Appendix D:
Cultural and Tribal Cultural Resources Supporting Information

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D.1 - Archaeological Resources Assessment Report

This appendix contains sensitive information relating to cultural resources and is not intended for public distribution pursuant to Public Resources Code Section 21082.3(C)(2). A copy of confidential Appendix D.1 is on file with the City of Pleasanton and is available to qualified professionals upon request.

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D.2 - Historic Architecture Evaluation Report

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HISTORIC ARCHITECTURE EVALUATION REPORT

of the

MANUEL TERRA RANCH

11021-11033 Dublin Canyon Road
Pleasanton, CA
Alameda County, California

For

Ponderosa Homes, II
5020 Franklin Drive, # 200
Pleasanton, CA 94588

Attn: Richard Rosenbaum
Manager, Forward Planning

April, 2018

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Figure 1: Project Site with the Location of 11021 and 11033 Dublin Canyon Road (USGS The National Map)

DPR 523 Form: Primary Record and Building, Structure and Object Record

I. INTRODUCTION

The purpose of this Historic Architecture Evaluation Report is to evaluate two houses and associated structures and landscape features at 11021 and 11033 Dublin Canyon Road, Pleasanton, California as architecturally and/or historically significant resources. The two detached, single family, single story houses at 11033 and 11021 Dublin Canyon Road are in a semi-rural area of single-family houses on large lots and suburban subdivisions (APN 941-2500-002, -003). The project site includes total of 123 acres south of Dublin Canyon Road. The Lester family owns a majority of the site totaling approximately 110 acres (including the houses at 11021-11033 Dublin Canyon Road). The Shriners Hospital for Children (Shriners) owns the approximately 12.5 acre property along Dublin Canyon Road but to the north of the Lester property.

According to County Assessor records, the house at 11021 Dublin Canyon Road was constructed in 1918. This house was likely built by Joseph Fernandes who had owned the property from at least 1910. Manuel Terra, Sr. bought the property by the 1930s. The property is referred to in this report as the Manuel Terra Ranch because of the longtime association of the property with this family. The house at 11033 Dublin Canyon Road was built by the current owner/occupant (Mabel Lester, Manuel Terra's granddaughter) in 1966. Ponderosa Homes proposes to develop the Lester and Shriners' properties in Pleasanton, California, for a housing subdivision. The new development will include constructing new houses for the Lester family members who occupy the houses at 11021 and 11033 Dublin Canyon Road. Currently in an unincorporated area of Alameda County, the property will be annexed by the City of Pleasanton in conjunction with its proposed development.

This report was completed to comply with the sections of the California Environmental Quality Act (CEQA) requiring identification of potential historic resources. The buildings were evaluated under the criteria of the California Register of Historical Resources. None of the buildings have been previously listed in or determined eligible for the National Register or the California Register of Historical Resources. 11021 Dublin Canyon Road received a "Q" rating (which indicates the house has "some visual interest, needs more historical research") in the *Historical and Cultural Resource Survey, East Alameda County*, a 2005 historic resource "windshield" reconnaissance survey (Corbett 2005:41).

Based on the research and field survey conducted for this report, the two houses and related buildings and landscape features at 11021 and 11033 Dublin Canyon Road are not eligible for the California Register because they are not significant under California Register Criteria 1, 2, 3 or 4.

II. PROJECT DESCRIPTION

Ponderosa Homes proposes to develop the Lester and Shriners' properties in Pleasanton, CA, for a housing subdivision on the 123 acre project site on the south side Dublin Canyon Road, generally between Canyon Creek Circle and Canyon Meadows Drive, consisting of two contiguous properties. The Lester family (11021-11033 Dublin Canyon Road) owns a majority of the site totaling approximately 110 acres. The Shriners Hospital for Children (Shriners) owns the approximately 12.5 acre property along Dublin Canyon Road but to the north of the Lester property which is also included in the project site design. The project site is currently located

within an unincorporated area of Alameda County and contiguous with the Pleasanton City Limits. Given the designation as being within the Pleasanton Sphere of Influence, and having a Pleasanton General Plan designation of Low Density Residential/Public Health & Safety overlay, the application will request annexation into the City of Pleasanton, along with the appropriate Rezoning, potential General Plan Amendment of Public Health/Safety (PH&S) Overlay to LDR and related entitlement applications.

The area proposed for development is primarily grassland located in an area of the site not visible to the public from Dublin Canyon Road or other surrounding areas. A gated entry off of Dublin Canyon Road will be installed for the 35 new homes, and given its topographic characteristics much of the community will be only visible from a few locations in Pleasanton. The Applicant has been actively discussing with the East Bay Regional Park District ("District") the donation of the property outside the Urban Growth Boundary which traverses the project site in a north to south alignment following a property line dividing two contiguous Lester parcels.

The two Lester family houses adjacent to Dublin Canyon Road and south of the creek will be removed and replaced at the same approximate location with their two new homes so the Lester family members can continue to reside on the property. The Lesters will also retain a third parcel referenced as Parcel B to the south of their new homes for continued agricultural use including the construction of a storage building and related ranch type structures but with no allowance for residential use. The remaining 31 new homes to be accessed from the western portion of the site and across the Shriners property via a new private street and gated entrance will be separate from the access to the new Lester homes. The new homes will range in size from 3,300 to 4,100 square feet.

III. HISTORICAL OVERVIEW

The Dublin/Pleasanton Area – General Background

The Spanish & Mexican Period

The earliest human inhabitants of the area that includes the Dublin area were the Costanoan people, a hunter-gatherer society. The first European settlement in the East Bay was Mission San Jose (now in the City of Fremont) founded in 1797. The area that is today Alameda County was under the control of Mission San Jose, and the mission's cattle would have grazed in the Amador Valley. The Spanish government made the first private land grant in Alameda County in 1820 to Luis Maria Peralta. The grant included an area that is today the cities of Albany, Berkeley, Emeryville, Oakland and part of San Leandro. After Mexico seceded from Spain in April, 1822, followed by the secularization of the missions in 1833, most of the Bay Area was divided up into private ranchos. The Mexican grants in the Amador/Livermore valley include *Rancho San Ramon* in 1835 to J.M. Amador; *Rancho El Valle de San Jose* in 1839 to Augustin and Antonio Pico, and Juan Pablo Bernal; *Rancho Santa Rita* in 1839 to Jose Pacheco; and *Rancho Las Positas* in 1839 to Robert Livermore and Jose Noriega (Halley 1876:492). The project area is adjacent to and outside of what was *Rancho Santa Rita*.

Jose Maria Amador settled in the Amador Valley in 1826, but he did not formally receive the land grant for *Rancho San Ramon* (16,516 acres) until 1835. The town of Dublin was originally named Amador for its namesake pioneer settler. Amador built his rancho house and outbuildings in the vicinity of where the Dublin Boulevard and San Ramon Road intersection is today, east of the project area. Amador raised cattle for hides and tallow. Jose Pacheco, who owned *Rancho Santa Rita*, held a number of public offices at the San Jose Pueblo, never lived on the land. Francisco Alviso, Pacheco's majordomo, lived in an adobe house (south of the City of Dublin) on the rancho property by 1845 (Hoover & Rensch 1990:18). Alviso purchased the property in 1853, only to lose it in an administrative sale in 1854. Samuel and J. West Martin purchased 5,000 acres of Rancho Santa Rita for $10,000, an amount described as a "great bargain" because there was "cattle enough sold from [the property] to provide the purchase money" (Halley 1876:501).

