APPENDIX G

CULTURAL RESOURCE REPORTS

APPENDIX G1:
ARCHEOLOGICAL STUDY

EVANS & DE SHAZO
ARCHAEOLOGY HISTORIC PRESERVATION

RESULTS OF AN ARCHAEOLOGICAL STUDY FOR THE PROPOSED ALAMEDA DE LAS PULGAS TOWNHOMES PROJECT, AT 804, 806 AND 808 ALAMEDA DE LAS PULGAS, SAN CARLOS, SAN MATEO COUNTY, CALIFORNIA

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STATEMENT OF CONFIDENTIALITY

This report identifies the locations of archaeological resources within San Mateo County, which is confidential information, as the cultural, scientific, and artistic values associated with these archaeological sites can be damaged or destroyed through uncontrolled public disclosure of information about their locations.

Disclosure of this information to the public may be in violation of both federal and state laws. Information regarding the location, character or ownership of a historic resource is exempt from the Freedom of Information Act. Applicable United States (U.S.) laws include, but may not be limited to, Section 304 of the National Historic Preservation Act (16 USC 470w-3) and the Archaeological Resources Protection Act (16 USC 470hh). California state laws that apply include, but may not be limited to, Government Code Sections 6250 et seq. and 6254 et seq.

If any information in this document is to be released for public review, all locational information associated with archaeological resources must be redacted before public distribution.

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INTRODUCTION

Evans & De Shazo, Inc. (EDS) was contracted by PlaceWorks, Inc. to complete an Archaeological Study and an Historic Resource Evaluation (HRE) for the proposed Alameda de las Pulgas Townhomes project (Project) within four adjacent parcels totaling 11.4-acre (Project Area) located off Alameda De Las Pulgas in San Carlos, San Mateo County, California. The Project Area includes the property at 804 Alameda De Las Pulgas (APN 050-220-020) that contains a ca. 1958 house and associated landscape; the property at 806 Alameda De Las Pulgas (APN 050-220-170) that currently contains a ca. 1958 house, ca. 1960 octagonal structure and associated landscape; the property at 808 Alameda De Las Pulgas (APN 050-220-160) that currently contains a ca. 1954 house, ca. 1965 ancillary building, ca. 1954 in-ground pool, and associated landscape; and APN 049-360-060, which is vacant (Figure 1). The Project Area also contains a freshwater spring and a water conveyance tunnel previously used by the Black Mountain Spring Water Company that was established within the Project Area in 1939.

Before the Project is approved, the California Environmental Quality Act (CEQA) requires the City of San Carlos (lead agency) to prepare and certify an Environmental Impact Report (EIR) to identify potential effects to the environment and allow the public to comment. Historical resources (buildings, structures, or archeological resources) are considered part of the environment; therefore, the purpose of the HRE and Archaeological Study is to determine if there are any historical resources, as defined in Section 15064.5 of the CEQA Guidelines, within the Project Area that could be adversely impacted by the Project and to provide Project-specific recommendations as needed.

The HRE was completed by EDS Principal Architectural Historian Stacey De Shazo, M.A., who exceeds the Secretary of Interior's professional qualification standards in architectural history and history. The purpose of the HRE was to evaluate the built environment resources that are at least 45 years of age to determine their eligibility for listing on the California Register of Historical Resources (CRHR) and assess potential impacts to built environment historical resources. The methods and results of the HRE are presented in a separate report (De Shazo 2021).

The Archaeological Study was completed by EDS Principal Archaeologist Sally Evans, M.A., RPA, who exceeds the Secretary of Interior's professional qualification standards in archaeology. The results of the Archaeological Study are presented herein.

PROJECT DESCRIPTION

The proposed Project includes merging the four parcels (APNs 049-360-060, 050-220-020, 050-220-170, and 050-220-160) into one parcel, demolishing the existing built environment resources, and constructing 87 attached townhouse units in 21 "clusters", with up to five units each, as well as reconfigured and new rights-of-way, new landscaping, a public walking trail and recreational components, and erosion control elements (Figure 2). Approximately 3.7 acres of the 11.4-acre Project Area will remain undeveloped. The natural spring used by the former Black Mountain Spring Water Company will be transformed into one of three proposed biorentention areas.

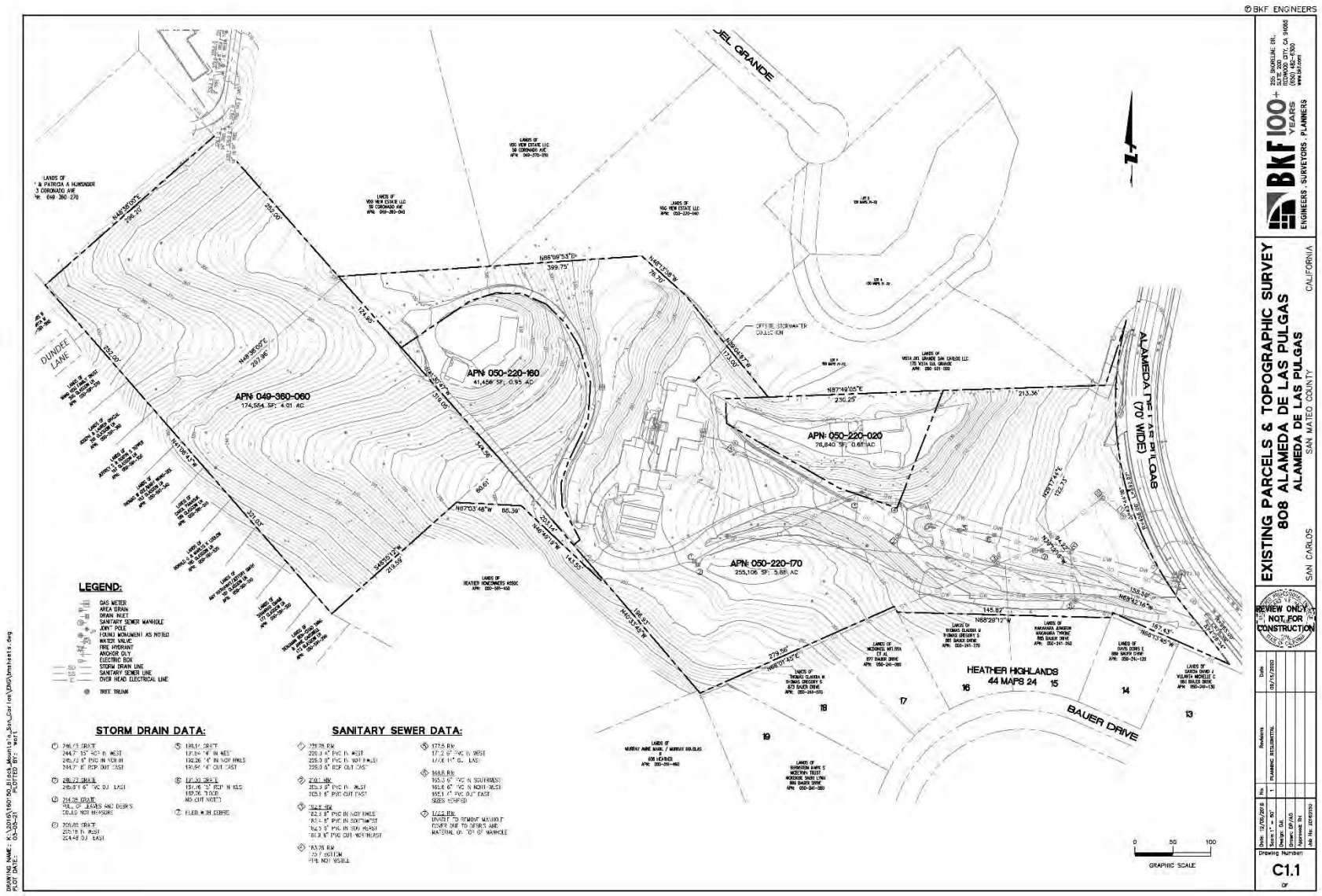

Figure 1: Existing parcels and topographic survey (BKF Engineering, 9/15/2020).

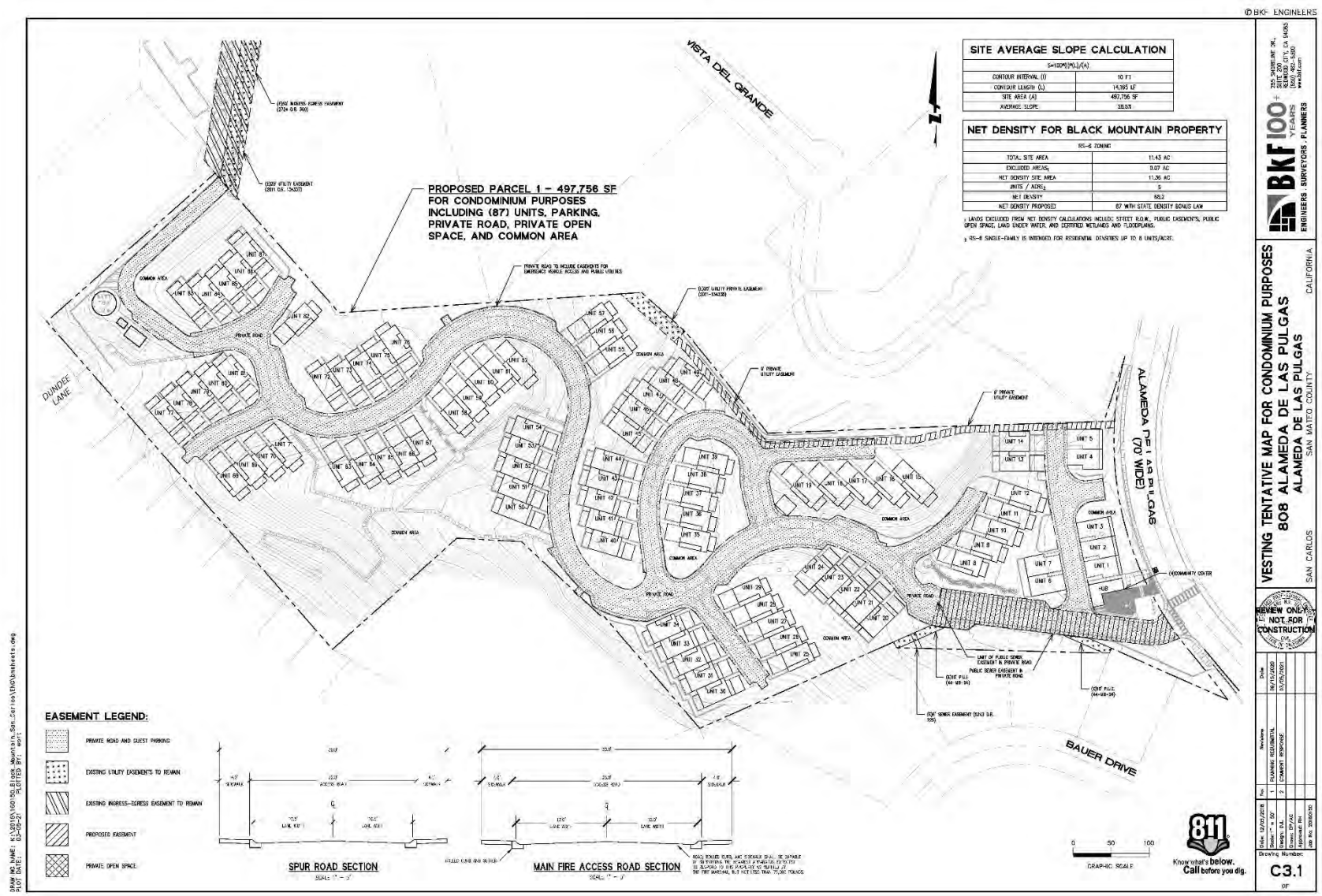

Figure 2: Vesting Tentative Map (BKF Engineering, 3/5/2021).

PROJECT LOCATION

The Project Area includes four adjacent properties located in San Carlos, San Mateo County, California. The Project Area is 11.4-acres and includes the properties at 804 Alameda De Las Pulgas (APN 050-220-020; 0.61 acres), 806 Alameda De Las Pulgas (APN 050-220-170; 5.86 acres), 808 Alameda De Las Pulgas (APN 050-220-160; 0.95 acres), and APN 049-360-060 (no associated street address; 4.01 acres). The Project Area is bounded by Alameda de las Pulgas on the east, and single-family homes on the north, south, and west (Figure 3).

The Project Area is located on the United States Geological Survey (USGS) 7.5-minute Woodside, California quadrangle (1991), within the unsectioned Rancho de las Pulgas land grant in Township 5 South, Range 4 West, Mount Diablo Meridian (Figure 4). The Universal Transverse Mercator (UTM) grid coordinates at the approximate center of the Project Area are: 5140233 meters North and 564473 meters East, Zone 10, NAD83.



Figure 3: Aerial photograph of the Project Area.

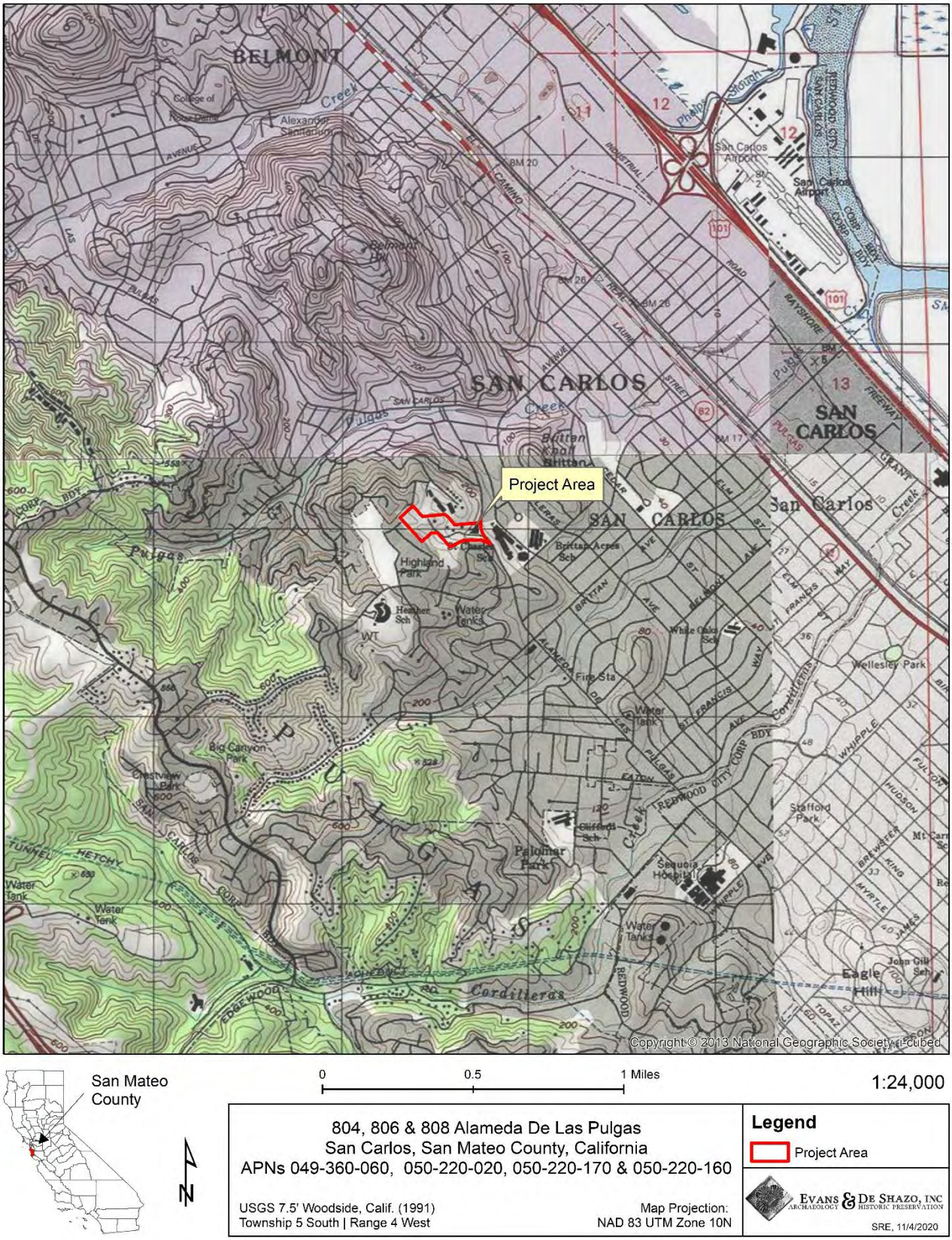

Figure 4: Project Area location map.

REGULATORY SETTING

The proposed Project is subject to CEQA and the Guidelines for Implementing CEQA (State CEQA Guidelines, 14 CCR Section 15064.5). These regulations, as they pertain to cultural resources, are outlined below.

THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CEQA regulations are encoded in Sections (§) 21000 et seq of the Public Resources Code (PRC) with Guidelines for implementation codified in the California Code of Regulations (CCR), Title 14, Chapter 3, § 15000 et seq. CEQA requires state and local public agencies to identify the environmental impacts of proposed discretionary activities or projects, determine if the impacts will be significant, and identify alternatives and mitigation measures that will substantially reduce or eliminate significant impacts to the environment. According to CEQA, historical resources, unique archaeological resources, and tribal cultural resources are aspects of the environment that require identification and consideration regarding potential impacts.

There are five classes of cultural resources defined by the State Office of Historic Preservation (OHP) that include:

- **Building**: A structure created principally to shelter or assist in carrying out any form of human activity. A "building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.
- **Structure**: A construction made for a functional purpose rather than creating human shelter. Examples include mines, bridges, and tunnels.
- **Object**: Construction primarily artistic in nature or relatively small in scale and simply constructed. It may be movable by nature or design or made for a specific setting or environment. Objects should be in a setting appropriate to their significant historic use or character. Examples include fountains, monuments, maritime resources, sculptures, and boundary markers.
- **Site**: The location of a significant event. A prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric or historic event and if no buildings, structures, or objects marked it at that time. Examples include trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs.
- **District**: Unified geographic entities which contain a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally.

Historical Resources

According to CCR § 15064.5, historical resources shall include buildings, structures, objects, sites, or districts that meet one or more of the following criteria:

- Listed in, or eligible for listing in the California Register of Historic Resources (CRHR) (PRC § 5024.1, Title 14 CCR § 4850 et. seq.).
- A resource included in a local register of historical resources, as defined in PRC § 5020.1(k) or identified as significant in an historical resource survey meeting the requirements PRC § 5024.1(g),

shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

¶ Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (PRC § 5024.1, Title 14 CCR § 4852) including the following:

a. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

b. Is associated with the lives of persons important in our past;

c. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

d. Has yielded, or may be likely to yield, information important in prehistory or history.

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

¶ To understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 45 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

Unique Archaeological Resources

CEQA (PRC § 21083.2) distinguishes between two classes of archaeological resources: archaeological sites that meet the definition of an historical resource as described above, and "unique archaeological resources." A unique archaeological resource is defined as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information,

2. Has a special and particular quality such as being the oldest of its type or the best available example of its type, or

3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Tribal Cultural Resources

Assembly Bill 52 (AB 52) was passed in 2014 to address California Native American tribal concerns regarding how cultural resources of importance to tribes are treated under CEQA. The passage of AB 52 created a new category of resource called a "tribal cultural resource". CEQA specifies that a project that may cause a substantial adverse change in the significance of a "tribal cultural resource" (as defined in PRC § 21074[a]) is a project that may have a significant effect on the environment. To help determine whether a project may have such an effect, the PRC requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of the proposed project. According to AB 52, tribes may have expertise in tribal history and "tribal knowledge about land and tribal cultural resources at issue should be included in environmental assessments for projects that may have a significant impact on those resources."

PRC §21074 defines a "tribal cultural resource" as any of the following:

A. Sites, features, places, cultural landscapes, sacred places, or objects with cultural value to a California Native American tribe that are either (A) included or determined to be eligible for inclusion in the CRHR, or (B) included in a local register of historical resources as defined in subdivision (k) of § 5020.1.; or,

B. A resource that the lead agency determines, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of § 5024.1 - taking into account the significance of the resource to a California Native American tribe.

PRC § 21080.3.2 provides that as part of the tribal consultation process, parties could propose mitigation measures. If the California Native American tribe requests consultation to include project alternatives, mitigation measures, or significant effects, the consultation would be required to cover those topics. PRC § 21082.3 provides that any mitigation measures agreed upon during this consultation "shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring program" if determined to avoid or lessen a significant impact on a tribal cultural resource.

STUDY METHODS

The following methods were utilized to complete the Archaeological Study of the Project Area: a record search and literature review that includes research at the Northwest Information Center (NWIC) of the California Historical Resources Information Systems (CHRIS) and a review of background information pertaining to the environmental setting, prehistory, ethnohistory, and history of the Project Area and vicinity; a Native American Sacred Lands Inventory and tribal outreach; and a field survey of the Project Area. The methods used to complete each of these tasks are described below.

RECORD SEARCH AND LITERATURE REVIEW

EDS completed a record search and literature review to develop a natural and cultural setting of the Project Area and vicinity and to obtain and review information pertaining to previous cultural resource studies and

previously recorded cultural resources in the vicinity of the Project Area, and to assess the potential/sensitivity for buried archaeological resources in the Project Area.

NWIC Record Search

EDS requested a record search from the NWIC of the CHRIS on November 5, 2020. The NWIC record search included a review of previous cultural resource studies and Primary resource records pertaining to properties located within 0.25-miles of the Project Area, as well as additional documentation on listed or eligible historic properties located within 0.25-miles of the Project Area, including the following lists of documents:

- Office of Historic Preservation (OHP) Built Environment Resource Directory (BERD) for San Mateo County, California (OHP 2020)[1]
- Archaeological Resources Directory for San Mateo County, California (OHP 2012)
- National Register of Historic Places (OHP 2020)
- California Register of Historical Resources (OHP 2020)
- California Inventory of Historic Resources (OHP 1976)
- California Historical Landmarks (OHP 2021)
- California Points of Historical Interest (OHP 1992)
- Five Views: Ethnic Sites Survey for California (OHP 1988)
- Historic Sites Mater List for San Mateo County (1980)

Literature Review

EDS completed a review of relevant environmental data, including soils, geologic and geoarchaeological information pertaining to the Project Area to assess the Project Area's potential/sensitivity for buried archaeological resources, and relevant prehistoric, ethnohistoric and historic references, to provide a cultural setting for the Project Area and vicinity. EDS also completed a review of historical maps and aerial photographs dating from 1856 to 1975, as well as historical literature and online resources such as Ancestry.com, Newspapers.com, and Calisphere.com, to determine past land use activities within the Project Area that could indicate the likelihood of encountering historic-period cultural resources during Project-related construction, as well as researching for any historical persons associated with the Project Area. Below is a list of the historical maps, aerial photographs, literature, and other sources that were reviewed.

Historical Maps

- 1856 Plat of the Pulgas Rancho confirmed to Maria de la Soledad Ortega de Arguello et al., surveyed under the orders of the U.S. Surveyor General by T.S. Stevens, Dep. Sur., November 1856

[1] The BERD contains updated information previously found within the Historic Properties Directory (HPD). The BERD contains information regarding built environment cultural resources that are included in the OHP Tracking and Inventory System (OTIS). The resources were submitted to the OHP through one of its programs (Registration, Review and Compliance, Local Government Surveys, Architectural Review, etc.).The BERD also includes built-environment historic resources listed on the CRHR and the NRHP, as well as California Registered Historical Landmarks, and the California Points of Historical Interest.

- ¶ 1894 Official Map of San Mateo County, California by Davenport Bromfield, County Surveyor (Schmidt Label & Litho. Co.)
- ¶ 1902 USGS Santa Cruz, California Quadrangle, scale 1:250,000
- ¶ 1921 Map of the original 455.823 Acre Tract in San Mateo County, California left by Nathaniel J. Brittan showing the interests conveyed to others, also Map in Partition of the 396.346 Acre Tract. Recorded at the request of Charles F. Hanlon, April 2, 1921, San Mateo County Records. T.C. Rice, Recorder.
- ¶ 1940 USGS 15' Half Moon Bay, California Quadrangle, scale 1:62,500
- ¶ 1953 USGS 7.5' Woodside, California Quadrangle, scale 1:24,000
- ¶ 1961 USGS 7.5' Woodside, California Quadrangle, scale 1:24,000
- ¶ 1975 update of 1961 USGS 7.5' Woodside, California Quadrangle, scale 1:24,000

Aerial Photographs

- ¶ 1930 aerial photograph, Flight C-1025, Frame B-9, Scale 1:14,400 (U.C. Santa Barbara Library)
- ¶ 1941 aerial photograph, Flight C-6660, Frame 470, Scale 1:24,000 (U.C. Santa Barbara Library)
- ¶ 1946 aerial photograph, Flight GS-CP, Frame 2-190, Scale 1:23,600 (U.C. Santa Barbara Library)
- ¶ 1956 aerial photograph, Flight GS-VLX, Frame 1-7, Scale 1:23,600 (U.C. Santa Barbara Library)
- ¶ 1965 aerial photograph, Flight CAS-65-130, Frame 2-30, Scale 1:12,000, dated May 1, 1965 (U.C. Santa Barbara Library)

Other Resources

- ¶ Ancestry.com
- ¶ Newspapers.com
- ¶ Find a Grave.com
- ¶ Calisphere.com

SACRED LANDS INVENTORY AND TRIBAL OUTREACH

A Sacred Lands inventory request was made to the Native American Heritage Commission (NAHC) on November 5, 2020, to identify Sacred Sites located within or near to the Project Area and to obtain a Native American contact list. The Native American Sacred Lands inventory is intended to address the preservation and mitigation of impacts to California Native American historic, cultural, or sacred sites, including sites that are listed or may be eligible for listing in the CRHR, historic or prehistoric ruins, burial grounds, any archaeological, prehistoric or historic period Native American rock art, any archaeological, prehistoric or historic period features, inscriptions made by Native Americans at such a site, places of worship, sacred or ceremonial sites, and sacred shrines on public and private properties.

On December 2, 2020, the Tribal organizations listed on the Native American contact list provided by the NAHC were contacted via electronic mail (email) or letter sent via the U.S. Postal Service (USPS) to inquire about Sacred Sites within or near the Project Area and to identify concerns about Native American issues related to the overall project. The Tribal outreach completed by EDS is separate from the government-to-

government consultation that is required to determine the presence or absence, or potential effects to, Tribal Cultural Resources, as defined in PRC § 21074.

FIELD SURVEY

A Secretary of Interior-qualified archaeologist conducted a field survey on December 10, 2020, to physically inspect the Project Area for potentially significant archaeological resources. The field survey included an inspection of the Project Area for evidence of prehistoric artifacts, such as chipped stone (obsidian, chert and basalt) flakes and tools (e.g., projectile points, knives, scrapers), shellfish remains, ground stone, fire-affected rock, as well as historic-era artifacts and evidence of historic archaeological deposits and features associated with historic-era activities within the Project Area, such as those associated with the former Black Mountain Spring Water Company, including surface scatters of historic-period artifacts (e.g, glass, ceramic, metal, etc.), as well as features such as alignments of stone or brick, foundation elements from previous structures and minor earthworks. The built-environment resources located within the Project Area that are at least 45 years of age were surveyed and evaluated as part of the HRE (De Shazo 2021).

NATURAL AND CULTURAL OVERVIEW

The following natural and cultural overview provides an environmental setting of the Project Area and the prehistory, ethnohistory and history of the Project Area and vicinity. These contexts provide the basis for understanding past land use activities in the region and within the Project Area that could have resulted in the presence of archaeological resources within the Project Area that could be considered historically significant.

ENVIRONMENTAL SETTING

The Project Area is located within the City of San Carlos, a somewhat densely-populated urban environment in San Mateo County that encompasses approximately 5.5 square miles with a population of approximately 30,185 in 2019 (U.S. Census Bureau 2021). Located in the southwest region of the San Francisco Bay Area, San Carlos borders the cities of Belmont on the north and Redwood City on the south and is situated adjacent to the San Francisco Bay. The regional topography varies and includes level terrain along the bay shores to the east, and steeper slopes along the Santa Cruz Mountain range to the west.

The regional climate in the area of San Carlos is characterized as Mediterranean, with mild, wet winters, and hot, dry summers. The average annual precipitation is 27 inches, with rainfall concentrated in the fall, winter and spring. The average high temperature is 71.1 degrees Fahrenheit (°F), and the average low temperature is 48.6 °F. The proximity of the Pacific Ocean and San Francisco Bay provides for mild temperatures throughout the year.

The Project Area is situated within a topographically hilly area of San Carlos at approximately 180 feet to 350 feet above mean sea level (amsl) and is surrounded by residential development. The Project Area is bordered on the east by Alameda de las Pulgas, and on the north, east and south by single-family houses; Highlands Park is located about 4,450 feet to the west. The nearest creeks include Pulgas Creek located 0.3 miles to the north and an unnamed creek located 0.4 miles to the south; however, the Project Area appears to have once contained a seasonal drainage that appears to have been placed underground sometime after 1950. The Project Area currently contains a natural spring water source. The Project Area is located approximately 1.5

miles west of the San Francisco Bay tidal marsh and about 4.5 miles west of the San Francisco Bay; however, prior to filling of marshlands and mudflats, the San Francisco Bay tidal marsh came within 1.1 miles of the Project Area (Figure 5).

Geology and Soils

San Mateo County and the Project Area are within the Southern Coast Range Geomorphic Province, situated within the larger Coast Range Geomorphic Province (Harden 1998). The Coast Range province lies between the Pacific Ocean and Great Valley (Sacramento to San Joaquin valleys) provinces and trends northwest from stretches from the Santa Ynez Mountains near Santa Barbra to the border with Oregon. The northern and southern Coast Ranges are separated by a depression containing the San Francisco Bay, where the Sacramento River and the San Joaquin River discharge into the Pacific Ocean (California Department of Conservation 2002). The San Francisco Bay lies within a broad depression created from an east-west expansion between the San Andreas and Hayward fault systems.

At least two regional geologic maps exist that cover the Project Area (Graymer et al. 2006; Wagner et al. 1991). According to the geological maps, the Project Area has geology largely comprised of Early Cretaceous (145 to 100.5 million years ago) and (or) Late Jurassic (approximately 163 to 145 million years ag) Franciscan Complex sedimentary rocks (geologic unit: KJfs), specifically metagraywacke.

Current soil maps can be found on Google Earth and at the Natural Resources Conservation Service (NRCS) Web Soil Survey website (Soil Survey Staff 2021). According to the current soil map provided by the NRCS, the soil within the Project Area is “Orthents, cut and fill-Urban land complex” that occurs on five to 75 percent slopes (Soils Survey Staff 2021). Orthents are described as very shallow to very deep, very poorly drained to excessively drained soils on uplands, including hills and ridge tops, alluvial fans, coastal terraces, floodplains, and tidal flats. These soils formed in alluvium derived from various kinds of rock; sandy coastal deposits; hard and soft sandstone, shale, siltstone, serpentine, and volcanic rock; and various artificial fill materials. Also included in this unit can be deep, dark alluvial soils in areas that are loam or fine sandy loam throughout. The properties and characteristics of the soils in this unit can be highly variable because of the differences in the kind and amount of fill material used. Urban Land is described as areas covered by asphalt, concrete, buildings, and other features of the built environment. The properties and characteristics of Urban Land soils are highly variable because of the differences in the kind and amount of fill material used.

The review of the geology and soils of the Project Area suggests that the Project Area has a low sensitivity/potential for buried prehistoric archaeological resources.

Geoarchaeology

In addition to information about the geological and soil/sediments associated with the Project Area, EDS also reviewed two regional geoarchaeological studies that focus on landform evolution and the potential/sensitivity for encountering archaeological resources using a predictive model that incorporates soil/sediment deposits, geologic and geomorphic formations, and environmental setting (i.e., slope, proximity to water, etc.) (Meyer and Kaijankoski 2017; Meyer and Rosenthal 2007).

