



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY PLANNING DEPARTMENT

TO: Castro Valley Municipal Advisory Council
FROM: Dominic Lucchesi, Planner
MEETING DATE: September 14, 2026
RE: Castro Valley Historic Resources Survey and Draft Historic Context Statement

GENERAL INFORMATION

The Alameda County Planning Department has retained the architecture firm Garavaglia Architecture, Inc. to conduct a historic resources survey of Castro Valley. The project was initiated in June 2026 and is expected to conclude by Summer 2028.

The Castro Valley Historic Resources Survey will systematically document potentially historic properties and provide foundational data for informed planning, preservation and development decisions. An initial task in the project is the drafting of a historical context statement for Castro Valley. A historical context statement is a research document that explains the development of an area's built environment, including buildings, landscape, and infrastructure. It connects a region's broader history, culture, and economic trends to physical structures, providing a framework to evaluate whether a property is historically significant.

Garavaglia Architecture has prepared a draft Historic Context Statement (Attachment 1) and identified the following themes as important to Castro Valley's development:

- Indigenous Peoples
- Spanish & Mexican California (1821-1845)
- American Period and Early Infrastructure (1845-1875)
- Railroads, and Town Growth (1860-1895)
- Automobiles and Highway Development (1890-1973)
- Agriculture (1890-1940)
- Poultry (1910-1970)
- Culture and Religion (1870-Current)
- Commercial Development (1910-Current)
- Mid-War and Post-War Tract Housing (1940-Current)
- Modernist Architecture (1945-1975)
- Cold War Period (1947-1991)

Staff requests the Castro Valley Municipal Advisory Council (CVMAC) review the attached draft Historic Context Statement, receive public comments, and provide feedback. As local subject-matter experts, CVMAC feedback is important and will help ensure the survey authentically represents the community's history and diversity.

BACKGROUND

The Alameda County Board of Supervisors adopted the Historic Preservation Ordinance in 2012 to guide efforts to identify, protect, and encourage the preservation of significant architectural properties in unincorporated Alameda County. A key tool in these efforts is the historic resources survey.

To date, the Planning Department, in coordination with the Parks, Recreation, and Historical Commission (PRHC), has completed four historic resources surveys in the unincorporated areas:

- Preliminary Cultural Resources Survey: Ashland & Cherryland Districts (1998)
- Unincorporated San Lorenzo Historical Building Survey (2000)

- Historical and Cultural Resources Survey: East Alameda County (2005)
- Unincorporated Alameda County Historic Survey Report (2008)

At the request of the PRHC at its meeting on December 5, 2024, Planning Department staff presented an analysis of properties in unincorporated Alameda County that are more than 50 years old, a common threshold for historic significance. The analysis identified nearly 30,000 properties that meet this criterion. Based on these findings, the PRHC directed staff to focus the next survey on Castro Valley because it contains more than 13,000 potentially historic properties and has not previously been surveyed.

Planning staff returned to the PRHC on February 5, 2026, to present the draft scope of work for the Castro Valley Historic Resources Survey. The scope of work includes project management, the preparation of a historical context statement, reconnaissance and intensive field surveys, a summary report, and participation in public meetings (Attachment 2). The PRHC unanimously approved the scope of work on March 5, 2026.

On March 13, 2026, the Planning Department issued an Informal Request for Proposals (IRFP) No. PLN2026-001 to procure a consultant to conduct the Castro Valley Historic Resources Survey (“survey”). Garavaglia Architecture, Inc., was selected for this contract following an independent evaluation by members of the County Selection Committee based on cost, understanding of the project, and relevant experience. The Board of Supervisors approved the contract on May 12, 2026.

On August 6, 2026, the PRHC reviewed proposed themes and representative building types historical context statement for the Castro Valley and provided initial comments. Also on August 6, an ad hoc subcommittee of the PRHC was formed to advise the Planning Department on the preparation of the survey until its completion. Oversight of the survey is consistent with the duties and powers of the PRHC, as outlined in Alameda County Municipal Code, Section 2.86.070. The County’s Historic Preservation Ordinance further requires maintaining a list of all surveys and using survey findings to identify and protect potentially historic resources (Section 17.62.040).

In addition, the Castro Valley Historic Resources Survey advances the following Goals and Actions as described in the Castro Valley Area Plan:

- Goal 5.6-1: Protect historic sites and structures and other cultural resources that help to maintain the special character and identity of Castro Valley and represent important physical connections to the community’s past.
- Action 5.6-1: Complete Historical Resources Survey. Complete the Historical Resources Survey of the Castro Valley Planning area and prepare documentation that appear eligible for listing in the State register.

STAFF RECOMMENDATION

Staff requests that your Council take public comment and provide feedback on the Castro Valley Historic Resources Survey project and the attached draft Historic Context Statement for Castro Valley. Staff will then share this feedback with the Planning Commission, the PRHC and Garavaglia Architecture.

Attachments

1. Attachment 1 – Draft Castro Valley Historic Context Statement
2. Attachment 2 – Castro Valley Historic Resources Survey Scope of Work

CHAPTER 3: HISTORICAL BACKGROUND

3.1 CONTEXT

The Context for this report comes from several historic contexts that were developed prior to this survey as discussed in Section 2.2, including the *Unincorporated Alameda County Survey* done by Carey & Co, the *Eastern Alameda Historic Context Survey* done by Michael R. Corbett, and Rick Kelley's book, *From Ranchos to Ranch Homes*. The Context is broken down into the following themes: Indigenous People, Spanish & Mexican California, American Period and Early Infrastructure, Railroads and Town Growth, Automobiles and Highway Development, Agriculture, Poultry, Culture and Religion, Commercial Development, Mid-War and Post-War Tract Housing, Modernist Architecture, and Castro Valley during the Cold War.

3.1a Indigenous Peoples

The following section comes from Carey & Company's survey of Unincorporated Alameda County. Since the area of Mexican California covers a broad geographical range, many of its prominent events and changes impact the relatively small area of Castro Valley. As a result, the Carey & Company summary offers a good overview of the broader events and changes in the Castro Valley area.

Indigenous Californians once accounted for the densest and most linguistically and culturally diverse populations in all of the territory that now makes up the continental United States. Approximately 300,000 people who spoke between sixty-four and eighty languages lived within the boundaries of modern-day California. Before the European settlement of the San Francisco Bay Area, the region was occupied by Native Americans known as the Ohlone (a relatively recent identifier coined by indigenous groups), whom the Spanish referred to as *Costanoans*. The territory of this tribe extended along the coast from the mouth of San Francisco Bay in the north to Carmel in the south, and as far as sixty miles inland. The Ohlone are believed to have inhabited the area since 500 AD or earlier.

Like most California tribes, the Ohlone were a hunter-gatherer and "basket-maker" society that did not develop a written language or build permanent architecture. They lived in conical-shaped huts made with poles, woven reeds, and grass thatch and depended on acorns and seafood for sustenance. Traveling in *balsas*, a type of canoe made of tule reeds, the Ohlone fished the bay for their main food source: fish, mussels, oysters, and seals. Their diet also included seeds, berries, roots, land mammals, waterfowl, reptiles, and insects. The Ohlone are known to have used bows and arrows, cordage, bone tools, and twined basketry to procure and process their foodstuffs.

Though not an agricultural society, the Ohlone managed the production of various plants through controlled burning (a practice that was later halted by the Spanish to the detriment of the local environment).

The Ohlone inhabited a natural environment of grasslands and oak forests, filled with natural springs and creeks, lush vegetation, and abundant game. They settled in communities that the Spanish later termed *rancherías*, which were small villages of unrelated family groups that collaborated in hunting, harvesting, and religious practices. In the subject area, they tended to gather around water courses such as San Lorenzo Creek, San Leandro Creek, Dry Creek and Sulpher Creek and in the sheltered canyon lands like those around Castro Valley. The Ashland and Cherryland districts of San Lorenzo are located within the territory of the Chochenyo tribelet of the Ohlone. Their settlement was located south of San Lorenzo Creek, possibly within the study area. The exact location is not known, but it may be linked to CA-Ala-6, a Native American village site known to be within the study area along San Lorenzo Creek near the Southern Pacific Railroad (formerly Central Pacific Railroad) tracks. The San Leandro Indian Adobe Rancheria, an adobe house dating to 1837, was located “on top of the small hill 200 feet west of Foothill Boulevard between 155th and 159th Streets, within the study area, where the Fairmount Hospital stands today. Although no visible evidence of either site remains the probability of below ground archeological resources is high. Archaeologists believe that a population of approximately 150 native settled near a hot mineral spring formerly located in the area.

Indigenous Californians and their ways of life survived virtually intact for nearly two hundred years after Christopher Columbus happened upon the West Indies in 1492 and European powers established Colonial empires in North and South America. With a vast desert in the southeast, formidable mountain ranges along lengthy stretches of the eastern and western borders, and difficult tides and winds to navigate, California’s natural landscape deterred Spain, the closest colonial power, to invest much time or energy in this region. The few disastrous explorations of California that Europeans made during the sixteenth and early seventeenth century – to find a northwest water passage through the continent, to find gold, or to find a safe harbor – simply reinforced conclusions that settling California presented far more difficulties than it was worth. As historians James Rawls and Walter Bean wrote, California presented little more than “a barren and dangerous coast that a ship sailed past once a year.”³

3.1b Spanish & Mexican California (1821-1845)

The following excerpt is heavily adapted from Carey & Co’s Survey, Unincorporated Alameda County Historic Survey and Preservation Ordinance.

Spanish Period

In 1765, Visitor-General José de Gálvez exploited the Spanish crown’s desire to expand its wealth in New Spain as well as the crown’s fears of the incursion into its lands of other European powers, including England, the Netherlands, and Russia, to embark on his own mission to settle California. He convinced the crown to fund an expedition that would lead to the establishment of missions, a well-established colonial institution that

³ Carey & Co. Inc. Architecture, *Unincorporated Alameda County Historic Survey and Preservation Ordinance*, Alameda County, April 4, 2008, 8-9.

ostensibly served to convert the natives to Christianity and divest them of their indigenous ways, thereby rendering a region more amenable to imperial rule. Missions also included a military unit, or *presidio*, and essentially functioned as towns, or *pueblos*. In 1769 Captain Gaspar de Portolá led three ships and two land contingents on this “Sacred Expedition.” A Franciscan priest named Junípero Serra served as the religious leader. A year later, after many disasters small and large, the Spaniards built a presidio and mission at Monterey Bay, establishing the crown’s sovereignty over Alta California. Civilian settlement of the area came several years later. In 1776, the De Anza Expedition arrived in Monterey. The settlers, lead by Juan Bautista de Anza, consisted of men, women, and children who had traveled from Arizona to populate the new Spanish territory in *Alta* (Upper) California. The majority was peasant-class Spanish citizens, and many were of mixed Spanish, Mexican, and indigenous heritage. Pedro Fages led a Spanish expedition in 1772 that likely crossed the San Lorenzo area, and the Juan Bautista de Anza expedition in 1775-76 certainly traversed the region.

Seven Spanish missions were founded in Ohlone territory between 1777 and 1797, and Alameda County fell under the jurisdiction of Mission San Jose, in present-day Fremont. Established in 1797 by Reverend Fermin Francisco de Lasuen, Mission San Jose consisted of a small complex of adobe structures located in the southwestern portion of the county. Its lands, as claimed by the Catholic Church, encompassed the entirety of the subject areas, including the distant reaches of East County. A rancho was established as an outpost of the mission on the banks of San Lorenzo Creek. Known as the San Leandro Indian Adobe Rancheria, it was constructed in 1837 by Jose de Jesus Vallejo, the mission administrator. As mentioned earlier, the house was located near a spring on the present-day site of Fairmont Hospital and the former site of an Ohlone settlement. El Camino Real del Norte, the major north-south road of the Mission Period, followed roughly de Anza’s trail, very nearly the same route as today’s East 14th Street/Mission Boulevard, and Mission-owned cattle ranged the vast expanses of land surrounding these tiny settlements.

The mission system transformed Indian life all along California’s coast. Mission leaders tried to convert local natives to Catholicism and a European style of farming, labor, and gender systems. Diverse tribes from the surrounding regions, including those from the Esselen, Yokut, Miwok, and Patwin, commingled within the mission, which fostered the beginnings of a pan-Indian identity (which eventually resulted in adopting the Ohlone name). California’s indigenous population also suffered devastating losses under the mission system. Scholars estimate that disease, harsh living conditions, and low birth rates reduced the region’s the Native American population alone from around 10,000 in 1770 to fewer than 2,000 by 1832.

The Mexican Period officially started in 1821, when Mexico declared its independence from Spain; however, the effects of this revolution took a number of years to reach colonial California. Over the next dozen years the Mexican government created laws that secured the transfer of power. The Mexican Colonization Law of 1824 and the Reglamento of 1828, for instance, encouraged civilian settlement in California by creating guidelines for the establishment of land grants. As demonstrated by the history of the land that now makes up Alameda County, the Mexican system of land grants and ranchos differed dramatically from laws that governed Spanish rule over the land. The true shift in power from Spanish to Mexican rule occurred in 1833 with the Secularization Act. This act officially wrested control of mission lands from the Catholic

Church and made them available for the private ownership of Mexican citizens. Private parties secured Mission San Jose in 1845.⁴

While missions continued to operate, they did so under a far more secular organization involving salaried managers. The Indian neophytes were free to leave and often went elsewhere to establish small independent settlements, but primarily continued their European mode of life. They had learned European ways, and many had never known anything but mission life. Many went to work as wage laborers on the ranchos and mines, and others found domestic positions. Some groups returned at least in part to aboriginal religious practices and subsistence strategies – Native Americans continued to reside along San Lorenzo Creek, where an Indian hut was located on the land now used as the San Lorenzo Cemetery, and along the marshes as late as 1859 – but, for the most part, Ohlone cultures were greatly diluted.

The areas that now comprise San Lorenzo, San Leandro, Hayward, Castro Valley, and East County were part of large land grants given to former soldiers and others who served the Constitutional Governor of the Department of California. The land grants of Don Jose Joaquin Estudillo, Guillermo Castro, and Francisco Soto made up present-day San Leandro, San Lorenzo, Hayward, and Castro Valley. San Lorenzo Creek formed the border between two of these ranchos: Estudillo's Rancho San Leandro on the north, and the Rancho San Lorenzo of Francisco Soto on the south. Border disputes erupted between the parties. Rancho Valle de San José, Rancho San Ramon, Rancho Santa Rita, and Rancho de las Positas made up East County. The Bernal family soon acquired titleship of Rancho Valle de San José, and Robert Livermore controlled Rancho de las Positas.

Jose Joaquin Estudillo first settled in the subject area in 1836. Born in California, he served as Comisionado of Mission Dolores (Mission San Francisco de Asis) from 1834 to 1835, and Alcade of San Francisco in 1836. The following year he petitioned for a land grant from the Mexican government (though it was not officially recorded until 1842) and built a house on the banks of San Leandro Creek near the town of San Leandro. Only a relatively small portion of Estudillo's rancho was located within the subject area, covering the Hillcrest Knolls, Fairmont, and Ashland neighborhoods; however, the Hillcrest Knolls and Fairmont portion were pivotal elements, considering the conflict they would create between Estudillo and his neighbor, Guillermo Castro. Of note in the area of Hillcrest Knolls is the Mount Calvary Cemetery, located at the north end of Van Avenue. Here, Jose Joaquin Estudillo's wife was buried in 1879, underscoring its importance as the burial ground for the Rancho San Leandro. One boundary of the rancho ran through the center of the cemetery, near the present location of Fairmont Hospital. The water source on this land made it particularly desirable and led to ownership disputes between Castro and Estudillo, but Estudillo gained possession of that parcel.

Guillermo Castro owned the largest rancho in the area, Rancho San Lorenzo. The Mexican government granted it to him in two portions – a "home lot" in 1841 in the vicinity of today's downtown Hayward and a ranch 1843. Castro's land ultimately totaled 28,000 acres and covered the subject areas of Castro Valley, the Castro Valley canyon lands, El Portal Ridge and Fairview, in addition to much of Hayward. Born and

⁴ Carey & Co, 9-10.

raised in Mexican California, Guillermo Castro was a member of a prominent Californio family. As a young man he served as lieutenant in the Mexican army. He later became a surveyor of land and worked for the Pueblo of San Jose to determine boundaries of public and private lands. He first settled in the survey area in 1839, when he built an adobe house in the center of present-day Hayward. Castro did not have legal title to this unclaimed land, but was a friend and political ally of California's Governor Alvarado. The land was also lay close proximity to a large and well-established land grant owned by his wife's family, the Peraltas. Castro established a ranch around his adobe and initially ran approximately 600 head of cattle on the land.

In 1840 Castro made an official application for ownership of the land on which he was living. As a part of the new Rancho San Lorenzo, his initial homestead came to be called San Lorenzo Alto. Castro enlarged his adobe house at this time and built a chapel nearby. He also constructed a plaza and rodeo grounds, and planted gardens, orchards and vineyards. Small "herder's camps" located throughout the rancho lands provided shelter and camping sites for the vaqueros who worked Castro's herds. This cattle ranching activity primarily resulted in the production of hides and tallow. Guillermo Castro was a well-respected citizen in the area and served as the judge of the Contra Costa District, where he settled disputes over ownership of land, cattle, water rights and other community conflicts. He also took it upon himself to bring Indian cattle rustlers to justice and so kept good order on his Rancho.

Francisco Soto established a third rancho referred to as both Rancho San Lorenzo Baja and San Lorenzito (Little San Lorenzo), located just southwest of Castro's land (south of Estudillo's). It covered the subject area of Hayward Acres, Mt. Eden, Tennyson, San Lorenzo, and Hayward west of the Western Pacific Railroad tracks. A former infantry sergeant in the Mexican army, Soto spent the 1830s serving as the police commissioner in the Pueblo of Monterey (then California's capital) and Lieutenant of the Monterey Presidial Company. He also presided over the secularization of the mission at Santa Cruz before settling San Lorenzo Baja. The Soto and Castro families were close friends, and Soto married Guillermo Castro's sister in 1832. He obtained the land grant for his rancho in 1842. It measure[d] about one quarter the area of Castro's land, consisting of only 6,688 acres of primarily flat land. Soto constructed an adobe house only a quarter mile from the Castro family home. The cattle from the two ranchos grazed together and events such as rodeos and slaughterings were conducted for both ranchos at once.

Rancho Valle de San José, Rancho San Ramon, Rancho Santa Rita, and Rancho de las Positas were established in the eastern portion of present-day Alameda County. The first of these, Rancho Valle de San Jose, was established in 1839 by the Bernal family, a large and prominent Californio family. Robert Livermore, a native of England who became a naturalized Mexican citizen and was instrumental in the settlement of the Livermore Valley, which bears his name, settled Rancho de las Positas. Livermore was the first settler to plant vineyards, fruit orchards and olive groves in the area, though this had little effect on local farming practices at the time.