The American Period – 19th Century

In 1848, California became a United States territory as a result of the Treaty of Guadalupe Hidalgo which ended the war with Mexico. California was not formally admitted as a state until 1850. After California was admitted as a state, Contra Costa County, one of the original 27 counties created by the California legislature, included what is today Contra Costa County and Alameda County. In 1853, Alameda County was created from the western and southern sections of Contra Costa County and a portion of what was originally Santa Clara County south of Alameda Creek. 1848 was also the year of the Gold Rush which brought a massive influx of immigrants to California from all parts of the world. California's 1848 population of less than 14,000 (exclusive of Indians) increased to 224,000 in four years. As many of these new immigrants became discouraged with gold mining, they sought a more stable livelihood as farmers and ranchers. The new increase in population also created a domestic market for agricultural products that had never existed before. Once the owners of the Mexican ranchos obtained clear title to their land, they typically sold off parcels to the newcomers who started farms and ranches.

The first American settler in the Dublin area was Captain Jeremiah Fallon. Fallon, his wife, their daughter Ellen and his brother-in-law Michael Murray left St. Joseph, Missouri in a wagon train for California in 1846. The Fallons and Murray originally settled in Mission San Jose, south of Dublin. After Fallon and Murray unsuccessfully tried to strike it rich in the Sierra foothills gold fields in 1850, they returned and purchased 1,000 acres of Jose Maria Amador's rancho in 1852. The Fallon House stood on Foothill Road until it burned in 1976. Soon after Alameda County was formed, it was subdivided into 6 townships, the largest of which was Murray Township, named for Michael Murray, covering the entire Amador/Livermore valley, over one third of the county's area.

James Witt Dougherty, who came from Tennessee, purchased much of the remaining Amador rancho or about 10,000 acres, a couple of years after the Fallons moved to this area. Dougherty moved into Amador's adobe house near Alimillo Spring (the house was eventually destroyed in the 1868 Hayward earthquake) and he began to develop Dublin into a small farm community (McCormick 2002). Dougherty added to his landholdings over time, becoming the second largest landholder in the County by 1876. At the time of his death in 1879, Dougherty owned 17,000 acres in Amador Valley. Another early Dublin settler was John Green, who arrived in 1857, purchased Michael Murray's farm, than opened the first store and post office in Dublin in

1860. The first Dublin school, the Murray School at 6600 Donlon Way, built in 1856, was the first in eastern Alameda County. Dublin's first church, St. Raymond's Catholic Church, was built in 1859. By 1870, Dublin had two hotels, a general merchandise store, a church and Sunday School, a wagon and blacksmith shop, a shoemaker and a school (Kolb 1965:3). As a crossroads community on the road from Mission San Jose to Martinez and the east/west road from Oakland to the Central Valley, Dublin became an official stagecoach stop and a watering hole for men and their horses. In 1878, the small community named variously "Amador's", "Dougherty Station" or "Dougherty" eventually became known officially as the town of "Dublin" primarily because of the large number of citizens of Irish descent.

Murray Township's isolation from San Francisco Bay delayed the development of agriculture in the area. The main transportation for agricultural products before the railroad was a series of landings along San Francisco Bay providing the East Bay with water access to outside markets (Halley 1876:482). Consequently, although the Mexican period ranchos in what became Murray Township were subdivided in the 1850s, the American ranches in this area were still several thousand acres, and often the land was owned by non-residents and leased for grazing or cultivation of hay and grain (Thompson & West 1878: 25).

Between 1860 and 1890, wheat was by far California's most important grain crop (Hilkert & Lewis 1984:1). California wheat did not need the binding and curing of Midwest wheat, so it could be shipped long distances upon being harvested. By the 1860s, wheat became the most important agricultural product in the western section of Murray Township. In 1884, one author noted that "immense quantities of wheat were raised" near Pleasanton (Baker 1912:444). In 1876, historian William Halley described the *Rancho Santa Rita* area as the "richest land in the township" where "75 bushels [of wheat] to the acre has been taken off" (Halley 1876:493). Samuel Martin reportedly cultivated over 1,000 acres of wheat on the property (Oakland Land and Improvement Company 1886:2). By 1878, the Martin's 5,000 acres had been subdivided into primarily 200 to 300 acre parcels, although he still retained 900 acres of the original rancho (Thompson & West 1878:53; see also Hinkel & McCann 323-324). Wheat farming declined in California by the 1890s because yields dropped from not rotating crops and the development of competing wheat growing areas like Australia and Argentina (Hilbert and Lewis 1984:2). The development of irrigation and new transportation systems in California also led to wheat being replaced by more lucrative crops, like fruit and vegetables.

After the Central Pacific Railroad arrived in Murray Township in 1869, the economy changed over the next two decades from livestock ranching to the cultivation of grains, fruits and vegetables. The completion of the transcontinental railroad in 1869 opened a tremendous new market for California fruit and other agricultural products. In almost every area in the county served by adequate rail transportation the large ranches were subdivided into smaller holdings for more specialized crops. A typical family farm of this era practicing mixed agriculture focused on wheat, barley and hay, in addition to producing garden vegetables and dairy products. The development of the canning industry, creating new methods of preserving and storing foods for later consumption, also stimulated the cultivation of fruit and vegetables in California (Braznell 1982:11-21).

The town of Pleasanton, 3 miles southeast of the project site, was laid out in 1869, also as a direct result of the arrival of the transcontinental railroad[1]. The building of the railroad grew trade away from Dublin, leaving it "naught but its departed glories" (Wood 1883:468). The precursor to Pleasanton was a small settlement named Alisal founded in 1857 when Duerr & Nusbaumer opened a store in John Kottinger's house. Kottinger, who immigrated from Austria in 1851, married into the Bernal family and operated a livestock ranch on a portion of the Bernal rancho (Wood 1883:478). In addition to the general store operated in Kottinger's house, by 1864, Alisal also had a hotel and school (McCann & Hinkel 1937:195). The center of town moved south to the train station when the railroad arrived. The original town plat near the station was on land owned by Kottinger and Joshua Neal, who had also married into the Bernal family and had been the majordomo for Robert Livermore's nearby Rancho Los Positas (Halley 1876:502). Kottinger's plat for Pleasanton was filed on September 20, 1869. By 1876, the town of Pleasanton had a couple of hotels, "some good stores", post-office, express-office, and grain warehouses (Halley 1876:502). By the late 1870s, Pleasanton's population had grown to between 500 to 600, while Murray Township's total population was then about 4,000 (Thompson & West 1878:25).

The American Period – 20th Century

Dublin and Pleasanton continued to be small farm towns until the mid-20th century. Pleasanton incorporated in 1896, and in 1904, Pleasanton Township was created from the western section of Murray Township. Pleasanton's population of about 1,200 in the early 20th century did not increase significantly until after World War II. During the period before World War II, the population of the surrounding agricultural area increased as a greater variety of products was produced. Pleasanton became an important area for growing tomatoes, hops and sugar beets (Anonymous 1910:1). In 1932, the packing houses in Pleasanton shipped grapes, tomatoes, cauliflower, squash and other vegetables; hay and grains were still important products in the area which had the only grain elevator in Alameda County (Davis 1932:165). Dairying became increasingly important by the 1920s, and a number of the largest dairies in Alameda County (eg. Hansen & Orloff and Meadowlark) were in the Dublin/Pleasanton area (Amaral 1944:134).

