

**Historic Resource Assessment Report
San Pablo City Hall
San Pablo, Contra Costa County, California**



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Introduction

WSA, Inc. (WSA) has been contracted by EMC Planning, Inc. to implement a records search and architectural assessment of nine buildings in the City of San Pablo, Contra Costa County, California: the seven-building San Pablo City Hall complex, including the Teixeira Home and Alvarado Adobe Museum; and the Blume House and Bunk House (Figures 1-3, Appendix A). The project area is situated in Section 6 of Township 1 North, Range 4 West of the Mount Diablo Meridian, as depicted on the Richmond, California, 7.5' USGS topographic quadrangle. The two parcels (APN 411-330-037-2 and APN 411-330-039-8) currently include the buildings assigned numbers 1-5 by the City of San Pablo, comprising the main City Hall complex with the address 1 Alvarado Square / 13831 San Pablo Ave; the Alvarado Adobe at the northwest corner of San Pablo Avenue and Church Lane (designated as building number 7 of the City Hall complex by the City of San Pablo); and the Blume House, Bunk House, and Teixeira home (designated as building number 6 of the City Hall complex by the City of San Pablo) overlooking Wildcat Creek to the west of the main City Hall grouping.

Research Methods

WSA architectural historian Stacy Kozakavich, Ph.D. conducted a site visit to survey the properties on March 9, 2017. During the visit, Ms. Kozakavich documented the buildings' layout and architectural features with photographs and field notes. Sanborn Fire Insurance Company Maps prepared in 1913 and 1928 for San Pablo were consulted, as well as aerial photographs, newspaper articles from the first half of the twentieth century, and secondary sources detailing the history of the Rancho San Pablo and the City of San Pablo.

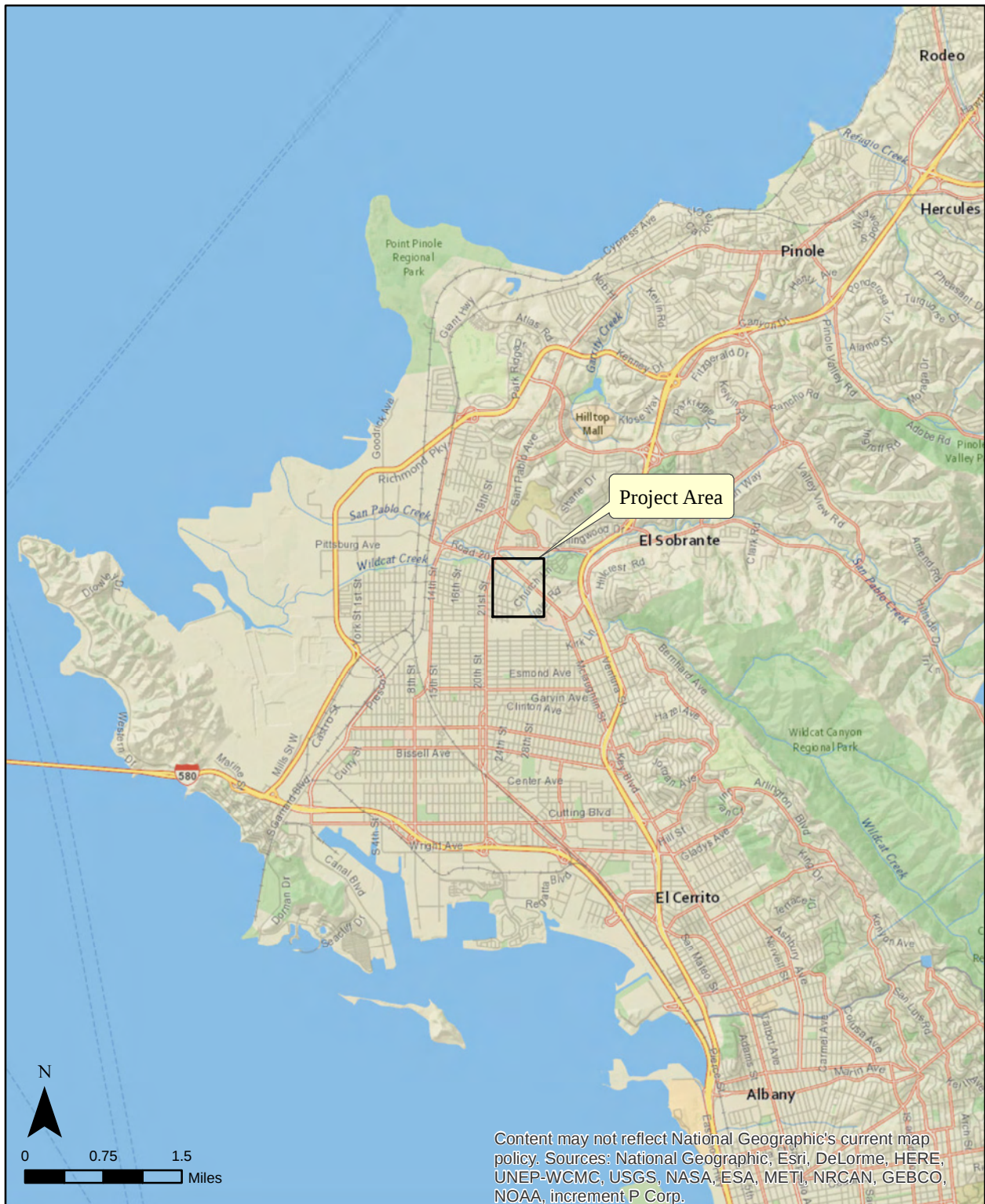
Historic Overview

The historic period in the eastern San Francisco Bay region began with the Fages-Crespi expedition of 1770. The Fages party explored the eastern shore of San Francisco Bay, eventually reaching the location of modern Fremont, where they traded with local Costanoans. Members of the expedition eventually sighted the entrance to San Francisco Bay from the Oakland Hills. In 1772, a second Fages expedition traveled from Monterey through what are now Milpitas, San Lorenzo, Oakland, and Berkeley, finally reaching Pinole on March 28, 1772 (Cook 1957:131). From there they traveled through the locations of today's Rodeo and Crockett to Martinez, made a brief foray into the delta region of the Central Valley, and then camped somewhere near Pittsburg or Antioch. On March 31, the Fages party began the return journey to Monterey. They traveled to the vicinity of today's Walnut Creek, turned south, and then made their way to the Danville area, where they spent the night. On April 1st, they passed through today's San Ramon, Dublin, and Pleasanton, finally arriving back in the area of Milpitas on the following day.



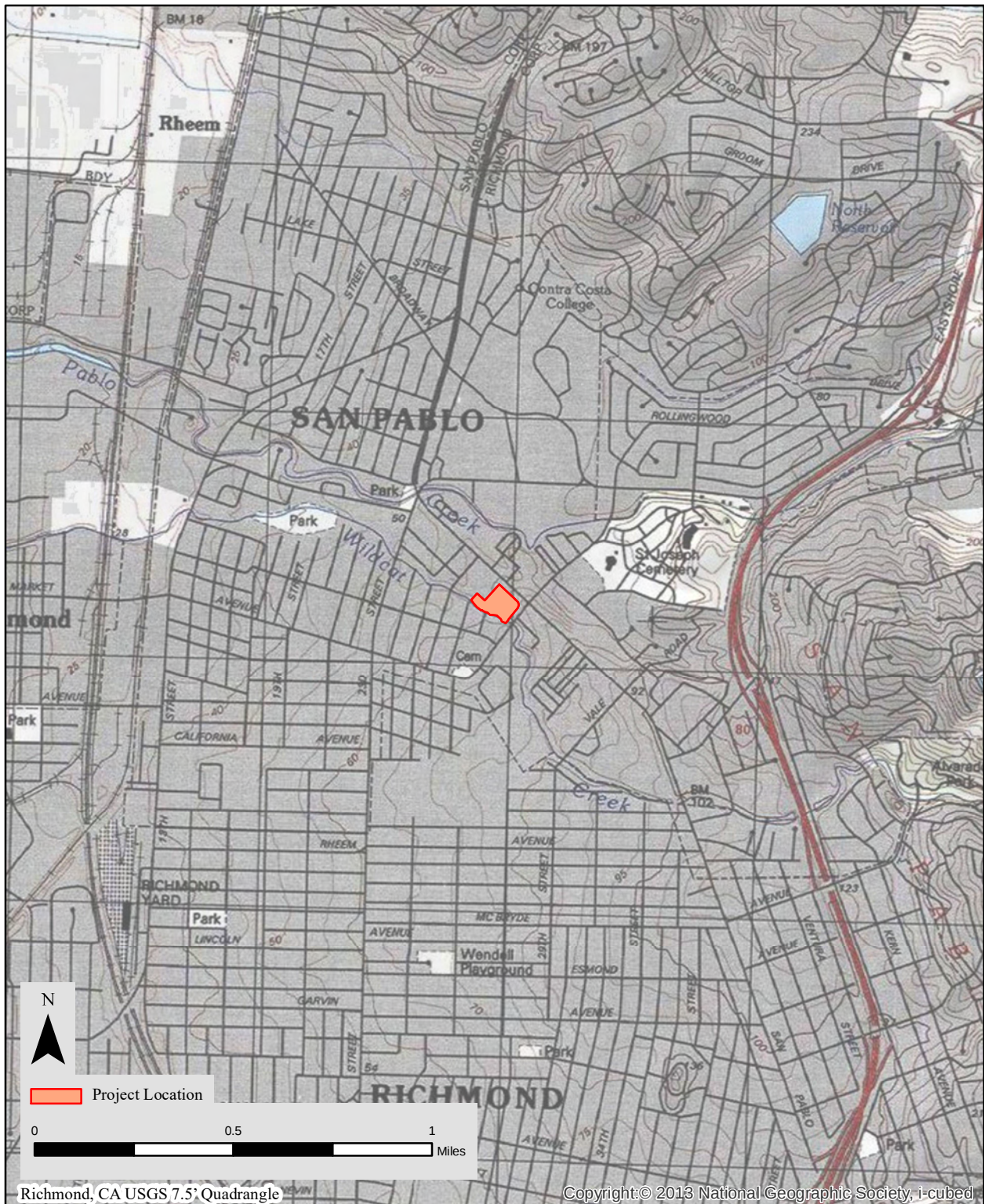
Project Vicinity Map

Figure 1
EMC Planning Group, Inc.
Historic Resource Assessment Report
San Pablo City Hall, San Pablo
Contra Costa County, CA



Project Area Map

Figure 2
 EMC Planning Group, Inc.
 Historic Resource Assessment Report
 San Pablo City Hall, San Pablo
 Contra Costa County, CA



Project Location

Figure 3
 EMC Planning Group, Inc.
 Historic Resource Assessment Report
 San Pablo City Hall, San Pablo
 Contra Costa County, CA

In 1775, Captain Juan Manuel Ayala's expedition explored the San Francisco Bay and ventured up the Sacramento and San Joaquin rivers in search of a suitable mission site. The first mission in the region was established the following year with the completion of Mission San Francisco de Asis (Mission Dolores) in San Francisco. The mission era ensued, lasting over the next 46 years, leading to the establishment of numerous missions and outposts, and the subsequent "missionization" of native groups, which contributed to their decimation due to disease and often violent subjugation.

The Anza-Font expedition of 1776 traveled along the southern shore of Suisun Bay until reaching Antioch where they noticed numerous rancherias before turning southeast in an attempt to cross the tule swamps (Cook 1957:135).

Under the Spanish, the missions controlled the land. After Mexico seceded from Spain in 1821, land was granted to private citizens, a practice that increased significantly after the 1833 act of the Mexican legislature that established the secularization of the missions. By 1845, the last of the mission land holdings were relinquished, opening the way for the large ranchos common in California through the mid-1800s. Predominant land use on the ranchos was for raising livestock, particularly cattle, to serve the lucrative hide and tallow trade. American explorers, mostly traders and beaver trappers, were also flocking to the west during this time, and their "trail blazing" added to the settlement of the territory.

Deterioration of relations between the United States and Mexico resulted in the Mexican War, which ended with Mexico relinquishing California to the United States under the Treaty of Guadalupe Hidalgo of 1848. With the formation of the new State of California, and the onset of the American period, rapid changes were in store for the region. The discovery of gold in the Sierra Nevada foothills in 1848 led to a major population increase in the northern half of California as emigrants sought gold or opportunities to provide goods or services to hopeful miners. Land use changes resulted as livestock grazed some native grasses to extinction, woodlands were cut for lumber, railroad ties, and mine timbers, and agricultural development reached nearly all arable land.

San Pablo and Contra Costa County

Contra Costa County was incorporated in 1850 as one of the original 27 counties of the State of California. Climate, topography, and the wealth of natural resources found within the county contributed to its development as an agricultural, industrial, and maritime hub. The region surrounding San Pablo historically comprised good grazing, agricultural lands, and orchards.

Don Francisco Maria Castro, who had been born in Mexico, served in the military under the Mexican flag, was made the Alcade of San Jose in 1822, and accompanied Jose Altamira's exploring expedition north of San Francisco Bay was granted the 19934 acre Rancho San

Pablo in 1823 (California State Park Commission 1953). The property became a center of local commerce, providing agricultural produce, hides, and tallow to the presidios at Monterey and San Francisco (Hoover, Rensch, and Rensch 1966: 54; SPHMS 2010:3). The rancho, also known as “Rancho de los Cuchiyunes” included the territories of today’s cities of San Pablo, Richmond, El Cerrito, Kensington, and El Sobrante. A first adobe residence was built as part of the rancho’s agricultural complex in the 1830s, thought to be north of Wildcat Creek in the vicinity of the intersection of San Pablo Avenue and San Pablo Dam Road approximately one half mile southeast of the current project area (SPMHS 2011:1). The home at the approximate location of the current Alvarado Adobe reconstruction was built by Francisco Castro’s son, Jesus Marie Castro late in 1843 (SPHMS 2011:1). Bowman’s 1951 manuscript on adobe buildings in the San Francisco Bay Area states that the adobe was only completed and furnished when Juan Bautista Alvarado and Maria Martina Castro took up residence in 1848.