Mexican rancheros prospered. All of the ranches, like virtually all of Mexican-era California, were vast, unfenced areas where large herds of cattle grazed on wild oats and other native grasses. These cattle were raised for their hides and tallow and very little for meat. The tallow for soap, and the hides for leather, were virtually the only export

product of the period, and were shipped primarily to the eastern United States and Europe. As noted, Robert Livermore experimented with growing crops that would come to define California agriculture beginning in the late nineteenth century. Other early settlers cultivated grains, particularly wheat for flour, oats for hay, and barley for livestock feed, as well as corn and watermelon. Alameda County supplied plentiful game as well, including bears and deer, as well as geese, ducks, and a variety of other wildlife in the marshlands. Rancheros, meanwhile, spent money liberally. They constructed ever larger haciendas and furnished homes and families with the latest fashions. Guillermo Castro was particularly well known for his extravagances and penchant for gambling, which would contribute to his eventual downfall.

The rancheros enjoyed relative peace and isolation too. Few roads marked the landscape, except for two long trails that connected the ranchos to the mission in the south, which allowed for communication and commerce. Indians raided ranches for horses and cattle, but posed no significant threat to the rancheros. As early as 1827, American fur trapper and explorer, Jedediah Smith, led a brigade of men into the area encompassed by Mission San Jose. Other small groups of Americans passed through the county and some conflicts between those parties and the Mexican government did arise. For the most part, however, Americans established no permanent presence on the land.

Just twenty-five years after securing its sovereignty from Spain, Mexico found itself battling to save its territory. War erupted between the United States and Mexico in 1846, largely over the independence of Texas and its border. The United States overran Mexico with troops and won in a decided fashion. The war officially ended on February 2, 1848, with the signing of the Treaty of Guadalupe Hidalgo, which ceded California (and other territories) to the United States and guaranteed that Mexicans residing in the territory at the time of the treaty could continue to reside there and would retain all rights to their property. Even rights to land that belonged to Mexican proprietors who did not reside on it would be “inviolably respected” as long as a contract for that land could be produced. The signers of the treaty did not know, however, that gold had been discovered along the American River nine days earlier.⁵

3.1c American Period and Early Infrastructure (1845-1875)

The following excerpt is heavily adapted from Carey & Co's Survey, Unincorporated Alameda County Historic Survey and Preservation Ordinance.

United States possession of California territory coincided with the discovery of vast quantities of gold in the foothills of the Sierra Nevada mountains. On January 24, 1848, John Marshall, an employee of a ranch and mill owner named John Sutter, discovered gold on the American River. News of Marshall's discovery spread like wildfire and soon, as the saying goes, the world rushed in. Half of California's population descended upon the region between San Francisco and the Sierra foothills, with the former's population alone growing from fewer than 1,000 people at the opening of 1848 to more than 26,000 by year's end. Huge waves of migrants from the East Coast and immigrants from Europe, Central and South America, and Asia commenced the following year. These settlers regularly squatted on already claimed land. By 1850, California's population was sufficiently large that the territory could apply for statehood.

⁵ Carey & Co., 10- 12.

Americanization significantly impacted all of the ranches and rancheros in Alameda County. Early in 1853, Alameda County was separated from Contra Costa County, one of the original counties of California. It comprised all of the project area. San Lorenzo, San Leandro, Castro Valley, and Fairview, were located in Eden Township, while the East County subject area made up Murray Township, named after an early settler, Michael Murray. Under such organization, the Mexican rancho system was essentially overwritten and rancheros lost much of their political clout on their own land.

Despite the terms of the Treaty of Guadalupe Hidalgo, Mexican landowners quickly lost their property rights after the Gold Rush. The earliest settlers were ignorant – or disdainful – of the treaty and its protection of Mexican property rights, forcing rightful owners to undertake strenuous and ultimately futile legal battles to prove their claims. The Land Act of 1851 attempted to solve conflicts of land ownership, but it did not enforce the treaty and placed the burden of proof on land owners. Mexicans kept paper records, including written contracts and maps of land grants, but the system was not as rationalized as the American parcel system, which divided land systematically into surveyed grids and kept a paper trail of titles. Mexicans relied on natural features as boundaries, and their title records were usually incomplete. These obstacles, combined with language barriers, usually resulted in losses by the Mexicans. Most disputes also took decades to resolve; those Mexicans who did win their legal battles often had to sell the property to pay for the legal fees.

All of the rancheros in the survey area successfully claimed their patents. The United States government confirmed Robert Livermore's Rancho Las Positas in 1854 and 1872; Bernal's claims to Rancho Valle de San Jose in 1856 and 1865; Estudillo's land grant in 1863; Castro's in 1865; and Soto's in 1875. By the time these lawsuits were settled, however, the ranchos had diminished legal fees and increased settlement during the 1850s in the Livermore Valley, for example, led rancheros to subdivide and sell their lands in Murray Township.

In 1851 a group of Anglos squatted along the fertile banks of San Lorenzo Creek. The settlement, named "Squattersville," developed on the northern side of the creek in the Four Corners. The squatters had been attracted to the fertile lands and abundant game along San Lorenzo Creek, and believed that the border disputes between Estudillo, Soto, and Castro such undermined ownership claims. Conflicts between the squatters and the rancheros were frequent, as the squatters attempted to enforce their claims by vandalizing rancho property, killing livestock, and erecting fences to keep grazing animals away from the creek that was their water source. Nonetheless, settlers began growing crops and as early as 1853 they shipped grain, fruit, and vegetables from Robert's Landing at the mouth of San Lorenzo Creek to markets in San Francisco. The San Lorenzo Post Office opened in the Four Corners area in 1854 on what is today Lewelling Boulevard. Estudillo, meanwhile, had begun litigation against squatters in 1852. While his wife claimed rent from the squatters during the litigation process, most of the land was parceled off to incoming settlers and Rancho San Leandro had all but disappeared by the time patents were settled. Following the death of Francisco Soto, his wife faced monumental financial difficulties and sold off her half of the rancho in 1853.

Guillermo Castro laid claimed to the largest rancho in the survey area and the most

spectacular downfall. In 1851 he encountered a squatter named William Hayward who had settled at the mouth of Palomares Canyon on the mistaken information that it was government land. There he hunted deer, until Castro requested that Hayward move farther down the valley and sold him a parcel of land at the present-day intersection of A and Main Streets. Hayward's eventual settlement in that location led to the founding of the town that eventually bore his name, and he was responsible for erecting the first building in what would become the town of Hayward. Soon a store, lodging house, post office, stage stop and dairy products depot followed. As one of Castro's last acts as the Don of a prestigious Mexican rancho, he magnanimously assisted Hayward by plotting a town site around the community and named it San Lorenzo after his rancho, though it was commonly known as Hayward's Place or simply Hayward's. First he sold parcels of his land around Hayward's property to settlers, thus enabling the town to grow and delaying his own economic demise slightly. Mounting legal fees and gambling debts forced Castro to sell the remainder of his land holdings. In 1864, a year after confirming his land patent, Castro the remaining northern portion of the rancho to Faxon Dean Atherton for \$30,000, then relocated to Chile. Atherton later sold portions of the rancho to a number of individuals, though an 1878 map shows Atherton as the holder of many large tracts of land, mostly in the vicinity of the eastern side of Castro Valley, the canyons and Fairview.⁶

The Downfall of the Rancho System

The following excerpt is heavily adapted from Carey & Co's Survey, Unincorporated Alameda County Historic Survey and Preservation Ordinance.

The early Euro-American settlers from this Rancho period included many of the original Rancho owners. Castro was primarily joined by the Estudillos. The grantee of the Estudillo Ranch, Jose Joaquin Estudillo, died in 1852, but Rancho ownership continued through his family. His widow, Dona Juana Estudillo, was literate and capable of running the Rancho. Two daughters in the Estudillo family married prominent local Americans. Together, this group fought against squatters trying to claim their land.⁷

Many Rancho owners struggled to keep out the tide of squatters. The American courts often sided with the Squatters, or were indifferent to the plights of Rancho owners, or both. This meant clearing squatters often fell to the Rancho owners themselves, making them antagonists to the local communities. Furthermore, many squatters were themselves attorneys, making successful legal action downright impossible. Despite these logistical challenges, the Estudillos persisted, finally gaining ownership of their Rancho in 1863, eleven years after the death of Jose Joaquin Estudillo. They got a favorable ruling from a judge stating squatters had to lease, buy, or move. \$80,000 in legal fees later, they got their Rancho.⁸

However, another common paradox involved these heavy fees. Many Rancho owners did not have the money to pay the legal fees, but they had land. As a result, many began leasing or selling their land. Jorge de Jesus Vallejo, for instance, offered to sell land at \$30 per acre, in part do deal with nearly 100 squatters. The squatters, however, withheld,

⁶ Carey & Co., 13-15.

⁷ Kelley, 39.

⁸ Kelley, 39.

and did not buy from Jorge de Jesus Vallejo, hoping he would go bankrupt first. His Rancho did receive a patent in 1858 that let him sell his land at \$35 per acre, netting \$156,250, but by four years later he was still bankrupt.⁹

Early Euro-American Landowners

The following excerpts are heavily adapted from Rick Kelly's book, Rancho to Ranch Homes: Mapping the Evolution of Castro Valley. Kelly's book provides an overview of Castro Valley's history, including its early settlers, including Zachariah Hughes, William Mattox, Serril Corey, William Cull and Daniel Luce, William Knox, and Faxon Dean Atherton. As a result, it is referenced and cited here.

Zachariah Hughes

Zach Hughes was born in Blount County Tennessee and lived in Missouri before coming to California. He is one of very few American participant in the history of Castro Valley who was born in the 17th century-preempting wild new lands was generally a young man's game. He was once a slave owner if the 1830 Missouri Census is to be believed, another characteristic not usually found among early area settlers.

Hughes was married twice, fathering six children with his first wife and adopting two from his second marriage to the widow Permelia Jamison in 1832—James Jamison and John W. Jamison, Permelia was the niece of the Reverend Finis Ewing, founder of the breakaway Cumberland Presbyterian Church. The new couple had seven more children: Jabez, Fisk, George, Wesley, Martha, Lucy and Frank.

Hughes journeyed to California for the Gold Rush in 1849. He was recorded living in Sacramento with Robb Jamison in the 1850 census, naming his occupation as "miner". This was impressive as Hughes was not the prototypical 18-25-year-old '49er, he was 54 years old.

Hughes returned to Missouri in 1851 and set out for California the following spring with his wife and six children, traveling over the plains by wagon train. The family settled in Castro Valley, Hughes and his two adult stepsons filed adjacent preemption claims running along the west side of the new Redwood Road. Like other such claimants, they had to fallaciously swear that their claim was unclaimed "government land," denying Don Castro's ownership, while using his home as a point of reference to describe their claims.

Hughes named his farm Eden Vale. The Hughes family appears in the 1852 state census, the first to include Castro Valley, still a part of Contra Costa County. In 1856 Hughes finally bought 448 acres from Castro for \$11,212, or \$25 per acre. He bought an additional 85 acres from his neighbor William Knox in 1862, bringing his total farm to 533 acres, one of the biggest in town history.

Hughes and his neighbors William Mattox and Robert Farrelly founded the first school in Castro Valley in 1854, which Hughes also used as a rustic church. Hughes cooperated with other local Methodists including neighbor William Moore in organizing local church groups, serving as one of the founding trustees of a Methodist congregation in

⁹ Kelley, 39.

1853. When the Methodists bought land from the Estudillo's on Rancho San Leandro for a new church... in 1855, both Hughes and Moore signed the deed. Hughes was famed for hosting a Democratic picnic with "ten thousand" guests in 1867. Zachariah Hughes died in 1867. Daughter Martha Hughes married '49er John Hyde Braley in 1861, the young couple ran a school in San Ramon for three years before moving on, eventually becoming wealthy. After Zachariah's death 1867, Permelia moved in with Martha and John.

The 1856 Hughes farm purchase was cobbled together from his 1852 preemption claim and those of adult stepsons John William Jamison and James Jamison. James had preempted the northern part, Zachariah claimed the south, John William Jamison took the middle 160 acres (dividing lines on map are approximate). This explains how Hughes could buy so much land in heavily settled Castro Valley. The farm ran along Redwood Road from the high school down past today's Grove Way, a total of 448 acres.

The little building shown on the composite map was the Eden Vale School, the first schoolhouse in Castro Valley history, it was located at the site of today's Baywood Court Retirement Center. This classic one-room schoolhouse was 18 x 20 feet in size, built out of redwood lumber hauled down Redwood Road from the mills east of the Oakland hills. While Hughes hosted the school on his property, this was a publicly funded operation. In the first year the state offered \$138 for library books, \$198.50 for equipment, \$128.82 for salaries, \$506.15 for the building along with \$300 listed as "patron contributions." A tax of three cents per \$100 of assessed value was levied.

The school drew students from all of Eden Township -San Lorenzo, Hayward, Castro Valley and surrounding areas. In that first year there were 115 children eligible to attend school, but only 4 enrolled, and the average daily attendance was only 16. There were two teachers that year, Robert Crane and James Sullivan, and the school year lasted only 4 months! One of the first students was Albert Moore, his family squatted in Castro Valley from 1854-5.

As neighboring Hayward grew, its people wanted to move the school into town, but Hughes resisted. According to the diary of early Hayward resident Calvin Cowing, in 1858 the school building was moved to the edge of the farm, at the southeast corner of what is now Grove Way and Redwood Road. According to the biography of Charles T. Ward the little school was taken on July 4, 1864, under cover of darkness, transported across San Lorenzo Creek and plopped down in the middle of Hayward. It is hard to know if this story is true, but it was firmly ensconced in local lore by 1938, so odds are it happened just that way. In September of 1864, Atherton sold the school district almost two acres of land for \$700 to expand the school yard. It was placed where the Century Movie Theater sits in 2022.¹⁰

Mattox Family

William and Louisa Mattox: The Mattox family settled just to the west of the Hughes farm in September of 1854. Louisa Mattox was a native of Vermont, William was born in Kentucky. They were married in 1830 and had lived in Illinois since at least 1834. Neither unequivocally show up in the 1850 census, but their six children do appear, in

¹⁰ Kelly, 28.

the care of Lewis Mattox in Menominee, Illinois. It can be reasonably speculated that William was in the gold fields at that time, though it is not possible to be sure, as another record hints he may just have been visiting relatives back in Kentucky. [There is no recorded] information as to the location of Louisa Mattox in 1850.

Like the other early arrivals, the Mattox's started as squatters, preempting no more than the maximum 160 acres allowed by law. Their children were still minors, thus they could not replicate the process used by Zachariah Hughes to obtain a farm greater than 160 acres. No sales deed was located in County records, but it appears likely that Mattox purchased 400 acres of land from Guillermo Castro in 1856. This land was in the western part of town, reaching a bit further north than modern Somerset Avenue and down into Baywood, south of the modern freeway.

To get four hundred acres he would have had to buy the claims of at least two other adjacent squatters. Details are unavailable as Alameda County has lost or disposed of its preemption records and the original purchase for Mattox was not found. In 1866, the farm was expanded by the purchase of 133 acres to the west, bringing the total area to 533 acres. Like everyone else in town in that era, Mattox grew wheat, barley and hay and made butter. The family built a fine home in 1860 along Lake Chabot Road, which has been preserved and is used as an office on Norbridge Avenue by the freeway, it is called the Stanton House, named after the second owners Michael and Mary Stanton.

Little is recorded about William and Louisa, but there is a bit of history of two of their daughters. Mary Margaret Mattox married Benjamin Franklin McMurtry, a Squattersville founder and one half of the brother team of John and Benjamin McMurtry from Missouri, among the first and most successful fruit growers in the County. An 1856 unpublished letter by neighbor Mary Powers described their orchard as the best in the area, and in 1860 it was reported as the largest in the county at one hundred acres. The brothers were positioned to become men of wealth like their neighbor John Lewelling. Sadly, both died within days of each other 1859, leaving Mary McMurtry a widow.

A third McMurtry brother, Francis Marion McMurtry, stepped forward to wed Mary. But Mary's difficulties continued, with the death of an infant son in 1862. In 1863, Mary's father William Mattox bought 136 acres of the McMurtry land along what is now Lewelling Boulevard for \$2000 and the couple moved to a farm on the Russian River. Francis Marion McMurtry died in 1864 and Mary lost the land to foreclosure the following year. She then married Francis Swan in Sonoma in 1866, her third husband in seven years. Mary Swan then completely disappears from the historical record.

The Mattox's eldest daughter Annie Lydia had a vastly different life. She married Duncan Cameron in 1855, an argonaut turned squatter who set up the first livery in the county and operated a successful stagecoach line in Oakland. He quickly made a fortune in land speculation and then served as County Supervisor and Public Administrator. Lydia was part of high society, President of the Ladies Society of San Leandro. Only later in life as a widow did Lydia run into major misfortune- in 1890, her house burned down, and she was nearly killed. In 1893 she tried to shoot a famous real estate developer who she believed had cheated her, resulting in a trip to the insane asylum.

In the early 1870s, the Mattox's sold their land south of Castro Valley Boulevard to James

Harvey Strobridge and the land north of the Boulevard to Michael Stanton. The couple retired to Livermore. Their sons moved to Livermore as well, listing their professions as "miner." Like so many other arch pioneers, William Mattox was returned to San Lorenzo to be interred after his death in 1885. A bit of Mattox Road still exists just at the southwest corner of Castro Valley.¹¹

Serril Corey

Serril Corey bought land in Castro Valley from Guillermo Castro in 1856 at the same time that Hughes and Mattox made their purchases. He apparently had been squatting in town for some time, but the details of his preemption claim were not found. He sold his 1856 farm to the Prowse family when they arrived but bought 191 adjacent acres from Atherton with a mortgage. He sold this farm to the Prowse's in 1875 once he cleared his loan.

Corey was born in Rhode Island in 1808. Despite owning a large farm in Castro Valley for 20 years, he left little history. In 1879, Sallie Sampleton, a pseudonym for a writer for the Oakland Tribune specializing in stories about Castro Valley and Hayward, wrote briefly of Corey's grandiose but failed plan to build a home. The title of the article was "Hayward's: Sights and Scenes Around a Lovely Suburban Town.:

"This farm was once the bachelor home of S. Corey. This gentleman was in days past one of the wealthy farmers of the valley. He at one time contemplated building of a great stone mansion, and had the stone hauled on to the ground, which was graded and leveled to receive the solid masonry which was to be its foundation. The stones were all hewn and beautifully carved and were all in readiness to build the structure. Financial affairs ruled against the accomplishment of his plans. Many of his neighbors and friends were sorry and sad to be disappointed in not seeing the noble structure, which had been reared only in their imagination."

Corey never married and had no children, factors contributing to his relative anonymity. He was interred at the San Lorenzo Pioneer Cemetery.

