

HISTORIC RESOURCE EVALUATION

20055 Redwood Road
Castro Valley, California

Strategic Economics, Inc. | October 2021

Architecture
Planning
Conservation



Architectural
Resources Group



Castro Valley Public Library
Historic Resource Evaluation
20055 Redwood Road
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1. INTRODUCTION

1.1 Project Background

At the request of Strategic Economics, Inc., Architectural Resources Group (ARG) has prepared this Historic Resource Evaluation (HRE) for the property at 20055 Redwood Road (subject property) in Castro Valley. The subject property is the former Castro Valley Public Library, a one-story Mid-Century Modern style building designed by the architecture firm Wahamaki & Corey and constructed in 1962. This HRE includes a description of the subject property, a development chronology and relevant historic contexts, and an evaluation of the subject property's potential eligibility for listing in the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), and the Alameda County Register of Historic Resources (Alameda County Register).



Figure 1. 20055 Redwood Road, Castro Valley, east façade, view west (ARG, July 2021)

1.2 Current Historic Status

20055 Redwood Road has not been previously evaluated for historical significance. The property is not listed in the National Register of Historic Places (National Register) or the California Register, nor is it listed in the Alameda County Register as either a Landmark or Structure of Merit.

1.3 Methodology

To complete the HRE for 20055 Redwood Road, ARG:

- Conducted a site visit to photograph and review the subject property and its surroundings on July 7, 2021;
- Completed remote archival research at the Hayward Area Historical Society with the assistance of archivist and historian Diane Curry;
- Reviewed online repositories, including Newspapers.com, Ancestry.com, the Internet Archive, and the Online Archive of California; and
- Reviewed primary and secondary source documents relating to the subject property provided by Alameda County Community Development Agency.

2. PHYSICAL DESCRIPTION

The following section provides a physical description of the subject property and its immediate setting. Comprehensive photographs of the building and setting are presented in Appendix A.

The subject property is a one-story steel frame building clad in brick and large areas of glazing and capped with a low-pitched gabled roof with extended eaves. The approximately 10,000 square foot building has an elongated hexagonal footprint and sits on a level, approximately 43,000 square foot lot on the west side of Redwood Road between Lorena Avenue and Jamison Way. The building occupies the northeast portion of its lot and is set back approximately fifty feet from the sidewalk. A two-lane paved driveway is located at the south portion the lot and provides access from Redwood Road to a paved parking area at the west portion of the lot. The lot is landscaped with mature trees and shrubs. All building fenestration is aluminum frame (currently covered with plywood) unless noted otherwise.

The primary (south) façade faces onto a paved pedestrian walkway (Figures 2, 3). The primary entrance is located west of center at a shallow projecting volume, and includes fully glazed aluminum leaf doors surrounded by large sidelites and a broad transom. East of the entrance, an angled recessed area includes an integrated book drop with aluminum hardware. West of the entrance, the brick façade is ornamented by a raised brick pattern (Figure 4). The remainder of the façade consists of alternating bays of brick and large six-lite glazing surmounted by painted wood transom panels. The façade is spanned by the extended eaves of the roof, which project out further and angle up above the primary entrance and its flanking bays. The eaves are supported by two rows of brick columns – one close to the façade and one closer to the terminus of the eaves – with a diamond-shaped profile. The undersides of the eaves are finished in stucco and include recessed lighting with aluminum hardware. The eaves terminate with a thick fascia ornamented with cut plywood in a notched geometric pattern. This fascia configuration continues at all façades.



Figure 2. South façade, west portion, view northwest (ARG, July 2021)



Figure 3. South façade, east portion, view northeast (ARG, July 2021)



Figure 4. South façade, view east showing façade, column, and eave detail (ARG, July 2021)

The east façade faces onto landscaping and has a convex angled profile. Brick bays at far north and south flank four glazed bays at center (see Figure 1). Bays are articulated by engaged brick columns with a diamond-shaped footprint. Extended eaves include box purlins that are finished in painted wood and supported by brick columns with a diamond-shaped footprint (Figure 5). Areas between brick columns are infilled at the east and west with concrete breeze blocks. The eaves terminate with the typical fascia configuration.



Figure 5. East façade, north portion, view southwest (ARG, July 2021)

The west façade faces onto a paved pedestrian walkway and also has a convex angled profile (Figure 6). Two glazed bays at center are flanked at north and south by one brick and one glazed bay. The northernmost glazed bay includes one fully glazed aluminum entry door. Bays are articulated by engaged brick columns with a diamond-shaped footprint. Extended eaves include projecting box purlins finished in painted wood and supported by brick columns with a diamond-shaped footprint. Most of the façade is spanned by concrete breeze blocks with two openings for pedestrian access. The eaves terminate with the typical fascia configuration.



Figure 6. West façade, view east (ARG, July 2021)

The north façade faces onto a paved pedestrian path and includes alternating brick and glazed bays (Figure 7). An angled recess is aligned with the similar angled recess at the primary (south) façade. Utilitarian features include metal egress doors, a large rectangular vented opening, and free-standing HVAC equipment with a wood enclosure, located close to the west side of the façade. The eave overhang is shallower than at other façades and supported by one row of brick columns with a diamond-shaped footprint. The eaves terminate with the typical fascia configuration.



Figure 7. North façade, view east (ARG, July 2021)

Four peaked hexagonal skylights are located at the ridgeline of the roof: three are located east of the center of the building and one is located at far west (Figure 8). The skylights are frosted glass with metal seams and caps.



Figure 8. Skylights, view northwest (ARG, July 2021)

The interior of the building includes a large, undivided space at the east portion of the building; an entry vestibule and divided rooms at the center of the building, including offices and rest rooms; and a smaller undivided space at the west portion of the building (Figure 9, 10). The ceiling has a higher, gabled profile at the center of the open spaces, with lower ceilings in the middle of the building and around the perimeter; lower portions are supported by brick columns with a hexagonal footprint. Finishes include a concrete floor covered with carpet; ceramic tile floors in the restrooms; wallboard, hard plaster, and brick walls; and sprayed acoustical plaster at the ceiling. Light from the exterior skylights is filtered through hexagonal lenses; additional lighting is both recessed and bar pendant.



Figure 9. Large undivided space at the east portion of the interior, view east (ARG, July 2021)



Figure 10. Smaller undivided space at the west portion of the interior, view southwest (ARG, July 2021)

3. SITE DEVELOPMENT

Prior to 1958, the lot where the subject property is located was owned by Charles J. and Gaye J. O'Connell.¹ The O'Connells were both born in Colorado and moved to Oakland in the early 1940s where Charles worked as a baker.² The couple moved to Castro Valley by the early 1950s and owned their lot on Redwood Road by 1953 (Figure 11). Available historic maps and aerial photographs are compiled in Appendix B: the property is not included in any Sanborn Insurance Maps for Alameda County.