Juan Bautista Alvarado was sworn into office as the fourth governor of California, then a department of Mexico, in Monterey in 1836 (SPHMS 2010:1). He married Francisco Maria Castro’s daughter, Maria Martina Castro, in 1839. After his term as Governor came to an end in 1848, Juan Bautista Alvarado and Martina lived at the adobe house on Rancho San Pablo near the location of the current reconstruction until Juan’s death in 1882. Gabriela, Francisco’s widow and Martina’s mother, also lived there with her daughter and son-in-law until her death in December 1851, at which time Martina inherited a 14/22 share of the Rancho San Pablo (SPMHS 2010:3). During the Alvarado’s occupation of the home, Juan Alvarado was “a rancher and ran a hotel, bar, and bowling alley” (Bowman 1951:7), and had improvements such as clapboard siding and a marble fireplace added to the adobe building to bring its appearance more in line with popular American Victorian aesthetics (Domrose 1999). Early 20th century photos show a building with wood siding and what appears to be a shingle roof rather than the typically imagined plastered, tile-roofed California adobe represented by the Alvarado Adobe Museum (Photo 1).

Settlement of the Rancho San Pablo accelerated after the Gold Rush, with squatters residing alongside ranchers throughout Contra Costa County while claims precipitating from the California Land Claims Act of 1851 were fought and negotiated. The Castro and Alvarado families’ claims, initially subdivided among Francisco Castro’s widow and children following his 1831 death, shrank as the result of costly legal battles and the need to fulfill the family’s economic needs. At the time of Juan Bautista Alvarado’s death in 1882, the property associated with the Alvarado Adobe had been diminished to about 50 acres (Hoover, Rensch and Rensch 1966:55).



Photo 1: Historic American Buildings Survey photo of the Alvarado Adobe, taken between 1933 and 1954 (HABS Survey No. CA-1654).

Portuguese settlers began occupying the San Pablo area in 1853 guided by August Badone, and welcomed as part of the congregation of the then new St. Paul's Catholic Church (Emanuels 1993:141; Metcalfe 1994(1902):n.p.). Many worked in the area's "truck gardens, which supplied the vegetable markets of San Francisco" (Hazelwood 1979:8). Descendants of Portuguese families, predominantly from the Azores, still make up a significant part of San Pablo's population.

The town of San Pablo grew slowly in the last half of the 19th century, maintaining its role as a small settlement surrounded by agriculture – hay and grain fields, fruit orchards, and dairy farms – for many decades. In the late 1880s, William F. Belding established a store at the corner of San Pablo Avenue and Church Street (Emanuels 1993:144). After this the adobe was obscured from view and repurposed to serve the business' storage needs for nearly seven decades.

With the completion of the railway terminus at Point Richmond in 1878, industrial facilities grew along the bay shoreline north and west of San Pablo. By the last decades of the century, many local residents worked in explosives plants on the Bay shoreline, including the California Powder Company, Vulcan, California Cap Company, Granite Powder Company, Safety Nitro, and Excelsior Powder Company (Emanuels 1993:142,144). The Second World

War boom in shipbuilding, most notably experienced after the 1941 opening of the Kaiser Shipyards in Richmond, drew thousands of new residents to communities surrounding the shipyards. Explosives plants continued to operate in the area. According to his 1942 Second World War draft record, John Raymond Maloney, who owned the property surrounding the Alvarado Adobe at the time of its landmark designation in 1953, was one of the many San Pablo residents employed by the Hercules Powder Company in Hercules.

San Pablo's growth as a residential community during and after the war years are evident in the plethora of mid-20th-century homes and commercial buildings in the city, such as the homes that until recently made up the Chattleton Housing District, and the residences established in the now demolished Circle S mobile home park. A 1947 aerial photo by Clyde Sunderland shows a built-up neighborhood with buildings primarily facing San Pablo avenue, and long, rectangular buildings that might represent the motel to the northwest of the then-extant adobe and store (Figure 4).

The Alvarado Adobe

By early in the 20th century, the Alvarado Adobe was concealed within a slowly growing commercial neighborhood. The 1913 Sanborn Fire Insurance Map sheet for the area shows the adobe building at least 30 feet west of San Pablo (then Alvarado) Avenue, at an angle approximately 10 degrees off the current street grid. The building is labeled "Clap boarded Gro. Stge., formerly residence of the Mexican Gov. Alvarado." A general store is aligned to the street grid at the corner of the lot nearest the intersection, and four saloons are within a half-block distance. The I.D.E.S. Hall, center of a Portuguese religious organization, is located overlooking Wildcat Creek to the southwest of the current location of the Maple Hall Community Center (Figure 5).

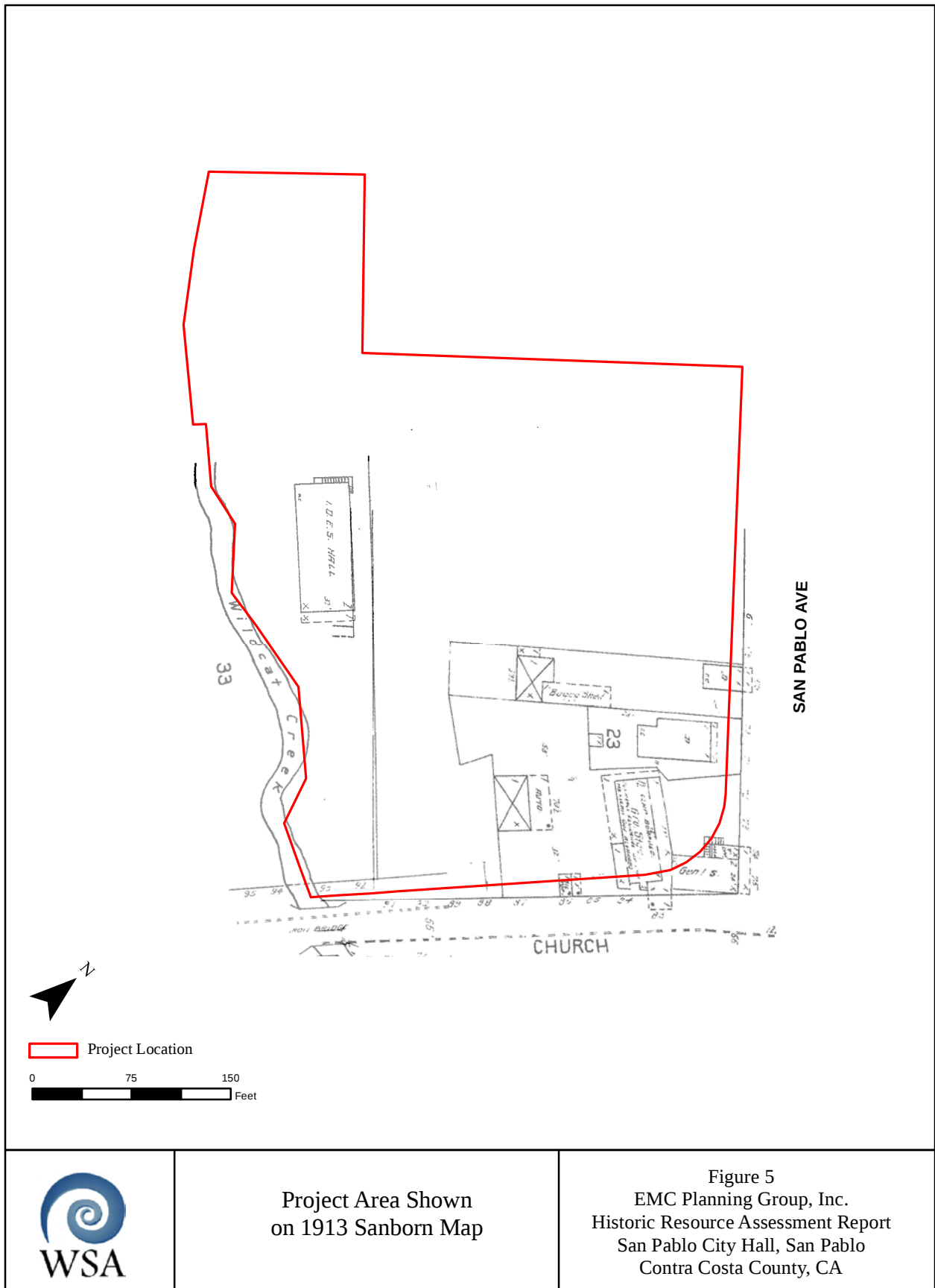
By 1928 more businesses and civil services occupied the streets surrounding the adobe, which still served as a storage facility for the adjacent grocery store, as described in a 1926 history of the county "The porchway being boarded up, it now holds boxed goods, barley and pork barrels" (Munro-Fraser 1926:176). The ca. 1913 saloon and billiard hall across San Pablo (Alvarado) Avenue became a "Justice Court" with an attached printing office by 1928, and a fire house, was established a short distance north (Figure 6).

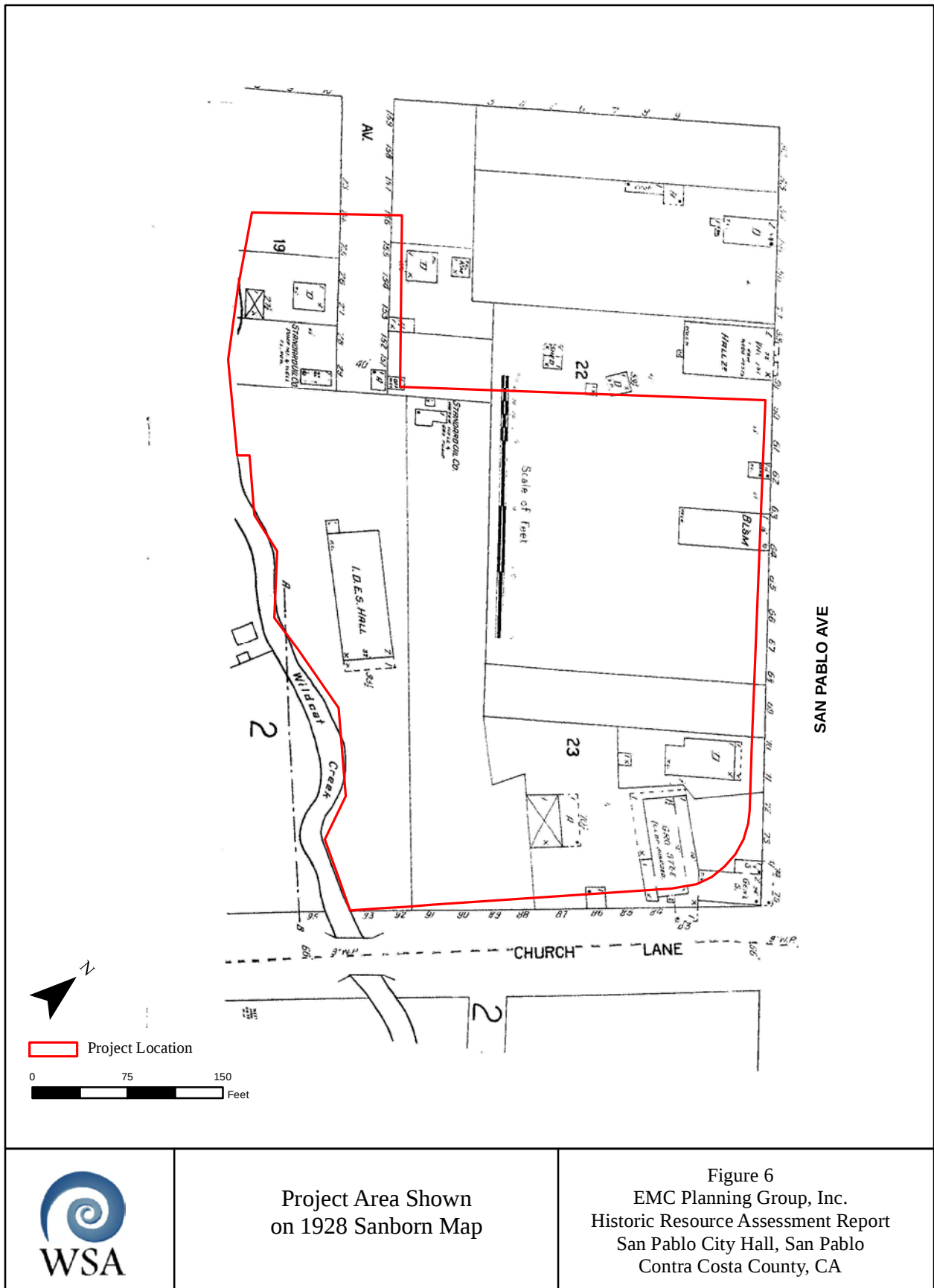
At the time of the survey for his 1951 report on Bay Area adobe buildings, J.N. Bowman found that the adobe was "used as a storehouse for the store building, and other parts are vacant. To the north still stand many of the fruit trees of the orchard planned by Francisco Castro" (excerpt from manuscript by Dr. Bowman included in California State Park Commission 1953). In her 1951 overview of Mexican Ranchos in the Bay Area, Elizabeth Gray Potter observed that "The house still stands on the west side of San Pablo Avenue, in the town of San Pablo, but you will have to look very carefully to find it for the old adobe is completely hidden by the wooden store..." (1951:29).



Project Area Shown
on 1947 Aerial Photo

Figure 4
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San Pablo City Hall, San Pablo
Contra Costa County, CA





The 1953 registration form for the Alvarado Adobe's landmark status states that the original building was at the time concealed by "business stores" and that a motor-court called the Alvarado Adobe Motel, owned by father and son J.R. and Jack Maloney, occupied the property. John Raymond Maloney, born in 1894, had lived at the corner of Church Lane and San Pablo Avenue since at least 1935, when J.R. worked as a guard at an explosive factory and his son, John Raymond Jr. Worked as an attendant at a gasoline filling station (U.S. Census Bureau 1940).