William Knox

William and Rhoda Knox: William Knox was born in Ohio in 1823, but as a boy his family moved to Delaware. In 1846 he took up the profession of cowboy, driving herds of cattle for a living. In 1849 he caught gold fever, and in March of 1850 he traveled to New York with seven companions and set sail on the Empire City for the Isthmus of Panama. After the long and dangerous hike across the Isthmus, he sailed north toward San Francisco, but the ship had to turn back due to the suicide of the captain.

Knox worked in a restaurant for several weeks to earn passage on a steamer to California. Finally arriving in July of 1850, he headed out for the gold fields on the Yuba River. He mined or conducted other business until 1851, then returned to San José and farmed before traveling back to Ohio in 1853. Knox returned to California in 1854, driving a large herd of sheep to his land in the South Bay. In 1856, he moved to the southern tip of Castro Valley and continued to raise sheep, which numbered 800 in the

¹¹ Kelly, 33.

1860 census. The first house he built was washed away by the San Lorenzo Creek in a wet winter, so he built a second home up grade.

It is not clear if Knox started his residency in Castro Valley as a squatter, renter or mortgage holder-likely the latter. He obtained the deed to his 162-acre farm on the very southern end of town from Guillermo Castro in 1861, he then sold one - hundred acres of his hill land to his neighbor Zachariah Hughes in 1862. In order for Castro to be able to give Knox the deed to the land, he had to arrange for his lenders Robert Simson and Faxon Atherton to release their mortgages on that portion of the rancho, which they did in May of 1861. Notably, this was the last land Castro would sell in Castro Valley before he disposed of the entire remaining rancho.

In 1864 Knox once again returned to Ohio, driving horses across the plains on his return. In addition to sheep, like others in Castro Valley in the early years, he grew grains, particularly barley and wheat, intended both for human and animal consumption. His brother Lewis and wife Mary were also early pioneers in the area, traveling to California by ship around the Horn in the mid-1850s. They appeared in Castro Valley in the 1860 census and bought land in San Lorenzo in that same year.

Hundreds of Knox's sheep were stolen 1868, the perpetrator Alexandria Morales and most of the animals were captured by Sheriff Harry Morse. In 1873, Knox gave up sheep ranching and started planting fruit trees, among the first farmers in Castro Valley to make this agricultural transition. Of course, by then his neighbors in Ashland/San Lorenzo, including William Meek and John Lewelling, had proven the financial advantages of fruit raising.

Over the years William Knox acquired 640 acres of rancho land in the Dublin/Pleasanton area and two farms in Lorenzo, about one thousand acres overall, he was one of the biggest landowners in the county. He married Rhoda Greenleaf in 1857 and fathered seven children, but only three survived to adulthood, Milo, William, and John. Sons Linty Charles and George died as infants, Alanson died at the age of 15. Rhoda passed in 1882, William at the age of 60 in 1883.

William Cull & Daniel Luce

These two collaborating herdsmen lived and ranched up in the narrow valley just to the northeast of Castro Valley, already called Cull Canyon by 1870. The obituary of William Slade Cull in April 1896 stated:

"Mr. Cull started across the plains for California in 1849 and while on the journey became acquainted with Daniel Luce, our fellow townsman, who was also bound for the land of gold. On arriving at San Francisco, they joined together as partners in business and moved to the San Antonio redwoods to whipsaw lumber. Having acquired a stake, they proceeded to the Southern mines (around Sonora) but seeing that wagon-freighting seemed to offer more returns than mining they pursued that business. Soon they discovered that there was profit to be made in acquiring the cattle of immigrants (both draft animals and beef and dairy) and pasturing them in the foothills. As soon as the cattle, which had arrived in poor condition, became fat they were driven to the mining camps and

there sold to the local butcher shops who resold the meat at 25 cents per pound."

"By 1853 they had accumulated sufficient funds to finance their return to their parents' home in Kentucky. They returned across the plains to California the next year and with their combined capital purchased 1,100 acres of Cull Canyon land from Guillermo Castro. They continued their ranching partnership in the Cull and Luce Ranch until 1880 when they dissolved the partnership. In the division of assets Mr. Cull retained the ranch buildings and 1,111 acres which he made into his permanent home. Mr. Luce took 1009 acres, but moved into the town of Hayward and invested in town property..."

"Mr. Cull was the first settler to plant fruit orchards on the higher slopes of the canyon and demonstrated the early development and superior quality of pears, cherries and apricots raised in these canyons. Deceased took a deep interest in our public school system and held the position of school trustee in the original Eden Vale District and was a member of the Board of Trustees of Union High School District No. 3. "

After 1879, Luce was characterized as a "capitalist" in his mini-biography, erecting buildings in Hayward including a store and a whole block of brick buildings, the first in town. Cull's obituary states that Cull and Luce were early land buyers rather than squatters. Indeed, in 1859 their land was assessed at \$11,040, almost the same as William Mattox's (\$11,250) and John Lewelling's (\$10,885). In the 1860 census they valued their land at \$4,000, suggesting ownership. However, no record of their land purchase from Castro was identified in the damaged Alameda County deeds. Their purchase was not in the list of prior sales when Castro sold the rancho in 1863. They did purchase 684 acres from successor Faxon Atherton in 1864 and 699 acres in 1866. Further research is warranted.

After moving to Haywards, Luce engaged in many businesses, buying and selling lots, erecting buildings, serving as a member of the board of directors for Strobridge's firm that ran the first electric company. He owned the water works for Haywards prior to the creation of the Knox Water Works. He was a founding investor in the Bank of Haywards in 1887 and a Haywards's Trustee in 1888. Luce's daughter married Castro Valley farmer and later Haywards real estate man Charles Prowse. William's brother Daniel, who had married Elizabeth Cull, was the great-grandfather of Doris Luce, the first wife of John Mancini, the engineer who designed many neighborhoods in Castro Valley from 1935-1960.¹²

Faxon Dean Atherton

Faxon Atherton, namesake of Atherton, California, was born in 1815 in Massachusetts, the descendant of Puritans who came to the new world in 1626. At the age of eighteen he moved to Valparaiso in Chile and engaged in business. Between 1836-1839 he visited California coastal ports as a ship's clerk for Santa Barbara trader Alpheus B. Thompson. Thompson sold trade goods to the Mexican rancheros between San Diego and Sonoma and purchased their hides and tallow. In his diary Atherton described his delight at visiting the Mission San José, where he found the land to be the best of any in the area, a

¹² Kelly, 38.

level plain with navigable creeks.

From Chile he traded with the Mexicans in California, growing wealthy even before the Gold Rush. Satisfied that the schools were at last adequate, he moved to San Francisco in 1858 to engage in land speculation and other businesses. He set a trend by moving to a square mile estate on the peninsula, later incorporated as Atherton, California. He died in 1877 after a tooth extraction. His dealings in the East Bay were on the up and up (as predatory lenders go), but in other actions he was a dishonest bully. Atherton appointed his nephew Charles Ward Jr. as his representative on his new rancho. Ward worked to develop the land and set about turning squatters into buyers or renters or ejecting them once and for all. In 1865 Charles Ward finally received and recorded the long-sought US government patent on the Rancho San Lorenzo signed by President Abraham Lincoln.¹³

During Charles' time running the Rancho, he was responsible for laying out upper B Street (today known as Center Street) and the Eastern end of Castro Valley Boulevard. Ruling with a notoriously firm hand, Ward was also responsible for dealing with squatters on the Rancho, often joyously discussing the torment he imbued squatters with.¹⁴

Atherton became involved with Guillermo Castro when Castro, in need of cash, took a loan from Atherton in 1858 for \$20,000. Castro, a lavish spender, quickly burned through that and took out another loan in 1859 for \$10,000. The loans, and mounting debts from his lawyer, forced Castro to start selling his lands. Ultimately, Castro sold his land to Atherton possibly in part because Atherton was willing to dissolve Castro's loan and debts as part of the sale.¹⁵

Lake Chabot

The following excerpt is heavily adapted from Rick Kelly's book, Rancho to Ranch Homes: Mapping the Evolution of Castro Valley.

In 1874-5 a dam was built across San Leandro Creek by laborers, blacksmiths, teamsters, masons and miners from Ireland, Portugal, England and China. Eight hundred Chinese workers moved over 600,000 cubic yards of earth in the process.¹⁶ It was one of the tallest dams in the nation, forming Lake Chabot. Also known as San Leandro Reservoir, most of the lake was formed on the 675-acre farm originally purchased in 1864 from Atherton by Castro Valley pioneer farmer William Pearce.

During construction, a severe storm caused a major breach of the partially built earthen dam, washing 21,000 cubic yards of soil downstream. The soil collected in San Leandro Bay, forming a marsh named Arrowhead Marsh. Water was piped to Berkeley, Oakland, and San Leandro, but not Castro Valley. There were several plans to increase the size of the reservoir over the years, including a detailed engineering plan to pump billions of gallons of Hetch Hetchy water into a vastly enlarged lake in 1912, but none of these

¹³ Kelly, 50.

¹⁴ Kelly, 52.

¹⁵ Kelly, 50.

¹⁶ This information comes from the Memorial to the Chinese Laborers plaque dedicated to the four workers who died in the construction of Lake Chabot- Ah Bing, Kim Yuen, Toy Sing, and Lock Sing. This plaque was dedicated in 2012 by the Chinese Historical Society and East Bay Regional Parks.

ideas were ever implemented.

The *Contra Costa Water Company* was acquired by the *Peoples Water Company* in 1907, which was reorganized as the *East Bay Water Company* in 1916. The final transfer came in 1928, when the publicly owned *East Bay Municipal Utility District* took over the water infrastructure.

Lake Chabot became largely obsolete as a reservoir when EBMUD water arrived from the Mokelumne River in the Sierra Nevada in 1929. Lake Chabot has not been a primary source of water for many years, but it remains an emergency supply and was tapped during the severe drought in 1977 and earlier in the 1970s to address overfilling in a wet year. It has officially been used for fishing and boating since 1966, but swimming is still prohibited.¹⁷

3.1d Railroads and Town Growth (1860-1895)

Evolution of Alameda County

The following excerpt is heavily adapted from Rick Kelly's book, Rancho to Ranch Homes: Mapping the Evolution of Castro Valley.

At over 800 square miles, it was necessary to partition Alameda County into several townships. The first subdivision, undertaken by the Court of Sessions, created five townships: Washington, Murray, Eden, Clinton, and Contra Costa. Soon, Contra Costa was eliminated, and Oakland and Alameda were created. Castro Valley had always been in Eden township, where it would remain through all future reshuffling. Murray Township was named for Michael Murray, ignoring older Mexican Nationals like Robert Livermore.

Clinton Township was eliminated in 1856 and Brooklyn Township was created, named not for the city in New York but for the ship Brooklyn, which brought Mormon settlers—70 men, 68 women, and 100 children, including John Homer and Sam Brannan—to the Bay Area in 1846. There was a short-lived reorganization into five Townships in 1861, it settled down to six in 1863.

George Fay, who came to the East Bay from Berrien County, Michigan, represented Eden in 1855. His neighbor, Henry Smith, who likewise came from Berrien County, represented Washington Township. William Hayward was next in Eden, followed by the violent Rancho San Leandro preemptor C.P. Wray. John Lewelling was elected to the post in 1860, William Meek served from 1861-1865, followed by his neighbor Joseph Marlin.

In Brooklyn Township, from 1863-1870 Robert S. Farrelly, former neighbor to Lewelling and a first purchaser from Castro, shared the duty with Duncan Cameron, operator of the first stagecoach line and husband of Annie Lydia Mattox. None of these men lived in Castro Valley. Castro Valley may never have had an elected supervisor.¹⁸

¹⁷ Kelly, 75.

¹⁸ Kelly, 60.

Railroad Development

The following excerpt is heavily adapted from Rick Kelly's book, Rancho to Ranch Homes: Mapping the Evolution of Castro Valley.

The first railroad in the East Bay was the San Francisco & Oakland Railroad, which started running in 1862, carrying passengers to and from Oakland and the ferry across the [Bay]... The next railroad was the San Francisco and Alameda Railroad (SF&A), which by 1865 had been extended all the way to San Leandro (B). The rails connected to a ferry which carried passengers and freight to and from San Francisco.

The plan for the SF&A was to eventually extend the road south all the way to Alameda Canyon (Niles Canyon). On the way it would meet the incipient Western Pacific Railroad, part of the Transcontinental Railroad Project, which had been projected to run around the bay to San Francisco via San Jose.

The SF&A was the brainchild of capitalist Alfred A. Cohen, a prominent San Francisco attorney and Alameda farmer, together with Charles Minturn, an operator of river steamboats and bay ferries, and E. B Mastick, a large Alameda landowner. Originally called the Alameda Valley Railroad, Cohen wanted the county to buy \$220,000 of his stock to fund his plan, a common theme of this era, but the voters refused in 1863. The projectors of this road would have to lay track with private capital.

In 1864-5 Cohen partnered with Faxon Atherton, the new owner of Rancho San Lorenzo, to extend the SF&A line to Hayward along the Alameda Valley route, eventually renamed the San Francisco, Alameda and Hayward Railroad. Cohen and Atherton also bought and merged with the San Francisco and Oakland Railroad in 1865. Atherton hoped the railroad would spur development of his rancho lands; he also planned for the line to eventually service his resort in Warm Springs.

The Daily Alta newspaper report from the launch of service in 1865 predicted a very bright future for Cohen and Atherton's little railroad: "The country through which this road passes is the richest in the State. The soil is extremely fertile, the climate warmer than in San Francisco, the moisture is sufficient for all grains and most fruits and vegetables, the titles are settled, all is under cultivation, and the proximity of San Francisco enables the farmer's to obtain profitable prices for their produce."

The SFA&H carried freight and people from Hayward, Castro Valley and the Dublin and Livermore Valleys. It was not particularly useful as a commuter line for Castro Valley residents due to the distance to the Hayward and Castro Valley stations.¹⁹

Railroads & Town Growth

The following excerpt is heavily adapted from Rick Kelly's book, Rancho to Ranch Homes: Mapping the Evolution of Castro Valley.

Urban (or town) and economic growth depends in part on the efficient circulation of people, goods, and information. The late nineteenth century saw the rise of the railroad

¹⁹ Kelly, 72.

and concomitant growth of towns and commerce in the subject area. By 1865 the “San Francisco, Alameda, and Haywards Railroad” ran through the Meek orchards near Hayward. Within the next few years, the Central Pacific Railroad, the first transcontinental route, completed in 1869, absorbed this railroad with San Lorenzo Station, located just north of the Pioneer Cemetery. Livermore and what became Pleasanton (originally Alisal) grew directly out of the development of the Central Pacific Railroad. Before terminating in Oakland, the Central Pacific also stopped at Niles, Hayward, and San Leandro. In 1879, the main line of the railroad was moved to a new route across the Carquinez Strait, but southern route remained an important branch, and the principal connection of the area to markets for its products. In 1909, a parallel line, the Western Pacific Railroad, joined the route of the Central Pacific Railroad (by this time known as the Southern Pacific Railroad). Castro Valley’s story diverged from these, as the Central Pacific Railroad provided the closest line – along the east shore with a stop at Hayward.

These railroads provided a lifeline between the rural towns and their even more rural hinterlands. By the time Thompson & West published its atlas in 1878, for example, Murray Township had been surveyed in the U.S. grid system of townships and ranges. In the hills, the typical parcel ranged from a quarter section (160 acres) to a section (640 acres) of land, with several over 1,000 acres. In the valleys, the typical farm was 80 to 160 acres, with many larger holdings as well, ranging up to several thousand acres held by Joseph F. Black, J.W. Dougherty, and Abijah Baker. While the majority of valley farms were shown with buildings, few of the hill parcels had been improved. The small nineteenth-century towns of Livermore and Pleasanton served the agricultural areas around them, and the farms and ranches of Murray Township depended on the towns for supplies.

Economic growth followed the growth of the railroad. Beginning in 1885 refrigerated railroad cars moved perishable fruit grown in the area to markets across the country, fueling a boom in local fruit production that continued for decades. According to the 1898 publication, *Alameda County, Its Cities, Towns, and Environments*, more fruit was shipped out of the San Lorenzo Railroad Station than any other station in the state. Stockyards, packinghouses, and the Trojan Powder Factory shipped their products via rail as well.

The railroad moved people as well. In March of 1878, nine years after the Central Pacific began to carry passengers across the continent, the Alameda and Santa Clara Railroad began service from Santa Cruz to the Oakland waterfront, passing through Mt. Eden and San Lorenzo on the way. It merged with the Southern Pacific eight years later. Southern Pacific lines ran fifteen passenger trains a day. Railroads provided easy access to recreational destinations as well. Murray Township began to develop a recreation industry as early as 1870s when rail stops in Niles Canyon were used by picnickers. In the 1880s, wealthy visitors were brought in highly publicized trips to local wineries. Later, others came to places like “The Pines” and “The Buckeye Club” for hunting and fishing. Wagons took visitors directly from the railroad depot in Livermore to Mendenhall Springs on Mines Road in the latter 19th century.

The advent of interurban railroad fueled suburban development during the late nineteenth and early twentieth centuries. Construction of the “Oakland, San Leandro,

and Hayward Electric Railway” began in 1891. By 1892, 14.3 miles of track ran along the County Road (today’s East 14th Street/Mission Boulevard) between Hayward and Oakland. Cars ran every half hour from 5 a.m. until midnight daily. Side-feeder lines ran from Ashland Junction (near 150th Street and Mission Boulevard) along Telegraph (today’s Hesperian Boulevard) and along Ashland Avenue to Lewelling Boulevard. By 1895 sixty to seventy miles of interurban rail lines connected Oakland, Alameda, and Hayward. As transportation networks grew, farmlands and orchards were subdivided into town lots of about one acre each. Streetcar suburbs, including Ashland, Haywards Park Homestead, and Meek Orchards, developed along the line. Developers of the Meek estate emphasized the area’s proximity to the electric rail lines as a primary asset. An advertisement published in 1923, for example, offered various real estate options including:

- 1) “Orchard Home Sites – right on the car line ... or one block off the car line....”;
- 2) “Pear Orchard Pieces – For suburban homes, with full grown trees right in their prime. (The best paying orchard in the Meek Estate)....”; or
- 3) “Poultry Farm Pieces – with city water, sewers and new turnpike gravel roads within 10 minutes of the car line....”; and
- 4) “Poultry, Squab and Pigeon Farms – With city water and sewers. Big enough for 1000 hens or 4000 pigeons....”. “All of the above properties have city water and city sewers Street Cars all close by. Wonderful water level for wells.”

Electric rail owners created amenities to draw prospective home builders and buyers too: San Lorenzo Grove, an eight acre natural park, entered on 2nd Street (today’s Tracy Street) in the Four Corners area, became a popular destination. The park featured a dance pavilion, picnic grounds, playing fields, concession area, and an outdoor bandstand. It operated until 1917 when it was converted to an apricot orchard.

