

HISTORIC ARCHITECTURE EVALUATION REPORT

**4202 STANLEY BOULEVARD
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA**

FOR

**PONDEROSA HOMES II
6130 Stoneridge Mall Road, Suite 185
Pleasanton, CA 94588**

ATTN: Mr. Jeff Schroeder

BY

**Ward Hill, M.A.
Consulting Architectural Historian
3124 Octavia Street
San Francisco, CA 94123**

SEPTEMBER 2012

**PUD-97
RECEIVED
FEB 06 2013
CITY OF PLEASANTON
PLANNING DIVISION**

TABLE OF CONTENTS

1.0. INTRODUCTION	1
2.0. HISTORICAL OVERVIEW	1-4
2.1 PLEASANTON TOWNSHIP – GENERAL BACKGROUND	1-3
2.2 4202 STANLEY BOULEVARD	3-4
3.0 RESEARCH & FIELD METHODS	4
4.0 DESCRIPTION	4-5
5.0 THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES	5-6
6.0 EVALUATION	6
7.0 BIBLIOGRAPHY	7-9

EXHIBITS

FIGURES

FIGURE 1	GENERAL PROJECT LOCATION
FIGURE 2	PROJECT LOCATION (USGS Dublin, CA. 1980 and Livermore, Calif. 1980)
FIGURE 3	4202 STANLEY BOULEVARD – AERIAL VIEW

DPR 523 FORMS

FORM 1	4202 STANLEY BOULEVARD
--------	------------------------

1.0 INTRODUCTION

The purpose of this report is to provide a preliminary historic resource evaluation of the two unit residential building located at 4202 Stanley Boulevard, Pleasanton, California (APN 946-1691-1-1; United States Geological Survey [hereafter USGS], USGS Dublin, Calif. 1980 and Livermore, Calif. 1980 7.5' quadrangle topographic maps, T 3S R 1E, unsectioned) [Figs. 1-3]. Residential housing is proposed for the parcel.

The building was originally a single-family house with a ca. 1960s second floor unit added in remodeled attic space. The original house, according to County Assessor records, was constructed in 1912. Two small buildings to the south of the main house were constructed ca. 1945. None of the buildings on the parcel have been previously listed in or determined eligible for the National Register of Historic Places or the California Register of Historical Resources.

Based the research and field review completed for this report, the buildings and related landscape features at 4202 Stanley Boulevard do not appear to be eligible for the California Register of Historical Resources because they are not significant under Criteria 1, 2 or 3 and they lack historic integrity.

2.0 HISTORICAL OVERVIEW

2.1 PLEASANTON TOWNSHIP - GENERAL BACKGROUND

The first European settlement in the East Bay was Mission San Jose, 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, an area that is today the cities of Albany, Berkeley, Emeryville, Oakland and part of San Leandro, in 1820 to Luis Maria Peralta. 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 land grants in the Amador/Livermore valley included *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).

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. Soon after Alameda County was formed, it was subdivided into six townships, the largest of which was Murray Township, covering the Amador/Livermore valley, over one third of the county's area.

The Gold Rush of 1848 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 Native Americans) increase 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 als

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. 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 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). 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 was laid out in 1869 also as a direct result of the arrival of the railroad¹. 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, the population had increased to between 500 to 600, while Murray Township's population was about 4,000 (Thompson & West 1878:25).

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.

Pleasanton continued as a small farm town until the mid-20th century. The town 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 the war, the production of a variety of agricultural products increased in the surrounding area. Pleasanton became an important area for growing tomatoes, hops and sugar beets (Anonymous 1910:1). In 1932, 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 (e.g., Hansen & Orloff and Meadowlark) were in the Pleasanton area (Amaral 1944:134).

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 Livermore atomic research laboratory during World War II began a period of growth in the Pleasanton area that transformed it from a small agricultural town into suburban residential/office community (Anonymous 1954:4). New residential subdivisions were built in the Pleasanton area starting in the 1950s as improvements to State Highway 50 made commuting easier to Oakland or other cities of the East Bay. During the 1970s and 1980s, Pleasanton became one of the fastest growing areas in the Bay Area as many new subdivisions, two large business parks and a regional shopping center were built in the area. Pleasanton, now a major suburban office/residential community at the southern end of the "680 Corridor," has a population of over 55,000.