Neither the Contra Costa Historical Society and Alvarado Adobe Fund Committee's to raise money to purchase and preserve the original Alvarado Adobe, nor the site's designation in 1953 as California Historical Landmark No. 512 (*San Francisco Chronicle* 1 September 1954:18) were sufficient to protect the building from demolition. Juan Bautista and Martina Alvarado's former home was demolished in September 1954 to make way for real estate development on the parcel. On December 10, 1961 a bronze plaque was placed on the apartment building constructed at the corner of Church Lane and San Pablo Avenue on the adobe's location (Hoover, Rensch and Rensch 1966:55). The plaque read:

Site of adobe house, grape arbor, and gardens built in 1842 by Jesus Maria Castro for his mother, Dona Gabriela Berryessa de Castro, widow of Francisco Maria Castro who had been granted Rancho (Cuchiyunes) San Pablo in 1823. When Dona Gabriela died in 1851, the adobe became the property of her daughter. Martina Castro de Alvarado, wife of Juan Bautista Alvarado, who was Governor of California from 1836 to 1842

Alvarado Square

Local interest in creating a historic monument or memorial at the Alvarado Adobe began at least two decades before the building was demolished in 1954. In 1934, local dignitaries and San Pablo Boy Scouts made a pilgrimage to the Adobe from nearby St. Paul's Church to recognize and publicize their desire to see a state appropriation made for creating a memorial to Juan Bautista Alvarado at the site (*Oakland Tribune* 12 February 1934:4). By the end of the next decade, the State had introduced a \$5,000 appropriation bill for renovation of the building, an amount that needed to be matched by the City of San Pablo for the State contribution to be awarded (*Oakland Tribune*, 14 March 1948:A-21; 27 April 1952:52-A). Proponents developed more detailed plans for the improvement of the lot at the corner of Church Lane and San Pablo Avenue as the Alvarado Square Community Center beginning early in the 1970s. A November 28, 1971 fundraising dinner announcement in the *Oakland Tribune* notes that 31 civic organizations worked together in support of the event at Maple Hall, intended to raise money for architectural plans that were then in progress, and that were necessary for the City's application for \$1.2 million in federal funds.

Meanwhile, the apartment buildings and motel at 13831 San Pablo Avenue were renovated and maintained to suit the needs of residents. A swimming pool was installed in 1962, possibly explaining the below-grade level of the current northern City Hall complex courtyard. A fire in 1966 required damage repair to heater flues. (City of San Pablo Building Inspection Department Records).

The site of the former Alvarado Adobe remained occupied by a motel, store, and apartment building until the mid-1970s, when availability of federal funding to rehabilitate San Pablo's central district and sufficient enthusiasm for historical interpretation coincided. Plans to create a civic center and public space highlighted central themes of San Pablo's history, incorporating the stories of Mexican ranchos and late Victorian agricultural enterprises. The Blume House, Bunk House, and Texeira Home were moved in 1974 to their current locations adjacent to Wildcat Creek to create a centralized Alvarado Square Historic Park. A replica of the Alvarado Adobe was constructed to house a museum and provide a focal point for the civic space. San Pablo's city hall offices were relocated in 1978 from the corner of Market Avenue and 21st Street to newly constructed and renovated offices surrounding a public "plaza" in a complex designed by prolific East Bay architect Walter Thomas Brooks. The buildings of the newly developed Alvarado Square in 1978 included both new construction and refurbishments of the preexisting buildings. Brooks incorporated the shape, placement, tile roofs, and massing of the motel and apartment buildings already on the site, which were gutted and reconfigured to accommodate civic offices. The old Maple Hall community center was demolished and replaced by a new, 10,000-square-foot community center building (Hazelwood 1979:10).

The reconstructed Alvarado Adobe is listed as a Building of Historical Significance (No. 45) in the San Pablo General Plan 2030 (2011:7.26), and is a "Site Relating to Important Person in History" in the Contra Costa County Historic Resources Inventory (2016:55). The adobe is also listed with the theme "Exploration/Settlement" in the 1976 California Inventory of Historic Resources (California Department of Parks and Recreation 1976:228). The San Pablo Museum and Historical Society stated in their April 2011 newsletter that "This replica of the original is the only standing tribute to the original adobe homes that Don Francisco Castro and his family built on the northeast shores of San Francisco Bay" (SPMHS 2011:1). The current National Register of Historic Places (NRHP) status code for the Alvarado Adobe is 7N, "Needs to be reevaluated."

The Blume House was built in 1905 as part of the Blume Ranch, an extensive holding to the north of San Pablo that was established and operated by German immigrants Henry and Fredericka Blume and their five sons where Hilltop Mall currently stands (Figure 7). Agricultural census schedules record a Henry Bloom in 1870 as owning 350 acres of land valued at \$3,200, producing 1,400 bushels of wheat and 1,200 of barley in the preceding year. In 1880, a Henry Blum in Contra Costa County had 500 acres of land and a farm valued

at \$10,000 which produced 1,200 pounds of butter, 2,000 bushels of barley and 2,000 bushels of wheat in the preceding year. The bunk house, built in 1894, was also part of the Blume Ranch complex. The ranch property, consisting of 700 acres, was purchased by the Standard Oil Company in 1913 to be used as a location for oil tanks (*The San Francisco Call* 24 November 1913:3). The buildings were moved in 1974 to their current location, where the house is open as a museum interpreting “agricultural era living in the Bay Area” (City of San Pablo 2017). Planner Charles A. Farren’s 1975 Historic Resources Inventory form for the site describes a 40-x-80 foot

1 ½ story wood frame structure with a high hip roof and hipped dormers. An open veranda extends the front and both sides. Main floor is elevated over a ground level basement. Structure has been moved from its original site to a more secure area where it is to be used as a historical museum. A new foundation is the major alteration to the exterior appearance of the structure.

The Blume House is listed as a Building of Historical Significance (No. 15) in the San Pablo General Plan 2030 (2011:7.25), and as a “Structure of Historical Significance” according to the Contra Costa County Historic Resources Inventory (2016:55).

The Teixeira Home is believed to have been built in the early 1890s, and was initially located at the corner of VanNess and Standard Avenue in San Pablo. From at least as early as 1918, the home was occupied by Guilherme (William) Jacinto Teixeira and his wife Lucy (Bettencourt) Teixeira. Both were born in Portugal, and had arrived in the United States in 1905 and 1912 respectively (United States Census Bureau 1930). They married in December of 1916 (Photo 2), and the family grew to include four children, Manuel (born 1918), Edward (born 1920), Eugene (born 1924), and Mary (born 1927). No documentation has been found to identify the builders and/or occupants of the house before Guilherme Teixeira’s arrival in the United States in 1905.

Even after it was moved, a “Mrs. Teixeira” remained living in the house – an undated document provided by the City of San Pablo states that “...the structure has been moved to a

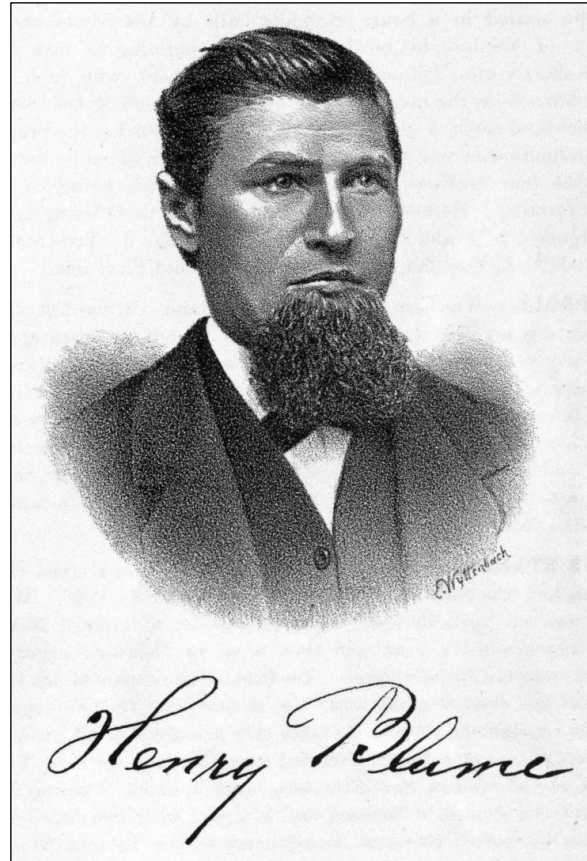


Figure 7. Illustration of Henry Blume
(Munro Fraser 1882)

new San Pablo Avenue location. Mrs. Teixeira will continue to live there for the balance of her life, at which time the house will become a historical structure and used as part of the park facilities.” The 1975 Historic Resources Inventory form for the Teixeira Home, made after the building’s move and during its restoration, describes a 24-foot by 30-foot “1 story wood frame structure with a medium gable. Main floor is elevated over ground level



Photo 2. Wedding portrait of Guilherme Jacinto Teixeira and Luzia Bettencourt, December 1916. (From Crakow Family Tree, Ancestry.com)

basement. Window openings have been altered to accommodate picture windows at front of structure and a new foundation has been constructed for the relocation of the structure from its original site” (Farren 1975b).

The historical significance of the building was stated as “local,” as the house was “Home of one of San Pablo’s leading families.” The plans for the relocated building included that it become “a community facility at its new location in the Alvarado Square Historic Park Complex.” The Teixeira home is listed as a Building of Historical Significance (No. 16) in the San Pablo General Plan 2030 (2011:7.25), and “Structure of Historical Significance” according to the Contra Costa County Historic Resources Inventory (2016:55).

The Blume House, bunk house, and Teixeira Home are considered to have potential historical significance according to the San Pablo General Plan Draft Environmental

Impact Report (DEIR), although the nature of their significance and integrity needed to be further evaluated for consideration of CRHR or NRHP eligibility. As stated in the DEIR, they have been assigned OHP resource code 7R, “Identified in reconnaissance level study. Not evaluated for National Register, California Register, and needs evaluation.”

The buildings comprising San Pablo City Hall and the surrounding civic center were developed in the late 1970s as part of a federally funded rehabilitation project. Describing the buildings’ style and planned function, journalist Jim Hazelwood writes

Alvarado Square, completed last year, is an exact replica of a typical Mexican plaza. The buildings are cream and ochre with tiled roofs. Inside the thick clay walls of the compound is a garden with six fountains and long balconies supported by darkened beams. A large central fountain occupies the middle of

an inner square with a raised dais facing about enough space for 300 standees.
It will be used for speeches, presentations and small musical groups (1979:8).

The San Pablo City Hall is not currently listed as historically significant in the San Pablo General Plan or Contra Costa County Historic Resources Inventory.

Results of the Record Search

On behalf of WSA, staff at the California Historical Resources Information System, Northwest Information Center at Sonoma State University conducted a records search of the project vicinity on February 21, 2017. (File No. 16-1121). The study included a review of records on file at the California Archaeological Inventory. In addition, the Office of Historic Preservation Data File for San Pablo and the *California Inventory of Historic Resources* listings for San Pablo were consulted. The Alvarado Adobe reconstruction, California State Landmark No. 512, is listed in the California Inventory of Historic Resources and the Office of Historic Preservation Data File. The Blume House and Teixeira Home are both listed in the Office of Historic Preservation Data File (Table 1).

Table 1. Previously recorded cultural resources within the project area.

Primary Number	Time Period	Site Name	Recording Events
07-001191 (property 012818)	1905	Blume House	Farren 1975a
07-001181 (property 12808)	1890	Teixeira Home	Farren 1975b
07-001189 (property 12816)	1976 (reconstructed)	Alvarado Adobe	Farren 1975c Arbuckle 1980

Eight other previously recorded historic-period resources are or were located within ¼ mile of the project (Table 2): the former St. Paul Catholic Church rectory at 1901 Church Lane (P-07-001192), the Circle S Mobile Home Park (P-07-002678), the San Pablo Redevelopment Agency Warehouse (P-07-002680), the Chattleton Housing District (P-07-002681), St. Paul's 1863 Catholic church and graveyard (P-07-001182), a 1906 earthquake campsite at 2650 Market Avenue (P-07-001183), the Pullman Street Rectory (P-07-001185), and the Mello Residence (P-07-001190). Currently only the 1875 rectory building at 1901 Church Lane and possibly some renovated structures remaining from the 1906 earthquake camp at 2650 Market Avenue appear to remain.

No previous architectural/historical evaluation studies have included the project area. Four previous architectural/historical evaluation studies have been conducted within ¼ mile of the project area (Table 3).

Table 2. Previously recorded cultural resources within ¼-mile of the project area.

Primary Number	Time Period	Site Characteristics	Recording Events	Proximity to Project Area
P-07-001192 (HPD Resource Number 012819)	built 1875	1901 Church Lane, Former rectory building associated with St. Paul's Church. Moved from original location approximately one block to the southwest to Pullman Street in the late 1950s, and moved again to the corner of Church Lane and Dover Avenue in 1980.	Farren 1975d Feagley 1980	350 feet SW
P-07-002678	built 1941	The Circle S Mobile Home Park, as recorded in 2004, included four one-story duplexes, a wash house, an office, an apartment, and approximately 200 mobile homes. All buildings were demolished prior to the 2015 survey (Cross 2015). The original permanent structures belonged to a "cabin camp" established in 1941.	Kelley 2004 Cross and O'Deegan 2015	875 feet SE
P-07-002680	pre-1939	San Pablo Redevelopment Agency Warehouse, recorded in 2004 as consisting of a corrugated metal clad warehouse. Was demolished prior to the 2015 survey (Cross 2015).	Kelley 2004 Cross & O'Deegan 2015	500 feet SE
P-07-002681	ca. 1913-1952	Chattleton Housing District recorded in 2004 as consisting of six houses, one built ca. 1913 and five built 1952. At the time of the 2015 survey all six buildings were extant, but unoccupied (Cross 2015). As of 2017 all buildings had been demolished.	Kelley 2004 Cross & O'Deegan 2015	500 feet SE
P-07-001182 (HPD Resource Number 012819)	1863	St. Paul's Catholic Church and Graveyard, 1825 Church Lane		600 feet SW
P-07-001183 (HPD Resource Number 012810)	1906	1906 Earthquake Camp Site, 2650 Market Ave.		0.2 mile SW
P-07-001185 (HPD Resource Number 012812)	1875	Pullman Street Rectory, 1841 Pullman St.*		770 feet SW
P-07-001190 (HPD Resource Number 012817)	1875	Mello Residence, 14006 San Pablo Avenue		650 feet NW

*May be a previous location of the rectory currently at 1901 Church Lane.