By the early twentieth century, a number of changes affected the viability of agriculture in the Amador Valley. Grain production, especially wheat, was more economically produced in the Midwest than in California. Meat production was largely concentrated now in the Midwest, making small regional producers less competitive. The automobile replaced the horse as a means of transportation creating less demand for hay. Production of vegetables, poultry and dairy products grew in importance to serve the local market.

In 1930, the Stockton to Dublin segment of Lincoln Highway 50 was completed. The Lincoln Highway, following what is now Dublin Boulevard, was rapidly lined on both sides with new auto related businesses. During World War II, the Dublin/Livermore area became a center for the war effort. Camp Shoemaker east of Dublin was activated by the War Department and the

[1] The town was named for a General Pleasanton who served with General J. C. Fremont in his Missouri campaign (Wood 1883:478). Pleasanton was reportedly on the first train to arrive in Pleasanton in 1869.

Navy built Camp Parks as a Construction Battalion Training Base. In 1947, the Santa Rita Rehabilitation Center was developed on government surplus land that had been a Navy Brig at Camp Parks.

With a population of 3,000, Pleasanton was the smallest incorporated city in Alameda County in 1954. The opening of Parks Air Force Base and the Lawrence Livermore atomic research laboratory during World War II began a period of growth in the Dublin/ Pleasanton area that transformed what had been small agricultural towns into suburban residential/office communities (Anonymous 1954:4). New residential subdivisions were built starting in the 1950s as improvements to Highway 50 made commuting easier to Oakland or other cities of the East Bay. The population of Dublin increased substantially in 1960 after the developer Volk-McLain built San Ramon Village on land that had been part of the original Dougherty Ranch. The citizens of Dublin unsuccessfully tried to incorporate in the 1963 to 1965 period.

In 1967, Interstate 680 was completed bringing further development to the area. During the 1970s and 1980s, the Dublin/Pleasanton area became one of the fastest growing regions in the Bay Area as many new subdivisions, two large business parks and a regional shopping center were built in the area. In 1975, the Bay Area Rapid Transit (BART) busses began service from Dublin, Pleasanton and Livermore to the Hayward and Bayfair stations (the Dublin/Pleasanton BART line did not open until 1997). Also in 1975, as a result of the widening of Interstate 580, Dublin's old Murray School was moved next to St. Raymond's Church on Donlon Way. This area became the Dublin Heritage Center. In November, 1981, Dublin citizens finally approved a measure to incorporate, becoming Alameda County's 14th city. A new Dublin Civic Center opened in 1989 on Dublin Boulevard. Dublin and Pleasanton are now major suburban office/residential communities at the southern end of the "680 Corridor" which extends north to the Concord/Martinez area.

The extensive non-farm development after World War II increased land and labor costs making farming less economically viable. Many farmers sold their land or took non-farm jobs to support themselves. The cattle industry has managed to survive in Southeast Alameda County to a much greater degree compared to other agricultural activities, with the exception of vineyards serving the wine industry. The vineyards south of the City of Livermore have been protected as part of an agricultural preserve. Agriculture located in the fertile valley bottoms close to cities has historically been more vulnerable to the County's huge population growth during the last fifty years. Beef cattle can be profitably raised in the less productive, and less expensive, land in the rugged hills surrounding the towns in the Amador and Livermore Valleys.

Historical Background: 11021 & 11033 Dublin Canyon Road

The first house built on the property at what is today 11022-33 Dublin Canyon Road was by Michael Devany, an immigrant from Ireland born in 1817. He came to San Francisco in 1852, then moved to Dublin in Alameda County in 1858 (Thompson & West Historical Atlas of Alameda County 1876). Devany was listed in the 1886 Alameda County Voting Register as a "Farmer/Stock Raiser" in Dublin. The map of the Dublin area in the 1876 *Historical Atlas of Alameda County* shows Devany owned a 240 acre parcel near what was then known as the

Dublin to Haywards Road[2]; the 1876 map also shows a building near the road, likely his house. An early house survived until the 1970s on the property south of the Bungalow Style house extant today. Early barns and outbuildings near the early house have also been removed (Kolb 2018). The 240 acre Michael Devany parcel included a quarter section (i.e. 160 acres) of Section 10 (surveyed by the U.S. Government) in addition to a one eighth section (80 acres) of the adjacent section to the east. The parcel was on the boundary of the original Rancho Santa Rita. The 240 acre was not subdivided until the mid-20th century. Michael Devany also owned a 309 acre parcel east of the town of Dublin. Devany and his wife Mary had six children, two sons and four daughters (Lynch 2007:41).

Mary Devany died in 1881 at age 45 and Michael Devany died in 1890 at age 73 (Lynch 2007:41). The Devany's youngest daughter, Eliza, inherited the 240 acre parcel on Dublin Canyon Road. Eliza married a San Francisco Police Officer, John W. Butterworth, in 1891. Eliza and John Butterworth lived in San Francisco on Folsom Street (1900 U.S. Census). The Official Maps of Alameda County of 1900 and 1907 shows "Eliza Butterfield" as the owner of the 240 acre parcel purchased by her father. Given that she and her husband did not live on the property, it is likely they rented it to a tenant farmer and occupied by a farm manager. John Butterfield died 1908, however his wife Eliza lived in San Francisco until 1949 (Lynch 2007:101).

Eliza Butterfield apparently sold the 240 acre Dublin property soon after her husband's death. The 1910 and 1915 Official Map of Alameda County shows J. V. Fernandos as the owner of the 240 acre parcel. According to 1910 United States Census, "Joseph V. Fernandes", a farmer age 43, lived on the Dublin Pass Road with his wife Mary (age 28). The names are often misspelled on the Alameda County Official Maps (which show property ownership). The person listed in the Census is likely the same person shown as the property owner J.V. Fernandos. According to the U.S. Census, Joseph Fernandes immigrated from Portugal in 1883 and he had been married 13 years. He is shown as the owner of the property where he and his wife resided. The Alameda County Assessor Records indicate a 1918 construction for the Bungalow Style house (11033 Dublin Canyon Road) extant today on the property, thus its likely Joseph Fernandes built this house. A detached garage originally adjacent to the rear of the house has been removed (Kolb 2018). Historical archives did not indicate clearly how long Fernandes resided on this property.

Manuel F. Terra, Sr., the grandfather of the current owner of 11033 Dublin Canyon Road, purchased the parcel that included the original Devany house and Fernandes house during the 1930s. A native of Portugal born in 1864, Terra immigrated to the United States in 1885. In the Dublin area, he worked as a farmer and dairyman. According to the 1940 U.S. Census, Manuel Terra, Sr. (now 75 years old and listed as a "farm manager") and his wife Mary lived on the Dublin Road, Hayward with Mary's two children from a previous marriage (Angelina and George Santos).

[2] Dublin Canyon Road was also known as the Dublin Pass Road and Rural Route 3. The road later became part of the Lincoln Highway (Highway 50) which passed through the original Dublin commercial district. In 1953, Highway 50 was widened as a freeway, later becoming Interstate 580 (realigned in the section north of Dublin Canyon Road. With increasing development in the Amador Valley, Interstate 580 has been widened several times, most recently in the 1970s.