3.1d Automobiles and Highway Development (1890-1973)

The following excerpt is heavily adapted from Carey & Co’s Survey, Unincorporated Alameda County Historic Survey and Preservation Ordinance.

The twentieth century ushered in the era of the automobile. The first automobiles appeared in the Bay Area in the late 1890s, and became common after 1910. East 14th Street/Mission Boulevard (then called County Road) was the major north-south road in the East Bay. Running east-west, the route created by Foothill Boulevard, Castro Valley Boulevard, and Dublin Road connected with Hopyard Road, then Portola Avenue in Pleasanton to First Street in Livermore. Collectively, these roads became part of the Lincoln Highway, which was the first transcontinental highway and opened in 1913. More than previous automobile developments, Lincoln Highway signaled the demise of the importance of the railroad in the region. Running from New York to San Francisco, Lincoln Highway followed the general path of today’s Interstate 580 through Alameda County, linking East County with the Castro Valley/Hayward area. Lincoln Highway in the Dublin area was described as a narrow path with weedy shoulders, while redwood curbs lined the segment from Dublin into Oakland. Some portions of the Highway were

paved and others were not. Either graded dirt and crushed rock or sand sprayed with oil and rolled to create a viscous but compacted surface coated the segments through Alameda County were. A 1923 gasoline tax provided for the construction and maintenance of more roads throughout the county around that time. This led to a construction of a northern route for Lincoln Highway – one that roughly follows I-80 from Sacramento to Oakland – which opened in 1927. Although the Dublin Road / Castro Valley / Foothill Boulevard route now became the secondary transcontinental passage, it remained a major thoroughfare through Alameda County. Lincoln Highway through this area was incorporated into the U.S. Highway system as U.S. Highway 50. In 1928, it was also designated State Highway 84. By 1953, U.S. Highway 50 had become a divided four-lane road; I-680 was completed in 1967. By 1973, U.S. Highway 50 had become I-580.²⁰

3.1e Agriculture (1890-1940)

Farming in Alameda County

The following excerpt is heavily adapted from Carey & Co's Survey, Unincorporated Alameda County Historic Survey and Preservation Ordinance.

By the late nineteenth century, unincorporated Alameda County's towns all functioned more or less self-sufficiently, with blacksmith shops, grocers, hardware stores, schools, and churches all established during the nineteenth century. Agriculture and agriculture-related industries, however, dominated the landscape and economy of the survey area before World War II. Excellent soil conditions, weather, and minimal frost meant crops could be grown year round. Situated near the bay with easy water access to California's largest city, San Francisco, and therefore linked to international markets, Alameda was ideally situated to lead regional agricultural production during the nineteenth century. The American settlers first raised potatoes, barley, wheat, and cattle, but like farmers throughout the state, they realized the lucrative potential for growing luxury crops, especially fruit trees, by the 1880s. Three industries eventually defined Alameda County's agricultural landscape more than any others: vineyards, orchards, and poultry farms. Although the large farmsteads had been subdivided to some extent before World War II, the population boom and housing shortage that coincided with that major event signaled the end of the agricultural era.

Grain production, particularly wheat production, dominated some parts of Alameda County, just as it did throughout California from the 1850s to the 1880s. Flour milling was one of the few large-scale manufacturing industries that succeeded in California and introduced the state into the world of international trade. During the 1840s, California had but a few small flour mills. The most famous of these was John Sutter's mill on the American River, not far from present-day Sacramento. Sutter never completed this mill, however, and never produced much flour. In January 1848, one of Sutter's employees, a man by the name of John Marshall, discovered gold. The rapid influx of people during the gold rush quickly strained California's agricultural production and exposed its inability to provide enough food – particularly breadstuffs – to the miners and other settlers. Despite the potential of California's rich soil to feed the masses, the territory and young state depended heavily on imports. It received most of

²⁰ Carey & Co, 18-19.

its flour from Chile.

These circumstances rendered flour a valued commodity and led to high rates of inflation. In San Francisco, the price per barrel of flour in 1850 was \$15. Two years later that number rose to \$42 per barrel. Settlers in more remote locations suffered under much higher prices. In Columbia, a mining town in the Sierra foothills, for example, a barrel of flour cost as much as \$80. Tensions flared under these circumstances and caused miners and other residents of Mariposa to organize a meeting in 1852 to protest against the foreign-controlled flour monopoly.

Ever opportunistic settlers sought to remedy California's dependence on imported flour. A number of small mills cropped up throughout northern California during the early 1850s; however, San Francisco established its position as the leader in flour production and retained this position for decades. Alameda County, with its close proximity to the city and vast stretches of arable land, provided the grain. Murray Township contributed significantly to this period of development. In 1860 several landowners in the Livermore area experimented with growing wheat. By 1862, expanding wheat crops were fenced and the period of free-roaming cattle came to an end. By 1865-1870, several farmers cultivated wheat crops of over 1,000 acres each, some with portions of their crop on more than one parcel. (Corbett) The Sacramento Valley proved a decent competitor to San Francisco and Alameda County, but production in other regions remained relatively small until the 1880s. More important to Californians than the region that produced the most flour was the fact that by 1853 the state had relinquished its dependence on imported flour. Prices fell accordingly.

Roberts Landing, a shipping facility established at the mouth of San Lorenzo Creek in 1853, facilitated early growth of farming economies and communities in the western area of the county. Captain William Roberts, a forty-niner who failed to find his fortune in the gold mines, was first drawn to the area while on a hunting expedition in 1850. He discovered that the abundant game could bring a fair price in the San Francisco market, so he moved to the area and built a landing consisting of a wharf and several warehouses at the mouth of San Lorenzo Creek. By 1853 a freight and passenger schooner offered regular service between the landing and San Francisco. With easy access to the regional market, this part of Alameda County became central to agricultural production. Roberts Landing thrived until the 1870s, by which time railroads surpassed shipping as the primary means for transporting goods.

Although grain crops still dominated local agriculture during the 1880s, a shift toward luxury crops like fruits and vegetables had begun. The shift occurred for several reasons: California producers flooded the foreign market with flour, which led to price deflation. Just as the transcontinental railroad opened California's opportunity to trade in American markets beyond the Sierra, so too could other states introduce their products to the California market. Midwestern and Plains states took advantage of this opportunity, especially Minnesota and Kansas. In addition, overproduction of the wheat fields depleted the soil and rendered the crops both more difficult to grow and less satisfactory in quality. Instead, California agriculture focused on more diversified crops that required less overhead capital and yielded higher profits. Improvements in refrigerating technology, including refrigerated rail cars, for example, also made the preservation and marketing of fruit over long distances

feasible and encouraged fruit production. Eden Township led the transition to such luxury crops. Already in 1883, the *History of Alameda County, California* boasted of the township: "It should be said, that in this vicinity there is the finest soil in the whole valley, as the magnificent orchards, splendid gardens, and ripe grain-fields indicate. It is truly a garden spot!"

By the late nineteenth century, fruit production defined much of Alameda County's agriculture. Like wheat production, meat production became part of a large national system based in the Midwest and regional production, such as that here, declined, and the growth of population in the Bay Area increased the demand for local vegetables, poultry, and dairy products. (Corbett) Eden Township had the most orchards in the area. William Meek and E. Lewelling had the greatest land holdings in San Lorenzo. They introduced some of the first fruit trees to the area and established large nurseries and orchards, which flourished and made the men very wealthy. Both built large residences around 1870, Meek on the south side of San Lorenzo Creek and Lewelling on the north. The Meek mansion still stands on Hampton Road. Other farmers and ranchers in the area pioneered the local production of such crops as cotton, cherries, apricots, potatoes, corn, and sugar beets. Pears, plums, were also popular, and chew trees were particularly abundant.

Around this time, parts of Murray Township, especially in the Livermore Valley, turned to large-scale grape and wine production. Previously, wine had been produced by the missions and by Robert Livermore on Rancho las Positas in small quantities. Illustrations in Thompson and West (1878) depict farm houses surrounded by vines and fruit trees by the mid 1870s. Only during the 1880s, however, were grapes and wine production promoted and winemaking developed as an important industry. Many farmers planted vineyards for the production of raisins, table grapes, and wine grapes. In 1887 Alameda County counted 90 vineyards, most measuring 20 to 25 acres. Just six years later, 156 vineyards covered Alameda County's landscape and a few wineries had been established as well. Due both to the quality of its products and the efforts of local boosters, Livermore Valley wine was widely recognized as an important vine growing region. In the late 1890s, phylloxera killed many vines and reduced production. In Prohibition ended virtually all wine production between 1920 and 1933. The Repeal of Prohibition in 1933 revived production, which continues to thrive today.

Transportation and technology altered the nature of Alameda County farming economy. The railroad both increased access to markets outside the Bay Area and brought settlers to the region, which increased the demand for agricultural products. Farms grew. The introduction of automobiles and the construction of numerous roads made truck farming (small farms) possible. No longer dependent upon easy access to rail lines, farmers could grow crops anywhere. Just as the railroad increased access to otherwise remote markets, so did the network of roads that emerged in the automobile age connect small farms to markets. The southern area of Murray Township developed during the twenties and thirties as small farmsteads surrounding the community of Russell City. During this period, fruit orchards and vegetable farms predominated, and

poultry farms were common. By using new pickling, canning, and refrigerated transportation methods, produce was also sent to New York and Boston markets.²¹

Farming after the Gold Rush

The following excerpt is heavily adapted from Rick Kelly's book, Rancho to Ranch Homes: Mapping the Evolution of Castro Valley.

There were at least four main phases of agriculture in Castro Valley, which overlapped quite a bit:

1. Cattle ranching: 1800~1870
2. Grain, Hay: 1852~1910
3. Fruit, vegetables: 1890~1950
4. Chicken ranching: 1900~1960

There was a single large dairy farm in town from 1890-1911, dairy products were produced on a smaller scale on number of Valley farms. With only a couple of exceptions Castro Valley did not raise flowers commercially, which was a big business in adjacent communities in later years.

Hubert Howe Bancroft, most noted historian of early California and namesake of the special collection's library at the University of California, summed it up nicely:

"After the close of the pastoral period, the three great products of California were successively gold, grain and fruit.... As surface mining became less remunerative, diggers began to swell the agricultural ranks, first as raisers of potatoes and other vegetables, almost indispensable to health among miners confined to a salt-meal diet. Cereals followed, first by barley as the hardier grain for the dry and sandy soil, and in demand for the large animal traffic; then others, and by 1854 the state was practically self-supporting.... Grass, gold, and grain have each had their day, and the epoch of fruit and the vine is upon us... Digging for gold developed a new commerce and a new community, while with grain-growing and fruit raising came social refinement and the higher culture."

The period from the 1850s through the mid-1860s was time of orientation and experimentation, either by ordinary farmers at small scale, or by a few well-heeled farmers with deep pockets. Much of the horticultural work was still experimental, arguments raged back and forth among growers about the best way to plant and nurture crops in the unique Mediterranean climate of coastal California.

As reported in the 1860 census, Brickell's farm of 160 acres at the top of Castro Valley produced 200 bushels of oats, 16 tons of hay and 1,200 bushels of barley—no fruit, no vegetables for sale. George May, his neighbor, farmed 240 acres and grew wheat, barley, Irish potatoes, peas, and beans. Legitimate farm owner Zachariah Hughes farmed 388 acres, had 90 beehives, and grew wheat and oats, producing a staggering 9200 bushels of grain. Richard Dowling Sr., working the land the Brickell would buy in 1865, grew Oats, wheat, and hay. Barney Geary, north of Dowling, grew wheat and barley.

The story was the same with other Castro Valley farmers including landowners John

²¹ Carey & Co, 19-21.

William Jamison and William Mattox—cattle and grains, exclusively oats, barley, and wheat. William Knox grew grains but also raised sheep for wool on his land in south of Castro Valley along San Lorenzo creek—sheeting 4000 pounds in 1860. Even the Crows and the Culls, up the long, narrow valleys to the east of the Valley that carry their names to this day, were growing only grains and hay and raising stock...

However, the anonymous census taker... for the benefit of posterity, made some margin not to indicate that extensive young orchards had been set out by a few people very near to Castro Valley, most notably John Lewelling. Lewelling's orchard was annotated on the census as "The finest orchard and nursery in the country." John Lewelling and his brother Henderson (who spelled his last name Luelling) were among the very first orchardists in Alameda County history. They came from a long line of nurserymen, orchardists, and frontiersmen. Like the Brickell family, the Lewellings had moved progressively west, always in search of something new and belter, until they finally the Pacific Ocean in Oregon before moving to the Bay Area.

Planting an orchard for fruit production is an expensive proposition with a long payback period. And in the early days the opportunities to market such a perishable farm product were limited. The population was not that great, canning was not yet practical, and the railroad had not yet reached distant markets. Yet Lewelling was selling \$20,000 per year in fruit in 1865, equal to about \$350,000 in 2022 dollars.²²

Farming in Early Castro Valley

The following excerpt is heavily adapted from Rick Kelly's book, Rancho to Ranch Homes: Mapping the Evolution of Castro Valley.

By the 1860s it was clear that grain farming was both possible and profitable in the San Joaquin Valley of California, where relatively few farmers had acquired vast tracts of land at very low cost. The same was proven true of the Livermore Valley-George May's success in raising wheat on land formerly thought useful only for pasture led to the planting of thousands of acres of wheat. The transcontinental railroad from Sacramento through Stockton and Livermore and leading to Oakland was completed in late 1869 which further facilitated worldwide shipping of Central valley and Livermore grain. A Los Angeles newspaper reported that the Central Valley farmers shipped 100,000 tons of wheat in 1873. These huge farms benefitted from the economies of scale, driving down the price of grains, undercutting the family grain farmer. The Central Valley grain farms were dominant until the 1880s when the industry collapsed due in part to soil exhaustion.²³

Unlike fruit or cattle, grains provided a quick payoff with harvest following only a few months after planting. The virgin soils of Alameda County were extremely rich, returning on average forty bushels of grain per acre owned. In exceptional care, the return was double this rate. In the 1860 census of the 892 farmers in Alameda County, 418 were raising wheat. Remarkably, ranchers in Crow and Cull canyons raised the same crops, despite the hilly topography, as well as ranching horses, cattle, milch cows

²² Kelly, 99-100.

²³ Kelly, 98.

and to a lesser extent, sheep.²⁴

Similarly, constant cropping of grains eventually depleted the soil in Castro Valley of essential nutrients and yields declined. It would do the same in Livermore in another decade. Farmers on the Alameda County alluvial plain turned primarily to fruit orchards or truck farming of the vegetables. The advent of canning in the area by 1870s and the capability to ship product back east by refrigerated rail car by the early 1880s made both options profitable.

By 1880, many of the pioneering Gold Rush farmers in Castro Valley had died or retired and sold or passed on their farms, including Brickell, Hughes, and Mattox. Castro Valley, particularly along Redwood Road and in the north, evolved into a sea of fruit and nut orchards with acreage in other parts of town set out in vegetables, hay, or pasture. Many crops for canning were raised, commonly tomatoes, rhubarb, cucumbers and beans.

While grains only returned about \$40-\$50 per acre, these new crops could produce hundreds of dollars per acre, thus, could be farmed profitably on smaller lots. So, starting in 1880 the big grain ranches of Castro Valley were subdivided into smaller fruit and vegetable farms. This was the beginning of relentless land subdivision driven by evolving land uses that continues to this day.

The first settlers to buy land in town-Kelly, McDonald, Pearce, Prowse, Jensen, DeMerritt, Brickell, Mattox, Hughes, Jamison, Knox, Kennedy, Proctor, Corey-had been true pioneers, men of limited means who left their homes in the east, Midwest or Europe to build a new life in Guillermo Castro's valley.

Many second generation Castro Valley farmers belonged to quite a different demographic. These were families of substantial means, able to afford to buy developed, valuable farms. Over a square mile of northern Castro Valley was purchased by two closely related families that made their fortunes in the lumbering boom of the northern Midwest (Michigan, Wisconsin). Almost two square miles of central and southern Castro Valley were acquired by men who had led the construction of the first transcontinental railroad. As fruit replaced grains and the trolley arrived in neighboring Haywards, Castro Valley evolved into a bucolic and convenient spot for prosperous San Francisco and Oakland businessmen to erect a pleasant summer or a retirement country estate.²⁵

Surveyor and Forester James Thompson Stratton

The following excerpt is heavily adapted from Rick Kelly's book, Rancho to Ranch Homes: Mapping the Evolution of Castro Valley.

In the 1870s, James Stratton (1830-1903) was one of the largest landholders in Castro Valley, owning or leasing 360 acres and a principal owner of the group promoting the Haywards Park Homestead Union development. Stratton was born in Thompsonville, New York. He was trained as a surveyor, working on the Hudson River Railroad

²⁴ Kelly, 81.

²⁵ Kelly, 98.

between Sing Sing and Peekskill, NY. As a 20-year-old, he heard the sirens' call of gold and rushed to California via the Isthmus of Panama route, arriving June 6, 1850, on the steamer Columbus.

He picked up work surveying the speculative town of Benicia for the first US secret agent in California, Thomas Larkin. In 1851 he headed up the American River to try his hand at mining, with limited success. His obituary said that he came remarkably close to a big strike, but literally missed a rich vein by two feet.

After his turn at gold mining, Stratton resumed surveying work in 1853, making the first recorded survey of the Alameda Encinal (City of Alameda), paid for his services in land rather than cash. After traveling east to marry Cornelia Smith, he returned in 1854, settling in the town of Clinton (now Oakland). He was elected deputy County Surveyor from 1853-1858.

Stratton's name appears on many historic surveys in the area starting in 1854. Estudillo's American sons-in-law Davis and Ward hired him to survey the Rancho San Leandro in 1855. In 1856, he surveyed the farms purchased by Zachariah Hughes, Serril Corey and William Mattox. In 1858 he was elected to the job of surveyor of Alameda County. In this role he resurveyed the city of Haywood for Charles Ward, Atherton's rancho manager. He surveyed the farms bought by Josiah Brickell and others in and around Castro Valley to ready them for sale.

Like many men, Stratton was involved in a variety of land speculations. Locally, he purchased land just southwest of Castro Valley for the creation of the Haywards Park Homestead Union. In 1873, President Grant appointed Stratton as the U. S. Surveyor General for California, but he was forced to resign in 1876 due to health issues. From 1880 to 1883 he worked for the state survey general's office and then through 1899 he worked as a land attorney. Due to the nature of his work, he became expert in the survey of the large Mexican land grants. His name is affixed to the final plat of the Rancho San Lorenzo Castro, completed in 1864. He also completed the first survey for the Western Pacific Railroad through Niles Canyon, a route later used by the Central Pacific Railroad to bring the transcontinental railroad to Oakland.

Aside from platting many ranchos, Stratton's claim to immortality is that he was the first person in California to attempt to make a profit by systematically farming eucalyptus trees. His fame in this regard is long-lasting because he was an educated man who took the time to report his results in writing, even after he no longer owned the land. Settlers were surprised to find much of the alluvial plains and hills of the East Bay largely devoid of usable wood for vehicles, homes, heating, and railroad ties. Efforts were made to find a fast, growing tree that flourished in the area's Mediterranean climate, with long, summers. The Austrian eucalyptus tree offered promise.