Table 3. Cultural resources studies within ¼-mile of the project area.

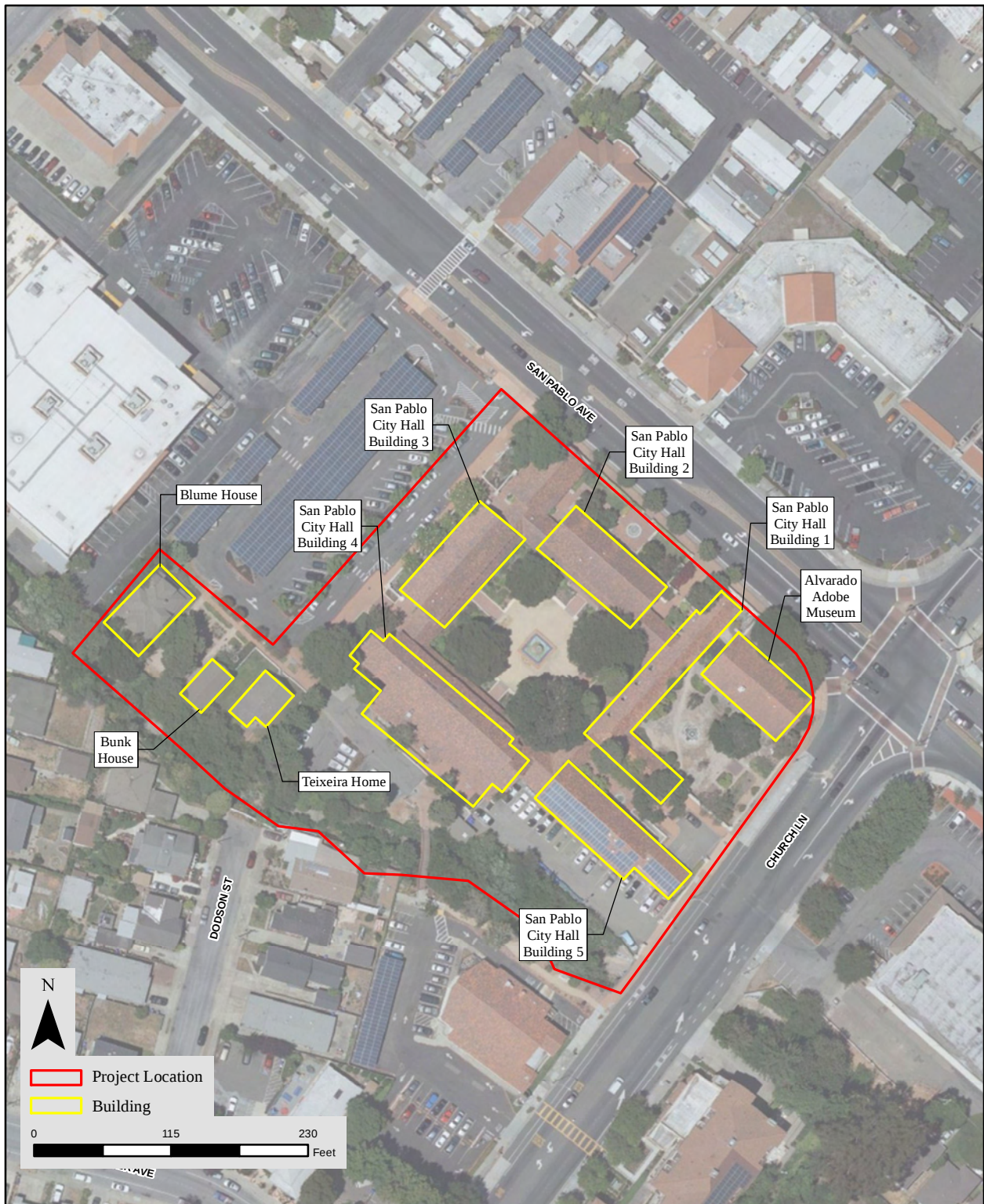
Study #	Date	Title	Author
S-029696	2004	A Cultural and Paleontological Resources Study for the Circle S Housing Development Project, San Pablo, Contra Costa County, California. LSA Associates, Inc.	John Kelley and Benjamin Matzen
S-038230	2011	Historic Resources Evaluation, 1901 Church Lane, San Pablo, California. Interactive Resources, Inc.	Kimberley Butt
S-046251	2015	Cultural Resources Inventory, Extended Phase I Testing (XPI) and Evaluation Report for the Laurel Terrace Development Project, San Pablo, Contra Costa County, California (FINAL). Stantec Consulting Services, Inc.	Michelle Cross
S-046251	2015	Amendment 1 to the Cultural Resources Inventory, Extended Phase I Testing (XPI) and Evaluation Report for the Laurel Terrace Development Project, San Pablo, Contra Costa County, California (FINAL). Stantec Consulting Services, Inc.	Michelle Cross

Description of the Built Resources

WSA architectural historian Stacy Kozakavich, Ph.D. conducted a site visit to record the buildings at Alvarado Square on March 9, 2017 (Figure 8). Ms. Kozakavich documented the buildings' layout and architectural features with photographs and field notes. Photographs are presented in Appendix B. DPR Forms are presented in Appendix C. Building numbers 1 through 7 have been designated by the City of San Pablo for the City Hall Buildings, the Teixeira Home, and the Alvarado Adobe Museum. The Blume House and Bunk House do not have City-assigned numbers.

Blume House and Bunk House

The Blume House is currently operated as a historical museum by the San Pablo Historical Society. It is a 1.5-story building with tongue-in-groove wood siding, a hipped, composition-shingle roof and hipped-roof dormer windows on the north, south, east, and west facing roof slopes (Photos 3-6). The main building is approximately 40 feet east-west and 35 feet north-south in dimensions, with 5-foot-wide veranda at approximately 3 feet above ground level on the west-, south-, and east-facing sides. The veranda is covered by a composition shingle roof overhang set at the same angle as the main roof and dormers. The veranda railings and support posts display decorative woodwork typical of late-Victorian homes, including offset-rectangular, grooved railing details, turned columns, and scrollwork wood brackets. Electrical lighting fixtures not original to the building have been installed on the tongue-in-groove ceiling of the veranda overhang. A wood-railed wheelchair-accessible ramp has been added parallel to the west side of the building, connecting to the veranda at the northwest corner of the house. It is not clear if this is the same ramp described on 1979 City building permit records. The railing for the ramp has not been painted to match the house colors.



San Pablo City Hall Building Locations

Figure 8
EMC Planning Group, Inc.
Historic Resource Assessment Report
San Pablo City Hall, San Pablo
Contra Costa County, CA



Photo 3. Blume House, view north toward main facade.



Photo 4. Blume house, accessibility ramp at southwest corner, view northwest.



Photo 5. Blume house, view south of east-facing side.



Photo 6. Back of Blume House, view northeast.

Lower and upper story windows and wood window frames on all sides of the house appear to be original or period-compatible replacements. The doors on the south and east facing sides of the building, with fixed single-lite transom windows appear to be original or period-compatible. The door on the west-facing side of the building appears to be a modern replacement. The main entrance of the Blume house faces toward the Bunk House to the south across a small garden. The rear, north-facing portion of the building is approximately six feet from an access drive and parking area used by a large grocery store to the north.

The Bunk House is a two-story rectangular building approximately 40 feet east-west and 14 feet north-south with a steeply sloped single-gable roof covered with composition shingles (Photos 7-10). The east- and west-facing gables have eave turnbacks that are level with the mid-line of the rectangular second-story windows on the east side. The north-facing side of the building has a sliding utility door slightly off-center to the east, one rectangular first-story window that is either original or a compatible replacement,, and one entrance on the building's northwest corner with a modern door. An electrical light fixture not original to the building has been installed over the utility door.

A wood accessibility ramp, staircase, and small deck provide access to the utility door and corner entrance on the building's north side. The building's south-facing side has one wood-frame rectangular window near the eastern end. Seams visible in the tongue-in-groove siding on the south wall suggest multiple repairs and/or reconfiguration of windows or entrances. Similarly, the single second story window near the north end of the west-facing side is likely original or a compatible replacement, but evidence of patched siding suggests that a matching window (that would be symmetrical with the building's east wall) may have been removed.

San Pablo City Hall

The San Pablo City Hall complex consists of six buildings completed in the late 1970s, centered around two courtyards at the corner of San Pablo Avenue and Church Lane. All six buildings are finished with textured light tan stucco and gabled roofs with terracotta roof tiles, and feature unpainted wood soffits, exposed joists, and posts. All buildings with the exception of Building 6, the Teixeira Home and Building 7, the reconstructed Alvarado Adobe, have modern windows and doors typical of late 1970s construction or later, post 1980 replacements.

Building 1: A single-story, symmetrical L-shaped administrative building located between the two courtyards, and composed of two narrow perpendicular wings approximately 16 feet wide (Photos 11-12). The northwest-southeast aligned wing is approximately 80 feet in length, and the northeast-southwest wing is approximately 90 feet in length. Entrances to the office spaces housed in the building face the southeastern courtyard.



Photo 7. Blume Bunk House, view southeast.



Photo 8. Detail of Blume Bunk House utility door and light fixture.



Photo 9: View across west-facing wall of Blume Bunk House, including patched former window location.



Photo 10. Blume Bunk House, view west.



Photo 11. San Pablo City Hall Building 1, view southwest along interior courtyard-facing wall.



Photo 12. San Pablo City Hall Building 1, view southeast along back wall facing Building 5.

A maintenance shop approximately 16 feet in width and 55 feet in length extends parallel to the northeast-southwest wing of the L-shaped Building 1 from its northeast corner toward San Pablo Avenue.

Building 2: Two-story rectangular administrative building parallel to San Pablo Avenue, overlooking the northwest, lower courtyard, approximately 25 feet by 100 feet (Photo 13). A single-story extension at the northwest corner of Building 2 connects to the single-story City Council Chambers near the corner of the parking lot entrance and San Pablo Avenue.

Building 3: Two-story rectangular administrative building approximately 95 feet by 30 feet, aligned perpendicular to San Pablo Avenue with entrances overlooking the lower, northwest courtyard (Photo 14).

Building 4: Two-story “Maple Hall” community center consisting of offices and event space, at the southwest side of the lower courtyard (Photos 15-16). The main building is approximately 150 feet by 50 feet, with a smaller, single-story extension facing a patio on the southwest side, a narrow, two-story protrusion on the northwestern end, and a one-story segment at the southeastern end connecting to the northwest side of Building 5.

Building 5: Two-story administrative building parallel to San Pablo Avenue, overlooking a small vehicle and pedestrian access area to the southwest of Building 1 and the upper courtyard (Photos 17-18). The main, two-story portion of Building 5 is approximately 95 feet by 30 feet. A single-story extension at the southeast end, adjacent to Church Lane, is approximately 35 feet by 20 feet.

Building 6: The San Pablo Youth Commission building is currently housed in the former Teixeira Home, located outside of the main City Hall courtyard complex to the northwest of Building 4. The Teixeira Home is a single-story cottage with tongue-in-groove siding and a single-gable, composition shingled roof (Photos 19-22). The main building has a rectangular footprint approximately 24 feet east-west by 20 feet north-south with an enclosed porch on the north side of the rear (west) wall measuring approximately 8 feet east-west by 12 feet north-south. All windows on the building are wood frame, and the rectangular sliding double-hung windows on the north-, south-, and west-facing sides are either original or compatible replacements. The large, fixed picture windows on the north- and east-facing sides are likely more recent replacements, and the two at the northeast corner of the building may represent an enclosed former-porch. The main entrance door on the east-facing side appears to be either original or a compatible replacement. The awning over this door is a modern addition. The door on the west, rear side of the house appears to be a modern replacement. In general, the building is a relatively plain example of domestic architecture. The only time-indicative decorative elements are the extending eave brackets, which are vaguely suggestive of Craftsman style (or Craftsman-inspired) homes that were built in large numbers in the Bay Area through the first two decades of the twentieth century.



Photo 13. San Pablo City Hall Building 2, view northeast across courtyard.



Photo 14. San Pablo City Hall Building 3, view northwest across courtyard.



Photo 15. San Pablo City Hall Building 4, the Maple Hall Community Center, view east from outside complex.



Photo 16. Main entrance of San Pablo City Hall Building 4, the Maple Hall Community Center, view southeast.



Photo 17. San Pablo City Hall Building 5, view west toward courtyard-facing side.



Photo 18. San Pablo City Hall Building 5, view southeast across back of building.



Photo 19. Front of the Teixeira Home, San Pablo City Hall Building 6. View northwest.



Photo 20. West-facing side of the Teixeira Home, San Pablo City Hall, Building 6. View northeast.



Photo 21. East-facing side of the Teixeira Home, San Pablo City Hall Building 6. View north east.



Photo 22. Rear of Teixeira Home, San Pablo City Hall Building 6. View north.

A small utility shed to the west of the Teixeira home appears to be a modern addition to the group of buildings.

Building 7: The reconstructed Alvarado Adobe, currently operated as a museum, is aligned to the modern street grid at the western corner of the intersection of San Pablo Avenue and Church Lane, overlooking the upper courtyard of the San Pablo City Hall complex (Photos 23-25). The building is a 1.5-story structure approximately 65 feet by 25 feet with an external, wood staircase on the northwestern side. Rectangular, multi-lite wood frame windows and wood entrance doors on the long, southwest and northwest sides are consistent with the mid-late-19th-century architectural style embodied by the building. Covered wood porches just above ground level extend from the long, southwest and northeast sides. A single brick chimney extends just northwest of center on the west-facing slope of the gabled, tiled roof.