Manuel and his first wife Maria had five children Manuel, Jr, Fred, Frank, Mabel, Marie, and Frederica. Mr. Terra worked as a tenant farmer. According to the U.S. Census, the family lived on Tassajara Road between Santa Rita and Dublin in 1910, then in 1920, the County Road between Dublin and Sunol. Maria Terra died in 1926 (age 57) and Manuel Terra, Sr. died in 1951. Terra's second wife Mary moved to Hayward where she died in 1959. A resident of the Sunol area on Niles Canyon Road, Manuel Terra, Jr. (born 1892) moved to the property on Dublin Canyon Road in the 1950s. In 1966, Manuel Terra's daughter Mabel Terra Lester, built the Ranch House Style residence east of the Bungalow Style house. Mabel Lester inherited the property from her father when he died in 1982. The various sheds and a small chicken coop on the property are modern structures constructed the 1970s or later (Lester 2018).

IV. FIELD & RESEARCH METHODS

Ward Hill (M.A. Architectural History, 1983, University of Virginia) surveyed the structures in the project area on March 27, 2018. The exterior and interior of the two houses and the related outbuildings were examined. This inspection included photographing and preparing written descriptions of the buildings. During the field survey estimated dates of construction of the buildings was also noted based on stylistic analysis, use of materials, construction techniques, and visual character. The description prepared noted major deterioration, alterations of use and appearance.

Historic research on the subject property was conducted at the Dublin Main Library, Dublin; the Pleasanton Library and The Livermore/Amador Genealogy Society archives, Pleasanton; the Alameda County Building Department, Hayward; The Dublin Heritage Center. Historic research included consulting various on-line sources including Ancestry.com, Newspaper Archives online and California Digital Newspapers. Ken MacLennan, historian with the Amador-Livermore Valley Historical Society Museum library, Pleasanton, provided background on the Terra and Fernandes families from their archives. Steven Minniear, President, Dublin Historical Preservation Association was also consulted regarding the history of the project area.

V. BUILDING DESCRIPTIONS

General Setting & Landscape

The two detached, single family, single story houses at 11033 and 11021 Dublin Canyon Road are in a semi-rural area of single-family houses on large lots (APN 941-2500-002, -003). The total of 124 acres south of Dublin Canyon Road includes the parcel with the two houses and the adjacent Lester parcels. The lot that includes the houses first slopes up gently to the south from Dublin Canyon Road. Continuing to the south (in back of the houses) is a steep, tree covered hillside. The two adjacent houses are aligned on an east/west axis (11033 on the east and 11021 on the west) at an acute angle to Dublin Canyon Road. Dublin Canyon Road takes a sharp turn to the north from the parcel with the two houses with face north toward the street. Their set back from the street varies from 50 to 100 feet because of the angle of the road in relation to the parcel. A perimeter chain link fence encloses the front yards of the two houses. The area in back of both houses includes a variety of modern outbuildings (storage shed, small chicken coop etc.) and a small mobile home (currently occupied).

11021 Dublin Canyon Road

A driveway leads from the street to a parking area on the west side of the house at 11021 Dublin Canyon Road. A modern aluminum frame carport is at the southwest corner of the house. The house at 11021 Dublin Canyon Road has an enclosed side yard on the east and a small vegetable garden enclosed by a chain link fence in front of the house. The landscaping adjacent to the two houses includes a various shrubs, a lawn, an open grassy area and a variety of small and medium size trees. A redwood tree is adjacent to the rear of the house at 11021 Dublin Canyon Road. Thick ivy covers the wall at the base of the recessed porch at 11021 Dublin Canyon Road.

The Bungalow Style house at 11021 Dublin Canyon Road is a single-family, single-story house. The house has a moderately pitched cross-gable roof covered with asphalt shingles and patched with rolled roofing paper. The house has exterior stucco walls. The roof has wide eaves and exposed rafters. The front and side (west) gables also have prominent eave brackets. The large projecting front gable covers the entrance porch on the western half of the front façade. Three steps lead up to the raised entrance porch. The prominent wide porch wraps around from the front (north) façade around to the west façade. The five square, evenly spaced porch columns set on a low wall are faced with clinker brick. The windows in the house are primarily wood-sash double-hung or casement. The front façade has a tripartite window (narrow side windows flank a wider center window) left of the entrance door. A stucco covered chimney penetrates the roof porch on the west facade.

Inside the small house has six rooms. The compact square plan with 904 square feet (about 30 by 30 feet) has no interior hallways. The rooms open directly one to another. The front door opens directly into the living room on the west side of the north facade. The living room has a coffered ceiling, wood wainscoting, a built-in break front with leaded glass doors and a fireplace faced with clinker brick (now painted). The doors and windows are framed with plain boards. Kitchen is south of and adjacent to the living room. The eastern half of the interior includes two small bedrooms (with bathroom in between) and a utility room. A kitchen door on the west leads to the side porch. A rear door from the utility room leads to the back yard.

The condition of the house appears to be poor and deteriorated. The porch is tilting to the west away from house. The ends of the roof rafters are rotted. The roof has been patched in several locations. The sagging west slope of the roof suggests the building may have significant structural deficiencies.

11033 Dublin Canyon Road

A gravel driveway east of the house leads to an attached carport at 11033 Dublin Canyon Road. The Ranch House Style house at 11033 Dublin Canyon Road is single-family, single-story house with an L-shaped plan. The cross gable roof (covered with asphalt shingles) has plain shallow eaves. The exterior walls are covered with smooth stucco. The windows on the front façade are horizontal aluminum sash sliders. The front (north) façade has a prominent gable on the west with an adjacent recessed entrance porch. The gable has wide eaves with decorative brackets; the wall below the gable has two aluminum frame windows. The front façade has a brick base. One

square post supports the porch roof projecting out from the main gable roof. The south façade has a sliding glass rear door.

Inside, the house has 1,850 square feet. The four bedrooms are on the west with the living areas – a kitchen, a dining room and a family room – on the east. The interior walls are largely covered wallboard. Part of the family room has natural wood paneling.

VI. HISTORIC EVALUATION

The California Register of Historical Resources

In 1992 Assembly Bill 2881 added Section 21084.1 to the Public Resources Code (i.e. the CEQA statute) which provided more specific guidelines for identifying historic resources during the CEQA process:

> A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. For purposes of this section, an historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources.

Consequently, under Section 21084.1, an historic resource eligible for the California Register would by definition be an historic resource for purposes of CEQA compliance. The Final Regulations for nominating resources to the California Register were published in January, 1998.

Under the regulations, a number of historic resources are automatically eligible for the California Register if they have been listed in and determined eligible for the National Register of Historic Places or the California Historic Landmarks program (landmarks #770 or higher). Historic resources included in local inventories or designated under local ordinances can also be presumed eligible if they meet criteria consistent with California Register criteria.

11021 Dublin Canyon Road received a "Q" rating ("some visual interest, needs more historical research") in the *Historical and Cultural Resource Survey, East Alameda County*, a 2005 historic resource "windshield" reconnaissance survey (Corbett 2005:41). Many buildings in the 2005 survey received a "Q" rating. The highest rating in the 2005 reconnaissance survey is a "K" rating, which is identified under the Alameda County Historic Preservation Ordinance as eligible for the "Alameda County Register of Historic Resources" for "significant visual qualities."

In order for a resource to be eligible for the California Register, it must meet three criteria: 1) be eligible under one of the four criteria of significance, 2) retain historic integrity and 3) be fifty years old or older (except in rare case where the resource meets a higher level or "exceptional" level of significance). Since the houses at 11021 and 11033 Dublin Canyon Road pre-date 1968, the houses meet the California Register age criterion. The houses are evaluated below under the California Register criteria for historic significance and historic integrity. The houses have not been previously formally evaluated under California Register or National Register criteria.