According to Meyer and Rosenthal (2007:18), the Project Area is located on a pre-Holocene (>11,800 years) age landform, which due to its age, would have little or no potential to contain buried prehistoric

archaeological resources. According to Meyer and Kaijankoski (2017:4-5,4-8), the Project Area has a low sensitivity for buried prehistoric archaeological resources and a low/moderate sensitivity for surficial prehistoric archaeological resources; however, the presence of natural source of freshwater within the Project Area at least part of the year suggests a moderate sensitivity for surficial prehistoric archaeological resources.

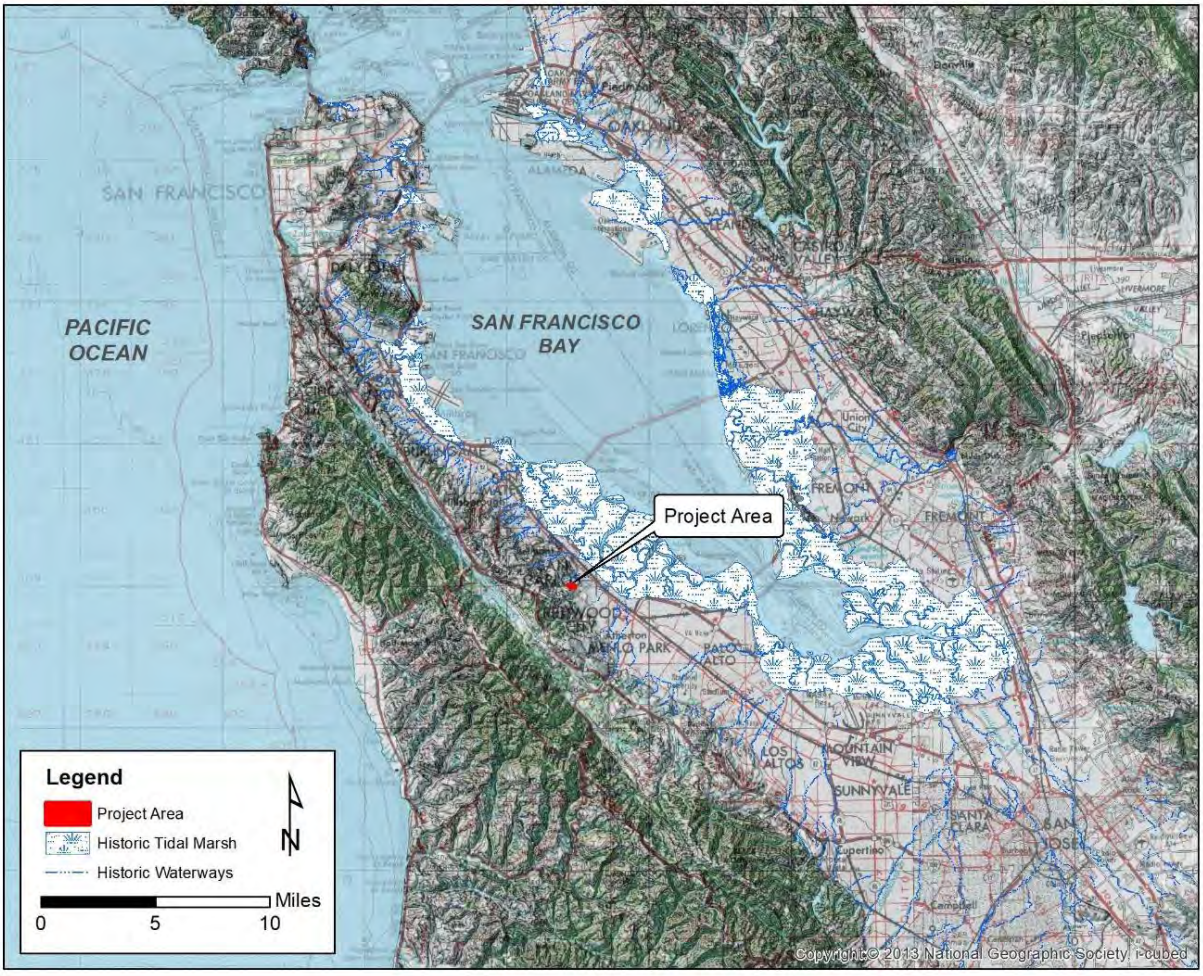

Figure 5: Environmental setting of the Project Area.

PREHISTORIC/ARCHAEOLOGICAL OVERVIEW

This section provides information derived from the archaeological record of the San Francisco Bay-Delta region of California regarding settlement strategies, levels of social organization, subsistence economies, and food procurement strategies of prehistoric Native populations. Cultural patterns that emerged in the San Francisco Bay-Delta region, recognized by specific artifact assemblages that indicate differences in living strategies, are also discussed.

Chronology and Cultural Patterns of the San Francisco Bay-Delta Region

The following sections provide an overview of the prehistory San Francisco Bay-Delta region that is based on a hybrid classification system organized by geologic time segments that include the Terminal Pleistocene

(13,500 – 11,700 cal BP), Early Holocene (11,700 – 8,200 cal BP), Middle Holocene (8,200 – 4,200 cal BP), and Late Holocene (post 4,200 cal BP). The Late Holocene is further divided into shorter time periods using the Late Holocene Scheme D chronological sequence for the San Francisco Bay Area that is divided into the following time periods: Early Period (4,200 – 2,550 cal BP), Early/Middle Transition Period (2,550 – 2,150 cal BP), Middle Period (2,150 – 930 cal BP), Middle/Late Transition Period (930 – 685 cal BP), Late Period (685 – 180 cal BP), and Historic/Mission period (180 – 115 cal BP).

Terminal Pleistocene (13,500 – 11,700 cal BP)

Solid evidence of human occupation in California during the Terminal Pleistocene (13,500 – 11,700 cal BP) is scarce and poorly understood; however, there have been some discoveries of isolated fluted projectile points in California that are thought to be similar in cultural affiliation and age as the fluted points associated with the Clovis tradition dating to around 11,500 cal BP. While fluted points are rare in California, they have been documented at the Borax Lake site (CA-LAK-36) in Lake County (Meighan and Haynes 1970; Moratto 1984:82–85), at Tracey Lake in the Delta (Heizer 1938), at the Wolfsen mound (CA-MER-215) along the middle San Joaquin River in Merced County (Peak and Weber 1978), and in the Mojave Desert and coastal southern California (Byrd et al. 2017). No fluted points or archaeological deposits dating to the Terminal Pleistocene have been documented in the San Francisco Bay Area (Byrd et al. 2017). The paucity of Terminal Pleistocene archaeological remains is, in part, because populations were small, highly mobile, and left little evidence of their activities on the landscape. Furthermore, landscape changes that have occurred, including sea-level rise, erosion, and localized subsidence along the coast, have likely buried evidence of these sites (Byrd et al. 2017).

Early Holocene (11,700 – 8,200 cal BP)

During the Early Holocene (11,700 – 8,200 cal BP) semi-mobile hunter-gatherers utilized a wide range of plant and animal foods from marine, lacustrine, and terrestrial environments (Erlandson et al. 2007; Jones et al. 2002; Meyer and Rosenthal 1995; Moratto 2002). Populations that emerged in the San Francisco Bay-Delta region were mobile foragers, characterized by a "Millingstone culture" that used milling slabs and handstones, crude cores and core tools, and various types of large wide-stemmed and leaf-shaped projectile points (Milliken et al. 2007:114; Wiberg 2010:31). The settlement pattern is thought to be based on high residential mobility and limited exchange (Wiberg 2010:31). There are only four Early Holocene-age archaeological deposits documented in the San Francisco Bay-Delta region, including two at Los Vaqueros Reservoir (CA-CCO-696 and CA-CCO-637) in the East Bay (Meyer and Rosenthal 1997, 1998), one in Solano County (P-48-000897) (Hildebrandt et al. 2012), and one in Fremont (P-01-011556) (Meyer 2015), all of which were found in a buried context.

Middle Holocene (8,200 – 4,200 cal BP)

There is more direct evidence of occupation in the San Francisco Bay-Delta region during the Middle Holocene than there is in the Early Holocene, as indicated by the 60 plus sites that have been documented in the San Francisco Bay-Delta region dating to this period (Byrd et al. 2017). Artifacts found in sites dating to this period include a variety of ground stone tools (mortars/pestles and metates/manos), side-notched dart points, cobble tools, and a variety of shell beads and ornaments (Fitzgerald 1993; Meyer and Rosenthal 1998). The presence of an extensive trade network by at least 5,200 cal BP is indicated by the Type N *Olivella* shell beads that are found in sites across a large region, and obsidian from sources located in the Napa Valley

and eastern Sierra Nevada (Casa Diablo and Bodie Hills sources) that are found in sites located throughout the San Francisco Bay-Delta region (Byrd et al. 2017). The first evidence for use of the San Francisco Bay's estuarine resources is also indicated during this period by the presence of shell midden deposits in Marin County (CA-MRN-17), Contra Costa County (CA-CCO-474/H), and in San Mateo County (CA-SMA-40) that date between 6,300 and 5,000 cal BP, and at one site in Alameda County (CA-ALA-307) that dates to 4,900 cal BP (Byrd et al. 2017). Faunal remains indicate reliance on seasonal waterfowl and anadromous and freshwater fish. "Archaeobotanical assemblages from Middle Holocene contexts are varied; for example, CCO-18/H features produced a varied assemblage of nutshell, small seeds, and fruit pits, including acorn, gray pine, bay, buckeye, red maids, goosefoot, farewell-to-spring, juniper, and manzanita berry pits (Wohlgemuth 2010). These remains suggest that a wide range of habitats was exploited throughout the year, consistent with either semi-permanent occupation or multi-season visits" (Byrd et al. 2017).

Late Holocene (4,200 – 180 cal BP)

Due to the greater number of archaeological sites that have produced stylistic artifacts and radiocarbon dates, there is more information about Late Holocene occupation in the San Francisco Bay-Delta region than in earlier periods, and so the Late Holocene can be subdivided into shorter time periods. As such, the Late Holocene is generally divided into the Early Period (4,200–2,550 cal BP), Early/Middle Transition Period (2,550–2,150 cal BP), Middle Period (2,150–930 cal BP), Middle/Late Transition Period (930–685 cal BP), and Late Period (685–180 cal BP). "The Late Holocene is very well-documented in the Bay-Delta Area, with more than 240 radiocarbon-dated sites reflecting widespread occupation" (Milliken et al. 2007).

Early Period (4,200 – 2,550 cal BP)

The Early Period (4,200–2,550 cal BP) marks a shift from a mobile foraging pattern to a sedentary and semi-sedentary land use pattern along the Bay Shore and interior valleys (Milliken et al. 2007). This more sedentary way of life seems to have been in response to the availability of new resources as the San Francisco Bay estuary matured, and an increased dietary reliance on acorns rather than hard seeds. As a result, populations in the San Francisco Bay region increased in number, and the social organization became more complex, which is evidenced by mortuary practices and an increase in ornamental grave associations, regional symbolic integration, and the establishment of trade networks. "Bay margin sites reveal a strong emphasis on marine shellfish, marine fishes, and marine mammals…In contrast, interior sites emphasized freshwater fish and shellfish along with terrestrial mammals. Nuts, berries, and small seeds appear to have been particularly important plant foods" (Byrd et al. 2017). Cultural patterns that emerged in the San Francisco Bay region during this period include Windmiller in the Delta Region and Lower Berkeley along the Bay Shore. Artifacts that typify the Early Period include corner-notched, concave-based, lanceolate, and side-notched style projectile points, cut marine shell (*Olivella* sp.) beads that are often found in a mortuary context, mortars and pestles, and more obsidian from Napa Valley sources than Annadel obsidian from Sonoma County (Milliken et al. 2007). The Early Period was also marked by significant climatic changes during which warmer and drier conditions led to the desiccation of lake basins in southern California (Schwitalla 2013).

Middle Period (2,150–930 cal BP)

The Middle Period (2,150–930 cal BP) is marked by a population increase and a greater level of sedentism, as indicated by evidence of permanent villages used most of the year (Milliken et al. 2007). The population increase led to restricted mobility, which led to resource intensification, increased cooperation and a greater

level of social complexity (Milliken et al. 2007). In the latter half of the Middle Period and the Middle/Late Period Transition (930–685 cal BP), a dramatic cultural disruption occurred, marked by changes in shell bead types, settlement patterns and food resources (Milliken et al. 2007). The Berkeley Pattern, which developed from the preceding Lower Berkeley Pattern, was well established by the Middle Period (Moratto 1984). Berkeley Pattern traits typically include tightly flexed burials, with fewer grave offerings and no preference toward orientation. Cremations are occasionally encountered and are associated with more grave goods than flexed burials, a mortuary treatment suggesting differentiation in wealth or status. Burial artifacts typically include *Olivella* saddle and saucer beads and *Haliotis* pendants. Berkeley Pattern sites are also characterized by utilitarian objects that include numerous mortars and pestles, which imply greater reliance on nuts and seeds, as well as a highly-developed bone tool industry. New types of bone tools, such as the single-barbed bone fish spear, indicate a greater reliance on fish and marine mammals like sea otter, seal and sea lion (Elsasser 1978; Hildebrandt and Jones 1992). Shellfish collecting was also very important. This is indicated by the deposition of large quantities of shell, mostly mussel, which make up a good portion of shellmound constituents. Hunting is implied by spear and dart-sized projectile points, which were propelled using an atlatl, as well as high frequencies of deer and elk remains (Beardsley 1954; Hildebrandt and Jones 1992).

Middle/Late Transition Period (930–685 cal BP)

Starting at the end of the Middle Period and continuing in the Middle/Late Period Transition, many Bay Shore sites were abandoned as residential places and then later reused as special-purpose sites in the Late Period (685–180 cal BP) (Lightfoot and Luby 2003). The reasons postulated for the abandonment of shellmound sites along the Bay include population decline, environmental degradation resulting from drought conditions of the MCA that affected the availability of marine resources, a shift towards greater reliance on acorns rather than shellfish, intrusion of Patwin speaking people into the North Bay, or the return to a semisedentary settlement system whereby year-round occupation of shellmounds gave way to seasonal use of interior localities (Ingram 1998; Lightfoot and Luby 2003; Schwitalla 2013). Zooarchaeological data suggest that the abandonment of shellmounds as residential places does not coincide with a population decline, as some sites evince continued resource intensification due to overhunting in the Late Period (Broughton 1994).

Late Period (685–180 cal BP)

Occupation during the Late Period (685–180 cal BP) is well-documented in the San Francisco Bay-Delta region and is thought to be associated with a new level of sedentism, status ascription, an increase in ceremonialism, and regional trade. It appears that an economic relationship was maintained among the many small autonomous socio-political groups called tribelets, and trade was frequent between coastal groups, valley groups and Bay Shore groups (Hylkema 2002). Sites from this time period are associated with the Augustine Pattern, and artifacts typically include large, well-formed mortars, pestles and hopper mortars that indicate a continued reliance on acorns, flanged steatite smoking pipes, toggle harpoons, baked clay figurines, clamshell disk beads, small projectile points such as the Rattlesnake corner-notched and Desert side-notched points that suggest the use of the bow-and-arrow (use of the bow and arrow is first documented in the region circa 700 cal BP) in oppose to the atlatl that was used previously in conjunction with spear points, steatite and magnesite beads and tubes, *Olivella* callus cup beads, and *Haliotis* banjo shaped pendants. The manufacture of clamshell disk beads, which were used as exchange currency with a standardized value, seems to have centered primarily on the Santa Rosa Plain in Sonoma County and within the Napa Valley. The burial practice of cremation was also introduced in the North Bay during this time (Milliken et al. 2007). These

shifts in technology, artifact types and mortuary practices appear to indicate that another upward cycle of regional integration took place during this period. However, this cycle was stopped short by Spanish colonization and missionization of Native populations

ETHNOHISTORIC SETTING

The Project Area is situated within a territory that was occupied by the Costanoan (also known as Ohlone[2]) (Figure 6). The first instance of European contact with the Costanoan people occurred in late 1769 when Gaspar de Portola "discovered" the San Francisco Bay, the initiating event of European colonization of the area (Milliken 1995). Early accounts documented that there were approximately 10,000 Costanoan people living around the Bay. However, with the arrival of the Spanish came the establishment of missions with a concerted effort to convert the Native population to Catholicism and the introduction of European disease for which the Natives had no immunity, and these factors quickly led to a decrease in Bay Area native populations (Milliken 1995). According to mission records, the Costanoan organization was severely disrupted by 1810 and by 1832 only 2,000 individuals had survived (Cook 1943). Much of the ethnographic literature pertaining to the Costanoan comes from the diaries of early Spanish explorers describing their incursions into the San Francisco Bay region between 1769 and 1776. This information is supplemented by early ethnographers who located Native informants and obtained information about language, territory, material cultural, political and social organization and subsistence practices.

Costanoan is from the Spanish word Costaños, which means "coast people," and refers to a language family, not a political entity. Modern descendants of the Costanoan prefer to be called Ohlone, a name derived from a Native coastal village by that name (Heizer and Elsasser 1980). The two names (Costanoan and Ohlone) are used interchangeably in much of the ethnographic literature. The Costanoans spoke a language considered one of the major subdivisions of the Miwok-Costanoan, which belonged to the Utian family within the Penutian language stock (Shipley 1978). It has been postulated that Penutian-speaking ancestral Costanoans moved into the region and replaced or assimilated with an earlier Hokan-speaking population as early as 4,500 BP (Moratto 1984).

Costanoan denotes a family of eight languages, four of which were spoken by people occupying the San Francisco Bay area. Each language group was subdivided into smaller village communities or tribelets that were independent political entities that occupied specific territories, eight to twelve miles across and defined by physiographic features (Milliken 1995). Each tribelet controlled access to the natural resources within its territory, which typically required that there be one or more primary villages and numerous smaller villages used seasonally for resource procurement. Usually, a common language was shared with one or more neighboring tribelets (Heizer and Elsasser 1980). The San Francisco peninsula, including the area of San Carlos, was occupied by the *Ramaytush*, who numbered about 1,400 and consisted of about twelve tribelets, including the *Lamchin* who occupied the area that extended from Belmont south to Redwood City and included interior valleys to the west (Figure 7) (Levy 1978:485; Milliken 1995:246-247). Five *Lamchin* villages are mentioned in historic mission records, the most important of which was "Cachanigtrac, alias Las Pulgas" that was located on Pulgas Creek in the present-day city of San Carlos. The other villages included *Ussete*,

[2] Modern descendants of the Costanoan prefer to be called Ohlone, a name derived from a Native coastal village by that name (Heizer and Elsasser 1980).

Guloinsisac, Oromstac, and *Ssupichom* (Milliken 1995:247). The largest village in a tribelet area was occupied by a chief (Heizer and Elsasser 1980). Both men and women acted as chief, who was responsible for organizing activities; however, "Costanoan ideas of personal freedom precluded the existence of any type of institutionalized coercive power" (Levy 1978).

The Costanoan were successful hunter/gatherers who utilized a wide range of resources in a very favorable environment. They practiced specialized horticultural techniques, including the use of fire, that increased the numbers and health of the numerous plants and animals on which they relied. A variety of plant foods were gathered on a seasonal basis. Important plant foods included the nuts of coast live oak, valley oak, California black oak, tanbark oak, buckeye, California laurel and hazelnuts. The acorns from oaks were the most important plant food and were collected in large quantities and stored. They were processed by removing the hard exterior shells, pulverizing the inner nut in a mortar bowl (basketry, wood, and stone mortars of various types were used), then leaching with water to remove the tannins. Buckeyes were made edible in much the same way. Seeds that were roasted before consumption included dock, tarweed, chia, and digger pine. Hazelnuts and California laurel nuts were also eaten, as well as seeds from a number of other plants. Many types of berries, including blackberries, elderberries, strawberries, Manzanita berries, gooseberries, madrone berries, grapes and toyon berries, were also collected and eaten, as well as a number of tubers and roots such as wild onions, cattail roots, amole, hog fennel and wild and tubers (Levy 1978). In the hills and valleys, some mammals that were hunted included deer, elk, antelope, bear, rabbit, squirrel, woodrat, mouse, and mole.

The bow-and-arrow constituted a part of the hunting technology. Both unbacked and sinew-backed bows ranging from 3 to 4½ feet long were used to launch arrows fitted with lithic or bone points. Bowstrings were manufactured from animal sinew or vegetal fibers. The typical arrow was a compound arrow consisting of a cane shaft fletched with three feathers and a hardwood fore shaft to which a projectile point was usually, but not necessarily, attached. Hunting arrows seem to have been rather long in comparison to war arrows. Asphaltum was used as the adhesive for fletching (Levy 1978; Switzer 1974).

Basketry was a well-developed craft and was used for the collection, preparation and storage of food, and a variety of other reasons. Other kinds of baskets included mush bowls, cooking baskets, parching trays, storage baskets, sifters, fish traps, trinket containers, canteens, and possibly cradles (Levy 1978). The Costanoan also constructed "balsa" boats using about twenty bundles of tule reeds, also called bulrushes, tied together with cordage made from milkweed, Indian hemp or nettle, that were stabilized with Willow poles. They were propelled using double-bladed wooded paddles and anchored with stones tied to a rope (Font 1930; Levy 1978). Boats were used to navigate the Bay and major river systems and during hunting and gathering forays. The presence of archaeological sites on islands in San Francisco Bay suggests the use of balsa boats as early as 3,400 BP (Morgan and Dexter 2008).



Figure 6: Ethnohistoric Tribal linguistic boundaries in the San Francisco Bay Area.



Figure 7: Tribal groups in the San Francisco Bay-Delta Area at the time of Spanish settlement in 1776 (based on map produced by Beverly Ortiz, East Bay Regional Park District).

HISTORIC SETTING

The following historic setting is intended to provide an overview of broader historic themes, as well as specific historic themes associated with the Project Area.

Spanish Period (1769 – 1821)

The discovery of San Francisco Bay was due to the determination of King Carlos III of Spain to occupy and colonize Alta California,[3] and was the joint work of both church and state. The Spanish entered present-day San Mateo County as early as 1769 with the Portola expedition, which was likely the first European contact with the native people who occupied the peninsula, including the *Lamchin* tribe of the *Ramaytush* Costanoan who occupied the area (Milliken 1995:34). The Portola expedition was soon followed by the Fages-Crespi expedition in 1772 that traveled from Monterey up the Santa Clara Valley then along the Fremont Plain, east of the San Francisco Bay, and into the delta region before heading back to Monterey by way of the San Ramon Valley and Pleasanton areas (Cook 1957). Then in 1775, Lieutenant Juan Manuel de Ayala sailed his ship, the *San Carlos*,[4] into San Francisco Bay and anchored in what is now Ayala Cove on Angel Island. His mission was to develop a map of the bay and he also explored the lower reaches of the Sacramento and San Joaquin rivers by boat. In 1776, the expedition of Juan Bautista de Anza and Father Pedro Font (Anza-Font expedition) traveled through the same area as the Fages-Crespi expedition four years earlier; however, this expedition visited a small *Lamchin* settlement in present-day Belmont on Laurel Creek (Milliken 1995:52-53). These expeditions resulted in the establishment of the Presidio of San Francisco and Mission San Francisco de Asís (1776) in present-day San Francisco, Mission Santa Clara de Asís (1777) in present-day Santa Clara, and the Mission San Jose de Guadalupe (1797) located in present-day City of Fremont. Altogether, 21 missions were established between San Diego and Sonoma between 1769 and 1823, as well as three civil settlements or pueblos within present-day Los Angeles, San Jose and Santa Cruz. A few Spanish land grants were also issued during this time.

In 1793, the Franciscan priests at *San Francisco de Asís* established a mission outpost on the Peninsula near San Mateo Creek, approximately 5.5 miles north of the Project Area, for the purpose of overseeing the Christianized Native Americans responsible for taking care of the mission livestock begin grazed in the area, and to provide food for the mission. The land was referred to as the *Las Pulgas* tract. In 1795, Governor Diego de Borica made a provisional land grant of the *Las Pulgas* tract to José Darío Argüello. Argüello was born in Querétaro, Mexico about 1753 and enlisted in the Mexico regiment of dragoons (calvary) where he served as a private for six years and then as a sergeant for two and a half years. In 1781, Argüello was promoted to sublieutenant of a company organized by Captain Fernando de Rivera y Moncada for the purpose of traveling to Santa Barbara to establish a presidio. Argüello accompanied Rivera overland from Mexico to Alta California, during which Rivera was killed. Argüello continued onto the San Gabriel Mission, where he stayed until the founding of the Santa Barbara Presidio in April of 1782. In 1787, Argüello was appointed lieutenant and served two terms as comandante of the San Francisco Presidio (1787-1791 and 1796-1806), and one

[3] *Alta California* was a polity of New Spain founded in 1769 and became a territory of Mexico after the end of the Mexican War of Independence on 1821.

[4] Possible namesake of the City of San Carlos (City of San Carlos 2021).

term as the comandante of the Monterey Presidio (1791-1796). He was promoted to captain in 1797 and was assigned as comandante of the Presidio of Santa Barbara from 1807 until 1815. In 1814, Argüello became acting Governor of Alta California, and in 1815, he assumed the governorship of Baja California, where he served until 1822. Argüello died in Guadalajara in 1828 at the age of 75 (Hardwick 2017).

José Darío Argüello's son, Don Luis Antonio Argüello, moved onto the rancho around 1821. He married Maria de Soledad de Ortega and they built an adobe house believed to be at the corner of present-day Magnolia Avenue and Cedar Street until 1854 (City of San Carlos 2021). Don Luis served as comandante of the San Francisco Presidio in 1806, and in 1822 he came Governor of Alta California. In 1823, Don Luis and his family moved to Monterey, where he died in 1830. "It was in his time that the rancho in San Carlos became known as "*Rancho de las Pulgas*" (The San Carlos Villagers 1982:2).

Mexican Period (1821 – 1848)

When civil war erupted in Mexico in 1810, Alta California found itself cut off from Mexico, which prior to this time, was the main source of supplies and the primary market for surplus crops produced in Alta California. As a result, illegal trading took place with foreign ships, which allowed locals to exchange surplus agricultural products and hides and tallow for imported products such as tea, coffee, spices, clothing, leather goods, etc. This also resulted in some of the first American and Anglo-European settlers to the area. However, in 1821, Mexico won its independence from Spain with the signing of the Treaty of Córdoba and took possession of Alta California, and soon the economy of the area began to improve due to the changing administrative policies of the new Mexican government. One policy that led to a major change in Alta California was the legalizing of trade with foreign ships, which stimulated commerce and resulted in the establishment of new settlements that served as early centers of trade.

In 1824, Mexico passed a law that allowed for the settlement of vacant lands in Alta California in an effort to stimulate further colonization. As such, any citizen, whether foreign or native, could petition the Mexican governor for a specific tract of land, which after investigation and if there were no objections, was granted to them. However, to retain ownership of the land, each grantee was required to occupy the land and build a dwelling within a certain period of time (Broek 1932).

The changing administrative policies of the new Mexican government also led to the secularization of the missions beginning in 1833 (Broek 1932). The law secularizing the missions required that the church relinquish secular control over the neophytes, convert the Spanish missions into pueblos, and divide the mission lands, livestock and equipment among the resident neophytes. The remaining mission property was to be administered by civil administrators who would oversee the missions until secularization was complete. However, most of the land and property designated for the resident neophytes fell into the hands of the *gente de razón*[5] and were turned into ranchos, and the neophytes were driven off. Some sought employment on the newly established ranchos, some withdrew into the interior, and a few attempted to petition the government for land grants.

[5] A Spanish term used in colonial Spanish America to refer to people who were culturally Hispanicized. It was a social distinction that existed alongside the racial categories. Native Americans and mixed-race people, especially the poor in urban centers, were generally considered not to be *gente de razón*.

As a result of the Mexican government's new administrative policies, the 20 or so ranchos that had been issued during the Spanish period increased to roughly 800 that varied between 10,000 and 20,000 acres in size. The main economy of the ranchos was dependent on the amount of hide and tallow it could produce; therefore a rancho owner's wealth was often determined by the size of the rancho, the number of cattle owned, and the availability of a labor force, which mainly consisted of Native Americans who had been released from the missions, as well as lower-class Mexican citizens who depended on the rancho owners for their basic needs during this time. Nine land grants were issued in present-day San Mateo County between 1833 and 1846, including the 35,240-acre *Rancho de las Pulgas* that was officially granted by Mexican Governor José Castro to José Darío Argüello's widow, Maria Soledad Ortega de Argüello, and the heirs of his son, Don Luis Antonio Argüello, in 1835 (Bancroft 1885).

Early American Period (1848 – 1890's)

The American Period in California is marked by the end of the Mexican American War (1846-1848) when the U.S. took possession of the territories of California, New Mexico, Utah, Nevada, parts of Arizona, Colorado, Oklahoma, Kansas, and Wyoming in the signing of the Treaty of Guadalupe Hidalgo (1848). The treaty provided the resident Mexicans their American citizenship and guaranteed title to land granted during the Mexican period. However, on January 24, 1848, two weeks before the treaty signing, James W. Marshall discovered gold at Sutter's Mill along the American River in the Sierra Nevada foothills, which marked the beginning of California's Gold Rush-era (1848 to 1855). Soon the excitement of the Gold Rush and the promise of fertile and abundant land brought between 150,000 and 200,000 new settlers – often referred to as "49ers" - to California from places all over the U.S., as well as Scotland, Ireland, England, Germany, France, China, and other countries.

The massive influx of new settlers who came to California during the Gold Rush soon gave rise to land disputes, as settlers began to move into rancho lands that they perceived as unoccupied and available for settlement. To investigate and confirm the titles of land claims of former (now American) Mexican citizens in California, officials acquired the provincial records of the Spanish and Mexican governments in Monterey and transferred them to the U.S. Surveyor General's Office in San Francisco, including land deeds, sketch maps (*disenos*), and various other documents, that were used to verify land claims. In 1851, the U.S. passed the California Land Act that established the Public Land Commission to review these records and determine the validity of the Spanish and Mexican era land grants and charged the Surveyor General with surveying confirmed land grants. Of the 813 land grants ultimately claimed, the land commission approved only 553 of them; however, many of the confirmed grants were reduced in original size, and in most cases, the lawyers who were hired to defend the land titles in court received a portion of the land in return for services, or to pay legal fees, the land was sold to settlers who had been "squatting" on their land (Olmsted 1986).

In accordance with the California Land Act, in 1852, the heirs of Luis Antonio Argüello filed a claim with the Public Land Commission for *Rancho de las Pulgas* for 12 square leagues (91,535.2 acres) of land. The Public Land Commission rejected the claim for 12 square leagues and so the Argüello filed a second claim for four square leagues (30,511.7 acres), which was confirmed by both the District Court and the U.S. Supreme Court. In 1857, following an official survey of the rancho in 1856 (Figure 8), the grant was patented to Maria Soledad Ortega de Argüello (one half), Jose Ramon Argüello (one fourth), Luis Antonio Argüello (one-tenth), and Simon Monserrat Mezes (three twentieths). Mezes was the Argüello family's lawyer who they hired to handle the land confirmation process (Bancroft 1885).