Stratton took up the challenge by planting eucalyptus trees, doing so systematically, methodically and at a large scale. While engaged in missionary work in Australia, Stratton's neighbor Bishop Taylor sent eucalyptus seeds to Stratton's wife Annie, who passed them along to her husband. His first large-scale eucalyptus plantation, begun in 1869, was a 45-acre site in Castro Valley on the east side of Crow Canyon Road. He had a second grove northeast of the intersection of what is now Castro Valley Boulevard and

Redwood Road, land previously farmed by William Mattox. Stratton would take his three sons down to his Castro Valley farm on weekends to plant young trees. He planted thousands of gum trees, carefully watching their growth and evaluating the value of their wood to figure out if gum tree farming was a viable business model. Stratton employed a man named O'Neill to live on the property and manage it. His eucalyptus farm on Redwood Road was run as a nursery and a sort of a park and beer garden.

Stratton was the first person to plant an artificial forest west of the Rocky Mountains. Over the early years of California, the state government had looked to encourage a variety of types of arboriculture by awarding bounties for specific types of trees. In 1867, the legislature offered a Bounty for mulberry trees in a futile effort to ramp up silk production. In 1870, the State Board of Agriculture published a report calling for the creation of experimental artificial forests, offering a prize for "the largest quantity of useful forest trees planted during 1872." Stratton took home that Gold Medal and the \$50 prize.

All told, Stratton planted 195 acres of eucalyptus trees in the two locations.²⁶ He disposed of all of his Castro Valley farms in 1878. He filed a quitclaim deed, effectively returning the land to the Atherton estate for \$1 with the cancellation of his indebtedness. While Stratton reported solid profits in 1882 after the bulk of the wood was harvested by later owners the trees did not turn out to be commercially valuable in the long run. Stratton was not the first nor the last person to try to make money growing gum acres in the Bay Area, but he is the most famous. Descendants of his trees still decorate Castro Valley and surrounding communities with their graceful splendor.

E. O. Webb, who owned a farm just west of town, followed Stratton's lead and planted a grove of gum trees at the top of the hill on his land in 1873-4. His trees were still there when inspected by the state in 1910 and could still be seen in aerial photos until 1946, surrounding the East Bay Municipal Utility District's water storage tank. The trees were eliminated when suburban homes were finally built on Webb's El Portal Tract in the 1950s. The age of the trees along the top of Fairmont Ridge is unknown, but a photo from 1890 shows that they were already mature.²⁶

Michael and Mary Stanton

The following excerpt is heavily adapted from Rick Kelly's book, Rancho to Ranch Homes: Mapping the Evolution of Castro Valley.

Michael Stanton immigrated to the US from Ireland in 1856. He came to California in 1859. He found work with the Central Pacific on the transcontinental railroad job, starting as a simple laborer for \$1 per day under James Strobridge in 1864. He was quickly promoted to foreman, earning \$90 per month by 1866. He was ultimately promoted to "Riding Boss" (assistant Superintendent), riding along the track, overseeing several work crews. Later, Stanton was in business with Strobridge in the firm of Strobridge, Stanton and Harris.

Both Mike Stanton and his wife Mary O'Connell Stanton were present at the driving of the Golden Spike in Promontory, Utah. Mary was related to Hannah Marie Keating

²⁶ Kelly, 81-82.

Strobridge, wife of neighbor James Strobridge. After the completion of the transcontinental railroad, the Stanton's relocated to San Jose. Two weeks after the birth of their second son John, the family followed Strobridge to Castro Valley, buying 365 acres of land from William Mattox in October of 1872 for \$20,000, later adding the 120 acres that had belonged to Watson Fisk Hughes: Michael Stanton died at the age of 55 in 1881, for a while after that date the, Stanton farm was largely rented out for others to work.

The Stantons had four children-William, John, Anna, [known as Nora] and Kate. William was sent to prison for murder in 1895. Kate died in 1896 from tuberculosis. Four generations of Stantons lived all or parts of their lives in Castro Valley. Stanton Avenue, Stanton Hill Road, Santa Maria and San Miguel Avenues are named after these early farmers, John Street is named after their son John Stanton. There once were streets in town named after their married daughter Anna Stanton Whelton (now Wisteria) and William (now Somerset). Anita Avenue is named after their son John Stanton's wife.

The family home, built by William Mattox and originally on Lake Chabot Road at Castro Valley Boulevard, was moved to a spot near the freeway in 1978 and restored and is now a business office. It is the oldest building in town and is called the Stanton House due to their long ownership, even though it was built by William Mattox.²⁷

Charles D. Henry: The First Orchardist in Town

The following excerpt is heavily adapted from Rick Kelly's book, Rancho to Ranch Homes: Mapping the Evolution of Castro Valley.

The farms along San Lorenzo Creek South of the Amador Road (Upper Grove Way) were the first in Castro Valley to be laid out for intensive fruit farming. This was due to the effort of one man, Charles Davenport Henry. Henry arrived in California from Vermont in 1855, settling in Marysville, working as a painter. He soon removed to San Francisco and was a principal in a series of coach painting firms. In 1871 he started buying lots along Upper Grove Way from Atherton and others and planting fruit trees and currant bushes, the latter popular in that era. By 1873, he had relocated his home to Castro Valley.

In 1876-7 Henry sold six acres of his seven Castro Valley farms and moved to Berkeley... Henry's new home in Berkeley burned down and he was charged with arson and insurance fraud. There was no record of the resolution of his case or his later fate.

In the following years, many of these fruit farms were purchased by wealthy businessmen. Two examples were illustrated in an 1889 poster, the farms of C.W. [Charles Wentworth] Ingram and Henry D. Naber. The wealthy Ingram family bought the two large adjacent lots... brother Fred Ingram held the second property. Charles Ingram was sent to prison in 1890 for 18 months for theft of \$225 from the mail at a post office where his father had been postmaster. Both men's farms ended up with their father, Silas D. Ingram. The elder Ingram was a capitalist, owner of a hunting ranch in Sonoma and builder of the first electronic utility in Hayward. He traded one lot and sold

²⁷ Kelly, 108.

the other to Charles J. Sketchley of Los Angeles, a pioneer ostrich rancher. Charles Ingram was pardoned by President McKinley in 1898.

Henry Naber was a prosperous San Francisco liquor distributor, the senior partner in the famous firm of Naber, Alfs & Brune. This firm is most remembered for creating a brand of liquor called "Phoenix Bourbon." Their bottles were highly decorated and are prized among collectors. Naber's 11.79-acre Castro Valley farm was his retirement home, bought in 1887 from William Lawrence for \$8,250, he lived there during the last four Years of his life. In the 1878 map on the right, this farm had previously belonged to M. H. Oviatt.²⁸

Land Subdivision Parallels and Evolving Agricultural Practices

The following excerpt is heavily adapted from Rick Kelly's book, Rancho to Ranch Homes: Mapping the Evolution of Castro Valley.

By the mid-1880s, Atherton's estate had sold almost all its land around Castro Valley. About this time there arose considerable demand for smaller farm properties. The rise of fruit farming changed the size of farms, fruit cultivation didn't require the huge plots of land that had been needed to raise grains profitably. But the big landholders had not created any extensive subdivision. Old timers like Brickell and Hughes had fled, William Mattox had retired and moved to Livermore, yet their huge farms all remained intact.

The property dam started to crumble when Jim Strobridge subdivided his 500 acre Laurel Farm in 1884 and Lydia Brickell Langan marked the Langan Tract three years later. This started the process of relentless subdivision of land into smaller and smaller lots that continues to this day.

The evolution of farming changed not only the size of the farms, but the demographics of farmers. While large, labor-intensive grain farms were not attractive to businessmen looking for a home in the country, an orchard property of manageable size made a nice summer retreat, only requiring infrequent attention. The later rise of chicken ranching after 1900 made still smaller acreage lots economically viable but attracted a less affluent kind of farmer.

Subdivision accelerated after the 1906 San Francisco Earthquake, helped along by the prior deaths of many early pioneers. The children of these early settlers now found it financially advantageous to divide and sell their inherited ranches. Development got another boost from the loose money associated with the "Roaring '20s." Of course, things took a turn for the worse during the Great Depression.

Land subdivision that created more than four lots or required the creation of new roads was usually done by the tract subdivision process, which included filing a tract map with the county. In other cases, land was subdivided by filing a parcel map with the county.

²⁸ Kelly, 108.

Finally, many farms were subdivided without the creation of a filed map by specifying the property by metes and bounds. This was particularly the case when the lots offered for sale were on an existing county-maintained road. Thus, people who sought to subdivide their land often tried to convince the county to build new roads or adopt existing private roads running by their land.²⁹

Stanton Tract #1

The following excerpt is heavily adapted from Rick Kelley's book, Rancho to Ranch Homes: Mapping the Evolution of Castro Valley.

Surveyed in 1889, the Stanton Tract No. 1 was filed with the County in 1892. This was the second largest subdivision in Castro Valley proper history but included three new streets named after the Stantons: Stanton Avenue John (Stanton) Street and William (Stanton) Street, renamed Somerset Avenue in 1959. Note that Stanton Avenue did not continue north of William Street (Somerset Avenue) as it does today.

[An advertisement] ran in 1895 and promoted the land based on two new “electric roads” (trolleys) projected to run through Castro Valley:

- 1) an extension of the so-called Vandercook Road, running from existing track in Fruitvale in Brooklyn Township all the way to Livermore (and eventually the coal mines at Corral Hollow), and
- 2) The Castro Valley Mount Eden and Alvarado Road, the rail franchise awarded to several men including Gurdon Langan. The Vandercook line was to wind down to Lake Chabot Road to Mattox road (Castro Valley Boulevard) on its way to eastern Alameda County, the Castro Valley, Mount Eden and Alvarado road was to start north of the Castro Valley School and run down Redwood road. Like all railroads promised for Castro Valley prior to 1997, neither of these “projected” lines ever laid a single tie or rail, it was all bluster, an effort to “boom up” property sales along the proposed line.

The second advertisement for the Stanton Tract is from 1896 and more conservatively promotes the property based on its relative proximity to the existing Oakland, San Leandro, and Haywards trolley line. Land, often just subsections of the lots shown here, sold quickly.

Lots 17-20 between Stanton Avenue and Lake Chabot road were used for Eden Hospital in 1950... The Three Crosses Church filled all of lot 6 in the late 1960s... Lot 22 contains “The View” condominiums on the top of the Stanton Hill and the old El Portal School, now a private school... The Stanton grade school fills much of lot 34... Note that lot 7, the first sold to the Sibley family in 1891 to expand their summer home, has been consumed for the I-580 freeway. The lower part of today's John Street was previously the 1931 Castro Valley Cutoff.³⁰

²⁹ Kelly, 112.

³⁰ Kelly, 128.

3.1f Poultry (1910-1970)

Much of this section has been adapted from Michael Corbett's report *Historical and Cultural Resources East Alameda County* and from Carey & Co's Survey, *Unincorporated Alameda County Historic Survey and Preservation Ordinance*.

"The first chicken hatcheries relied on primitive incubators, capable of hatching ten eggs at a time. A Petaluma factory for the manufacture of incubators produced "simple gas-burning apparatuses in which the eggs had to be turned three times a day by hand to simulate the hen's turning of her eggs with her beak, but they were soon in great demand. They won prize after prize when pitted against rival incubators and were soon being shipped to the East Indies, to Alaska, and to Germany," as well as throughout California (Smith & Daniel 1975: 235). Based on this early technology, six hatcheries were established in Petaluma in the 1890s. Hatchery chicks were at first sold only to chicken ranchers in the local area, but because newborn chicks are naturally hardy and do not need food or water for about forty-eight hours after they are born, hatchery chicks were soon transported by rail within a two-day radius of chicken hatcheries, and then as far as three of four hundred miles by rail express."

"A parallel development that encouraged commercial chicken hatcheries was the specialized breeding of champion egg-laying chickens, with the white Leghorn emerging as the most successful egg-laying breed in California (Ibid.: 236). Whereas in earlier periods, production of eggs and chicken meat had been part of a diversified farm production, now it was possible to make a living raising nothing but chickens. 'It was soon clear that this was a far more efficient method of production. Feed was cheap. Little land was needed (an acre or two would take care of a thousand chickens) and hardly any capital was required to set up business; a man handy with tools could readily build a simple chicken house. In California, the chickens stayed out of doors in all but the most inclement weather. Moreover, once the hen house was established, there was much less work to do than on the average farm.'

"Rising feed prices and falling prices for eggs persuaded some poultry farmers to turn from egg production to the production of baby chicks. The hatchery business was considered more reliable than other phases of the poultry business because the price of chicks was much less subject to fluctuations of the market than was the price of eggs. Hatchery customers included not only those ranchers just starting out in business but also established ranchers who relied on hatcheries as a convenience. The largest hatchery in Petaluma in the 1910s was 160 feet long and produced a hatch of more than 150,000 birds every three weeks. Newborn chicks were placed under "brooders" to keep warm and to dry. When dry, they were placed in boxes holding a hundred chicks.

"The new science of poultry management that emerged by the 1910s laid the foundation for sweeping changes in chicken raising and ultimately to enormous growth in the production of chickens and eggs. While Petaluma was the self-proclaimed "Egg Basket of the World", other California counties, including Santa Cruz, Sacramento, Alameda, Los Angeles, Stanislaus and Riverside counties were important producers as well, and egg production was carried on just as

intensively in the eastern United States.”

The poultry industry in Alameda County had its beginnings before 1870. In 1880, the periodical Poultry News was published in San Leandro. Several factors allowed small farmers successfully raised chickens and other poultry in the area. The mild climate, access to markets, availability of cheap land and cheap labor, and plentiful supplies of grain for feed were all conducive to poultry raising. While the primary poultry area in Alameda County was Eden Township, Murray Township was also a poultry area. One writer described “A California General Purpose Poultry Ranch” as a common type of small operation where fruit, poultry, and bees could be efficiently raised together.” Between 1910 and 1940 Castro Valley emerged as the second most prominent chicken and egg producer in the state, after Petaluma. Arthur Bailey and A.J. Geandrat established the first commercial poultry farm in Castro Valley in 1906. Others soon followed. A cooperative called the Hayward Poultry Producers Association was formed to promote the interests of poultry farmers in the area. At its peak there were twelve hatcheries and hundreds of chicken farms, most between five to twenty acres in size. During the 1920s Castro Valley still had a population of about 2,000 people, but 800,000 hens. A typical chicken farm during the mid-1930s and 1940s had from 200 to 500 chickens and could provide a good living for farm families. For example, a small chicken farm with a flock of 1,000 chickens could produce a profit of \$4,000 in the 1940s and early 1950s, about 20% higher than the U.S. average in 1950. The poultry farms typically consisted of a group of buildings; a bungalow facing the road, a principle farm building or buildings (hatchery, egg laying house, etc.) near the front of the lot, a tank house, chicken houses and fenced-in yards.”

Advances in poultry management were brought to local farmers by the Agricultural Extension Service of the University of California (est. 1914), and by the Alameda County Farm Bureau.

During the 1930s the chicken industry experienced another technological revolution: the introduction of artificial light around the clock to stimulate egg production (Smith and Daniel. Since successful poultry production depended on achieving the highest possible ratio of eggs to chicken feed, poultry farmers were usually quick to adapt to technical innovations, including vaccinations of chicks, in hopes of reducing costs per bird. By 1938, Alameda County produced 45 million eggs from 375,000 hens, worth \$5,000,000. The small chicken farm remained a viable option for those seeking economic independence throughout the 1940s and during the post-war period. A new chicken rancher could rely on help from a county agricultural agent, and a favorable climate for bank loans as well as an array of eager suppliers of feed and equipment. In the immediate post-war period, a flock of a thousand chickens could be counted on to produce, in a good year, four thousand dollars in profits — a comfortable income in the late 1940s and early 1950s. At that time, “California was producing less eggs than it consumed”.

This happy state of affairs did not last. Harwood Hall narrates a number of reasons why poultry farming died out in Castro Valley during the 1950s and 1960s. Mechanization, vertical integration, and economies of scale made it harder for individual poultry farmers to compete. Small producers, who required a 25-cents-per-bird profit, couldn’t compete with larger operations that could turn a profit with 1/4 cent per bird. In 1950,

an operation was considered large with 1,000 fryers per week, by 1960, 100,000 was considered common. But large flocks increased the incidence of disease while new suburban residents objected to the flies and noise. With post war population growth, the poultry farms became more valuable as homes sites than as farms. Many were subdivided and sold for residential development.³¹

Start of Chicken Ranching in Castro Valley

The following excerpt is heavily adapted from Rick Kelley's book, Rancho to Ranch Homes: Mapping the Evolution of Castro Valley.

By the 1890s, California had evolved into the fruit, nut and vegetable basket for much of the nation, but there were other agricultural avenues available for expansion. California was still a net importer of many food products, including 1000 tons of poultry and 40 million chicken eggs. Demand exceeded local supply for meats, butter, cheese, hay, potatoes and flour.

With the introduction of automated hatchery equipment in the late 1880s, it became clear that intensive chicken ranching-raising only chickens for eggs, meat and chicks--was a viable business model. Petaluma was the first area in the state to fully realize this potential, but Castro Valley would soon follow. An Australian immigrant who arrived in 1888 set up the first small but notable chicken operation. Then in 1899, two wealthy businessmen bought country retreats in town and promptly built chicken ranches--one probably run by his adult daughters, the other a breeder of champion show birds. Concurrently, a local woman raised prize-winning birds and built a chicken hatchery stocked with the finest purebred fowl in the state. A couple of years later two new arrivals in town built high volume chicken ranches.

The idea caught on, and from about 1910-1950, chicken ranching dominated the local economy. At its peak, hundreds of residents took part in the poultry business as producers of eggs, chicks, pullets or meat, or as hatchery workers, suppliers or transporters. Local farms also raised all manner of other birds, from pigeons to pheasants, at one point even ostriches were contemplated. It wasn't only fowl, residents raised chinchillas and rabbits, anything that was small enough to be reared profitably on small acreage.

Grain farming had required a hundred acres to support a family while the same income could be realized from ten acres of mature fruit trees. With the transition to chicken ranching, a family could make a living on just a couple of acres or generate a supplemental or retirement income on as little as one acre--the so-called partially self-supporting home. So the land was accordingly subdivided yet again. Many farmers combined fruit and chickens, which was a winning combination. While a few larger operations employed support workers, most smaller ventures were strictly family affairs. Men often held jobs in the cities, their wives and children tended the flocks. A cooperative association was formed to buy food and other consumable materials as well as to transport and market eggs. Ultimately this association had over 1000 members from Hayward, Castro Valley, and surrounding areas. Chickens would rule the roost in Castro Valley until rapidly displaced by suburban homes after WWII.

