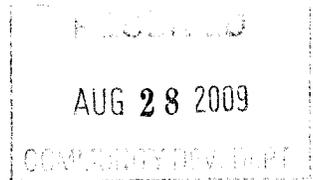


# Attachment 3



## HISTORIC RESOURCE INVENTORY AND EVALUATION REPORT

Martinez Senior Apartments  
310 Berrellesa Street  
Martinez, California

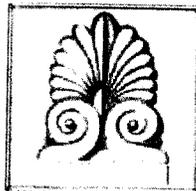
February 25, 2009

**"FINAL"**



*Prepared for*  
Resources for Community Development

*Prepared by*



CAREY & CO. INC.  
ARCHITECTURE

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## **INTRODUCTION**

Resources for Community Development (RCD), a nonprofit housing development company based in Oakland, California, has engaged Carey & Co. to prepare an investigation of the proposed Martinez Senior Apartments, located at 310 Berrellesa Street in Martinez, California. This investigation was conducted to comply with Section 106 of the National Historic Preservation Act (NHPA) and the California Environmental Quality Act (CEQA) requirements for the inventory and evaluation of cultural resources.

This report documents Carey & Co. efforts to identify, inventory, and evaluate the project's potential affect to architectural resources eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR). Any resources found eligible for either the federal or the state register are considered historic for the purposes of the CEQA. This report provides a determination of the Area of Potential Effects (APE) and the identification and evaluation of buildings, structures, or districts eligible for listing in the NRHP or the CRHR and located within the APE.

For this inventory and evaluation report, Carey & Co. conducted archival research, a records search to identify previously recorded properties, an architectural field survey of the APE, and consultation with interested parties. RCD is seeking concurrence from the California State Historic Preservation Officer (SHPO) on the finding of "No Historic Properties in the APE" documented in this report to satisfy the identification and evaluation requirements for historic properties.

## **SUMMARY OF FINDINGS**

RCD proposes to construct the Martinez Senior Apartments, a new three-story, 49-unit affordable housing development for seniors. The project site at 310 Berrellesa Street (APN 373-243-001) in Martinez, Contra Costa County, California, consists of an 1.03-acre, trapezoidal parcel bound by Berrellesa Street to the west, Buckley Street to the south, Richardson Street to the east, and Foster Street to the north. The parcel currently contains two single-family residences addressed as 301-311 Buckley Street, a one-story garage, a wood shed, and a trailer; these structures would be demolished as a result of the proposed project.

Carey & Co. surveyed 18 properties in the Area of Potential Effects (APE), which encompasses the project site and the adjacent parcels (see Appendix A). Based on the site reconnaissance survey and archival research, the firm determined that none of the structures appears to be eligible for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). No historic districts appear to be located within or to intersect the APE. Therefore, the project will have no impact on any property within the APE.

## **UNDERTAKING DESCRIPTION AND LOCATION**

The project site is located at 310 Berrellesa Street (APN 373-243-001) in Martinez, California. It consists of an 1.03-acre, trapezoidal parcel bound by Berrellesa Street to the west, Buckley Street to the south, Richardson Street to the east, and Foster Street to the north. The site borders a residential area to the south and east, which predominantly contains early twentieth century residential buildings. Parcels with light industrial or commercial buildings or parking lots border the project site to the north and west.

The project site currently contains a large fenced area encompassing a one-story, wood-frame garage and a wood shed along the parcel's western border, a trailer located in the parcel's center, and various vehicles, dumpsters, and fencing equipment scattered throughout. Two single-family residences at 301-311 Buckley Street line the parcel's southern border outside the fenced area. The parcel's structures are described in detail below and would be demolished as a result of the proposed project. Appendix B contains photographs of the project site.

The proposed project entails the construction of the Martinez Senior Apartments, a new three-story, 49-unit affordable housing development for seniors. The building has an approximate U-shaped plan; the façade faces Berrellesa Street with wings extending northwest parallel to Foster Street and west parallel to Buckley Street. The complex contains offices, a lobby, a mail room, and a community room at the first story's central portion facing Berrellesa Street. The first story's southern wing would provide 25 parking spaces, while the northern wing would contain apartments. The second and third stories would house the remaining residential units. Additional parking would be accessed along Richardson Street via seven parking spaces and along Foster Street via a small parking lot with at least four parking spaces.

#### **AREA OF POTENTIAL EFFECTS**

The Area of Potential Effects (APE) for architectural resources was defined to encompass the area of direct impact, which includes the one parcel containing the proposed project site, and indirect impacts to parcels immediately adjacent to the project site. Based on the scale of the proposed three-story apartment complex, it is not anticipated that the project would affect structures beyond this area, which contains a mix of one- to three-story structures. Any building or structure contained in the APE has been evaluated for potential impact on historic properties. Appendix A includes a project vicinity map, location map, and a map of the APE.

#### **METHODOLOGY**

Carey & Co. conducted a survey of the project site on February 5 and 12, 2009 and evaluated the existing conditions, historic features, and architectural significance of all properties within the APE. The firm took digital photographs of each building or structure visible from the public right-of-way. Appendices B and C contain photographs of each property in the APE.

Carey & Co. also conducted research at the City of Martinez Planning Department, the Martinez Historical Society, the Contra Costa County Historical Society, the Contra Costa County Assessor's Office and Recorder's Office, and the San Francisco Public Library's History Center on the general development of Martinez and the specific history of properties located within the APE. The firm also contacted the Martinez Public Library and the East Contra Costa Historical Society and Museum to ascertain the scope of their archival collections. Carey & Co. researched the history of the APE and the surrounding area using historic Sanborn Fire Insurance Maps, topographical maps, archival photographs, census records, and newspaper articles, as well as primary and secondary sources concerning Martinez, Contra Costa County, California agriculture, and the Grangers organization.

Based on the site reconnaissance and archival research, Carey & Co. developed a context statement for evaluating the historic significance of the properties within the APE. Specifically, the properties were evaluated with respect to their association with (1) the early settlement of Martinez, (2) the late nineteenth-century through mid-twentieth development of Martinez's

waterfront, and (3) important or distinctive late nineteenth/early twentieth-century residential or commercial architecture. The firm also completed DPR Primary Records (523A) and DPR Building, Structure and Object Records (523B) for all structures within the APE that are older than 45 years. The DPR 523 forms are included in Appendix D.

To identify any previously recognized resources, Carey & Co. consulted the following historic resource listings:

*National Register of Historic Places (NRHR)*

Carey & Co. reviewed the National Register Information System (<http://www.nr.nps.gov/>) on February 11, 2009. Nothing within or intersecting the APE is currently listed on the NRHP.

*California Register of Historical Resources (CRHR)*

On February 2, 2009, Carey & Co. requested a record search (File No. 08-0910) of the California Historical Resources Information System (CHRIS) at the Northwest Information Center (NWIC) at Sonoma State University. The search included consultation of the Directory of Historic Properties in the Historic Property Data File for Contra Costa County. The CHRIS records search conducted by Lisa Hagel at the NWIC yielded no information on any properties, including those listed in or determined to be eligible for listing in the CRHR, within or intersecting the APE.

*California Historical Landmarks and Points of Interest*

Carey & Co. reviewed the listings for California Historical Landmarks and Points of Historical Interest ([http://www.ohp.parks.ca.gov/listed\\_resources/](http://www.ohp.parks.ca.gov/listed_resources/)) on February 11, 2009. There are no California Historical Landmarks or Points of Historical Interest within or intersecting the APE.

*Historical Resource Inventory, City of Martinez*

Carey & Co. reviewed the City of Martinez's Historical Resources Inventory (1982) on February 17, 2009. The inventory includes only one property at 403 Berrellesa Street that is located within or intersecting the APE.

*Contra Costa County Historic Resources Inventory, Contra Costa County*

Carey & Co. reviewed the Contra Costa County's Historic Resources Inventory (1989) on February 11, 2009. There are no properties included in the Inventory that are located within or intersect the APE.

## **CONSULTING PARTIES/PUBLIC PARTICIPATION**

RCD conducted the initial public outreach, which consisted of canvassing the neighborhood to notify residents of the proposed Martinez Senior Apartments and hosting two open houses. On December 13, 2008, RCD canvassed the surrounding neighborhood to inform residents of upcoming open house/meeting regarding the proposed project. RCD also held two open houses on December 16, 2008 and January 29, 2009, and during both open houses, it received no comments regarding historic properties located in the APE.<sup>1</sup>

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<sup>1</sup> Aubra Levine, Resources for Community Development, Email to Erica Schultz, 11 February 2009.

On February 12, 2009, Carey & Co. sent letters to the Contra Costa County Historical Society and the Martinez Historical Society inviting them to comment on the proposed project's affect on properties in the APE and to inquire if they have information on any properties within the APE.

On February 17, 2009, Susan Swindel at the Contra Costa County Historical Society responded via email that it did not find any buildings of concern within the APE and did not find any problem with the proposed project.<sup>2</sup>

On February 17, 2009, Andrea Blackman, the director of the Martinez Historical Society, stated that she was not aware of any properties of concern in the APE.<sup>3</sup> She recommended that we also talk to John Curtis, president of the Martinez Historical Society. Carey & Co. contacted Mr. Curtis on February 17, 2009, and he responded via email on February 24, 2009, that the "Martinez Historical Society has not identified any negative historical impacts that the project will have on its site." The organization hopes that the final design and color would fit in with the older neighborhood in Martinez.<sup>4</sup>

As part of the archaeological resources evaluation of the proposed Martinez Senior Apartments, Archeo-Tec contacted the Native American Heritage Commission (NAHC) on December 11, 2008 to consult its "Sacred Lands" file and "determine whether any portion of the proposed project site encroached upon any sites or associated cultural resources that may be deemed sacred by members of the local Native American community." Archeo-Tec also mailed letters to seven members or organizations representing the local Native American community.

As of February 10, 2009, only Ms. Ann Marie Sayers, Chairperson Indian Canyon Mutsun Band of Costanoan, had contacted Archeo-Tec with comments concerning the possible presence of historically significant cultural resources within the APE. She stated that "while she possessed no specific information concerning the existence of historically significant cultural resources within the borders of the project site, she remained concerned that such materials might exist. Accordingly, she recommended that an archaeological monitor be present at the project site during construction to observe all ground-disturbing activities and ensure that inadvertent adverse impacts to historically significant cultural resources did not occur." Archeo-Tec agreed to incorporate her concerns into the archaeological resources evaluation.<sup>5</sup>

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<sup>2</sup> Susan Swindel, Contra Costa County Historical Society, Email to Erica Schultz, 17 February 2009.

<sup>3</sup> Andrea Blackman, Martinez Historical Society, Phone call with Erica Schultz, 17 February 2009.

<sup>4</sup> John Curtis, Martinez Historical Society, Phone call with Erica Schultz, 17 February 2009; John Curtis, Martinez Historical Society, Email to Deni Adaniya, Resources for Community Development, 17 February 2009.

<sup>5</sup> Please see Archeo-Tec's "Phase I Archaeological Resources Evaluation of the Martinez Senior Apartments" for a full description of their consultation effort with the Native American community. Archeo-Tec, "Phase I Archeological Resources Evaluation of the Martinez Senior Apartments, a 1.03-Acre Parcel of Land Located at 310 Berrellesa Street, City of Martinez, Contra Costa County, California," Letter to Deni Adaniya, Associate Director of Housing, Resources for Community Development (10 February 2009), 7-8.

## REGULATORY AND PLANNING FRAMEWORK

The regulatory background outlined below offers an overview of federal and state laws, regulations, and guidelines and the criteria used to assess the historic significance and eligibility of a building, structure, object, site or district for listing in the in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR).

### National Historic Preservation Act, as Amended

The National Historic Preservation Act (NHPA) requires Federal agencies to consider the effects of their undertakings on historic resources and to give the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment on those undertakings. A lead federal agency will be responsible for project compliance with Section 106 of the NHPA and its implementing regulations, set forth by the Advisory Council on Historic Preservation at 36 CFR 800.

### National Register of Historic Places, Criteria of Evaluation

National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, describes the Criteria for Evaluation as being composed of two factors. First, the property must be "associated with an important historic context."<sup>6</sup> The National Register identifies four possible context types, of which at least one must be applicable at the national, state, or local level. As listed under Section 8, "Statement of Significance," of the National Register of Historic Places Registration Form, these are:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important to prehistory or history.<sup>7</sup>

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."<sup>8</sup> While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."<sup>9</sup> To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

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<sup>6</sup> U. S. Department of the Interior, National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15 (Washington, DC: Government Printing Office, 1997), 3.

<sup>7</sup> U. S. Department of the Interior, National Park Service, *How to Complete the National Register Registration Form*, National Register Bulletin 16A (Washington, DC: Government Printing Office, 1997), 75.

<sup>8</sup> National Park Service, National Register Bulletin 15, 3.

<sup>9</sup> *Ibid.*, 44.

Location is the place where the historic property was constructed or the place where the historic event occurred.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Setting is the physical environment of a historic property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.<sup>10</sup>

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.<sup>11</sup>

Certain resources are not usually considered for listing in the National Register:

- a. Religious properties
- b. Moved properties
- c. Birthplaces and graves
- d. Cemeteries
- e. Reconstructed properties
- f. Commemorative properties
- g. Properties that have achieved significance within the past fifty years

These properties can be eligible for listing, however, if they meet special requirements, called Criteria Considerations (A-G), in addition to meeting the regular requirements (that is, being eligible under one or more of the four significance criteria and possessing integrity).

Generally, such properties will qualify for the National Register if they fall within the following seven criteria considerations:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

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<sup>10</sup> National Park Service, National Register Bulletin 15, 44-45.

<sup>11</sup> *Ibid.*, 45.

- b. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- d. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

#### **California Environmental Quality Act**

When a proposed project may adversely affect a historical resource, the California Environmental Quality Act (CEQA) requires a city or county to carefully consider the possible impacts before proceeding (Public Resources Code Sections 21084 and 21084.1). CEQA equates a substantial adverse change in the significance of a historical resource with a significant effect on the environment (Section 21084.1). The Act explicitly prohibits the use of a categorical exemption within the CEQA Guidelines for projects which may cause such a change (Section 21084).

A "substantial adverse change" is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." Further, that the "significance of an historic resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources;" or "demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources..." or demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA."

CEQA effectively requires preparation of a mitigated Negative Declaration or an EIR whenever a project may adversely impact historic resources. Current CEQA law provides that an EIR must be prepared whenever it can be fairly argued, on the basis of substantial evidence in the administrative record, that a project may have a significant effect on a historical resource (Guidelines Section 15064). A mitigated Negative Declaration may be used where all potentially significant effects can be mitigated to a level of insignificance (Section 21080). For example, a mitigated Negative Declaration may be adopted for a project which meets the

Secretary of Interior's Standards for Rehabilitation and local historic preservation regulations, and so will not adversely affect the resource.