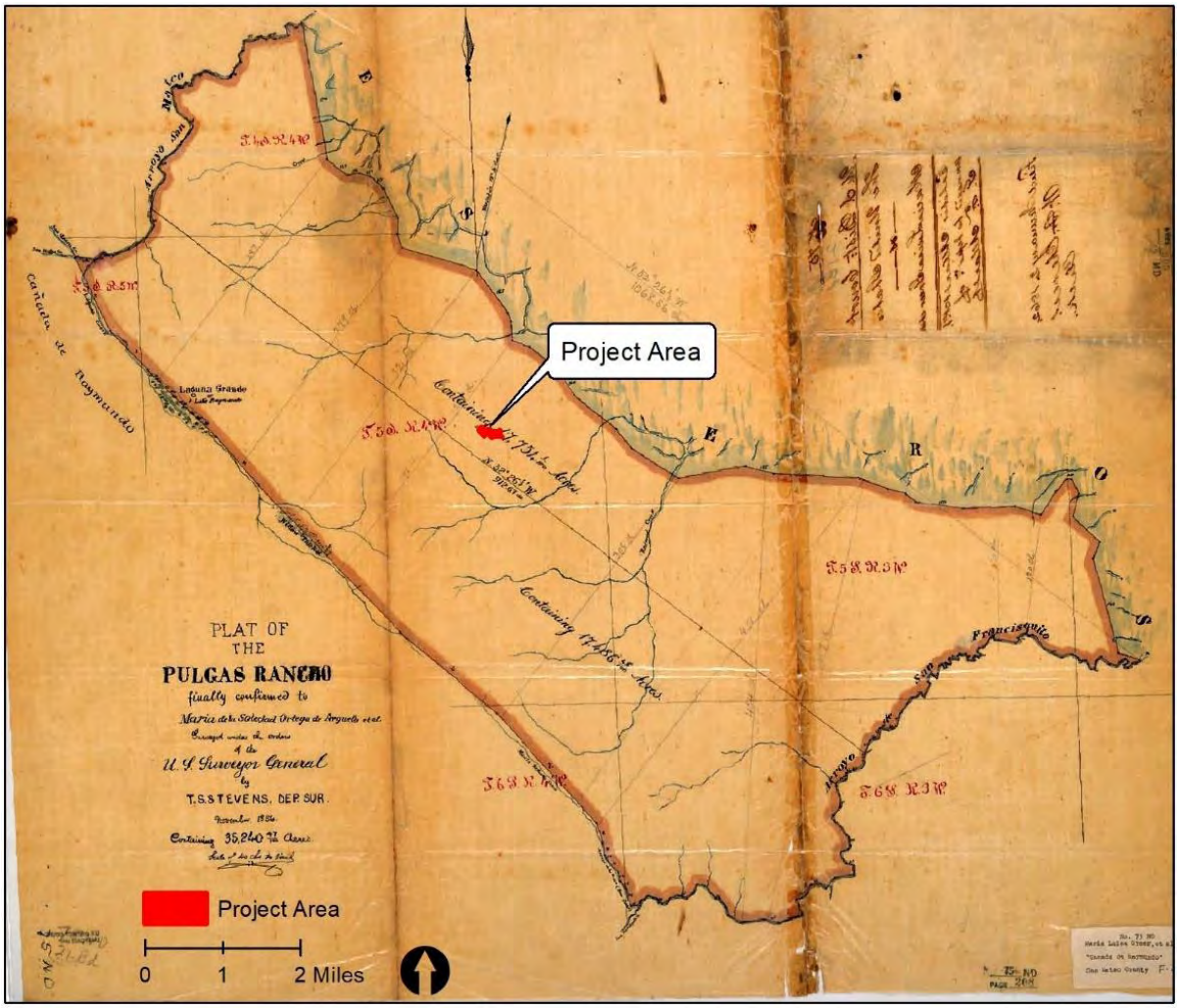

Figure 8: Project Area shown on the 1856 Plat of the Pulgas Rancho (Calisphere.org).

History of San Carlos (1850s – 1970s)

During the early 1850s, the present-day City of San Carlos was situated within the portion of *Rancho de las Pulgas* that was given to Simon Mezes, the lawyer hired by the Argüello family to defend the land grant before the Public Land Commission. In 1854, prior to the confirmation of the land, Mezes sold portions of his land to two American businessmen, Timothy Guy Phelps and John Wesley Brittan (Seavey 1994). Phelps purchased 200-acres that included the original Argüello adobe where he lived until he built a wood-framed house adjacent to the adobe (The San Carlos Villagers 1982). Phelps, who was a successful grain speculator and mercantile owner, then purchased an additional 3,500-acres of rancho land, including a large portion of the area that would become San Carlos, where he established a cattle ranch and built an estate (no longer extant) near El Camino Real and Holly Street (City of San Carlos 2021). Phelps was known as having been "one of the most important men in the history of San Mateo County" (Cloud 1928), being one of its founders, as well as the first president of the Southern Pacific (SP) Railroad, a California State Senator in the 1850s, a U.S. Congressman in the 1860s, a Regent of the University of California at Berkeley, and Collector of Customs in San Francisco (City of San Carlos 2021; The San Carlos Villagers 1982).

John Wesley Brittan, who purchased approximately 3,000-acres of the former *Rancho de las Pulgas* from Mezes in 1854, made a fortune as a successful importer and dealer of stoves and hardware from San Francisco, having founded the firm of Brittan & Holbrook (later Holbrook, Merrill & Stetson) during the Gold Rush period. His land within the former *Rancho de las Pulgas* extended from Cordilleras Creek (near Redwood City) to Pulgas Creek (between Arroyo Avenue and Olive Street) and encompassed the other portion of present-day San Carlos, including the Project Area (City of San Carlos 2021). Brittan planted most of the property in hay and grain with some dairy pasturage, and he built a country home – called Wesley Bays – at what is now St. Francis Way and Elm Street in San Jose where he and his wife, Mary Alista Brittan, raised two children, including Nathaniel (born 1848 in New York) and Mary Burt (born 1861 in San Francisco) (Ancestry.com 2012b; Seavey 1994).

William Whipple Hull was also an early settler of San Carlos. Hull was a former gold miner who purchased 40-acres of land from Phelps in 1858 due to the good quality of clay found in the area, which he intended to use to make bricks. Hull built two houses within this property as well as a brickyard and brick kilns, from which he produced bricks used in the construction of the Palace Hotel, the post office, part of the Ferry Building, and Fort Mason in San Francisco, and San Quentin Prison in Marin County (Veronico and Veronico 2007). Hull had four children, two of which – Asa and Guy – also started a dairy farm on part of the Hull property, with Asa taking over the dairy when Guy took a job with the SP Railroad. Asa later became the 3rd Mayor of San Carlos, serving three terms from 1932 to 1940 (City of San Carlos 2021; The San Carlos Villagers 1982).

In the late 1850s, as the nearby cities of San Francisco and San Jose flourished, there was a need to connect the two cities, as travel by stagecoach took approximately nine hours. Soon wealthy businessmen and landowners Henry Mayo Newhall and Peter Donahue formed a partnership to establish a rail line between San Francisco and San Jose. In 1859, the San Francisco & San Jose Railroad (SF & SJ) company was formed, and in 1861, the SF & SJ issued a two million dollar bond to fund construction of the railroad; the major shareholders included the counties of Santa Clara, San Francisco, and San Mateo (City of San Carlos 2021), and John Brittan donated part of his land for the railroad right-of-way (Veronico and Veronico 2007). In 1862, the construction of a rail line to connect San Francisco with San Jose began and the section of the new rail line within San Mateo County was completed in 1864. However, despite Brittan's donation of land at the request of a rail stop, no official rail stop was established in present-day San Carlos when the rail line through San Mateo County was built.

With the coming of the railroad, three attempts were made to develop what would become San Carlos. The first attempt was in the 1880s, when Captain Nicholas T. Smith, the treasurer of the SP Railroad and a long-time friend of Senator Phelps and Leland Stanford, as well as other SP Railroad officials and a few businessmen, formed the San Carlos Land Company to create a town west of the SP Railroad that would "offer residents spacious living within an hour of San Francisco" (Caltrain 2021). As a result, in 1887, the San Carlos Land Company was formed to finance the development of the new townsite, and they purchased 173.2-acres from Phelps, in which they subdivided and laid out a town to be called "Lomitas" (Estep 1984; Historic Structures 2021; Veronico and Veronico 2007). Streets were also graded, and sewer lines were installed (The San Carlos Villagers 1982). To attract new residents, they sought the help of Leland Stanford, then President of the SP Railroad, and in 1888, the San Carlos railroad depot (extant) was constructed by the SP Railroad with Leland Stanford facilitating its construction by donating the excess sandstone from the then newly-built Stanford University and providing the masons and laborers who had been working for him (Figure 9) (Caltrain

2021; Historic Structures 2021). In 1895, the town's first post office was established within the train depot. The construction of the SP depot and post office provided incentivized interest in the new town, which had only 30 residents at this time; however, despite the real estate promoters' efforts to sell lots, the new town did not develop as rapidly as expected, partly due to the lack of a good water supply (Caltrain 2021; Cloud 1928). By 1895, only about 50 people lived within the new subdivision created by the San Carlos Land Company (The San Carlos Villagers 1982).

During this time, the agricultural flower industry was booming, and Chrysanthemum growers, mainly Japanese immigrants, were thriving. But for those living in the San Carlos area, to get their flowers to market, the growers would have to build a fire on the SP railroad tracks to stop the train at the rarely used San Carlos train station (Caltrain 2021). One of San Carlos' first flower growers was Jim Mock, a Chinese immigrant who was the first Chinese grower of sweet pears, asters, and chrysanthemums in the San Carlos area. Mock arrived in California in the 1880s, first finding work with the SP Railroad, supervising Chinese workers and later employed as a gardener on the Stanford University campus (Lai 1998). Mock learned flower cultivation from a Japanese gardener during the late 1890s before establishing his chrysanthemum business near San Carlos. Later, Mock taught his flower growing skills to Chinese immigrant Mo Yuqin (Yee Him Mock), who in 1908 became San Carlos' second chrysanthemum grower (Lai 1998).

The second attempt to establish San Carlos was in 1907 when the San Carlos Park Syndicate was formed and purchased the 173.2-acre community plus additional land from Phelps and promoted the new town as "San Carlos Park" (Figure 10 and Figure 11) (City of San Carlos 2021; The San Carlos Villagers 1982:5; Veronico and Veronico 2007). The San Carlos Park Syndicate was a real estate development company run by William Woolsey, who advertised the qualities of the pastoral area and showed photographs with green-tinted images of parks, clearings, orchards, and large homes, marketing the ability to live in an area with "City Comforts Plus Country Delights", with an easy commute to San Francisco without crossing the San Francisco Bay (The San Francisco Call 1913). To attract potential buyers, the company even laid out sidewalks, installed concrete urns filled with flowers along the avenues, and began construction of a reservoir to supply water. Despite the real estate promoters' efforts, and even after the San Francisco earthquake struck in 1906, San Carlos grew slowly, with the train depot serving as the only public building at this time. It was not until 1911 when the town began to show signs of growth, and in 1915 the Panama-Pacific Ohio Building was relocated from San Francisco to San Carlos to use as a proposed millionaire's playground, and in 1916 a one-room schoolhouse was constructed on Elm Street (City of San Carlos 2021; The San Carlos Villagers 1982; Veronico and Veronico 2007). During World War I (WWI) (1914 – 1918), the San Carlos Park Syndicate closed, and in 1917, the mortgages were acquired by the Mercantile Trust Company (later known as the American Trust Company).

The third attempt to establish San Carlos was in 1917 when the Mercantile Trust Company took over the mortgages of the San Carlos Park Syndicate and placed 100 acres of foreclosed real estate located in San Carlos in the hands of Fred Hugh Drake, who was subject to their deed of trust (The San Carlos Villagers 1982). Drake was a prominent real estate and business promoter, and under Drake's leadership, the third attempt was a success, as Drake expanded the existing infrastructure, established a chamber of commerce, and encouraged the development of housing, giving the city the motto "The City of Good Living" (City of San Carlos 2021). Drake paved the streets, installed gas and electricity, completed the reservoir started by Woolsey, installed water pipes, and piped water to residential homes. He also established the *San Carlos*

Enquirer newspaper (now the *Independent Newspaper*). During this time, new housing and businesses were established, including the C.C. Morse Seed Company, which purchased 60-acres south of Pulgas Creek (by Arroyo) to use as a sweet pea farm in 1918; and in 1923, a volunteer fire department was formed, and a firehouse was built, as well as other buildings (Figure 13) (City of San Carlos 2021; The San Carlos Villagers 1982). The San Carlos Aviation field (aka the San Carlos airfield) was also established (in 1917) and soon afterward, J. Paulding Edwards constructed a five-plane hangar (extant) along what is now Terminal Way, approximately 1.5 northeast of the Project Area, where he operated the San Carlos Flying School, and built runways of grass or packed dirt within a five-acre area extending south to Cordilleras Creek (Hull 2017). During the 1930s, the Cooley brothers - William and Charles - ran a pilot training school from the hanger where they trained local pilots and Chinese student pilots who travel to San Carlos to attend the Cooley brother's flight training school (Figure 14). The Cooley brothers trained the Chinese student pilots, and once certified, the Chinese pilots returned to China (Hull 2011, 2017).

The City of San Carlos continued to grow and was officially incorporated in 1925 with a population of 600 residents. New residential neighborhoods were constructed, such as Oak Park (Figure 12) located between the then city limits of San Carlos and Redwood City, as well other commercial businesses around San Carlos Avenue and El Camino Real, including the San Carlos Feed and Fuel, and James H. Martin's lumberyard in 1926, as well as a butcher shop, restaurant, gas station, general store, a barber shop, a bank, and a theater (The San Carlos Villagers 1982; Veronico and Veronico 2007). The first church – the Community Church – was established in 1928, followed by a second church – St. Charles – in 1929 (The San Carlos Villagers 1982).

By the mid-1930s, the nation was emerging from the Great Depression (1929 – 1933), which had created a surge of bank closures, resulting in the decrease of available capital that impacted agriculture and led to reduced market prices. After the depression ended, the city embarked on several community improvements projects. In 1938, the city purchased land for a city park, which was funded by the citizens of San Carlos, who passed a 20-year bond issue on buying the land with the provision that baseball games would be banned from the new park. However, Edward R. Burton, Sr., the president of the San Carlos Men's Athletic Club, arranged for the purchase of an additional 3.38 acres for a baseball field. In 1938, the Workers Progress Administration (WPA) constructed the amphitheater and the adobe brick building within the city park. The city park was dedicated in 1940 and re-dedicated in June 1960 as "Burton Park" in honor of Edward Burton, Sr., who also served on the city council for 18 years, including four years as mayor. The 1930s also saw the formation of the Black Mountain Spring Water Company in 1937, and by 1946 the Black Mountain Spring Water bottling facility (no longer extant) was constructed within a portion of the Project Area.

By 1940, the population in San Carlos was 3,500, and the downtown continued to develop with new businesses (The San Carlos Villagers 1982) (Figure 15). In 1941, when the U.S. entered World War II (WWII) (1939-1945), many service men and women came to the area as military installations and government contracting businesses developed, which revitalized the local economy. At the end of WWII, many cities saw unprecedented growth, particularly in residential development, as former military personnel returned from overseas and needed housing. As such, areas including the city of San Carlos saw most of its growth after WWII. During this time, as more Black Americans moved from south of the San Francisco Bay along the peninsula to the East Bay to work in the shipyards and military stations in Richmond, Oakland, Vallejo, and San Francisco, some real estate companies in the San Mateo County urged designing the entire San Mateo

County area as a "sundown area". Although the ordinance was not passed in the city of San Carlos, acts of violence and hate crimes against people of color in the area did keep many people of color from moving to cities along the peninsula.

By the 1950s, San Carlos' population had tripled, reaching 14,371, as the downtown commercial area developed further (Figure 16 and Figure 17) and new industries were established. During this time, there were a total of 89 industrial wholesalers, manufactures, and distributors of goods in San Carlos (San Mateo County Historic Resources Advisory Board 1984). In 1947, the "Lenkurt Electric Company", a microwave and telecommunications company, relocated from San Francisco to San Carlos and constructed a 20,000 square foot facility (Appert 1974). By the mid-1950s, it had outgrown its 20,000 square foot facility, and the owners engaged architects Frank Lloyd Wright and Aaron Green to build a new facility in San Carlos; however, in 1959, before the construction of the new building, the company was purchased by General Telephone and Electronics Company (GTE). By the 1960s, San Carlos, with approximately 21,370 residents, was a well-established town with thriving commercial and industrial businesses. By the 1970s, the population of San Carlos had increased to 25,924, and although growth slowed during this time, additional housing was developed, including apartment buildings and single-family houses, and by 1981, the population of San Carlos reached 28,200 residents (The San Carlos Villagers 1982).



Figure 9: 1905 photograph of the Southern Pacific Railroad depot in San Carlos (courtesy of the City of San Carlos). The building was designated a City landmark in 1976 and was listed to the NRHP in 1984.



Figure 10: Advertisement for San Carlos Park in the November 1907 issue of *Sunset Magazine* (Veronico and Veronico 2007).

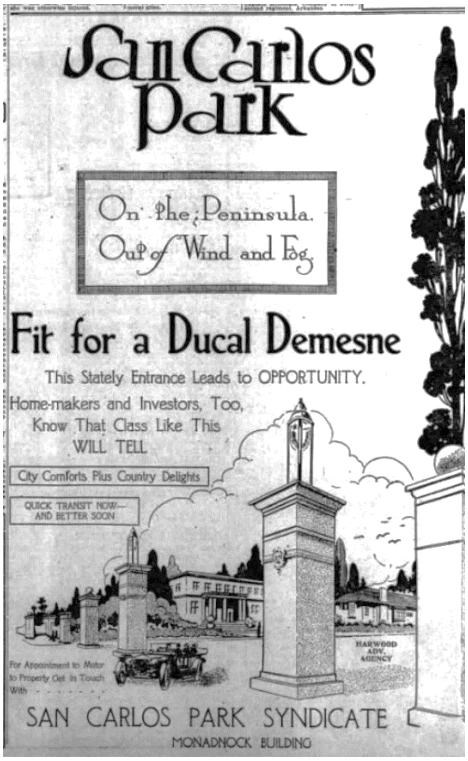

Figure 11: 1907 newspaper advertisement for San Carlos Park (courtesy of the City of San Carlos).



Figure 12: Koff Realty Company billboard advertising lots in Oak Park (Veronico and Veronico 2007:21).



Figure 13: ca. 1920 photo take along San Carlos Avenue with the San Carlos train station in the background (Veronico and Veronico 2007)



Figure 14: 1937 photograph of the Cooley Brothers (Charles in back row, left, and William in back row, middle) and other Chinese pilots in San Carlos (Hull 2011).



Figure 15: 1936 aerial photograph of San Carlos with the 1888 train station at San Carlos Avenue (lower center) and El Camino Real, facing west (*The San Francisco Examiner* **1936).**



Figure 16: ca. 1940s postcard of the intersection of San Carlos Avenue and Laurel Avenue (City of San Mateo).



Figure 17: ca. 1950 postcard of downtown San Carlos, on San Carlos Avenue (City of San Mateo).

History of the Project Area

During the Mexican period (1821-1848), the Project Area was part of the 35,240-acre *Rancho de las Pulgas* that was granted by Mexican Governor José Castro to José Darío Argüello's widow, Maria Soledad Ortega de Argüello, and the heirs of his son, Don Luis Antonio Argüello, in 1835. During the American period (post-1848), *Rancho de las Pulgas* was officially surveyed, and a patent for the land was granted to Maria Soledad Ortega de Argüello (one half), Jose Ramon Argüello (one fourth), Luis Antonio Argüello (one-tenth), and Simon Monserrat Mezes (three twentieths) (Bancroft 1885). The Project Area was in the portion that came to be owned by Simon Mezes. The 1856 plat of the northern part of the Pulgas Rancho does not show any buildings, roads or other built environment features near the Project Area during this time (Figure 18); however, the "County Road" (present-day El Camilo Real) and three houses are depicted within 1.5-miles of the Project Area.

The 1894 Map of San Mateo County depicts the Project Area within two adjacent properties, both owned by Captain Nathaniel "Nat" John (also Jones) Brittan, which totaled 438.49 acres. Nathaniel was the son of John Brittan, an early pioneer of San Carlos (see History of San Carlos section above). Nathaniel was born in Newberg, New York in 1848 to John and Mary Alista Brittan. When Nathaniel was four years of age, his parents brought him to California and they settled in San Francisco, where his father founded Brittan & Holbrook (later Holbrook, Merrill & Stetson). As his father's wealth increased, he sent Nathaniel abroad to be educated in Europe, and upon returning to the U.S., Nathaniel attended Harvard University (Ancestry.com 2012a, 2012b). While at Harvard, John died, and so after graduating from Harvard, Nathaniel returned to San Francisco and took over the management of his father's business and affairs. Nathaniel soon amassed a personal estate consisting of businesses and properties in San Francisco, Oakland, and San Mateo County (San Francisco Chronicle 1912). In 1879, Nathaniel married Isabelle (Belle) Fallon - born in San Jose about 1862. In 1881, Nathanial and Isabelle built a large country estate on present-day Pine Street called "San Carlos Manor" that was described as "one of the most beautiful estates on the peninsula" also featured a landscape of exotic trees and shrubs collected during his family's world travels, a bear pit for a bear he acquired on a trip to Alaska, and a Japanese tea garden (Ancestry.com 2012b; Seavey 1994; Veronico and Veronico 2007). Nathaniel and Isabelle had three daughters: Isabella Jane "Belle" in 1881, Carmelita Burt in 1881, and Nathalie Theodora in 1883 (Ancestry.com 2009, 2010a). The couple divorced sometime around 1900 and Isabella remarried to her divorce attorney, J. J. Bullock, in 1906; and she died two years later, in 1908 (The San Francisco Examiner 1906). Nathaniel remained at his home in San Carlos until his death in 1914 (San Francisco Chronicle 1912).

The 1894 map shows several buildings within Nathaniel's property during this time, which were situated approximately 900 feet north of the Project Area, including "San Carlos Manor" and the "Party House" (extant; NR #94001500), which Nathaniel had constructed in 1872 as a hunting lodge and to entertain guests of the Bohemian Club, which he co-founded with a group of San Francisco artists and journalists (Seavey 1994). No buildings are shown as having been located within the Project Area during this time; however, Alameda de las Pulgas road was established by this time and is shown traversing north/south through the east end of the Project Area (Figure 19). Nathaniel donated the 50-foot right-of-way of Alameda de las Pulgas, which passed through his land, to San Mateo County in 1885 (San Mateo County Records). The 1902 USGS Santa Cruz quadrangle map also indicates that the Project Area was vacant during this time and shows the route of Alameda de las Pulgas passing through the Project Area (Figure 20).

When Nathaniel Brittan died in 1914, his estate was divided amongst his three daughters, and according to a 1921 map of the original 455 acre tract left by Nathaniel (Figure 21), the Project Area became part of two parcels, including a 95 acre parcel owned by his daughter Carmelita Burt and a 162.8 acre parcel owned by his daughter Belle Jane.[6] The map also depicts a water tunnel (to tap into underground water) and a house within the portion of the Project Area owned by Belle Jane, and a creek. The house is faintly visible in the 1930 aerial photograph (Figure 22). The water tunnel and house may have been previously developed by Nathaniel, who is known to have established water wells on his land and his neighbor's property, which were the only source of water for the community until the 1920s (Seavey 1994).

In 1940, George Washington Faulstich (Figure 23) was deeded the land that includes the Project Area (Ancestry.com 2007). George was born in San Francisco in 1907 to Lorenz and Minnie Faulstich (Ancestry.com 2006). In 1926, George married Altha (also spelled Althea in some documents) E. Hunt, born in Washington about 1908 (Ancestry.com 2010b). George and Altha had three daughters, including Carole J. born in 1930, Darma Elayne born in 1930, and Shirley Louise born in 1932 (Ancestry.com 2002, 2015). During this time, George and Altha lived in Redwood City, where George worked delivering milk until the Great Depression when he changed to delivering water for the Mountain Springs Water Company as their San Francisco peninsula driver (Ancestry.com 2002; Veronico and Veronico 2007). Around 1932, George located a spring within the Carolans Estate along Black Mountain Road in Hillsborough, and after making a deal with the landowners, he established his own bottled water company that he named Black Mountain Spring Water Company after the road along which the spring was located. During this time, the Black Mountain Spring Water company was located at 719 B Street in the City of San Mateo (The Times 1940).

By 1936, George and Altha had designed and built a home along Carmelita Drive in San Carlos, and while horseback riding in the area in 1937, George discovered the water source within the Project Area (likely the water tunnel previously developed by Nathaniel Brittan) and immediately began to purchase land around the spring, where he moved the Black Mountain Spring Water Company in 1939 (The San Francisco Examiner 1984; Veronico and Veronico 2007). The 1940 USGS 15' Half Moon Bay quadrangle does not depict any buildings within the Project Area, but a creek is shown traversing west/east through the Project Area (Figure 24). However, the 1941 aerial photograph shows a building within the eastern portion of the Project Area adjacent to Alameda de las Pulgas, which curved into the Project Area during this time, as well as an access road within the Project Area (Figure 25). The 1946 aerial photograph (Figure 26) also shows the building in the eastern Project Area, which was the Black Mountain Spring Water Company bottling facility shown in the photo in Figure 27 (no longer extant). In addition, the 1946 aerial photograph shows a second building in the east-central portion of the Project Area, which appears to be the building shown in Figure 28. During this time (1942 - 1950), George and Altha lived in Redwood City (Ancestry.com 2011b).

[6] According to the 1921 map, Carmelita Burt received 95 acres that included San Carlos Manor, stables, a carriage house, a well and pump house, a tunnel (to tap into underground water), four cisterns, a water tank, and three water pipelines; Bella Jane received 162.8 acres that included an orchard with a well and windmill, a tunnel (to tap into underground water), a house, three springs, and one quarry (unknown type); and the heirs of Natalie Theodore received 129.346 acres that included two quarries (unknown type) and two springs. According to Veronico and Veronico (2007:17), the windmills and water tanks were used as the sole source of water for the city up until the 1920s.

According to the 1953 USGS 7.5' Woodside quadrangle (Figure 29) and the 1956 aerial photograph (Figure 30), by 1956, the Project Area contained three buildings, including the Black Mountain Spring Water Company botting facility in the eastern portion of the Project Area, the building shown in Figure 28 (no longer extant), and the ca. 1954 house located at 808 Alameda de las Pulgas (APN 050-220-160). At some point, a small masonry tunnel was also built (or the existing one was rehabilitated) to access the natural spring water within the property, and the creek that flowed through the Project Area was placed underground within the existing storm drain. The storm drain appears to have been constructed sometime after 1952, which is the year that major flooding in San Carlos occurred, and "listed as a trouble spot in flood control was the area above Alameda de las Pulgas, according to city administrator Harry L. Grant, where debris and water rushes down from Three Sisters ranch and Black Mountain Water company" (The Times 1952).

By the early 1960s, with George as the President and Altha as the Vice President (Ancestry.com 2011b), the company was thriving, with offices in San Mateo, San Carlos, Redwood City, Palo Alto, South City, and San Jose, and water delivery to homes, factories and businesses throughout San Francisco and San Mateo counties (**Error! Reference source not found.**), as well as offering items such as "Oasis" electric water coolers f or $3.00 or those that included both hot or cold water for $5.00 per month (Figure 32) (The Times 1964) (The San Francisco Examiner 1958; The Times 1959). In 1964, George and his grandson, Joseph "Sparkey" Bullock Jr.[7] (Carole's son), who had started working at the water company in his early twenties, invented and patented the "Cap Snap Seal" (Figure 33), which was the world's first leak-proof, tamper-proof, snap-on plastic bottle cap, and they formed the Cap Snap Seal Company.[8] In 1965, George invented and patented the tearable bottle cap that was used on five-gallon water carboy containers, and eventually, the company held more than 30 patents on water and milk-packing products and processing technologies (Dailey 2020; Veronico and Veronico 2007). According to 1965 aerial photograph (Figure 34), by this time, the Project Area contained six buildings, including the three buildings previously mentioned (the bottling facility in the eastern Project Area, the building in the east-central Project area, and the ca. 1954 house at 808 Alameda de las Pulgas), as well as the ca. 1965 ancillary building at 808 Alameda de las Pulgas, and the two ca. 1958 houses at 804 and 806 Alameda de las Pulgas[9]; a parking lot had also been added east of the botting facility building and Alameda de las Pulgas road was pushed westward and realigned so that it no longer passed through the Project Area. At some point, an underground fuel storage tank was also installed, which was used to service the water delivery trucks.

In 1967, a $50,000 lawsuit against Owens-Illinois Inc., which manufactured the bottles for the Black Mountain Spring Water Company, was filed on behalf of a man living in San Jose who was severely injured on his face, chin and neck when a five-gallon glass water carboy broke in his hands. "According to the complaint, certain bottles were defective and dangerous in that the wall thickness of the glass was not uniform, causing one side to be thinner than it was supposed to be" (The Times 1967). After this time, the company appears to have discontinued the use of glass bottles, and instead, water was provided in one, two and a half, and five-

[7] Joe lived in the ca. 1958 house at 804 Alameda de las Pulgas from 1973 to 1976

[8] Acquired by Portola Packaging in 1986 (Veronico and Veronico 2007).

[9] The three houses built within the Project Area between ca. 1954 and ca. 1958 were constructed by George and Altha as rental properties, or as investment properties for their three daughters (De Shazo 2021).

gallon plastic bottles. In 1969, George was given permission by the city of San Carlos to build a new office building and warehouse for the Black Mountain Spring Water Company at 3605 Haven Avenue in San Carlos, where the new Cap Snap Seal bottle caps were manufactured (The Times 1969).

George retired in the late 1970s, and afterward, George and Joe founded the Three Sisters Ranch Enterprises, named for George and Altha's three daughters, to develop commercial, retail and residential real estate throughout Northern California, "all the while, the water company was generating double-digit growth year after year under Joe's leadership" (Black Mountain Properties, LLC 2021). Shortly after, Ross Markley, who started with the company as a truck driver in 1955, took over as President of the company, and by the 1980s, the company was supplying water to more than 17,000 families, as well as businesses and factories, in nine Bay Area counties, serving customers as far north as Santa Rosa and as far south as Gilroy (The San Francisco Examiner 1984). A 1984 article in *The San Francisco Examiner* revealed that in 1983, the company also spent thousands of dollars on water testing to comply with the state Department of Agriculture and Federal Food and Drug Administration (FDA) that required a chemical analysis on the water once a year. The article also states that during this time, the "Black Mountain spring water is pumped from behind a dam built in a spring running inside an 80-foot tunnel of granite rock. It is run through a couple of filters to remove any sediments and placed in storage takes. The water then goes through another round of filtering and a process that sterilizes the water" (Figure 35) (The San Francisco Examiner 1984).

In 1991, Joe took over the family business, which had become the largest independently-owned bottled water company in the U.S., serving more than 75,000 homes and businesses in the Bay Area and available in stores across the western U.S., and in 2001, he sold the company to Nestle for $100 million (Black Mountain Properties, LLC 2021; Dailey 2020; The San Francisco Examiner 1990), and by 2002, the Black Mountain Water Company buildings previously located within the Project Area were demolished. "Through the water company's affiliate, Three Sisters Ranch Enterprises (now called Black Mountain Properties), a sizable portion of the proceeds [from the sale of the company] went into commercial and industrial real estate in San Carlos, and eventually other locales including Burlingame, Sunnyvale and the greater East Bay and North Bay" (Dailey 2020).

Based on the extensive review of historical maps and aerial photographs dating from 1856 to 1975, as well as various other primary and secondary sources, it appears that the Project Area has a high potential to contain both surficial and buried historic-period archaeological resources due to the presence of a water conveyance tunnel and house with the Project Area by 1921 (likely constructed by Nathaniel Brittan) and extensive use of the Project Area by the Black Mountain Spring Water Company between 1939 and 2001. It is not known if the water conveyance tunnel built by 1921 was the same one used by George Washington Faulstich for the Black Mountain Spring Water Company.

