

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

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*Resource Name or #: 22319 Meekland Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Alameda

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hayward

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 22319 Meekland Ave.

City: Hayward

Zip: 94541

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data:

Elevation:

Assessor Parcel Number: 429-0086-008

***P3a. Description:**

This one-story, roughly rectangular-in-plan, vernacular building stands on the outskirts of Hayward. The building is set back from the street and a small strip of grass and several trees separate the house from the asphalt lot that otherwise surrounds the building. The cladding is a combination of adobe brick, stucco and wood boards on a concrete foundation. The roofline consists of double, asymmetrical, front-facing shallow gables with sheet metal cladding and horizontal wood infill in the gable face. The smaller gable covers a stucco-clad addition that projects southeast from the main structure. A tiled, wood-frame awning with rafter tails projects from the main gable and covers a partially enclosed porch. A shallow ramp accesses the porch's screened metal door. A metal rail with a decorative motif that matches the door runs along the front of the porch and meets a wood projecting wall, with a single aluminum slider, that defines the northwest wall of the porch. The façade contains two fixed multi-lite windows. The northeast elevation features an exterior, eave wall adobe chimney with a brick chimney top and metal screened cap. This elevation is accessed by a wood door over a concrete step. A cyclone fenced connects to the rear of the house and defines the back lot.

***P3b. Resource Attributes:** HP44, Adobe structure/building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 Northwest elevation, October, 2007.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
 late 1930s, city directories

*P7. Owner and Address:
 Lucia and Manuel Soares
 22319 Meekland Ave.
 Hayward, CA 94541

*P8. Recorded by:
 Carey & Co., Inc.
 460 Bush Street
 San Francisco, CA 94108

*P9. Date Recorded:
 February 2008

*P10. Survey Type: Intensive

*P11. Report Citation: Carey & Co. "Intensive Survey of Fifty Properties in Unincorporated Alameda County." March 2008.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 551

*Resource Name or # 22319 Meekland Ave.

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residence

B4. Present Use: Industrial

*B5. Architectural Style: Adobe

*B6. Construction History: Constructed c.1930-1940. This building has undergone several remodelings that likely include the southeast addition and a new porch when this residence was repurposed as a business.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Adobe construction

Area: Hayward

Period of Significance: late 1930s

Property Type: Industrial

Applicable Criteria: C

While the precise construction date for this structure was not identified, this building likely dates to the late 1930s or 1940s. The clear use of adobe brick construction initially indicated that the house may date to the Mexican or Early American period of California history. Similar simple adobe structures with multi-lite windows flanking a main entrance and side chimney were identified at San Gabriel and the Trescony blacksmith shop on outside of Salinas built in the 1870s. A review of historical documentation indicated that this lot originally stood within the 6,658 acres of the San Lorenzo Rancho granted to Francisco Soto in 1844. The Soto family built two adobes on their property in roughly the vicinity of this structure. However, close inspection of the building revealed a concrete foundation which dates the house to early twentieth century rather than the mid-nineteenth century.

A review of early twentieth century records also failed to identify a clear date of construction or the original residents of this building. At the turn of the twentieth century this property was part of the Meek Estate and the 1915 Official Map of Alameda County, CA shows the area in the Meek Estate Orchard. A 1922 map shows a several block strip of land between

B11. Additional Resource Attributes:

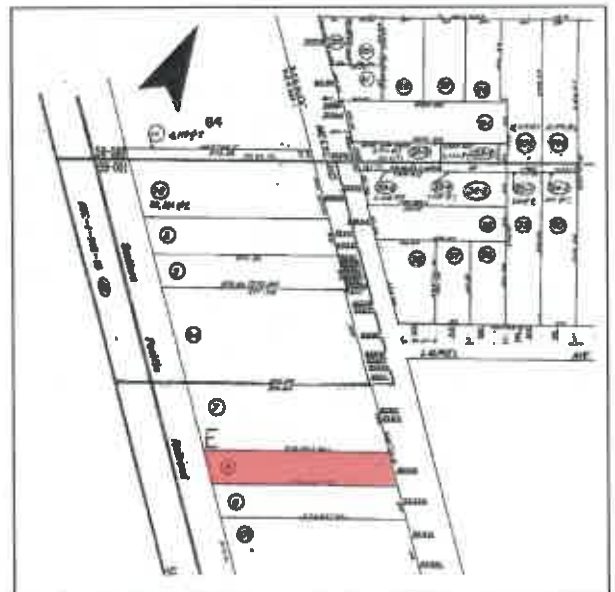
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: February 2008.



*Recorded by: Carey & Co., Inc.