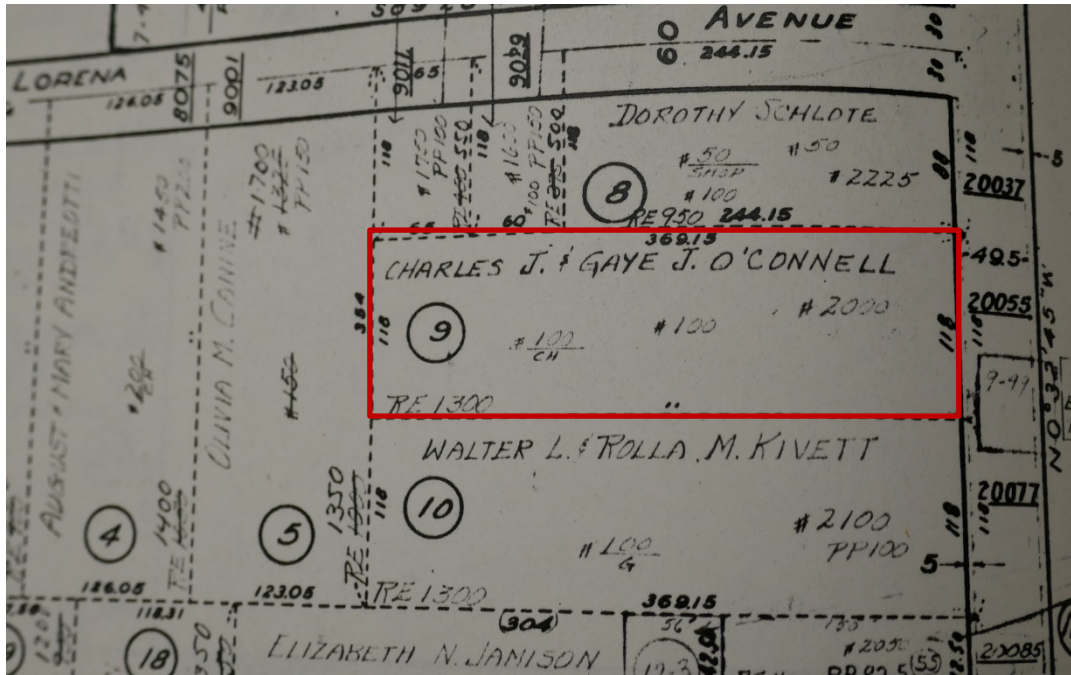


Figure 11. 1953 Alameda County Assessor's Map, site of the subject property lot outlined in red (Hayward Area Historical Society)

In 1956 the Castro Valley Recreation Council and the newly established Castro Valley Library Advisory Committee started to plan for the construction of a new purpose-built library in Castro Valley. The aim of library was to improve upon and replace the two smaller libraries, located in a former chicken coop and a former tankhouse, that had served Castro Valley since the first decades of the twentieth century.³ In May 1958, the Castro Valley Library Advisory Committee presented O'Connell's site to the Alameda County Board of Supervisors as the best location for the new library.⁴ The site was reported to meet the specifications of the Alameda County planning staff and an advising librarian. O'Connell asked \$32,500 for the lot; an aerial photograph taken in 1958 suggests that the site was developed with a mix of residential buildings, ancillary buildings, trees in cultivation, open space, and mature trees (Figure 12).

¹ Leona Ward, "Board Selects Site for New CV Library," *Hayward Daily Review*, September 10, 1958, no page (clipping in the collection of Hayward Area Historical Society).

² Charles J. O'Connell in the 1940 U. S. Federal Census; Charles J. O'Connell in the 1943 Oakland City Directory, accessed August 22, 2021 at www.ancestry.com.

³ John Christian, "Castro Valley Library History," Draft, in the collection of the Hayward Area Historical Society, 2018; no page.

⁴ "Site Proposed for New CV Library," *Hayward Daily Review*, May 28, 1958, no page (clipping in the collection of Hayward Area Historical Society).



Figure 12. 1958 aerial photograph, site of the subject property lot outlined in red
(UCSB FrameFinder, 1958_6V-106)

In June 1958 the Board of Supervisors ordered an appraisal of the site and began to consider strategies for funding the project. The Castro Valley Library Advisory Committee recommended that the project be funded by direct appropriation or by loan from the Alameda County general fund. The Board of Supervisors also considered funding from county-wide sales tax revenues, or the establishment of a library services area, within which special taxes would be levied.⁵ In August 1958, the Board of Supervisors approved the selected site, allocated \$32,000 for its purchase, and set up a county service area to finance the library buildings program.⁶ The sale was completed in September 1958.⁷

To design the new library, the Castro Valley Library Advisory Committee unanimously recommended San Francisco architecture firm Wurster, Bernardi and Emmons.⁸ Despite an Alameda County policy to select architects with offices within the county, in 1959, the firm, by then called Wurster, Bernardi and Emmons, and Gensler, was selected to design the library: however, they rejected the contract due to the fee structure and the way the fee was set.⁹ Seeking a new architect, in early 1960, the Castro Valley Library Advisory Committee met with Edward Durell

⁵ "Appraisal on CV Library Site Ordered," *Hayward Daily Review*, June 18, 1958, no page (clipping in the collection of Hayward Area Historical Society).

⁶ "Proposed LCV Library Site Wins Approval," *Hayward Daily Review*, August 26, 1958, no page (clipping in the collection of Hayward Area Historical Society).

⁷ John Christian, "Castro Valley Library History."

⁸ Leona Ward, "Board Selects Site for New CV Library."

⁹ "CV Library Unit Eyes Architects," *Hayward Daily Review*, December 30, 1959, no page (clipping in the collection of Hayward Area Historical Society).

Stone, who had designed the Palo Alto Main Library in 1956, and the Hayward-based firm Wahamaki and Corey.¹⁰ The Committee did not reach agreement on which firm to choose, and the decision was forwarded to the Board of Supervisors, who selected Wahamaki and Corey.¹¹

As Wahamaki and Corey developed their design for the new 10,000 square foot building they endeavored to retain the “best” of the trees and as much of the existing landscaping as possible.¹² The structure was described in the press as mainly brick with aluminum windows and a tar and gravel roof. Parking was to be provided for thirty-three cars. In July 1960, the preliminary plans were approved by the Alameda County Board of Supervisors, county librarian Dorothy Roberts, and county architect Karl Weiger; revised plans approved in September 1960 reflect the library’s final design.¹³ The shelf capacity of the library was 52,000 books, and as planned it would be the largest library in Alameda County.¹⁴ Ground was broken in December 1960.¹⁵ The construction contract, worth slightly over \$230,000, was awarded to Hayward building firm Wallace Webb & Sons.¹⁶

Opening day for the completed library was February 13, 1962.¹⁷ Due to a lack of funding, the library opened with around 23,000 books on the shelf; supported by a series of community fundraisers hosted by the Castro Valley Women’s Club, the collection grew to 43,000 books by 1967.¹⁸ The library offered a variety of community services including storytime, puppeteers, and magicians for children; comic books; a collection of local history books; and, starting in 1982, access to computers.¹⁹

The subject property does not appear to have undergone any substantial alterations since construction was completed in 1962. An aerial photograph taken in 1965 shows the building with its distinct elongated hexagonal footprint it retains today, along with the paved driveway and parking lot, and mature trees on the north side of the building and at the front of the lot (Figure 13). In 1965, the Alameda County district attorney’s office filed a lawsuit against Wallace Webb & Sons, Wahamaki and Corey, and several other entities to recover the cost of defective tile originally installed inside the library.²⁰ Tile was replaced with linoleum, and then later replaced with carpet in the early 1980s; additional changes in the early 1980s included expansion of the teen section within the library, and landscape improvements completed by the Castro Valley Women’s Club.²¹

¹⁰ “CV Library Unit Eyes Architects,” *Hayward Daily Review*, December 20, 1959.

¹¹ “CV Library Advisors Disagree on Architect,” *Hayward Daily Review*, January 7, 1960, 28.

¹² “CV Library Sketches Now Being Finished,” *Hayward Daily Review*, July 21, 1960, no page (clipping in the collection of Hayward Area Historical Society).

¹³ “Final Library Plans Okayed by CV Group,” *Hayward Daily Review*, September 21, 1960, no page (clipping in the collection of Hayward Area Historical Society).

¹⁴ “Final Library Plans Okayed by CV Group,” *Hayward Daily Review*, September 21, 1960.

¹⁵ “CV Library Start Set,” *Hayward Daily Review*, December 20, 1960, no page (clipping in the collection of Hayward Area Historical Society).

¹⁶ “CV Library Start Set,” *Hayward Daily Review*, December 20, 1960.

¹⁷ John Christian, “Castro Valley Library History.”

¹⁸ John Christian, “Castro Valley Library History;” Nancy Sharp, “Booking for Library” *Oakland Tribune*, October 8, 1963, 21.

¹⁹ John Christian, “Castro Valley Library History.”