For the purposes of CEQA (Guidelines Section 15064.5), the term "historical resources" shall include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in, the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et.seq.).
2. 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 of 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.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the CRHR (Public Resources Code Section 5024.1, Title 14 CCR, Section 4800.3) as follows:
  - A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
  - B. Is associated with the lives of persons important in our past;
  - C. 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
  - D. Has yielded, or may be likely to yield, information important in prehistory or history. (Guidelines for the California Environmental Quality Act)

#### **California Register of Historical Resources, Criteria of Evaluation**

The California Office of Historic Preservation's Technical Assistance Series #6, *California Register and National Register: A Comparison*, outlines the differences between the federal and state processes. The context types to be used when establishing the significance of a property for listing on the California Register of Historical Resources are very similar, with emphasis on local and state significance. They are:

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

2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.<sup>12</sup>

Like the NRHP, evaluation for eligibility to the CRHR requires an establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet NRHP integrity standards may be eligible for listing on the CRHR.<sup>13</sup>

California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.<sup>14</sup>

In addition to separate evaluations for eligibility for the CRHR, the state automatically lists on the CRHR resources that are listed or determined eligible for the NRHP through a complete evaluation process.<sup>15</sup>

#### *California Historical Resource Status Codes*

The California Historic Resource Status Codes (status codes) are a series of ratings created by the California Office of Historic Preservation to quickly and easily identify the historic status of resources listed in the state's historic properties database. These codes were revised in August 2003 to better reflect the historic status options available to evaluators. The following are the seven major status code headings:

1. Properties listed in the National Register or the California Register.
2. Properties determined eligible for listing in the National Register or the California Register.
3. Appears eligible for National Register or California Register through Survey Evaluation.
4. Appears eligible for National Register or California Register through other evaluation.
5. Properties recognized as historically significant by local government.
6. Not eligible for listing or designation.
7. Not evaluated for National Register or California Register or needs reevaluation.

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<sup>12</sup> State of California, Department of Parks and Recreation, Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento: California Department of Parks and Recreation, 2001), 1.

<sup>13</sup> California Office of Historic Preservation, *California Register and National Register*, 1.

<sup>14</sup> *Ibid.*, 2.

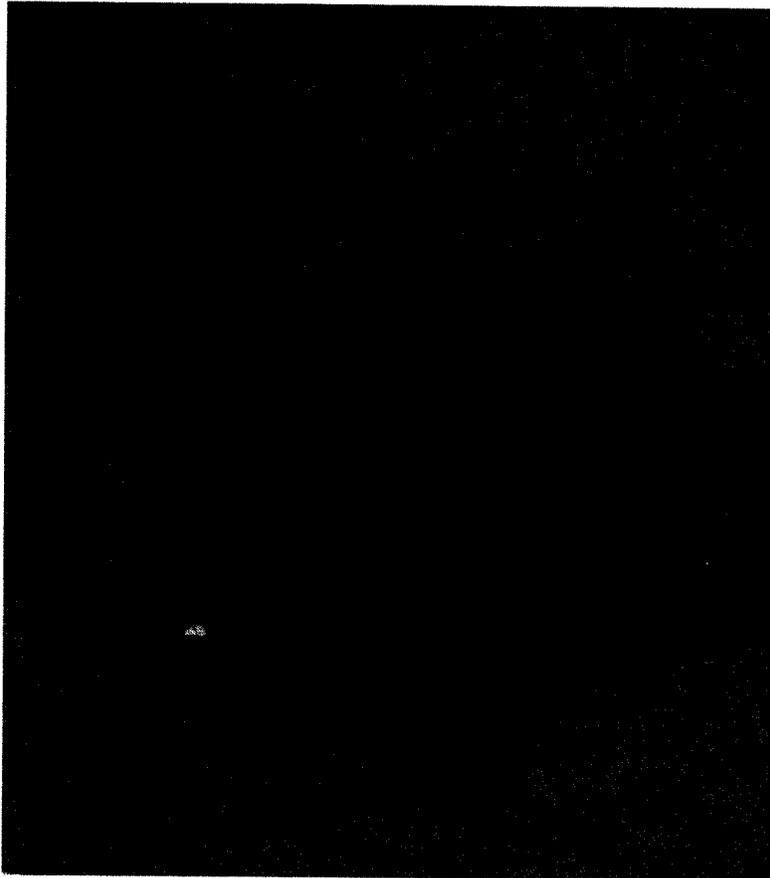
<sup>15</sup> All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. [California Office of Historic Preservation, *California Register of Historical Resources: The Listing Process*, Technical Assistance Series 5, (Sacramento: California Department of Parks and Recreation, n. d.), 1.

## HISTORIC CONTEXT

### *Rancho El Pinole*

In 1823, the Mexican government accorded to Ignacio Martinez, a distinguished military officer, a land grant of nearly 18,000 acres in the Cañada del Hambre (Alhambra Valley), near the Carquinez Straits, at the mouth of Suisun Bay. Martinez named his rancho after a tale of Mexican soldiers who were chasing Indians near Mr. Diablo. The soldiers ran out of food in a valley they subsequently called Cañada del Hambre, or Valley of Hunger. The famished troops received their first mess of meal ground from grains, or "pinole," once they emerged from this valley, along the shores of San Pablo Bay. Ignacio Martinez immortalized the story by naming his rancho "El Pinole."<sup>16</sup>

Martinez developed his rancho much like any other Californio. After continuing service for the Mexican government in San Francisco and San José, Martinez finally settled on his rancho and built a relatively extravagant adobe. As with most ranchos, the economy of El Pinole consisted mostly of horse and cattle ranches. The latter were produced for Mexican California's primary industry: the hide and tallow trade.



Diseño of Rancho el Pinole, [184-?]. Courtesy of the Bancroft Library.

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<sup>16</sup> F. J. Hulaniski, *The History of Contra Costa County* (Berkeley, CA: Elms Publishing Co., 1917), 309; Monty Lindstrom and Robert Griffin, *Alhambra Valley: Rural America Disappears* (Martinez, CA: Contra Costa County Historical Society, 1970), 3.

### ***The Gold Rush & the Early Development of Martinez***

Although Martinez did not experience the dramatic influx of people that places like San Francisco, Oakland, Sacramento, or any number of Sierra Nevada foothill towns experienced during the Gold Rush, the inhabitants of Rancho El Pinole recognized the vulnerability of Mexican land grants to American squatters, so decided to capitalize on the rancho's proximity to the Straits of Carquinez, Suisun Bay, and the Sacramento and San Joaquin Rivers. These waterways provided the main route for transporting people, goods, and information to and from the gold country. In 1849, Colonel William Smith, an agent of the Martinez family, founded the town of Martinez and commissioned Thomas A. Brown, a future supreme court judge, to survey and plat 120 acres west of El Hambre Creek. The following year, William Welch, the owner of Rancho Las Juntas, or Welch Ranch, surveyed 500-600 acres of his land immediately east of El Hambre Creek, creating the first addition to the village of Martinez.<sup>17</sup>



Martinez, 1866. Courtesy of the Society of California Pioneers.

Settlers soon breathed life into the newly platted village. One Nicholas Hunsaker built the first house for Doctor Leffler in 1849, and Thomas Brown erected the second house. The latter and his brothers then opened the first trading post in the county. The first school opened in a house

<sup>17</sup> Hulanski, *The History of Contra Costa County*, 309-310.

in 1851; the first school building, however, was not erected until 1872. The Union Hotel also opened around this time in 1852. W. B. Soule & Co. began publishing the staunchly Republican *Contra Costa Gazette* in Martinez in 1858, then, in 1861, relocated production five miles away to Pacheco when the latter town became the center for commerce and the grain industry. Both the telegraph and a stage coach line arrived in Martinez in 1859, reducing its isolation from the greater Bay Area, and the firm of Shirley & Mizner ran a ferry boat between Martinez and the one-time state capital of Benicia well into the 1870s. While Martinez became the county seat when the new state divided its land into twenty-seven counties in 1850, and while residents were ready to incorporate by 1851, their attempt to do so that year was declared void. Incorporation had to wait another twenty-five years.

### ***Agriculture and Industry***

Contra Costa County's location, topography, climate, and rich alluvial soil made it a farmer's paradise. Multiple writers wrote about the county as a natural gateway from the international marketplace of San Francisco and the Pacific to inland markets via the bay, river, and delta systems. With much of the country sheltered by coastal mountain ranges, the region escaped the wind and fog that could make farming challenging. These mountains also captured the average twenty-two inches of rain that fell each year and filled the rivers and streams that flowed into the valleys. With adequate rainfall, a temperate climate, and rich soil, non-irrigated farming was a possibility in many parts of the county.

During the 1870s and 1880s wheat and other grains dominated the region's agricultural economy, much as it did throughout the northern regions of the state. The rapid influx of people into California in 1848 and 1849 quickly strained California's agricultural production and exposed its inability to provide enough food – particularly breadstuffs – to the miners and other settlers. Despite the potential of California's rich soil to feed the masses, the territory and young state depended heavily on imports. It received most of its flour from Chile.<sup>18</sup> These circumstances rendered flour a valued commodity and led to high rates of inflation. In San Francisco, the price per barrel of flour in 1850 was \$15. Two years later that number rose to \$42 per barrel. Settlers in more remote locations suffered under much higher prices.<sup>19</sup> By 1853, the state had relinquished its dependence on imported flour and prices fell accordingly, but two key factors during the 1870s led to the robust development of California's flour industry: improved transportation routes and increased demand by foreign countries. Specifically, the 1860s saw the construction and completion of the transcontinental railroad, along several smaller routes within the state during the 1860s and 1870s. Better transportation routes both diminished the importance of a flour milling company's proximity to wheat fields and increased the geographical scope of a company's market. California's foreign export trade peaked during the 1880s when it included Europe, Asia, Mexico, Central America, and the Pacific Islands.<sup>20</sup> So vast was the yield and demand for grain during this period that grain storage facilities became common sites too, especially at towns located along the deep waters of the Carquinez Straits.

By the 1890s, California's wheat and flour industry had begun to decline. Ironically, the two factors that led to the expansion of the industry – foreign trade and railroad expansion – also led to its demise. California producers flooded the foreign market with flour, which led to price deflation. Just as the transcontinental railroad opened California's opportunity to trade in

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<sup>18</sup> Paul N. Woolf, "A Historical Appraisal of the Flour Milling Industry in California," (Ph.D. diss., University of California, Berkeley, 1939), chapter 1, pp. 1-4.

<sup>19</sup> *Ibid.*, 4-5.

<sup>20</sup> *Ibid.*, 7-12; chapter 2, p. 11; chapter 8, p. 13.

American markets beyond the Sierras, so too could other states introduce their products to the California market. Midwestern and Plains states took advantage of this opportunity, especially Minnesota and Kansas. In addition, overproduction of the wheat fields in California depleted the soil and rendered the crops both harder to grow and lesser in quality. As a result, California agriculture came to focus on more diversified crops that required less overhead capital and yielded higher profits. Fruit and nut orchards came to dominate California's agricultural landscape, but other specialized crops like asparagus or barley, which was popular among European beer producers, replaced wheat fields as well.<sup>21</sup>

This pattern held true in Contra Costa County. One writer described the changing landscape in 1908: "Flourishing vineyards and orchards next to wheat and oats, barley and rye; the rich green of alfalfa side by side with fields of hay. The homesteads of a section or two are being replaced by cosy [sic] bungalows set among the vines and trees of twenty-five productive acres."<sup>22</sup> Grapes and raisins, almonds, prunes, pears, apricots, olives, figs, and celery flourished particularly well throughout Contra Costa County, while tule lands along the waterfront produced asparagus, potatoes, and celery. Dairy farms also thrived in the county. As will be discussed below, one resident of Martinez, Dr. John Strenzel, was highly influential in anticipating the necessity for crop diversity in California as well as the potential of the Contra Costa soils to produce such a vast range of fruit and vegetables.<sup>23</sup>

Martinez remained a largely rural community that offered scenic vistas and a quiet, slow pace of life throughout the late nineteenth century, but the arrival of the railroad in 1878 anticipated significant changes. It not only opened Martinez to far flung markets and created a direct link to the metropolitan center of San Francisco, but also placed unprecedented strain on social relations. Specifically, the railroad brought Chinese laborers to Martinez. Some Chinese laborers remained in Martinez after the completion of the railroad and found employment at local canneries. The Martinez Packing Co. even housed up to seventy Chinese laborers in quarters located in the center of town. White residents quickly expressed their discontent and demonstrated their sympathies with the sometimes violent anti-Chinese sentiment that pervaded California politics. A local anti-Chinese league was established in 1882. It passed resolutions to boycott the Chinese and anybody who did business with the immigrant group. Tensions escalated, leading to a riot during which white residents severely vandalized the building where Chinese residents lived and threw Chinese men out of second-story windows. Although authorities launched an investigation into the riot and several men faced trial, witnesses failed to incriminate the participants and juries delivered not guilty verdicts. The residents of Martinez were undoubtedly pleased when, later in 1882, the federal government passed the Chinese Exclusion Act, which stripped Chinese of their right to seek citizenship and barred almost all immigration of Chinese to the United States.<sup>24</sup>

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<sup>21</sup> Ibid., chapter 8; Marguerite Hunt and Harry Lawrence Gunn, *History of Solano County and Napa County: From their Earliest Settlement to the Present Time* (Chicago, 1926), 101-106.

<sup>22</sup> Allan Dunn, "In Contra Costa Land," *Sunset Magazine*, 21 (December 1980): 10.

<sup>23</sup> Dunn, "In Contra Costa Land," 10-11.