Photo 23. Exterior staircase on northern end of Alvarado Adobe Museum, San Pablo City Hall Building 7. View east.



Photo 24. Alvarado Adobe Museum, San Pablo City Hall Building 7. View northeast across southern courtyard.



Photo 25. Alvarado Adobe Museum, San Pablo City Hall Building 7. View northwest from across San Pablo Avenue and Church Lane.

CRHR Criteria for Evaluation

Under the California Environmental Quality Act (CEQA), both public and private projects with financing or approval from a public agency must assess the projects' effects on cultural resources (Public Resources Code Section 21082, 21083.2 and 21084 and California Code of Regulations 10564.5). Cultural resources are buildings, sites, cultural landscapes, traditional cultural properties, structures, or objects that may have historical, architectural, cultural, or scientific importance. CEQA states that if a project will have a significant impact on important cultural resources, then project alternatives and mitigation measures must be considered.

CEQA defines historical resources as “resources listed or eligible for listing in the California Register of Historical Resources (CRHR)” (Public Resources Code Section 5024.1). A property may be considered a historical resource if it meets one of the following criteria for listing on the CRHR:

- 1) It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2) It is associated with the lives of persons important to California's past;
- 3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- 4) It has yielded or is likely to yield information important in prehistory or history.

A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

The fact that a resource is not listed in, or determined to be eligible for listing in the CRHR, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

Integrity

In addition to meeting one or more of the four specific criteria listed above, an archaeological site or architectural resource must possess “integrity” to qualify for listing in the CRHR. Integrity is generally evaluated with reference to seven aspects, which include location, design (i.e., site structure), materials, workmanship, setting, feeling, and association. A potentially eligible site must retain the integrity of the values that would make it significant. Typically, for architectural resources integrity is indicated by the retention of the features that maintain contextual association with those historical developments or personages that render them significant (Criteria 1, 2, and/or 3). The preservation of this context is typically determined by the level of preservation of historic and architectural features that associate a property with significant events, personages, or styles.

Integrity refers both to the authenticity of a property’s historic identity, as shown by the survival of physical characteristics that existed during its historic period, and to the ability of the property to convey its significance. This is often not an all-or-nothing scenario (determinations can be subjective); however, the final judgment must be based on the relationship between a property’s features and its significance.

Evaluation of San Pablo City Hall and Alvarado Square Buildings

The following evaluations of buildings within the San Pablo City Hall / Alvarado Square complex will include consideration of Criteria 1 – 3 for CRHR eligibility, other CEQA significance considerations, and integrity. Criterion 4 for CRHR eligibility is generally applied to archaeological sites and will not be considered here. While they are considered to be part of the San Pablo City Hall complex, the Alvarado Adobe reconstruction and Teixeira Home have specific factors informing their significance and will be evaluated separately from the ca. 1978 city hall buildings.

Blume House

Criterion 1. The Blume House was built ca. 1905 as a residence for the Blume family, whose farming operation north of the current City of San Pablo began in the 1860s and expanded to over 700 acres at the time the family’s land was acquired for oil development and storage in 1913. German-born Henry and Fredericka Blume’s wheat, barley, and dairy production helped to develop the larger agriculturally-based economic and social landscape of the county in the last decades of the nineteenth-century, and which typified much of the region as late as the Second World War. It is one of two remaining buildings representative of the farm’s contribution to San Pablo and west Contra Costa’s agricultural history. Through this association, the Blume House possesses adequate historical significance for CRHR eligibility under Criterion 1. However, as will be discussed below, its loss of integrity of location, setting, and feeling through relocation prevents its effective communication of this

agricultural history. WSA recommends that the Blume House is not eligible for the CRHR under Criterion 1.

Criterion 2. German immigrants Henry and Fredericka Blume and their five California-born sons were relatively early and long-term residents in the area that would later become the City of San Pablo. Establishing their farm in the area in the 1860s, the Blumes were economically significant members of the community for their agricultural produce and employment of farm labor. Following Henry's 1895 death, Fredericka continued to manage the farm and it was under her control of the property that the ca. 1905 house now located at Alvarado Square was built. The story of her efforts as a landowner, farmer, and head of her adult family may offer unique insight into the history of west Contra Costa's development. As with Criterion 1, however, the building's loss of integrity of location, setting, and feeling through relocation prevents the effective communication of this historical association. WSA recommends that the Blume House is not eligible for the CRHR under Criterion 2.

Criterion 3. The house is a good example of late-Victorian rural domestic architecture. While stylistically simpler and later in period than many urban examples of Victorian house building, the decorative porch railing and posts, multiple roof gables, dormer windows, and wide, wrap-around porch communicate an aesthetic sensibility that exceeded the functional needs of a farm-family's residence. It is one of the few remaining well-preserved buildings of its scale, era, and type in Contra Costa County. As will be discussed in the following paragraph, the building's historical design, workmanship, and materials have been slightly affected by later 20th-century improvements, but its character-defining features maintain sufficient overall integrity to effectively communicate its ca. 1905-1913 period of significance. WSA recommends that the Blume House is eligible for the CRHR under Criterion 3.

Integrity. While its history and architecture are sufficient for recommending the Blume House's CRHR eligibility under Criteria 1, 2, and 3, the building's integrity of location, setting, association, and feeling were diminished considerably by its 1974 relocation to Alvarado Square and the subsequent surrounding commercial and institutional development. Originally within a rural, agricultural setting, the house is now directly adjacent to a large, modern commercial establishment and civic institutional complex. It is no longer able to effectively communicate either its role as the main residence on a large and productive grain and dairy farm or its links to the Blume family's long contribution to the local agricultural economy. The presence of the bunk house, also originally from the Blume Farm, across a small open garden/yard to the south does not sufficiently serve to communicate the agricultural role of the family and their home, and in fact may diminish the feeling even further by its placement as a utility building directly visible from the front door and porch of the house. WSA recommends that it is therefore not eligible for the CRHR under Criteria 1 or 2.

The Blume House's design and workmanship maintain sufficient integrity to communicate the building's ca. 1905-1913 architectural style, the time during which it was home to the Blume family. Two of the exterior doors have been replaced with stylistically neutral but clearly modern replacements, modern electrical light fixtures have been installed under the porch overhang, and roofs have been covered with modern composition shingles. These three visible features of the building detract somewhat from its integrity of materials, as well as the feeling of its ca. 1905-1913 period of significance. However, these changes are not permanently integral to the structure and do not interfere with the fundamental attributes, such as the roof lines, porch, woodwork, and overall massing, that communicate its late-Victorian domestic architectural style. As a representative of its era in Contra Costa County's early 20th-century development, WSA recommends the Blume House as eligible for the CRHR under Criterion 3.

Blume Bunk House

Criterion 1. The Blume Bunk House was built ca. 1894 as a utility building for the Blume family's farming operation north of the current City of San Pablo, which began in the 1860s and expanded to over 700 acres at the time the family's land was acquired for oil development and storage in 1913. German-born Henry and Fredericka Blume's wheat, barley, and dairy production helped to develop the larger agriculturally-based economic and social landscape of the county in the last decades of the nineteenth-century, and which typified much of the region until the Second World War. It is one of two remaining buildings representative of the farm's contribution to San Pablo and west Contra Costa's agricultural history. Through this association, the Blume Bunk House possesses adequate historical significance for CRHR eligibility under Criterion 1. However, as will be discussed below, its loss of integrity of location, setting, and feeling through its 1974 relocation prevents the effective communication of this agricultural history. WSA recommends that the Blume Bunk House is not eligible for the CRHR under Criterion 1.

Criterion 2. German immigrants Henry and Fredericka Blume and their five California-born sons were relatively early and long-term residents in the area that would later become the City of San Pablo. Establishing their farm in the area in the 1860s, the Blumes were economically significant members of the community for their agricultural produce and employment of farm labor. As a utility building for the farm, however, the Bunk House is less representative of the Blume family themselves than the 1905 house, and while broadly connected to the lives of Contra Costa County's late 19th- and early 20th-century farm laborers specific workers of historical significance cannot be associated with the building. WSA recommends that the Bunk House is not individually eligible for the CRHR under Criterion 2.

Criterion 3. The Blume Bunk House is an interesting extant example of a late-19th-century agricultural utility building. The eave turnbacks on the second story, symmetry of second-

story window placing, and high, boxy, rectangular massing are evocative of earlier nineteenth-century architectural styles not typically seen in California. While the building is referred to as the “Bunk House,” the lower story, with only two small windows and a large sliding door on the north-facing side, likely served as a machine shed, garage, or barn during its period of use on the Blume’s farm while laborers may have resided on the second story. Although it does not possess high artistic values or represent the work of a master, the Blume bunk house does embody the practical and stylistic elements of late nineteenth-century agricultural utility buildings in western Contra Costa County. As will be discussed in the following paragraph, the building’s historical design, workmanship, and materials have been slightly affected by later 20th-century improvements, but its character-defining features maintain sufficient overall integrity to effectively communicate its ca. 1894-1913 period of significance. WSA recommends that the Blume Bunk House is eligible for the CRHR under Criterion 3.

Integrity. As it has been relocated from its original farm setting into an urban setting, directly adjacent to a large modern commercial establishment and civic institutional complex, the Bunk House has lost its integrity of location, setting, , and feeling. The building lacks association with other agricultural utility buildings or a surrounding rural landscape to contextualize its original function and setting. While it may have the historical associations required for CRHR eligibility under Criteria 1 and 2, this lack of integrity prevents the building’s effective communications of its historical significance. WSA recommends that it is therefore not eligible for the CRHR under Criteria 1 or 2.

The Blume Ranch Bunk House does maintain sufficient integrity of design and workmanship to communicate its role as a late-19th-century farm bunk house and utility building, with what appears to be an original sliding door and hardware on the north-facing side and original and/or compatibly repaired wood siding, trim, and windows. Its integrity of materials has been diminished somewhat by the addition of a modern door on the northwest corner, a modern electric light fixture above the sliding door, and composition shingles on the roof. The addition of the accessibility ramp, obscuring the possibility of ground-level access to the sliding door, detracts from the feeling of its utilitarian purpose, as farm vehicles, machinery, and livestock would be unable to enter the building as it is currently configured. However, these changes are not permanently integral to the structure and do not interfere with the fundamental attributes of this well-maintained late nineteenth-century farm utility building. WSA therefore recommends that the Blume Farm Bunk House is eligible for the CRHR under Criterion 3.

San Pablo City Hall Building 6, Teixeira Home

Criterion 1. Occupied by members of the Teixeira family from at least the early 20th century until the 1970s, the Teixeira home is associated with the immigration and settlement of Portuguese families into western Contra Costa County. Beginning in the 1850s with

agricultural laborers, migration at time of Guilherme Teixeira's arrival in 1905 also provided labor for the growing industrial employers in the area, including oil and gas processors and explosives manufacturers, as well as congregation members for nearby St. Paul's church. Just a little over two blocks from the original location of the Teixeira's home, the I.D.E.S. (Society of the Divine Holy Spirit) hall, built 1908 near the current location of the Maple Hall Community Center, served the Portuguese community spiritually and socially until it was demolished in 1975 to make way for the current City Hall complex. Today a monument in the complex's northernmost courtyard commemorates the San Pablo Holy Ghost Association's contribution to the city. Through this association, the Teixeira home possesses adequate historical significance for CRHR eligibility under Criterion 1. However, as will be discussed below, its loss of integrity of location, setting, and feeling through its 1974 relocation prevents the effective communication of this aspect of its history. WSA recommends that the Blume House is not eligible for the CRHR under Criterion 1.

Criterion 2. As long-term San Pablo residents and contributors to the city's economic and social development, the Teixeira family who occupied this building are considered to be significant individuals in the city's past. Mrs. Teixeira, the last occupant of the home before it was used as a City of San Pablo building, continued to represent this aspect of the building's history as its occupant after its relocation to Alvarado Square. Although the Teixeira Home possesses significant associations for CRHR eligibility under Criterion 2, the building's loss of integrity of location, setting, and feeling through relocation and reuse prevents the effective communication of this historical association. WSA recommends that the Teixeira Home is not eligible for the CRHR under Criterion 2.

Criterion 3. The Teixeira home appears to be an early 20th-century single-story residential structure with few attributes indicative of intentional architectural style or embellishment. While stated in documentation produced for state and local governments to have been constructed in the 1890s, there are no architectural indications to support a date this early. The building's massing and configuration are more typical of single-story detached family homes built between ca. 1905 and 1920. The family with which the house is associated came to the United States in the early 20th century, and no documentation has yet been found to support that this building was constructed before that time. WSA recommends that the Teixeira Home is not eligible for the CRHR under Criterion 3.

Integrity. While maintaining its original shape, wood siding, and several original or compatible windows, the large rectangular replacement windows on the north- and east-facing sides and external front-door awning overhang detract somewhat from the Teixeira Home's ability to convey its significance as a building associated with San Pablo's early 20th-century Portuguese community. Its integrity of design, workmanship, and materials is insufficient to associate the property well with the early 20th century era of community building in this part of San Pablo. Further, although the building was not moved far from its

original location at Van Ness and Standard Avenues the setting has changed sufficiently in the years since its construction that the house no longer retains sufficient integrity of location, setting, association or feeling to communicate its connection to the Teixeira family and Portuguese community. 1913 and 1928 Sanborn maps show that the house was originally situated among widely spaced residences, in a broader neighborhood centered around the I.D.E.S. hall, St. Paul's church, and Alvarado Street's (San Pablo Avenue's) small-scale commercial strip of garages, saloons, billiard halls, and stores (including the grocery store that incorporated the Alvarado Adobe as a storage space). Today, the Teixeira home is on the western margin of Alvarado Square, overlooking the rear side of the 1978 Maple Hall Community Center and a covered parking lot used by visitors to and staff of the city buildings. The nearest commercial building, the supermarket to the north of the Blume House, is separated from the street behind its own large parking lot and is many times larger than the stores that fronted Alvarado Street when the home was first occupied by the Teixeira family. As such, while it possesses association with themes and individuals significant in local and regional history, WSA recommends that the Teixeira Home is not individually eligible for the CRHR under Criteria 1, 2, or 3.