²⁰ “Library Tile Job Brings \$17,000 Suit,” *Oakland Tribune*, April 30, 1965, 16.

²¹ John Christian, “Castro Valley Library History.”



Figure 13. 1965 aerial photograph, site of the subject property lot outlined in red (UCSB FrameFinder, cas-65-130_5-39)

By the close of the 1980s the library no longer adequately served the community: the book collection had risen to over 100,000, close to double what the library was designed for, and the building was not equipped to provide newly important services such as computer stations.²² In July of 1990, the Alameda County Board of Supervisors initiated a planning process for eventual construction of a new library. The Castro Valley Library at 20055 Redwood Road closed to the public on September 13, 2009.²³ On October 31, 2009, on opening day of the new Castro Valley Library, 2,000 people participated in a human chain in which books were passed from the old library to the new, located more than half a mile away at 3600 Norbridge Avenue.²⁴

4. HISTORIC CONTEXT

4.1 Development of Castro Valley

Castro Valley is located in unincorporated Alameda County and is generally bounded to the south by San Lorenzo Creek; the west by Foothill Boulevard; the north by the southern boundary of Anthony Chabot Regional Park; and the east by the profile of several irregular canyons. The area was historically occupied by the Chocheño (also spelled Chochenyo or Chocenyoy) subdivision of the indigenous Ohlone peoples. European settlement began in 1797 with the establishment of Mission San Jose, and the area where Castro Valley is located became part of the extensive colony of New Spain in the state of Alta California.

²² John Christian, "Castro Valley Library History."

²³ John Christian, "Castro Valley Library History."

²⁴ John Christian, "Castro Valley Library History."

Following Mexican independence from Spain in 1821, large swaths of former Mission land holdings were granted to private owners. Castro Valley is located within Rancho San Lorenzo, a 28,000-acre parcel granted to Don Guillermo Castro in 1840.²⁵ Over the following twenty years, Castro sold off his land to settle debts, with the last portions going in 1864 to Faxon Atherton. Atherton in turn sold off smaller, wooded parcels to several logging companies, and redwood logging was the first industry in the area. Horse-drawn wagons transported felled trees from inland canyons across flatlands to Robert's Landing in what is today San Lorenzo. The town of Castro Valley developed along these wagon routes.

In 1866, the area's first public school was constructed near the current intersection of James Avenue and Redwood Road; a second school opened in 1868, near present-day Palomares Canyon. The area drew Portuguese families, and later an influx of German families, who often farmed large parcels of land. One of the first businesses in the area was located close to the corner of Redwood Road and Grove Way and served food and drink to wagon drivers traveling between the Livermore Valley and San Francisco.²⁶ Construction began on the San Leandro Reservoir, now called Lake Chabot, in 1874, with a largely Chinese labor force.²⁷ Construction of the reservoir continued for the following two decades and provided water to Castro Valley and other East Bay communities, including Oakland. By the close of the nineteenth century, population of Castro Valley included 373 families living in 57 homes.²⁸

At the beginning of the twentieth century, Castro Valley was most well known as a chicken ranching area. Modest residential and commercial growth occurred in the areas around Castro Valley Boulevard (historically called Mattox Road), Redwood Road, and "Upper" A Street. However, chicken ranching continued to be the area's main industry until the start of World War II, when there were twelve hatcheries on Castro Valley Boulevard alone.²⁹ Other agricultural production came in the form of orchards and row crops.

The entire Bay Area saw a massive population increase after the World War II, Castro Valley included, where population rose from 5,000 in 1945 to 37,000 in 1958.³⁰ Major construction projects from this era included the Castro Village Shopping Center in 1949; Eden Hospital (now Eden Medical Center) in 1951; widening of Castro Valley Boulevard in 1958; and an estimated 10,000 new single-family homes by 1958.³¹ Ongoing construction continued through the 1960s and 1970s, replacing the last of the area's historic agricultural uses, and Castro Valley is now thoroughly developed with a mixture of single-family residences, multi-unit housing, commercial hubs, and civic and religious buildings.

4.2 Public Library Construction After World War II

In the early twentieth century, branch libraries in the United States were largely designed in classically derived styles that incorporated formally imposing design features such as symmetrical façades, above-grade entrances, and grand entry staircases with large columns and porticos.³² This Neo-Classical prototype was popularized by the so-called

²⁵ Erwin Gustav Gudde, *California Place Names: The Origin and Etymology of Current Geographical Names* (Berkeley, California: University of California Press 2004) 495.

²⁶ Lucille Lorge, "A History of Castro Valley," slide presentation, accessed August 25, 2021 at <https://www.mycastrovalley.com/history/index.html>

²⁷ Castro Valley Today, "Castro Valley History Series: Lake Chabot," website of Castro Valley Today, accessed August 24, 2021 at <https://castrovalleytoday.com/castro-valley-history-series-lake-chabot/>.

²⁸ Castro Valley/Eden Area Chamber of Commerce, "Castro Valley," website of the Castro Valley/Eden Area Chamber of Commerce, accessed August 24, 2021 at <https://www.edenareachamber.com/castro-valley/>.

²⁹ Castro Valley/Eden Area Chamber of Commerce, "Castro Valley;" Lorge, "A History of Castro Valley."

³⁰ "Castro Valley Offers 'Living' Space to Area," *Hayward Daily Review*, March 17, 1958, no page, reprinted online, accessed August 25, 2021 at <https://patch.com/california/castrovalley/bp--way-back-when-castro-valley-in-1958>.

³¹ Castro Valley/Eden Area Chamber of Commerce, "Castro Valley;" "Castro Valley Offers 'Living' Space to Area," *Hayward Daily Review*.

³² Johanna Street, "National Register of Historic Places Registration Form, San Francisco Public Library North Beach Branch," 2010, section 8 page 1.

“Carnegie libraries,” public branch libraries constructed throughout the United States with funding from steel magnate Andrew Carnegie (1835-1919). The stated aim of the Carnegie library design was to convey the solemn importance of the democratic goals of the public library institution; the influence of these designs lasted for several decades after the last Carnegie library was funded in 1917. The Neo-Classical style finally started to wane during the Great Depression, when federally funded library construction by the Works Progress Administration adopted more popular Period Revival and Moderne styles.³³

After World War II, the United States entered an era of affluence when municipal funding for branch library construction was increasingly available. The American Library Association (ALA) published *Post War Standards for Public Libraries* in 1943, followed by *A National Plan for Public Library Service* in 1948. These documents introduced new philosophies that laid out the goals and aims of public libraries, and became the basis for modern public library design in the United States. The ALA recommended that all new library buildings should be functional and easily accessible to potential clientele; that standard types of library buildings should be developed; that public library buildings should be adaptable for expanded service in county or regional library systems; and that public library buildings should be planned and equipped as modern educational centers.³⁴

Librarians, city planners, and architects worked together to create innovative, modern, public libraries based on the ALA criteria. Branch libraries constructed after the adoption of these new criteria became a focus of architectural innovation, and many architects used the emerging Mid-Century Modern style to create inviting, casual buildings that were in harmony with their surroundings. As described in a 1952 article in *Architectural Record*, “The library is no longer a mere symbol of culture or a civic monument with pillars and impressive masses of steps; instead, it is becoming a friendly place which reveals the resources within and invites one to share its hospitality.”³⁵ In many respects, these buildings resembled the Mid-Century Modern style houses that were being constructed in suburban neighborhoods, with asymmetrical façades, single-story height, open floor plans, large expanses of glazing, mature landscaping at front and rear yards, and outdoor courtyards for casual assemblies. Libraries were often built adjacent or near to new shopping centers that were being constructed on commercial corridors, to improve accessibility and make picking up a book as easy as picking up a loaf of bread. The affinity with commercialism extended to the design of new libraries, which often incorporated storefront-like features such as fully glazed entry doors, glazed sidelites and transoms, and floor-to-ceiling windows or glazed display cases, to give people a glimpse of the “goods.” And, replacing the imposing staircases that often provided access to Neo-Classical Carnegie libraries, post-war libraries were generally built at-grade, both to appear more approachable and for improved access for children, the elderly, and persons with physical disabilities. The success of the combined efforts towards constructing more usable libraries was evidenced in the increased range of public programming at public libraries in the post-war era, including children’s storytimes, parenting groups, teen clubs, and senior social events. This increase in public programming, along with the relatively smaller scale of many libraries constructed during this era, contributed to their obsolescence towards the end of the twentieth century, as increased suburban population and the new and important programmatic need for computer access spurred changes in library design.