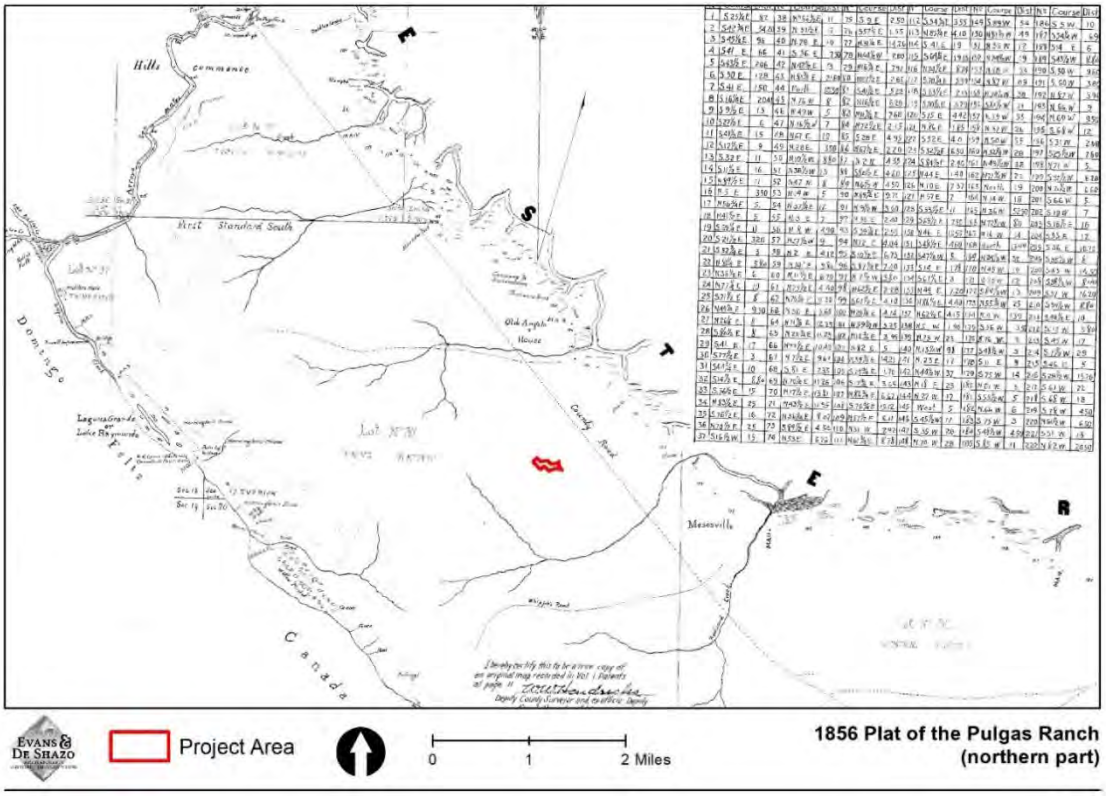

Figure 18: Project Area shown on the 1856 Plat of the Pulgas Ranch (northern part).

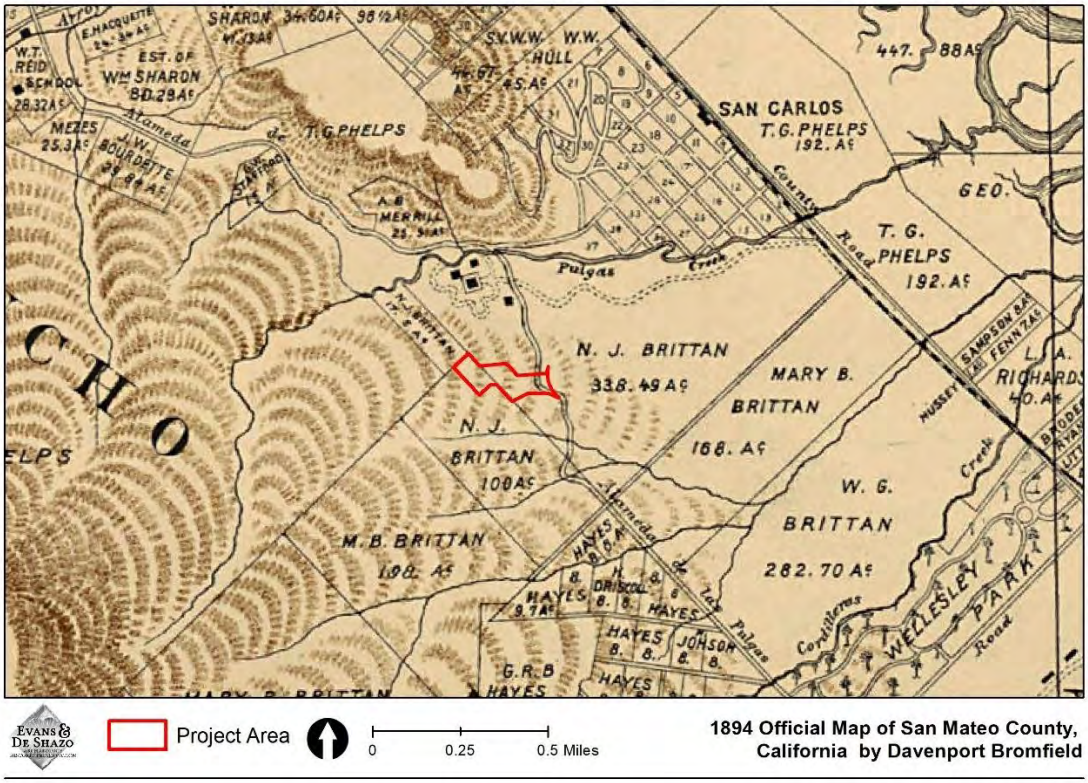

Figure 19: Project Area shown on the 1894 map of San Mateo County.

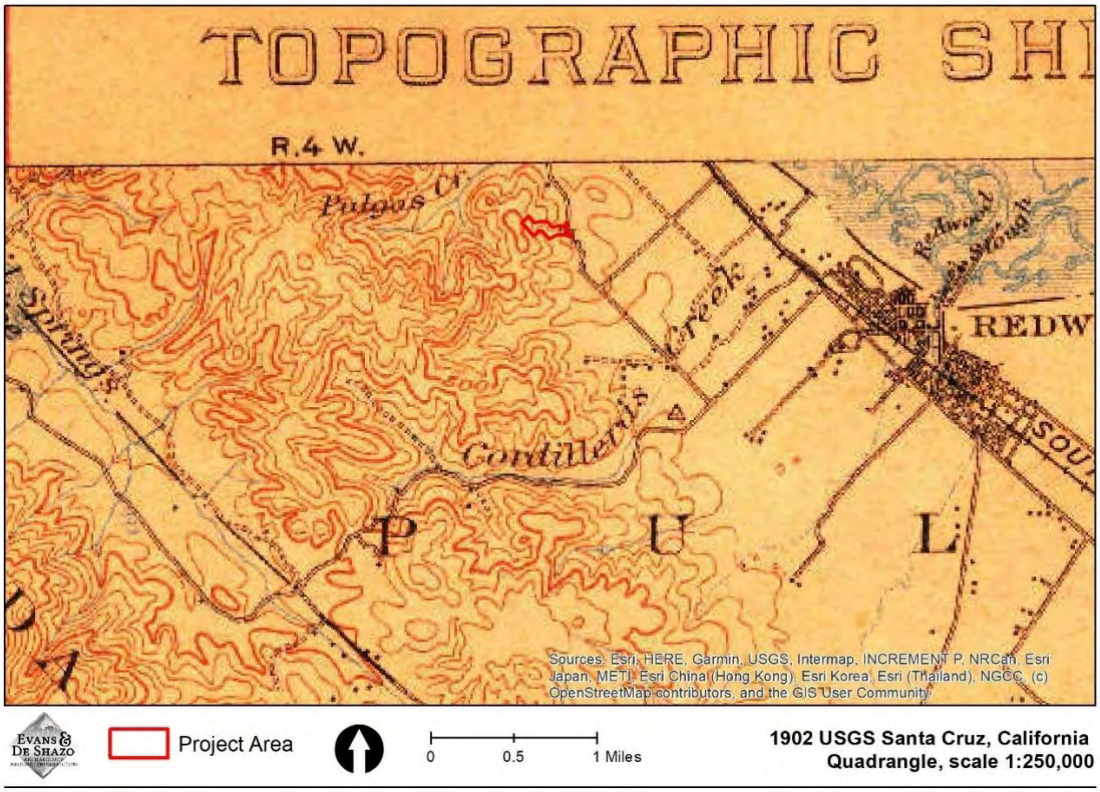

Figure 20: Project Area shown on the 1902 USGS 1:250,000 scale Santa Cruz quadrangle.

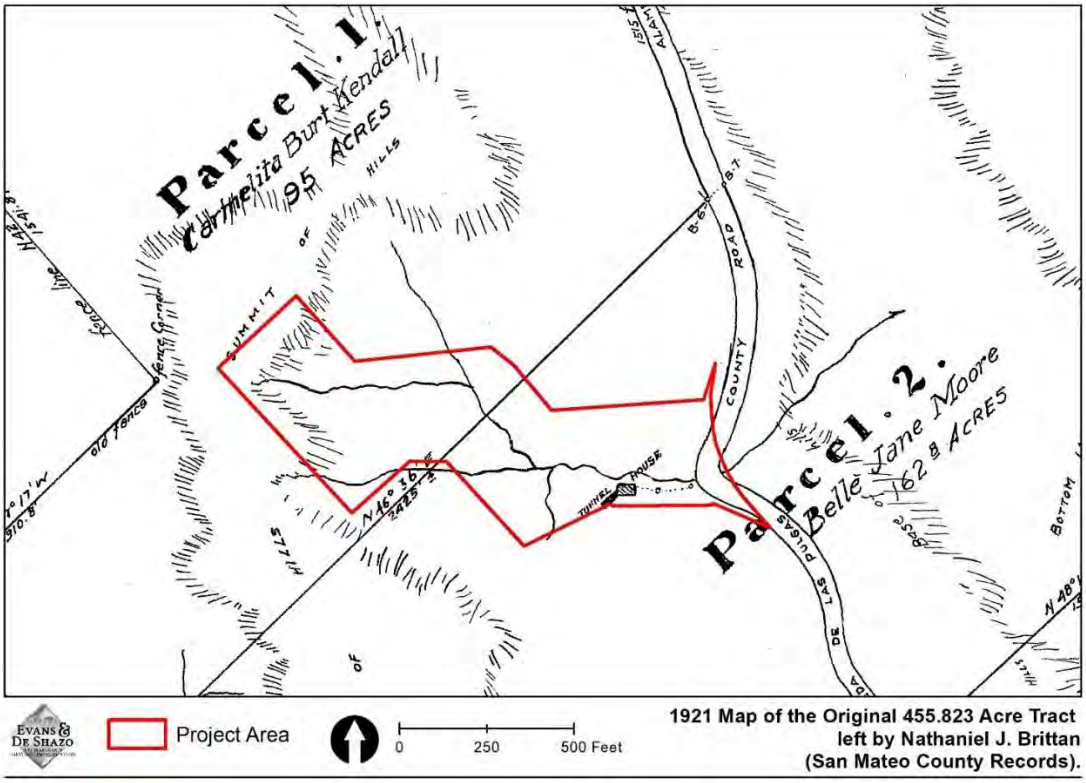

Figure 21: Project Area shown on the 1921 "Map of the Original 455.823 Acre Tract in San Mateo County, California left by Nathaniel J. Brittan showing the interests conveyed to others" (San Mateo County Records).

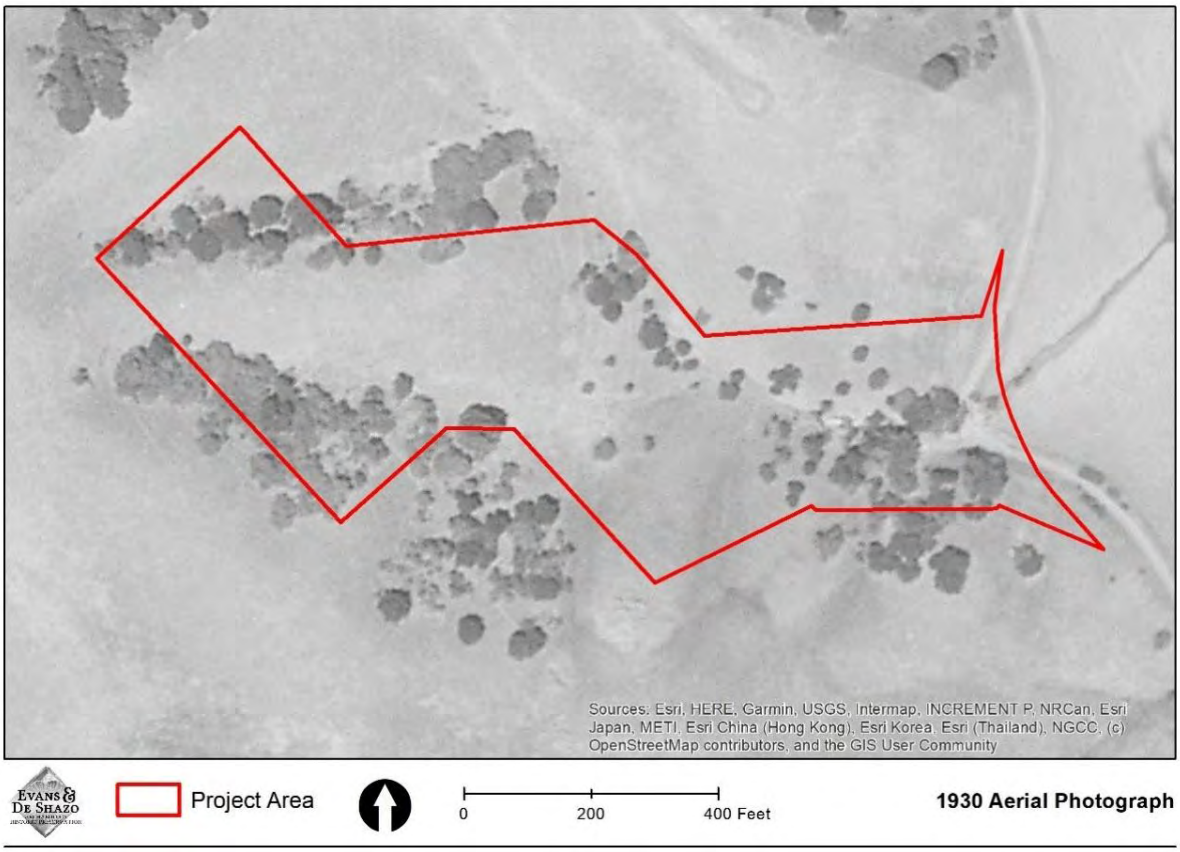

Figure 22: Project Area shown on the 1930 aerial photograph.



Figure 23: Photograph of George Washington Faulstich (Veronico and Veronico 2007:54).

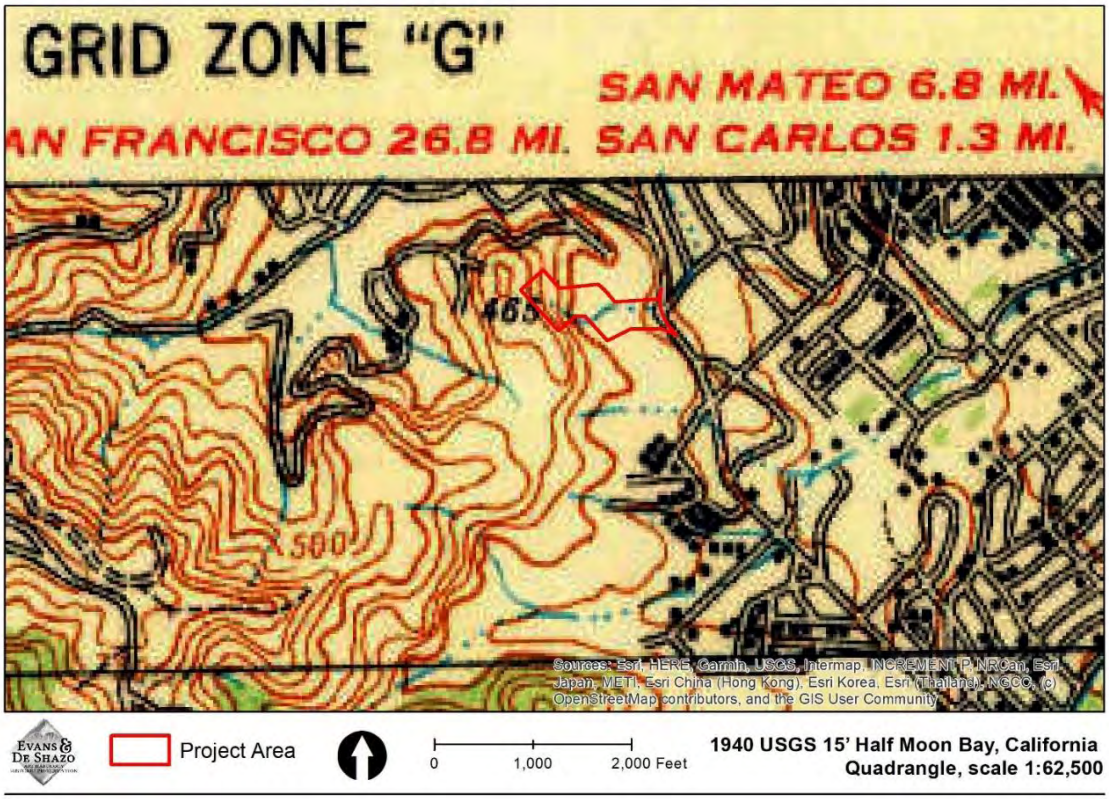

Figure 24: Project Area shown on the 1940 USGS 15' Half Moon Bay quadrangle.

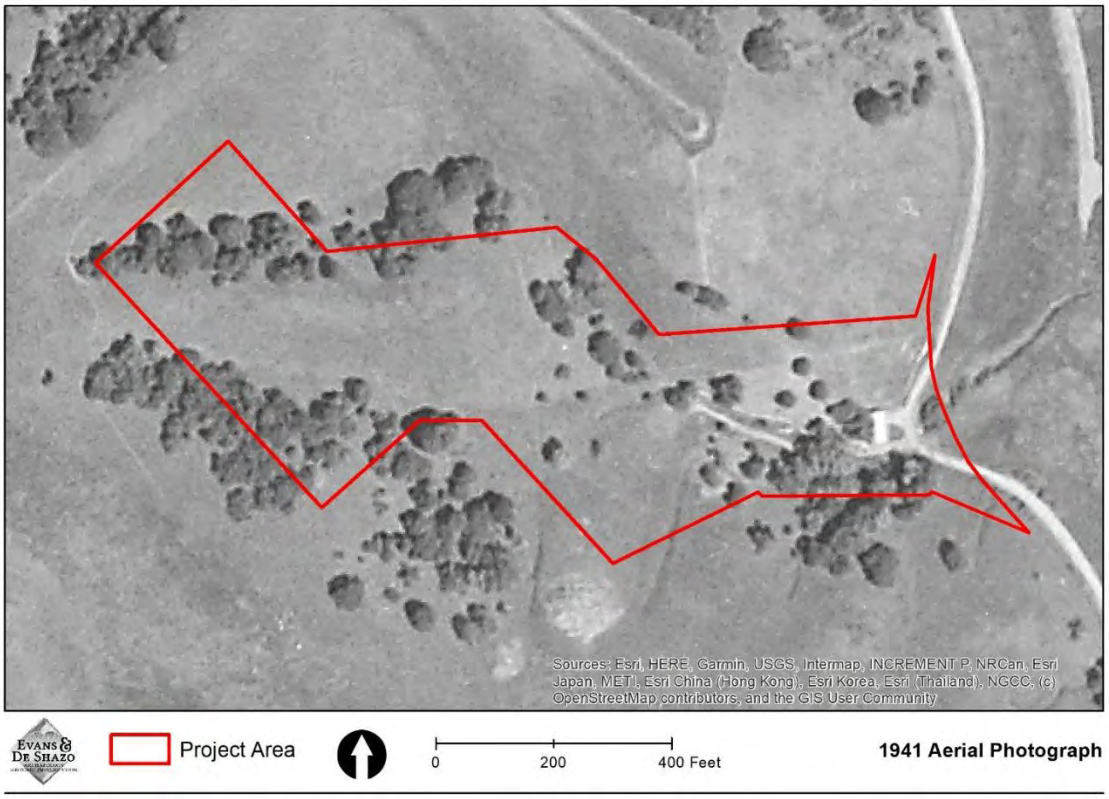

Figure 25: Project Area shown on the 1941 aerial photograph.

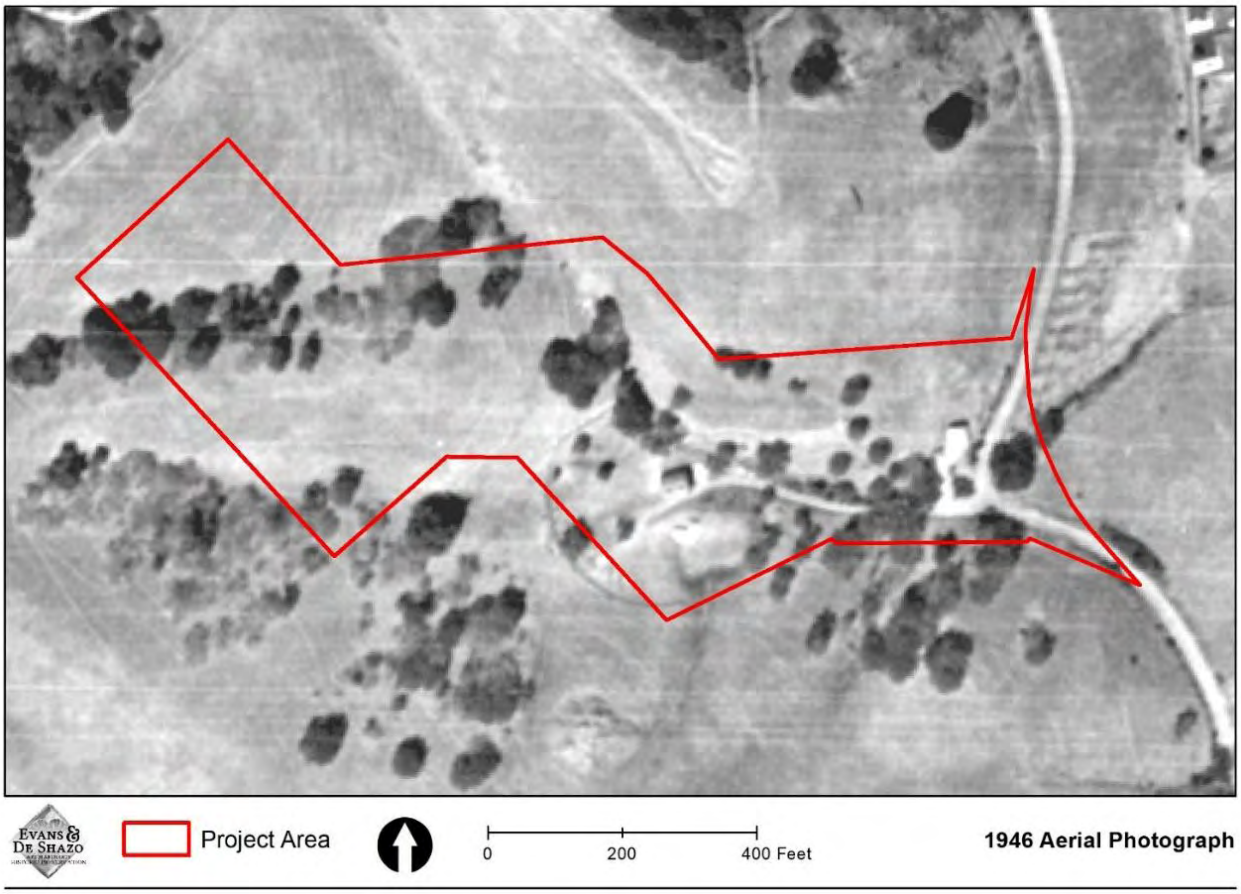

Figure 26: Project Area shown on the 1946 aerial photograph.



Figure 27: Photograph of the Black Mountain Spring Water Company bottling facility (no longer extant) within the eastern Project Area. The address of the facility was 800 Alameda de Las Pulgas (Veronico and Veronico 2007:54).



Figure 28: ca. 1955 promotional photograph of Bud Hunt delivering a five-gallon glass bottle of water to a building (no longer extant) within the Project Area (Veronico and Veronico 2007:55).

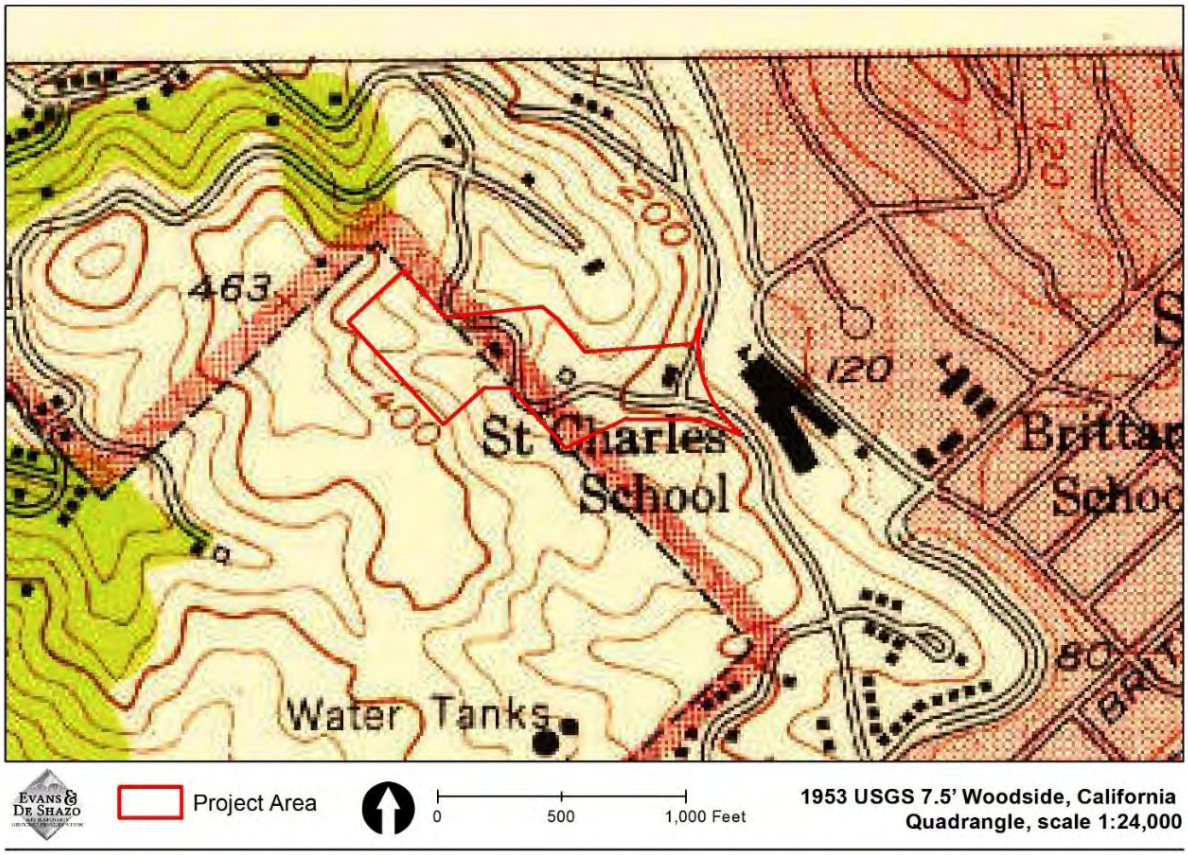

Figure 29: Project Area shown on the 1953 USGS 7.5' Woodside quadrangle.

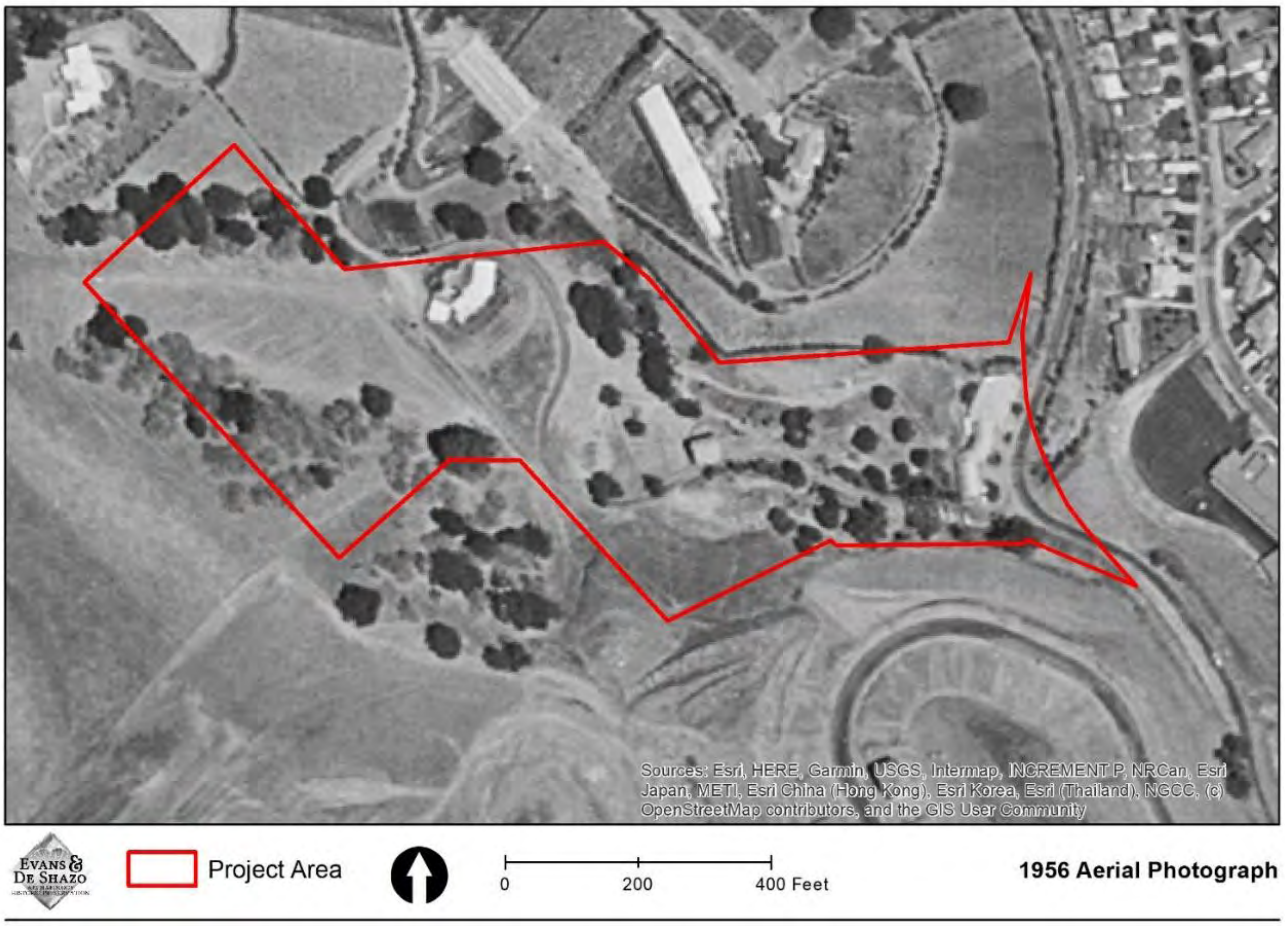

Figure 30: Project Area shown on the 1956 aerial photograph.



Figure 31: 1959 advertisement for Black Mountain Spring Water (The Times 1959).