2.2 4202 STANLEY BOULEVARD

During the 19th century the parcel at 4202 Stanley Boulevard, Pleasanton was part of the 1,167 acre Joseph F. Black ranch that extended north into what is now the City of Dublin. The Black Ranch was subdivided into smaller parcels beginning in the 1890s. The Stanley Boulevard property was Lot 5 of the Lilienthal Addition #3 to the Town of Pleasanton, a 21-lot subdivision filed March 13, 1905. E.R. Lilienthal initially sold Lot 5 to Arthur Platt in 1910. The subdivision included one to two acre lots along what was then known as the Pleasanton-Livermore Road and adjacent to the *Arroyo del Valle*. Platt sold the lot to Nelson L. Wood who in turn sold it to Frederick and Emma Hall also in 1910. The Halls likely constructed the 1912 house extant today. According to 1920 and 1930 U.S. Census Records, Frederick Hall was a hay and grain trader. In his *History of the City of Pleasanton*, Hagemann noted that a Mr. Hall constructed one of three warehouses extant in the town by 1900 (Hagemann 1993:42). The 1910 U.S. Census notes that Emma and Frederick Hall had four daughters and two sons. Born in 1862, Frederick Hall was 47 in 1910 and Emma was 42. By 1920 the Halls had three children still living with them: Ernest, 17, Burford, 14 and Merriel, 13. In 1920 the Halls sold 4202 Stanley Boulevard to Marjorie and Frederick Clark.

The Clarks only lived at the address for a few years before they sold the property in 1924 to Alice A. and William Fothergill, who was then 58 years old and a telegraph operator for a railroad (1920 U.S. Census). Mrs. Fothergill was the proprietor of a floral shop in Pleasanton (1940 U.S. Census). Alice Fothergill's estate transferred the Stanley Boulevard property to her son William M. Fothergill in 1944. Fothergill sold the property in 1944 to Alex Bowker, a

general contractor, who likely started the mobile home park on the property. Bowker sold the property to Beatrice and Joseph Williams who sold it in 1946 to Willie and John Parker who operated a photography studio in Richmond, California. Apparently the property passed through a number of owners over the ensuing decades and the units in the main house have been occupied by tenants over the years. Debs and Mary J. Ozbirn, who purchased the property in 1980 and owned into the 1990s, lived in San Leandro.

3.0 RESEARCH AND FIELD METHODS

Ward Hill (M.A. Architectural History, 1982, University of Virginia) surveyed the structures at 4202 Stanley Boulevard on January 18, 2012. The exterior and interior of the Bungalow Style house and the related outbuildings were examined and photographed in the field. This inspection included preparing written descriptions of the buildings. During the field survey estimated dates of construction of the buildings were also noted based on stylistic analysis, use of materials, construction techniques, and visual character. The description noted major deterioration, alterations of use and appearance. The more recent buildings on the site were also photographed and referenced on the attached DPR 523 forms. Historic research on the subject property was conducted at the Pleasanton Main Library, Genealogical Collection; the Oakland History Room, Oakland Main Library, Oakland; and the Natural Resources Library Map Room, University of California at Berkeley.

4.0 DESCRIPTION

The two-story, two-unit residential, Bungalow Style building is set back about 50 feet from the street behind an asphalt covered parking area. The original house is now located in a mobile home park that includes two additional ca. 1945 buildings in close proximity to the main residence: a storage building and a small residence with a laundry room in the back. In addition to the buildings a number of mobile homes and various mature trees are still extant on the flat 2.09 acre lot (approximately 200 by 400 feet).

The front façade of the house faces north toward Stanley Boulevard across an asphalt covered parking area. A driveway on the east side of the original house loops through the length of the parcel. The building has a rectangular plan with a rear utility room extension and a projecting angled bay window at the northwest corner. Structurally the building is stud-wall wood-frame construction with a perimeter concrete foundation. The building has primarily one over one, wood-sash, double-hung windows. A large casement window on the east may be a later alteration. An angled bay at the northwest corner has four double-hung windows. The building has a hipped roof covered with asphalt shingles and a cross gable roof over the front entrance porch. The porch gable has cornice brackets and a gable brace under the roof peak. Round columns support the porch room. The columns are set on a low wall around the perimeter of the recessed entrance porch on the east side of the front façade. A stair constructed of concrete block with a wrought iron railing leads up to the entrance porch. The rear (south) façade has a rear porch with a shed roof.