4.3 Wahamaki and Corey, Architects

The Hayward-based firm of Wahamaki and Corey was selected to design the Castro Valley Public Library in 1960, after the county could not reach a contracting agreement with the initially selected firm, Wurster, Bernardi and Emmons. Leo Wahamaki was born in Helsinki, Finland in 1922 and emigrated to the United States in 1948.³⁶ Elliot H.

³³ Street, “National Register Form, North Beach Branch,” section 8 page 1.

³⁴ Carlton B. Joeckel and Amy Winslow, *A National Plan for Public Library Service* (Chicago: American Library Association, 1948) 126-128.

³⁵ Charles M. Mohrhardt and Ralph A. Ulveling, “Public Libraries,” *Architectural Record*, December 1952, 149.

³⁶ California, U.S., Federal Naturalization Records, 1843-1999 for Leo Wahamaki, accessed August 25, 2021 at www.ancestry.com.

Corey was born Ohio in 1913 and moved to Santa Cruz, California in his youth.³⁷ Both men attended the University of California, Berkeley and both received architecture degrees in 1952.³⁸

By 1953 they had established the firm Wahamaki and Corey, and were awarded the commission to design a fire house in Hayward in December of that year.³⁹ From their offices in downtown Hayward, first at 1035 B Street and, later, 1065 A Street, the firm remained busy for the following two decades with projects largely within Alameda County. Municipal projects other than the design of the Castro Valley Public Library included an interior remodel of the Alameda County Courthouse in Oakland in 1955; a community building in San Lorenzo Park in San Lorenzo, California in 1957 (extant; 1970 Buena Vista, San Lorenzo); a fire and police station in Albany, California in 1958 (extant; 1055 Marin Avenue, Albany); the Weekes Branch of Hayward Public Library in 1964 (extant, 27300 Patrick Avenue, Hayward); major alterations to turn a grocery store into a fire station in downtown Hayward in 1966 (no longer extant); and a new fire station to serve the canyon roads on the east side of Castro Valley in 1976 (extant; 19780 Cull Canyon Road, Castro Valley).⁴⁰

Private market projects included the Southern Alameda County AFL Labor Temple in Hayward in 1955 (extant, heavily altered; 29475 Mission Boulevard, Hayward); a Mobilgas service station in San Mateo in 1955 (no longer extant); MacFarlane's Candies in downtown Hayward in 1960 (extant, altered; 22656 Foothill Boulevard) and a bakery for MacFarlane's in Oakland in 1961 (extant, heavily altered; 4200 Broadway, Oakland).⁴¹ The firm also partnered with Hungarian architect Laszlo Hudec to design the University Lutheran Chapel of Berkeley in 1956 (extant; 2425 College Avenue, Berkeley), and revised existing designs for the Motherhouse at the Sisters of the Holy Family Palmdale Estate in Fremont after architect Martin Rist died suddenly in 1957 (extant, altered; 43151 Mission Boulevard, Fremont).⁴²

The designs of Wahamaki and Corey reflect a generally restrained interpretation of the Mid-Century Modern style, often adapted for utilitarian, municipal uses. Common design features in the firm's known projects include exposed post and beam construction, brick cladding, and large areas of glazing. In addition to the Castro Valley Public Library, the firm only used a hexagonal footprint and hexagonal skylights at one other known project, the community building in San Lorenzo Park. Leo Wahamaki died suddenly in at his home in Danville in 1976 at the age of 54, after which Elliot H. Corey practiced independently for several decades.⁴³ Elliot H. Corey died in Hayward in 2005.⁴⁴

³⁷ "Elliot Harris Corey," *East Bay Times*, February 6, 2005, accessed August 25, 2021 at <https://www.legacy.com/us/obituaries/eastbaytimes/name/elliott-corey-obituary?pid=3132548>.

³⁸ University of California, *Register of the University of California* (Oakland: D.W. Gelwicks, State Printer, 1952) no page.

³⁹ "Off-Street Parking Gets Hayward OK," *Oakland Tribune*, December 16, 1953, 29.

⁴⁰ PES Environmental Inc., "Phase I Environmental Site Assessment, 22471, 22477, 22485 & 22491 Maple Court, Hayward, California," prepared for Bay+Area Property Developers, 2015, 44; "Board of Supervisors," *Oakland Tribune*, May 12, 1955, 51; "Even the Weather Cooperated in San Lorenzo Park Dedication," *Oakland Tribune*, June 9, 1957, 81; "Albany Asks Plans for New Station," *Oakland Tribune*, June 3, 1958, 3; Environmental Design Archives, College of Environmental Design, "Inventory of the Robert R. Royston Collection, 1941-1990," Online Archive of California, 2005; Hayward Area Historical Society, "One Corner: Main and C Streets," Hayward Area Historical Society website, accessed August 23, 2021 at <https://www.haywardareahistory.org/one-corner>; "How Soon the Cost Goes Up," *Oakland Tribune*, June 29, 1977, 6.

⁴¹ "Labor Temple Dedicated," *San Francisco Examiner*, March 13, 1955, 26; *San Mateo Times*, March 17, 1955, 11; "MacFarlane's Candies Open New Store," *Oakland Tribune*, May 19, 1960, 88; "MacFarlane's Bakery Opens on Broadway," *Oakland Tribune*, September 13, 1961, 24.

⁴² Hudec Cultural Foundation, "Gallery," Hudec Cultural Foundation website, accessed August 21, 2021 at <http://architect.hudecproject.com/en/gallery-0>; Architectural Resources Group, "Historic American Landscapes Survey CA-112: Palmdale Estate (Sisters of the Holy Family), 43151 Mission Boulevard, Fremont, Alameda County, California," 2015, in the collection of the Library of Congress, accessed August 25, 2021 at <http://cweb2.loc.gov/master/pnp/habshaer/ca/ca4100/ca4177/data/ca4177data.pdf>.

⁴³ "Death Probed," *Contra Costa Times*, August 29, 1976, 46.

⁴⁴ "Elliot Harris Corey," *East Bay Times*.

4.4 Mid-Century Modern Style Architecture

Mid-Century Modern style architecture emerged after World War II as an evolution of the preceding European-derived International Style and, more locally, the Second Bay Area Tradition.⁴⁵ Mid-Century Modernism built upon some of the formal precepts of these styles, including the “form follows function” principle of Modernism, but introduced a more lighthearted approach to design, achieved through a broader range of expressive forms and material treatments. The style flourished as it intersected with the nation’s longest period of continuous growth, during which construction-related expenditures increased nearly every year from 1946 to 1969.⁴⁶ During this period, Mid-Century Modern was the primary style applied to everyday residential, commercial, and institutional buildings.