San Pablo City Hall Buildings 1 – 5

As they are less than 50 years old at the time of reporting, the 1978 San Pablo City Hall buildings will not be evaluated according to the standard criteria for California Register of Historical Resources eligibility. While pre-existing apartment and/or motel buildings renovated for incorporation into the current complex, likely represented by Building 2, Building 3, and possibly Building 5, may contain original building elements more than 50 years of age, these buildings do not retain integrity or have significant associations relative to their use as residential structures prior to creation San Pablo City Hall for meaningful CRHR evaluation.

Although insufficient time has passed since construction of the City Hall complex for meaningful criterion-by-criterion evaluation of historical significance, a brief discussion of the context of its origin is warranted here. As discussed above, design and construction of the complex was facilitated by availability in the mid-1970s of federal funding for improvement in the deteriorating central districts of American cities. Numerous recommendations had been made, as early as the 1930s, to commemorate the Alvarado Adobe. The ambitious design of the new civic center, attributed to prolific residential and civic building architect Walter Thomas Brooks and renowned landscape architect Lawrence Halprin (Hazelwood 1979, Cerny 2007:347-8), incorporated the city's needs for functional modern office and public spaces with recognition of the region's Mexican rancho heritage in an integrated complex of buildings and landscaping. From the time of its construction the complex was part of an envisioned historical park, assembled by San Pablo government agencies and historic preservation advocates, which included the Blume House and Bunk House, Teixeira Home,

and a modern reconstruction of the Alvarado Adobe. The civic center's designers appear to have eschewed the temporal and thematic diversity of this collection of buildings in favor of a more consistently Mexican-inspired design facing inward onto two courtyards in a manner physically exclusive of the Blume and Teixeira buildings. As a cohesive unit including buildings 1-5, and the associated landscape architecture, the San Pablo City Hall complex effectively embodies themes of broader late-1970s urban improvement projects and historical reconstruction and commemoration in Northern California.

San Pablo City Hall Building 7, Alvarado Adobe Museum

Designed to be a faithful reconstruction of an adobe house of the kind built by the Castro family in the first half of the nineteenth century, the current Alvarado Adobe Museum was built in 1978 as part of the San Pablo City Hall complex also known as Alvarado Square. The building is more of a thematic representation of adobe rancho houses of the era of Don Francisco Maria Castro than an accurate representation of that occupied by Castro's daughter Maria Martina and her husband Juan B. Alvarado beginning in 1848. As displayed on Sanborn Maps from 1913 and 1928 (Figures 6 and 7), the remains of the Alvarado adobe were further west of Alvarado / San Pablo Avenue and at a different angle by several degrees than the current reconstruction. Further, today's museum features plastered adobe exterior walls and a terracotta-tiled roof, style elements echoed and celebrated throughout the civic center complex built at the same time. During Alvarado's occupation of the adobe, the building reportedly had exterior wood-framed additions providing kitchen space outside the main building, clapboard siding on the exterior walls, and a shingle roof. These design choices seem to have consciously distanced the exterior appearance of the home from its Mexican rancho-era origin, showing distinctly different priorities than those of historic preservation and commemoration as embodied in the current museum.

Discussion: CEQA Status of Project Area Buildings

As discussed above, based on evaluation of historical context and inspection by an architectural historian, WSA recommends that the Blume House and Bunk House are eligible for the CRHR under Criterion 3, based on their well-preserved architectural characteristics representative of late-19th- and early 20th-century agricultural properties in western Contra Costa County. The Blume House is also considered to be a Building of Historical Significance (No. 15) in the San Pablo General Plan 2030 (2011:7.25), and as a "Structure of Historical Significance" according to the Contra Costa County Historic Resources Inventory (2016:55). As such, WSA recommends that both buildings be considered to be historical resources for the purposes of CEQA.

The Teixeira Home appears to lack sufficient integrity to effectively communicate its association with the Teixeira family who settled in San Pablo in the first decades of the 20th century. In addition, it displays no architectural features consistent with a ca. 1890

construction date as previously recorded in state and local documentation. WSA recommends that it is not eligible for CRHR listing under Criteria 1, 2, or 3. However, the building was considered to be of local historical significance for its association with “one of San Pablo’s leading families” at the time its 1975 Department of Parks and Recreation Historic Resources Inventory form was completed (Farren 1975b), and it is listed as a Building of Historical Significance (No. 16) in the San Pablo General Plan 2030 (2011:7.25), and “Structure of Historical Significance” according to the Contra Costa County Historic Resources Inventory (2016:55). As such, WSA recommends that the Teixeira Home be considered to be an historical resource for the purposes of CEQA.

The Alvarado Adobe Museum is a reconstruction built in 1978 near the location of Juan B. Alvarado and Martina Maria (Castro) Alvarado’s ca.1843 adobe home. The location itself was designated as California Historical Landmark No. 512 in 1953, the year before the original adobe was torn down. Although the museum is less than 50 years old at the time of reporting, it is listed as a Building of Historical Significance (No. 45) in the San Pablo General Plan 2030 (2011:7.26), and is a “Site Relating to Important Person in History” in the Contra Costa County Historic Resources Inventory (2016:55). The adobe is also listed with the theme “Exploration/Settlement” in the 1976 California Inventory of Historic Resources (California Department of Parks and Recreation 1976:228). As such, WSA recommends that the Alvarado Adobe Museum be considered to be an historical resource for the purposes of CEQA.

The San Pablo City Hall complex, consisting of Buildings 1-5 and their associated landscaping, is less than 50 years old and is not recommended as eligible for the CRHR at this time. The civic center complex does embody characteristics of urban revitalization and historical preservation/commemoration efforts of the late 1970s, and was designed by architect Walter Thomas Brooks, well known for his residential and civic buildings inspired by natural geometries, and renowned landscape architect Lawrence Halprin. The complex is not currently listed or designated as historically significant by the city, county, or state, and as such is not currently an historical resource for the purposes of CEQA. WSA recommends, however, that any future plans involving the alteration or removal of elements of this complex be subject to review and consultation with local historical societies.

The City of San Pablo’s general plan amendment to allow mixed-use or all residential development of the project parcels includes replacement of the existing City Hall buildings with residential, commercial, and/or institutional buildings between 2 and 5 stories in height. As the Blume House, Bunk House, Teixeira Home, and Alvarado Adobe Museum are all historical resources for the purpose of CEQA, any future adjacent development plans must consider potential adverse effects on these buildings’ significance and integrity.

The Blume House and Bunk House are recommended as eligible for the CRHR based on architectural style (Criterion 3) rather than association with events or individuals of historic significance (Criteria 1 and 2). As they have been relocated from their original location and setting, adjacent modern development on the current location of the City Hall complex is unlikely to cause effects detrimental to their eligibility as historical resources. In order to protect their integrity of workmanship, materials, and design, WSA recommends that construction in the vicinity of these buildings be planned and monitored as appropriate to prevent adverse effects to the Blume House and Bunk house through vibration, dust and debris, and accidental mechanical damage.

The Teixeira Home and Alvarado Adobe Museum, while not individually eligible for the CRHR, are buildings of local- and county-level historical significance due to their association with individuals and events important in San Pablo's past. Both are currently situated within an urban environment containing mixed commercial, residential, and institutional uses. Future commercial, residential, and/or institutional development of the City Hall location is unlikely to cause effects detrimental to the significance of these buildings, provided that adequate construction planning and monitoring are conducted in order to prevent adverse effects through vibration, dust and debris, and accidental mechanical damage.

In addition to their significance as historical resources, the Blume House and Alvarado Adobe Museum actively communicate San Pablo's history to the public through their use as museums. Future development of the location of the San Pablo City Hall for privately owned and operated commercial and residential uses could affect public accessibility and visibility of these buildings. Development plans designed to allow continued public access to the Blume House and Alvarado Adobe Museum, and to harmonize with a visual focus on the City's nineteenth- and early twentieth-century history could help to maintain these buildings' significant role in maintaining and developing San Pablo's community identity into the future.

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APPENDIX A

**Department of Parks and Recreation Forms 523B
(Primary; Building, Structure, Object; Continuation)**

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other
Review Code

Reviewer

Date

Listings

Page 1 of 12 *Resource Name or #: (Assigned by recorder) Blume House and Bunkhouse

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Contra Costa and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Richmond Date 1995 (Revised 1999) T 1N; R 4W Mt Diablo; Sec 6.

c. Address 13831 San Pablo Ave. City San Pablo Zip 94806

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 557838.00 mE/ 4201457.00 mN

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

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

The Blume House and Bunk House are located adjacent to the San Pablo City Hall complex between San Pablo Avenue and Wildcat Creek, north of Church Lane. The house is operated as a historical museum by the San Pablo Historical Society, and is a 1.5-story building with tongue-in-groove wood siding, a hipped, composition-shingle roof and hipped-roof dormer windows on the north, south, east, and west facing roof slopes (Photos 1-4). The main building is approximately 40 feet east-west and 35 feet north-south in dimensions, with 5-foot-wide veranda at approximately 3 feet above ground level on the west-, south-, and east-facing sides. The veranda is covered by a composition shingle roof overhang set at the same angle as the main roof and dormers. The veranda railings and support posts display decorative woodwork typical of late-Victorian homes, including offset-rectangular, grooved railing details, turned columns, and scrollwork wood brackets. (See continuation sheet)



*P3b. Resource Attributes: (List attributes and codes) HP2 (Single Family Property) and HP33 (Farm/Ranch)

*P4. Resources Present:

☒ Building ☐ Structure ☐ Object
☐ Site ☐ District ☐ Element of District ☐
Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View NE, 03/09/17

*P6. Date Constructed/Age and Source:
☒ Historic ☐ Prehistoric ☐ Both
1905

*P7. Owner and Address:

City of San Pablo
13831 San Pablo Avenue
San Pablo, CA 94806

*P8. Recorded by: (Name, affiliation, and address) Stacy Kozakavich, WSA, Inc., 61D Avenida de Orina, Orinda, CA 94563

*P9. Date Recorded: April 2017

*P10. Survey Type: (Describe)
Intensive field survey.

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

2017, Historic Resource Assessment Report, San Pablo City Hall, San Pablo, Contra Costa County, California. Prepared by WSA, Inc. for EMC Planning, Monterey, CA.

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

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

☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* Resource Name or # (Assigned by recorder) Blume House, San Pablo * NRHP Status Code _____

Page 2 of 12

B1. Historic Name: Blume House

B2. Common Name: Blume House

B3. Original Use: Single Family Residence

B4. Present Use: Museum

* B5. Architectural Style: Late Victorian residential

* B6. Construction History: (Construction date, alterations, and date of alterations)

The Blume House was built as a residence in 1905 on the Blume Ranch near the current location of Hilltop Mall in San Pablo, CA. Post-1974 alterations include a new foundation, electrical service and exterior light fixtures, an accessibility ramp, and repairs/replacements to maintain existing exterior woodwork.

* B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: 1974 Original Location: "Blume Ranch"

* B8. Related Features:

The Blume Bunk House (built ca. 1894) is also from the Blume Ranch, and is now south of the Blume House near San Pablo City Hall.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Agricultural settlement and development Area western Contra Costa Co.
Period of Significance 1905-1913 Property Type HP2 (Single Family) Applicable Criteria 1,2,3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Blume House was built in 1905 as part of the Blume Ranch, an extensive holding to the north of San Pablo that was established and operated by German immigrants Henry and Fredericka Blume and their five sons where Hilltop Mall currently stands. Agricultural census schedules record a Henry Bloom in 1870 as owning 350 acres of land valued at \$3200, producing 1400 bushels of wheat and 1200 of barley in the preceding year. In 1880, a Henry Blum in Contra Costa County had 500 acres of land and a farm valued at \$10,000 which produced 1200 pounds of butter, 2000 bushels of barley and 2000 bushels of wheat in the preceding year. The bunk house, built in 1894, was also part of the Blume Ranch complex. The ranch property, consisting of 700 acres, was purchased by the Standard Oil Company in 1913 to be used as a location for oil tanks (The *San Francisco Call* 24 November 1913:3). The buildings were moved in 1974 to their current location, where the house is open as a museum interpreting "agricultural era living in the Bay Area" (City of San Pablo 2017). Planner Charles A. Farren's 1975 Historic Resources Inventory form for the site describes a 40' x 80' "1 ½ story wood frame structure with a high hip roof and hipped dormers. An open veranda extends the front and both sides. Main floor is elevated over a ground level basement. Structure has been moved from its original site to a more secure area where it is to be used as a historical museum. A new foundation is the major alteration to the exterior appearance of the structure." (See continuation sheets)

B11. Additional Resource Attributes: (List attributes and codes) HP33 (Farm/Ranch)

* B12. References:

See continuation sheets.

B13. Remarks: WSA recommends the Blume House as eligible for the CRHR under Criterion 3.

* B14. Evaluator: Stacy Kozakavich, WSA, Inc.

* Date of Evaluation: April 28, 2017

(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

* Resource Name or # (Assigned by recorder) Blume Bunkhouse, San Pablo * NRHP Status Code _____

Page 3 of 12

B1. Historic Name: Blume Bunkhouse

B2. Common Name: Blume Bunkhouse

B3. Original Use: Boarding/Farm Utility

B4. Present Use: Museum

* B5. Architectural Style: Utilitarian

* B6. Construction History: (Construction date, alterations, and date of alterations)

The Blume Bunkhouse is reported to have been built ca.1894 on the Blume Ranch near the current location of Hilltop Mall in San Pablo, CA. Post-1974 alterations include a new foundation, electrical service and exterior light fixtures, an accessibility ramp, and repairs/replacements to maintain existing exterior woodwork.

