1797 D Street does not appear eligible for the California Register under Criterion 3 (Design/Construction). Originally built in 1916, 1797 D Street is a modest Craftsman bungalow. In terms of its appearance, it resembles a Sears-Roebuck mail order house known as "The Argyle." However, it does not exactly match this prototype, suggesting that its design was just inspired by it. In terms of its floorplan, exterior cladding materials, and ornament, 1797 D Street is clearly recognizable as a workingman's Craftsman bungalow – a building type widely constructed between 1915 and 1925 in communities across California, including Hayward. The vertical addition containing the third bedroom appears to be a later addition, although it was added not very long after the original construction. Although still recognizable as a Craftsman bungalow, 1797 D Street is not an especially good example, in part because it has been altered, but also because it is not particularly distinctive apart from its "monitor," which is a later addition. Inexpensively built, its only notable Craftsman features include its shallow-pitched gable roof supported by exposed rafter tails and angled knee braces and its porch supported by battered piers. It has few of the distinctive features of more evolved examples of the type, such as a brick foundation or chimney, decorative art glass windows, or any ornamental cladding materials such as clay tile, brick, or decorative shingle patterns. The property is *not* the work of a master builder or architect and it does *not* embody high artistic values.

Criterion 4

Analysis of 1797 D Street for eligibility under Criterion 4 (Information Potential), which deals mainly with archaeological resources, is beyond the scope of this report.

Conclusion

1797 D Street appears ineligible for designation as a Structure of Merit. It also does not appear eligible for listing in the California Register of Historical Resources under any of the eligibility criteria because it lacks architectural, historical, or cultural significance. As a property that appears ineligible for the California Register and that is not listed in the Built Environment Resource Directory for Alameda County, 1797 D Street does not appear to be a historical resource under Public Resources Code Section 5024.1.

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