In the Bay Area, the Mid-Century Modern style freely incorporated the established design vocabulary of the Second Bay Area Tradition, practiced by architects such as William Wurster and Gardner Dailey in the late 1920s through the early 1940s. This style was rooted in a regional vernacular and often included open plans, glass walls, low pitched roofs, and exposed wood truss support systems, similar to the simple designs of older farmhouses and extremely influential on later-developed suburban Ranch-style homes. When applied to commercial and institutional buildings, the Mid-Century Modern style usually incorporated a simple, geometric form, usually horizontally oriented, with expressive design elements concentrated at the façades and roof. Mid-Century Modernism often incorporated new materials and/or technologies in the finishes, such as plastic laminates, colored spandrel glass, and anodized metal sheathings. Designs in this style also perpetuated the philosophy of indoor-outdoor living established by the Second Bay Area Tradition, and often incorporated overhanging eaves, trellises, atriums, and shaded breeze blocks, to provide pleasant outdoor experiences for users and enliven the play of light and shadow around buildings.⁴⁷

Character-defining features of Mid-Century Modern style architecture include the following:

- Simple geometric forms;
- Expressed post-and-beam construction;
- Cantilevered overhangs;
- Flat, shed, or low-pitched gable roof forms;
- Geometric roof forms, such as folded plates, dramatic gables, and A-frames;
- Projecting eaves and exposed rafters; often with wide and sometimes decorated fascia boards;
- Large steel- or wood-framed single-paned windows;
- Stucco, wood (often vertical), or corrugated siding;
- Brick or stone veneer often used as accent or primary material;
- Canted windows and/or walls;
- Vaulted roofs and/or overhangs with clerestories;
- Breeze blocks, and,
- Atrium or courtyard entryways.⁴⁸

⁴⁵ GPA Consulting, “City of Fremont Postwar Development and Architecture Historic Context Statement, 1945-1970,” prepared for the City of Fremont Community Development Department Planning Division, 2017, 59-61.

⁴⁶ Mary Brown, “San Francisco Modern Architecture and Landscape Design, 1935-1970 Historic Context Statement,” prepared by City and County of San Francisco Planning Department, January 2011, 121-128.

⁴⁷ Brown, “San Francisco Modern Architecture Historic Context Statement,” 122; Rabekah Henderson, “All About Breeze Blocks,” published at Atomic Ranch, 2019, accessed August 28, 2021 at <https://www.atomic-ranch.com/architecture-design/all-about-breeze-blocks/>.

⁴⁸ GPA Consulting, “Fremont Postwar Architecture Historic Context Statement,” 61, 95; Brown, “San Francisco Modern Architecture Historic Context Statement,” 189.

5. EVALUATIVE FRAMEWORK

5.1 National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's inventory of historic places and the national repository of documentation on historic property types, significance, abundance, condition, ownership, needs, and other information. The National Register Criteria for Evaluation define the scope of the National Register of Historic Places; they identify the range of resources and kinds of significance that will qualify properties for listing in the National Register. The Criteria are written broadly to recognize the wide variety of historic properties associated with our prehistory and history. A property eligible for the National Register must be significant at the local, state, or national level under one or more of the following criteria:

- A. Association with events that have made a significant contribution to the broad patterns of our history.
- B. Association with the lives of significant persons in or past.
- C. A property that embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- D. A property that has yielded or may be likely to yield information important in history or prehistory.

For a property to qualify under the National Register, it must retain “historic integrity of those features necessary to convey its significance.”⁴⁹ Integrity is the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. 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. To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

- *Location* is the place where the historic property was constructed or the place where the historic event occurred.
- *Setting* is the physical environment of a historic property.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a 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.

5.2 California Register of Historical Resources

The California Register of Historical Resources (California Register) is the authoritative guide to the State’s significant historical and archaeological resources. It serves to identify, evaluate, register, and protect California’s historical

⁴⁹ National Park Service, “National Register Bulletin: How to Apply the National Register Criteria for Evaluation,” accessed July 20, 2021 at http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm.

resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for historic preservation grant funding; and affords certain protections under the California Environmental Quality Act (CEQA). All resources listed in or formally determined eligible for the National Register are automatically listed in the California Register. In addition, properties designated under municipal or county ordinances are eligible for listing in the California Register.

The California Register criteria are modeled on the National Register criteria. A historical resource must be significant at the local, state, or national level under one or more of the following criteria:

1. It is associated with events or patterns of 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.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state or the nation.

Like the National Register, evaluation for eligibility to the California Register requires an establishment of historic significance before integrity is considered. California uses the same seven aspects of integrity to determine if a property retains the physical characteristics corresponding to its historic significance. However, the integrity threshold is slightly lower at the state level than at the federal level. As a result, some resources that are historically significant but do not meet National Register integrity standards may be eligible for listing in the California Register.

5.3 Alameda County Register of Historic Resources

The criteria and requirements for placement on the Alameda County Register of Historic Resources as a landmark or as a structure of merit are as follows. A nominated resource shall be added to the Alameda County Register as a landmark if the Board of Supervisors finds that the requirements set forth below are satisfied.⁵⁰

The nominated resource must meet one or more of the following criteria:

- A. It is associated with events that have made a significant contribution to the broad patterns of the history of the County, region, state, or nation;
- B. It is associated with the lives of persons associated with the County's past;
- C. It embodies the distinctive characteristics of a type, period, or method of construction;
- D. It represents the work of an important creative individual or master;
- E. It possesses high artistic values; or
- F. It has yielded or may be likely to yield information important in the prehistory or history of the County, region, state, or nation.

A nominated resource shall be added to the Alameda County Register as a structure of merit if the Board of Supervisors finds that it satisfies one or more of the following criteria:

⁵⁰ County of Alameda, "Chapter 17.62: Historic Preservation Ordinance," Section 17.20.040 of Title 17 of the General Ordinance Code of the County of Alameda, 2012.

1. It represents in its location an established and familiar visual feature of the neighborhood, community, or County; or
2. It materially benefits the historic, architectural, or aesthetic character of the neighborhood or area; or
3. It is an example of a type of building that was once common but is now rare in its neighborhood, community, or area; or
4. It is connected with a business or use which was once common but is not rare; or
5. It contributes to an understanding of the contextual significance of a neighborhood, community, or area.

The nominated resource must also retain integrity of location, design, setting, materials, workmanship, feeling and association, as detailed under the discussion of California Register eligibility.

6. EVALUATION OF SIGNIFICANCE

6.1 National Register of Historic Places

National Register Criterion A [Association with Significant Events]

To be considered eligible for listing under this criterion, a property must be associated with one or more events important in a defined historic context. This criterion recognizes properties associated with single events, a pattern of events, repeated activities, or historic trends.⁵¹

20055 Redwood Road was constructed in 1962, during the post-war population boom that took place in Castro Valley and across the Bay Area as a whole. While the building reflects the pattern of increased construction of municipal buildings to serve the area's enlarged population, it does not have a direct association with this pattern of events, such as being a prototype, an early example, or large or influential example of a municipal building, such that it would meet the threshold for eligibility for the National Register under Criterion A. Similarly, while the building was constructed during a period in which the design of public libraries was newly influenced by post-war publications by the American Library Association, 20055 Redwood Road does not have a direct association with this pattern of events, such as being a prototype, an early example, or large or influential example. Research did not indicate the building is associated with any other historic events or patterns of events. For these reasons, 20055 Redwood Road does not appear to meet the threshold for listing in the National Register under Criterion A.

National Register Criterion B [Association with Significant Persons]

This criterion "applies to properties associated with individuals whose specific contributions to history can be identified and documented." It identifies properties associated with individuals "whose activities are demonstrably important within a local, State, or national historic context," and is typically limited to those properties that have the ability to illustrate a person's important achievements.⁵²

Serving as the Castro Valley Public Library, 20055 Redwood Road was staffed by a series of librarians and other employees and used by countless community patrons between the time it opened in 1962 and its closure in 2009. Research did not uncover a direct association between the building and any individuals or organizations who have made demonstrably significant contributions to national history. For these reasons, 20055 Redwood Road does not appear to meet the threshold for eligibility for listing in the National Register under Criterion B.

National Register Criterion C [Architectural Significance]

This criterion applies to properties that "embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a

⁵¹ National Park Service, "How to Apply the National Register Criteria for Evaluation."