<sup>24</sup> Nilda Rego, "Martinez Delighted to Get Rail Line," *Contra Costa Times*, 24 February 1991, p. 5A; Rego, "Martinez Was the Scene of a Bitter Race Riot in 1882," in *Ibid.*, 6 June 1993, "Time Out," 2; Rego, "Riot Against Chinese Alarmed State's Economic Interests," in *Ibid.*, 13 June 1993, "Time Out," 2; Elmer Clarence Sandmeyer, *The Anti-Chinese Movement in California* (Urbana, IL: The University of Illinois Press, 1939); Mary Ryan, *Civic Wars: Democracy and Public Life in the American City during the Nineteenth Century* (Berkeley, CA: University of California Press, 1997), 282-292; Philip Ethington, *The Public City: The Political Construction of Urban Life in San Francisco, 1850-1900* (Berkeley, CA: University of California

Industry began to develop in Martinez as well. The Coffin and Standish flour mill opened in 1867 and, as will be discussed later, Martinez joined the grain storage industry in the 1870s. The Pacific Coast Steel and Iron Manufacturing Company erected a steel works in 1884, and Martinez Electric Light & Gas arrived in 1890. It was during the mid-1890s, however, that Martinez saw a significant transformation into an industrial center of the San Francisco Bay Area. The Mountain Copper Company, which processed ore from Shasta mines, opened a facility in just outside of town in 1894, and the copper company's subsidiary, Mococo, produced fertilizer. By the turn of the century, L. Anderson Co. manufactured the Stephenson patented "iceless cooler," advertised as "a great boon to housewives, enabling them to keep vegetables, meats, and cooked food from one meal to another without the inconveniences of refrigerators." And in 1895 Bullshead Oil Works (later American Oriental Company) built a refinery in 1905.<sup>25</sup> This last industry portended the major catalyst of change for Martinez from rural agricultural and fishing village to an industrial center.

Martinez experienced a population explosion between 1915 and 1917, when the Royal Dutch Shell Company selected Martinez for its new oil refineries. The Dutch-English syndicate referred to itself as the Shell Oil Company of California and began construction on a \$5 million refinery that would employ 2000 men in 1914. An eight-inch diameter pipeline traveled 176 miles from the oil fields of Coalinga to the Martinez refinery, supplying 15,000 barrels of crude oil per day. Within two years, the refinery hosted twenty monumental steel tanks with a capacity of over 3 million barrels; eventually, it counted 175 large, medium, and small tanks. A maze of pipes carried the crude oil to, from, and through superheaters, dephlegmators, condensers, pumps, and storage tanks. A boiler room provided steam power, and the site also included kerosene agitators, a bleaching house, machine shops, and a storehouse. Seven pipelines extended from the product tanks to the 3300-foot long wharf where deep-sea going vessels docked to load products. To achieve this industrial landscape, Shell Oil moved 400 thousand cubic feet of earth, poured 7 thousand cubic feet of concrete, laid four-miles of macadamized roads, and over forty miles of pipeline. While hailed as a boon to the city's progress, such a monumental industrial complex like the Shell Oil refinery forever transformed the bucolic coastal countryside.<sup>26</sup>

#### ***From the Great Depression to World War II and its Aftermath***

Contra Costa County, in general, witnessed tremendous change between 1930 and 1950. California's agricultural revenues fell by more than fifty percent between 1929 and 1932 alone. With virtually no market in the nation able to purchase the state's specialized luxury crops, surplus food rotted and farmers lost money. Three hundred thousand migrants from the Dust Bowl states of the Central Plains, Texas, and Arkansas traveled to California seeking jobs in the state's vast orchards and fields, but with 142 workers for every 100 agricultural jobs, wages plummeted to below subsistence levels. While farmers stood to profit handsomely by paying such low wages, labor agitation grew. Leftist union organizations fought right-leaning farmers' organizations in the battle between wages and profit, including in Contra Costa County. By the late 1930s, farmers had mortgaged their houses, defaulted on loans and taxes, and had grown weary of labor strife. They began to sell their land to developers. The opening of the Caldecott

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Press, 1994), 250-257, 265-276; Richard B. Rice, et al., *The Elusive Eden: A New History of California* (New York: McGraw Hill, 2002), 292-299.

<sup>25</sup> Hulaniski, *The History of Contra Costa County*, 320-324.

<sup>26</sup> Hulaniski, *The History of Contra Costa County*, 318-319.

tunnel, meanwhile, facilitated transportation between Contra Costa County and San Francisco, which eventually gave way to rapid postwar suburban development.<sup>27</sup>

World War II accelerated changes initiated by the economic crisis of the 1930s. The federal government appropriated farmland in 1942 to transform the small shipping town of Port Chicago, in Suisun Bay, into the Naval Weapons Station, Port Chicago Naval Magazine, “the navy’s only war-scale ammunition-shipping point on the West Coast.”<sup>28</sup> This facility employed four thousand military and civilian personnel, many of whom needed housing. Now known as the Concord Naval Weapons Station, it encompasses over 12,000 acres of former farmlands north of Concord. More than 200 families of Navy personnel lived in Eniwetok Village, a government housing complex located less than a mile northwest of the project area that consisted of one- and two-story barrack-like structures. Baldwin Park now occupies the site. Immediately northwest of downtown Concord, the Army Air Forces took over a 402-acre airport that Contra Costa County had begun in 1942; the Air Force added 122 acres and improved the land, which was restored to the county and renamed Buchanan Field in 1946. The Navy also built an airstrip, the Navy Auxiliary Airfield, Concord, which was located off Olivera Road.<sup>29</sup> The postwar years then saw “the most spectacular metamorphosis to manufacturing land use” along the north shore of Contra Costa County, particularly in the steel and oil industries. Richmond, meanwhile, in western Contra Costa County, famously became a center for the World War II ship building industry. The Kaiser shipyards attracted thousands of migrants, including a significant African American population. Blocks upon blocks of temporary public housing proliferated.<sup>30</sup>

Martinez remained largely isolated from these dramatic developments. Of the 200,000 new residents who moved to Contra Costa County between 1940 and 1950, fewer than 1000 settled in Martinez. Cities like Orinda, Lafayette, Walnut Creek, and Concord, which were closer to the tunnel and, later, BART and Highways 24, 4, and 680, welcomed the bulk of the new residents. And while the county saw a population increase of over 300 per cent, the population of Martinez grew by only thirty percent. As such, Martinez did not undergo the same level of suburban sprawl that much of Contra Costa County underwent, and, as will be noted, the project site area underwent hardly any notable changes at all.<sup>31</sup>

#### ***Development of the Project Site and within the APE***

The project site was closely associated with the development of agriculture in Martinez rather than its industrial development. The first building to be erected on the site in 1875 was a grain storage warehouse, built for the National Grange of the Patrons of Husbandry (Grangers) organization. Within ten years, four more warehouses for grain and hay had been constructed.

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<sup>27</sup> Edna May Andrews, *History of Concord: Its Progress and Promise* (Concord, CA: Concord Historical Society, 1986), 33; Kevin Starr, *Endangered Dreams: The Great Depression in California* (New York: Oxford University Press, 1996), 67-84, 162-164; Rice, et al., *The Elusive Eden*, 423-425.

<sup>28</sup> Andrews, *History of Concord*, 95.

<sup>29</sup> Laura Dymond, *Concord’s Dynamic Half Century: The Years Since World War II* (Carlsbad, CA: Heritage Media Corporation, 2000), 36-37; “Naval Weapons Station (NAVWPNSTA), Port Chicago Naval Magazine, Concord, California,” <http://www.globalsecurity.org/military/facility/concord.htm> (accessed February 17, 2009).

<sup>30</sup> Robert N. Young and Paul F. Griffin, “Recent Land-Use Changes in the San Francisco Bay Area,” *Geographical Review*, 47 (July 1957), 403.

<sup>31</sup> Strategic Economics, “Downtown Martinez: Economic and Demographic Survey and History,” June 2003.

Three of them connected via rail to the Grangers' Wharf, while a fourth was connected to the main rail line that ran parallel to the shore. This new infrastructure allowed direct loading and unloading of agricultural products and accessories in Martinez, obviating the need for middlemen to haul such products via wagon.<sup>32</sup>

The Grangers originally organized in the Midwest during the 1870s to combat an increasingly bureaucratized distribution system that alienated the farmer from the market and the fruits of his labor. For example, while railroads allowed farmers to avoid long, perhaps arduous, journeys from the fields to the market, they enforced upon farmers standardized time and imposed exorbitant, unregulated fees. They also removed farmers from a direct relationship with the market, or customers. Grain elevators, combined with market futures, rendered the farmer entirely anonymous, for his grain was stored in a grain elevator (at a cost to the farmer) with any number of other farmers' crops, regardless of quality. East Coast businessmen, meanwhile, controlled the price of grain not by considering the quality of any farm's product, but by betting on the size of the year's crop – how full the grain elevators would be. These variables present only a part of a system that relied upon a centralized hierarchy of distribution and storage facilities and administrators, all of which and whom lowered the price of grain and level of income that farmers could earn.<sup>33</sup>



Martinez Granger Wharf and Straits Activity, n.d. The Granger's Wharf is located center left, while the rail spur connecting to the main rail line can be seen in the center of the photo, and the

<sup>32</sup> Sanborn Fire Insurance Maps, "Martinez, California," 1884, Sheet 2; *Illustrations of Contra Costa County* (Oakland, CA: Smith & Elliot, 1952), 25.

<sup>33</sup> William Cronon, *Nature's Metropolis: Chicago and the Great West* (New York: Norton Press, 1991), 97-147.

warehouses are the largest structures in the photo, located center right. Courtesy of the Contra Costa County Historical Society.

In response to their losses in the marketplace, the Grangers developed a broad political platform and experimented with new business models. By advocating such measures as the nationalization of railroads and grain futures or agricultural markets, the Grangers sought to curb the unregulated power of businesses to set prices and undercut the profits of farmers. The Grangers also advocated scientific education of farmers and their children as well as innovation in farm machinery. If implemented well, these plans would increase efficiency, resulting in more leisure time and a higher quality of life for the rural farmer (a necessity if farmers were to keep their children from fleeing to the city), as well as raise the cultural prestige of the farmer, a new advocate for scientific modernization. The primary business model that the Grangers espoused was the cooperative. In theory, by organizing collectively to store and distribute their goods, farmers could better control quality and, therefore, demand higher prices. They could also undermine the power of monopolies and cut out many of the middlemen who took from their profits. The Grangers were the precursors to the Populists, who adopted such platforms as nationalization of railroads and telegraph lines, and who, in turn, influenced some of the political reform measures espoused by the Progressives.<sup>34</sup>

Dr. John Strentzel was responsible for the construction of the Grangers' warehouses and wharfs. Born in Poland in 1813, Strentzel studied medicine in Budapest, Hungary. With the outbreak of the Polish revolution of 1830, Strentzel chose to immigrate to the United States. After spending time in New Orleans and Texas, Strentzel decided to journey over the Plains to California, where the Gold Rush promised great fortune. Strentzel and his family lived in several places before finally settling in the Alhambra Valley, near Martinez. There, in a land with rich soil, a temperate climate, and shelter from the fog and winds of the bay, Strentzel saw an opportunity to explore his favorite pastime: cultivating fruit. On his twenty acres of land, Strentzel grew a variety of fruits, including the first pear orchard in central California. His farm eventually produced sixty different types of pears. Strentzel's agricultural experiments became well known in California and abroad; they even lured a Scotsman named John Muir to visit the Polish doctor's farm. Muir, the now most famous naturalist and founder of the Sierra Club, married Strentzel's daughter and made his home on Strentzel's land.

Though Republican by political persuasion and party affiliation, Strentzel was intrigued by many of the ideas espoused by the Grangers. In particular, he found merit in organizing local farmers to into a collective that would store and distribute its grain and other agricultural products directly from Martinez rather than through a variety of middlemen. He thus founded the first Grange organization in Contra Costa County and, as president of that organization, oversaw the construction of the Grangers' wharf and warehouses in Martinez in 1875. While the national Grange movement was relatively short lived, the Grangers' wharf and warehouses lasted into the twentieth century.<sup>35</sup>

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<sup>34</sup> Cronon, *Nature's Metropolis*, 360-364.

<sup>35</sup> *History of Contra Costa County, California; With Biographical Sketches of the Leading Men and Women of the County Who have been Identified with Its Growth and Development from the Early Days to the Present* (Los Angeles: Historic Record Co., 1926), 506-508.



Dr. John Strentzel at the Martinez Adobe site in 1885. Courtesy of the National Park Service.

The establishment of the Granger warehouses led to a broader expansion of industrial activities in this part of Martinez, a land use pattern that endured for decades. By the 1880s, Anderson's Lumber Yard, one of the oldest companies in Martinez, established a small yard just to the southeast of the Grangers, on C Street (now Richardson), while Bray Brothers, the first shipping company in Martinez, established a substantial lumber yard and warehouse to the southeast, along Howard Street, at Alhambra Avenue and straddling El Hambre Creek. Blum & Co. took over and expanded the Bray Brothers facilities by the late 1880s, and Anderson opened a larger lumberyard just to the southeast, between Howard, Castro, and Escobar Streets and Alhambra Avenue. All of these organizations expanded their facilities throughout the late nineteenth century, but land use patterns remained relatively unchanged until the twentieth century.<sup>36</sup>

<sup>36</sup> Sanborn Fire Insurance Maps, "Martinez, California" 1884, sheet 2; 1888, Sheet 1; 1891, Sheet 1; 1897, Sheet 1; 1908, Sheet 6; Martinez Historical Society, "Old Homes Getting Facelifts," *Martinez Historical Society Newsletter* 14, no. 3 (June 1987), 5.



Left: Aerial view of project site, 1959. Right: Anderson Feed, Wood, & Coal warehouse, 1959. The rail tracks that terminated at the shed roof portion of the warehouse are faintly visible from the lower right corner of the photo and running parallel to the chain-link fence. Courtesy of the Contra Costa County Historical Society.