The ca. 1960s remodeling of the second floor attic space into a second dwelling unit involved several major alterations. A separate stairway constructed of wood with a brick foundation on the east façade leads to the entrance door to the second floor unit. The door and stairway are later

alterations. Large dormers were added to the east, west and south slopes of the roof to provide additional space for the second floor unit (which has a living area, bedroom, kitchen and bathroom). The first floor of the original house has two bedrooms on the east and the main living areas (divided into two rooms) on the west. The walls have modern textured plaster and "cottage cheese" acoustical ceiling but the original baseboards, door and window molding are extant. A recently remodeled kitchen and bathroom are at the back of the house on the south.

5.0 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 providing 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 certain criteria.

In order for a resource to be eligible for the California Register, it must satisfy all of the following three criteria:

- 1) meet one or more of the 4 criteria of significance:
 - a. 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.
 - b. the resource is associated with the lives of persons important to the nation or to California's past.
 - c. 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.
 - d. the resource has the potential to yield information important to the prehistory or history of the state or the nation (this criteria applies primarily to archaeological sites).
- 2) the resource retains historic integrity (defined below); and

- 3) it is fifty years old or older (except for rare cases of structures of a higher or "exceptional level of significance").

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, it must retain enough of its historic character or appearance to be recognizable as an historical resource. 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.

6.0 EVALUATION

The original house at 4202 Stanley Boulevard has not been designated or determined for any local, state, or federal historic resource listings. The parcel is adjacent to the Little Stanley Boulevard Residential Neighborhood included in the City of Pleasanton's Historic Neighborhoods and Structures List (Pleasanton 2005 General Plan). The historic integrity of the building has been somewhat compromised by the remodeling that created a second unit in the attic space. The remodeling included both the addition of a new exterior stair on the east and three large roof dormers.

Based on the survey conducted for this report, 4202 Stanley Boulevard does not appear to be eligible under California Register Criteria 1, 2 or 3:

- The house is not associated with cultural or historic patterns significant in the history of the City of Pleasanton thus the property is not significant under Criterion 1.
- None of the early occupants of the house are significant people in the history of Pleasanton; thus the house is not eligible under Criterion 2.
- The house also is not an exceptional example of the Bungalow Style in Pleasanton. Better examples of houses from this period that retain a higher level of historic integrity are still extant in Pleasanton; thus the house is not eligible under Criterion 3.

The two small ca. 1945 outbuildings south of the original house are simple, undistinguished structures that are not of architectural or historic significance.

7.0 BIBLIOGRAPHY

- Adams, Frank
1946 "The Rich Pattern of California Crops," in California Agriculture edited by Claude Hutchinson. University of California Press, Berkeley.
- Amaral, John J.
1944 "Pleasanton - The Navy Discovers 'Peaceful' Town," Oakland Tribune Year Book, 1944.
- Archaeological/Historical Consultants
1989 Technical Report: Cultural Resources BART Dublin/Pleasanton Extension Project. Unpublished report on file with the Main Library, Pleasanton, California.
- Baker, Joseph E.
1914 Past and Present of Alameda County. S.J. Clarke Publishing Company, Chicago.
- Braznell, William
1982 California's Finest - The History of the Del Monte Corporation. Del Monte Corporation, San Francisco.
- California State Assembly
1992 Assembly Bill 2881, Frazee. An Act to Amend Sections 5020.1, 5020.4, 5020.5, 5024.6 and 21084 of, and to add Sections 5020.7, 5024.1, and 21084.1 to the Public Resources Code, relating to historic resources.
- California State Office of Historic Preservation
1976 California Inventory of Historic Places. California Department of Parks and Recreation.
1990 California Historical Landmarks. California Department of Parks and Recreation.
1992 California Points of Historical Interest. California Department of Parks and Recreation.
1998 Regulations for the Nomination of Properties to the California Register of Historical Resources. California Department of Parks and Recreation.
- Davis, William
1932 "Pleasanton, Center of Fertile Amador Valley, Maintains Record of Prosperity and Progress," Oakland Tribune Year Book, 1932, p. 165.
- Faulkner, William B.
1886 Handbook and Directory of Murray Township. Herald Stean Publishing House, Livermore.
- Gates, Paul W.
1967 California Ranches and Farms 1846-1862. The State Historical Society of Wisconsin, Madison.