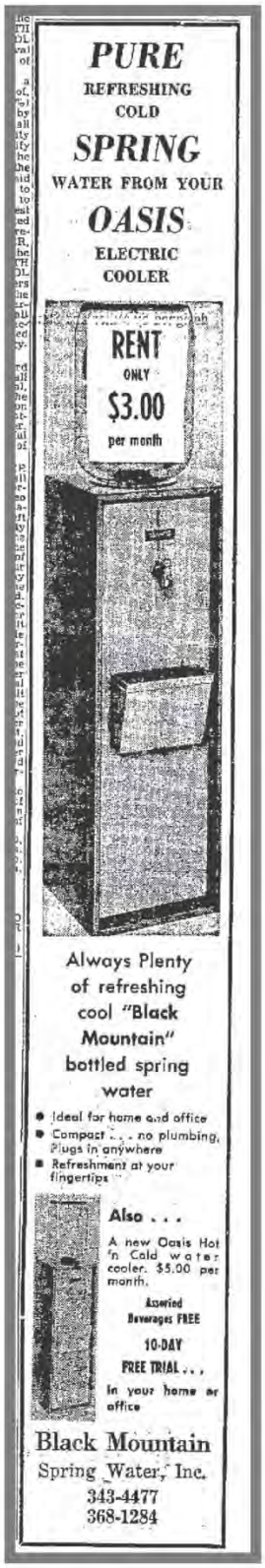

Figure 32: 1965 advertisement for Black Mountain Spring Water Oasis electric coolers (The Times 1964).



Figure 33: Photograph of an in-line cap sealer seating caps onto one-gallon plastic bottles on a conveyor (Veronico and Veronico 2007:55).

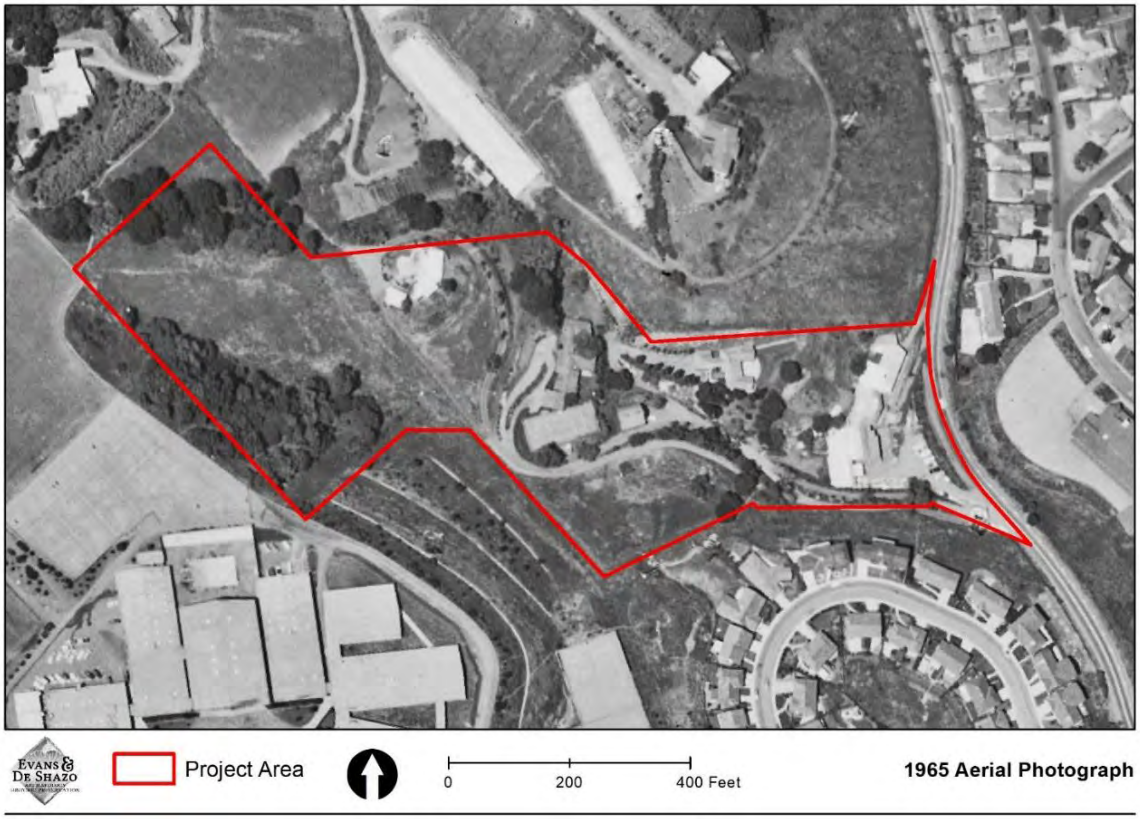

Figure 34: Project Area shown on the 1965 aerial photograph.



Figure 35: 1984 photograph in *The San Francisco Examiner* **of the Black Mountain Spring water conveyance tunnel.**

RESULTS OF RECORD SEARCH

NWIC RECORD SEARCH

A record search was completed by the NWIC on November 30, 2020 (NWIC File #20-0889) that was supplemented by cultural resource information available at the EDS office and within the digital files of EDS. The purpose of the record search was to review documentation pertaining to previous cultural resource studies and previously documented archaeological resources within the Project Area and 0.25-miles of the Project Area. Below are the results of the NWIC record search.

Previous Cultural Resource Studies

According to information on file at the NWIC and EDS, the Project Area has been subject to one previous cultural resources study (Bean 2016), and there have been three other previous cultural sources studies completed within 0.25-miles of the Project Area. The previous cultural resource study of the Project Area is described below; all previous studies are listed below in Table 2.

In 2016, FirstCarbon Solution (FCS) completed a cultural resource due diligence survey for Dragonfly Investments Group that included the entire Project Area. The methods included a record search at the NWIC, background research, and a field survey. The results of the study indicated a low probability of undiscovered prehistoric cultural resources within the Project Area, and no archaeological resources were identified within

the Project Area; however, the two residences at 804 and 806 Alameda de las Pulgas and associated features including an ornate ornamental garden, and a series of concrete steps leading to a metal door of a subterranean feature (spring) associated with the historic Black Mountain Spring Bottled Water Company were identified within the Project Area. As such, FCS recommended a full Cultural Resources Assessment and that the historic-period buildings, structures and features within the Project Area are evaluated for historical significance and recorded on Department of Parks and Recreation (DPR) 523 forms (Bean 2016).

Table 1: Previous Cultural Resource Studies.

NWIC #	Year	Title	Author(s), Affiliation
S-3097	1979	Archaeological Evaluation of Parcel APN 050-220-150 Ruiz Subdivision Project.	Robert cartier, Archaeological Resource Management
S-037276	2010	New Tower ("NT") Submission Packet, FCC From 620, Heather Drive Water Tank, SF-13235A	Lorna Billat, EarthTouch, Inc.
-	2016	Cultural Resources Due Diligence Assessment – Black Mountain Property, San Carlos, California.	Mary Bean, FCS
-	2019	Cultural resources Inventory Report for the San Carlos Fuel Management Project, City of San Carlos, California – Negative Findings.	William Burns, Dudek

Previously Identified Cultural Resources

According to information on file at the NWIC and EDS, there are no previously recorded cultural resources within the Project Area or within 0.25-miles of the Project Area; although historic resources were previously identified within the Project Area by FCS. The closest recorded prehistoric resource is P-41-000305 (CA-SMA-310) located along Pulgas Creek between 0.25 and 0.5 miles north of the Project Area. P-41-000305 is not listed in the Archaeological Resource Directory (OHP 2012).

EDS also reviewed the OHP's BERD for San Mateo County. The BERD includes built-environment historic resources listed on the NRHP, CRHR, California Historical Landmarks, California Points of Historical Interest, and resources listed in the California Inventory of Historic resources after 1976[10] (OHP 2020). The BERD does not list any built-environment cultural resources within or near the Project Area.

EDS also reviewed the *California Inventory of Historic Resources* (OHP 1976) and the *Five Views: An Ethnic Sites Survey for California* (OHP 1988); however, neither lists any cultural resources within or adjacent to the Project Area.

The Historic Sites Master List for San Mateo County lists one resource in San Carlos, including the 1890 San Carlos railroad station on El Camino Real, which is not located in the immediate vicinity of the Project Area.

[10] The list of resources placed on the California Inventory of Historic Resources prior to 1976 was also reviewed (DRP 1976).

RESULTS OF SACRED LANDS INVENTORY AND TRIBAL OUTREACH

SACRED LANDS INVENTORY RESULTS

A search of the Sacred Lands file was conducted by the NAHC on November 16, 2020. The Sacred Lands inventory was positive for the presence of Native American Sacred Sites within or in the immediate vicinity of the Project Area, and the NAHC recommended contacting the Amah Mutsun Tribal Band of Mission San Juan Bautista for further information, as well as the other tribal representatives on the Native American contact list provided by the NAHC (Appendix A/Fonseca 2021).

TRIBAL OUTREACH

As recommended by the NAHC, a letter was sent via electronic mail (email) to the Amah Mutsun Tribal Band of Mission San Juan Bautista, and via email or the U.S. Postal Service (USPS) to the other six individuals on the Native American contact list provided by the NAHC to request further information about Native American traditional cultural resources, including Sacred Sites, or Tribal Cultural Resources within or near the Project Area, and to inquire about Native American issues related to the overall Project. Correspondence with these Tribes and individuals is summarized below in Table 2 and is included in Appendix A.

Table 2: Summary of Native American Correspondence.

Tribe	Contact	Correspondence/Response
Amah Mutsun Tribal Band of Mission San Juan Bautista	Irenne Zwierlein, Chairperson	Letter sent via USPS on 12/1/2020. No response received to date.
Costanoan Rumsen Carmel Tribe	Tony Cerda, Chairperson	Letter sent via email on 12/1/2020. No response received to date.
Indian Canyon Mutsun Band of Costanoan	Kanyon Sayers-Roods, MLD Contact	Letter sent via email on 12/1/2020. No response received to date.
Indian Canyon Mutsun Band of Costanoan	Ann Marie Sayers, Chairperson	Letter sent via USPS on 12/1/2020. No response received to date.
Muwekma Ohlone Indian Tribe of the SF Bay Area	Monica Arellano	Letter sent via email on 12/1/2020. No response received to date.
Muwekma Ohlone Indian Tribe of the SF Bay Area	Charlene Nijmeh, Chairperson	Letter sent via email on 12/1/2020. No response received to date.
The Ohlone Indian Tribe	Andrew Galvan	Letter sent via email on 12/1/2020. No response received to date.

RESULTS OF FIELD SURVEY

A pedestrian field survey of the 11.4-acre Project Area was completed by EDS Principal Archaeologist, Sally Evans, M.A., RPA, on December 10, 2020. The Project Area is situated between 180 feet and 350 feet amsl and consists of hillsides with slopes up to 45 percent, as well as level and terraced areas. The vegetation throughout the Project Area includes a variety of trees such as eucalyptus, oak, bay, buckeye, cypress, olive, and others, as well as a wide-variety of shrubs, grasses, and ornamental plants.

Three of the parcels contain buildings and associated landscape features (i.e., wood, rock and masonry block retaining walls, fences, patios, gardens, etc.), including the properties at 804, 806 and 808 Alameda De Las Pulgas (APNs 050-220-020, 050-220-170, and 050-220-160); and APN 049-360-060, at the west end of the Project Area, is vacant. There are also three entrances into the property off Alameda de las Pulgas. Of these, the southernmost entrance consists of two main driveways that are used to access the three houses within the Project Area and a third driveway that is used to access the lower, vacant portion of the eastern Project Area where the Black Mountain Spring Water Company bottling facility building was once located (Figure 36). The two main driveways are narrow and paved, with one serving as an entrance road and one serving an exit road. They run east/west and parallel to each other uphill at different elevations, with a swath of vegetation between them, for a distance of approximately 720 feet before merging into a single driveway that continues uphill in a northwest/southeast direction for another 640 feet before terminating at the residence at 808 Alameda de las Pulgas. The exit driveway is supported on the south (uphill) side by a low masonry block wall. The third driveway at the first entry point is paved and heads northwest for approximately 30 feet to a double gate that is flanked by two brick pillars and a brick fence that continues along the eastern boundary of the Project Area (Figure 37).

The two other entrance driveways into the property are also along Alameda de las Pulgas and access the lower, vacant portion of the eastern Project Area where the Black Mountain Spring Water Company botting facility was once located. One driveway is situated at the northeast corner of the Project Area and the other is approximately 140 feet to the south (Figure 38). The driveway at the northeast corner of the Project Area heads uphill into the property for approximately 60 feet and is paved and supported on the west by a two- to four-foot-high masonry block wall; there is also a concrete culvert with a corrugated metal pipe at the north end of the driveway that is used to drain water from the adjacent hillside. The driveway located 140 feet to the south heads up the hill into the property for approximately 25 feet to a gate, flanked by two brick pillars, which is part of the same brick fence located along the eastern boundary of the Project Area). This driveway is paved and supported on the northwest by a low masonry block wall.

A mixed strategy was used to complete the field survey of the Project Area and consisted of both linear transects spaced approximately five meters apart in the open and vacant portions of the Project Area, and meandering transects spaced approximately five to seven meters apart in the location of the three residences. Slopes greater than 30 percent were not surveyed. The ground visibility throughout the Project Area varied from 10 to 50 percent due to the presence of buildings, pavement, and vegetation. In the areas where the soil was visible and exposed, the soil consisted of light yellowish-brown silty loam that contained small gravels (less than 5 centimeters) and pebbles (5-10 centimeters) of basalt, schist, quartz, and other rock types.



Figure 36: Main access into the Project Area off Alameda de las Pulgas showing the exit driveway (left), entrance driveway (center) and driveway leading to the vacant portion of the eastern Project Area where the Black Mountain Spring Company building was located, facing west/northwest.



Figure 37: Overview of the eastern portion of the Project Area showing the double entrance gate and brick fence along the eastern Project Area, facing southeast.



Figure 38: Overview of the northeastern portion of the Project Area with the two red arrows pointing to the other two entrance driveways, facing northeast.



Figure 39: Overview of the south-central portion of the Project Area, facing east.



Figure 40: Overview of 804 Alameda de las Pulgas, facing northeast.



Figure 41: Overview of 806 Alameda de las Pulgas, facing northeast.



Figure 42: Overview of the northwestern portion of the Project Area within APN 049-360-060, facing east.



Figure 43: Overview of the south-central portion of the western Project Area within APN 049-360-060, facing west.

CULTURAL RESOURCES OBSERVED

Cultural resources were observed within the Project Area, including historic built environment resources and historic-period artifacts and features. The built environment resources within the properties at 804 Alameda de las Pulgas (APN 050-220-020), 806 Alameda de las Pulgas (APN 050-220-170) and 808 Alameda de las Pulgas (APN 050-220-160) are described and evaluated within the HRE report prepared by EDS Architectural Historian Stacey De Shazo (De Shazo 2021). The cultural resources identified and described herein include 18 historic-period artifacts and 11 historic-period features associated with the former Black Mountain Spring Water Company that occupied the Project Area from 1939 to ca. 2001, and 3 historic-period features and 2 historic-period artifacts that represent general use of the Project Area. These artifacts and features are described below, and their locations are shown on the map in Figure 57.

Historic-period Artifacts and Features Associated with Black Mountain Spring Water

- **Features:**
  - Ca. 1937 water conveyance tunnel that is accessed via a set of nine concrete steps and bordered on the west by a circular driveway The ca. 1937 water conveyance tunnel is an "engineered" tunnel designed to allow the spring water to flow downhill utilizing gravity. The tunnel, which appears to be hand-dug, is constructed of concrete; however, the inner walls of the tunnel have been applied with shotcrete, likely to reinforce the tunnel walls. The tunnel outlet is a segmental headwall constructed of brick masonry laid out in row lock and running bond pattern, topped with a header. Figure 44 below provides measurements of the feature. Photos are provided in **Error! Reference source not found.**, **Error! Reference source not found.**, Figure 47, and Figure 48.

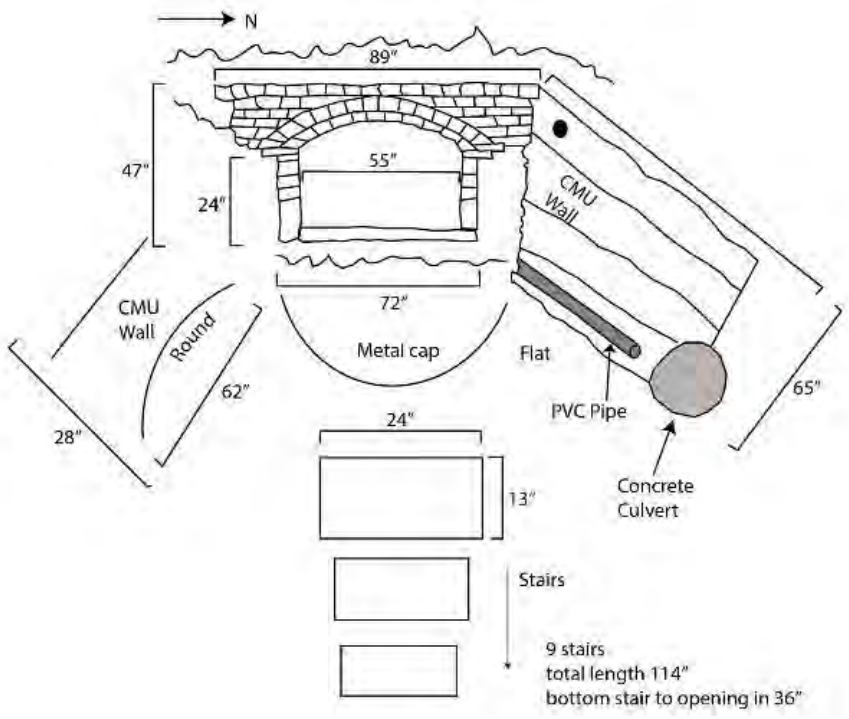

Figure 44: Sketch map showing measurements of the ca. 1937 water conveyance opening and tunnel.

- Three fenced-off openings in the ground along an existing underground storm drain,[11] the westernmost one of which is lined with red brick and mortar and partly covered with a steel plate (Figure 49 and Figure 50), and the others consist of a concrete enclosure covered with a metal grate.
- Two depressions in the ground. One is approximately 25 feet in diameter and five feet deep, with a metal maintenance hole cover at the bottom (Figure 51). The other is approximately five feet in diameter and one and a half feet deep (Figure 52). There is also a sinkhole two feet to the north of the small depression that extends partly under the brick fence along the eastern property boundary.
- A concrete structure located along the south side of the driveway, across (south of) from the gated entrance to the house at 806 Alameda de las Pulgas (Figure 53). The structure faces north/northwest with the south/southeast side against the hill. It measures 72 inches long, 72 inches wide, 88 inches high along the back wall (against hillside), and the threshold along the front is 12 inches tall and 14 inches thick. The thickness of poured concrete walls is 6 inches. There is a round opening along the east side of the south wall that is 9 inches in

[11] The existing storm drain appears to have been constructed sometime after 1952, the year that major flooding in San Carlos occurred, and "listed as a trouble spot in flood control was the area above Alameda de las Pulgas, according to city administrator Harry L. Grant, where debris and water rushes down from Three Sisters ranch and Black Mountain Water company" (The Times 1952).

diameter and covered with two pieces of flat stock steel placed vertically on either side of the opening that are bolted to the concrete, with two short sections of rebar placed horizontally across the opening that are welded to the steel plates. The opening is clogged with a log and stones (Figure 54). The structure appears to be a concrete spring structure that allowed spring water to flow through the opening and possibly into containers.

- Brick fence that borders the Project Area on the east and three main entrances off Alameda de las Pulgas associated with the former Black Mountain Spring Water Company facility.

¶ **Artifacts**

- One Black Mountain Spring Water Company white plastic bottle, approximately 10 blue-colored, tearable, plastic, sealing lids and Cap Snap Seal bottle caps, and one plastic water cooler nozzle; all post-1960 (Figure 55).
- One fragment of colorless bottle glass (undated).
- Two fragments of light green bottle glass (undated).
- One fragment of aqua colored bottle glass (undated).
- One fragment of colorless glass from a 5-gallon Black Mountain Spring carboy. Likely manufactured by Owens-Illinois Inc. between 1940 and 1965 (Figure 56).
- An approximate three-foot-long segment of a metal water pipe (undated).



Figure 45: Photograph of the water conveyance tunnel opening, facing west.



Figure 46: Photograph of the water conveyance tunnel opening, facing northwest.



Figure 47: Water conveyance tunnel, facing west.



Figure 48: Circular drive on the west side of water conveyance tunnel, facing southeast.



Figure 49: The fenced-off, brick-lined opening leading to an underground storm drain, facing south.



Figure 50: View of the brick-lined sidewall of the storm drain opening.



Figure 51: Depression with a metal maintenance hole cover at the center, facing northwest.



Figure 52: Small round depression (right) with a sinkhole on the north (left), facing east.



Figure 53: Concrete structure in the hillside along the south side of the main driveway, facing south.



Figure 54: Piped opening along the back wall of concrete spring structure, facing south.



Figure 55: (left to right): 3 tearable bottle cap plastic seals, 1 Cap Snap Seal plastic cap, one plastic Black Mountain Water Spring Company water bottle, and one plastic water cooler nozzle; all post-1960.



Figure 56: Fragment of a Black Mountain Spring Water five-gallon glass carboy container. Manufactured by Owens-Illinois Inc. between 1940 and 1965.

Historic-period Artifacts and Features Representing General Use of the Project Area

- **Features**
  - Old sewer line exposed and eroding from the north-facing hillside (hillside is somewhat terraced) near the entrance to the property.
  - Two trees with rock circles. One is 100 inches in diameter (northwestern-most) and the other is 180 inches east/west by 160 inches north/south.
- **Artifacts**
  - One pull tab Anheuser-Busch beer can, post-1962.
  - One segment of a vitrified clay utility pipe broken into 10 fragments, unknown date.

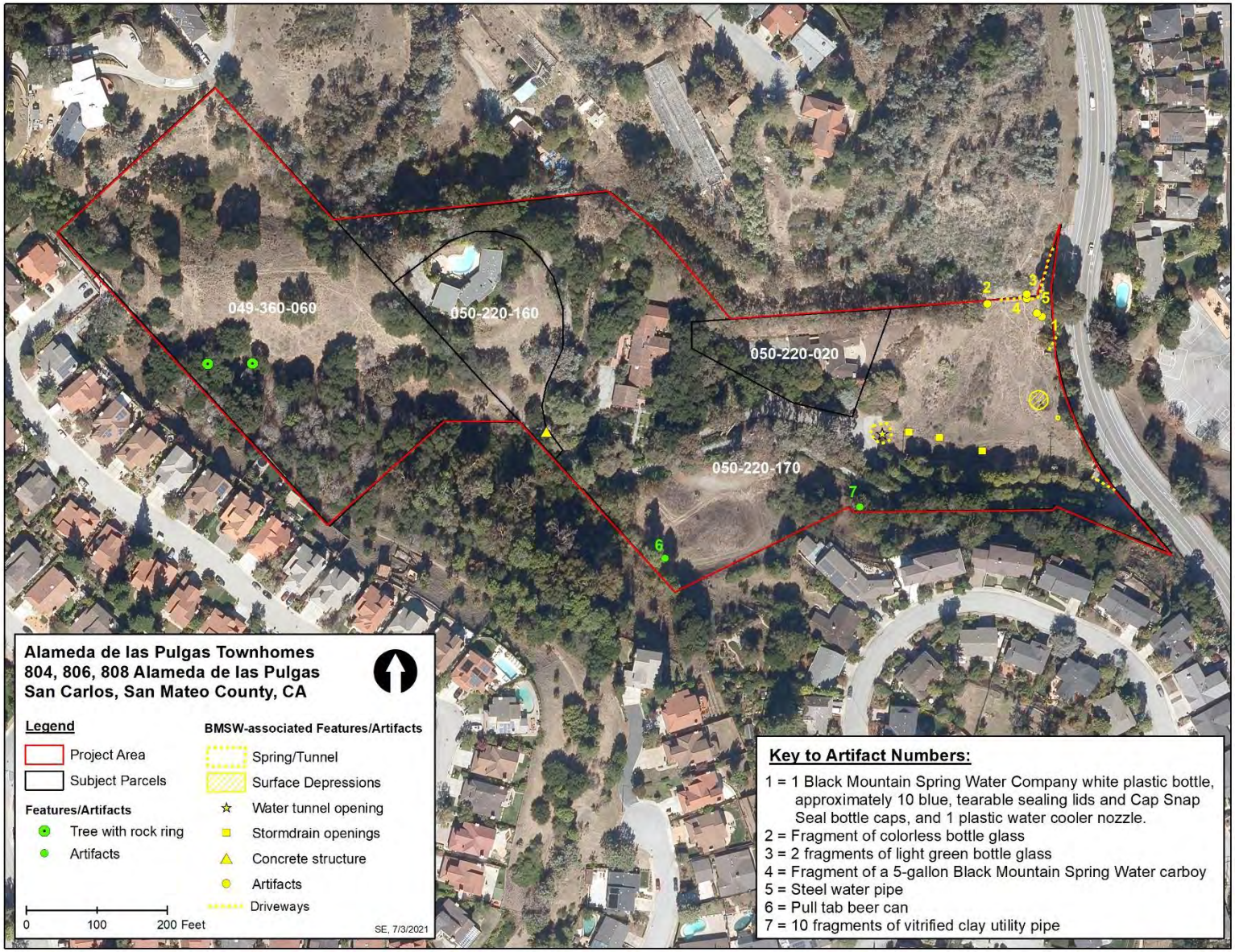

Figure 57: Map showing the locations of the historic-period artifacts and features identified within the Project Area.

SIGNIFICANCE EVALUATION

The 18 historic-period artifacts and 11 historic-period features identified during the survey are the remaining remnants of the former Black Mountain Spring Water Company that occupied the Project Area from 1939 to ca. 2001. As such, EDS completed an evaluation of what remains of the Black Mountain Spring Water Company facility to determine if the resource meets one or more of the CRHR criteria and retains integrity, or if any of the artifacts or features are unique archaeological resources. The three historic-period features and two historic-period artifacts representing the general use of the Project Area during the twentieth century are not considered potentially significant archaeological resources.

CRHR ELIGIBILITY

Criterion 1 (Event): *Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage*.

The 18 historic-period artifacts and 11 historic-period features are remnants of the Black Mountain Spring Water Company that operated within the Project Area between 1939 and 2001 (period of significance for the event). The Black Mountain Spring Water Company was established in 1937 in San Mateo and was moved to the Project Area in 1939 by George Washington Faulstich, who discovered a source of freshwater within the Project Area and began to extract and bottle the water for sale. The Black Mountain Spring Water Company was highly successful in the bottled water industry during the last half of the twentieth century. By the 1980s, the company was supplying bottled water to more than 17,000 families, as well as businesses and factories, in nine Bay Area counties, serving customers as far north as Santa Rosa and as far south as Gilroy (The San Francisco Examiner 1984). By 1991, the company had become the largest independently-owned bottled water company in the U.S., serving more than 75,000 homes and businesses in the Bay Area and available in stores across the western U.S. By 2000, the company was ranked second in the home and office water delivery market in Northern California with a strong market density and share (Nestle 2000). In 2001, the Faulstich family sold the company to Nestle for $100 million (Black Mountain Properties, LLC 2021; Dailey 2020; The San Francisco Examiner 1990). In addition to water bottling and delivery, the company also invented several water and milk-packing products that made significant contributions to processing technologies were used throughout the U.S. In 1964, George and his grandson, Joseph Bullock Jr., invented and patented the “Cap Snap Seal”, which was the world's first leak-proof, tamper-proof, snap-on plastic bottle cap, and in 1965, George invented and patented the tearable bottle cap that was used on five-gallon water containers. Eventually, the company held more than 30 patents on water and milk-packing products and processing technologies that were used throughout the U.S. (Dailey 2020; Veronico and Veronico 2007).

The development and operation of the Black Mountain Spring Water Company within the Project Area and the company’s patents on water and milk-packing products and processing technologies are events that made a significant contribution to the broad patterns of California and local history. As such, the Black Mountain Spring Company appears eligible for listing in the CRHR under Criterion 1; however, the remnant of the Black Mountain Spring Water Company, including the 18 historic-period artifacts and 11 historic-period features, does not have the ability to convey association with this event due to lack of integrity (see Integrity section below).

Criterion 2 (Person): *Is associated with the lives of persons important in our past.*

The Black Mountain Spring Water Company was owned by George Washington Faulstich from 1937 to when he died in 1981, afterward it was run by his grandson, Joseph Bullock Jr. George achieved importance as an entrepreneur in the early bottled water business, and along with his grandson Joseph, invented several water and milk-packing products that made significant contributions to processing technologies used throughout the U.S. In 1964, George and Joseph, invented and patented the "Cap Snap Seal", which was the world's first leak-proof, tamper-proof, snap-on plastic bottle cap, and in 1965, George invented and patented the tearable bottle cap that was used on five-gallon water containers. Eventually, the company held more than 30 patents on water and milk-packing products and processing technologies that were used throughout the U.S. (Dailey 2020; Veronico and Veronico 2007).

The Black Mountain Spring Water Company is associated with the lives of a person important in our past, namely George Washington Faulstich, founder of the Black Mountain Spring Company and holder of more than 30 patents on water and milk-packing products and processing technologies; therefore, the Black Mountain Spring Water Company appears eligible for listing in the CRHR under Criterion 2 with a period of significance dating from 1937, when George founded the company, to 1981, when he died. However, the Black Mountain Spring Water Company facility previously located within the Project Area does not have the ability to convey association with George Washington Faulstich due to lack of integrity (see Integrity section below).

Criterion 3 (Construction/Architecture): *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*[12]

Of the 11 historic-period features, the ca. 1937 water conveyance tunnel is an "engineered" tunnel designed to allow the spring water to flow downhill utilizing gravity. The tunnel, which appears to be hand-dug, is constructed of concrete; however, the inner walls of the tunnel have been applied with shotcrete, likely to reinforce the tunnel walls. The shotcrete does not appear to be original to the construction of the tunnel. The tunnel outlet is a segmental headwall constructed of brick masonry laid out in row lock and running bond pattern, topped with a header.

While the water conveyance tunnel appears to have been originally hand-dug in ca. 1937 and represents perseverance, hard work, and competent engineering on the part of George Washington Faulstich, it cannot be considered the work of a master or a feature that possesses high artistic value. Moreover, due to lack of integrity (see Integrity section below), the ca. 1937 water conveyance tunnel is not individually eligible for the CRHR under Criterion 3.

Criterion 4 (Information Potential): *Has yielded, or may be likely to yield, information important in prehistory or history.*

[12] The evaluation of the ca. 1937 water conveyance tunnel under Criterion 3 was completed by EDS principal Architectural Historian Stacey De Shazo.

The 18 historic-period artifacts and 11 historic-period features that are remnants of the Black Mountain Spring Water Company do not appear to have the ability to contribute additional information about the Black Mountain Spring Water Company that is not already available in the historical literature.

Therefore, the 18 historic-period artifacts and 11 historic-period features do not appear eligible for listing in the CRHR under Criterion 4; however, the Project Area has the potential to contain additional archaeological remnants of the Black Mountain Spring Water Company that may have the ability to contribute information about the Black Mountain Spring Water Company that is not available in the historical literature (see Recommendation Section).

Integrity

To qualify for listing in the CRHR, a resource must possess significance under one or more of the CRHR criteria and have historic integrity. Integrity is the authenticity of the resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. A resource must retain enough of its historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association.