The Martinez Lumber Company took over the project site by 1908. This company tore down the Grangers' most southerly hay warehouse and built a new double gabled lumber warehouse with a shed roof extension. The rail tracks that ran through the Granger property now terminated directly in front of the shed roofed extension of the new warehouse. By 1920, the Martinez Lumber Company had scaled down its facilities; most of the Grangers' warehouses were demolished, with the most northerly of the warehouses standing vacant. The previously mentioned new warehouse still functioned as wool, coal, and hay warehouse. The Anderson Lumber Company, one of the oldest establishments in Martinez, bought the Martinez Lumber Company in 1927. Over the next twenty years, several changes occurred to the project site: the Anderson Lumber Company added an office and storefront space to the east elevation of the warehouse that the Martinez Lumber Company built. The company as added a shed roof, open walled addition to this warehouse that ran east-west the full length of the two gables and north to the edge of Foster Street. New structures also appeared on the property site, including a shed to the west of the warehouse and abutting Foster Street. The hill at the southern edge of the property, along Buckley Street, was leveled and gave way to two single-story dwellings with full-length front porches at 301-311 Buckley Street. Aerial photos indicate that a third structure – probably the garage now standing towards the southern end of the project site adjacent to Richardson Street – was constructed between 1950 and 1959.<sup>37</sup>

Residential development remained almost nonexistent in the vicinity immediately surrounding the project site until the twentieth century, and then continued at a relatively slow to moderate pace. The people who did settle here tended to be working-class Italian immigrants. One of the oldest houses in the area, built around 1880, stands at 403 Berrellesa Street located at the southeast corner of Buckley and Berellessa Streets. E. E. Webster, manager of the aforementioned Bray Brothers Shipping Company, lived in the home. Further residential development within the APE, however, did not occur until the first decade of the twentieth century. Between 1897 and 1908, four dwellings and a small winery were constructed within the APE. They include the single story dwelling at 330 Richardson Street, with its prominent bay window and wrap-around

<sup>37</sup> Sanborn Fire Insurance Maps, "Martinez, California" 1908, Sheet 6; 1920, Sheet 9; and 1949, Dheet 9; "Martinez Lumber Company is Sold," *Oakland Tribune*, 3 May 1927, p. 19.

porch. The adjacent parcel to the northwest saw the construction of a small winery and tank house, as well as a two-story dwelling that served as a grocery store (314 Richardson Street). A two-story-plus-basement dwelling with a full-length front porch was also constructed at 236 Richardson Street in 1905. While a plaque on this house indicates that Giuseppe Ferranti, a fisherman and baker from Sicily, along with his wife Giovanna lived in and sold bread from this location, the historical record does not corroborate the story. Buckley Avenue saw the addition of a single-story dwelling at the eastern corner of Buckley and Richardson (405 Richardson Street, now a large apartment building). It featured a bay window on the southwest elevation and a three-quarters length front porch.

The main period of development within the APE occurred between 1920 and 1949. The area north of Foster Street and west of Bunker Street saw the only residential development between 1908 and 1920. Six single-story, rectangular-in-plan dwellings with full-length front porches were constructed in this area at that time. None of them survive and have been replaced with the contemporary commercial structures at 221-221 Foster Street. Three more dwellings were constructed in this area between 1920 and 1949; none of them survive either. The Spanish bungalow at 236 Buckley Street was constructed in 1928, and the combination residence and commercial development at 330 Buckley Street dates to 1939. As noted earlier, two houses were built at the southern end of the project site around 1940.

The commercial development within the APE consisted of series of light industrial structures built along Alhambra and Berellesa Streets during the immediate post-World War II era. Located mostly within the old boundaries of the Grangers' warehouse site and part of the former Blum & Co. lumber yard, the new industrial site repeated historical land use patterns. The buildings include a small, single-story reinforced concrete storage building at 201 Berellesa Street. Next door, at 209 Berellesa, stands a corrugated galvanized iron Quonset hut. While such structures are most closely associated with World War II Naval activities, this one was constructed in 1946 and is more likely a surplus Quonset hut that the federal government sold to private parties after the war. In 1949, it served as a furniture storage facility. The red brick building at 221 Berellesa Street was built as a private garage, and the complex of structures at 300 Alhambra Street was constructed for automobile sales and services.<sup>38</sup>

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<sup>38</sup> Contra Costa County Office of the Assessor; Sanborn Fire Insurance Maps, "Martinez, California" 1920, Sheet 9 and 1949, Sheet 9.

## DESCRIPTION AND EVALUATION OF RESOURCES

Carey & Co. identified twelve properties that contain buildings or structures older than 45 years within the APE:

- 300 Alhambra Avenue (1948)
- 201 Berrellesa Street (1946)
- 209 Berrellesa Street (1946)
- 221 Berrellesa Street (1948)
- 310 Berrellesa Street (ca. 1940-1959)
- 403 Berrellesa Street (ca. 1880)
- 236 Buckley Street (1928)
- 330 Buckley Street (1939)
- 236 Richardson Street (1905)
- 314 Richardson Street (1900)
- 330 Richardson Street (ca. 1907)
- 405 Richardson Street (1906)

A description and evaluation of each property is included below; Appendix D contains DPR 523 forms for each property. None of the properties have been previously recorded or determined to be eligible for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). Carey & Co. identified no buildings or structures that appear to be eligible for listing in the NRHP or CRHR during this survey.

### **300 ALHAMBRA STREET (APN 373-324-001)**

The parcel addressed as 300 Alhambra Street contains three commercial buildings constructed in 1948 lining its west, north, and east boundaries. The buildings surround a central paved parking lot, while a metal fence encompasses the parcel.

The western building is a one-story, rectangular-in-plan structure with a concrete foundation. Corrugated metal clads both the building and its steeply-pitched, side-gable roof, which has a wide eave overhang and metal brackets in the gables. The façade faces east toward the parking lot and contains large garage entrances along with 6-lite, industrial-sash awning windows. The north and west elevations feature similar 9-lite, industrial -sash windows with operable ventilators. The south elevation contains an expanse of T1-11 cladding and no fenestration.

Although smaller in length and width, the northern building is similar to the western building in plan, height, cladding, roof configuration, and fenestration. Its roof also features a wide shed dormer.

The eastern building extends the parcel's full length and consists of a concrete, rectangular-in-plan structure. The predominantly one-story structure contains a central two-story massing. Metal coping caps the parapet masking its flat roof; the parapet also slopes toward the ground north of the two-story portion forming an awning sheltering several garage entrances with rolling overhead garage doors. A wide awning with a flat roof wraps around the façade along the west elevation; two thin metal poles support the awning on this elevation.

Large, paired, fixed windows flank a set of double doors located underneath a transom on the façade. Additional large fixed windows are located on the west elevation. The east elevation

facing Alhambra Creek feature either 12- or 16-lite, industrial-sash windows with operable ventilators. The four northern windows on this elevation have been boarded up. This elevation also contains a large fixed window; narrow 3-lite, industrial-sash windows; and an additional entrance.

### **Significance and Evaluation**

The commercial buildings at 300 Alhambra Avenue are located on the site of the former Granger's warehouses, several of which were connected by a spur to the main railroad running east-west just north of the buildings.<sup>39</sup> These structures finally appear on a 1949 Sanborn map, with the northern building identified as a wheel aligning business and the eastern building identified as an auto sales and service building.<sup>40</sup> Similar businesses related to automobile sales and service still occupy the structures.

These buildings do not appear to be eligible for listing in the NRHP or the CRHR under Criterion A/1. The buildings were constructed in 1948 just after World War II, but unlike other Bay Area cities, Martinez did not experience a building boom or suburbanization due to rapid population growth. Therefore, they do not appear to have a direct association with or contribution to a particular development pattern in the City. Additionally, the buildings do not appear to be eligible under NRHP/CRHR Criteria B/1, C/2, or D/4. Research has not found the buildings to have any significant associations with a person or business of historic significance, and they do not possess an exemplary or significant architectural design. They represent vernacular, utilitarian commercial buildings with rectangular plans, functional and inexpensive construction materials like corrugated metal or concrete, and typical industrial-sash, multi-lite windows and rolling overhead garage doors. Finally, the buildings do not appear to possess the potential to yield information important to the prehistory or history of the local area, state, or the nation. Although the buildings retain some integrity, including their plan, massing, and roofing configuration, the buildings lack historic significance, and therefore, do not appear to be eligible for the NRHP or the CRHR.

### **201 BERRELLESA STREET (APN 373-242-004)**

Constructed in 1946, this one-story brick commercial building faces west on Berrellesa Street and has a rectangular plan. Rectangular false-front parapets on both the façade and east elevation mask its asphalt shingle-clad jerkinhead roof. The roof ends in a wide eave overhang with exposed rafter tails. The façade contains a central entrance comprised of a vertical wood board door. Multi-pane, metal-sash casement windows covered by metal grilles flank the entrance; similar windows are located on secondary elevations. A fenced parking lot occupies the parcel's remaining portion north of the building.

### **Significance and Evaluation**

This commercial building at 201 Berrellesa Street does not appear to be eligible for listing in the NRHP or the CRHR under Criterion A/1. The building was constructed in 1946 immediately after World War II, but unlike other Bay Area cities, Martinez did not experience a building boom or suburbanization due to rapid population growth. Therefore, it does not appear to have a direct association with or contribution to a particular development pattern in the City. Additionally, the building does not appear to be eligible under NRHP/CRHR Criteria B/1, C/2, or D/4. Archival research did not reveal any significant associations with a person or business of

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<sup>39</sup> Sanborn Fire Insurance Maps, "Martinez, California," 1884, Sheet 2; 1888, Sheet 1; 1891, Sheet 1; 1897, Sheet 1; 1908, Sheet 6.

<sup>40</sup> Sanborn Fire Insurance Map, "Martinez, California," 1949, Sheet 9.

historical significance, and it does not possess an exemplary or significant architectural design. It is a simple commercial building with a rectangular plan, a functional and inexpensive brick construction, and typical industrial-sash, multi-lite windows. Finally, the building does not appear to possess the potential to yield information important to the prehistory or history of the local area, state, or the nation. Although it retains a high level integrity, including its plan, and roofing configuration, false front parapets, and wide eave overhang with exposed rafter tails, the building lacks historic significance, and therefore, does not appear to be eligible for the NRHP or the CRHR.

#### **209 BERRELLESA STREET (APN 373-242-003)**

This one-story, rectangular-in-plan Quonset hut was constructed in 1946. Corrugated metal clads both the structure and the barrel vault roof. The façade faces west on Berrellesa Street and contains a central rolling overhead garage door underneath a rectangular louvered vent. The façade also contains a secondary entrance north of the garage door, and multi-lite, metal-sash windows are located throughout the structure. Three such windows are located on the south elevation; one is boarded up.

#### **Significance and Evaluation**

This commercial building at 201 Berrellesa Street does not appear to be eligible for listing in the NRHP or the CRHR under Criterion A/1. The building was erected in 1946 just after World War II, but unlike other Bay Area cities, Martinez did not experience a building boom or suburbanization due to rapid population growth. Therefore, it does not appear to have a direct association with or contribution to a particular development pattern in the City. Additionally, the building does not appear to be eligible under NRHP/CRHR Criteria B/1, C/2, or D/4. Archival research did not reveal any significant associations with a person or business of historical significance, and it does not appear to be significant example of a Quonset hut.

Quonset huts were first designed and constructed during World War II as an economic, portable structure that could be easily shipped and assembled abroad to shelter troops. In 1941, the United States Navy contracted George A. Fuller's construction company to design and construct a prefabricated hut structure at a military base at Quonset Point near Davisville, Rhode Island. Fuller's design team, including Otto Brandenberger as its only licensed architect, based its design on the semi-circular, corrugated metal-clad Nissen hut developed by Lt. Col. Peter Norman Nissen for the British army during World War I.<sup>41</sup> Although the Quonset hut became a particularly iconic structure in the American landscape during and following World War II, this structure does not appear to be a particularly significant example of this building type. It is most likely a surplus Quonset hut that the federal government sold to private parties after the war. Finally, the building does not appear to possess the potential to yield information important to the prehistory or history of the local area, state, or the nation. Although it retains a high level integrity, including its plan, semi-circular construction, corrugated metal cladding, and fenestration, the building lacks historic significance, and therefore, does not appear to be eligible for the NRHP or the CRHR.

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<sup>41</sup> Julie Decker, and Chris Chiei, *Quonset Hut: Metal Living for a Modern Age* (New York: Princeton Architectural Press, 2005), 1-13.

**221 BERRELLESA STREET (APN 373-242-005)**

Constructed in 1948, this one-story, common bond brick commercial building has a rectangular plan and a concrete foundation. Arched parapets capped in metal coping mask the asphalt-single clad barrel vault roof. 8- or 12-lite, industrial-sash windows with an operable sash in the middle are located throughout the structure, except for the north elevation which contains no fenestration. The façade faces west on Berrellesa Street and contains a large central metal rolling overhead garage door and a personnel door to its south. Canvas awnings shelter the smaller entrance and the two windows on the façade. A fenced paved area wraps around the building's south and east elevations occupying the remaining portion of the parcel.

**Significance and Evaluation**

This commercial building at 221 Berrellesa Street does not appear to be eligible for listing in the NRHP or the CRHR under Criterion A/1. The building was constructed in 1946 immediately after World War II, but unlike other Bay Area cities, Martinez did not experience a building boom or suburbanization due to rapid population growth. Therefore, it does not appear to have a direct association with or contribution to a particular development pattern in the City. Additionally, the building does not appear to be eligible under NRHP/CRHR Criteria B/1, C/2, or D/4. Archival research did not reveal any significant associations with a person or business of historical significance, and it does not possess an exemplary or significant architectural design. It is an ordinary commercial building with a rectangular plan, brick construction, and typical industrial-sash, multi-lite windows. Lastly, the building does not appear to possess the potential to yield information important to the prehistory or history of the local area, state, or the nation. Although it retains a high level integrity, including its plan, brick construction, and slightly-arched parapets, the building lacks historic significance, and therefore, does not appear to be eligible for the NRHP or the CRHR.

**310 BERRELLESA STREET (APN 373-243-001)**

The parcel addressed as 310 Berrellesa Street (the project site) consists of a large fenced area that contains a one-story garage, a trailer, and various vehicles and metal dumpsters scattered throughout. Large metal stands supporting metal pipes are located along the fenced area's southern boundary. The parcel also contains two single-family residences outside the fenced area along Buckley Street. A gravel driveway separates the two houses. Numerous mature palm trees also line the parcel's western boundary outside the fenced area.

*Garage:* Constructed on the parcel between 1950 and 1959, this one-story garage has a rectangular plan and a concrete foundation. The front-gable roof clad in rolled asphalt sheets terminates in a wide eave overhang with exposed rafter tails. Plywood boards clad the structure. The easterly-facing façade contains a large garage opening, while a wood-frame, flat-roofed addition projects from its north elevation. The west and south elevations are devoid of fenestration.

*Trailer:* This one-story, corrugated metal-clad trailer rests on a concrete foundation. The structure has a slightly-arched, barrel vault roof. The façade faces east toward Berrellesa Street and contains two entrances and three metal-sash slider windows. Its construction date remains unknown; however, it appears to be a modern structure added to the parcel within the past several decades.

*301 Buckley Street:* Constructed around 1940, this small, one-story single-family residence faces south on Buckley Street. The building has a rectangular plan, smooth stucco cladding, and an

asphalt-clad, side-gable roof with a wide eave overhang and wood horizontal boards in the gables. The roof extends on the façade to form a full-width porch with wood square supports and a concrete patio. A narrow concrete pathway leads from the sidewalk, through a wood fence, to the centrally-located entrance on the façade. A vinyl-sash slider window and a wood-sash, double-hung, one-over-one window with lamb's tongues flank the entrance. The porch's concrete patio wraps around the east elevation to a glazed, paneled wood, side door sheltered by a canvas awning. The east elevation also contains a small wood-sash, double-hung, one-over-one window. Both the west and north elevations contain a solitary vinyl-sash, double-hung window.