- Herbert L. Hagemann, Jr.
1993 A History of the City of Pleasanton. Amador/Livermore Valley Historical Society.
- Halley, William
1876 The Centennial Year Book of Alameda County. William Halley, Oakland.
- Hilkert, Richard and Oscar Lewis
1984 Breadbasket of the World - California's Great Wheatgrowing Era - 1860 - 1890. Book Club of California, San Francisco.
- Edgar J. Hinkel & McCann, William E.
1937 History of Rural Alameda County, Volume 1 & 2. Works Progress Administration, Oakland.
- Hoover, Mildred, Hero and Ethel Rensch
1990 Historic Spots of California, 1990 edition revised Douglas Kyle. Stanford University Press, Stanford.
- Jelinek, Lawrence J.
1979 Harvest Empire: A History of California Agriculture. Boyd and Fraser, San Francisco.
- Johnson, Hal
1952 "Peak at Pleasanton," Berkeley Gazette, September 18, 1952, p. 17.
- Lane, Bob and Pat
1988 The Amador-Livermore Valley - A Pictorial History. The Donning Company, Norfolk.
- Merritt, Frank Clinton
1928 History of Alameda County, 2 volumes. S.J. Clarke Publishing Company, Chicago.
- Pleasanton Bicentennial Heritage Committee
1976 A Pictorial History of Pleasanton. Pleasanton Bicentennial Heritage Committee (Dorothy Davis, Editor).
- Rubens, Jack H. and William F. Delvac
1991 A Preservationist's Guide to the California Environmental Quality Act. California Preservation Foundation, Oakland.
- Scott, Mel
1985 The San Francisco Bay Area - A Metropolis in Perspective, 2nd Edition. University of California Press, Berkeley.
- Soito, Patricia
1949 A Hundred Years of Pleasanton - "The Most Desperate Town of the West." Phillip & Van Orden Company, San Francisco.

Stuart, Grace D. and Reginald R.
1966 Corridor County - An Interpretive History of the Amador - Livermore Valley.
Amador/Livermore Valley Historical Society, Pleasanton.

Thompson and West
1878 Official and Historical Atlas of Alameda County. Thompson & West, San
Francisco (reprinted by Valley Publishers, Fresno, 1976).

Tays, George
1938 Historic Sites and Landmarks of Alameda County. Alameda County Library,
Oakland.

United States Department of Interior, National Park Service
1991 National Register Bulletin 15 - Guidelines for Applying National Register
Criteria for Evaluation.

1991 National Register Bulletin 16 & 16A - Guidelines for Completing National
Register of Historic Places forms.

Willard, Ruth Hendricks
1988 Alameda County, California Crossroads: An Illustrated History. Windsor
Publications, Inc.

Wood, Myron W.
1883 History of Alameda County, California. Myron W. Wood Publisher, Oakland.

WPA and the Alameda County Library
1937 History of Rural Alameda County, 2 vols (produced under the direction of
William F. McCann and Edgar J Hinkel). Oakland (typescript).

1938 Historical Sites and Landmarks of Alameda County, edited by George Tays.
Oakland (typescript).

MAPS

Wagner, Theodore and George Sandow
1894 Map showing portions of Alameda County, Contra Costa County and City and
County of San Francisco.

United States Geological Survey Maps: Pleasanton Quad, 7.5 min., 1904; 15 min., 1940.

War Department, Corps of Engineers-U.S. Army: Pleasanton, 1940 (based on 1937 aerial)

Official Maps of Alameda County, Alameda County Board of Supervisors: 1900, 1908, 1910, 1912,
1915.

Oakland Daily and Weekly Tribune Map of Alameda County, 1880, Tribune Publishing Company.

EXHIBITS

FIGURES

- FIGURE 1 GENERAL PROJECT LOCATION
- FIGURE 2 PROJECT LOCATION (USGS Dublin, CA. 1980
and Livermore, Calif. 1980)
- FIGURE 3 4202 STANLEY BOULEVARD – AERIAL VIEW