Historic Integrity

The California Register regulations define "integrity" as "the authenticity of a property's physical identity, evidenced by the survival of characteristics that existed during the property's period of significance." That is, a property must retain enough of its historic character or appearance to be recognizable as an historical resource. The “period of significance” has to date from fifty years ago or more. California Register regulations specify that integrity is a quality that applies to historic resources in seven ways: location, design, setting, materials, workmanship, feeling and association. A property must retain most of these qualities to possess integrity.

The two houses at 11021 and 11033 Dublin Canyon Road retain a good level of historic integrity. The exterior and interiors of both houses retain integrity of design and materials from their original construction. The historic integrity of the Bungalow house at 11021 Dublin Canyon Road has been somewhat compromised because of its poor condition, which includes its sloping roof and the front porch tilting away from the house. This visual evidence of the house’s condition may indicate serious structural deficiencies. The Terra Ranch does not retain historic integrity as a ranch complex since none of the original barns and outbuildings associated with the property’s earlier use as a cattle and dairy ranch survive. The ranch lacks integrity of design, materials, feeling and association.

The Four Criteria of Significance

Criterion 1: **The resource is associated with events or patterns of events that have made a significant contribution to the broad patterns of local and regional history.**

The house at 11021 Dublin Canyon Road is associated with cultural patterns such as ranching or agricultural history of the Dublin/Pleasanton. However the property is not eligible under California Register criterion 1 because of the loss of all the original barns and outbuildings associated with its original use as a ranch. The historic integrity as a ranch has been compromised. The house at 11033 Dublin Canyon Road is a suburban Ranch house not associated with the property’s use as a ranch.

In conclusion, the houses at 11021-11033 Dublin Canyon Road do not appear to be historically significant because of its association with local history, thus the houses are not significant under California Register Criterion 1.

Criterion 2: The resource is associated with the lives of persons important to the nation or to California's past.

Historic research did not identify any significant persons in local history who had lived in the houses at 11021 and 11033 Dublin Canyon Road, thus the houses do not appear to be significant under California Register Criterion 2. The earliest occupants of the house at 11021 Dublin Canyon Road, Mary and Joseph Fernandes, a farmer, was not a significant person in local history. Beginning in circa 1940, Manuel Terra, Sr., followed by his son Manuel Terra, Jr., occupied 11021 Dublin Canyon Road. They were typical ranchers in the Dublin area and not

persons of historic significance. The house at 11033 Dublin Canyon Road was built by the current occupant, Mabel Lester, in 1966.

Criterion 3: The resource 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.

The house at 11021 Dublin Canyon Road is not a sufficiently exceptional or distinguished example of the Bungalow Style in the Dublin/Pleasanton area to be eligible under California Register Criterion 3. Better examples of similar early 20th century houses that retain a higher level historic integrity still survive in the Dublin/Pleasanton area. A particularly fine local example of the Bungalow Style, the George Kolb house, was moved to the Dublin Heritage Park in 2011. 11033 Diablo Canyon is typical, undistinguished example of the Ranch House Style in the Dublin/Pleasanton area from the 1960s.

Criterion 4: The resource has the potential to yield information important to the prehistory or history of the state or the nation.

Criterion 4 applies primarily to archaeological sites. The houses at 11021 and 11033 Dublin Canyon Road were built using standard wood frame construction techniques common during the 20th century. The buildings would not yield information important to history or prehistory thus the houses are not eligible under Criterion 4.

Conclusion

In conclusion, the houses at 11021 and 11033 Dublin Canyon Road area not eligible for the California Register because they are not significant under California Register Criteria 1, 2, 3 or 4. The houses are also not contributing resources to a California Register eligible historic district.

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ATTACHMENTS

Figures

Figure 1: Project Site with the Location of 11021 and 11033 Dublin Canyon Road (USGS The National Map)

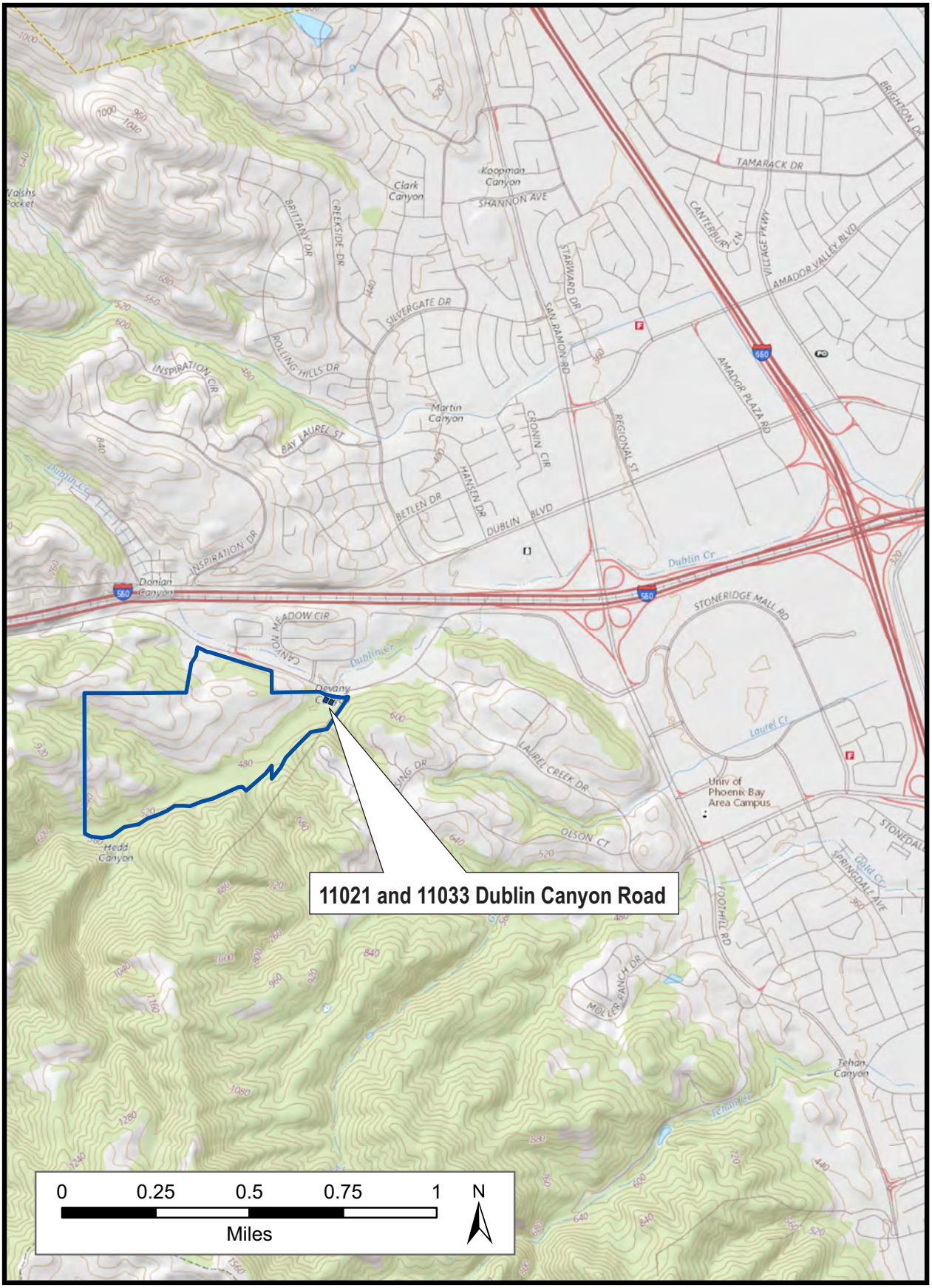


Figure 1: Project Site with the Location of 11021 and 11033 Dublin Canyon Road (USGS The National Map)