The following is an assessment of integrity for the 18 historic-period artifacts and 11 historic-period features (remnants of the Black Mountain Spring Water Company) within the Project Area.[13]

- **Location:** the place where the historic property was constructed. *The Black Mountain Spring Water Company facility, including the 18 historic-period artifacts and 11 historic-period features present, including the water conveyance tunnel, retains integrity of location.*
- **Design:** the combination of elements that create the form, plans, space, structure, and style of the property. *The Black Mountain Spring Water Company facility does not appear to retain integrity of design. The water conveyance tunnel is an engineered element designed to carry water via gravity flow. The portion of the tunnel that was accessible consists of a segmental headwall constructed of brick masonry laid out in row lock and running bond pattern, topped with a header and a concrete tunnel covered in shotcrete, which was applied in the 1970s or 1980s. The application of the shotcrete was a significant change to the design. As such, the water conveyance tunnel does not appear to retain integrity of the engineered design.*
- **Setting:** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s). *The Black Mountain Spring Water Company facility does not appear to retain integrity of setting, as all the buildings and most infrastructure associated with the company have been demolished and are no longer extant. The water conveyance tunnel is one of the very few features that remains within the Project Area associated with the Black Mountain Spring Water Company, but this is not enough for the resource to retain integrity of setting.*
- **Materials:** the physical elements that were combined or deposited during a particular period of time

[13] The integrity analysis as it relates to the ca. 1937 water conveyance tunnel was completed by EDS principal Architectural Historian Stacey De Shazo.

and in a particular pattern of configuration to form the historic property. *The Black Mountain Spring Water Company facility does not retain integrity of materials, as all the buildings and most infrastructure associated with the company have been demolished and are no longer present. The water conveyance tunnel retains some original materials including the brick masonry; however, the concrete walls of the tunnel were applied with shotcrete in the 1970s or 1980s. In addition, there appears to be an additional material underneath the shotcrete that was added to ensure the shotcrete would adhere to the tunnel walls. Thus the concrete, which is the most significant material of the tunnel, is likely present; however it is likely significantly damage. Thus, the water conveyance tunnel does not appear to retain integrity of the materials.*

- **Workmanship:** the physical evidence of the crafts of a particular culture or people during any given period in history. *The Black Mountain Spring Water Company facility does not retain integrity of workmanship, as all the buildings and most infrastructure associated with the company have been demolished and are no longer present. The water conveyance tunnel retains workmanship related to the exterior brick masonry segmented arched opening; however, the workmanship of the majority of the interior portion of the tunnel cannot be verified due to inaccessibility, and the portion that is accessible is covered in shotcrete. Thus, the water conveyance tunnel does not appear to retain integrity of the workmanship.*

- **Feeling:** the property's expression of the aesthetic or historic sense of a particular period of time. *The Black Mountain Spring Water Company facility does not retain integrity of feeling, as all the buildings and most infrastructure associated with the company have been demolished and are no longer present. The water conveyance tunnel from the exterior does convey a feeling of a water conveyance tunnel constructed in ca. 1937; however, the interior of the tunnel has modified so that it no longer conveys a feeling from ca. 1937.*

- **Association** is the direct link between an important historic event or person and a historic property. *The Black Mountain Spring Water Company facility does not retain integrity of association as a water bottling facility, or its association with George Washington Faulstich, as all the buildings and most infrastructure associated with the company have been demolished and are no longer extant. The water conveyance tunnel also does not retain integrity of association with the Black Spring Mountain Water as there is no physical indication that the tunnel is associated with the company, such as plaques or markers, and the surrounding buildings and infrastructure are no longer present. Thus, the water conveyance tunnel does not appear to retain integrity of the association either.*

Summary of CRHR Evaluation

EDS completed an evaluation of the Black Mountain Spring Water Company facility that occupied the Project Area from 1939 to ca. 2001. to determine if the resource as a whole meet one or more of the CRHR criteria and regains integrity. The evaluation determined that the resource appears to qualify under CRHR criteria 1 and 2 but does not retain enough of its historic character or appearance to be recognizable as historical resources and to convey the reasons for its significance; therefore, the resource is not eligible for listing on the CRHR.

UNIQUE ARCHAEOLOGICAL RESOURCE ELIGIBILITY

A unique archaeological resource is defined as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the three criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information,
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type, or
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

The 18 historic-period artifacts and 11 historic-period features that are the remnants of the former Black Mountain Spring Water Company that occupied the Project Area from 1939 to ca. 2001 do not contain information needed to answer any important scientific research questions in which there is a demonstratable public interest in, do not have any special or particular qualities, such as being the oldest type or the best available example of its type, and are not directly associated with a scientifically recognized important prehistoric or historic event or person. Therefore, the remaining remnants of the former Black Mountain Spring Water Company are not considered to be unique archaeological resources.

CONCLUSIONS

In accordance with CEQA and the Guidelines for Implementing CEQA (14 CCR Section 15064.5), EDS completed an archaeological study to determine if the proposed Project will have any direct impacts to historical resources, unique archaeological resources or cultural resources that could be considered tribal cultural resources. The methods used to complete the Archaeological Study included a record search at the NWIC, a literature review of relevant information pertaining to the prehistory, history, and ethnohistory of the Project Area and vicinity, a Native American Sacred Lands inventory and Tribal outreach, and a field survey of the Project Area.

The archaeological study resulted in the identification 18 historic-period artifacts and 11 historic-period features that are the remnants of the former Black Mountain Spring Water Company that occupied the Project Area from 1939 to ca. 2001, as well as 3 historic-period features and 2 historic-period artifacts that represent general use of the Project Area during the twentieth century. The 3 historic-period features and 2 historic-period artifacts are not considered potentially significant archaeological resources and were not evaluated for the CRHR or documented on DPR 523 forms. However, an evaluation was completed for the Black Mountain Spring Water Company in order to determine if the remnants identified are part of a resource that is eligible for the CRHR. The CRHR evaluation found that the Black Mountain Spring Water Company appears to meet Criterion 1 and Criterion 2 of the CRHR but does not retain enough of its historic character or appearance to be recognizable as historical resources and to convey the reasons for its significance; therefore, the resource is not eligible for listing on the CRHR and is not considered a historical resource under CEQA. The ca. 1937 water conveyance tunnel was also evaluated as an individual resource under criterion 3 of the CRHR because it is an “engineered” tunnel designed to allow the spring water to flow downhill utilizing gravity. The evaluation of the ca. 1937 water conveyance tunnel was completed by EDS Principal Architectural

Historian Stacey De Shazo. The resource was determined ineligible for individual listing on the CRHR under Criterion 3 and is therefore not considered a historical resource under CEQA.

EDS also assessed the potential for the Project Area to contain buried archaeological resources that could be encountered during Project-related ground-disturbing activities. It was determined that the Project Area has a low potential/sensitivity for buried prehistoric archaeological resources, and a high potential to contain buried historic-period archaeological resources, including archaeological deposits and features associated with the former Black Mountain Spring Water Company that could be considered historically significant.

RECOMMENDATIONS

EDS has provided the following recommendations due to the high potential to encounter buried historic-period archaeological resources within the Project Area during Project-related ground-disturbing activities.

Archaeological Resource Awareness Training: EDS recommends that Project supervisors, contractors, and equipment operators are familiarized with the types of artifacts and features that could be encountered during Project-related ground-disturbing activities, as well as the procedures to follow if archaeological resources are unearthed during construction and an archaeologist is not present. To accomplish this, a Secretary of Interior-qualified archaeologist should conduct an Archeological Resource Awareness Training prior to commencement of Project-related ground-disturbing activities in order to familiarize the team who will be conducting ground-disturbing activities (including sub-contractors) with the potential to encounter prehistoric or historic-era archaeological deposits or artifacts, the types of archaeological material that could be encountered within the Project Area, and procedures to follow if archaeological deposits and/or artifacts are observed during construction.

Archaeological Monitoring: Due to the potential for the Project Area to contain additional artifacts and features associated with the Black Mountain Spring Water Company, which may have the ability to contribute information important about history, EDS recommends that a Secretary of Interior qualified archaeologist is retained to provide archaeological monitoring for Project-related ground-disturbing activities within the eastern half of the Project Area. The archaeological monitor shall be empowered to halt construction activities at the location of a discovery to review possible archaeological material and to protect the resource while the find is being assessed. Monitoring shall continue until, in the archaeologist's judgment, archaeological resources are not likely to be encountered. A report shall also be prepared to document negative findings after construction is completed if no archaeological resources are discovered during construction.

If an archaeological deposit is encountered during project activities, all work within 50 feet of the discovery shall be redirected until the archaeologist assesses the find, consults with agencies as appropriate, and makes recommendations for the treatment of the discovery. If avoidance of the archaeological deposit is not feasible, the archaeological deposit shall be evaluated for its eligibility for listing in the CRHR. If the deposit is not eligible, mitigation is not necessary. If the deposit is eligible, adverse impacts shall be mitigated. Mitigation may include excavation of the archaeological deposit in accordance with the California Office of Historic Preservation guidelines, such as data recovery using standard archaeological field methods and procedures; laboratory and technical analyses of recovered archaeological materials; preparation of a report detailing the methods, findings, and significance of the archaeological site and associated materials; and

accessioning of archaeological materials and a technical data recovery report at a curation facility. Upon completion of the assessment, the archaeologist shall prepare a report to document the methods and results of the assessment. The report shall be submitted to the Project applicant, City of San Carlos and the NWIC upon completion of the resource assessment. It is anticipated that the implementation of this recommendation will reduce or eliminate adverse impacts to historical resources or unique archaeological resources if discovered during construction.

If human remains are encountered within the Project Area, all work must stop within 100-feet of the discovery area, the area shall be secured to prevent further disturbance, and the San Mateo County Coroner must be notified immediately. It is very important that the suspected human remains, and the area around them, are undisturbed and the proper authorities are called to the scene as soon as possible, as it could be a crime scene. The Coroner will determine if the remains are pre-contact period Native American remains or of modern origin and if there are any further investigation by the Coroner/Sheriff is warranted. If the remains are suspected to be those of a pre-contact period Native American, the Coroner shall contact the NAHC by telephone within 24-hours. The NAHC will immediately notify the person it believes to be the most likely descendant (MLD) of the remains. The MLD has 48-hours to make recommendations to the landowner for treatment or disposition of the human remains. If the MLD does not make recommendations within 48-hours, the landowner shall reinter the remains in an area of the property secure from further disturbance. If the landowner does not accept the descendant's recommendations, the owner or the descendant may request mediation by NAHC. According to the California Health and Safety Code, six (6) or more human burials at one (1) location constitute a cemetery (Section 8100), and willful disturbance of human remains is a felony (Section 7052). An archaeologist should also be retained to evaluate the historical significance of the discovery, the potential for additional remains, and to provide further recommendations for treatment of the site in coordination with the MLD.

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APPENDIX A:

Native American Heritage Commission and Tribal Correspondence

Sacred Lands File & Native American Contacts List Request

Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
916-373-3710
916-373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: _____

County:_____

USGS Quadrangle Name:_____

Township:_____ **Range:**_____ **Section(s):**_____

Company/Firm/Agency:_____

Street Address:_____

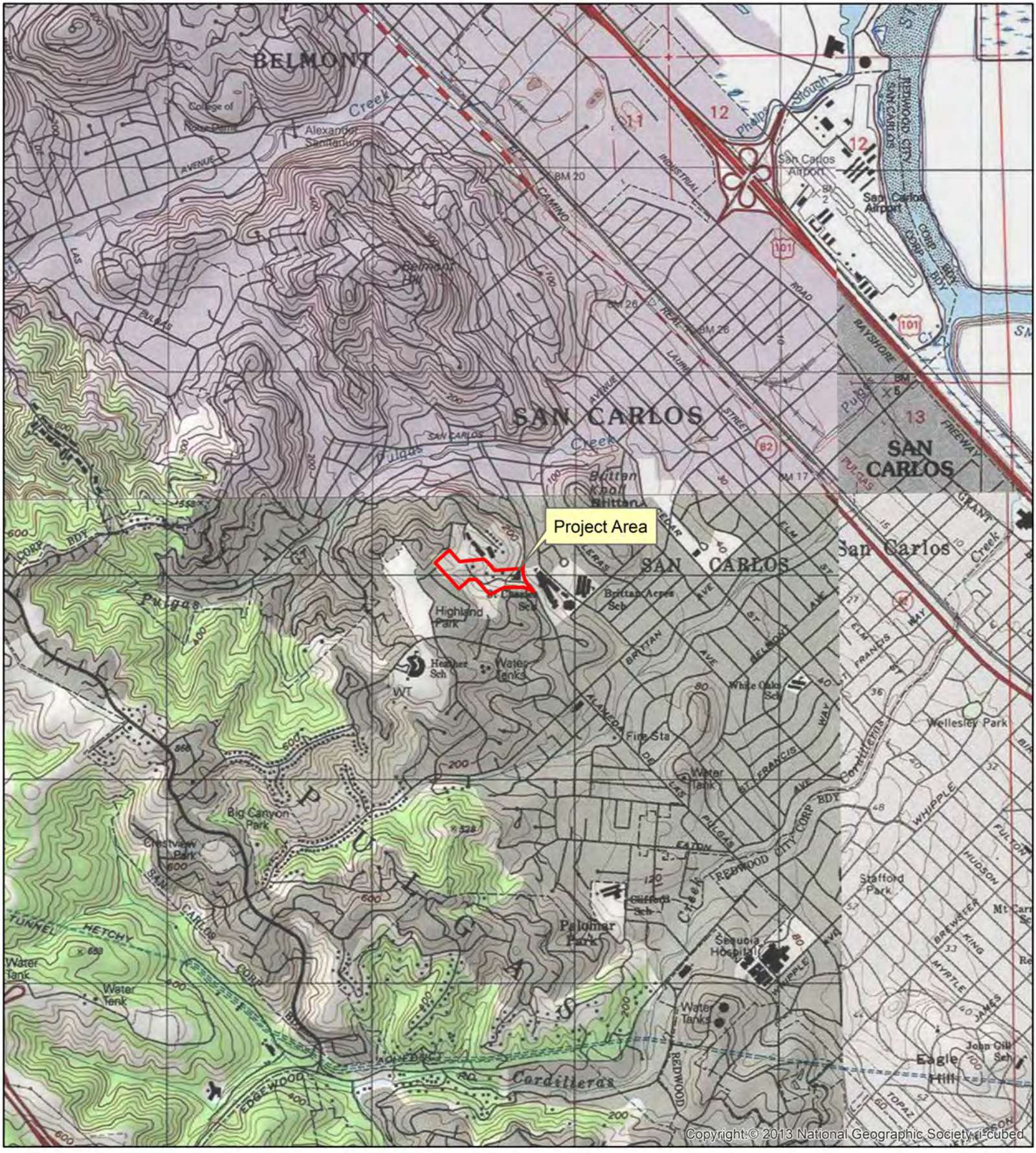
City:_____ **Zip:**_____

Phone:_____

Fax:_____

Email:_____

Project Description:





0 0.5 1 Miles

1:24,000

804, 806 & 808 Alameda De Las Pulgas
San Carlos, San Mateo County, California
APNs 049-360-060, 050-220-020, 050-220-170 & 050-220-160

USGS 7.5' Woodside, Calif. (1991)
Township 5 South | Range 4 West

Map Projection:
NAD 83 UTM Zone 10N

Legend

Project Area

Evans & De Shazo, Inc
Archaeology & Historic Preservation

SRE, 11/4/2020

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November 16, 2020

Sally Evans, MA, RPA, Principal Archaeologist, Cultural Resource Specialist
Evans & De Shazo, Inc.

Via Email to: sally@evans-deshazo.com
Cc: amahmutsuntribal@gmail.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, Black Mountain Development – San Carlos Project, San Mateo County

Dear Ms. Evans:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

  All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was positive. Please contact the Amah Mutsun Tribal Band of Mission San Juan Bautista on the attached list for more information.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Sarah.Fonseca@nahc.ac.gov.

Sincerely,



Sarah Fonseca
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Tribal Consultation List
San Mateo County
11/16/2020

Amah MutsunTribal Band of Mission San Juan Bautista
Irenne Zwierlein, Chairperson
789 Canada Road — Costanoan
Woodside, CA, 94062
Phone: (650) 851 - 7489
Fax: (650) 332-1526
amahmutsuntribal@gmail.com

Costanoan Rumsen Carmel Tribe
Tony Cerda, Chairperson
244 E. 1st Street — Costanoan
Pomona, CA, 91766
Phone: (909) 629 - 6081
Fax: (909) 524-8041
rumsen@aol.com

Indian Canyon Mutsun Band of Costanoan
Kanyon Sayers-Roods, MLD Contact
1615 Pearson Court — Costanoan
San Jose, CA, 95122
Phone: (408) 673 - 0626
kanyon@kanyonkonsulting.com

Indian Canyon Mutsun Band of Costanoan
Ann Marie Sayers, Chairperson
P.O. Box 28 — Costanoan
Hollister, CA, 95024
Phone: (831) 637 - 4238
ams@indiancanyon.org

Muwekma Ohlone Indian Tribe of the SF Bay Area
Monica Arellano,
20885 Redwood Road, Suite 232 — Costanoan
Castro Valley, CA, 94546
Phone: (408) 205 - 9714
marellano@muwekma.org

Muwekma Ohlone Indian Tribe of the SF Bay Area
Charlene Nijmeh, Chairperson
20885 Redwood Road, Suite 232 — Costanoan
Castro Valley, CA, 94546
Phone: (408) 464 - 2892
cnijmeh@muwekma.org

The Ohlone Indian Tribe
Andrew Galvan,
P.O. Box 3388 — Bay Miwok
Fremont, CA, 94539 — Ohlone
Phone: (510) 882 - 0527 — Patwin
Fax: (510) 687-9393 — Plains Miwok
chochenyo@AOL.com

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed Black Mountain Development – San Carlos Project, San Mateo County.

EVANS & DE SHAZO, INC
ARCHAEOLOGY HISTORIC PRESERVATION

1141 Gravenstein Highway South
Sebastopol, CA 95472
Tel. 707-823-7400
www.evans-deshazo.com

December 2, 2020

Ms. Ann Marie Sayers, Chairperson
Indian Canyon Mutsun Band of Costanoan
P.O. Box 28
Hollister, CA 95024

RE: Proposed Alameda de las Pulgas Townhomes Project, San Carlos, San Mateo County, California

Dear Ms. Sayers,

Evans & De Shazo, Inc. (EDS) was retained to complete an Archaeological Study for the proposed Alameda de las Pulgas Townhomes project (Project) within four adjacent parcels totaling 11.4-acre located off Alameda De Las Pulgas in San Carlos, San Mateo County, California, including Assessor Parcel Number (APN) 049-360-060 (no associated street address), APN 050-220-020 at 804 Alameda De Las Pulgas, APN 050-220-170 at 806 Alameda De Las Pulgas, and APN 050-220-160 at 808 Alameda De Las Pulgas (Project Area; map attached). The proposed Project includes merging the four parcels into one parcel, demolishing the three residential buildings and three associated buildings and landscapes, and constructing 68 attached townhouse units in 14 "clusters" with up to five units each, as well as reconfigured and new rights-of-way, new landscaping, a public walking trail and recreational components, and erosion control elements; and approximately 3.7 acres of the 11.4-acre Project Area will remain undeveloped. The natural spring used by the former Black Mountain Spring Water Company will be transformed into one of three proposed biorentention areas. The proposed Project is subject to review under the California Environmental Quality Act (CEQA).

The methods being used to complete the Archaeological Study include a record search at the Northwest Information Center (NWIC), a Native American Sacred Sites inventory conducted by the Native American Heritage Commission (NAHC), and a field survey. A search of the Native American Sacred Sites file conducted by the NAHC on November 16, 2020 was positive, but no further information was provided. The NAHC recommended we contact you for further information about Native American Sacred Sites within or near the Project Area that should be considered during the CEQA review.

If you have any information that would assist us in identifying Native American Sacred Sites or other Tribal Cultural Resources that should be considered please contact me at your earliest convenience at **(707) 484-9628**, or **sally@evans-deshazo.com**.

Thank you in advance for taking the time to review this request for information and consultation. I look forward to hearing from you at your earliest convenience.

Respectfully,



Sally Evans, M.A., RPA
Principal Archaeologist
(707) 484-9628 mobile
sally@evans-deshazo.com

Gmail

Sally Evans <sally@evans-deshazo.com>

Archaeological Study - Proposed Black Mountain Development, San Carlos, CA

1 message

Sally Evans <sally@evans-deshazo.com> Tue, Dec 1, 2020 at 7:09 AM
To: Amah Mutsun <amahmutsuntribal@gmail.com>

Dear Zwierlein,

Evans & De Shazo, Inc. (EDS) was retained to complete an Archaeological Study for the proposed Black Mountain Property Development project (Project) within four adjacent parcels totaling 11.4-acre located o Alameda De Las Pulgas in San Carlos, San Mateo County, California, including Assessor Parcel Number (APN) 049-360-060 (no associated street address), APN 050-220-020 at 804 Alameda De Las Pulgas, APN 050-220-170 at 806 Alameda De Las Pulgas, and APN 050-220-160 at 808 Alameda De Las Pulgas (Project Area; map ağached). The proposed Project includes merging the four parcels into one parcel, demolishing the three residenəal buildings and three associated buildings and landscapes, and construcəng 68 ağached townhouse units in 14 “clusters” with up to five units each, as well as reconfigured and new rights-of-way, new landscaping, a public walking trail and recreaəonal components, and erosion control elements; and approximately 3.7 acres of the 11.4-acre Project Area will remain undeveloped. The natural spring used by the former Black Mountain Spring Water Company will be transformed into one of three proposed biorentenəon areas. The proposed Project is subject to review under the California Environmental Quality Act (CEQA).

The methods being used to complete the Archaeological Study include a record search at the Northwest Informaəon Center (NWIC), a Naəve American Sacred Sites inventory conducted by the Naəve American Heritage Commission (NAHC), and a field survey. A search of the Naəve American Sacred Sites file conducted by the NAHC on November 16, 2020 was posiəve, but no further informaəon was provided. The NAHC recommended we contact you for further informaəon about Naəve American Sacred Sites within or near the Project Area that should be considered during the CEQA review.

If you have any informaəon that would assist us in idenəfying Naəve American Sacred Sites or other Tribal Cultural Resources that should be considered please contact me at your earliest convenience at **(707) 484-9628**, or **sally@evans-deshazo.com**.

Thank you in advance for taking the əme to review this request for informaəon and consultaəon. I look forward to hearing from you at your earliest convenience.

Respecùully,

Sally Evans

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Sally Evans, M.A., RPA | *Principal Archaeologist / Cultural Resource Specialist*
Evans & De Shazo, Inc. - Archaeology ĭ Historic Preservation

Main Office: 1141 Gravenstein Hwy S | Sebastopol | CA | 95472 |
New Office Phone Number: 707-823-7400 | Cell: 707-484-9628
Oregon: 5305 River Road N., Keizer, OR 97303



http://www.evans-deshazo.com/



Project Location Map.pdf
14077K

Gmail

Sally Evans <sally@evans-deshazo.com>

Archaeological Study - Proposed Black Mountain Development, San Carlos, CA

1 message

Sally Evans <sally@evans-deshazo.com> Tue, Dec 1, 2020 at 7:14 AM
To: kanyon@kanyonkonsulting.com

Dear Kanyon Sayers-Roods,

Evans & De Shazo, Inc. (EDS) was retained to complete an Archaeological Study for the proposed Black Mountain Property Development project (Project) within four adjacent parcels totaling 11.4-acre located o Alameda De Las Pulgas in San Carlos, San Mateo County, California, including Assessor Parcel Number (APN) 049-360-060 (no associated street address), APN 050-220-020 at 804 Alameda De Las Pulgas, APN 050-220-170 at 806 Alameda De Las Pulgas, and APN 050-220-160 at 808 Alameda De Las Pulgas (Project Area; map ağached). The proposed Project includes merging the four parcels into one parcel, demolishing the three residenəal buildings and three associated buildings and landscapes, and construcəng 68 ağached townhouse units in 14 “clusters” with up to five units each, as well as reconfigured and new rights-of-way, new landscaping, a public walking trail and recreaəonal components, and erosion control elements; and approximately 3.7 acres of the 11.4-acre Project Area will remain undeveloped. The natural spring used by the former Black Mountain Spring Water Company will be transformed into one of three proposed biorentenəon areas. The proposed Project is subject to review under the California Environmental Quality Act (CEQA).

The methods being used to complete the Archaeological Study include a record search at the Northwest Informaəon Center (NWIC), a Naəve American Sacred Sites inventory conducted by the Naəve American Heritage Commission (NAHC), and a field survey. A search of the Naəve American Sacred Sites file conducted by the NAHC on November 16, 2020 was posiəve, but no further informaəon was provided. The NAHC recommended we contact you for further informaəon about Naəve American Sacred Sites within or near the Project Area that should be considered during the CEQA review.

If you have any informaəon that would assist us in idenəfying Naəve American Sacred Sites or other Tribal Cultural Resources that should be considered please contact me at your earliest convenience at **(707) 484-9628**, or **sally@evans-deshazo.com**.

Thank you in advance for taking the əme to review this request for informaəon and consultaəon. I look forward to hearing from you at your earliest convenience.

Respecùully,

Sally Evans

--

Sally Evans, M.A., RPA | *Principal Archaeologist / Cultural Resource Specialist*
Evans & De Shazo, Inc. - Archaeology ĭ Historic Preservation

Main Office: 1141 Gravenstein Hwy S | Sebastopol | CA | 95472 |
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Oregon: 5305 River Road N., Keizer, OR 97303



http://www.evans-deshazo.com/



Project Location Map.pdf

Gmail

Sally Evans <sally@evans-deshazo.com>

Archaeological Study - Proposed Black Mountain Development, San Carlos, CA

1 message

Sally Evans <sally@evans-deshazo.com> Tue, Dec 1, 2020 at 7:11 AM
To: ams@indiancanyon.org

Dear Ms. Sayers,

Evans & De Shazo, Inc. (EDS) was retained to complete an Archaeological Study for the proposed Black Mountain Property Development project (Project) within four adjacent parcels totaling 11.4-acre located o Alameda De Las Pulgas in San Carlos, San Mateo County, California, including Assessor Parcel Number (APN) 049-360-060 (no associated street address), APN 050-220-020 at 804 Alameda De Las Pulgas, APN 050-220-170 at 806 Alameda De Las Pulgas, and APN 050-220-160 at 808 Alameda De Las Pulgas (Project Area; map ağached). The proposed Project includes merging the four parcels into one parcel, demolishing the three residenəal buildings and three associated buildings and landscapes, and construcəng 68 ağached townhouse units in 14 “clusters” with up to five units each, as well as reconfigured and new rights-of-way, new landscaping, a public walking trail and recreaəonal components, and erosion control elements; and approximately 3.7 acres of the 11.4-acre Project Area will remain undeveloped. The natural spring used by the former Black Mountain Spring Water Company will be transformed into one of three proposed biorentenəon areas. The proposed Project is subject to review under the California Environmental Quality Act (CEQA).

The methods being used to complete the Archaeological Study include a record search at the Northwest Informaəon Center (NWIC), a Naəve American Sacred Sites inventory conducted by the Naəve American Heritage Commission (NAHC), and a field survey. A search of the Naəve American Sacred Sites file conducted by the NAHC on November 16, 2020 was posiəve, but no further informaəon was provided. The NAHC recommended we contact you for further informaəon about Naəve American Sacred Sites within or near the Project Area that should be considered during the CEQA review.

If you have any informaəon that would assist us in idenəfying Naəve American Sacred Sites or other Tribal Cultural Resources that should be considered please contact me at your earliest convenience at **(707) 484-9628**, or **sally@evans-deshazo.com**.

Thank you in advance for taking the əme to review this request for informaəon and consultaəon. I look forward to hearing from you at your earliest convenience.

Respecùully,

Sally Evans

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Sally Evans, M.A., RPA | *Principal Archaeologist / Cultural Resource Specialist*
Evans & De Shazo, Inc. - Archaeology ĭ Historic Preservation

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http://www.evans-deshazo.com/



Project Location Map.pdf

Gmail

Sally Evans <sally@evans-deshazo.com>

Archaeological Study - Proposed Black Mountain Development, San Carlos, CA

1 message

Sally Evans <sally@evans-deshazo.com> Tue, Dec 1, 2020 at 7:12 AM
To: cnijmeh@muwekma.org

Dear Ms. Nijmeh,

Evans & De Shazo, Inc. (EDS) was retained to complete an Archaeological Study for the proposed Black Mountain Property Development project (Project) within four adjacent parcels totaling 11.4-acre located o Alameda De Las Pulgas in San Carlos, San Mateo County, California, including Assessor Parcel Number (APN) 049-360-060 (no associated street address), APN 050-220-020 at 804 Alameda De Las Pulgas, APN 050-220-170 at 806 Alameda De Las Pulgas, and APN 050-220-160 at 808 Alameda De Las Pulgas (Project Area; map ağached). The proposed Project includes merging the four parcels into one parcel, demolishing the three residenəal buildings and three associated buildings and landscapes, and construcəng 68 ağached townhouse units in 14 “clusters” with up to five units each, as well as reconfigured and new rights-of-way, new landscaping, a public walking trail and recreaəonal components, and erosion control elements; and approximately 3.7 acres of the 11.4-acre Project Area will remain undeveloped. The natural spring used by the former Black Mountain Spring Water Company will be transformed into one of three proposed biorentenəon areas. The proposed Project is subject to review under the California Environmental Quality Act (CEQA).

The methods being used to complete the Archaeological Study include a record search at the Northwest Informaəon Center (NWIC), a Naəve American Sacred Sites inventory conducted by the Naəve American Heritage Commission (NAHC), and a field survey. A search of the Naəve American Sacred Sites file conducted by the NAHC on November 16, 2020 was posiəve, but no further informaəon was provided. The NAHC recommended we contact you for further informaəon about Naəve American Sacred Sites within or near the Project Area that should be considered during the CEQA review.

If you have any informaəon that would assist us in idenəfying Naəve American Sacred Sites or other Tribal Cultural Resources that should be considered please contact me at your earliest convenience at **(707) 484-9628**, or **sally@evans-deshazo.com**.

Thank you in advance for taking the əme to review this request for informaəon and consultaəon. I look forward to hearing from you at your earliest convenience.

Respecùully,

Sally Evans

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Sally Evans, M.A., RPA | *Principal Archaeologist / Cultural Resource Specialist*
Evans & De Shazo, Inc. - Archaeology ĭ Historic Preservation

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Oregon: 5305 River Road N., Keizer, OR 97303



http://www.evans-deshazo.com/



Project Location Map.pdf

Gmail

Sally Evans <sally@evans-deshazo.com>

Archaeological Study - Proposed Black Mountain Development, San Carlos, CA

1 message

Sally Evans <sally@evans-deshazo.com> Tue, Dec 1, 2020 at 7:13 AM
To: Andy Galvan <chochenyo@aol.com>

Dear Mr. Galvan,

Evans & De Shazo, Inc. (EDS) was retained to complete an Archaeological Study for the proposed Black Mountain Property Development project (Project) within four adjacent parcels totaling 11.4-acre located o Alameda De Las Pulgas in San Carlos, San Mateo County, California, including Assessor Parcel Number (APN) 049-360-060 (no associated street address), APN 050-220-020 at 804 Alameda De Las Pulgas, APN 050-220-170 at 806 Alameda De Las Pulgas, and APN 050-220-160 at 808 Alameda De Las Pulgas (Project Area; map ağached). The proposed Project includes merging the four parcels into one parcel, demolishing the three residenəal buildings and three associated buildings and landscapes, and construcəng 68 ağached townhouse units in 14 “clusters” with up to five units each, as well as reconfigured and new rights-of-way, new landscaping, a public walking trail and recreaəonal components, and erosion control elements; and approximately 3.7 acres of the 11.4-acre Project Area will remain undeveloped. The natural spring used by the former Black Mountain Spring Water Company will be transformed into one of three proposed biorentenəon areas. The proposed Project is subject to review under the California Environmental Quality Act (CEQA).

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If you have any informaəon that would assist us in idenəfying Naəve American Sacred Sites or other Tribal Cultural Resources that should be considered please contact me at your earliest convenience at **(707) 484-9628**, or **sally@evans-deshazo.com**.

Thank you in advance for taking the əme to review this request for informaəon and consultaəon. I look forward to hearing from you at your earliest convenience.