³¹ Carey & Co, 21-23.

The transition from grain to fruit raising led to an era of businessmen erecting country estates in Castro Valley. While wealthy businessmen and their rural retreats were important catalysts at the inception of the chicken era, the success of chicken ranching quickly attracted dozens of families of much more modest means. Chicken ranching was a relatively low overhead agricultural pursuit, so Castro Valley evolved from a community notable for businessman's homes into an "everyman's" chicken farming town.³²

The Evolution of Chicken Ranching

The following excerpt is heavily adapted from Rick Kelley's book, Rancho to Ranch Homes: Mapping the Evolution of Castro Valley.

Many farmers across the state kept chickens for eggs and meat. But the nature of the business started to change in the mid-1880s after Lyman Byce perfected the chick incubator in Petaluma. Before this time, laying hens had to be taken out of production to rear new chicks. With the innovative technology, this inefficient practiced was eliminated. Suddenly, it became possible to make a living raising *only* chickens- another move away from *extensive* farming to *intensive* farming.

It was soon clear that this was a far more efficient method of farming. Feed was cheap, little land was needed. Hardly any capital was needed to set up a business, a man handy with tools could readily build a simple chicken house. Starter incubators were just a few dollars. In California, the chickens stayed out of doors in all but the most inclement weather. Moreover, once the hen house was set up, there was less work to do than on an average farm.

The first notable chicken rancher in Castro Valley was George W. Toyne, a politically active Unionist, Populist and Socialist from England by way of Australia. He had immigrated to the U.S. in 1887 and arrived in the area the next year, buying a lot in the Langan Tract, which he sold in 1888 at a steep loss. He and his wife Sarah and his three sons, Cyril, Frank and Arthur settled on a farm in Crow Canyon.

Toyne promptly set up a chicken ranch and started experimenting with the new technology. He reported no problem using an incubator as early as 1890, blaming inattentive users for their failures, a decade before chicken ranching caught on in Castro Valley. He was also a carpenter and contractor, when others joined the chicken revolution starting in 1899, he was the go-to man to erect brooders and chicken houses, as well as homes and barns.

With lots of carpentry work suddenly coming his way, Toyne gave up the farm in 1902 and moved to Hayward, and like seemingly everyone else, added real estate sales to his repertoire. He was active in civil affairs, lectured often on Socialism and is credited with being a central figure responsible for getting Carnegie money to build the first library in that Hayward. He was engaged in both local politics and regional union matters for a few years, before moving his business to San Francisco, Sonoma and finally Los Angeles.

³² Kelly, 209.

While the expansion of intensive chicken ranching in Castro Valley dates to 1900, by 1920 raising chickens for eggs, chicks, pullets and meat had become well proven in the area. As the big orchards were carved up, they became ideal for fowl/ On just an acre or two, a family could manage 1500 birds without outside help, netting ~\$2,000 per year, a solid middle-class income in that era.

The new science of poultry management that emerged by the 1910s laid the foundation for sweeping changes in chicken raising and to enormous growth in the production of chickens and eggs. Advances in poultry management were brought to farmers by the Agricultural Extension Service of the University of California (est. 1914), and by the Alameda County Farm Bureau. A cooperative association was formed to lower the cost of supplies. Chickens became so dominant in the local economy that in the 1930s the town posted a sign on Castro Valley Boulevard reading “We’re crowin’ because we’re growin’.”

One of the catalysts for the emerging industry in Castro Valley was a woman obsessed since childhood with the breeding of perfect chickens, Catherine Bertha Carrington.³³

Catherine Bertha Carrington

The following excerpt is heavily adapted from Rick Kelley’s book, Rancho to Ranch Homes: Mapping the Evolution of Castro Valley.

Catherine Bertha Carrington was prominent in the early days of the chicken revolution in Castro Valley—some have referred to her as the “Mother of the Chicken Ranching era.” Carrington immigrated to the United States with her stepparents at the age of 8 in 1882. Her father made his living selling insurance, but even as a child Catherine was obsessed with chickens.

Her neighbors wondered at the “queerfancy of a young girl” who was “an enthusiast who got more out of her chickens than the dollars and cents they netted her.” Her hobby started on her parent’s property on John Street, keeping only two hundred birds. By 1905 she owned the largest hatchery in town with thousands of purebred fowl. But she still lived with her parents.

And these were not just ordinary birds, Carrington was a breeder and fancier, she produced genetically superior white leghorn chickens. She campaigned her birds in competition all around the country, winning multiple prizes including one first prize at the World’s Fair in St. Louis in 1904, the largest poultry competition ever held in the United States to that date. She and neighbor Martin Madison competed head-to-head, often both would win prizes in chicken competitions. In a big show in San Francisco in 1905, Carrington’s birds won five first prizes and “Best of everything” in the White Leghorn class.

Every chicken she entered in competition in the national show in Phoenix in 1907 won a ribbon. She was so successful that when she was described in out-of-town publications, which knew her only by reputation as “C. 8. Carrington,” they assumed that she must be a man.

³³ Kelly, 210-212.

Carrington's businesses eventually covered fourteen acres in the Laurel Farm Tract, mostly in fruit trees, with the chicken barns well fenced to keep out the domestic and wild animal bird fanciers—the prototypical large successful farm of that era in Castro Valley. The farm was on lot eleven of the 1884 Laurel Farm subdivision on Orchard Avenue (now Orange Avenue), just south of today's I-580 freeway, just west of the BART station. Her coops were burned, and her prize-winning chickens killed by a fire in 1906, but she came back from this disaster and continued breeding chickens through at least 1919. She married at the age of fifty-four but soon divorced. She owned her farm in Castro Valley up until the day she passed in 1945. The timing of her passing allowed her land to be converted into suburban homes after WWII.

While Carrington ran a successful hatchery, it was the arrival of two wealthy businessmen buying country homes in Castro Valley that established the potential for commercial chicken ranching in Castro Valley. They could sense that there was an untapped opportunity to market eggs and fowl to the nearby urban areas and they had the capital to invest in the new and unproven field.

Lewis M. Clement

The following excerpt is heavily adapted from Rick Kelly's book, Rancho to Ranch Homes: Mapping the Evolution of Castro Valley.

Lewis M. Clement was one of the very first chicken ranchers in Castro Valley.... Lewis Clement was born in 1837. He immigrated to the United States after completing his degree at McGill University in 1861, and after completing his degree at McGill University in 1861, taking various jobs with the railroads in Ohio and Missouri. As the Civil War broke out and 60% of all fighting age men joined the battle on one side or the other, Clement instead decided to leave St. Louis in the Spring of 1862. He traveled by wagon train to seek his fortune in neutral California.

Clement found work with the new Central Pacific Railroad, constructing the western half of the transcontinental railroad. He started as an office assistant but was quickly promoted to transitman and then surveyor and finally right-hand man to visionary engineer Theodore Judah. He worked regularly with Superintendent and later neighbor James Strobridge and riding boss Michael Stanton.

After completing the transcontinental line, Clement helped design and build the railroad from Sacramento south to Los Angeles by way of the San Joaquin Valley for the Southern Pacific Railroad, which soon absorbed the Central Pacific. He was appointed Chief Engineer of the Western Division of the Atlantic and Pacific Railroad, which became part of the Santa Fe Railroad. In 1881 he was appointed chief engineer for the Pacific Improvement Company, a holding company for the Southern Pacific. James Strobridge was President of the organization.

Clement later went to work designing power plants and power distribution systems for the first generation of street railways, including the Castro and Hays Street cable lines and the Mission Street trolley in San Francisco. He likewise engineered some of the early trolley systems in Oakland. He was credited with inventing the first electric control systems for railroads and designed an "Emigrant Sleeping Car," predecessor to the

Pullman Car. In 1889 Clement was earning the then-high sum of \$10,000 per year (About \$300,000/year in 2022) to prevent him from moving to a competing rail line. He lived in Oakland at 1013 12th street, which is long gone.

In 1899 Clement bought a 10-acre country estate in Castro Valley, lot 16 of his former boss's Laurel Farm subdivision, right next to the elderly Jim Strobridge's home. Clement had an eight-room extension built on the home on the property and installed an underground cistern, a windmill and two water tanks in 1899. The following year he had George Toyne build a 112-foot-long brooder house and a number of chicken sheds of his own design, surely the largest poultry operation in town at this early date.³⁴

The Chicken Business Expands

The following excerpt is heavily adapted from Rick Kelly's book, Rancho to Ranch Homes: Mapping the Evolution of Castro Valley.

A 1938 presentation by local historian and Hayward Postmaster Harry A. Bradford credited a "new arrival from Oakland in 1901" for accelerating the chicken revolution in town. He was apparently referring to Alfred Geandrot. Alfred Geandrot and his third wife Emilie had moved to 5.5 acres on Stanton Avenue in 1901 to grow willow trees for baskets, but by 1906 they had added chicken ranching. In the same year Arthur Bailey arrived in Castro Valley. Bailey had been living in Berkeley and working in the hat-making industry, but he raised chickens on the side, entering them into competition against the likes of Carrington and Madison. In 1906 he sold his home in Berkeley and bought twenty-two acres of the old Jessen place in Cull Canyon to start raising chickens and farming.

These men built large scale, modern poultry farms "organized for mass production." They were both founding members of the Poultry Producers Association. The Geandrots were so successful that by 1911 they leased their farm and moved to Hayward.

A publication by the Stantons in 1905 promoting their farm to the University of California said that to the south of them were "dozens of well-kept and thrifty poultry farms," showing the rapid expansion of the practice.

Chicks could be boxed and shipped far and wide. Chicks are intrinsically hardy and can survive without food and water under good condition for 2 days. A train could move them hundreds of miles in that time, the chicks to be off loaded and trucked to local farmers. Indeed, some chick producers in the mid-west claimed to ship their chicks successfully by rail for 1500 miles.

Finally, the chickens themselves were improved through selective breeding. The development of the fabled White Leghorn chicken greatly improved production. Versions of the White Leghorn still rule the roost in many commercial chicken ranches over one hundred years later.

There were many hatcheries in Castro Valley over the years: the Hayward Rio Linda Hatchery, Perry Hatchery, Castro Valley Hatchery, California State Hatchery, Canbert Brothers Hatchery, Walter Cook Hatchery, Welcome S. Freeman's Pullet Farm, Peerless

³⁴ Kelly, 214.

Peeps, Chanticleer Electric Hatchery of Boehm and Noel and Lorimer Breeding Farm.

The Hayward Rio Linda Hatchery grew out of the bankruptcy of a short-lived, much hyped predecessor, the Chanticleer Electric Hatchery. It was partially owned by Cyril Lorge, who also co-owned Perry's Hatchery. At some point the name of this hatchery was changed to the California State Hatchery. The Lorge family sold it in 1963 to Gordon Lunsford, who ran it through 1969.

In 1908, twenty Hayward area poultrymen decided to make a bulk purchase offered directly from the mills to reduce costs. They arranged for a train-car load to be shipped to Hayward on the Western Pacific line, each farmer picking up their part of the lot.

This worked out well, so the group formed a co-op to obtain supplies more cheaply. At first, the Association used a building owned by Castro Valley resident Fred Pulls near the intersection of Castro Valley Boulevard and Lake Chabot Road as a temporary warehouse. Next, they engaged an agent to market and distribute their eggs, the arrangement lasting until 1917 when they affiliated with the Poultry Producers of Central California, which marketed their eggs under the trade name *Nulaid*. *Nulaid* became the largest egg cooperative in the world.

By the end of 1909, the co-op had 115 members, by 1910, it grew to 157 members. They built a new bigger warehouse in Hayward along the Western Pacific Railroad tracks (now the BART station) and incorporated with 75 members, losing some prior members due to the imposition of a \$20 membership fee. By 1920, sales were \$622,567 with 549 members. A decade later sales ran \$1,153,853 with 1238 members. Peter Hoare was president in 1929. 94 members withdrew in 1931 as the Great Depression took hold, simply to get their desperately needed \$50 membership fee back, although chicken ranching continued to support families through the darkest days of the era. Membership grew very slowly during the first few years of the Depression and sales declined by about 30% by 1933. Still, \$50,000 in dividends were divided among members that year.

At the end of 1941, sales were \$1,547,248, rising in 1944 to a remarkable \$2,793,168. Membership included chicken raisers, pigeon farmers as well as cattle and rabbit ranchers. Along the way the co-op started selling coal, which was a primary means of heating until coal gas was piped to the valley in the 1920s. They set up an insurance agency to market insurance policies to members until changes in state law precluded this line. By 1920 they were selling groceries and Paint from their store. By 1930, they had their own mill to Produce their own line of chicken feed and offered a hardware

By the late 1930s it was cost-effective to ship chicks from Valley hatcheries by airplane. Here, Castro Valley's Perry's Hatchery delivers a load of as many as 40,000 "Peerless Peeps" to a waiting Douglas DC-3. Perry's Hatchery was co-owned by John Perry and Cyril Lorge, located at 20298 Stanton Avenue, next to the Mancini chicken ranch, just south of the hospital site. Cyril Lorge was a co-owner of Perry's Hatchery.

Perry's was one of the first US hatcheries to distribute extensively by air. By 1938, they were shipping chicks to Honolulu and the Philippines on Pan Am Clippers—"Clipper Chicks." In 1941, they shipped 300,000 chicks to Hawaii, practically the sole supplier for the islands. That business ended on December 7, 1941, as the flight on that day was forced

to jettison the birds and everything else to reduce weight to make it possible to return to the mainland and save the airplane. During the war Perry's advertised in newspapers as far away as Phoenix and Salt Lake City.

A shipment of 40,000 birds would have a retail value of \$7000, which does not sound like much in 2020. ...this is equivalent to about \$110,000 in 2022 dollars.

The Honolulu shipments resumed in November 1945 to national fanfare, a sign of the return of peace. John Perry rode along to check the heating and ventilation on the plane. The trip required 15 hours, and Perry was planning "practically daily" shipments to replenish the depleted stock in the islands. He had developed a special strain of birds that was adapted to the hot, humid conditions. He continued shipments until about 1953.³⁵

Fall of the Chicken Industry

The following excerpt is heavily adapted from Rick Kelly's book, Rancho to Ranch Homes: Mapping the Evolution of Castro Valley.

The 1950 census recorded 62 chicken ranches in Castro Valley, spread all over town south of Seven Hills Road, north of Strobbridge Avenue. Most were family operations, the primary source of family income, ten were run as a family sideline by the wife alone. About twenty other people in town worked in the chicken business as hatchery owners or workers, feed store workers, egg candlers, egg wholesalers or chicken wholesalers.

While this was still a fair number of people, about half as many as in the 1920 census, the population of Castro Valley had greatly expanded. There were more carpenters, truck drivers and salespersons in town than there were poultry workers. The times were changing very rapidly. Note the lack of poultry raisers in the new GI and War-Worker homes south of Strobbridge Avenue and the continued paucity of chicken ranches in the Castro Valley Orchards and Elizabeth Parsons Estate tracts.

Suburban expansion would soon put an end to the chicken ranching era in town. Some of the new subdivisions included deed restrictions that explicitly prohibited commercial raising of chickens. The 1961 Castro Valley General Plan read: "A few small chicken ranches and larger parcels remain, but they are rapidly disappearing."³⁶

3.1g Culture and Religion (1870-Current)

The following excerpt is heavily adapted from Carey & Co's Survey, Unincorporated Alameda County Historic Survey and Preservation Ordinance.

The latter half of the nineteenth century saw more settlers coming into Alameda County. Whereas Americans had represented the initial wave of settlement in the Hayward/Castro Valley areas, other ethnic groups followed. A large number of Portuguese immigrants settled in Eden Township and established vegetable and poultry farms. Additionally, Danish immigrants settled in the Mt. Eden area around 1860. The

³⁵ Kelly, 218-220.

³⁶ Kelly, 226-227.

latter a settlement came to be known as “Little Copenhagen.” Census records show that by 1900 Japanese immigrants were living in the area and working on farms as laborers too. A largely immigrant population is represented in the burials present in the San Lorenzo Pioneer Cemetery. A table of prominent landowners in the 1878 Thompson & West atlas showed the majority to have been born in other states of the United States, but natives of Germany, Denmark, and Ireland were also significantly represented. In addition, native Californians, Mexicans, Chinese, and others who did not own land but were hired as labor occupied the land. A majority of the residents of the area, including immigrants, lived in family groups. In situations where single men lived together in a boarding house, most were from the same ethnic group. Although ethnicities were mixed throughout the area, they often chose to settle near their countrymen.

One immigrant group deserves particular attention: the Portuguese. According to a recent study by Donald Warrin:

Portuguese immigration to the United States has traditionally concentrated in three geographic regions: New England, California, and Hawaii. Initial immigration by Portuguese to each of these areas was the result of their participation in the American whaling industry of the late eighteenth and early nineteenth centuries. During this period the Portuguese Atlantic islands — the western Azores in particular — were a favorite stopping point for American whalers to replenish supplies and fill out their crews . . . These islanders were able to move early to California, especially after 1848, as whaling crews headed for the Gold Rush.

Portuguese participated heavily in the early placer mining in the Sierra Nevada and Siskiyou ranges, and later many continued north and east inland in search of precious metals. Industrious and parsimonious in the extreme, they were often able to leave the mines with nest eggs, which they then invested in other enterprises, such as stores, farms, or livestock.

Others, arriving after the surface minerals had been substantially worked out, had to find another source for capital accumulation.

As towns and cities in Alameda County grew dramatically in the early twentieth century and continued to attract, among other groups, Portuguese immigrants. Census records for 1910 show that many of the Portuguese in the area were the children of Azoreans (Portuguese), who had settled in the country in the 1880s and 1890s; thus, early twentieth-century arrivals joined established and flourishing Portuguese communities. Indeed, the 1911 United States Senate’s *Report of the US. Immigration Commission* (Vol. 24, Part 11, *Immigrant Farmers in the Western States*, Chapter XIV) indicates that nearly two-thirds of the 2,600 residents of San Leandro were of Portuguese descent. In the twentieth century the Portuguese have been best known for their work in the dairy and tuna fishing industries. In addition, they were involved with “another industry of major importance to the economy of California and to the island immigrants from Portugal — the production of sheep.” The traditional way of raising sheep was largely obsolete by the twentieth century, especially in the more densely settled regions, such as Alameda County (p. 100):

Sheepmen in the West came to practice what is known as “transhumance,” a system, popular on the Iberian Peninsula, in which the sheep are driven into the mountains in the summer and returned to the warmer valleys with the approach of winter. Thus, sheep were almost always migratory, spending little time in one locale (no more than two days was a rule of thumb) unless they were being fed at the home ranch. As California became more settled and fences began to go up in the late nineteenth century, the life of the sheepman became more complex.