ATTACHMENTS

DPR 523 Form

Primary Record & Building, Structure & Object Record

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

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 12 **Resource Name or #:** 11021 and 11033 Dublin Canyon Road

P1. Other Identifier: Lester Property
P2. Location: ☐ **Not for Publication** ☒ **Unrestricted**
- **a. County** Alameda
- **b. USGS 7.5' Quad** Dublin, Calif. **Date** 1980 **T3S R1W; NW ¼ of NW ¼ of Sec** 11 **;** Mount Diablo **B.M.**
- **c. Address** 11021 and 11033 Dublin Canyon Road **City** Pleasanton **Zip** 94588
- **d. UTM:** Zone 10 ; ___ mE / ___ mN
- **e. Other Locational Data:**

APN 941-2500-002, -003

P3a. Description

General Setting & Landscape

The two detached, single family, single story houses at 11033 and 11021 Dublin Canyon Road are in a semi-rural area of single-family houses on large lots (APN 941-2500-002, -003). The total of 124 acres south of Dublin Canyon Road includes the parcel with the two houses and the adjacent Lester parcels. The lot that includes the houses first slopes up gently to the south from Dublin Canyon Road. Continuing to the south (in back of the houses) is a steep, tree covered hillside. The two adjacent houses are aligned on an east/west axis (11033 on the east and 11021 on the west) at an acute angle to Dublin Canyon Road. Dublin Canyon Road takes a sharp turn to the north from the parcel with the two houses facing north toward the street. Their set back from the street varies from 50 to 100 feet because of the angle of the road in relation to the parcel. A perimeter chain link fence encloses the front yards of the two houses. The area in back of both houses includes a variety of modern outbuildings (storage shed, small chicken coop etc.) and a small mobile home (currently occupied).

(see continuation sheet)

P3b. Resource Attributes: HP2 — Single family property
P4. Resources present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5b. Description of Photo:
11033 on left, and 11021 on right - front facades, view to southwest

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
11021 – 1918, 11033 – 1966
(Alameda County Assessor Records)

P7. Owner and Address
Mabel Lester
11033 Dublin Canyon Road
Pleasanton, CA 94588

P8. Recorded by:

Ward Hill, M.A.
3124 Octavia Street
San Francisco, CA 94123

P9. Date Recorded April 2018

P10. Survey Type:
Intensive

P11. Report Citation: N/A

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

B1. Historic Name: Terra Ranch

B2. Common Name: Lester Property

B3. Original Use: Residential B4. Present Use: Residential

B5. Architectural Style: Bungalow Style (11021), Ranch House Style (11033)

B6. Construction History:

11021 Dublin Canyon Road was built in 1918; 11033 was built in 1966. Neither house appears to have been altered.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

B8. Related Features: N/A

B9a. Architect: N/A B9b. Builder: Unknown

B10. Significance: Theme N/A **Area** N/A

Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

Historical Background

The first house built on the property at what is today 11022-33 Dublin Canyon Road was by Michael Devany, an immigrant from Ireland born in 1817. He came to San Francisco in 1852, then moved to Dublin in Alameda County in 1858 (Thompson & West Historical Atlas of Alameda County 1876). Devany was listed in the 1886 Alameda County Voting Register as a "Farmer/Stock Raiser" in Dublin. The map of the Dublin area in the 1876 *Historical Atlas of Alameda County* shows that Devany owned a 240 acre parcel near what was then known as the Dublin to Haywards Road[1]; the 1876 map also shows a building near the road, likely his house. An early house survived until the 1970s on the property south of the Bungalow Style house extant today.Early barns and outbuilding near the early house have also been removed (Kolb 2018). The 240 acre Michael Devany parcel included a quarter section (i.e. 160 acres) of Section 10 (surveyed by the U.S. Government) in addition to a one eighth section (80 acres) of the adjacent section to the east. The parcel was on the boundary of the original Rancho Santa Rita. (see continuation sheet)

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

B12. References:

(see continuation sheet)

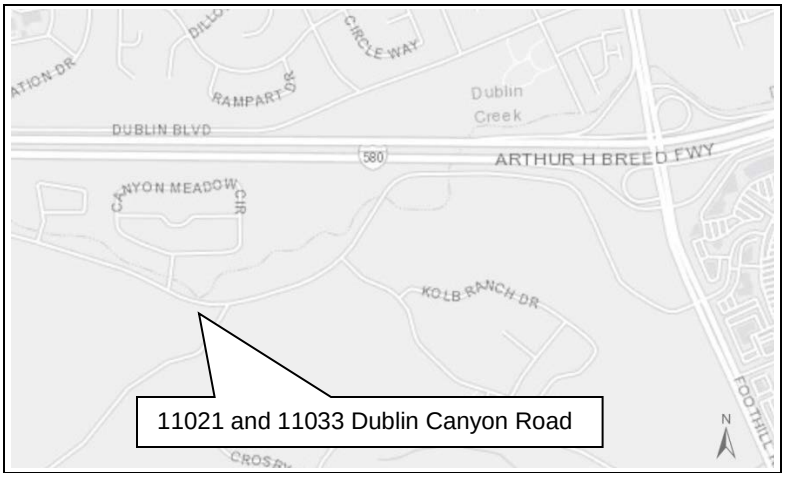
B13. Remarks:

B14. Evaluator Ward Hill, Architectural Historian

Date of Evaluation: April 2018

1. Dublin Canyon Road was also known as the Dublin Pass Road and Rural Route 3. The road later became part of the Lincoln Highway (Highway 50) which passed through the original Dublin commercial district. In 1953, Highway 50 was widened as a freeway, later becoming Interstate 580 (realigned in the section north of Dublin Canyon Road. With increasing development in the Amador Valley, Interstate 580 has been widened several times, most recently in the 1970s.

(This space reserved for official comments)



P3a. Description, con't

11021 Dublin Canyon Road

A driveway leads from the street to a parking area on the west side of the house at 11021 Dublin Canyon Road. A modern aluminum frame carport is at the southwest corner of the house. The house at 11021 Dublin Canyon Road has an enclosed side yard on the east and a small vegetable garden enclosed by a chain link fence in front of the house. The landscaping adjacent to the two houses includes various shrubs, a lawn, an open grassy area and a variety of small and medium size trees. A redwood tree is adjacent to the rear of the house at 11021 Dublin Canyon Road. Thick ivy covers the wall at the base of the recessed porch at 11021 Dublin Canyon Road.

The Bungalow Style house at 11021 Dublin Canyon Road is a single-family, single-story house. The house has a moderately pitched cross-gable roof covered with asphalt shingles and patched with rolled roofing paper. The house has exterior stucco walls. The roof has wide eaves with exposed rafters. The front and side (west) gables also have prominent eave brackets. The large projecting front gable covers the entrance porch on the western half of the front façade. Three steps lead up to the raised entrance porch. The prominent wide porch wraps around from the front (north) façade around to the west façade. The five square, evenly spaced porch columns set on a low wall are faced with clinker brick. The windows in the house are primarily wood-sash double-hung or casement. The front façade has a tripartite window (narrow side windows flank a wider center window) left of the entrance door. A stucco covered chimney penetrates the roof porch on the west facade.