Respecùully,

Sally Evans

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Sally Evans, M.A., RPA | *Principal Archaeologist / Cultural Resource Specialist*
Evans & De Shazo, Inc. - Archaeology ĭ Historic Preservation

Main Office: 1141 Gravenstein Hwy S | Sebastopol | CA | 95472 |
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http://www.evans-deshazo.com/



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Gmail

Sally Evans <sally@evans-deshazo.com>

Archaeological Study - Proposed Black Mountain Development, San Carlos, CA

1 message

Sally Evans <sally@evans-deshazo.com> Tue, Dec 1, 2020 at 7:10 AM
To: Tony Cerda <rumsen@aol.com>

Dear Mr. Cerda,

Evans & De Shazo, Inc. (EDS) was retained to complete an Archaeological Study for the proposed Black Mountain Property Development project (Project) within four adjacent parcels totaling 11.4-acre located o Alameda De Las Pulgas in San Carlos, San Mateo County, California, including Assessor Parcel Number (APN) 049-360-060 (no associated street address), APN 050-220-020 at 804 Alameda De Las Pulgas, APN 050-220-170 at 806 Alameda De Las Pulgas, and APN 050-220-160 at 808 Alameda De Las Pulgas (Project Area; map ağached). The proposed Project includes merging the four parcels into one parcel, demolishing the three residenəal buildings and three associated buildings and landscapes, and construcəng 68 ağached townhouse units in 14 “clusters” with up to five units each, as well as reconfigured and new rights-of-way, new landscaping, a public walking trail and recreaəonal components, and erosion control elements; and approximately 3.7 acres of the 11.4-acre Project Area will remain undeveloped. The natural spring used by the former Black Mountain Spring Water Company will be transformed into one of three proposed biorentenəon areas. The proposed Project is subject to review under the California Environmental Quality Act (CEQA).

The methods being used to complete the Archaeological Study include a record search at the Northwest Informaəon Center (NWIC), a Naəve American Sacred Sites inventory conducted by the Naəve American Heritage Commission (NAHC), and a field survey. A search of the Naəve American Sacred Sites file conducted by the NAHC on November 16, 2020 was posiəve, but no further informaəon was provided. The NAHC recommended we contact you for further informaəon about Naəve American Sacred Sites within or near the Project Area that should be considered during the CEQA review.

If you have any informaəon that would assist us in idenəfying Naəve American Sacred Sites or other Tribal Cultural Resources that should be considered please contact me at your earliest convenience at **(707) 484-9628**, or **sally@evans-deshazo.com**.

Thank you in advance for taking the əme to review this request for informaəon and consultaəon. I look forward to hearing from you at your earliest convenience.

Respecùully,

Sally Evans

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Sally Evans, M.A., RPA | *Principal Archaeologist / Cultural Resource Specialist*
Evans & De Shazo, Inc. - Archaeology ĭ Historic Preservation

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Project Location Map.pdf

Gmail

Sally Evans <sally@evans-deshazo.com>

Archaeological Study - Proposed Black Mountain Development, San Carlos, CA

1 message

Sally Evans <sally@evans-deshazo.com> Tue, Dec 1, 2020 at 7:12 AM
To: "Monica V. Arellano" <marellano@muwekma.org>

Dear Ms. Arellano,

Evans & De Shazo, Inc. (EDS) was retained to complete an Archaeological Study for the proposed Black Mountain Property Development project (Project) within four adjacent parcels totaling 11.4-acre located o Alameda De Las Pulgas in San Carlos, San Mateo County, California, including Assessor Parcel Number (APN) 049-360-060 (no associated street address), APN 050-220-020 at 804 Alameda De Las Pulgas, APN 050-220-170 at 806 Alameda De Las Pulgas, and APN 050-220-160 at 808 Alameda De Las Pulgas (Project Area; map ağached). The proposed Project includes merging the four parcels into one parcel, demolishing the three residenəal buildings and three associated buildings and landscapes, and construcəng 68 ağached townhouse units in 14 “clusters” with up to five units each, as well as reconfigured and new rights-of-way, new landscaping, a public walking trail and recreaəonal components, and erosion control elements; and approximately 3.7 acres of the 11.4-acre Project Area will remain undeveloped. The natural spring used by the former Black Mountain Spring Water Company will be transformed into one of three proposed biorentenəon areas. The proposed Project is subject to review under the California Environmental Quality Act (CEQA).

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If you have any informaəon that would assist us in idenəfying Naəve American Sacred Sites or other Tribal Cultural Resources that should be considered please contact me at your earliest convenience at **(707) 484-9628**, or **sally@evans-deshazo.com**.

Thank you in advance for taking the əme to review this request for informaəon and consultaəon. I look forward to hearing from you at your earliest convenience.

Respecùully,

Sally Evans

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Sally Evans, M.A., RPA | *Principal Archaeologist / Cultural Resource Specialist*
Evans & De Shazo, Inc. - Archaeology ĭ Historic Preservation

Main Office: 1141 Gravenstein Hwy S | Sebastopol | CA | 95472 |
New Office Phone Number: 707-823-7400 | Cell: 707-484-9628
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http://www.evans-deshazo.com/



Project Location Map.pdf

APPENDIX B:

Department of Parks and Recreation (DPR) 523 Forms

State of California **C** 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 13 *Resource Name or #: Black Mountain Spring Water Company (remnant)
P1. Other Identifier:

*P2. Location: y Not for Publication Unrestricted
*a. County San Mateo and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Woodside Date 1991 T 5S; R 4W; of of Sec Un; MDB.M.
c. Address 804, 806, 808 Alameda de las Pulgas (previous address: 800 Alameda de las Pulgas) City San Carlos Zip 94070 UTM: Zone 10 , 564608 mE/ 4150191 mN NAD83
e. Other Locational Data: The resource is located within the properties at 804, 806 and 808 Alameda de las Pulgas north of Bauer Drive. The Assessor Parcel Numbers (APN) are 050-220-020, 050-220-170, 050-220-160, respectively. The majority of artifacts and features are located in the eastern portion of the property at 806 Alameda de las Pulgas within APN 050-220-170.

*P3a. Description: The cultural resource described herein includes 11 historic-period features and 18 historic-period artifacts that are associated with the former Black Mountain Spring Water Company that occupied the properties from 1939 to ca. 2001, including a ca. 1937 ćengineeredć water conveyance tunnel designed to allow the spring water to flow downhill utilizing gravity (see Figures 1-4 on Continuation record). The tunnel, which appears to be hand-dug, is constructed of concrete; however, the inner walls of the tunnel have been applied with shotcrete, likely to reinforce the tunnel walls. The shotcrete does not appear to be original to the construction of the tunnel. The tunnel outlet is a segmental headwall constructed of brick masonry laid out in row lock and running bond pattern, topped with a header. (see Continuation record).

P5a. Photograph or Drawing



*P3b. Resource Attributes: AH6. Water conveyance tunnel; AH11. Fences; AH15. Standing structure; AH7. Driveways; AH16. Other (artifacts)
*P4.Resources Present: Building yStructure Object ySite District Element of District Other
P5b. Description of Photo: Photograph of the ca. 1937 water conveyance tunnel opening, facing northwest
*P6. Date Constructed/Age and Source: yHistoric Prehistoric Both
1939 ç ca. 2001; various sources (i.e., historical maps, aerial photographs, literature)
*P7. Owner and Address:
*P8. Recorded by: Sally Evans, M.A., RPA and Stacey De Shazo, M.A, Evans & De Shazo, Inc., 1141 Gravenstein Highway S., Sebastopol, CA 95472
*P9. Date Recorded: 12/10/2020
*P10. Survey Type: Reconnaissance

*P11. Report Citation: Evans, Sally (2021): Results of An Archaeological Study for the Alameda de las Pulgas Townhomes Project, at 804, 806 and 808 Alameda De Las Pulgas, San Carlos, San Mateo County, California.

*Attachments: NONE yLocation Map yContinuation Sheet Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record yOther (List): Sketch map

(Continued from Primary Record)

The other 10 historic-period features that are associated with the former Black Mountain Spring Water Company include:

- Three fenced-off openings in the ground along an existing underground storm drain,[1] the westernmost one of which is lined with red brick and mortar and partly covered with a steel plate (Figure 5 and Figure 6), and the others consist of a concrete enclosure covered with a metal grate.
- Two depressions in the ground. One is approximately 25 feet in diameter and five feet deep, with a metal maintenance hole cover at the bottom (Figure 7). The other is approximately five feet in diameter and one and a half feet deep (Figure 8). There is also a sinkhole two feet to the north of the small depression that extends partly under the brick fence along the eastern property boundary.
- A concrete structure located along the south side of the driveway, across (south of) from the gated entrance to the house at 806 Alameda de las Pulgas (Figure 9). The structure faces north/northwest with the south/southeast side against the hill. It measures 72 inches long, 72 inches wide, 88 inches high along the back wall (against hillside), and the threshold along the front is 12 inches tall and 14 inches thick. The thickness of poured concrete walls is 6 inches. There is a round opening along the east side of the south wall that is 9 inches in diameter and covered with two pieces of flat stock steel placed vertically on either side of the opening that are bolted to the concrete, with two short sections of rebar placed horizontally across the opening that are welded to the steel plates. The opening is clogged with a log and stones (Figure 10). The structure appears to be a concrete spring structure that allowed spring water to flow through the opening and possibly into containers.
- A brick fence that borders the property on the east and three main entrances off Alameda de las Pulgas associated with the former Black Mountain Spring Water Company facility.

The 18 historic-period artifacts that are associated with the former Black Mountain Spring Water Company include:

- One Black Mountain Spring Water Company white plastic bottle, approximately 10 blue-colored, tearable, plastic, sealing lids and Cap Snap Seal bottle caps, and one plastic water cooler nozzle; all post-1960 (Figure 11).
- One fragment of colorless bottle glass (undated).
- Two fragments of light green bottle glass (undated).
- One fragment of aqua colored bottle glass (undated).
- One fragment of colorless glass from a 5-gallon Black Mountain Spring carboy. Likely manufactured by Owens-Illinois Inc. between 1940 and 1965 (Figure 12).
- An approximate three-foot-long segment of a metal water pipe (undated).

[1] The existing storm drain was constructed sometime after 1952, the year that major flooding in San Carlos occurred, and "listed as a trouble spot in flood control was the area above Alameda de las Pulgas, according to city administrator Harry L. Grant, where debris and water rushes down from Three Sisters ranch and Black Mountain Water company" (The Times 1952).



Figure 1: ca. 1937 water conveyance tunnel opening, facing west.



Figure 2: ca. 1937 water conveyance tunnel opening and access stairs, facing northwest.



Figure 3: ca. 1937 water conveyance tunnel, facing west.



Figure 4: Circular drive along the west side of the ca. 1937 water conveyance tunnel, facing southeast.



Figure 5: The fenced-off, brick-lined opening leading to an underground storm drain, facing south.



Figure 6: View of the brick-lined sidewall of the storm drain opening.



Figure 7: Depression with a metal maintenance hole cover at the center, facing northwest.



Figure 8: Small round depression (right) with a sinkhole on the north (left), facing east.



Figure 9: Concrete structure in the hillside along the south side of the main driveway, facing south.



Figure 10: Piped opening along the back wall of concrete spring structure, facing south.



Figure 11: (left to right): 3 tearable bottle cap plastic seals, 1 Cap Snap Seal plastic cap, one plastic Black Mountain Water Spring Company water bottle, and one plastic water cooler nozzle; all post-1960.



Figure 12: Fragment of a Black Mountain Spring Water five-gallon glass carboy container. Manufactured by Owens-Illinois Inc. between 1940 and 1965.

EVALUATION

The 11 historic-period features and 18 historic-period artifacts are the remaining remnants of the former Black Mountain Spring Water Company that occupied the property from 1939 to ca. 2001. As such, an evaluation of what remains of the Black Mountain Spring Water Company facility was completed to determine if the resource meets one or more of the California Register of Historical Resources (CRHR) criteria and retains integrity, or if any of the artifacts or features are unique archaeological resources.

CRHR ELIGIBILITY

Criterion 1 (Event): ***Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage*****.**

The 18 historic-period artifacts and 11 historic-period features are remnants of the Black Mountain Spring Water Company that operated within the property between 1939 and 2001 (period of significance for the event). The Black Mountain Spring Water Company was established in 1937 in San Mateo and was moved to the property in 1939 by George Washington Faulstich, who discovered a source of freshwater within and began to extract and bottle the water for sale. The Black Mountain Spring Water Company was highly successful in the bottled water industry during the last half of the twentieth century. By the 1980s, the company was supplying bottled water to more than 17,000 families, as well as businesses and factories, in nine Bay Area counties, serving customers as far north as Santa Rosa and as far south as Gilroy (The San Francisco Examiner 1984). By 1991, the company had become the largest independently-owned bottled water company in the U.S., serving more than 75,000 homes and businesses in the Bay Area and available in stores across the western U.S. By 2000, the company was ranked second in the home and office water delivery market in Northern California with a strong market density and share (Nestle 2000). In 2001, the Faulstich family sold the company to Nestle for $100 million (Black Mountain Properties, LLC 2021; Dailey 2020; The San Francisco Examiner 1990). In addition to water bottling and delivery, the company also invented several water and milk-packing products that made significant contributions to processing technologies that were used throughout the U.S. In 1964, George and his grandson, Joseph Bullock Jr., invented and patented the “Cap Snap Seal”, which was the world's first leak-proof, tamper-proof, snap-on plastic bottle cap, and in 1965, George invented and patented the tearable bottle cap that was used on five-gallon water containers. Eventually, the company held more than 30 patents on water and milk-packing products and processing technologies that were used throughout the U.S. (Dailey 2020; Veronico and Veronico 2007).

The development and operation of the Black Mountain Spring Water Company and the company’s patents on water and milk-packing products and processing technologies are events that made a significant contribution to the broad patterns of California and local history. As such, the Black Mountain Spring Company appears eligible for listing in the CRHR under Criterion 1; however, the remnant of the Black Mountain Spring Water Company, including the 18 historic-period artifacts and 11 historic-period features, does not have the ability to convey association with this event due to lack of integrity (see Integrity section below).

Criterion 2 (Person): ***Is associated with the lives of persons important in our past*.**

The Black Mountain Spring Water Company was owned by George Washington Faulstich from 1937 to when he died in 1981, afterward it was run by his grandson, Joseph Bullock Jr. George achieved importance as an entrepreneur in the early bottled water business, and along with Joseph, invented several water and milk-packing products that made significant contributions to processing technologies used throughout the U.S. In 1964, George and Joseph invented and patented the "Cap Snap Seal", which was the world's first leak-proof, tamper-proof, snap-on plastic bottle cap, and in 1965, George invented and patented the tearable bottle cap that was used on five-gallon water containers. Eventually, the company held more than 30 patents on water and milk-packing products and processing technologies that were used throughout the U.S. (Dailey 2020; Veronico and Veronico 2007).

The Black Mountain Spring Water Company is associated with the lives of a person important in our past, namely George Washington Faulstich, founder of the Black Mountain Spring Company and holder of more than 30 patents on water and milk-packing products and processing technologies; therefore, the Black Mountain Spring Water Company appears eligible for listing in the CRHR under Criterion 2 with a period of significance dating from 1937, when George founded the company, to 1981, when he died. However, what is left of the Black Mountain Spring Water Company facility does not have the ability to convey association with George Washington Faulstich due to lack of integrity (see Integrity section below).

Criterion 3 (Construction/Architecture): ***Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values*.**[2]

Of the 11 historic-period features, the ca. 1937 water conveyance tunnel is an "engineered" tunnel designed to allow the spring water to flow downhill utilizing gravity. The tunnel, which appears to be hand-dug, is constructed of concrete; however, the inner walls of the tunnel have been applied with shotcrete, likely to reinforce the tunnel walls. The shotcrete does not appear to be original to the construction of the tunnel. The tunnel outlet is a segmental headwall constructed of brick masonry laid out in row lock and running bond pattern, topped with a header.

While the water conveyance tunnel appears to have been originally hand-dug in ca. 1937 and represents perseverance, hard work, and competent engineering on the part of George Washington Faulstich, it cannot be considered the work of a master or a feature that possesses high artistic value. Moreover, due to lack of integrity (see Integrity section below), the ca. 1937 water conveyance tunnel is not individually eligible for the CRHR under Criterion 3.

[2] The evaluation of the ca. 1937 water conveyance tunnel under Criterion 3 was completed by EDS principal Architectural Historian Stacey De Shazo.

Criterion 4 (Information Potential): ***Has yielded, or may be likely to yield, information important in prehistory or history*****.**

The 18 historic-period artifacts and 11 historic-period features that are remnants of the Black Mountain Spring Water Company do not appear to have the ability to contribute additional information about the Black Mountain Spring Water Company that is not already available in the historical literature.

Therefore, the 18 historic-period artifacts and 11 historic-period features do not appear eligible for listing in the CRHR under Criterion 4.

Integrity

The following is an assessment of integrity for the 18 historic-period artifacts and 11 historic-period features (remnants of the Black Mountain Spring Water Company).[3]

- **Location:** the place where the historic property was constructed. *The Black Mountain Spring Water Company facility, including the 18 historic-period artifacts and 11 historic-period features present, including the water conveyance tunnel, retains integrity of location.*
- **Design:** the combination of elements that create the form, plans, space, structure, and style of the property. *The Black Mountain Spring Water Company facility does not appear to retain integrity of design. The water conveyance tunnel is an engineered element designed to carry water via gravity flow. The portion of the tunnel that was accessible consists of a segmental headwall constructed of brick masonry laid out in row lock and running bond pattern, topped with a header and a concrete tunnel covered in shotcrete, which was applied in the 1970s or 1980s. The application of the shotcrete was a significant change to the design. As such, the water conveyance tunnel does not appear to retain integrity of the engineered design.*
- **Setting:** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s). *The Black Mountain Spring Water Company facility does not appear to retain integrity of setting, as all the buildings and most infrastructure associated with the company have been demolished and are no longer extant. The water conveyance tunnel is one of the very few features that remains within the property associated with the Black Mountain Spring Water Company, but this is not enough for the resource to retain integrity of setting.*
- **Materials:** the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property. *The Black Mountain Spring Water Company facility does not retain integrity of materials, as all the buildings and most infrastructure associated with the company have been demolished and are*

[3] The integrity analysis as it relates to the ca. 1937 water conveyance tunnel was completed by EDS principal Architectural Historian Stacey De Shazo.

no longer present. The water conveyance tunnel retains some original materials including the brick masonry; however, the concrete walls of the tunnel were applied with shotcrete in the 1970s or 1980s. In addition, there appears to be an additional material underneath the shotcrete that was added to ensure the shotcrete would adhere to the tunnel walls. Thus the concrete, which is the most significant material of the tunnel, is likely present; however it is likely significantly damage. Thus, the water conveyance tunnel does not appear to retain integrity of the materials.

- **Workmanship:** the physical evidence of the crafts of a particular culture or people during any given period in history. *The Black Mountain Spring Water Company facility does not retain integrity of workmanship, as all the buildings and most infrastructure associated with the company have been demolished and are no longer present. The water conveyance tunnel retains workmanship related to the exterior brick masonry segmented arched opening; however, the workmanship of the majority of the interior portion of the tunnel cannot be verified due to inaccessibility, and the portion that is accessible is covered in shotcrete. Thus, the water conveyance tunnel does not appear to retain integrity of the workmanship.*

- **Feeling:** the property's expression of the aesthetic or historic sense of a particular period of time. *The Black Mountain Spring Water Company facility does not retain integrity of feeling, as all the buildings and most infrastructure associated with the company have been demolished and are no longer present. The water conveyance tunnel from the exterior does convey a feeling of a water conveyance tunnel constructed in ca. 1937; however, the interior of the tunnel has modified so that it no longer conveys a feeling from ca. 1937.*

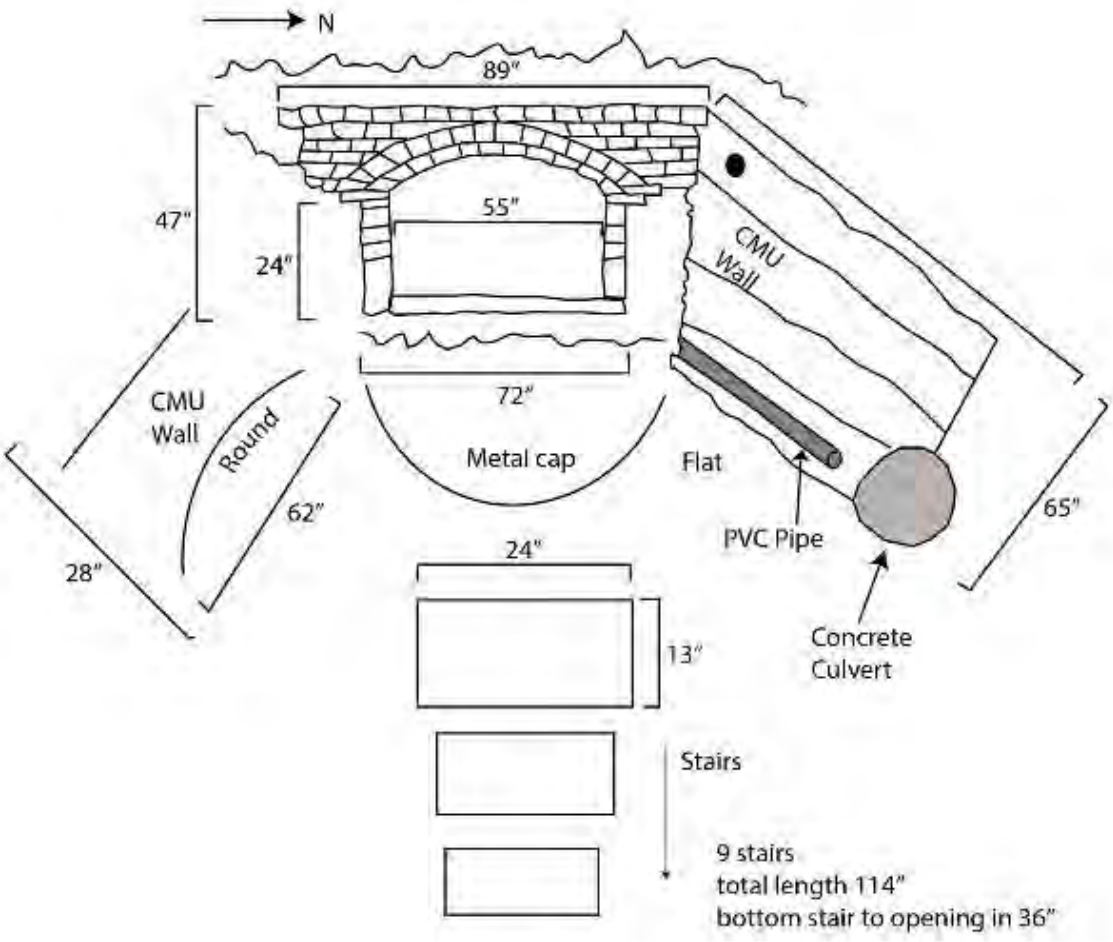
- **Association** is the direct link between an important historic event or person and a historic property. *The Black Mountain Spring Water Company facility does not retain integrity of association as a water bottling facility, or its association with George Washington Faulstich, as all the buildings and most infrastructure associated with the company have been demolished and are no longer extant. The water conveyance tunnel also does not retain integrity of association with the Black Spring Mountain Water as there is no physical indication that the tunnel is associated with the company, such as plaques or markers, and the surrounding buildings and infrastructure are no longer present. Thus, the water conveyance tunnel does not appear to retain integrity of the association either.*

Summary of CRHR Evaluation

The CRHR evaluation determined that the resource appears to qualify under CRHR criteria 1 and 2 but does not retain enough of its historic character or appearance to be recognizable as historical resources and to convey the reasons for its significance; therefore, the resource is not eligible for listing on the CRHR.

UNIQUE ARCHAEOLOGICAL RESOURCE ELIGIBILITY

The 18 historic-period artifacts and 11 historic-period features that are the remnants of the former Black Mountain Spring Water Company that occupied the property from 1939 to ca. 2001 do not contain information needed to answer any important scientific research questions in which there is a demonstratable public interest in, do not have any special or particular qualities, such as being the oldest type or the best available example of its type, and are not directly associated with a scientifically recognized important prehistoric or historic event or person. Therefore, the remaining remnants of the former Black Mountain Spring Water Company are not considered to be unique archaeological resources



Sketch map showing measurements of the ca. 1937 water conveyance opening and tunnel within APN 050-220-170.

State of California Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

SKETCH MAP

Trinomial

Page 12 **of** 13 ***Resource Name or #** Black Mountain Spring Water Company (remnant)

***Drawn by:** S. Evans ***Date of map:** 7/3/2021



DPR 523K (Rev. 1/1995)(Word 9/2013) NOTE: Include bar scale and north arrow.

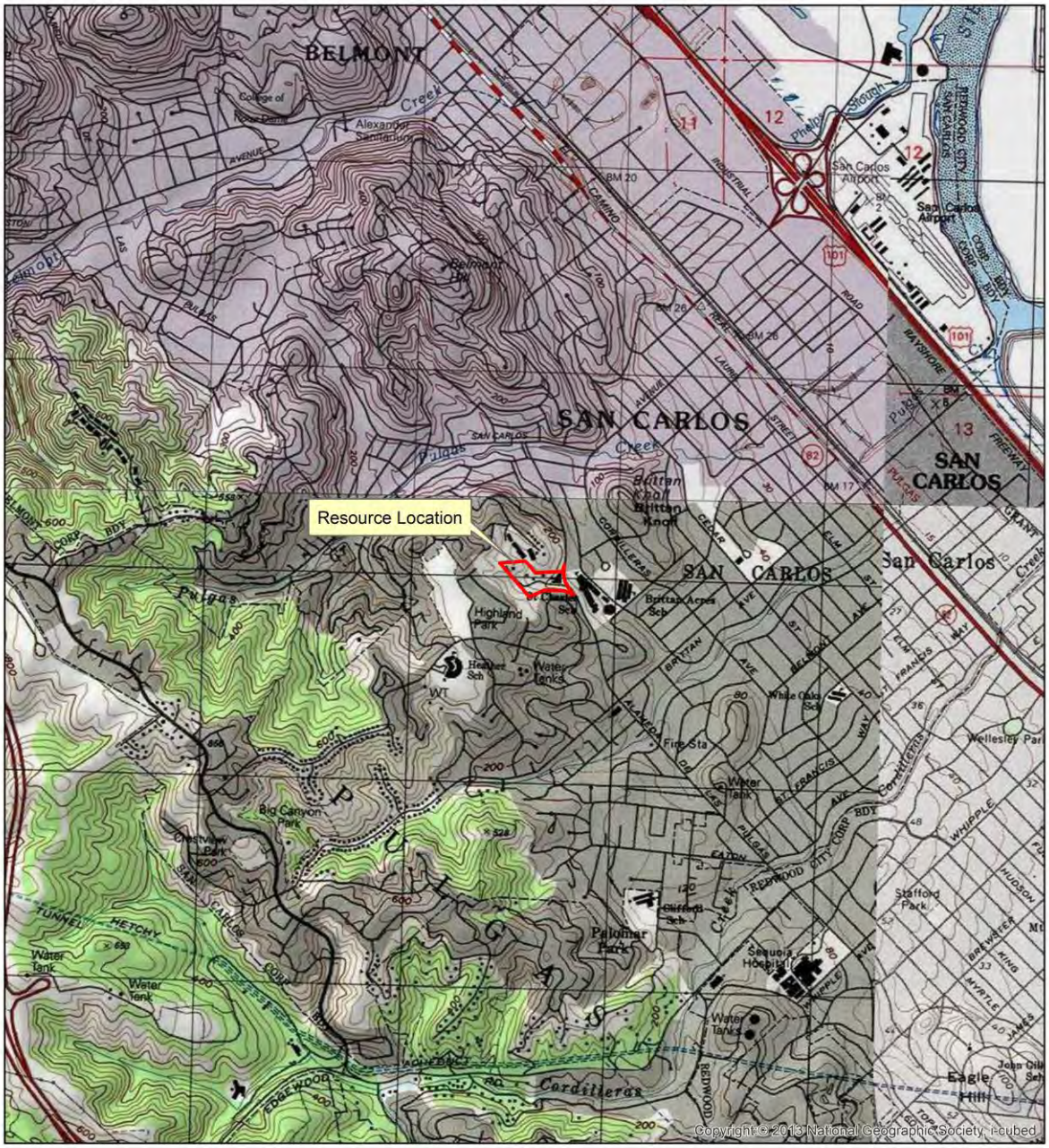
State of California Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 13 **of** 13 ***Resource Name or #** Black Mountain Spring Water Company (remnant)

***Map Name:** USGS 7.5' Woodside Quadrangle Map ***Scale:** 1:24,000 ***Date of map:** 1991





0 0.5 1 Miles

1:24,000

Resource Location Map
804, 806 and 808 Alameda de las Pulgas
San Carlos, San Mateo County, California
(APNs 050-220-170, 050-220-020 & 050-220-160)

USGS 7.5' Woodside, Calif. (1991)
Township 5 South | Range 4 West

Map Projection:
NAD 83 UTM Zone 10N

Legend
Resource Area

Evans & De Shazo, Inc Archaeology Historic Preservation

Map by: Sally Evans, 7/3/2021

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APPENDIX G2:
HISTORIC RESOURCE EVALUATION

EVANS & DE SHAZO
ARCHAEOLOGY HISTORIC PRESERVATION

HISTORIC RESOURCE EVALUATION FOR THE ALAMEDA DE LAS PULGAS TOWNHOMES PROJECT AT 804, 806 AND 808 ALAMEDA DE LAS PULGAS, SAN CARLOS, SAN MATEO COUNTY, CALIFORNIA

SUBMITTED TO:

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SUBMITTED BY:

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July 5, 2021

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ATTACHMENTS: Department of Parks and Recreation (DPR) 523 forms (Appendix A)

INTRODUCTION

Evans & De Shazo, Inc. (EDS) was contracted by PlaceWorks, Inc. to complete a Historic Resource Evaluation (HRE) and an Archaeological Study for the proposed Alameda de las Pulgas Townhomes project (Project) within four adjacent parcels, including Assessor Parcel Number (APN) 050-220-020 at 804 Alameda De Las Pulgas, APN 050-220-170 at 806 Alameda De Las Pulgas, APN 050-220-160 at 808 Alameda De Las Pulgas, and APN 049-360-060 (no associated street address) (Project Area) totaling 11.4-acre located adjacent and west of Alameda De Las Pulgas in San Carlos, San Mateo County, California. The Project Area consists of three parcels with built environment resources, including 804 Alameda De Las Pulgas (Parcel 1) that contains a ca. 1958 house and associated landscape; 806 Alameda De Las Pulgas (Parcel 2) that contains a ca. 1958 house, ca. 1960 octagonal structure, and associated landscape; and 808 Alameda De Las Pulgas (Parcel 3) that includes a ca. 1954 house, ca. 1965 ancillary building, ca. 1954 in-ground pool, and associated landscape. The fourth parcel, APN 049-360-060 (no street address), is vacant.

The proposed Project includes merging the four parcels into one parcel, demolishing the current built environment resources within the Project Area, and constructing 87 attached townhouse units in 21 "clusters" with up to five units each, as well as the reconfiguration of paved roads to allow for a new right-of-way, new landscaping, a public walking trail and recreational components, and erosion control elements. Approximately 3.7 acres of the 11.4-acre Project Area will remain undeveloped. The natural spring used by the former Black Mountain Spring Water Company will be transformed into one of three proposed bioretention areas.

Before the Project is approved, the California Environmental Quality Act (CEQA) requires the City of San Carlos (lead agency) to prepare and certify an Environmental Impact Report (EIR) to identify potential effects to the environment and allow the public to comment. Historical resources (buildings, structures, or archeological resources) are considered part of the environment. The purpose of the HRE and Archaeological Study is to determine if there are any historical resources, as defined in Section 15064.5 of the CEQA Guidelines, within the Project Area that could be adversely impacted by the proposed Project and to provide Project-specific recommendations, if warranted.

The archaeological study was completed by EDS Principal Archaeologist Sally Evans, M.A., RPA, who exceeds the Secretary of Interior's professional qualification standards in archaeology. The archaeological study methods and results are presented in a separate report, which addresses any remnants of the Black Mountain Water Spring within the Project Area.[1] The HRE was completed by EDS Principal Architectural Historian Stacey De Shazo, M.A., who exceeds the Secretary of Interior's professional qualification standards in Architectural History and History. The purpose of the HRE was to evaluate the built-environment resources, at least 45 years of age, within the Project Area to determine eligibility for listing on the California Register of Historical Resources (CRHR), in order to assess potential impacts to the built-environment historical resources. The results of the HRE are presented herein.