*311 Buckley Street:* Constructed around 1940 and almost identical to 301 Buckley Street, this small, one-story single-family home faces south on Buckley Street. The building also has a rectangular plan, smooth stucco cladding, and an asphalt-clad, side-gable roof with a wide eave overhang and wood horizontal boards in the gables. The roof extends over the façade to form a full-width porch with wood square supports, a simple wood railing, and a concrete patio. A narrow concrete pathway leads from the sidewalk to the centrally-located entrance on the façade. Wood-sash, double-hung windows with lamb's tongues flank the entrance. The west elevation contains a secondary entrance set in a wide wood trim and a replacement vinyl-sash slider window, while the east elevation contains a solitary window similar to those on the façade.

#### **Significance and Evaluation**

The parcel formerly contained structures associated with the Grangers organization (ca. 1875 to 1908), the Martinez Lumber Company (1908-1927), and the Anderson Lumber Company (1927-ca. 1960). Except for the garage constructed between 1950 and 1959, none of the structures associated with these organizations or companies are extant. However, the addition to garage's north elevation, the wood shed, and the trailer appear to be non-historic additions to the site, probably associated with the Alta Fence Company that currently occupies the site.

The single-family homes at 301-311 Buckley Street appear to be the oldest structures on the site. Based on their architectural style, these homes appear to have been constructed around 1940. Small Minimal Traditional cottages became popular in the mid-1930s as a transition from previous Eclectic style homes prevalent before the Depression. Due to economic hardships in the 1930s, these homes lacked the decorative detailing, the high-pitched roofs, and the wide eave overhangs of picturesque period revivals, such as the immensely popular Tudor Revival. Minimal Traditional homes also typically feature a simple rectangular plan and side-gable roof and were constructed throughout the 1940s until the iconic Ranch house took its place as the country's dominant architectural style.<sup>42</sup> The homes at 301-311 Buckley Street exhibit key characteristics of this style, including its small scale; rectangular plan; side-gable roof; and wood-sash, double-hung windows.

This parcel's buildings do not appear to be eligible for listing in the NRHP or the CRHR under Criterion A/1. Although the garage was constructed in the 1950s during the Anderson Lumber Company's ownership of the property, it was constructed relatively late to be associated with historical development of lumber yards in area. The most significant building at the site around this time—the building identified as the Anderson's Fuel, Feed, and Building Material Warehouse on the 1949 Sanborn Map—has been demolished. Additionally, the buildings do not appear to be eligible under NRHP/CRHR Criteria B/1, C/2, or D/4. Archival research did not reveal any associations with a significant person, and it does not possess an exemplary or

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<sup>42</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1986), 478-9.

significant architectural design. The garage, wood shed, and trailer are utilitarian buildings and lack significance for their design. Although the single-family residences are examples of Minimal Traditional cottages, they do not appear to be significant examples of this style, and are not associated with a master architect. Lastly, the buildings do not appear to possess the potential to yield information important to the prehistory or history of the local area, state, or the nation. Although the homes retain a high level integrity, including their cladding, side-gable roofs, and the majority of their original windows, they, along with the other structures on the parcel, lack historic significance, and therefore, do not appear to be eligible for the NRHP or the CRHR.

#### **403 BERRELLESA STREET (APN 373-232-001)**

Wood horizontal boards clad this wood-frame, one-story duplex with a daylight basement. The building features a rectangular plan and an asphalt shingle-clad, hipped roof. The eave overhangs above a plain cornice. The façade features a square bay window at the first story and a projecting porch with wood stairs, a plain wood railing, and square supports. The east elevation contains a similar porch. The original window type consists of wood-sash, double-hung, one-over-one or two-over-two with vertical muntins. However, several have been replaced with vinyl-sash, double-hung windows with grids. Plain wood boards frame the windows, which also feature a molded lintel. Numerous windows along the basement level are currently boarded up.

#### **Significance and Evaluation**

Constructed around 1880, the building underwent several additions during the late-nineteenth and early-twentieth centuries, including a full-width porch added to the rear elevation between 1884 and 1888. A bay window was added to north elevation and a small porch was added to the façade between 1888 and 1891. Between 1897 and 1908, the front porch was removed, a bay window was constructed on the façade, and a one-story porch was built at the home's northwest corner. The building has more or less maintained its current plan since these successive alterations.<sup>43</sup>

According to the Martinez Historical Society, E. E. Webster, who was born in Maine around 1841, resided at the house with his wife K. M. Webster and their two children Angie and Fred. He worked in San Francisco as manager of the Bray Bros. Shipping Company.<sup>44</sup> Around the time of the home's construction, the company maintained a lumber yard and warehouses for grain and general merchandise straddling Alhambra Creek just east of the house. However, Blum & Co. acquired the property in 1885.<sup>45</sup>

The house does not appear to be eligible for listing in the NRHP or the CRHR under Criterion A/1. Although it was most likely constructed for the company's manager due to the proximity of the house to its warehouses, the Bray Bros. Shipping Company does not appear to be the most significant shipping company in the area. For example, the Grangers organization had a far more significant and lasting imprint on the area than this shipping company. The houses connection to the shipping company has also been lost due to the demolition of the other structures associated with this company. Additionally, the buildings do not appear to be eligible

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<sup>43</sup> Sanborn Fire Insurance Maps, "Martinez, California," 1884, Sheet 2; 1888, Sheet 1; 1891, Sheet 1; 1897, Sheet 1; 1908, Sheet 6.

<sup>44</sup> Martinez Historical Society, "Old Homes Getting Facelifts," *Martinez Historical Society Newsletter* 14, no. 3 (June 1987), 5; United States Federal Census, 1900, <http://www.ancestry.com> (accessed February 16, 2009).

<sup>45</sup> Sanborn Fire Insurance Map, "Martinez, California," 1884, Sheet 2 and 1888, Sheet 1.

under NRHP/CRHR Criteria B/1, C/2, or D/4. Archival research did not reveal any associations with a significant person. Other than his employment as manager of the Bray Bros. Shipping Company, archival research revealed little information on E. E. Webster and his family, and they do not appear to have made a significant contribution to local, state, or national history. Additionally, the house does not possess an exemplary or significant architectural design or to be associated with a master architect. The vernacular building contains elements of high-style Italianate buildings, including its hipped roof and eave overhang, the plain frieze at the cornice, and the molded lintels at the windows. Lastly, the house does not appear to possess the potential to yield information important to the prehistory or history of the local area, state, or the nation. Although the home retains a good level of integrity despite select window replacement and boarding up of windows and entrances, it lacks historic significance, and therefore, does not appear to be eligible for the NRHP or the CRHR.

### **236 BUCKLEY STREET (APN 372-061-007)**

This Spanish Eclectic, two-story house, constructed in 1928, stands at the southwest corner of Buckley and Richardson Streets. The building features a rectangular plan, stucco cladding, and a flat roof with shaped parapets. The dominant window types are wood-sash, one-over-one, double-hung with craftsman muntins in the upper sash. A large two-story projection with a single-car garage at the first story and a porch at the second story dominates the façade. The porch has segmental arched openings and shelters the main entrance consisting of a wood, multi-lite glazed door. Other detailing on the façade includes stucco pateras and cartouches. The east elevation contains an exterior stucco chimney; a smaller porch leading to wood, multi-lite French doors; and multi-lite, wood-sash casement windows. A smaller porch consisting of a concrete stoop and wood awning sheltering an entrance is located on the south elevation.

### **Significance and Evaluation**

Italian immigrants Giuseppe (1872-1949) and Rosalia DiMaggio (1878-951) constructed the house in 1928, thirty years after arriving in the United States and settling in Martinez, where Guisepe worked as a fisherman at a nearby wharf.<sup>46</sup> According to a plaque on the house at 236 Buckley Street, the son, the legendary baseball player Joe DiMaggio apparently hosted his wedding reception there (although he did not reside at 236 Buckley Street). The property also contained a rear one-story garage that has since been demolished.<sup>47</sup>

The house does not appear to be eligible for listing in the NRHP or the CRHR under Criterion A/1. The neighborhood has grown incrementally overtime, and the house does not appear to have made a significant contribution to a residential development pattern in Martinez. Additionally, the buildings do not appear to be eligible under NRHP/CRHR Criteria B/1, C/2, or D/4. While the house is associated with Giuseppe and Rosalia DiMaggio, they do not appear to have made a significant contribution to local, state, or national history. Additionally, the house does not possess an exemplary or significant architectural design or to be associated with a master architect. Although it features characteristics of Spanish Eclectic style architecture, a popular style from around 1915 to 1940, including its shaped parapet, stucco cladding and motifs, and dominant front porch, it does not appear to be a significant example of this style. Lastly, the house does not appear to possess the potential to yield information important to the prehistory or history of the local area, state, or the nation. Although the home retains a high level of integrity, including its cladding, parapet, and fenestration, it lacks historic significance, and therefore, do not appear to be eligible for the NRHP or the CRHR.

<sup>46</sup> United States Federal Census, 1910, <http://www.ancestry.com> (accessed February 16, 2009).

<sup>47</sup> Sanborn Fire Insurance Map, "Martinez, California," 1949, Sheet 9.

### **330 BUCKLEY STREET (APN 373-231-004)**

Constructed in 1939, this apartment building stands at the southwest corner of Buckley and Berrellesa Streets. The two-story building has a one-story portion that extends south. Additionally, the structure has a rectangular plan, wood horizontal board cladding, and a board-form concrete foundation. Its flat roof features a slightly corbelled wood cornice. The building has a variety of window types, due to their replacement over time, including vinyl-sash double-hung and slider and metal-sash multi-lite or single-lite casement. Most notably, large fixed picture windows situated underneath fixed transom windows line the façade of what may have been commercial storefronts with inset entrances. A concrete staircase with a metal handrail rises to a small porch on the west elevation.

#### **Significance and Evaluation**

This apartment building does not appear to be eligible for listing in the NRHP or the CRHR under Criterion A/1. It was constructed in 1939, or several decades after the initial residential settlement of the neighborhood in the late-nineteenth and early-twentieth centuries. Therefore, it does not appear to be associated with any significant development pattern in the area. Additionally, the building does not appear to be eligible under NRHP/CRHR Criteria B/1, C/2, or D/4. Archival research did not reveal any associations with a significant person or business, and it does not possess an exemplary or significant architectural design or to be associated with a master architect. It is a plain vernacular structure with a rectangular plan, wood construction, and a flat roof and has undergone significant alterations to its fenestration and the storefronts lining the façade's first story. Lastly, the building does not appear to possess the potential to yield information important to the prehistory or history of the local area, state, or the nation. As mentioned, it retains a poor level of integrity and lacks historic significance. Therefore, it does not appear to be eligible for the NRHP or the CRHR.

### **236 RICHARDSON STREET (APN 372-033-001)**

Constructed in 1905, this wood-frame, single-family residence has a rectangular plan and a gable roof clad in asphalt shingles. Wood horizontal boards clad the two-story structure. The façade contains a projecting, double-gabled, full-width porch with turned spindle supports and a plain wood railing. A wood staircase leads to an entrance with wood door at the porch's second story. A double-door entrance with wood paneled doors and a slider window are located at the first story beneath the porch. The porch's gables contain a wood louvered vent. A smaller porch with a wood railing and wood lattice sides leads to an entrance on the north elevation. The building features wood-sash, double-hung, two-over-two windows with vertical muntins with additional wood-sash, one-over-one windows on the secondary elevations. A wide wood trim frames each window.

#### **Significance and Evaluation**

A plaque on the house identifies the site as the home and bakery of Guiseppi and Giovanna Ferranti, the former a fisherman and baker from Sicily, Italy. The Ferrantis reportedly sold bread at the site around 1890. However, any previous structure dating to their occupancy of the lot has been demolished to make room this 1905 residence. Sanborn maps also indicate that the Andersons used the parcel to store lumber. A residential structure does not appear on the lot until the 1908 Sanborn Map, so the Ferrantis might not be associated with this site.<sup>48</sup>

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<sup>48</sup> Sanborn Fire Insurance Maps, "Martinez, California," 1884, Sheet 2; 1888, Sheet 1; 1891, Sheet 1; 1897, Sheet 1; 1908, Sheet 6.

This single-family home does not appear to be eligible for listing in the NRHP or the CRHR under Criterion A/1. The neighborhood has grown incrementally overtime, and the house does not appear to have made a significant contribution to a residential development pattern in Martinez. Additionally, the building does not appear to be eligible under NRHP/CRHR Criteria B/1, C/2, or D/4. Archival research did not reveal any associations with a significant person who has made an important contribution to local, state, or national history. It also does not possess an exemplary or significant architectural design or to be associated with a master architect. This vernacular, Folk Victorian residence exhibits common elements of this style, including its turned spindle porch supports and double-gabled front porch that give it a more complex form, it does not appear to be a significant example of this style that was commonly built from around 1870 to 1910 as less elaborate imitation of Italianate for Queen Anne homes.<sup>49</sup> Lastly, the building does not appear to possess the potential to yield information important to the prehistory or history of the local area, state, or the nation. While the house retains a good level of integrity, including its plan, cladding, and fenestration, it lacks historic significance. Therefore, it does not appear to be eligible for the NRHP or the CRHR.

### 314 RICHARDSON STREET (APN 372-052-004)

Constructed in 1900, this large two-story apartment building has a rectangular plan and an asphalt-clad hipped roof with a wide eave overhang. Both the north and south elevations contain inset porches at the second story. The porches feature wood square supports, a plain wood railing, and wood staircases. Vinyl-sash, double-hung windows with grids and a plain wood trim are located throughout the building. The north elevation also contains a gabled bay window at the second story with a round louvered vent, while an additional entrance is located at the east elevation's first story. A one-story, double-car garage with a gable roof projects from the north elevation. The parcel also contains a one-story, two-car garage located south of the building. The structure has a rectangular plan, horizontal wood cladding, and asphalt shingles clad its side-gable roof.

#### Significance and Evaluation

The building is located on land that was formerly the Anderson's lumber yard in 1884 and then its hay warehouse from 1888 to 1897.<sup>50</sup> The structure first appears on a 1908 Sanborn map as a two-story grocery store with a bay window on the façade. The parcel also contained a rear one-story winery building with a concrete foundation, a tank house, and a one-story shed. By 1949, a one-story garage had been added to the grocery store's west elevation.<sup>51</sup>

A plaque on building states that it was the original home, grocery store, and winery of Rocco (b. 1865) and Rosaline Ena (b. 1873) Costanza, who were Italian immigrants and resided in Crockett and then Martinez.<sup>52</sup> The sign also states that the house was constructed in 1907, which conflicts with the construction date of this building. Perhaps the sign is referring to the single-family residence immediately to its south at 330 Richardson Street that was constructed around that time.