Inside, the small house has six rooms. The compact square plan with 904 square feet (about 30 by 30 feet) has no interior hallways. The rooms open directly one to another. The front door opens directly into the living room on the west side of the north facade. The living room has a coffered ceiling, wood wainscoting, a built-in break front with leaded glass doors and a fireplace faced with clinker brick (now painted). The doors and windows are framed with plain boards. The kitchen is south of and adjacent to the living room. The eastern half of the interior includes two small bedrooms (with bathroom in between) and a utility room. A kitchen door on the west leads to the side porch. A rear door from the utility room leads to the back yard.

The condition of the house appears to be poor and deteriorated. The porch is tilting to the west away from house. The ends of the roof rafters are rotted. The roof has been patched in several locations. The sagging west slope of the roof suggests the building may have significant structural deficiencies.

11033 Dublin Canyon Road

A gravel driveway east of the house leads to an attached carport at 11033 Dublin Canyon Road. The Ranch House Style house at 11033 Dublin Canyon Road is single-family, single-story house with an L-shaped plan. The cross gable roof (covered with asphalt shingles) has plain shallow eaves. The exterior walls are covered with smooth stucco. The windows on the front façade are horizontal aluminum sash sliders. The front (north) façade has a prominent gable on the west with an adjacent recessed entrance porch. The gable has wide eaves with decorative brackets; the wall below the gable has two aluminum frame windows. The front façade has a brick base. One square post supports the porch roof projecting out from the main gable roof. The south façade has a sliding glass rear door.

Inside, the house has 1,850 square feet. The four bedrooms are on the west with the living areas - a kitchen, a dining room and a family room – on the east. The interior walls are largely covered wallboard. Part of the family room has natural wood paneling.

B10. Significance, con't

The 240 acre parcel was not subdivided until the mid-20th century. Michael Devany also owned a 309 acre parcel east of the town of Dublin. Devany and his wife Mary had six children, two sons and four daughters (Lynch 2007:41).

Mary Devany died in 1881 at age 45 and Michael Devany died in 1890 at age 73 (Lynch 2007:41). The Devany's youngest daughter, Eliza, inherited the 240 acre parcel on Dublin Canyon Road. Eliza married a San Francisco Police Officer, John W. Butterworth, in 1891. Eliza and John Butterworth lived in San Francisco on Folsom Street (1900 U.S. Census). The Official Maps of Alameda County of 1900 and 1907 shows "Eliza Butterfield" as the owner of the 240 acre parcel purchased by her father. Given that she and her husband did not live on the property, it is likely they rented it to a tenant farmer, possibly occupied by a farm manager. John Butterfield died 1908, however his wife Eliza lived in San Francisco until 1949 (Lynch 2007:101). Eliza Butterfield apparently sold the 240 acre Dublin property soon after her husband's death. The 1910 and 1915 Official Map of Alameda County shows J. V. Fernandos as the owner of the 240 acre parcel. According to 1910 United States Census, "Joseph V. Fernandes", a farmer age 43, lived on the Dublin Pass Road with wife Mary (age 28). The names are often misspelled on the Alameda County Official Maps (which show property ownership). The person listed in the Census is likely the same person shown as the property owner J.V. Fernandos. According to the Census, Joseph Fernandes immigrated from Portugal in 1883 and he had been married 13 years. He is shown as the owner of the property where he and his wife resided. The Alameda County Assessor Records indicate a 1918 construction for the Bungalow Style house (11033 Dublin Canyon Road) extant today on the property, thus its likely Joseph Fernandes built this house. A detached garage originally adjacent to the rear of the house has been removed (Kolb 2018). Historical archives did not indicate clearly how long Fernandes resided on this property.

B10. Significance, con't

Manuel F. Terra, Sr., the grandfather of the current owner of 11033 Dublin Canyon Road, purchased the parcel that included the original Devany house and the Fernandes house during the 1930s. A native of Portugal born in 1864, Terra immigrated to the United States in 1885. In the Dublin area, he worked as a farmer and dairyman. According to the 1940 U.S. Census, Manuel Terra, Sr. (now 75 years old and listed as a "farm manager") and his wife Mary lived on the Dublin Road, Hayward with Mary's two children from a previous marriage (Angelina and George Santos).

Manuel and his first wife Maria had five children Manuel, Jr, Fred, Frank, Mabel, Marie, and Frederica. Mr. Terra worked as a tenant farmer. According to the U.S. Census, the family lived on Tassajara Road between Santa Rita and Dublin in 1910, then in 1920, on the County Road between Dublin and Sunol. Maria Terra died in 1926 (age 57) and Manuel Terra, Sr. died in 1951. Terra's second wife Mary moved to Hayward where she died in 1959. A resident of the Sunol area on Niles Canyon Road, Manuel Terra, Jr. (born 1892) moved to the property on Dublin Canyon Road in the 1950s. In 1966, Manuel Terra's daughter Mabel Terra Lester, built the Ranch House Style residence east of the Bungalow Style house. Mabel Lester inherited the property from her father when he died in 1982. The various sheds and a small chicken coop on the property are modern structures constructed the 1970s or later (Lester 2018).

Historic Evaluation

The California Register of Historical Resources

In 1992 Assembly Bill 2881 added Section 21084.1 to the Public Resources Code (i.e. the CEQA statute) which provided more specific guidelines for identifying historic resources during the CEQA process:

A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. For purposes of this section, an historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources.

Consequently, under Section 21084.1, an historic resource eligible for the California Register would by definition be an historic resource for purposes of CEQA compliance. The Final Regulations for nominating resources to the California Register were published in January, 1998.

Under the regulations, a number of historic resources are automatically eligible for the California Register if they have been listed in and determined eligible for the National Register of Historic Places or the California Historic Landmarks program (landmarks #770 or higher). Historic resources included in local inventories or designated under local ordinances can also be presumed eligible if they meet criteria consistent with California Register criteria.

11021 Dublin Canyon Road received a "Q" rating ("some visual interest, needs more historical research") in the *Historical and Cultural Resource Survey, East Alameda County*, a 2005 historic resource "windshield" reconnaissance survey (Corbett 2005:41). Many buildings in the 2005 survey received a "Q" rating. The highest rating in the 2005 reconnaissance survey is a "K" rating, which is identified under the Alameda County Historic Preservation Ordinance as eligible for the "Alameda County Register of Historic Resources" for "significant visual qualities."

In order for a resource to be eligible for the California Register, it must meet three criteria: 1) be eligible under one of the four criteria of significance, 2) retain historic integrity and 3) be fifty years old or older (except in rare case where the resource meets a higher level or "exceptional" level of significance). Since the houses at 11021 and 11033 Dublin Canyon Road pre-date 1968, the houses meet the California Register age criterion. The houses are evaluated below under the California Register criteria for historic significance and historic integrity. The houses have not been previously formally evaluated under California Register or National Register criteria.

Historic Integrity

The California Register regulations define "integrity" as "the authenticity of a property's physical identity, evidenced by the survival of characteristics that existed during the property's period of significance." That is, a property must retain enough of its historic character or appearance to be recognizable as an historical resource. The "period of significance" has to date from fifty years ago or more. California Register regulations specify that integrity is a quality that applies to historic resources in seven ways: location, design, setting, materials, workmanship, feeling and association. A property must retain most of these qualities to possess integrity.