DPR 523 FORMS

- FORM 1 4202 STANLEY BOULEVARD

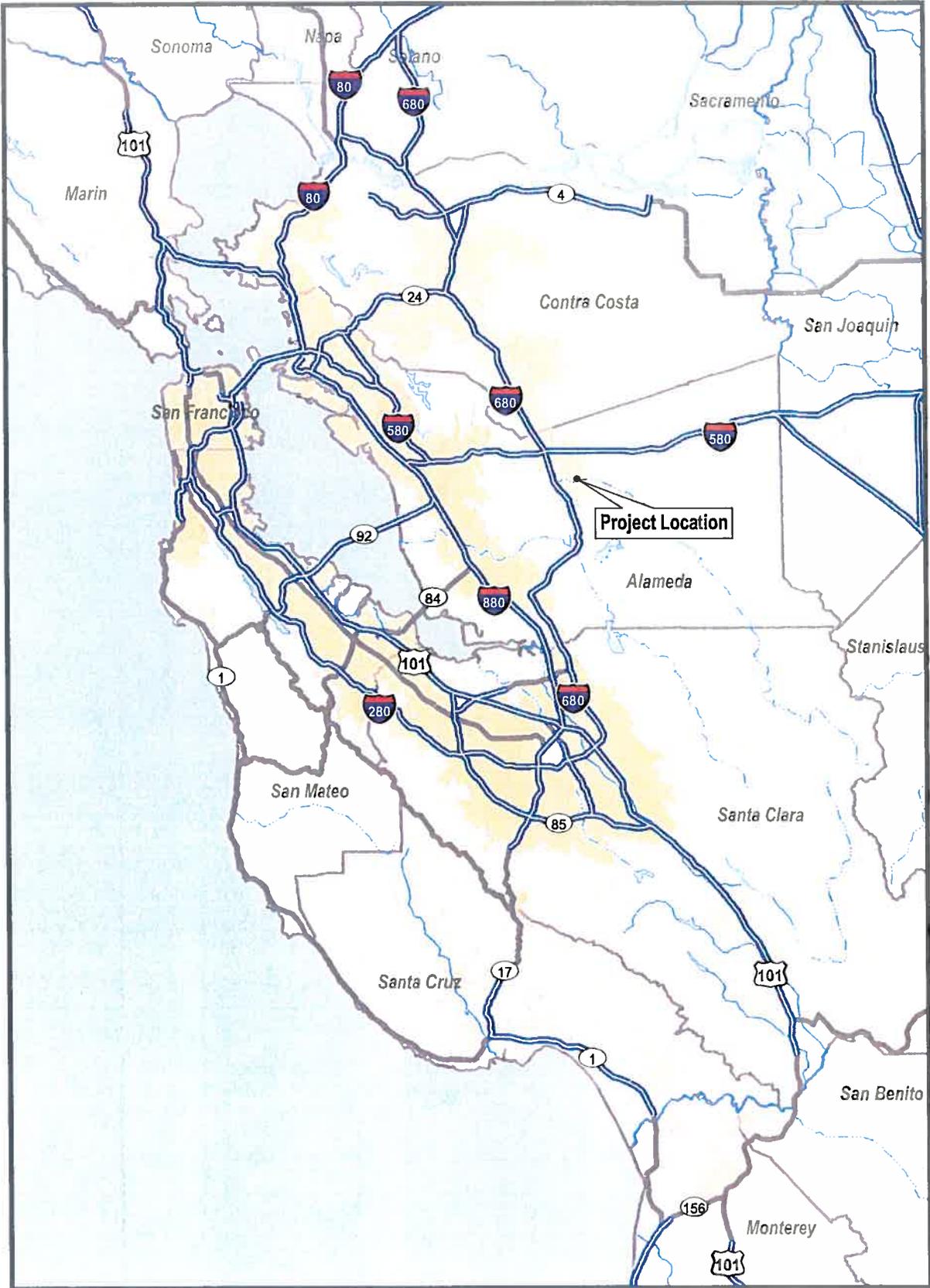


Figure 1: General Project Location

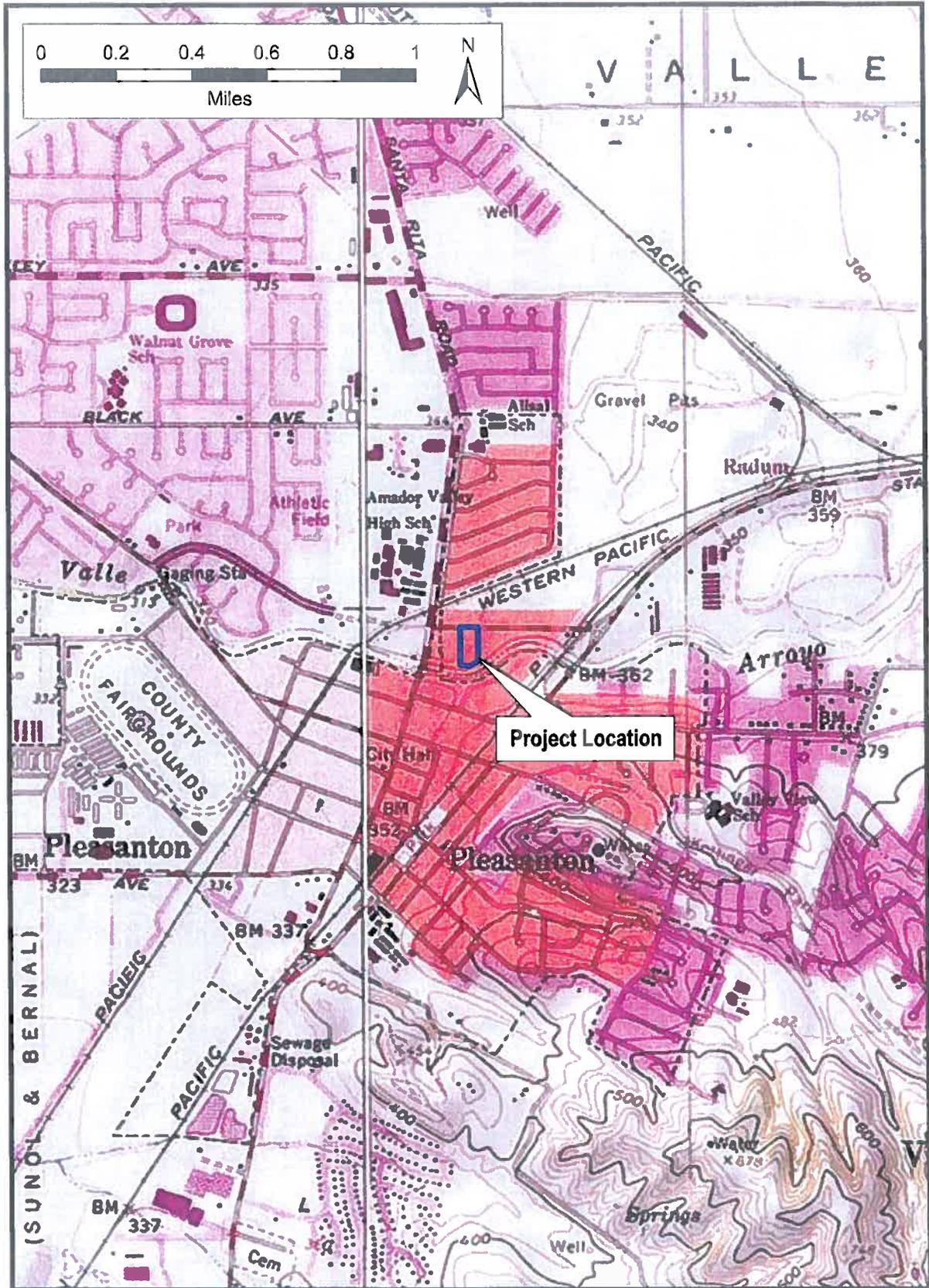


Figure 2: Project Location (USGS Dublin, Calif. 1980 and Livermore, Calif. 1980)



Figure 3: 4202 Stanley Blvd - Aerial View

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 9

Resource Name or #: 4202 Stanley Blvd

P1. Other Identifier: _____
P2. Location: Not for Publication Unrestricted
a. County Alameda
b. USGS 7.5' Quad, Livermore, Calif. Date 1980 T3S R1E; unsectioned; Mount Diablo B.M.
c. Address 4202 Stanley Blvd City Pleasanton Zip 94566
d. UTM: Zone 10; ___ mE / ___ mN
e. Other Locational Data: APN 946 169100101

P3a. Description

The two-story, two-unit residential, Bungalow Style building at 4202 Stanley Boulevard is set back about fifty feet from the street behind an asphalt covered parking area. The original house is located in a mobile home park that includes two additional ca. 1945 buildings in close proximity to the main residence: a storage building and a small residence with a laundry room in the back. In addition to the buildings a number of mobile homes and various mature trees are still extant on the flat 2.09 acre lot (approximately 200 by 400 feet).