This apartment building does not appear to be eligible for listing in the NRHP or the CRHR under Criterion A/1. The neighborhood has grown incrementally overtime, and the building

<sup>49</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1986), 309.

<sup>50</sup> Sanborn Fire Insurance Maps, "Martinez, California," 1884, Sheet 2; 1888, Sheet 1; 1891, Sheet 1; 1897, Sheet 1.

<sup>51</sup> Sanborn Fire Insurance Maps, "Martinez, California," 1908, Sheet 6 and 1949, Sheet 9.

<sup>52</sup> United States Federal Census, 1900-1910, <http://www.ancestry.com> (accessed February 16, 2009).

does not appear to have made a significant contribution to a residential development pattern in Martinez. Additionally, the building does not appear to be eligible under NRHP/CRHR Criteria B/1, C/2, or D/4. Archival research did not reveal any associations with a significant person or business. Archival research revealed little information on Rocco and Rosaline Costanza, and they do not appear to have made a significant contribution to local, state, or national history. It also does not possess an exemplary or significant architectural design or to be associated with a master architect. This vernacular structure that has lost of its original detailing due to the complete replacement of its cladding, windows, trim, and porch railings. Additionally, the winery and tank house have been demolished and replaced with a detached garage to its rear. Lastly, the building does not appear to possess the potential to yield information important to the prehistory or history of the local area, state, or the nation. As mentioned, it retains a poor level of integrity and lacks historic significance. Therefore, it does not appear to be eligible for the NRHP or the CRHR.

### 330 RICHARDSON STREET (APN 372-052-005)

Constructed around 1907, this one-story, Folk Victorian house stands at the northwest corner of Richardson and Buckley Streets. The rectangular-in-plan structure has an asphalt-shingle clad hipped roof with brackets and carved panels along the cornice. Aluminum siding clads the building. The façade features a canted bay window with a gabled roof and a small circle window in the gable. The front porch wraps around the north elevation and has a metal railing and supports. The primary window type is wood-sash, one-over-one, double-hung with lamb's tongues, and plain wood trim frames the windows and entrances. The rear elevation contains a small fixed window and a wood-sash, double-hung window without lamb's tongues that appears to be a replacement. A metal fence encompasses the house.

A one-and-one-half story, detached garage stands north of the house. The double-car garage features a rectangular plan and a shed dormer with vinyl windows on the façade. Asphalt shingles clad the side-gable roof, which features an eave overhang. The side elevations contain a small vinyl-sash, double-hung window in the gable with decorative shutters.

### Significance and Evaluation

This single-family residence and detached garage do not appear to be eligible for listing in the NRHP or the CRHR under Criterion A/1. The neighborhood has grown incrementally overtime, and the house does not appear to have made a significant contribution to a residential development pattern in Martinez. Additionally, the building does not appear to be eligible under NRHP/CRHR Criteria B/1, C/2, or D/4. Archival research did not reveal any associations with a significant person or business, and it does not possess an exemplary or significant architectural design or to be associated with a master architect. While the house exhibits common elements of Folk Victorian homes, including its gabled bay window, brackets along the cornice, and prominent front porch, it does not appear to be a significant example of this style that was commonly built from around 1870 to 1910 as less elaborate imitation of Italianate for Queen Anne homes.<sup>53</sup> Lastly, the building does not appear to possess the potential to yield information important to the prehistory or history of the local area, state, or the nation. The house retains a moderate level of integrity due to the replacement of its cladding, alterations to the wraparound porch, and the addition of the stylistically incompatible detached garage and lacks historic significance. Therefore, it does not appear to be eligible for the NRHP or the CRHR.

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<sup>53</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1986), 309.

#### **405 RICHARDSON STREET (APN 373-231-002)**

Constructed in 1906, this two-story plus basement apartment building stands at the southeast corner of Richardson and Buckley Streets. It appears to have vinyl siding. The hipped roof is clad in asphalt shingles and has a wide eave overhang. The windows are primarily metal-sash slider or vinyl-sash, one-over-one with grids, although it retains some original wood-sash, one-over-one windows. The building contains a variety of wood porches on the façade facing Richardson Street and the east elevation. The façade's first story entrance consists of a paneled door with a large fixed transom and sidelights. The building also contains a canted bay window on the façade, and a canted bay window on the north elevation's second story. The north elevation's bay window has a gable roof and what appear to be narrow columns of the previous wood bevel cladding. An expanse of painted concrete wraps around the building at the street level and may have contained storefront windows.

#### **Significance and Evaluation**

A plaque on building states that local fisherman Gaetano Fazzini and his wife Rosalie Lucido constructed the house and operated a store and bar on the first story while living upstairs. A 1908 Sanborn map reveals the original structure had a much smaller rectangular plan, a bay window on the façade, and a one-story porch on the north elevation. The parcel was also twice as large and contained three one-story sheds that are no longer extant. By 1920, the two southern sheds had been demolished to make way for the residence now addressed as 445 Richardson Street. The third shed still stood to the rear of the building, which had an addition with porch at its northeast corner. By 1949, the building had been filled out along the north elevation and with smaller projections added to the east elevation. The building more or less retains this plan today.<sup>54</sup>

This apartment building does not appear to be eligible for listing in the NRHP or the CRHR under Criterion A/1. The neighborhood has grown incrementally overtime, and the building does not appear to have made a significant contribution to a residential development pattern in Martinez. Additionally, the building does not appear to be eligible under NRHP/CRHR Criteria B/1, C/2, or D/4. Archival research did not reveal any associations with a significant person or business. The Fazzinis do not appear to have made a significant contribution to local, state, or national history. It also does not possess an exemplary or significant architectural design or to be associated with a master architect. This vernacular structure features elements of the Queen Anne style, including its gabled bay window, but it has lost the majority of its original detailing due to the replacement of its cladding, windows, and entrances. The storefront windows at the ground story appear to have been filled in. Lastly, the building does not appear to possess the potential to yield information important to the prehistory or history of the local area, state, or the nation. As mentioned, it retains a poor level of integrity and lacks historic significance. Therefore, it does not appear to be eligible for the NRHP or the CRHR.

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<sup>54</sup> Sanborn Fire Insurance Maps, "Martinez, California," 1908, Sheet 6; 1920, Sheet 9; 1949, and Sheet 9.

Carey & Co. also identified six properties within the Area of Potential Effects (APE) that contain buildings or structures that are less than 45 years old or are vacant:

- 210 Berrellesa Street (1965)
- 211 Berrellesa Street (vacant and/or used for storage)
- 324 Buckley Street (1987)
- 218 Bunker Street (vacant and/or used for storage)
- 221-231 Foster Street (ca. 2000)
- Foster Street APN 373-241-006 (parking lot)

The commercial building at 210 Berrellesa Street (APN 373-241-015), the duplex at 324 Buckley Street (APN 373-231-003), and the commercial buildings at 221-231 Foster Street (APNs 373-241-007, -011, -012, -013, -020, -021) do not appear to possess the exceptional importance required to meet National Register Criteria Consideration G for recently constructed resources. The remaining properties at 211 Berrellesa Street (APN 373-241-001 and -016), 218 Bunker Street (APN 373-241-004, -014 and -019), and Foster Street (APN 373-241-006) are either used as parking lots or for storage of vehicles. They contained no visible structures from the public right-of-way.

#### DISTRICT EVALUATION

The project site and the adjacent structures located in the APE do not appear to be eligible for the NRHR or the CRHR as a historic district. A historic district is defined as possessing a “significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”<sup>55</sup> The APE contains a mix of residential, commercial, and light industrial buildings that have been constructed over time since the 1880s.

For example, the residential buildings were constructed over three decades and do not represent a significant pattern of residential growth or a continuity of style. For example, the house at 330 Richardson Street (ca. 1907) is Folk Victorian, the house at 326 Buckley Street (1928) is Spanish Eclectic, and the houses at 301-311 Berrellesa Street (ca. 1940) are Minimal Traditional. Together the residences in the APE represent the incremental growth of this area in Martinez from the late nineteenth to the mid-twentieth centuries rather than a significant concentration of buildings united by a planned design or development. Additionally, many of the homes or commercial buildings have been converted to apartments, including 330 Buckley Street; 314, 330 and 405 Richardson Street; and 403 Berrellesa Street, and do not retain sufficient integrity due to significant alterations to their cladding and windows and to non-historic, stylistically incompatible additions, such as new detached garages.

Additionally, the APE does not retain any significant structures from the early warehouses and lumber yards belonging to the Grangers or the Anderson and Martinez Lumber companies to form a historic district. A solitary garage from the 1950s at the project site that was erected by the Anderson Lumber Company does not constitute a historic district associated with this development pattern.

Finally, the short row of commercial buildings between Berrellesa Street and Alhambra Creek and north of Buckley Street do not appear to form a historic district. Although they were

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<sup>55</sup> National Park Service, National Register Bulletin 15, 3.

constructed around the same time between 1946 and 1948, they do not appear to possess significant associations with each other or the surrounding area or to possess enough significance collectively to constitute a historic district. They represent a small, isolated development of commercial buildings. As mentioned, unlike other Bay Area cities, Martinez did not experience rapid population growth of a building boom following World War II, and the buildings are not associated with a particular development phase in the City.

### **IMPACTS ANALYSIS**

Since Carey & Co. determined that the APE does not contain any historic properties eligible for listing in the NRHP or the CRHR individually or as a contributor to a potential historic district, the firm found that the proposed project will have no impact on historic properties. An impact analysis does not apply to the proposed project.

### **PREPARER'S QUALIFICATIONS**

Carey & Co. senior preservation planner Hisashi "Bill" Sugaya (M.A., Urban Planning, 1969, University of Oregon; B.S., Architecture, 1965, University of Oregon) was the project manager for the preparation of this report. Mr. Sugaya reviewed and edited the report and graphics. Mr. Sugaya has more than 38 years experience working as a consulting preservation planner on a wide variety of historical research and cultural resource management projects.

Carey & Co. architectural historian Erica Schultz (M.H.P., Historic Preservation, 2005, University of Maryland; B.A., Art History, B.F.A., Fine Arts, 2003, Ithaca College) coordinated production of this report. Ms. Schultz has over 3 years of experience conducting assessments of historic resources and preparing Section 106 reports. She meets the Secretary of the Interior's Historic Preservation Professional Qualification Standards for Architectural History.

Architectural historian Karen McNeill (PhD., History, 2006, University of California, Berkeley; M.A., U.S. History, 2001, University of California, Berkeley; B.A., History, 1997, University of California, Berkeley) wrote the historic context for this report. Karen has over eight years of experience researching and writing in the field of architectural history. She meets the Secretary of the Interior's Historic Preservation Professional Qualification Standards for History and Architectural History.

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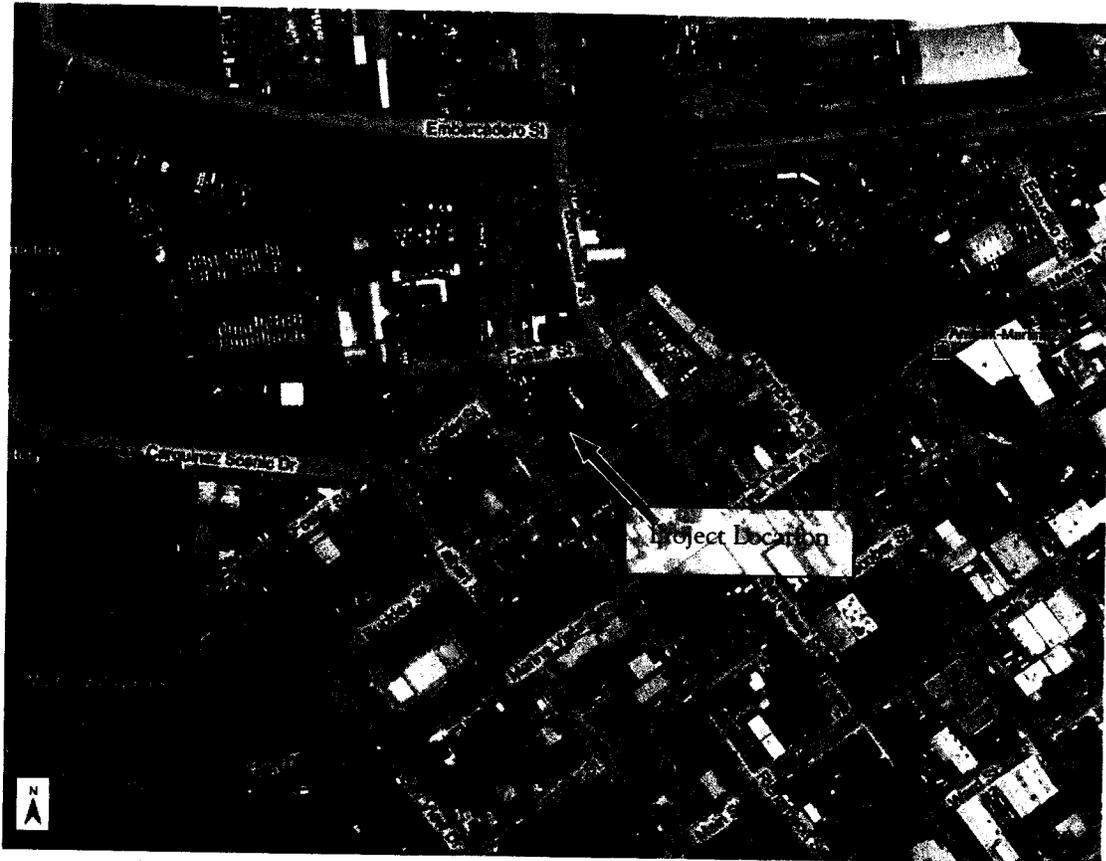
## Appendix A

Project Vicinity Map, Location Map, and APE Map

Historic Resource Inventory and Evaluation Report, Martinez Senior Apartments  
Carey & Co., Inc.