The two houses at 11021 and 11033 Dublin Canyon Road retain a good level of historic integrity. The exterior and interiors of both houses retain integrity of design and materials from their original construction. The historic integrity of the Bungalow house at 11021 Dublin Canyon Road has been somewhat compromised because of its poor condition, which includes its sloping roof and the front porch tilting away from the house. This visual evidence of the house's condition may indicate serious structural deficiencies. The Terra Ranch does not retain historic integrity as a ranch complex since none of the original barns and outbuildings associated with the property's earlier use as a cattle and dairy ranch survive. The ranch lacks integrity of design, materials, feeling and association.

B10. Significance, con't

The Four Criteria of Significance

Criterion 1: **The resource is associated with events or patterns of events that have made a significant contribution to the broad patterns of local and regional history.**

The house at 11021 Dublin Canyon Road is associated with cultural patterns such as ranching or agricultural history of the Dublin/Pleasanton. However the property is not eligible under California Register criterion 1 because of the loss of all the original barns and outbuildings associated with its original use as a ranch. The historic integrity as a ranch has been compromised. The house at 11033 Dublin Canyon Road is a suburban Ranch house not associated with the property's use as a ranch.

In conclusion, the houses at 11021-11033 Dublin Canyon Road do not appear to be historically significant because of their association with local history, thus the houses are not significant under California Register Criterion 1.

Criterion 2: **The resource is associated with the lives of persons important to the nation or to California's past.**

Historic research did not identify any significant persons in local history who had lived in the houses at 11021 and 11033 Dublin Canyon Road, thus the houses do not appear to be significant under California Register Criterion 2. The earliest occupants of the house at 11021 Dublin Canyon Road, Mary and Joseph Fernandes, a farmer, were not significant persons in local history. Beginning in circa 1940, Manuel Terra, Sr., followed by his son Manuel Terra, Jr., occupied 11021 Dublin Canyon Road. They were typical ranchers in the Dublin area and not persons of historic significance. The house at 11033 Dublin Canyon Road was built by the current occupant, Mabel Lester, in 1966.

Criterion 3: **The resource 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.**

The house at 11021 Dublin Canyon Road is not a sufficiently exceptional or distinguished example of the Bungalow Style in the Dublin/Pleasanton area to be eligible under California Register Criterion 3. Better examples of similar early 20th century houses that retain a higher level historic integrity still survive in the Dublin/Pleasanton area. A particularly fine local example of the Bungalow Style, the George Kolb house, was moved to the Dublin Heritage Park in 2011. 11033 Diablo Canyon Road is a typical, undistinguished example of the Ranch House Style in the Dublin/Pleasanton area from the 1960s.

Criterion 4: **The resource has the potential to yield information important to the prehistory or history of the state or the nation.**

Criterion 4 applies primarily to archaeological sites. The houses at 11021 and 11033 Dublin Canyon Road were built using standard wood frame construction techniques common during the 20th century. The buildings would not yield information important to history or prehistory thus the houses are not eligible under Criterion 4.

Conclusion

In conclusion, the houses at 11021 and 11033 Dublin Canyon Road area not eligible for the California Register because they are not significant under California Register Criteria 1, 2, 3 or 4. The houses are also not contributing resources to a California Register eligible historic district.

B12. References, continued

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MAPS

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P5a. Photo

11021 – Front façade, view to southwest

11021 – East side and rear facades, view to northwest

P5a. Photo

11021 – West facade, view to east

11021 – Interior, living room

P5a. Photo

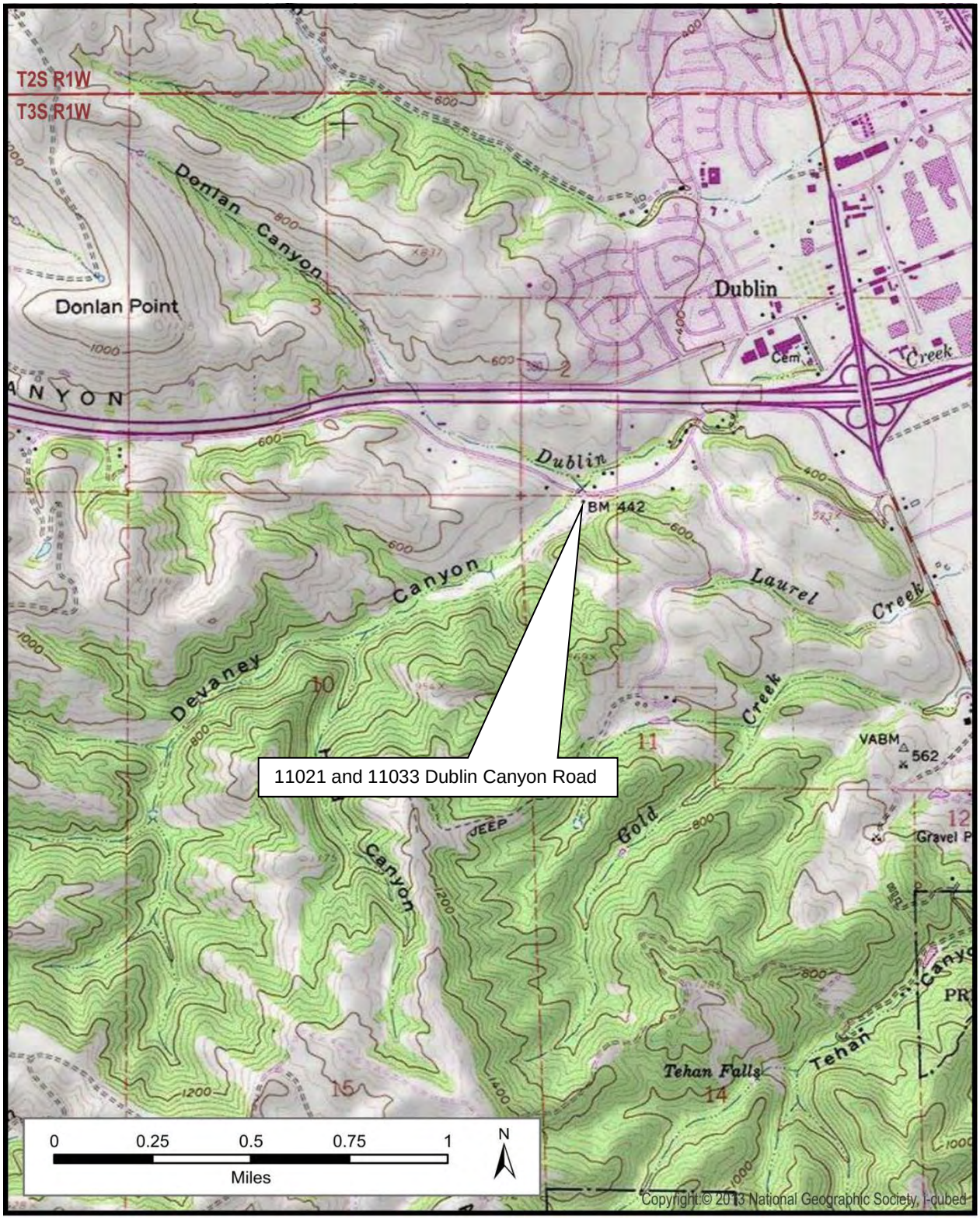
11033 – Front façade, view to west

11033 – Rear of house, view to north

P5a. Photo

11033 – Interior, family room

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

Primary #
HRI #
Trinomial

Page 12 **of** 12 **Resource Name or #:** 11021 and 11033 Dublin Canyon Road
USGS Dublin, Calif. 1980 **Date:** April 2018 ☒ Continuation ☐ Update