*Date: February 2008 Continuation Update

Continuation of B10. Significance:

Meekland Ave. and the railway, which includes this property, directly adjacent to the Meek Estate Orchards subdivision. The subdivision was developed in the late 1920s and 1930s. This area between Popular and Smalley Avenues on the southwest side of Meekland Ave., which includes this property, appears to be mainly undeveloped during the 1930s. A listing for Shell Oil is the sole listing for this area during most of the 1930s. General residential development on this side of Meekland Ave. occurred by the 1940s, based on addresses listed in the city directory during this period.

City directory research failed to identify residents or clear periods of occupation for this address due to spotty coverage in the Hayward directories of this unincorporated area and changes in addresses during the first half of the twentieth century. The first listing for 22319 Meekland Ave. found in the city directories was an 1959 listing that listed the address as vacant. The 1964 City Directory lists a Mrs. Elena Verela residing at the property. The 1979 directory lists Anchor Electric at this address. The building is currently owned by Lucia and Manuel Soares.

The building appears to be of local interest due to its early to mid-twentieth century use of adobe construction. Introduced by the Spanish in the 1700s, adobe brick was the main building material in California from the Spanish to the Early American periods. Although American's preferred to building with wood and later masonry, adobe continued to be use occasionally during the late nineteenth and early twentieth century. Architects in California and the Southwest, like William Lumpkins, launched a reuse of adobe bricks with the Pueblo Revival style. This style, however, was a deliberate attempt to capture and repurpose the pueblo style and the history of the Southwest. As this style spread, however, the structures were often built of other material than adobe. Adobe brick, due to the low-cost of the material, was used during the Depression, such as the Bosque farm houses built by the Works Progress Administration. The Meekland house appears to be a vernacular use of adobe that resembles the small adobe cottages and outbuildings of the early American period in Northern California, rather than the building styles of the southwest that dominated adobe construction during the early to mid-twentieth century. It is of local interest as a rare example of adobe construction likely dating to the late 1930s.

*Recorded by: Carey & Co., Inc.

*Date: February 2008 Continuation Update

Continuation of B12. References:

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McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1985.

Munro-Fraser, J. P., et al. *History of Alameda County, California*. Oakland: M. W. Wood, Publisher, 1883. Reprinted by Holmes Book Co., Oakland, 1969.

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Long Description:

"William Meek, planner and builder of Meek Mansion, was one of the first pioneers of commercial agriculture in Alameda County. From his arrival in 1859 to his death in 1880, Meek worked energetically to develop the fertile agricultural region lying in and around Eden Township.

Born in 1817, Meek grew up in Ohio and Iowa. Following the tragic death of his young wife and two sons in 1847, Meek left home and emigrated to Oregon. He established a nursery in the Willamette River Valley with Henderson Lewelling and began shipping trees and fruit to California. Meek received fabulous prices for his goods from the lucrative San Francisco Bay Area Market. In 1859 Meek decided to sell his holdings in Oregon and relocate to Alameda County.

By 1869, when the Meek Mansion was built, Meek had acquired some 3000 acres, most of which were former grounds of the Lorenzo Spanish land grant held by Soto. Meek's estate included all of the land from what is now Mission Blvd. to Hesperian Blvd. to just past Winton Ave. His former partner, Lewelling, purchased adjoining land to the north. These properties became known as "Cherryland" because of the many cherry trees planted by Meek. The trees had been carried from Iowa by wagon train, and they were the first grafted fruit trees to reach the Pacific Coast. Meek also had extensive apricot, plum and almond orchards.

In addition to his distinction as the "first farmer" of Alameda County, William Meek was known for his participation in all facets of life in early Alameda County. He was elected County Supervisor for four terms, beginning in 1862. Meek organized Hayward's first Agricultural Society, which chose him as its president in 1867. Meek was a member of the first board of trustees of Mills College and was active in many other community services.

After Meek's death in 1880, the estate was left to his sons, Horry and William, who continued to manage the property for many years. Horry Meek was distinguished as the president of the Bank of Hayward, while William Meek headed the firm that built the first electric car line from Oakland to Hayward in 1892.

The Meek Estate remained in the Meek family until 1940, although most of the 3000 acres were sold gradually in small parcels. In 1940 Dr. Milton P. Ream purchased the last 10 acres and the mansion. In 1964 the mansion was slated to be razed in preparation for a housing development. The Hayward Area Recreation and Park District, with citizen backing, bought the estate. In 1973 Meek Mansion was placed on the National Register of Historic Places. For a number of years the mansion was available to the public for rental for parties and wedding receptions. However, over-use and the need for greater supervision caused H.A.R.D. to discontinue the rental policy.

The Carriage House restoration was completed in 1995. In May 1996, H.A.R.D. approved funds for architectural planning for restoration of the mansion."

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