Portuguese in California cities, especially in the East Bay formed religious, fraternal, community organizations beginning in the 1860s. Social and protective societies like the Portuguese Union of the State of California based in San Leandro and Holy Ghost societies offered members social gatherings, picnics, parades, and life insurance.³⁷

Early Portuguese immigrants

The following excerpt is heavily adapted from Rick Kelly's book, Rancho to Ranch Homes: Mapping the Evolution of Castro Valley.

After the Gold Rush, Portuguese immigrants quickly came to dominate demographics in nearby San Leandro. Antonio Sequiera was farming in Castro Valley in 1874 as shown on the official county map of that year. Three Portuguese farmers appear on the 1878 Thompson and West map- Antonio Sequiera, L.C. Sequeira and M.F. Soares. These men paid off their mortgage for \$3552 covering 104 acres split between them in 1880. Jose Silveira and Manuel Rose followed in 1881.³⁸

3.1h Commercial Development (1910-1975)

Beginnings of the Castro Valley Commercial District

The following excerpt is heavily adapted from Rick Kelly's book, Rancho to Ranch Homes: Mapping the Evolution of Castro Valley.

Commercial businesses started appearing along the western end of the Castro Valley Road in the 1920s. A vegetable stand opened in 1922, which by 1926 had evolved into a small grocery store, Kuehn's Market. Fred Puls (1889-1980) opened the first gas station in town by the old Lake Chabot Road (now Park Way). He shrewdly bought up and then subdivided the frontage on the north side of Castro Valley Boulevard between Stanton Avenue and Lake Chabot Road, promoting the development of "Old Town." William and Hannah Lehman opened a grocery store and gas station at Castro Valley Road and Stanton Avenue, which they sold to Harry and Laura Spurgeon in 1925, allegedly failing to mention that the store encroached on the 60' road right-of-way. In 1924 the Oren Crowe Feed Store appeared, 5 years later the first version of Pete's Hardware opened its doors. In 1928 Joe Heger opened his barber's shop and in 1929, Herbert Huber opened a battery and a radio shop in a building his father Joseph Huber erected. Jeny Unser opened a garage. by 1929 the strip also offered two candy stores, Thies Candy and Christensen Candy.

³⁷ Carey & Co, 23-25.

³⁸ Kelly, 122.

A lumber store was opened, and the first restaurant on the Boulevard started serving customers--Fritz's Restaurant, run by Mrs. A. J. Fritz on the corner of Stanton Avenue and Castro Valley Boulevard. The Tip Top Tavern soon followed. By 1935 Castro Valley had two real estate agents, Dave Kidd and G. G. Vinton. John Richard Elrod, who had serviced Castro Valley from Junction City since 1928, moved his home and business to town in 1936.

The Castro Valley Wrecking Company first appears in the historic record in 1927. When properties were given street addresses in the mid- 1930s, it was designated as 2833 Lower Road. The business continued until at least 1938, this photo was taken in 1928. The eucalyptus trees surrounding the water tank on the hill in the background were in the El Portal Tract that was subdivided in 1926, although no houses were built there for decades. The trees were the remnant of a grove planted by Ed Webb in 1873-1874 in emulation of James Stratton. Based on aerial photographs, the eucalyptus trees were removed when homes were built on the hilltop in the 1905s. Lower Road was destroyed during the [I-238-I-580] freeway interchange rebuilding project in the 1950s.³⁹

The Chabot Theater

The following excerpt is heavily adapted from Rick Kelly's book, Rancho to Ranch Homes: Mapping the Evolution of Castro Valley and the DPR form completed for the Chabot Theater by Carey & Co.

The April 8, 1948, edition of the Castro Valley Reporter announced many big things for Castro Valley, the fastest growing community in the East Bay! Finally, a bank-Bank of America-was committed to locating in town, something the community had sought for over a decade. The USPS had approved a dedicated post office to be built on Castro Valley Boulevard. The new Redwood School, on the long-fallow original 1873 Castro Valley School site, opened and accepted six classrooms of youngsters. The Community Methodist Church, the new incarnation of the first church in town, started a drive to build a new house of worship on Whelton Avenue (Wisteria Avenue now). And the newspaper proudly announced that a new "Moving Picture Theater" was to start construction within a week, giving locals a much-needed venue for recreation.

Costing \$150,000 to build, the Chabot Theater was started in August of 1949 and opened its doors in 1950 with a double feature of When Willie Comes Marching Home and The Nevadan. The builders and first owners were Norman Goodin and Charles Smith. The theater was soon purchased and operated by former Chamber of Commerce president James Toler Sr. (at left in photo above, in front of a different theater owned by the family). His sons took over the business when he died in 1976 and ran it until 1994, finally selling to Paul Gunsky, the first in a series of acquisitions to form the Cine Lux chain.

Back in the day, the theater was used for varied other purposes, from cooking classes in 1950 and Vaudeville in 1951 (with a live orchestra) to hypnotism demonstrations (1955) and a beauty pageant (1958). Toler was active in the community. In 1956, he was the Castro Valley public relations chair for the United Bay Area Crusade, the predecessor to The United Way of the Bay Area. Toler supplied free movies for kids who were involved

³⁹ Kelly, 206.

in helping the organization.

In December 1949 it was announced that a drive-in movie theater was headed to the east side of town between Center and Marshall, but after objections by 124 Valleyans and the State Highway Division, which had occupied their site on Center and the Boulevard since 1925, the permit was denied, and the landowners instead built homes.

The theater closed in 1994 for interior renovations, and in 2003 the marquee underwent remodeling.⁴⁰ In 2019, theater owner Cine Lux put the Chabot theater up for sale. Fearing the potential loss of a Castro Valley landmark, Paul Keim of *Smalltown Society*-a collective of local artists and community advocates-partnered with the First Presbyterian Church of Hayward to buy the theater, unfortunately just before the COVID-19 pandemic.⁴¹

Al's Food Market

The following excerpt is heavily adapted from Rick Kelly's book, Rancho to Ranch Homes: Mapping the Evolution of Castro Valley.

Al's Market opened in the spring of 1950. The owners Al and his sister Louise Low lived in a house attached to the store by a covered walkway. John Mancini designed the store and home. Al Low enlisted in the Air Force 16 days after the outbreak of the Korean war and was sent to San Antonio, Texas for basic training. He returned to run Al's Market and develop the Anita Townhomes complex at 20014 Anita Avenue.⁴²

Rowell's Saddlery

James Henry "Harry" Rowell was born November 11, 1911 in Peterborough, England. Harry moved to California after flipping coins with a friend while out on duty with the Royal Navy. The coin turned up heads, eventually dictating his move to California. Once in California, Rowell worked odd jobs from milking cows, to raising chickens, to boxing. Eventually, Rowell owned a slaughterhouse and became a large rodeo stock contractor in the West, earning the nickname "Rodeo King of the West."⁴³

In 1941 Harry Rowell opened Rowell's Saddlery, a Western apparel store that served the agricultural communities of Alameda County. The store primarily sold saddles emblazoned with the monogram "JHR". The business became successful enough that in 1956 Rowell appointed Cecil Jones to manage the Saddlery. In 1960, Jones would buy the business. The Saddlery was relocated in 1970. Jones then sold the store to his daughter, Terry Lemmons. Lemmons still owns and runs the store to this day.⁴⁴

The Castro Village

The following excerpt is heavily adapted from Rick Kelly's book, Rancho to Ranch Homes: Mapping the

⁴⁰ Carey & Co., Chabot Theater, State of California Department of Parks and Recreation Primary Record, 2007, 3.

⁴¹ Kelly, 272.

⁴² Kelly, 273.

⁴³ "The Harry Rowell Family: A Rodeo Legacy," theharryrowellfamily.org.

⁴⁴ Dana Leipold, "Rowell's Saddlery is for Tourists, History Buffs, Too," *Patch.com*, May 9, 2011.

Evolution of Castro Valley.

The Castro Village was a new generation of shopping center in Castro Valley. Local real estate agent Arthur Anderson was the motive force behind the project. Anderson had attended a developer meeting in San Francisco where a handbook on designing automobile-centric shopping centers was presented. He decided that Castro Valley was ripe for one of these new-fangled shopping centers, so he bought 4.5 acres across the street from his office that was then in use for growing tomatoes and with Robert Nahas built the facility.

Anderson grew up in Castro Valley, moving to town with his family in 1922 at the age of nine. He attended local schools and then the University of California in Berkeley. For 20 years the family raised chickens, but in 1940 his mother opened a real estate office on the Boulevard. He married Ethelann Phillips, daughter of fiery Castro Valley radio preacher Rev. George Phillips. During the war Anderson served for 28 months in the Aleutian Islands and for a year in Germany, where he ran a P.O.W. camp of 135,000 prisoners. Rather than return to his pre-war job with the Southern Pacific Railroad, Anderson joined his mother in real estate sales, but sought something more.

Obtaining financing was difficult due to the outbreak of the Korean war. The war also impacted the availability of building materials, and Anderson himself was recalled into the military, serving in Korea as an advisor to R.O.K. troops. Anderson affiliated with Robert T. Nahas, a geologist who turned to property development after the war, forming Peralta Land Company. They drew up a "convenience shopping center" designed around the automobile, offering 240 parking spaces for nineteen initial stores, a predecessor to malls to come in later years.

Groundbreaking took place on August 9, 1950. The project was budgeted at \$600,000 and supplied 60,000 square feet of retail space. From ground-breaking to grand opening only required 3 months and 22 days, a stunning achievement in any era. The Castro Village has grown and prospered since its opening, but the only early store still in business is the Loard's Ice Cream.

Anderson was a member of the Castro Valley school board in 1948, president of the Businessman's Association and initial member of the board of Directors of Eden Hospital. He also served as half of the site selection committee for the new Eden Hospital in 1949. Nahas was later president of the nonprofit corporation that would develop the Oakland-Alameda Coliseum Complex and led the 60-man team to develop the controversial land use plan for southern Alameda County in 1954.⁴⁵

Industrial Developments in Castro Valley: Hearever Corporation

The following excerpt is heavily adapted from Rick Kelly's book, Rancho to Ranch Homes: Mapping the Evolution of Castro Valley.

Castro Valley evolved as a bedroom community, [meaning] most residents worked in other locations—San Leandro, Berkeley, Oakland, San Francisco. This had increasingly been the case since the late 1930s and was greatly accelerated by the influx of war

⁴⁵ Kelly, 309.

workers and ex-Gis in the 1940s. The lack of a taxable industrial base was the biggest factor deterring the incorporation of Castro Valley as an independent self-governed city.

Occasionally a small manufacturer would set up shop in town. In the late 1950s and early 1960s Castro Valley hosted a prolific manufacturer of toy radios called the Hearever Corporation. Hearever was formed by former real estate insurance businesswoman Betty Jayne Remer and William Remer. Founded in July of 1957 on a contract with General Mills Corp. (4 box tops + \$1.50 got you a radio), within a year they had shipped over \$50,000 worth of rocket-shaped crystal radio sets. Other buyers appeared, by May of 1959, they had shipped over one million units, which sold in stores for \$1-5 each.

Hearever employed up to 80 people doing the assembly and shipping, mostly local women, Native Americans, some teenagers on weekends, as well as many blind and deaf members of the community. Hearever may have been the largest manufacturing concern in terms of numbers of employees in Castro Valley history. The factory was located at 2644 Castro Valley Boulevard, in 2022 furniture store.

Overnight success brought myriad problems, however. The Remers attempted to patent their radio, but while the patent was pending, others readily copied it. Belatedly, the Remers discovered that their imported components might be subject to an excise tax on imported radio equipment, a tax of \$200,000 was proposed by the government! An income tax rebate they should have received was withheld to pay for the excise tax, even before their appeal of the excise tax was heard. Yet competitors found ways around the tax on imports, undercutting Hearever on price. Betty testified that the import process was flawed at a US Senate hearing in 1960.

Union organizers were watching the rapid growth of the new company. The International Association of Machinists, District Lodge No. 115 AFL-CIO approached employees about organizing, offering inducements such as higher wages, as much as \$2/hour (workers were paid \$1/hour). The leather, plastic & Novelty Workers also wanted to represent the Hearever workers. Betty Remer reportedly gave employees a ten-cent per hour raise to slow the talk of unionization.

The employees seemed interested in joining one of the other of the unions. After meeting with Machinists Union representatives at Dell's Café directly across the street from the factory, two women were designated shop stewards to further the organizing effort, Sharon Chisholm and Mary H. Hedstrom. As the unionization effort progressed, Hearever fired the union stewards, alleging shoddy work, defiance, and insubordination.

The Machinists Union held protests in front of the factory and brought Hearever up on charges under the *National Labor Relations Act*, winning a reprieve for the discharged workers. A unionization election was held with both the Machinists and Novelty Workers on the ballot, the latter won, and Remer executed a contract.

Hearever started selling small imported "transistor radios" in 1959. Their next unique toy product was the "Solar Space Phone" using the then-new technology of solar cells. They got into a battle with a Hayward man who claimed to have invented the toy,

trading lawsuits for up to \$50,000. Hearever moved their operation to San Mateo, then in late 1961, the Remers sold out their extensive manufacturing equipment and ceased manufacturing but may have continued to sell imported radios. The Hearever building in Castro Valley was severely affected in the great flood of 1962, suffering \$15,000 in damage, the largest in town.⁴⁶

Industrial Developments in Castro Valley: Crook's Boats

The following excerpt is heavily adapted from Rick Kelly's book, Rancho to Ranch Homes: Mapping the Evolution of Castro Valley.

Ernie Crook grew up on a chicken ranch in Cotati California, right next to Petaluma. His family moved to the City of Alameda, he came to love the water and particularly boats. He built his first wood and canvas canoe when he was only 13 years old and a wooden sailboat the following year. By the time he was 17, he had built a 16-foot boat powered by a 3½ horsepower motor purchased from a neighbor.

Trained as a machinist, young Ernie Crook went to work for Hills Brothers Coffee in San Francisco. He married in 1937, after having built a new boat to host the wedding and honeymoon. With the outbreak of war, he quit his job with Hills Brothers and went to work at the Alameda Naval Air Station. During the war, the Coast Guard helped Crook keep his boat in sailing condition just in case it was needed to evacuate civilians from San Francisco, in the style of the citizen-led rescue of British troops at Dunkirk in 1940. After the war, Crook laid plans for going into the boat building business. He bought an acre of land on San Miguel Avenue in Castro Valley and built a shop with living quarters. His first order was for six carnival boats used in a ride at a traveling fair. He started building row boats, paddle boards, outboard runabouts, then inboard motor ski boats and finally 24-foot cruisers. To support the operation Crook's Boats built a machine shop and a pattern shop, making wooden patterns used for casting metal pieces at a foundry. Working with the Berkeley Pump Company Crook helped develop one of the first commercially successful jet ski boats.

The business proved profitable and from 1947 to 1970 employed as many as 16 people. In 1948, the school district bought their property in anticipation of replacing the condemned Castro Valley school and Crook's Boats was forced to move to 20109 San Miguel Ave. The family built a new house and moved out of the factory building. Now without a family boat, they built a 36-foot ketch named Sea Haven, the conveyance for many family vacations.

Ernie Crook was a charter member of the Rotary Club and in 1967 served as its president. In 1966, son Gene graduated from Cal State Poly as an engineer and decided to go into the boat building business with his dad. But the business was quickly changing, as fiberglass replaced wood in construction, the latter not requiring as much skilled labor to produce. The father and son team phased out boat building but built a new showroom and service facility at 20394 San Miguel Avenue. While they would no longer build boats, they would sell and service them. They incorporated in 1970 and slowly Gene took over management of the business. The boat business declined and was closed in 1987. But Ernie and Maxine continued to live in their home in Castro Valley.

⁴⁶ Kelly, 311.

Ernie passed in 2008 at the age of ninety-five.⁴⁷

3.1i Mid-War and Post-War Tract Housing (1940-Current)

The following excerpt is heavily adapted from Carey & Co's Survey, Unincorporated Alameda County Historic Survey and Preservation Ordinance.

With the shift to orchard, poultry, and vegetable farming in the late nineteenth century, farmers and landowners throughout Alameda County sold off parcels. Some of these parcels simply became smaller farms, but others were subject to suburban development. Hermann Mohr, the son of a prominent farmer who settled in Mt. Eden during the 1850s, subdivided his land early in the twentieth century. During the 1920s large portions of William Meek's vast transformed into the Meek Orchards residential subdivision, and James Willison built the first planned development in Cherryland, complete with standardized homes, curbed sidewalks, a paved road, and garages for every homeowner's car. Castro Valley's distance from the railroad and interurban rails protected it from much development, but with the rising popularity of the automobile during the 1910s and opening of Lincoln Highway, which ran straight through Castro Valley, suburban middle-class homes and roadside hotels began to crop up alongside the poultry farms.

Despite changes like these, the character of unincorporated Alameda County remained basically rural and its economy remained almost wholly agricultural or related to agricultural service and processing. World War II, however, accelerated the trends towards suburbanization on an unprecedented scale and signaled the beginning of an entirely new era.

A variety of factors fell into place allowing for suburban development in previously unsuitable areas and on a scale that few could imagine before the late 1930s. Automobiles first released suburban developers from limiting their projects to sites near railroads and interurban rail lines. Before the 1930s, most developers limited their activities to platting streets and grading them, installing sewers systems and other infrastructure details like phone lines and electricity. Few developers built more than ten homes a year, leaving that task to home owners and resulting in a landscape of individualized homes (though most people adopted popular styles and many followed pattern book plans). In 1934 the federal government established the Federal Housing Administration (FHA) and introduced new policies that transformed this pattern of residential development. It encouraged banks to offer long-term, low-interest loans mortgages (twenty or thirty years instead of five or ten) by guaranteeing federal funds to the bank should the borrower default. Increasingly standardized housing and new building techniques also sped up the rate of construction and made it cheaper. The "California system," perfected by David E. Bohannon (discussed below), epitomized these changes.

Thousands of migrants to California and introduced new landscapes in Alameda County. In East County, for example, the U.S. Naval Auxiliary Air Field was established northwest of Livermore and Parks Air Force Base was located near Pleasanton. (Corbett) The rest of the survey area did not see military bases or large

⁴⁷ Kelly, 312.

shipbuilding yards and aeronautics facilities, but it did welcome a huge influx of people, many of whom worked at the shipyards throughout the Bay Area and all of whom needed things like housing, schools, recreational and entertainment sites, shops, and medical facilities. The G.I. Bill provided generous postwar benefits to military veterans, including subsidies for homeownership, which further encouraged subdivision of farmlands and widespread residential development, and a postwar baby boom increased the demand for housing again. According to historian Gwendolyn Wright, “the most conservative reports from the government’s National Housing Agency estimated that the country needed at least 5 million new units immediately and a total of 12.5 million over the next decade.”