LOCATION MAP



### AREA OF POTENTIAL EFFECTS (APE) MAP

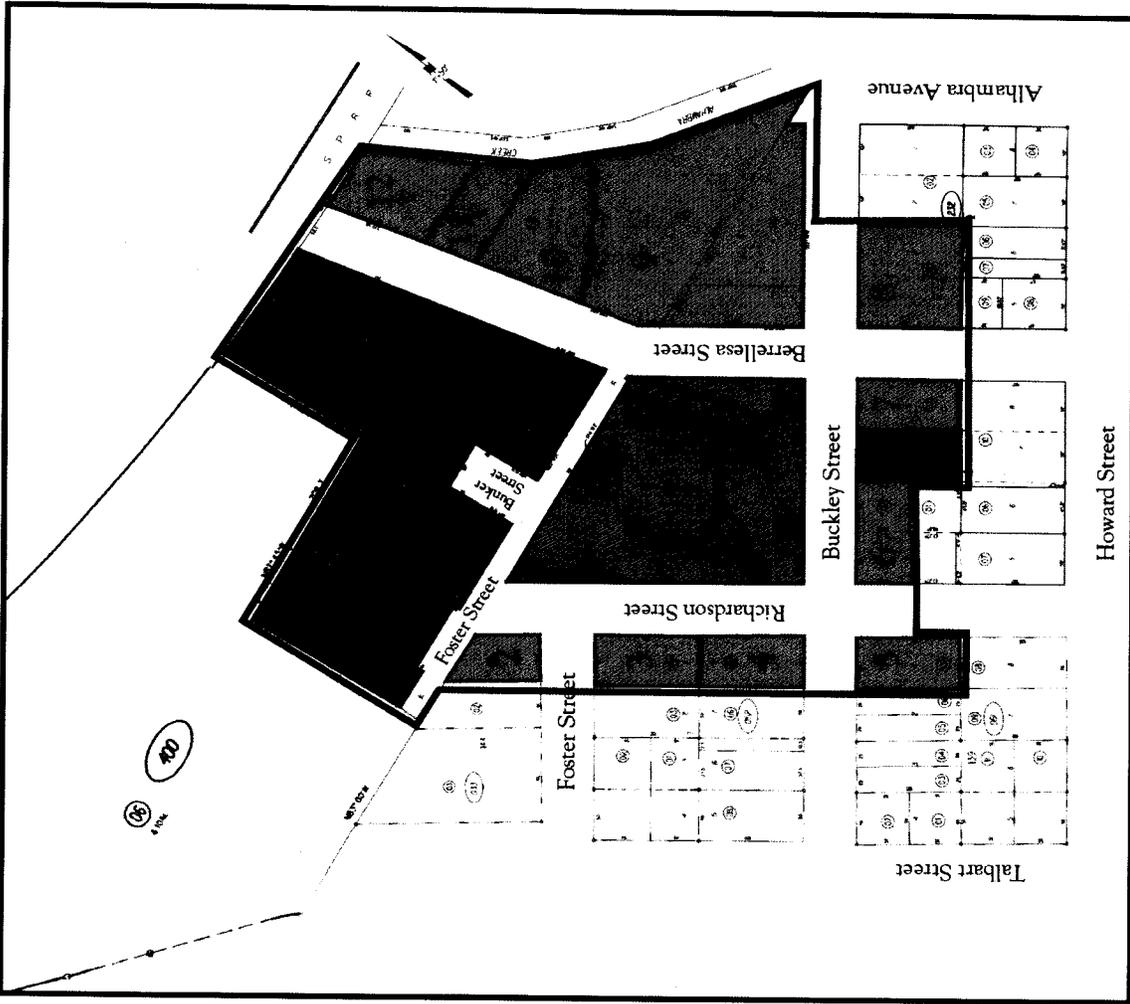
-  APE Boundary
-  Properties Over 45 Years Old
-  Properties Less Than 45 Years Old or Vacant

**Properties Over 45 Years Old**

1. 310 Berrellesa Street
2. 236 Richardson Street
3. 314 Richardson Street
4. 330 Richardson Street
5. 236 Buckley Street
6. 405 Richardson Street
7. 330 Buckley Street
8. 403 Berrellesa Street
9. 300 Alhambra Avenue
10. 221 Berrellesa Street
11. 209 Berrellesa Street
12. 201 Berrellesa Street

**Properties Less Than 45 Years Old or Vacant**

13. 324 Buckley Street
14. 210 Berrellesa Street
15. 211 Berrellesa Street
16. 218 Bunker Street
17. 221-231 Foster Street
18. Foster Street (APN 373-241-006)



Historic Resource Inventory and Evaluation Report  
Martinez Senior Apartments

Appendix A. Maps

Image Source: Contra Costa County Assessor Maps

## **Appendix B**

Photographs of the Project Site

Historic Resource Inventory and Evaluation Report, Martinez Senior Apartments  
Carey & Co., Inc.

Appendix B: Photographs of the Project Site

Carey & Co., Inc.



310 Berrellesa Street, view north toward the parcel's southwest corner.



310 Berrellesa Street, view north toward the parcel.



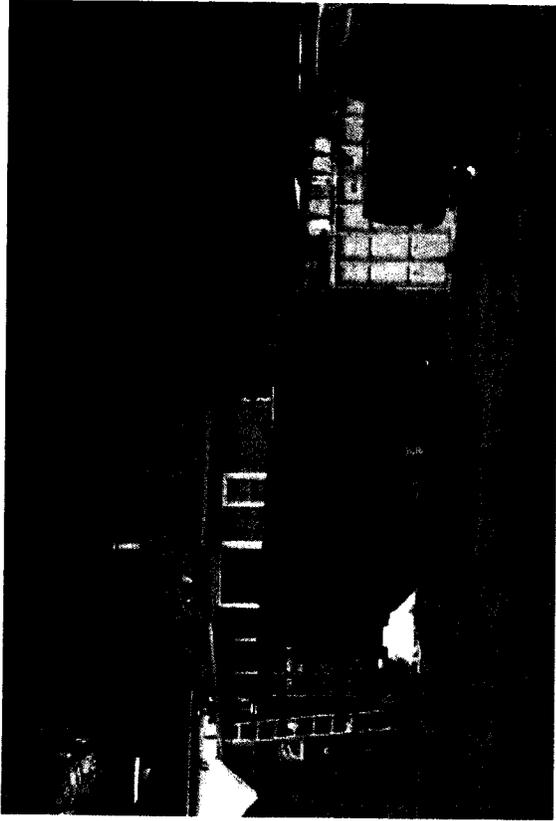
310 Berrellesa Street, garage's west and south elevations.



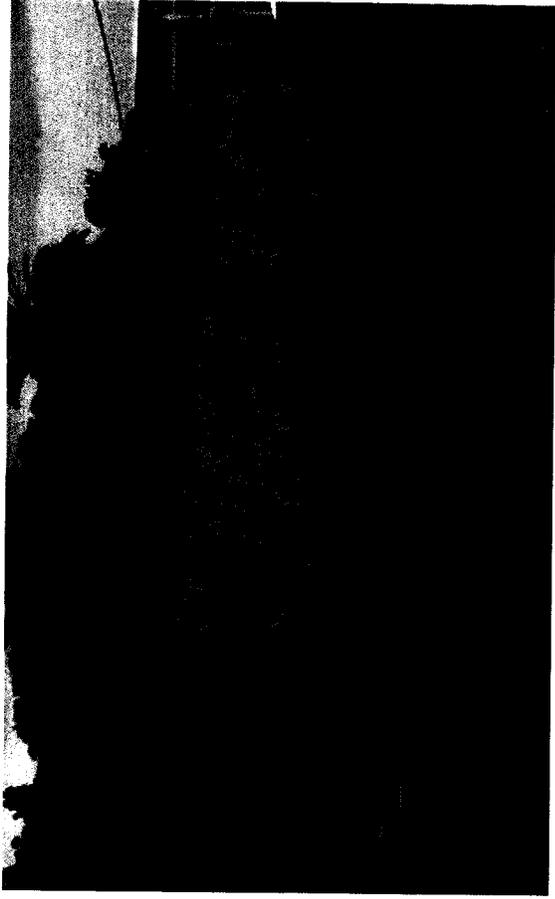
310 Berrellesa Street, view west toward the garage and wood shed.

Appendix B: Photographs of the Project Site

Carey & Co., Inc.



310 Berrellesa Street, view west toward the wood shed.



310 Berrellesa Street, view west toward the trailer.



310 Berrellesa Street, view north toward the parcel from Richardson Street.



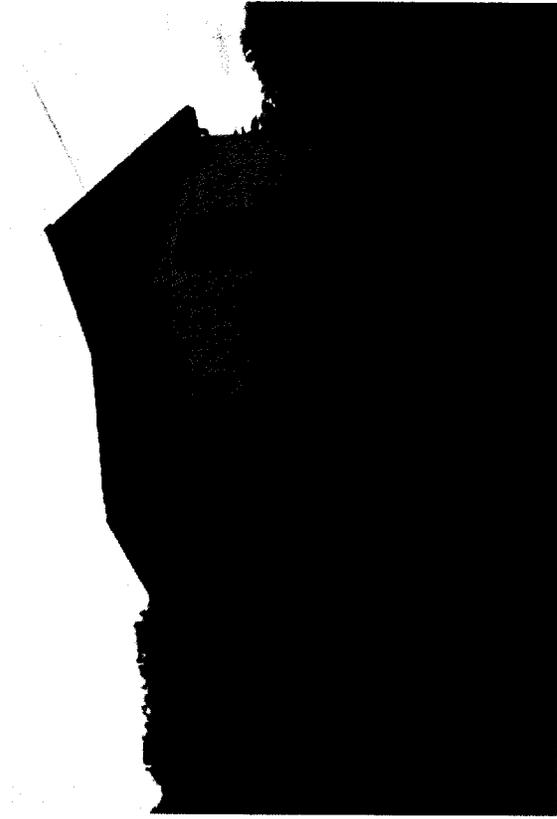
310 Berrellesa Street, view south toward the parcel from Foster Street.



310 Berrellesa Street, view south toward the parcel from Foster Street.



301 Buckley Street, façade.



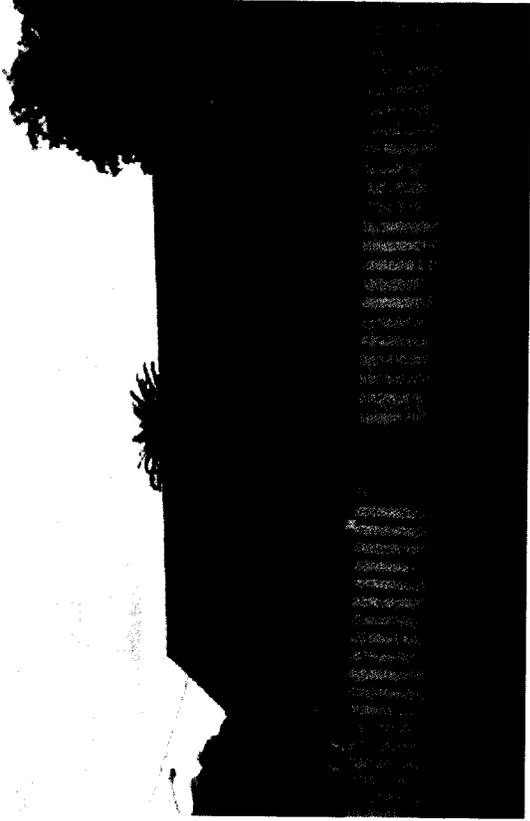
301 Buckley Street, east elevation.



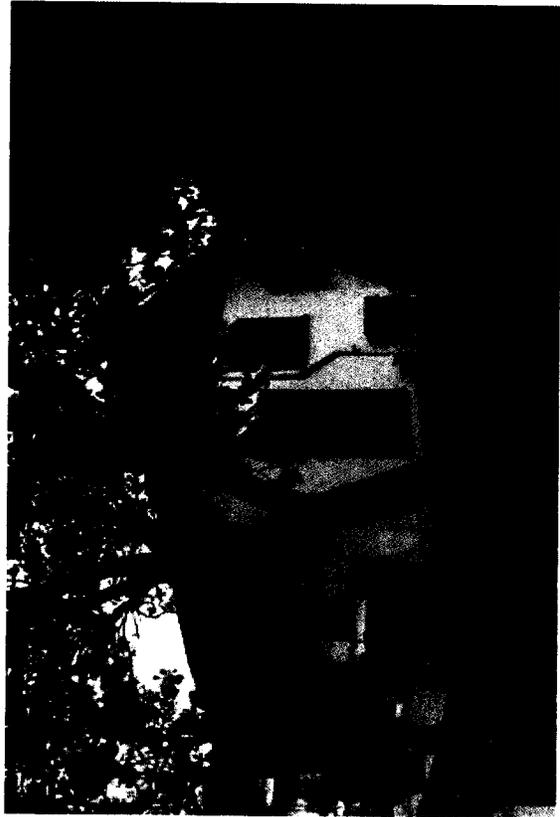
301 Buckley Street, west elevation.



Gravel driveway between 301 and 311 Buckley Street, view north.



311 Buckley Street, façade.



311 Buckley Street, east elevation.



311 Buckley Street, north and west elevations.

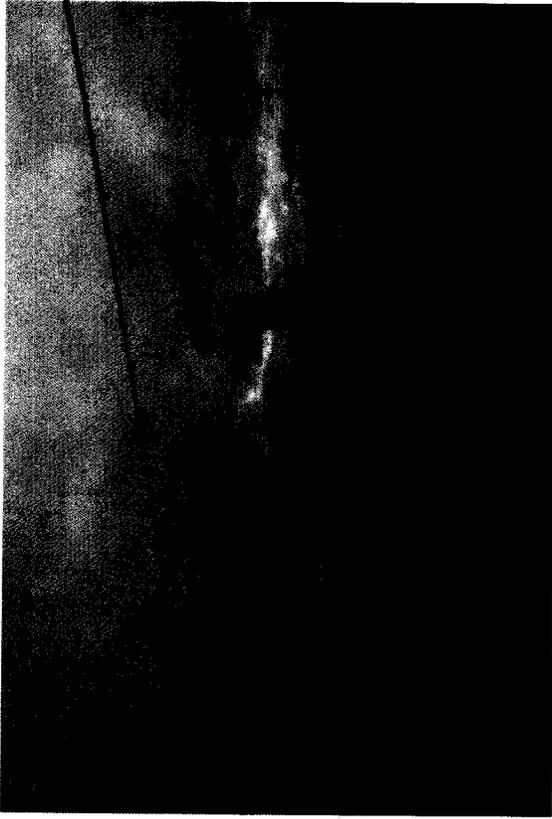
## Appendix C

Photographs of Adjacent Properties in the APE

Historic Resource Inventory and Evaluation Report, Martinez Senior Apartments  
Carey & Co., Inc.