* B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: 1974 Original Location: "Blume Ranch"

* B8. Related Features:

The Blume House (built 1905) is also from the Blume Ranch and is now north of the Blume Bunkhouse near San Pablo City Hall.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Agricultural settlement and development Area western Contra Costa Co.
Period of Significance 1905-1913 Property Type HP33 (Farm/Ranch) Applicable Criteria 1,2,3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Criterion 1. The bunk house was built ca. 1894 as a utility building for the Blume family's farming operation north of the current city of San Pablo, which began in the late 1860s and expanded to over 700 acres at the time the family's land was acquired for oil development and storage in 1913. German-born Henry and Fredericka Blume's wheat, barley, and dairy production helped to develop the larger agriculturally-based economic and social landscape of the county in the last decades of the nineteenth-century, and which typified much of the region until the Second World War. It is one of two remaining buildings representative of the farm's contribution to San Pablo and west Contra Costa's agricultural history.

Criterion 2. German immigrants Henry and Fredericka Blume and their five California-born sons were relatively early and long-term residents in the area that would later become the City of San Pablo. Establishing their farm in the area in the late 1860s, the Blumes were economically significant members of the community for their agricultural produce and employment of farm labor. (See continuation sheets)

B11. Additional Resource Attributes: (List attributes and codes) _____

* B12. References:

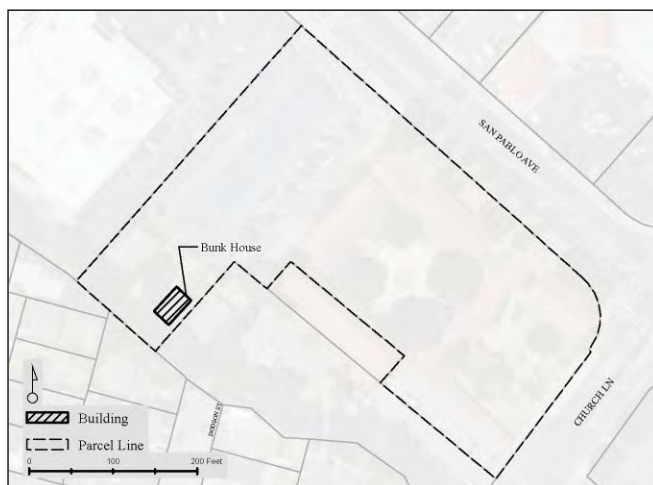
See continuation sheets.

B13. Remarks: WSA recommends the Blume Bunkhouse as eligible for the CRHR under Criterion 3.

* B14. Evaluator: Stacy Kozakavich, WSA, Inc.

* Date of Evaluation: April 28, 2017

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Blume House and Bunkhouse, San Pablo, Contra Costa County

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P3a. Description (cont'd): Electrical lighting fixtures not original to the building have been installed on the tongue-in-groove ceiling of the veranda overhang. A wood-railed wheelchair-accessible ramp has been added parallel to the west side of the building, connecting to the veranda at the northwest corner of the house. It is not clear if this is the same ramp described on 1979 City building permit records. The railing for the ramp has not been painted to match the house colors.

Lower and upper story windows and wood window frames on all sides of the house appear to be original or period-compatible replacements. The doors on the south and east facing sides of the building, with fixed single-lite transom windows appear to be original or period-compatible. The door on the west-facing side of the building appears to be a modern replacement.

The main entrance of the Blume house faces toward the bunkhouse to the south across a small garden. The rear, north-facing portion of the building is approximately six feet from an access drive and parking area used by a large grocery store to the north.

The Bunk House is a two-story rectangular building approximately 40 feet east-west and 14 feet north-south with a steeply sloped single-gable roof covered with composition shingles (Photos 5-8). The east- and west-facing gables have eave turnbacks, which are level with the mid-line of the rectangular second-story windows on the east side. The north-facing side of the building has a sliding utility door slightly off-center to the east, one rectangular first-story window that is either original or a compatible replacement,, and one entrance on the building's northwest corner with a modern door. An electrical light fixture not original to the building has been installed over the utility door.

B10. Significance (cont'd):

Blume House:

Criterion 1. The Blume House was built ca. 1905 as a residence for the Blume family, whose farming operation north of the current City of San Pablo began in the 1860s and expanded to over 700 acres at the time the family's land was acquired for oil development and storage in 1913. German-born Henry and Fredericka Blume's wheat, barley, and dairy production helped to develop the larger agriculturally-based economic and social landscape of the county in the last decades of the nineteenth-century, and which typified much of the region as late as the Second World War. It is one of two remaining buildings representative of the farm's contribution to San Pablo and west Contra Costa's agricultural history. Through this association, the Blume House possesses adequate historical significance for CRHR eligibility under Criterion 1. However, as will be discussed below, its loss of integrity of location, setting, and feeling through relocation prevents its effective communication of this agricultural history. WSA recommends that the Blume House is not eligible for the CRHR under Criterion 1.

Criterion 2. German immigrants Henry and Fredericka Blume and their five California-born sons were relatively early and long-term residents in the area that would later become the City of San Pablo. Establishing their farm in the area in the 1860s, the Blumes were economically significant members of the

CONTINUATION SHEET

Property Name: Blume House and Bunkhouse, San Pablo, Contra Costa County

Page 5 of 12

community for their agricultural produce and employment of farm labor. Following Henry's 1895 death, Fredericka continued to manage the farm and it was under her control of the property that the ca. 1905 house now located at Alvarado Square was built. The story of her efforts as a landowner, farmer, and head of her adult family may offer unique insight into the history of west Contra Costa's development. As with Criterion 1, however, the building's loss of integrity of location, setting, and feeling through relocation prevents the effective communication of this historical association. WSA recommends that the Blume House is not eligible for the CRHR under Criterion 2.

Criterion 3. The house is a good example of late-Victorian rural domestic architecture. While stylistically simpler and later in period than many urban examples of Victorian house building, the decorative porch railing and posts, multiple roof gables, dormer windows, and wide, wrap-around porch communicate an aesthetic sensibility that exceeded the functional needs of a farm-family's residence. It is one of the few remaining well-preserved buildings of its scale, era, and type in Contra Costa County. As will be discussed in the following paragraph, the building's historical design, workmanship, and materials have been slightly affected by later 20th-century improvements, but its character-defining features maintain sufficient overall integrity to effectively communicate its ca. 1905-1913 period of significance. WSA recommends that the Blume House is eligible for the CRHR under Criterion 3.

Integrity. While its history and architecture are sufficient for recommending the Blume House's CRHR eligibility under Criteria 1, 2, and 3, the building's integrity of location, setting, association, and feeling were diminished considerably by its 1974 relocation to Alvarado Square and the subsequent surrounding commercial and institutional development. Originally within a rural, agricultural setting, the house is now directly adjacent to a large, modern commercial establishment and civic institutional complex. It is no longer able to effectively communicate either its role as the main residence on a large and productive grain and dairy farm or its links to the Blume family's long contribution to the local agricultural economy. The presence of the bunk house, also originally from the Blume Farm, across a small open garden/yard to the south does not sufficiently serve to communicate the agricultural role of the family and their home, and in fact may diminish the feeling even further by its placement as a utility building directly visible from the front door and porch of the house. WSA recommends that it is therefore not eligible for the CRHR under Criteria 1 or 2.

The Blume House's design and workmanship maintain sufficient integrity to communicate the building's ca. 1905-1913 architectural style. Two of the exterior doors have been replaced with stylistically neutral but clearly modern replacements, modern electrical light fixtures have been installed under the porch overhang, and roofs have been covered with modern composition shingles. These three visible features of the building detract somewhat from its integrity of materials, as well as the feeling of its ca. 1905-1913 period of significance. However, these changes are not permanently integral to the structure and do not interfere with the fundamental attributes, such as the roof lines, porch, woodwork, and overall massing, that communicate its late-Victorian domestic architectural style. As a representative of its era in Contra Costa County's early 20th-century development, WSA recommends the Blume House as eligible for the CRHR under Criterion 3.

CONTINUATION SHEET

Property Name: Blume House and Bunkhouse, San Pablo, Contra Costa County

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Blume Bunk House:

Criterion 1. The Blume Bunk House was built ca. 1894 as a utility building for the Blume family's farming operation north of the current City of San Pablo, which began in the 1860s and expanded to over 700 acres at the time the family's land was acquired for oil development and storage in 1913. German-born Henry and Fredericka Blume's wheat, barley, and dairy production helped to develop the larger agriculturally-based economic and social landscape of the county in the last decades of the nineteenth-century, and which typified much of the region until the Second World War. It is one of two remaining buildings representative of the farm's contribution to San Pablo and west Contra Costa's agricultural history. Through this association, Blume Bunk House possesses adequate historical significance for CRHR eligibility under Criterion 1. However, its loss of integrity of location, setting, and feeling through its 1974 relocation prevents the effective communication of this agricultural history. WSA recommends that the Blume House is not eligible for the CRHR under Criterion 1.

Criterion 2. German immigrants Henry and Fredericka Blume and their five California-born sons were relatively early and long-term residents in the area that would later become the City of San Pablo. Establishing their farm in the area in the 1860s, the Blumes were economically significant members of the community for their agricultural produce and employment of farm labor. As a utility building for the farm, however, the Bunk House is less representative of the Blume family themselves than the 1905 house, and while broadly connected to the lives of Contra Costa County's late 19th- and early 20th-century farm laborers specific workers of historical significance cannot be associated with the building. WSA recommends that the Bunk House is not individually eligible for the CRHR under Criterion 2.

Criterion 3. The Blume Bunk House is an interesting extant example of a late-19th-century agricultural utility building. The eave turnbacks on the second story, symmetry of second-story window placing, and high, boxy, rectangular massing are evocative of earlier nineteenth-century architectural styles not typically seen in California. While the building is referred to as the "Bunk House," the lower story, with only two small windows and a large sliding door on the north-facing side, likely served as a machine shed, garage, or barn during its period of use on the Blume's farm while laborers may have resided on the second story. Although it does not possess high artistic values or represent the work of a master, the Blume bunk house does embody the practical and stylistic elements of late nineteenth-century agricultural utility buildings in western Contra Costa County. As will be discussed in the following paragraph, the building's historical design, workmanship, and materials have been slightly affected by later 20th-century improvements, but its character-defining features maintain sufficient overall integrity to effectively communicate its ca. 1894-1913 period of significance. WSA recommends that the Blume Bunk House is eligible for the CRHR under Criterion 3.

Integrity. As it has been relocated from its original farm setting into an urban setting, directly adjacent to a large modern commercial establishment and civic institutional complex, the Bunk House has lost its integrity of location, setting, , and feeling. The building lacks association with other agricultural utility buildings or a surrounding rural landscape to contextualize its

CONTINUATION SHEET

Property Name: Blume House and Bunkhouse, San Pablo, Contra Costa County

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original function and setting. This lack of integrity prevents the building's effective communications of its historical significance. WSA recommends that it is therefore not eligible for the CRHR under Criteria 1 or 2.

The Blume Ranch Bunk House does maintain sufficient integrity of design and workmanship to communicate its role as a late-19th-century farm bunk house and utility building, with what appears to be an original sliding door and hardware on the north-facing side and original and/or compatibly repaired wood siding, trim, and windows. Its integrity of materials has been diminished somewhat by the addition of a modern door on the northwest corner, a modern electric light fixture above the sliding door, and composition shingles on the roof. The addition of the accessibility ramp, obscuring the possibility of ground-level access to the sliding door, detracts from the feeling of its utilitarian purpose, as farm vehicles, machinery, and livestock would be unable to enter the building as it is currently configured. However, these changes are not permanently integral to the structure and do not interfere with the fundamental attributes of this well-maintained late nineteenth-century farm utility building. WSA therefore recommends that the Blume Farm Bunk House is eligible for the CRHR under Criterion 3.

B12. References:

City of San Pablo

n.d. City of San Pablo - Nominations, California Department of Parks & Recreation Historical Survey and Inventory.

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CONTINUATION SHEET

Property Name: Blume House and Bunkhouse, San Pablo, Contra Costa County

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Blume House, view north toward main facade.



Blume house, accessibility ramp at southwest corner, view northwest.

CONTINUATION SHEET

Property Name: Blume House and Bunkhouse, San Pablo, Contra Costa County

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Blume house, view south of east-facing side.



Back of Blume House, view northeast.

CONTINUATION SHEET

Property Name: Blume House and Bunkhouse, San Pablo, Contra Costa County

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Blume Bunk House, view southeast.



Detail of Blume Bunk House utility door and light fixture.

CONTINUATION SHEET

Property Name: Blume House and Bunkhouse, San Pablo, Contra Costa County

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View across west-facing wall of Blume Bunk House, including patched former window location.



Blume Bunk House, view west.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #

HRI #

Trinomial:

Page 12 of 12

Resource Name or # (Assigned by Recorder): Blume House and Bunkhouse

*Map Name: Richmond

*Scale: 1:24000

*Date of MAP: 1995



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

Primary #
HRI #
Trinomial
NRHP Status Code

Other
Review Code

Reviewer

Date

Listings

Page 1 of 7 *Resource Name or #: (Assigned by recorder) Teixeira Home

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Contra Costa and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Richmond Date 1995 (Revised 1999) T 1N; R 4W Mt Diablo; Sec 6.

c. Address 13831 San Pablo Ave. City San Pablo Zip 94806

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 557795.00 mE/ 4201437.00 mN

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

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

The Teixeira Home is a single-story cottage with tongue-in-groove siding and a single-gable, composition shingled roof. The main building has a rectangular footprint approximately 24 feet east-west by 20 feet north-south with an enclosed porch on the north side of the rear (west) wall measuring approximately 8 feet east-west by 12 feet north-south. All windows on the building are wood frame, and the rectangular sliding double-hung windows on the north-, south-, and west-facing sides are either original or compatible replacements. The large, fixed picture windows on the north- and east-facing sides are likely more recent replacements, and the two at the northeast corner of the building may represent an enclosed former-porch. The main entrance door on the east-facing side appears to be either original or a compatible replacement. The awning over this door is a modern addition. The door on the west, rear side of the house appears to be a modern replacement. In general, the building is a relatively plain example of domestic architecture. (See continuation sheet)



*P3b. Resource Attributes: (List attributes and codes) HP2 (Single Family Property)

*P4. Resources Present:

☒ Building ☐ Structure ☐ Object
☐ Site ☐ District ☐ Element of District ☐
Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View NW, 03/09/17

*P6. Date Constructed/Age and Source:
☒ Historic ☐ Prehistoric ☐ Both
1905

*P7. Owner and Address:

City of San Pablo
13831 San Pablo Avenue
San Pablo, CA 94806

*P8. Recorded by: (Name, affiliation, and address) Stacy Kozakavich, WSA,
Inc., 61D Avenida de Orina,
Orinda, CA 94563

*P9. Date Recorded: April 2017

*P10. Survey Type: (Describe)
Intensive field survey.