While all of the survey area saw tremendous population growth and suburbanization during World War II and after, San Lorenzo Village, a postwar housing development planned by David D. Bohannon, stands out as the most important example of the mid-century transformation of the agricultural landscape. Between 1939 and 1944, David D. Bohannon had perfected the “California method” of home building, or using pre-cut wood and an assembly line process to build large-scale developments of similarly styled and planned, modest single family homes. After building developments of 300 houses in nine months in San José, followed by 500 houses in Napa, and 700 houses in four months in Richmond, Bohannon set his sights on the undeveloped farmlands of San Lorenzo. He purchased 350 acres in 1944 and built 1500 homes within a year. Eventually, San Lorenzo Village comprised 4500 houses as well as shopping centers, entertainment and recreational facilities, community centers and schools. San Lorenzo Village typified rapid postwar developments that anticipated and responded to the huge population growths that came with World War II migrations to California, followed by the baby boom.

Postwar developments also reflect the dominance of the car in the late twentieth century. Large tracts of small lots were clustered together, while access to work, commercial development, and other services generally required an automobile. The construction of the Eastshore or Nimitz Freeway, now Interstate 880, built between Emeryville and San Jose from 1946 to 1960, contributed to the increased ease of transportation in the Castro Valley/Hayward area. Its construction subsequently stimulated the growth of commercial development along major surface streets such as East 14th Street/Mission Boulevard, Lewelling Boulevard, Foothill Boulevard, and Meekland Avenue. Route 238 freeway was run through the middle of the study area north of Lewelling Boulevard in the 1960s. This had the greatest effect on the Ashland neighborhood. I-680 through Dublin, Pleasanton, and San Ramon, was completed in 1967. By 1973, U.S. 50 had become I-580, and the old Naval Auxiliary Air Field and old farms, especially around the cities of Livermore and Pleasanton were redeveloped as housing subdivisions.⁴⁸

3.1j Modernist Architecture (1945-1975)

- Development of Modernism
 - o (cite and refer to SF Modernism document)
- Architects

⁴⁸ Carey & Co, 25-26.

- Donald and Sylvia Reavy
- Hans Ostwald
- Osmundston Theodore
- Robert N. Royston
- Buildings
 - ...

3.1k Cold War Period (1947-1991)

The Cold War directly reshaped Castro Valley from a rural farming town into a key East Bay defensive outpost and bedroom community.⁴⁹

Nike Missile Site SF-31

Established in 1955, Site SF-31 split its operations between a launch facility (SF-31L) hidden in the valley floor near Lake Chabot and a radar control center (SF-31C) on Fairmont Ridge. Stationed by the U.S. Army's 441st Anti-Aircraft Battalion (and later the California National Guard), the base upgraded to nuclear-capable Nike-Hercules missiles before its deactivation in 1974.⁵⁰

Suburban "Baby Boom" Growth

Post-war federal defense spending transformed the local landscape practically overnight. The town shifted from the "egg basket" of Northern California—known for its sprawling chicken ranches and orchards—into a suburban bedroom community filled with modern housing developments like Castro Village.⁵¹

Local Civil Defense Preparedness

The town was integrated into Alameda County's nuclear emergency network. Neighborhoods routinely tested air raid sirens, local schools practiced "duck and cover" drills, and residents constructed backyard fallout shelters in response to heightened nuclear fears during events like the Cuban Missile Crisis.⁵²

Proximity to Defense Employment

The expansion of high-tech defense facilities nearby—most notably the Lawrence Livermore National Laboratory (established in 1952)—drove nuclear physicists, engineers, and defense contractors to settle in nearby areas like Castro Valley, Pleasanton, and Dublin shifting local demographics toward scientific and technical workforces.⁵³

⁴⁹ Castro Valley Today website, "Castro Valley History Series: The Castro Village," Community Today, September 17, 2020, <https://castrovalleytoday.com/castro-valley-history-series-the-castro-village/#:~:text=From%20World%20War%20II%20onward%2C%20Castro%20Valley,to%20the%20Castro%20Village%20served%20as%20farmland.>

⁵⁰ Alameda County Parks, Recreation and Historical Commission Resolution of Intent to Nominate the Nike Missile Site, Lake Chabot, Castro Valley, Sf-31c to the County Historical Register as a Historic Preservation District, March, 2002.

⁵¹ Castro Valley Today, "Castro Valley History Series."

⁵² Matthias Gafni, "Bay Area: Relics from Cold War, nuclear arms race remain," *The Mercury News*, August 27, 2017; Toni Mann, "You Have WHAT In Your Back Yard?" Patch.com, February 7, 2011, <https://patch.com/california/castrovalley/you-have-what-in-your-back-yard>; Nancy Hargiss, "Air raid siren tests in Castro Valley during the 1950s," Growing up in the Bay Area, August 24, 2018, <https://www.facebook.com/groups/GUITBA/posts/10156160816180892/>.

⁵³ Pleasanton Museum on Main website, "Planned Progress," Museum on Main, <https://www.museumonmain.org/planned-progress.html#:~:text=The%20Atomic%20Valley.%20Although%20Lawrence%20Livermore%20National,the%201950>

Repurposed Infrastructure

Following the 1974 deactivation of Site SF-31, the land was transferred to local jurisdiction. The launch pads were absorbed by the East Bay Regional Park District, while the high-elevation radar station on Fairmont Ridge was repurposed as a public communications facility and historic trail.⁵⁴

3.2 DEVELOPMENT TIMELINE

The development of Castro Valley is marked by the following events, labeled and arranged into a timeline.

Date	Event
500 A.D.	Earliest Ohlone inhabitation
1765	General Jose de Galvez convinces Spanish crown to fund expedition that would found the Missions
1769	Gaspar de Portola lead three ships and two land contingents on “Sacred Expedition” accompanied by Father Junipero Serra
1770	Mission Monterey established, fomenting Spanish rule in Northern California
1772-1776	Pedro de Foges leads expedition into what is known as San Lorenzo
1775-1776	Juan Bautista de Anza traverses Eden Township
1797	Mission San Jose established
1821	Mexico gains independence
1824-1828	Mexican Colonization Law & Reglamento expand the Rancho system to settlers
1833	Secularization Act secularizes the Missions
1841-1843	Guillermo Castro granted rights to Rancho San Lorenzo
1845	Private parties buy Mission San Jose
1846-1848	Mexican-American War concludes with the Treaty of Guadalupe Hidalgo
1848	John Marshall discovers gold at Sutter’s Mill, triggering the Gold Rush
1850	California achieves statehood
1850	CA agriculture grows in response to growing market demands to Gold rush,

s%20and%20'60s.%20%E2%80%8B%20Planning%20Progress.

⁵⁴ San Francisco Bay Area Photo Blog, “A visit to Lake Chabot Park to explore Nike Missile Site SF-31L/C: 21,” November 21, 2015, <https://www.mishalov.net/2016/06/a-view-of-nike-missile-site-sf-31-21.html#:~:text=Nike%20Missile%20site%20SF%2031%20had%20two%20components,occupies%20the%20former%20Nike%20missile%20launching%20site.>

	Eden Township wheat growth expands
1851	Land Act of 1851 made Rancho owners prove their ownership
1853	Alameda County created
1863-1865	Guillermo Castro's land claim approved
1864	Castro sells land to Faxon Dean Atherton
1869	First transcontinental railroad route brings rail to California
1878	Alameda + Santa Clara RR service Oakland to Santa Cruz
1870s-1880s	Eden & Murray Townships see growth in vacation opportunities
1880s	Luxury crop production begins, with a focus on fruit
1890s	Poultry production takes off in Petaluma due to the development of incubators
1891	Oakland, San Leandro, and Hayward Electric Railway
1890s-1910s	Appearances of automobile increasing around the Bay Area
1910-1940	Growth of Poultry industry in Alameda County and Castro Valley
1920-1933	Prohibition stops wine production in and around Alameda County
1923	Gasoline Tax provides maintenance for more roads
1927	Lincoln Highway hits Castro Valley
1934	Establishment of the FHA
1939-1944	David Bohannon perfects the California Method of home development
1946-1960	Construction of the Nimitz Freeway
1945-1965	Growth of Modernist architecture in Castro Valley
1950-1960	Death of poultry farming in Castro Valley
1973	I-580 finishes development



EXHIBIT A-1

SPECIFIC REQUIREMENTS AND DELIVERABLES / REPORTS

1. The Contractor's roles and responsibilities include the following in addition to the scope of work and deliverables outlined below:

- Provide technical expertise and work in coordination with County staff on project development;
- Plan, analyze and recommend solutions to advance the quality of the project scope, tasks, schedule and deliverables, that are tailored to the County's needs and its diversity of stakeholders and community members;
- Manage the project, including taking the lead on scheduling and facilitating meetings with clear goals and agendas with the County staff, and be available for regular check-in with County staff by email or phone about project progress;
- Pay all expenses incurred in carrying out the agreed-upon scope of work;
- Prepare presentation materials and present at public meetings;
- Provide County staff with the opportunity to review and comment on all deliverables at least three (3) times; and
- Lead the execution, management and completion of all tasks and deliverables below.

2. The Contractor shall deliver the following scope of work:

Assumptions

- GIS information or other sources is available that assists with assembling basic project data.
- The development of a substantial level of historic context statement (beyond those found in the existing surveys) will be completed prior to the start of our survey research. It is recommended that the context statement and the survey be phased for greatest efficacy of both undertakings.
- Knowing the number of buildings/properties within the study area limits is essential to the level of effort, and resulting fee, that we will be addressing. While the process is similar from community to community, the number of properties is not. Knowing that there are almost 13,000 parcels within the study area limits, we estimate that there are 5,000 properties that need to be considered for the initial assessment of the survey areas. Due to limited available financial resources, this initial reduction in properties will be implemented as the likelihood of large residential or commercial developments having been built during major Castro Valley expansion periods have a low probability of eligibility for historic significance. These areas can be identified and set aside for future evaluation using the methodologies created through this survey process. In addition, the PRHC has prioritized the oldest structures in the area – residences, barns, and water towers. The historic context statement will identify the themes that are relevant to Castro valley's history, and with that knowledge the survey areas can be strategically limited to maximize the County's financial commitment for this phase of the survey effort. From the 5,000 we assume that 2,000 will be culled as too generic or too recent within the survey period to have characteristics that would create eligibility for historic

resource determinations. This leaves an estimated 3,000 properties that could be considered for the reconnaissance survey. The number of properties needing attention will be one of the first efforts to plan the survey areas and procedures. We will utilize the Fulcrum survey application data management and collection during research survey phases.

- We will produce a survey report that provides basis information about the historic context, survey methodology, phasing of the survey work, schedules, and results of completed survey areas.
- The County will invite, and coordinate, all stakeholders, and engage them at the onset of the undertaking so as to have all participants understand, and commit to, the project goals and create clear lines of communication and responsibilities.
- Volunteers from the community are expected to be utilized to empower the survey process, both to add person power and to elicit local knowledge of historic property considerations.
- All survey work will be completed from the public right-of-way. Any historic resources that are not sufficiently visible from a public right-of-way will be documented as inaccessible unless the County is able to make arrangements for access to the property.

Task 1: Project Management, Meetings and Coordination

- Establish a point of contact between the project team and County of Alameda.
- Manage the project, including but not limited to working closely with County staff and coordinating, attending and keeping record of all internal and public-facing meetings, emails and phone calls.
- Prepare a Project Schedule (Key Document) containing major milestones, review and deliverable due dates. Maintain and update the Project Schedule to track due dates, completion of and progress on tasks.
- Provide quarterly invoicing and report progress of costs against project tasks.
- Schedule and hold monthly virtual team meetings with County staff via Teams, Zoom, or similar program.
- Provide and maintain a cloud-based folder for all project materials accessible to County staff.
- All public-facing documents will be fully accessible and navigable in alignment with the Web Content Accessibility Guidelines (WCAG) 2.1 Level AA standards published on April 24, 2024, by the Department of Justice (DOJ) under Title II of the Americans with Disabilities Act (ADA).
- Pay for all expenses associated with the project, including but not limited to fees for procurement of any data not already procured by the County.

Task 1 Deliverables:

- Project Schedule (Key Document)
- Monthly Team meetings (as needed and PM to lead and provide meeting minutes)
- Quarterly invoicing and Budget Updates
- Public Meeting Materials and Comment Tracking
- Project Materials Folder

Task 2: Project Initiation

- The Client will provide all existing relevant documentation for the structures including available historic context statements, surveys, previously prepared reports, nomination forms (including drafts), and/or maps.
- Review all background data from the Client and other sources. All materials must be received before the review can begin.
- Conduct Kickoff meeting with the County, team members, and other invited stakeholders, to outline project goals, expectations, stakeholder roles, timeline, and review relevant existing documentation. Discussion will also identify project issues or constraints, and scheduling.
- Develop an overall work plan and schedule for the project, including establishing an approved methodology.

Task 2 Deliverables:

- Facilitated discussion with Staff of background information key findings
- One (1) Kickoff meeting with County Staff

Task 3: Historic Context Statement

- Research and Review of Documentation: This includes online and archival research into the history of Castro Valley to understand the area's development patterns (commercial and residential), industries and commercial activities, social and cultural life, tourism trends, religious or spiritual trends, and architectural styles. This task also includes review of existing documentation, including any existing context statements, surveys, maps (survey maps, Sanborn Fire Insurance maps, annexation maps, subdivision maps, block maps, etc.), and any existing historic resource evaluations or nominations for properties to be surveyed.
- Context Statement Development: This includes development of the Castro Valley Context Statement document to include context for properties built 45 or more years ago. The context will most likely cover eight themes: 1) Settlement, 2) Agriculture, 3) Transportation, 4) Industry, 5) Civic Development, 6) Architecture, 7) Tourism, and 8) Cultural and Social History.
- Review prior surveys, general plans, specific plans, and neighborhood histories, and identify additional research needs.
- Conduct additional directed research on the themes that need to be developed or augmented.
- Build on existing historic contexts and prepare a Draft Historic Context Statement that will follow the chronological development of Castro Valley. The context will include identified periods of significance that exemplify specific themes and identify the various property types and the typical character-defining features of each.
- Submit an Administrative Draft Historic Context Statement for review and comment by County staff and the PRHC, in Microsoft Word format.
- Submit Final Historic Context Statement in Microsoft Word and Adobe PDF format. (Key Document)
- Host one virtual or in-person public workshop to engage residents and stakeholders in sharing local knowledge and cultural insights, including intangible heritage and community values, to help ensure the final document authentically represents the community's history and diversity.

Task 3 Deliverables:

- Review of previous surveys, plans, and relevant background material
- Draft Historic Context Statement in Microsoft Word format for review and comment by County staff and the PRHC
- Final Historic Context Statement in Microsoft Word and Adobe PDF format
- Conduct one (1) Public Workshop as part of volunteer training

Task 4: Reconnaissance Survey

- Assembly of County GIS Data: Gather information including address, lot / block, construction date, permit history, previous owners, etc., via established GIS systems or Excel document. This information, after being loaded into the Fulcrum survey application in shapefile format, maximizes the efficacy of the survey program in fieldwork and geo-located data collection. These types of records can be time consuming to assemble manually.
- Narrowing Down the Survey Area: Cull recent development areas to quickly reduce the non-historic or vacant properties from the list of candidates 45 years or older. Eliminate properties that were surveyed or evaluated recently (within a reasonable timeframe). Eliminating a portion of the properties in the survey area will maximize the available resources to focus on the relevant properties.
- Dividing the Survey Area: Divide all of the County's larger survey area into multiple sub-areas (usually based on neighborhood boundaries and historic development patterns), in order to phase and prioritize field survey work, and resulting evaluations
- Utilizing a Survey App (Fulcrum) in Field Work: Utilize a survey application, such as Fulcrum, to assist with data collection in the field. The application's data input fields can be customized according to the needs of the survey and may include categories such as "Architectural Style" and "Building Type" with drop-down menus to be utilized for recordation of what is observed in the field. Inputting base GIS information from the County prior to survey work will accelerate the recordation process in the field, as it can pre-populate basic information such as address, construction date, etc.
- Initial Determination of Historic Significance: Due to the nature of a reconnaissance-level survey, data collection is limited to what can be observed in the field. Resources will be evaluated and scored in the field based on the following elements: 1) Visual Evidence of Significance, 2) Integrity, 3) Date of Construction, and 4) Known or Observable Connections to Significant Themes or Persons.
- Conduct a Reconnaissance Survey within Castro Valley, focusing on areas that contain properties 45 years of age or older.
- Develop field maps that divide the survey area into manageable sections and work with County staff to prioritize areas upon which to focus.
- Provide a cloud-based folder to support survey management and provide the County with basic information on each property.
- Develop volunteer participation guidelines and training materials to support community involvement in the reconnaissance survey. The materials should outline survey methods, data collection procedures, documentation standards, and quality control measures to ensure consistency with professional preservation practices.

Task 4 Deliverables:

- Field Maps that divide the survey area into manageable sections
- Reconnaissance Survey of the study area
- Cloud-based folder with all survey forms, maps, and associated photographs
- Volunteer Guidelines and Training Packet, including written instructions, field data sheets, and presentation or workshop materials for use during volunteer orientation and field activities.

Task 5: Intensive Survey

- From the Reconnaissance Survey, prepare a list of 50 properties (“short list”) that appear to be eligible for listing in the Alameda County Register of Historic Resources, the California Register of Historical Resources, or the National Register of Historic Places and those that appear potentially eligible pending additional archival research (Key Document)
- Drawing on the short list of 50, and in collaboration with the County and PRHC, develop a system of prioritizing up to 25 properties that appear to be the most historically significant.
- Conduct an intensive survey of each property to gather significant information to assess its historic significance and integrity. This may include additional site visits and in-depth archival research.
- Prepare California Department of Recreation 523 forms for each surveyed property. (Key Documents)

Task 5 Deliverables:

- Prepare a list of 50 properties (“short list”) that appear to be eligible for listing in the Alameda County Register of Historic Resources, the California Register of Historical Resources, or the National Register of Historic Places and those that appear potentially eligible pending additional archival research
- Develop a list of up to 25 properties that appear to be the most historically significant
- Complete an Intensive Survey of each property
- Prepare California Department of Recreation 523 forms for each surveyed property.

Task 6 Summary Report

- Submit an Administrative Draft Summary Report of the Castro Valley Historical Survey to County staff for review and comment, in Microsoft Word format
- The Report should include, at minimum, an introduction and summary of the survey methodology, historic context statement, summary of findings, recommendations, bibliography and appendices.
- Submit Final Summary Report in Microsoft Word and Adobe PDF format.

Task 6 Deliverables

- Draft Summary Report in Microsoft Word format for review and comment by County staff
- Final Summary Report in Microsoft Word and Adobe PDF format

Task 7 Public Meetings

- Provide County staff with technical support in preparing for and delivering presentations at up to four (4) public meetings, including hearings of the Parks, Recreation, and Historical Commission and the Castro Valley Municipal Advisory Council.
- Prepare draft staff reports, slide decks, and supporting documentation for County staff review and approval.

Task 7 Deliverables:

- Prepare and deliver presentations at up to four (4) public meetings
- Staff reports, slide decks, and supporting materials for public meetings.