⁵² National Park Service, "How to Apply the National Register Criteria for Evaluation."

significant and distinguishable entity whose components may lack individual distinction.”⁵³ “Distinctive characteristics” are the physical and design features that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular style.⁵⁴ A master “is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality.”⁵⁵

20055 Redwood Road is designed in the Mid-Century Modern style and includes distinctive character-defining features of the style including a simple elongated hexagonal form; expressed post-and-beam construction, with boxed purlin “beams” supported by brick column “posts”; a low-pitched gable roof with a geometric component in the up-angled section above the primary entrance and the projecting vertical hexagonal skylights; deep projecting eaves; a wide and decorated fascia; large metal-framed windows; areas of decorative brick cladding west of the primary entrance; and large and prominent areas of breeze block. The design of the building also incorporates guiding principles outlined in two influential post-war publications by the ALA, and includes features that embody the design of post-war libraries such as one-story height and at-grade construction; open floor plan; location alongside a major thoroughfare and near to a shopping center; a “natural” setting with mature landscaping; and large windows which “reveal the resources within.” Although the property includes distinctive character-defining features of the Mid-Century Modern style and incorporates guiding principles laid out by the ALA for post-war libraries, it does not include the full and robust complement of character-defining features of the Mid-Century Modern style, nor does it include all of the ALA design principles such that it would “embody” these concepts at a national level. For these reasons, the property does not appear to meet the threshold for eligibility for listing in the National Register under Criterion C. Wahamaki and Corey made a lasting contribution to Alameda County through a series of municipal and private commissions in the 1950s through the 1970s, but are not regarded as master architects within the context of the East Bay, as many of their designs were restrained interpretation of the Mid-Century Modern style, often adapted for utilitarian, municipal uses. The subject property likewise does not possess high artistic values. For these reasons, 20055 Redwood Road does not appear to meet the threshold for listing in the National Register under Criterion C.

National Register Criterion D [Potential to Yield Information]

Finding that a “property [...] has yielded or may be likely to yield information important in history or prehistory” typically relates to archaeological resources rather than built resources. When Criterion D does relate to built resources, it is relevant in cases when the building serves as the principal source of important construction-related information.

The analysis of 20055 Redwood Road was limited to above-ground resources: the identification and evaluation of archeological resources is beyond the scope of this report. 20055 Redwood Road does not appear to have the potential to provide important information related to its materials or construction type. Therefore, it does not appear to be eligible for the National Register under Criterion D.

6.2 California Register of Historical Resources

California Register Criterion 1 [Association with Significant Events]

To be considered eligible for listing under Criterion 1, a property must be associated with one or more events important in a defined historic context. This criterion recognizes properties associated with single events, a pattern of events, repeated activities, or historic trends.⁵⁶

⁵³ National Park Service, “How to Apply the National Register Criteria for Evaluation.”

⁵⁴ National Park Service, “How to Apply the National Register Criteria for Evaluation.”

⁵⁵ National Park Service, “How to Apply the National Register Criteria for Evaluation.”

⁵⁶ National Park Service, “National Register Bulletin: How to Apply the National Register Criteria for Evaluation.”

20055 Redwood Road was constructed in 1962, during the post-war population boom that took place in Castro Valley and across the Bay Area as a whole. While the building reflects the pattern of increased construction of municipal buildings to serve the area's enlarged population, it does not have a direct association with this pattern of events, such as being a prototype, an early example, or large or influential example of a municipal building, such that it would be eligible for the California Register under Criterion 1. Similarly, while the building was constructed during a period in which the design of public libraries was newly influenced by post-war publications by the American Library Association, 20055 Redwood Road does not have a direct association with this pattern of events, such as being a prototype, an early example, or large or influential example. Research did not indicate the building is associated with any other historic events or patterns of events. For these reasons, 20055 Redwood Road does not appear to meet the threshold for listing in the California Register under Criterion 1.

California Register Criterion 2 [Association with Significant Persons]

This criterion "applies to properties associated with individuals whose specific contributions to history can be identified and documented." It identifies properties associated with individuals "whose activities are demonstrably important within a local, State, or national historic context."⁵⁷

Serving as the Castro Valley Public Library, 20055 Redwood Road was staffed by a series of librarians and other employees and used by countless community patrons between the time it opened in 1962 and its closure in 2009. Research did not uncover a direct association between the building and any individuals or organizations who have made demonstrably significant contributions to local, California, or national history. For these reasons, 20055 Redwood Road does not appear to meet the threshold for listing in the California Register under Criterion 2.

California Register Criterion 3 [Architectural Significance]

This criterion applies to properties that "embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction."⁵⁸ "Distinctive characteristics" are the physical and design features that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular style.⁵⁹ A master "is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality."⁶⁰

20055 Redwood Road is designed in the Mid-Century Modern style and includes distinctive character-defining features of the style including a simple elongated hexagonal form; expressed post-and-beam construction, with boxed purlin "beams" supported by brick column "posts"; a low-pitched gable roof with a geometric component in the up-angled section above the primary entrance and the projecting vertical hexagonal skylights; deep projecting eaves; a wide and decorated fascia; large metal-framed windows; areas of decorative brick cladding west of the primary entrance; and large and prominent areas of breeze block. Although brick is not one of the most common cladding types in Mid-Century Modern style architecture, its use at this building does not diminish the building's ability to embody the distinctive characteristics of the style. The design of the building also incorporates guiding principles outlined in two influential post-war publications by the ALA, and includes features that embody the design of post-war libraries such as one-story height and at-grade construction; open floor plan; location alongside a major thoroughfare and near to a shopping center; a "natural" setting with mature landscaping; and large windows which "reveal the resources within." Wahamaki and Corey made a lasting contribution to Alameda County through a series of municipal and private commissions in the 1950s through the 1970s, but are not regarded as master architects within the context of the East Bay, as many of their designs were restrained interpretation of the Mid-Century

⁵⁷ National Park Service, "National Register Bulletin: How to Apply the National Register Criteria for Evaluation."

⁵⁸ National Park Service, "National Register Bulletin: How to Apply the National Register Criteria for Evaluation."

⁵⁹ National Park Service, "National Register Bulletin: How to Apply the National Register Criteria for Evaluation."

⁶⁰ National Park Service, "National Register Bulletin: How to Apply the National Register Criteria for Evaluation."

Modern style, often adapted for utilitarian, municipal uses. The subject property likewise does not possess high artistic values. However, 20055 Redwood Road appears to meet the threshold for listing in the California Register under Criterion 3 as a distinctive local example of a Mid-Century Modern style architecture in the California context, and because it includes many of the design directives laid out by in two influential publications by the ALA for public library design in the post-war era. The period of significance for this finding is 1962, the year that construction was complete.

California Register Criterion 4 [Potential to Yield Information]

The “potential to yield, information important to the prehistory or history of the local area, state or the nation” typically relates to archaeological resources rather than built resources. When Criterion 4 does relate to built resources, it is relevant in cases when the building serves as the principal source of important construction-related information.

The analysis of 20055 Redwood Road was limited to above-ground resources: the identification and evaluation of archeological resources is beyond the scope of this report. 20055 Redwood Road does not appear to have the potential to provide important information related to its materials or construction type. Therefore, it does not appear to be eligible for the California Register under Criterion 4.

6.2.1 Integrity Analysis

In order for a building to qualify for listing on the California Register of Historical Resources, it must both display significance under one or more of the California Register criteria and retain historical integrity.

Based on a review of a limited set of original plans and elevations provided by the client; a review of previous evaluative reports and documentation provided by the client and Alameda County Community Development Agency; archival newspaper research and research at the Hayward Area Historical Society; and observation during a site visit on July 7, 2021, 20055 Redwood Road does not appear to have undergone any significant exterior alterations since construction was complete in 1962. Original interior tile was replaced with linoleum, and then later replaced with carpet in the early 1980s; additional changes in the early 1980s included expansion of the teen section within the library, and landscape improvements completed by the Castro Valley Women’s Club.