The front façade of the house faces north toward Stanley Boulevard across an asphalt covered parking area. A driveway on the east side of the original house loops through the length of the parcel. The building has a rectangular plan with a rear utility room extension and a projecting angled bay window at the northwest corner. Structurally the building is stud-wall wood-frame construction with a perimeter concrete foundation. The building has primarily one over one, wood-sash, double-hung windows. A large casement window on the east may be later alteration. An angled bay at the northwest corner has four double-hung windows. The building has a hipped roof covered with asphalt shingles and a cross gable roof over the front entrance porch. The porch gable has cornice brackets and a gable brace under the roof peak. Round columns support the porch room. The columns are set on a low wall around the perimeter of the recessed entrance porch on the east side of the front façade. A stair constructed of concrete block with a wrought iron railing leads up to the entrance porch. The rear (south) façade has a rear porch with a shed roof. (see continuation sheet)

P3b. Resource Attributes: HP3 — Multiple Family Property

P4. Resources present: Building Structure Object Site District Element of District Other



P5b. Description of Photo:
North facing front façade with projecting angled bay and second floor dormers.
View to southeast

P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
House ca. 1912 (APN information).

P7. Owner and Address
Ponderosa Homes
6130 Stoneridge Mall, STE 185
Pleasanton, CA 94588

P8. Recorded by:
Ward M. Hill, M.A.
Basin Research Associates, Inc.
1933 Davis Street, Suite 210
San Leandro, CA 94577

P9. Date Recorded September 2012

P10. Survey Type:
Intensive

P11. Report Citation: HISTORIC ARCHITECTURE EVALUATION REPORT -- 4202 STANLEY BOULEVARD, CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA.

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: None
 B2. Common Name: None
 B3. Original Use: Residential B4. Present Use: Residential
 B5. Architectural Style: Bungalow Style
 B6. Construction History:

4202 Stanley Boulevard was built in 1912. In the 1960s the second floor attic space was remodeled into a second unit. A separate stairway was constructed of wood with a brick foundation on the east façade leading to the entrance door of the second floor unit. Large dormers were added to the east, west and south slopes of the roof to provide additional space for the second floor unit, which included a living area, bedroom, kitchen and bathroom. The ground floor unit has also been remodeled, with a recently remodeled kitchen and bathroom at the back of the house on the south. A large casement window on the east may also be later alteration.

- B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 B8. Related Features: _____
 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

History

During the 19th century the parcel at 4202 Stanley Boulevard, Pleasanton was part of the 1,167 acre Joseph F. Black ranch. The property was lot 5 of the Lilienthal Addition # 3 to the Town of Pleasanton, a 21 lot subdivision filed March 13, 1905. E.R. Lilienthal initially sold lot 5 to Arthur Platt in 1910. The subdivision included one to two acre lots along what was then known as the Pleasanton-Livermore Road and adjacent to the Arroyo del Valle. Platt sold the lot to Nelson L. Wood who in turn sold it to Frederick and Emma Hall also in 1910. The Halls likely constructed the 1912 house extant today. According to 1920 and 1930 U.S. Census Records, Frederick Hall was a hay and grain trader. In his *History of the City of Pleasanton*, Hagemann noted that a Mr. Hall constructed one of three warehouses extant in the town by 1900 (Hagemann 1993: 42). According to the 1910 U.S. Census, Emma and Frederick Hall had four daughters and two sons. Born in 1862, Frederick Hall was 47 in 1910 and Emma was 42. By 1920 the Halls had three children still living with them: Ernest, 17, Burford, 14 and Merriel, 13. In 1920 the Halls sold 4202 Stanley Boulevard to Marjorie and Frederick Clark. (see continuation sheet)

B11. Additional Resource Attributes:

B12. References:

- Alameda County Assessor Records
- Alameda County Deed Records
- Herbert Hagemann, Jr. *A History of the City of Pleasanton*, Amador-Livermore Valley Historical Society, 1993
- Official Historical Atlas of Alameda County*, 1878, Thompson & West.
- Official Maps of Alameda County: 1880, 1889, 1900, 1910, 1915, 1924.
- Pleasanton 2005 General Plan
- "Pleasanton" listings in Husted's Oakland City Directories, 1892, 1894, 1900, 1905, 1907.
- United States Census Records. Alameda County, 1910, 1920, 1930, 1940.