*P11. Report Citation: (Cite survey report

and other sources, or enter "none.")

2017, Historic Resource Assessment Report, San Pablo City Hall, San Pablo, Contra Costa
County, California. Prepared by WSA, Inc. for EMC Planning, Monterey, CA.

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

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

☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* Resource Name or # (Assigned by recorder) Blume Bunkhouse, San Pablo * NRHP Status Code _____

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B1. Historic Name: Teixeira Home

B2. Common Name: Teixeira Home

B3. Original Use: Single-Family Residence B4. Present Use: Municipal Youth Services Bldg.

* B5. Architectural Style: Craftsman-inspired early 20th-century residential

* B6. Construction History: (Construction date, alterations, and date of alterations)
Believed to have been built in the 1890s, the Teixeira home's architectural style is more consistent with an early 20th-century construction date. Post-1974 alterations include a new foundation, as well as repairs/replacements to maintain exterior woodwork.

* B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: 1974 Original Location: SW corner VanNess & Standard, San Pablo

* B8. Related Features:

N/A

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Portuguese community in San Pablo Area San Pablo

Period of Significance ca. 1900-1974 Property Type HP2 (Single-Family Property) Applicable Criteria 1, 2, 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Teixeira Home is believed to have been built in the early 1890s, and was initially located at the corner of VanNess and Standard Avenue in San Pablo. From at least as early as 1918, the home was occupied by Guilherme (William) Jacinto Teixeira and his wife Lucy (Bettencourt) Teixeira. Both were born in Portugal, and had arrived in the United States in 1905 and 1912 respectively (United States Census Bureau 1930). The family grew to include four children, Manuel (born 1918), Edward (born 1920), Eugene (born 1924), and Mary (born 1927). No documentation has been found to identify the builders and/or occupants of the house before Guilherme Teixeira's arrival in the United States in 1905.

Even after it was moved, a "Mrs. Teixeira" remained living in the house - an undated document provided by the City of San Pablo states that "...the structure has been moved to a new San Pablo Avenue location. Mrs. Teixeira will continue to live there for the balance of her life, at which time the house will become a historical structure and used as part of the park facilities." The 1975 Historic Resources Inventory form for the Teixera Home, made after the building's move and during its restoration, describes a 24-foot by 30-foot "1 story wood frame structure with a medium gable. Main floor is elevated over ground level basement. Window openings have been altered to accommodate picture windows at front of structure and a new foundation has been constructed for the relocation of the structure from its original site. (Farren 1975b) (See continuation sheets)

B11. Additional Resource Attributes: (List attributes and codes) _____

* B12. References:

See continuation sheets.

B13. Remarks: WSA recommends the Teixeira House as individually ineligible for the CRHR under Criteria 1, 2, and 3.

* B14. Evaluator: Stacy Kozakavich, WSA, Inc.

* Date of Evaluation: April 28, 2017

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Teixeira Home, San Pablo, Contra Costa County

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P3a. Description (cont'd): The only time-indicative decorative elements are the extending eave brackets, which are vaguely suggestive of Craftsman style (or Craftsman-inspired) homes that were built in large numbers in the Bay Area through the first two decades of the twentieth century. A small utility shed to the west of the Teixeira home appears to be a modern addition to the group of buildings.

B10. Significance (cont'd):

The historical significance of the building was stated in 1975 as "local," as the house was "Home of one of San Pablo's leading families." The plans for the relocated building included that it become "a community facility at its new location in the Alvarado Square Historic Park Complex." The Teixeira home is listed as a Building of Historical Significance (No. 16) in the San Pablo General Plan 2030 (2011:7.25), and "Structure of Historical Significance" according to the Contra Costa County Historic Resources Inventory (2016:55).

Criterion 1. Occupied by members of the Teixeira family from at least the early 20th century until the 1970s, the Teixeira home is associated with the immigration and settlement of Portuguese families into western Contra Costa County. Beginning in the 1850s with agricultural laborers, migration at time of Guilherme Teixeira's arrival in 1905 also provided labor for the growing industrial employers in the area, including oil and gas processors and explosives manufacturers, as well as congregation members for nearby St. Paul's church. Just a little over two blocks from the original location of the Teixeira's home, the I.D.E.S. (Society of the Divine Holy Spirit) hall, built 1908 near the current location of the Maple Hall Community Center, served the Portuguese community spiritually and socially until it was demolished in 1975 to make way for the current City Hall complex. Today a monument in the complex's northernmost courtyard commemorates the San Pablo Holy Ghost Association's contribution to the city.

Criterion 2. As long-term San Pablo residents and contributors to the city's economic and social development, the Teixeira family who occupied this building are considered to be significant individuals in the city's past. Mrs. Teixeira, the last occupant of the home before it was used as a City of San Pablo building, continued to represent this aspect of the building's history as its occupant after its relocation to Alvarado Square.

Criterion 3. The Teixeira home appears to be an early 20th-century single-story residential structure with few attributes indicative of intentional architectural style or embellishment. While stated in documentation produced for state and local governments to have been constructed in the 1890s, there are no architectural indications to support a date this early. In fact, the building's massing and configuration is more typical of single-story detached family homes built between ca. 1905 and 1920. The family with which the house is associated came to the United States in the early 20th century, and no documentation has yet been found to support that this building was constructed before that time.

CONTINUATION SHEET

Property Name: Teixeira Home, San Pablo, Contra Costa County
Page 4 of 7

Integrity. While maintaining its original shape, wood siding, and several original or compatible windows, the large rectangular replacement windows on the north- and east-facing sides and external front-door awning overhang detract somewhat from the Teixeira Home's ability to convey its significance as a building associated with San Pablo's early 20th-century Portuguese community. Its integrity of design, workmanship, and materials is insufficient to associate the property well with the early 20th century era of community building in this part of San Pablo. Further, although the building was not moved far from its original location at Van Ness and Standard Avenues the setting has changed sufficiently in the years since its construction that the house no longer retains sufficient integrity of location, setting, association or feeling to communicate its connection to the Teixeira family and Portuguese community. 1913 and 1928 Sanborn maps show that the house was originally situated among widely spaced residences, in a broader neighborhood centered around the I.D.E.S. hall, St. Paul's church, and Alvarado Street's (San Pablo Avenue's) small-scale commercial strip of garages, saloons, billiard halls, and stores (including the grocery store that incorporated the Alvarado Adobe as a storage space). Today, the Teixeira home is on the western margin of Alvarado Square, overlooking the rear side of the 1978 Maple Hall Community Center and a covered parking lot used by visitors to and staff of the city buildings. The nearest commercial building, the supermarket to the north of the Blume House, is separated from the street behind its own large parking lot and is many times larger than the stores that fronted Alvarado Street when the home was first occupied by the Teixeira family. As such, while it possesses association with themes and individuals significant in local and regional history, WSA recommends that the Teixeira Home is not individually eligible for the CRHR under Criteria 1, 2, or 3.

The Teixeira Home appears to lack sufficient integrity to effectively communicate its association with the Teixeira family who settled in San Pablo in the first decades of the 20th century. In addition, it displays no architectural features consistent with a ca. 1890 construction date as previously recorded in state and local documentation. However, the building was considered to be of local historical significance for its association with "one of San Pablo's leading families" at the time its 1975 Department of Parks and Recreation Historic Resources Inventory form was completed (Farren 1975b), and it is listed as a Building of Historical Significance (No. 16) in the San Pablo General Plan 2030 (2011:7.25), and "Structure of Historical Significance" according to the Contra Costa County Historic Resources Inventory (2016:55). As such, WSA recommends that the Teixeira Home be considered to be an historical resource for the purposes of CEQA.

B12. References:

- City of San Pablo
n.d. City of San Pablo - Nominations, California Department of Parks & Recreation Historical Survey and Inventory.
2017 History. Electronic resource at <http://www.ci.san-pablo.ca.us/943/History>, accessed March 1, 2017.

CONTINUATION SHEET

Property Name: Teixeira Home, San Pablo, Contra Costa County

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Contra Costa County Community Development Department
2016 Revised Preliminary Historic Resources Inventory, 4th Draft Update,
October 2016.

Farren, Charles A.

1975b Department of Parks and Recreation Historic Resources Inventory - Teixeira Home. Record of inventory conducted April 29, 1975. Document on file at NWIC, Sonoma State University, Rohnert Park, CA.

R. L. Polk & Co.

1922 Richmond and Martinez, California Directory, 1922-23. R.L. Polk & Co., Oakland.

State of California Department of Parks and Recreation

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

United States Census Bureau

1930 Fifteenth Census of the United States: 1930, Population Schedule. Contra Costa County, San Pablo, Supervisor's District No. 5, Enumeration District No. 7-31, Sheet No. 16A.

1940 Sixteenth Census of the United States, Population Schedule, San Pablo, Judicial Township No. 10, Supervisor's District No. 6, Enumeration District No. 7-52, Sheet No. 12A.



Front of the Teixeira Home, San Pablo City Hall Building 6. View northwest.

CONTINUATION SHEET

Property Name: Teixeira Home, San Pablo, Contra Costa County
Page 6 of 7



West-facing side of the Teixeira Home, San Pablo City Hall, Building 6. View northeast.



East-facing side of the Teixeira Home, San Pablo City Hall Building 6. View north east.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #

HRI #

Trinomial:

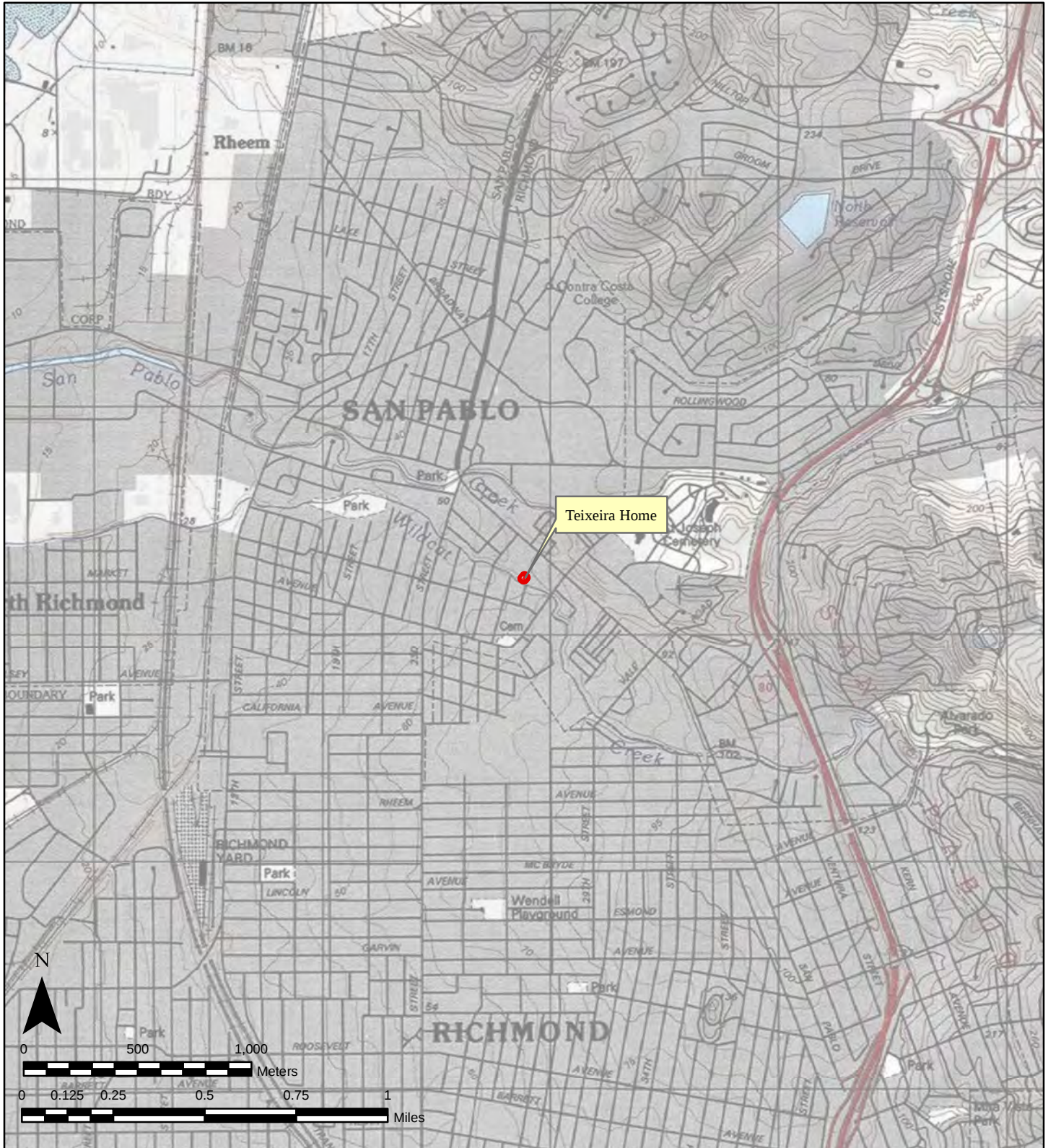
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Resource Name or # (Assigned by Recorder): Teixeira Home

*Map Name: Richmond

*Scale: 1:24000

*Date of MAP: 1995



DPR 523J (1/95)

*Required Information