The building has not been moved and retains integrity of location. The building is largely unaltered and as such retains integrity of design, materials, and workmanship. While the extent of landscape improvements completed in the 1980s is not known, the main components of the setting, including the library building, driveway, parking area, and mature trees, remain unchanged and thus the property retains integrity of setting. The building retains integrity of feeling because the physical features remain in place that, when considered together, convey the property's historic character. And the building retains integrity of association because it can convey to an observer that it is a Mid-Century Modern public library that was constructed in the post-war era.

For these reasons, the building retains sufficient integrity to convey its historic significance and is eligible for listing in the California Register.

6.2.2 Character-Defining Features

A character-defining feature is an aspect of a building or structure’s design, construction, or detail that is representative of its function, type, or architectural style. Generally, character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics, and landscaping built or installed within the period of significance. In order for an important historic property to retain its significance, its character-defining features must be retained to the greatest extent possible.

Character-defining features of the exterior of the building include:

- One-story height, at-grade construction, and elongated hexagonal footprint;
- Low-pitched gable roof with extended eaves and up-angled section above the primary entrance;
- Four vertical hexagonal skylights at the roof ridge;
- Wide decorated fascia;
- Expressed post and beam construction, including boxed purlin “beams” supported by brick column “posts”;
- Brick cladding including decorative raised brick pattern west of the primary entrance;
- Fully glazed primary entry doors, sidelites and transom;
- Pattern of fenestration, including large window bays alternating with brick clad bays; and
- Breeze block at east and west façades.

Due to some material alterations, character-defining features of the interior of the building are limited to:

- Open plan at the east and west portions of the building;
- Vaulted ceiling profile at the east and west portions of the building;
- Expressed post and beam construction, including brick column “posts”; and
- Brick wall finishes.

6.3 Alameda County Register of Historic Resources

Based on the detailed discussion of California Register eligibility, 20055 Redwood Road appears eligible for listing in the Alameda County Register of Historical Resources as a landmark under Alameda County Register Criterion 3, as a distinctive example of a Mid-Century Modern style architecture in the California context, and because it includes many of the design directives laid out by in two influential publications by the ALA for public library design in the post-war era. As detailed under the discussion of California Register eligibility, the building meets the integrity threshold for register eligibility as well. The property is not eligible for the Alameda County Register of Historical Resources under any additional criteria, nor does it appear eligible for listing on the Alameda County Register as a structure of merit.

7. SUMMARY OF FINDINGS

20055 Redwood Road was constructed in 1962 as the Castro Valley Public Library. Although the property does not appear eligible for listing in the National Register, the property does appear eligible for listing in the California Register under Criterion 3 and the Alameda County Register of Historical Resources under Criterion 3 as a distinctive local example of a Mid-Century Modern style architecture in the California context, and because it includes many of the design directives laid out by in two influential publications by the ALA for public library design in the post-war era. The period of significance for this finding is 1962, the year construction of the building was completed. The building retains sufficient integrity to convey its historic significance. For these reasons, 20055 Redwood Road appears to be eligible for listing in the California Register and the Alameda County Register and would be considered a historical resource under CEQA.

8. ENVIRONMENTAL REVIEW FOR SITE DEVELOPMENT

As described in the Summary of Findings, 20055 Redwood Road has been determined eligible for listing in the California Register and the Alameda County Register of Historical Resources and would be considered a historical resource under CEQA. An overview of CEQA as it pertains to historical resources is provided below, along with information about compliance with CEQA under varying development scenarios, and the process of federal review under the Section 106 review process.

8.1 California Environmental Quality Act (CEQA)

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 Section 5024.1, 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 California Register of Historical Resources.

As outlined in the findings of ARG’s Historic Resource Evaluation, 20055 Redwood Road would be considered a CEQA resource under both 2 (identified significant at the local level in a qualified survey) and 3 (meets criteria for listing in the California Register).

If a proposed project may cause a substantial adverse change in the significance of a historical resource, CEQA requires a city or county to carefully consider the possible impacts before proceeding (Public Resources Code Section 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). CEQA explicitly prohibits the use of a categorical exemption within the CEQA Guidelines for projects that may cause such a change (Section 21084).

CEQA Guidelines section 15064.5(b) defines a “substantial adverse change” in the significance of a historical resource 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 a historical 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 its identification in an historical resources survey..., unless the public agency reviewing the effects of the project establishes by a preponderance of evidence

that the resource is not historically or culturally significant; 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.” (Guidelines Section 15064.5(b))

The following section outlines potential scenarios for compliance with CEQA should the property owners pursue the redevelopment of the project site.

Redevelopment Scenario #1: Preservation

A redevelopment scenario that includes preservation of the identified historic resource according to the *Secretary of the Interior's Standards for Preservation* would result in a less than significant impact under CEQA and allow the project sponsor to avoid addressing cultural resource impacts in an Environmental Impact Report (EIR).

As outlined by the *U. S. Department of the Interior's Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, preservation is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Preservation may be considered when, as at 20055 Redwood Road, the property's distinctive materials, features, and spaces are essentially intact and convey the historic significance without extensive repair or replacement. Work generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. All character-defining features of the property as outlined in Section 6.2.2. of the HRE would be expected to be retained in a preservation redevelopment scenario.

Preservation presumes that continuing or new use does not require additions or extensive alterations. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

The *Secretary of the Interior's Standards for Preservation* are as follows:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Preservation of a historic resource according to the *Secretary of the Interior's Standards for Preservation* is presumed to result in a less than significant impact to the historic resource under CEQA.

Redevelopment Scenario #2: Rehabilitation

A redevelopment scenario that includes rehabilitation of the identified historic resource according to the *Secretary of the Interior's Standards for Rehabilitation* would result in a less than significant impact under CEQA and allow the project sponsor to avoid addressing cultural resource impacts in an Environmental Impact Report (EIR).

As outlined by the *U. S. Department of the Interior's Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. Rehabilitation may be considered when repair and replacement of deteriorated features are necessary, or when alterations or additions to the property are planned for a new or continued use.

Most or all of the character-defining features of the property as outlined in Section 6.2.2. of the HRE would be expected to be retained in a redevelopment scenario. Any alterations to the historic resource would need to comply with the *Secretary of the Interior's Standards for Rehabilitation* and be designed such that the historic resource retains sufficient integrity to convey its historic significance. Any new building/s constructed within the project site would need to comply with the *Secretary of the Interior's Standards for Rehabilitation*, and would need to be compatible with the height, scale, and design of the historic resource at the site.

The *Secretary of the Interior's Standards for Rehabilitation* are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Rehabilitation of a historic resource according to the *Secretary of the Interior's Standards for Rehabilitation* is presumed to result in a less than significant impact to the historic resource under CEQA.

Redevelopment Scenario #3: Demolition

A redevelopment scenario that includes demolition of the identified historic resource would result in a significant unavoidable impact under CEQA, and the project sponsor would be required to address cultural resource impacts in an Environmental Impact Report (EIR).

The significance of a historical resource is considered to be “materially impaired” when a project demolishes or materially alters the physical characteristics that justify the determination of a historical resource’s significance (CEQA Guidelines §15064.5(b)). When an identified historic resource is demolished, the project would require the preparation of an EIR and a finding of a significant unavoidable impact to historical resources that cannot be mitigated.

CEQA requires the lead decision-making agency to review the findings of the EIR and balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposal project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered “acceptable” and the lead decision-making agency may approve a project with a “statement of overriding considerations.”