Appendix C: Photographs of Adjacent Properties in the APE

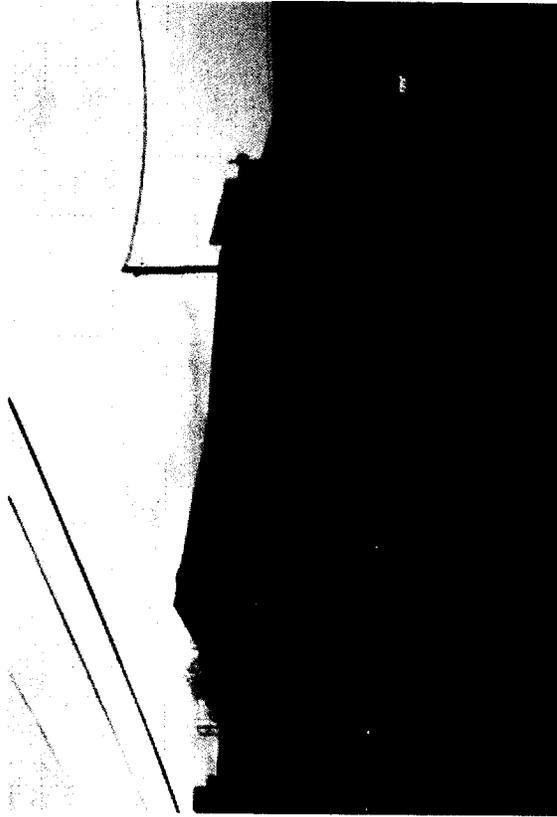
Carey & Co., Inc.



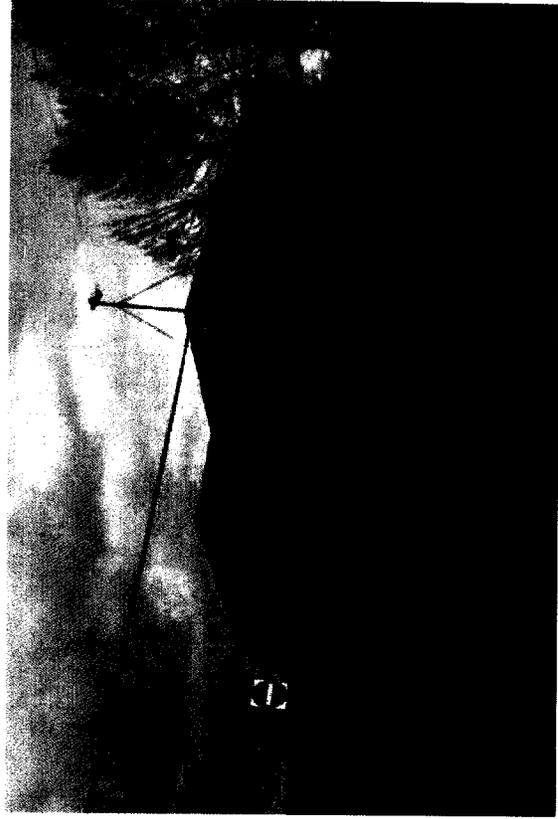
300 Alhambra Avenue, view northwest towards the parcel.



300 Alhambra Avenue, west and south elevations of the western building.



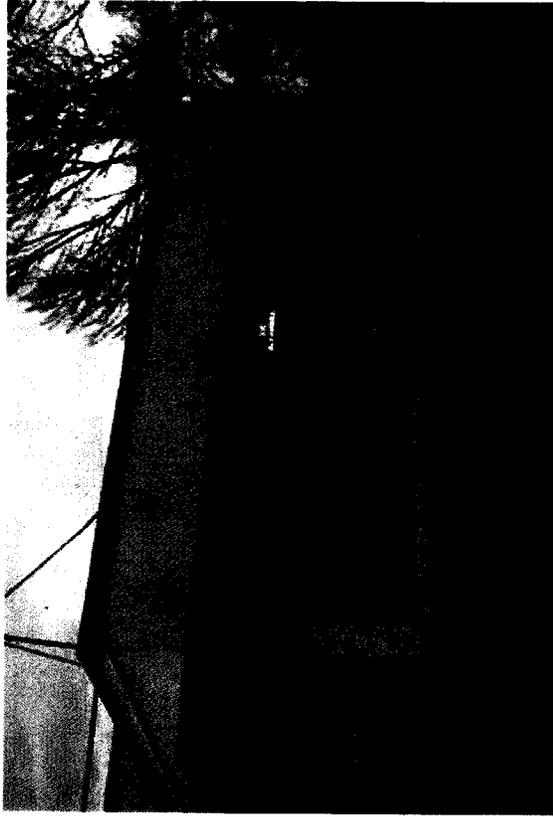
300 Alhambra Avenue, west and south elevations of the northern building.



300 Alhambra Avenue, façade and west elevation of the eastern building.

Appendix C: Photographs of Adjacent Properties in the APE

Carey & Co., Inc.



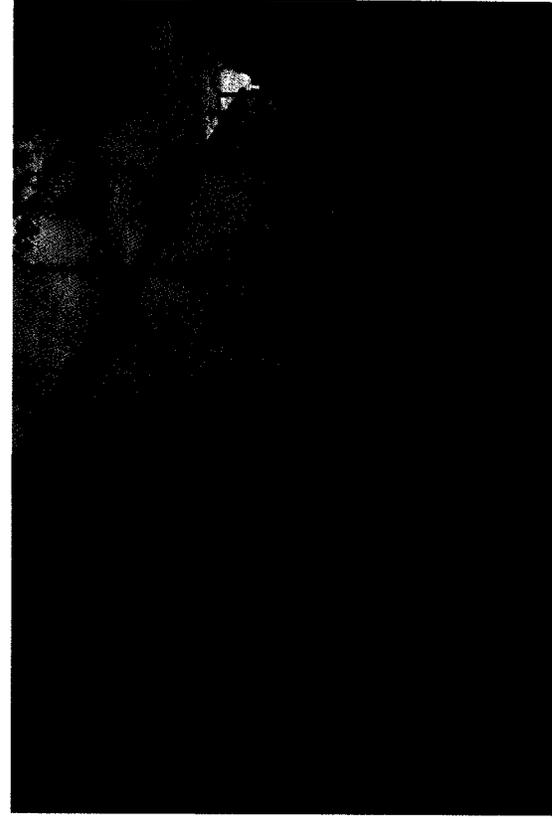
300 Alhambra Avenue, façade of the eastern building.



300 Alhambra Avenue, west elevation of the eastern building.



300 Alhambra Avenue, east elevation of the eastern building.



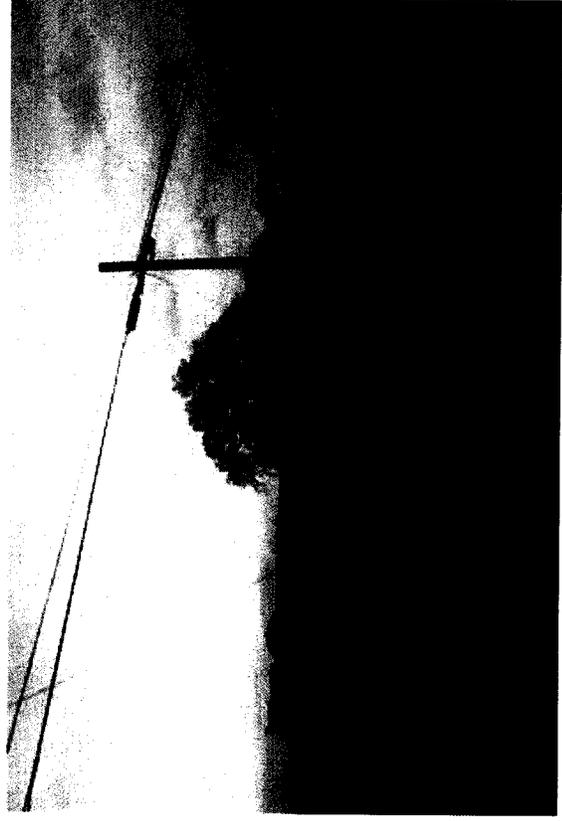
300 Alhambra Avenue, east elevation of the eastern building.

Appendix C: Photographs of Adjacent Properties in the APE

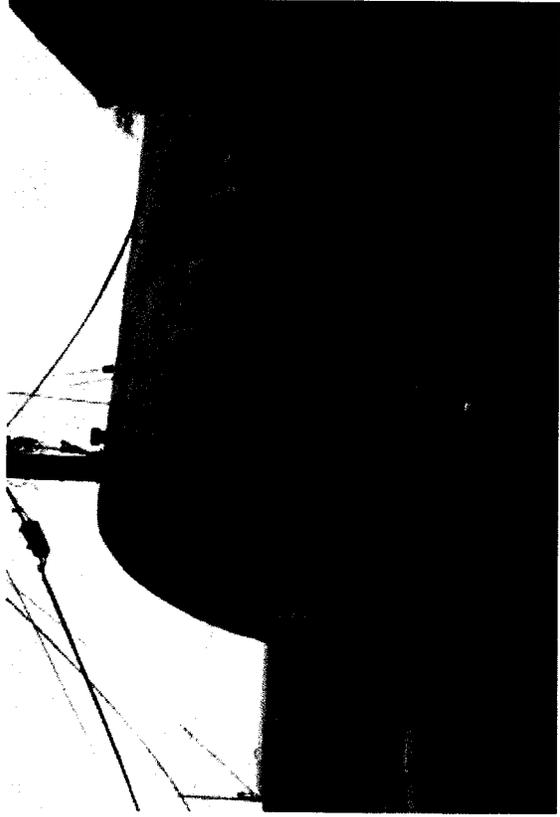
Carey & Co., Inc.



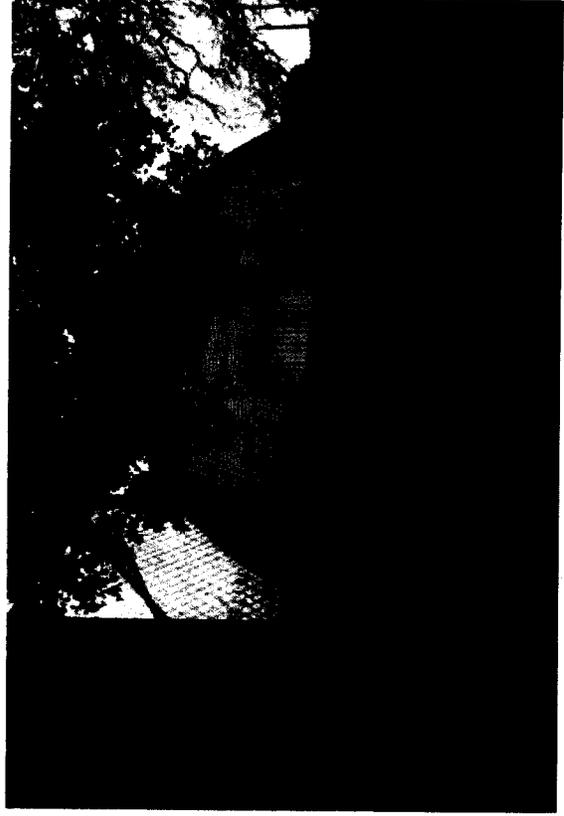
201 Berrellesa Street, façade.



201 Berrellesa Street, adjacent parking lot.



209 Berrellesa Street, façade and south elevation.



209 Berrellesa Street, east elevation.

Appendix C: Photographs of Adjacent Properties in the APE

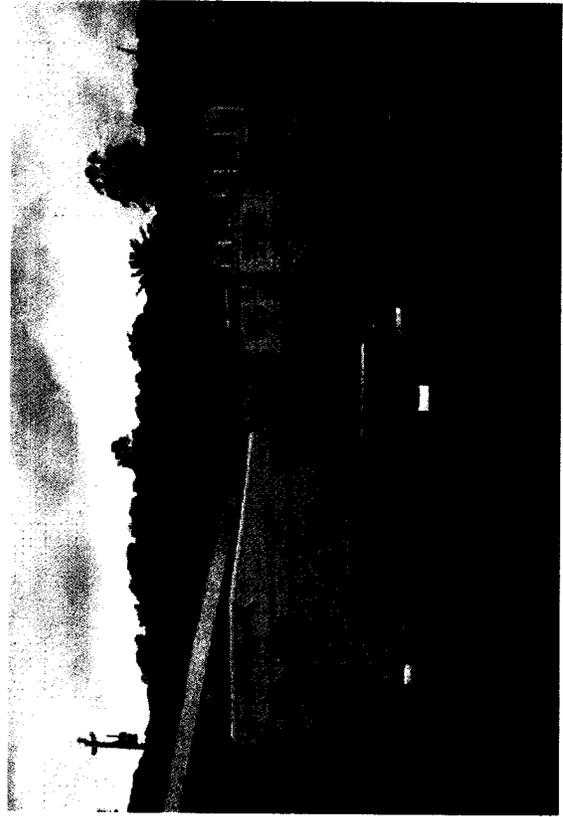
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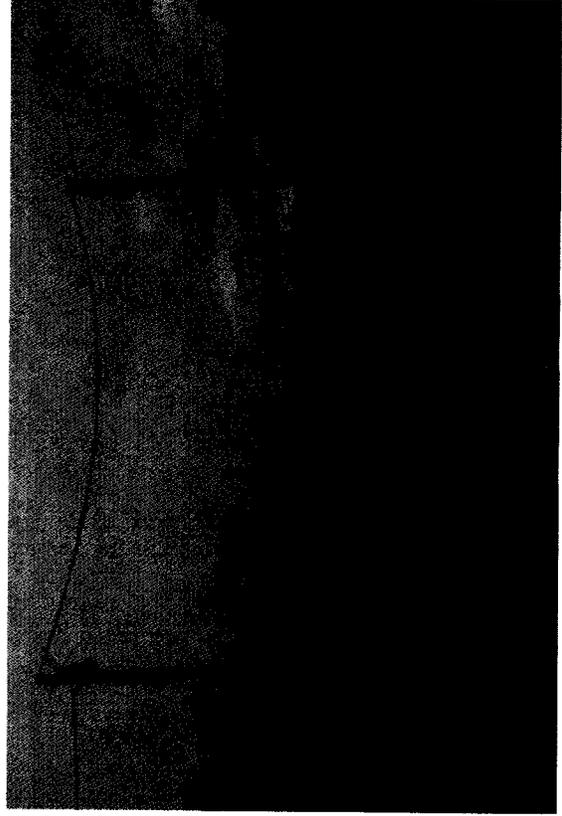
210 Berrellesa Street, façade.



210 Berrellesa Street, west and south elevations.



210 Berrellesa Street, view west from Berrellesa Street.



211 Berrellesa Street, view west from Berrellesa Street.