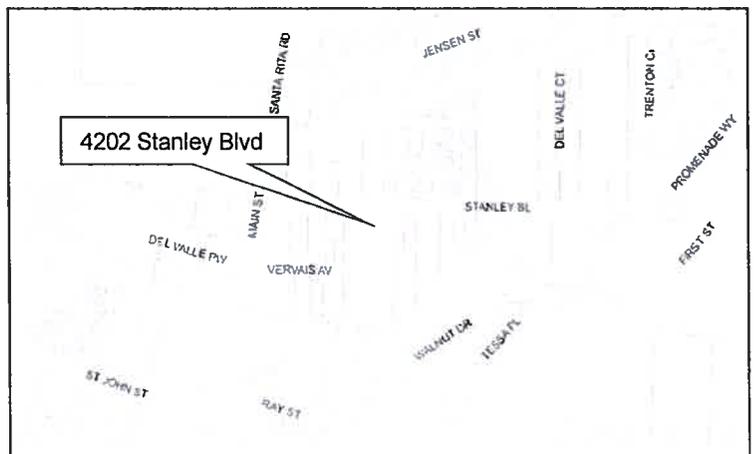
B13. Remarks:

B14. Evaluator Ward Hill, Architectural Historian

Date of Evaluation: September 2012

(This space reserved for official comments)

DPR 523L (1/95)



P3a. Continued

The ca. 1960s remodeling of the second floor attic space into a second unit involved several major alterations. A separate stairway constructed of wood with a brick foundation on the east façade leads to the entrance door to the second floor unit. The door and stairway are later alterations. Large dormers were added to the east, west and south slopes of the roof to provide additional space for the second floor unit (which has a living area, bedroom, kitchen and bathroom). The first floor of the original house has two bedrooms on the east and the main living areas (divided into two rooms) on the west. The walls have modern textured plaster and "cottage cheese" acoustical ceiling but the original baseboards, door and window molding are extant. A recently remodeled kitchen and bathroom are at the back of the house on the south.

B10. Continued

The Clarks only lived here for a few years before they sold the property in 1924 to Alice A. and William Fothergill, who was then 58 years old and a telegraph operator for a railroad (1920 U.S. Census). Mrs. Fothergill was the proprietor of a floral shop in Pleasanton (1940 U.S. Census). Alice Fothergill's estate transferred the Stanley Boulevard property to her son William M. Fothergill in 1944. Fothergill sold the property in 1944 to Alex Bowker, a general contractor, who likely started the mobile home park on the property. Bowker sold the property to Beatrice and Joseph Williams who sold it in 1946 to Willie and John Parker who operated a photography studio in Richmond, California. Apparently the property passed through a number of owners over the ensuing decades and the units in the main house have been occupied by tenants over the years. Debs and Mary J. Ozbirn, who purchased the property in 1980 and owned it into the 1990s, lived in San Leandro.

Evaluation

The original house at 4202 Stanley Boulevard has not been designated or determined for any state, local or federal historic resource listing. The parcel is adjacent to the Little Stanley Boulevard Residential Neighborhood included in the City of Pleasanton's Historic Neighborhoods and Structures List (Pleasanton 2005 General Plan). The historic integrity of the building has been somewhat compromised by the remodeling that created a second unit in the attic space. The remodeling included the addition of a new exterior stair on the east and the three large roof dormers.

Based on the survey conducted for this report, 4202 Stanley Boulevard does not appear to be eligible under California Register Criteria 1, 2 or 3. The house is not associated with cultural or historic patterns significant in the history of the City of Pleasanton thus the property is not significant under Criterion 1. None of the early occupants of the house are significant people in the history of Pleasanton thus the house is not eligible under Criterion 2. The house also is not an exceptional example of the Bungalow Style in Pleasanton. Better examples of houses from this period that retain a higher level of historic integrity are still extant in Pleasanton, thus the house is not eligible under Criterion 3. The two small ca. 1945 buildings south of the original house are simple, undistinguished structures that are not of architectural or historic significance.

P5. Photo



North facing front façade showing porch and asphalt covered parking area. View to south



Driveway on west side of parcel with mobile homes and storage building. View to south

P5. Photo



Rear (south) façade with utility room extension, porch, and dormers. View to northwest



East façade showing entrance door to second floor unit and stairs. View to west

P5. Photo



Interior view of main living area in downstairs unit, with angled bay. View to northwest



Interior view of main living area. View to north

P5. Photo



Front view of small residence. Laundry room is in the rear of this building. View to southwest



View of front façade of storage building. Laundry room at rear of small residence is visible at right. View to east