CEQA requires that all feasible mitigation measures be completed even if they do not mitigate project impacts below a level of significance (14 CCR § 15126.4(b)). Mitigation measures are generally developed by the lead agency with input from stakeholders, historic preservation professionals, and impacted community members, with the lead agency assuming responsibility for overseeing implementation. Standard mitigation measures for the loss of a historic resource can include but are not limited to installation of publicly visible, interpretive signage at the site of the historic resource, and documentation of the historic resource prior to demolition. Documentation typically consists of Historic American Buildings Survey (HABS) recordation, which does not mitigate the physical impact on the historic resource but serves a “legitimate archival purpose” for the ongoing study of the historic resource by future scholars.⁶¹ Implementation of HABS standards, established by the National Park Service, are detailed below.⁶²

1. A HABS written report will be completed to document the physical history and description of the historical resource, the historic context for its construction and use, and its historic significance. The report will follow the standard outline format described in the *Historic American Buildings Survey Guidelines for Historical Reports* in effect at the time of recording. The report will be prepared by a professional who meets the Secretary of the Interior’s Professional Qualifications Standards for Architectural History.
2. Large-format, black and white photographs of the historical resource will be taken and processed for archival permanence in accordance with the *HABS/HAER/HALS Photography Guidelines* in effect at the time of recording. The photographs will be taken by a professional with HABS photography experience. The number and type of views required will be determined in consultation with the local jurisdiction.

⁶¹ California Office of Historic Preservation, “California Environmental Quality Act (CEQA) and Historical Resources,” accessed October 7, 2021 at https://ohp.parks.ca.gov/?page_id=21721.

⁶² National Park Service, “HABS Guidelines,” accessed October 7, 2021 at <https://www.nps.gov/hdp/standards/habsguidelines.htm>.

3. Existing drawings, where available, will be reproduced on archival paper. If existing drawings are not available, a full set of measured drawings depicting existing conditions will be prepared. The drawings will be prepared in accordance with the *Historic American Engineering Guidelines for Drawings* (Chapter 4.0 Measured Drawings) in effect at the time of recording. The drawings will be prepared by a professional who meets the Secretary of the Interior's Professional Qualifications Standards for Architecture or Historic Architecture.
4. The HABS documentation, including the report, large-format photographs, and drawings, will be submitted to the appropriate repositories, such as the local historical society, archive, and/or library. The documentation will be prepared in accordance with the archival standards outlined in the *Transmittal Guidelines for Preparing HABS/HAER/HAL Documentation* in effect at the time of recording. A professional who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History will manage production of the HABS documentation.

8.2 Section 106 Review

Section 106 of the National Historic Preservation Act (NHPA) (54 USC § 306101) is a law that requires federal agencies to consider the effects of federally funded projects on historic properties and, when applicable, provide other consulting parties and the public an opportunity to comment on such projects prior to the expenditure of any federal funds. Section 106 requires federal agencies to consider the effects of their undertakings on historic properties and to provide the Advisory Council on Historic Preservation (ACHP) with a reasonable opportunity to comment. In addition, federal agencies are required to consult on the Section 106 process with State Historic Preservation Offices (SHPO), Tribal Historic Preservation Offices (THPO), Indian Tribes (to include Alaska Natives) [Tribes], and Native Hawaiian Organizations (NHO). For the purposes of Section 106 review, historic properties are considered to be any prehistoric or historic districts, sites, buildings, structures, or objects that are listed in or determined eligible for listing in the National Register of Historic Places (National Register). If an undertaking does not affect National Register listed or eligible properties, then the responsible Federal agency has no further obligations under Section 106. As outlined in Section 6.1 of the HRE, 20055 Redwood Road does not appear eligible for listing in the National Register. Redevelopment scenarios for the property would therefore not be subject to Section 106 review.

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**Castro Valley Public Library, 20055 Redwood Road, Castro Valley, California
Historic Resource Evaluation**

Appendix A: Existing Conditions Photographs



Architectural
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Existing Conditions: Exterior



20055 Redwood Road, Castro Valley, east façade, view west (ARG, July 2021)



South façade, west side, view northwest (ARG, July 2021)



South façade, east side, view northeast (ARG, July 2021)



South façade, detail of brick and columns, view east
(ARG, July 2021)



East façade, north side, detail of breeze block, view southwest
(ARG, July 2021)



West façade, view east (ARG, July 2021)



North façade, view east (ARG, July 2021)



Roofline showing skylights, view northwest (ARG, July 2021)

Existing Conditions: Interior



Open plan area at east side, view east (ARG, July 2021)



Open plan area at west side, view southwest (ARG, July 2021)

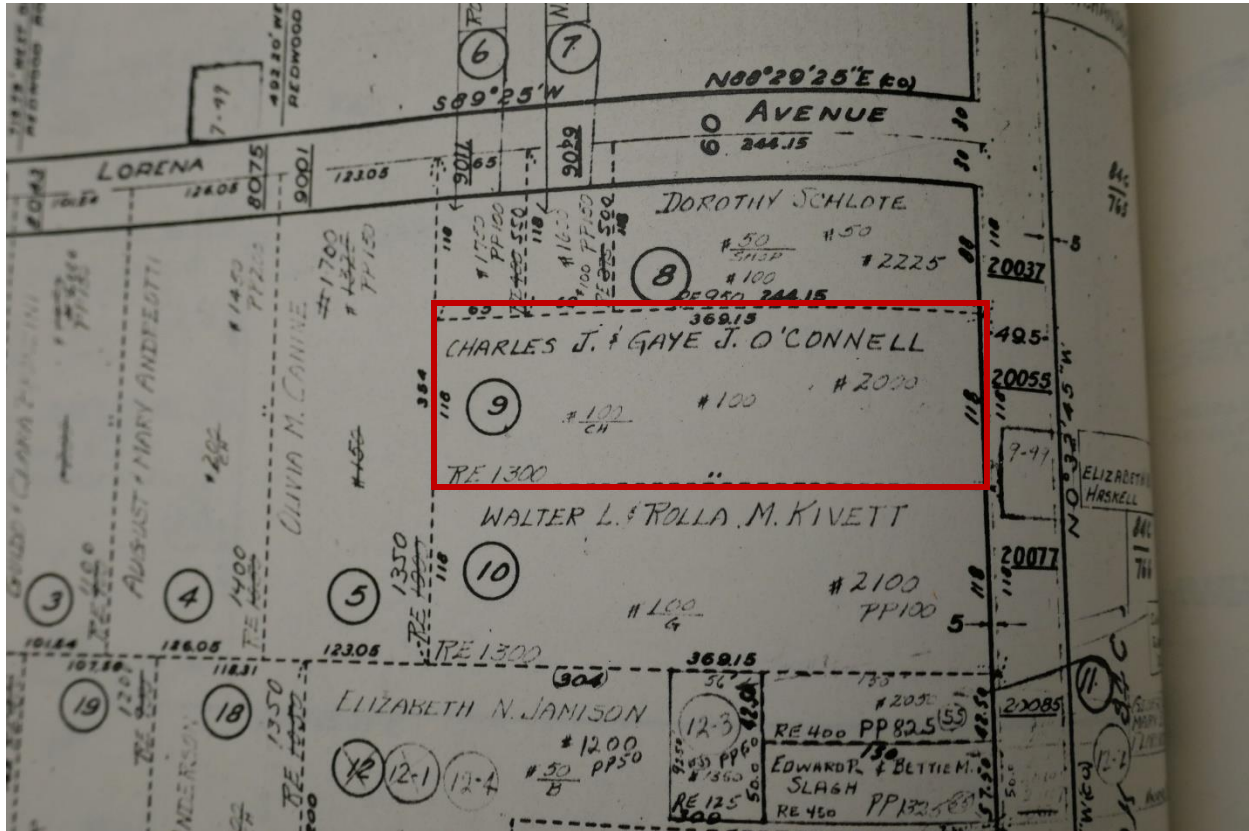
**Castro Valley Public Library, 20055 Redwood Road, Castro Valley, California
Historic Resource Evaluation**

Appendix B: Historic Maps and Aerial Photographs



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Historic Maps and Aerial Photographs



1953 Alameda County Assessor's Map, future site of 20055 Redwood Road outlined in red (Hayward Area Historical Society)



1958 aerial photograph, future site of 20055 Redwood Road outlined in red
(UCSB FrameFinder, 1958_6V-106)



1965 aerial photograph, site of the subject property lot outlined in red
(UCSB FrameFinder, cas-65-130_5-39)

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