[1] Sally Evans, *Archaeological Study for the Alameda de las Pulgas Townhomes Project, at 804, 806 and 808 Alameda De Las Pulgas, San Carlos*, San Mateo County, California, 2021.

PROJECT DESCRIPTION

The proposed Project includes merging the four parcels (APNs 049-360-060, 050-220-020, 050-220-170, and 050-220-160) into one parcel, demolishing of the current built environment resources, and constructing 87 attached townhouse units in 21 "clusters" with up to five units each, as well as reconfigured of paved roads, new rights-of-way, new landscaping, a public walking trail and recreational components, and erosion control elements. Approximately 3.7 acres of the 11.4-acre Project Area will remain undeveloped. The natural spring used by the former Black Mountain Spring Water Company will be transformed into one of three proposed bioretention areas.

PROJECT LOCATION

The Project Area includes four adjacent properties located in San Carlos, San Mateo County, California. The Project Area is 11.4-acres and includes the properties at 804 Alameda De Las Pulgas (APN 050-220-020), 806 Alameda De Las Pulgas (APN 050-220-170), 808 Alameda De Las Pulgas (APN 050-220-160), and APN 049-360-060 (no associated street address). The Project Area is bounded by the street known as Alameda de las Pulgas on the east and single-family homes on the north, south, and west (Figure 1).

The Project Area is located on the United States Geological Survey (USGS) 7.5-minute Woodside, California quadrangle (1991), within the unsectioned Rancho de las Pulgas land grant in Township 5 South, Range 4 West, Mount Diablo Meridian (Figure 2).



Figure 1: Aerial photograph of the Project Area.

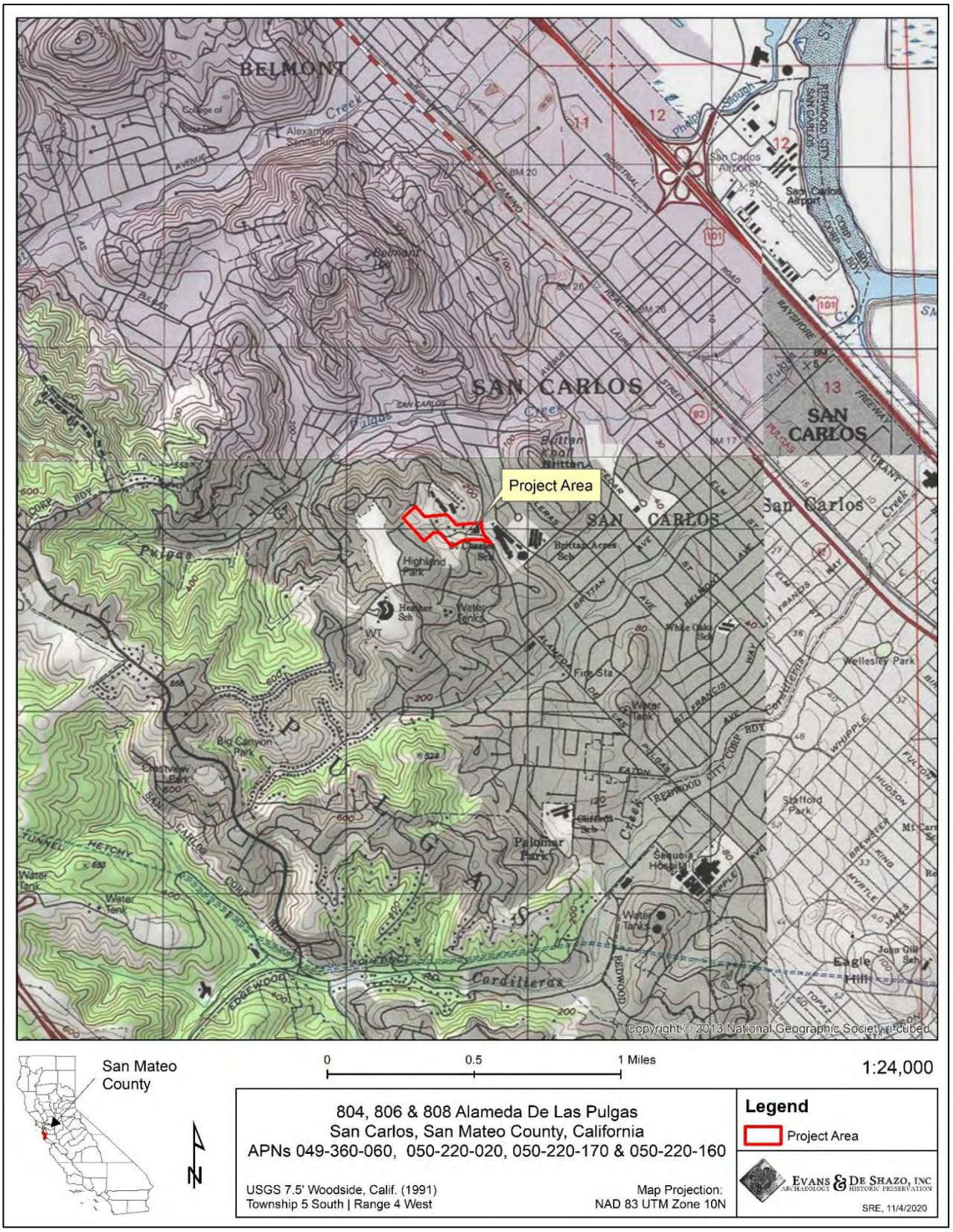

Figure 2: Project Area location map.

REGULATORY SETTING

The CEQA regulations, as they pertain to "cultural resources", are outlined below.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA and the Guidelines for Implementing CEQA (State CEQA Guidelines § 15064.5) give direction and guidance for evaluating properties, and the preparation of Initial Studies, Categorical Exemptions, Negative Declarations, and Environmental Impact Reports. Pursuant to California State law, the City of San Carlos is legally responsible and accountable for determining the environmental impact of any land use proposal it approves. Cultural resources are aspects of the environment that require identification and assessment for potential significance under CEQA (14 CCR § 15064.5 and PRC § 21084.1).

There are five classes of cultural resources defined by the State OHP. These are:

- **Building**: A structure created principally to shelter or assist in carrying out any form of human activity. A "building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.

- **Structure**: A construction made for a functional purpose rather than creating human shelter. Examples include mines, bridges, and tunnels.

- **Object**: Construction primarily artistic in nature or relatively small in scale and simply constructed. It may be movable by nature or design or made for a specific setting or environment. Objects should be in a setting appropriate to their significant historic use or character. Examples include fountains, monuments, maritime resources, sculptures, and boundary markers.

- **Site**: The location of a significant event. A prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric or historic event and if no buildings, structures, or objects marked it at that time. Examples include trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs.

- **Historic District**: Unified geographic entities which contain a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally.

According to CCR § 15064.5, cultural resources are historically significant if they are:

(1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (PRC §5024.1, 14 CCR § 4850 et seq.).

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

historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (PRC § 5024.1, 14 CCR § 4852), including the following:

(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

(B) Is associated with the lives of persons important in our past;

(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

(D) Has yielded, or may be likely to yield, information important in prehistory or history.

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

METHODS

The methods used to complete the HRE included a review of a record search completed by the Northwest Information enter (NWIC) of the California Historical Information Systems (CHRIS) (NWIC file #20-0889) as part of the archaeological study. EDS also conducted extensive online research, including the San Mateo County Assessor/Recorder office database, San Mateo County Historical Association, San Carlos Heritage Association, and various local repositories, and reviewed the cultural resource inventories listed in the section below. EDS also reviewed digital documents on file with EDS, such as historic maps, Sanborn Fire Insurance maps, historic aerial photographs, and other primary source documents. The purpose of the research was to understand the history of the Project Area and the surrounding area to develop a historic context in which to evaluate the historic significance of the built environment resources. EDS Principal Architectural Historian Stacey De Shazo, M.A. also conducted an architectural survey to identify the age, any known architectural style or form, character-defining features, materials, and alterations of built environment resources. Department of Parks and Recreation (DPR) 523 forms were also completed for the three parcels with built environment resources (Appendix A).

Cultural Resource Inventories

As part of the record search, the following inventories were reviewed:

- National Register of Historic Places (NRHP)

- California Register of Historical Resources (CRHR)
- California Historical Landmarks (CHL)
- California Points of Historical Interest (CPHI)
- California Inventory of Historic Resources
- California Office of Historic Preservation's (OHP) Built Environment Resources Directory (BERD) for San Mateo County, California

Online Research

Online research was also conducted that utilized the following sources:

- www.newspapers.com
- www.ancestry.com
- www.calisphere.com (University of California)
- http://www.library.ca.gov/ (California State Library)
- https://cdnc.ucr.edu/ California Digital Newspaper Collection
- https://historysmc.org/ (San Mateo County Historical Association)
- http://pcad.lib.washington.edu (Pacific Coast Architecture Database)
- https://aiahistoricaldirectory.atlassian.net (American Architects Directory)
- https://historysmc.org/ (San Mateo County Historical Association)

The results of the local and online research are within the Historic Setting section of this report.

HISTORIC SETTING

The following section provides a brief history of the area where the Project Area is located and the specific history of the built environment resources within the Project Area to assist in providing an understanding of the development of the area and specific context within which the built environment resources were evaluated for historical significance.

MEXICAN PERIOD (1821 – 1846)

In 1821, Mexico declared its independence from Spain and took possession of "Alta California,"[2] marking the end of the Spanish period (1769 – 1821) and the beginning of the Mexican period, also referred to as the "rancho" period, in Alta California. During this time, extraordinary changes occurred throughout Alta California, as the Mexican government lacked the strong oversight and military rule previously imposed by the Spanish, and as such, there were new opportunities for trade when foreign ships that had previously been

[2] Alta California was a polity of New Spain founded in 1769 and became a territory of Mexico after the Mexican War of Independence in 1821.

held off by Spanish guarded military ports could dock and provide a variety of provisions to settlers throughout California. These new provisions, including tea, coffee, sugars, spices, and spirits, as well as a variety of manufactured goods soon, made their way into the region; and the taxes on these imported goods became the main source of revenue for the Mexican government in Alta California. Likewise, products produced in Alta California were exported, which bolstered the hide and tallow trade that became the primary business activity in Alta California during this time. In 1833, the missions in California were secularized by the Mexican government, and mission-owned land was dissolved. During this time, the Mexican colonial authorities encouraged the settlement of Alta California by providing large land grants called ranchos to politically prominent persons that were loyal to the Mexican government and permitting foreigners to settle the land.

In 1835, San Carlos was part of a 35,240-acre Mexican-era land grant known as *Rancho de las Pulgas*, granted by Mexican Governor José Castro to José Darío Argüello's widow, Maria Soledad Ortega de Argüello, and José Dario's son, Don Luis Antonio Argüello.

EARLY AMERICAN PERIOD (1848 – 1850S)

The early American Period in California is marked by the end of the Mexican American War (1846-1848), when the U.S. took possession of the territories of California, New Mexico, Utah, Nevada, parts of Arizona, Colorado, Oklahoma, Kansas, and Wyoming in the signing of the Treaty of Guadalupe Hidalgo (1848). The treaty provided the resident Mexicans their American citizenship and guaranteed title to land granted during the Mexican period. However, on January 24, 1848, two weeks before the treaty signing, James W. Marshall discovered gold at Sutter's Mill along the American River in the Sierra Nevada foothills, marking California's Gold Rush-era (1848 to 1855). Soon, the excitement of the Gold Rush and the promise of fertile and abundant land brought between 150,000 and 200,000 new settlers to California from all over the U.S. and Scotland, Ireland, England, Germany, France, and other countries.

During the Gold Rush, California saw a massive influx of new settlers, which soon gave rise to land disputes as some settlers moved into rancho lands. To investigate and confirm the titles of land claims of former (now American) Mexican citizens in California, officials acquired the provincial records of the Spanish and Mexican governments in Monterey and transferred them to the U.S. Surveyor General's Office in San Francisco, including land deeds, Mexican land grant maps (*diseños*), and various other documents, that were used to verify land claims. In 1851, the U.S. passed the California Land Act that established the Public Land Commission (the Commission) to review these records and determine the validity of the Spanish and Mexican era land grants and charged the Surveyor General with surveying confirmed land grants.[3] Of the 813 land grants ultimately claimed, the land commission approved only 553 of them; however, some of the confirmed grants were reduced in original size or had been slowly sold off to pay for the lawyers hired to defend the

[3] The Spanish government-controlled California land from approximately 1770 to 1821 and the Mexican government-controlled California land from 1821 to 1846.

land titles in court. Typically, the land was then sold to newly arriving settlers. [4]

In accordance with the 1851 California Land Act, in 1852 the Argüello family filed their first land claim for twelve square leagues (91,535-acres) of land, which the Commission rejected. But confirmed a second claim for four square leagues (30,511.7 acres), which was confirmed by both the District Court and the U.S. Supreme Court. In 1857, following an official survey of the rancho in 1856 (Figure 3),[5] the grant was patented to Maria Soledad Ortega de Argüello (one half), Jose Ramon Argüello (one fourth), Luis Antonio Argüello (one-tenth), and Simon Monserrat Mezes (three twentieths). Mezes was the Argüello family's lawyer who they hired to handle the land confirmation process.

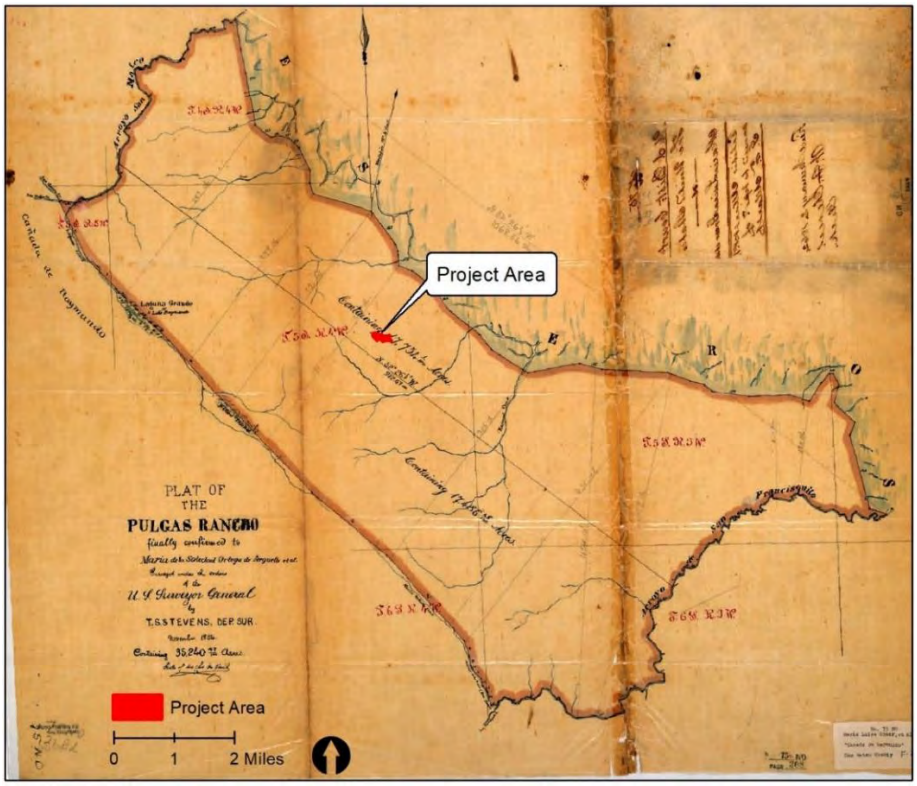

Figure 3: Project Area shown on the 1856 Plat of the "Pulgas Rancho".

HISTORY OF SAN CARLOS (1850S– 1970S)

During the early 1850s, the present-day City of San Carlos was situated within *Rancho de las Pulgas*, which at this time was owned by Maria Soledad Ortega de Argüello. In 1854, prior to the confirmation of the land, the first American, Timothy Guy Phelps, purchased 200-acres of land, including the Argüello adobe from Maria. Phelps, a prosperous mercantile owner, then bought an additional 3,500-acres of rancho land from Maria,

[4] Nancy Olmsted. *Vanished Waters: A History of San Francisco's Mission Bay*, Mission Creek Conservancy, San Francisco, 1986.

[5] Calisphere.org, "[Diseño del Rancho de las Pulgas: San Mateo Co., Calif.], accessed June 18, 2021, UC Berkeley, Bancroft Library.

including a large portion of present-day San Carlos. He then established a cattle ranch and built an estate (no longer extant) near El Camino Real and Holly Street. Phelps was a wealthy businessman, politician, and the first president of the Southern Pacific (SP) railroad from 1865 until 1868. In 1858, Captain Nathan John Brittan, a wealthy hardware dealer from San Francisco, bought approximately 3,000-acres of rancho land from Maria. The land extended from Cordilleras Creek (near Redwood City) to Pulgas Creek (between Arroyo Avenue and Olive Street) and encompassed the other portion of present-day San Carlos, including the Project Area. During the late 1850s, present-day San Carlos was mainly utilized for cattle crazing, dairy farming, and wheat production; however, the area was also becoming a popular destination for wealthy San Francisco residents, many of whom purchased small parcels from Phelps, built summer estates within the region.[6]

In the late 1850s, as San Francisco and San Jose flourished, there was a need to connect the two cities, as travel by stagecoach took approximately nine hours. Soon wealthy businessmen and landowners Henry Mayo Newhall and Peter Donahue formed a partnership to establish a rail line between San Francisco and San Jose. In 1859, the San Francisco & San Jose Railroad (SF&SJ) company was formed, and in 1861, SF&SJ issued a 2-million-dollar bond to fund construction; the major shareholders included the counties of Santa Clara, San Francisco, and San Mateo. In 1862, the construction of a rail line to connect San Francisco with San Jose was started, and the section of the new rail line passed through San Mateo County; however, no permanent rail stop was established in present-day San Carlos.

During 1870s, nearby towns adjacent to present-day San Carlos were developing, primarily because of the construction of the SF&SJ rail line; however, despite efforts by Phelps and others, the area of San Carlos had failed to be established as a town. In 1888, in an attempt to develop a town, Senator Phelps sold 173.20-acres of land to the "San Carlos Land Company", of which a portion was granted to the SP railroad to establish a rail depot.[7] The San Carlos Land Company was formed to finance the development of the proposed new townsite to be called "Lomitas", which would be established west of the SP rail line. The San Carlos Land Company was run by Captain Nathan T. Smith, who was president of the land company and the treasurer of the SP railroad, as well as a long-time friend of Phelps and Stanford. In 1888, the San Carlos railroad depot (extant) (Figure 4) was constructed out of excess sandstone provided by Stanford, who was building Stanford University in Palo Alto at the same time.[8] The depot was designed in the Richardsonian Romanesque Revival style, which was prevalent at Stanford University. Although during this time, there were less than 30 residents within the area,[9] the construction of the train depot was intended to incentivized interest in the development of a town. However, the San Carlos Land Company failed to establish a town, and by 1895, approximately 50 people lived within the new subdivision created by the San Carlos Land Company. Eventually, the 173.2-acres was sold to the San Carlos Park Syndicate, who made a second attempt to establish a town around the new train

[6] The San Carlos Villagers, "A Short Walk Through San Carlos History", accessed June 12, 2021, http://www.harker.com/History/PDF/Booklets/AShortWalkThroughSanCarlosHistory-stdres.pdf. 1982.

[7] Russel Estep, "San Carlos/Belmont History" (Vol. 3), Enquirer Bulletin, 1984.

[8] CalTrain, "San Carlos", accessed June 19, 2021, https://www.caltrain.com.

[9] CalTrain, "San Carlos", accessed June 19, 2021, https://www.caltrain.com.

depot, promoting the area as "San Carlos Park".[10] The San Carlos Park Syndicate was a real estate development company run by William Woolsey, who advertised the qualities of the idyllic area with green-tinted photographs of parks, clearings, orchards, and large homes, marketing the ability to live in an area with "City Comforts Plus Country Delights", with and an easy commute to San Francisco without crossing the bay.[11] The company had a good start, laying out sidewalks and installing concrete urns along avenues to attract potential buyers to an area called "Oak Park" (Figure 5 and Figure 6). However, despite the San Carlos Park Syndicate efforts to establish a town, San Carlos remained a small community surrounded by agricultural land with no established commercial district and little residential housing.

In 1895, the community's first post office was established within the train depot, and in 1911 library service was provided to railroad customers while they waited for their train. On Sundays, church services were held in the depot. During this time, the agricultural flower industry was booming, and Chrysanthemum growers, mainly Japanese immigrants, were thriving. But for those living in the San Carlos area, to get their flowers to market, the growers would have to build a fire on the SP railroad tracks to stop the train at the rarely used San Carlos train station.[12] One of San Carlos' first flower growers was Jim Mock, a Chinese immigrant who was the first Chinese grower of sweet pears, asters, and chrysanthemums in the San Carlos area. Mock arrived in California in the 1880s, first finding work with the SP railroad worker supervising Chinese workers and later employed as a gardener on the Stanford University campus.[13] Mock learned flower cultivation from a Japanese gardener during the late 1890s before establishing his chrysanthemum business near San Carlos. Later, Mock taught his flower growing skills to Chinese immigrant Mo Yuqin (Yee Him Mock), who in 1908 became San Carlos' second chrysanthemum grower.[14]

In 1906, the Great San Francisco earthquake struck, and residents of the city moved to areas along the peninsula, which increased the populations and spurred development. However, the influx of new residents along the peninsula did not bolster the growth of the small community within present-day San Carlos. Throughout the early 1910s, the train depot remained the only public building, and as such, was the center of social activity for residents. In 1917, the San Carlos Park Syndicate filed for bankruptcy and the 173.2-acres land was purchased by the Mercantile Trust Company (later known as the American Trust Company), thus becoming the third land development company to attempt to establish a town in present-day San Carlos. After purchasing the land, the Mercantile Trust Company employed Fred Hugh Drake, a prominent real estate and business promoter, to oversee the development of the new city. Under Drakes' leadership, the third attempt was a success as Drake expanded existing infrastructure, established a chamber of commerce, and

[10] City of San Carlos, "San Carlos History", accessed June 12, 2021, https://www.cityofsancarlos.org/residents/about-san-carlos/san-carlos-history/-fsiteid-1

[11] Newspapers.com, Advertisement, "San Carlos Park", 1913.

[12] CalTrain, "San Carlos", accessed June 19, 2021, https://www.caltrain.com.

[13] Him Mark Lai, Chinese America History and Perspectives, Potato Kin and Film Producer, Flower Growers, *Professionals, and Activists*, Chinese Historical Society of America. 1998.

[14] Ibid.

encouraged housing development, giving the city the motto "The City of Good Living."[15] Under Drakes' management, streets were paved, the Sanitary District was formed, gas and electricity were installed, the water supply was improved and water was piped to houses. The construction of new housing also increased, and Drake pushed for the incorporation of San Carlos.[16]

During the later 1910s and 1920s, new housing developments and businesses were established along El Camino Road (aka as the Old County Road, and from approximately 1900 to 1915, it was known as Maple Street), including the C.C. Morse Seed Company purchasing 60-acres south of Pulgas Creek (by Arroyo) to use as a sweet peas farm, the San Carlos Feed and Fuel, and the James H. Martin's lumberyard. The new businesses and other commercial enterprises, including a butcher shop, restaurant, gas station, general store, a barber shop, a bank, and a theater, were all built around San Carlos Avenue and El Camino Real (Figure 7).[17] In 1916, the first school was established at the San Carlos. It was a one-room school, with 20 students in eight grades, taught by one teacher,[18] and in 1923, the city's first volunteer fire department was formed. During this time, the San Carlos Aviation field (aka the San Carlos airfield) was established and soon afterward, J. Paulding Edwards constructed runways of grass or packed dirt and built a five-bay hangar (extant) within the airfield near what is now Terminal Way, approximately 1.5 northeast of the Project Area.[19] Edwards operated the San Carlos Flying School from the hanger. During the 1930s, the Cooley Brothers, William, and Charles, ran a pilot training school from the hanger where they trained local pilots and Chinese student pilots who travel to San Carlos to attend the Cooley brother's flight training school (Figure 7). The Cooley brothers trained the Chinese student pilots, and once certified, the Chinese pilots returned to China.[20]

By the mid-1930s, the nation was emerging from the Great Depression (1929 – 1933), which had created a surge of bank closures, resulting in the decrease of available capital that impacted agriculture and led to reduced market prices. In 1933, five days after taking the oath of office, President Franklin Delano Roosevelt called a conference with the secretaries of Agriculture, Interior, and War and several others to discuss his ideas for recruiting 500,000 men to work in the nation's forests and eroded farmlands. Roosevelt's vision was to provide work opportunities, primarily for young men to repair the land from decades of poor management and over-use, which became known as the "New Deal". As part of the New Deal, on March 31, 1933, the Emergency Conservation Work (ECW) Act was established under Executive Order No. 6101 and created the

[15] City of San Carlos, "San Carlos History", accessed June 12, 2021, https://www.cityofsancarlos.org/residents/about-san-carlos/san-carlos-history/-fsiteid-1.

[16] Ibid.

[17] The San Carlos Villagers, "A Short Walk Through San Carlos History", accessed June 12, 2021, http://www.harker.com/History/PDF/Booklets/AShortWalkThroughSanCarlosHistory-stdres.pdf. 1982..

[18] Ibid. 8.

[19] Jonathan Hull, "History of Airports in San Carlos", accessed June 29, 2021, https://www.sancarlosairport.org/sql-history/ (June 7, 2017).

[20] Jonathan Hull, "History of Airports in San Carlos", accessed June 29, 2021, https://www.sancarlosairport.org/sql-history/ (June 7, 2017).

Civilian Conservation Corps (CCC) and the Workers Progress Administration (WPA). Both the Civilian Conservation Corps (CCC) and the Workers Progress Administration (WPA) were established to create work opportunities that would not interfere with regular employment, and as such, they were specifically directed toward the conservation of natural resources. The WPA was active in the 1930s in San Carlos. During this time, the city of San Carlos had a population of 1,132, and the city embarked on several community improvements projects. In 1938, the city purchased land for a city park, which was funded by the citizens of San Carlos, who passed a 20-year bond issue on buying the land with the provision that baseball games would be banned from the new park. However, Edward R. Burton, Sr., the president of the San Carlos Men's Athletic Club, arranged for the purchase of an additional 3.38 acres for a baseball field. In 1938, the WPA constructed the amphitheater and the adobe brick building within the city park. The city park was dedicated in 1940 and re-dedicated in June 1960 as "Burton Park" in honor of Edward Burton, Sr., who also served on the city council for 18 years, and as mayor for four of the 18 years. The 1930s also saw the formation of the Black Mountain Spring Water Company in 1937, and in 1947 the construction of the Black Mountain Spring Water bottling facility (no longer extant) within a portion of the Project Area.

By 1940, the population in San Carlos was 3,520, and the downtown continued to develop with new businesses (Figure 9). In 1941, when the U.S. entered WWII (1939-1945), many service men and women came to the area as military installations and government contracting businesses developed, revitalizing the local economy. At the end of WWII, many cities saw unprecedented growth, particularly in residential development, as former military personnel returned from overseas and needed housing. As such, significant postwar development and expansion in San Mateo County and areas including the city of San Carlos saw most of its growth after WWII. During this time, as more Black Americans moved from south of the San Francisco Bay along the peninsula to the East Bay to work in the shipyards and military stations in Richmond, Oakland, Vallejo, and San Francisco, some real estate companies in the San Mateo County urged designing the entire San Mateo County area as a "sundown area". Although the ordinance was not passed in the city of San Carlos, acts of violence and hate crimes against people of color in the area did keep many people of color from moving to cities along the peninsula.

By the 1950s, San Carlos' population had tripled, reaching 14,371, as the downtown commercial area developed further (Figure 10 and Figure 11) as new industries were established. During this time, there were a total of 89 industrial wholesalers, manufactures, and distributors of goods in San Carlos.[21] In 1947, the "Lenkurt Electric Company", a microwave and telecommunications company, moved from San Francisco to San Carlos and constructed a 20,000 square foot facility.[22] By the mid-1950s, it had outgrown its 20,000 square foot facility, and the owners engaged architects Frank Lloyd Wright and Aaron Green to build a new facility in San Carlos; however, before the construction of the new building, the company was purchased by General Telephone and Electronics Company (GTE) in 1959. By the 1960s, San Carlos, with approximately

[21] San Mateo County, "*San Mateo County Historic Resources Advisory Board 1984 San Mateo County: Its History and Heritage".* Second Edition. Division of Planning and Development Department of Environmental Management.

[22] The Bancroft Library of the University of California, Berkeley, "Kurt E. Appert: Electrical Engineering and the Lenkurt Electric Company", accessed June 28, 2021, https://digitalassets.lib.berkeley.edu.

21,370 residents, was a well-established town with thriving commercial and industrial businesses. By the 1970s, the population of San Carlos had increased to 25,924, and although growth slowed during this time, additional housing was developed, including apartment buildings and single-family houses.



Figure 4. ca. 1905 photo of the 1888 San Carlos train depot (courtesy of the City of San Carlos).



Figure 5. ca. 1907 photo of an advertisement board of the potential development area known as "Oak Park" (courtesy of the City of San Carlos).

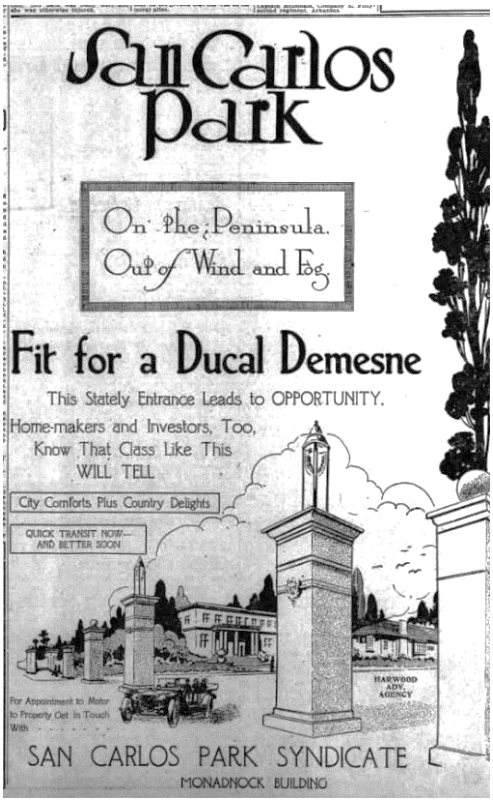

Figure 6. 1907 newspaper advertisement for "Oak Park" designed to attract potential buyers to an area (courtesy of the City of San Carlos).



Figure 7. ca. 1920 photo take along San Carlos Avenue with the 1888 train station in the background (courtesy of the City of San Carlos).



Figure 8. 1937 photo of Chinese pilots in San Carlos with Charles (back row, left) and William Cooley (back row, middle; https://www.sancarlosairport.org).



Figure 9. 1936 aerial photograph of San Carlos with the 1888 train station (lower center) at San Carlos Avenue and El Camino Real, facing west (Newspapers.com).[23]

[23] Newspapers.com, No Title, San Francisco Examiner, June 1, 1936.



Figure 10. ca. 1940s postcard of the intersection of San Carlos Avenue and Laurel Avenue (City of San Mateo).



Figure 11. ca. 1950 postcard of downtown San Carlos, on San Carlos Avenue (City of San Mateo).

PROJECT AREA HISTORY

In the late 1930s and the 1940s, George Washington Faulstich began acquiring land adjacent to and including the Project Area. The land contained a natural spring, which in 1937 George capitalized on when he established the **Black Mountain Spring Water Company** to serve the community drinking water, which he delivered by truck.

The Black Mountain Spring Water Company was established in 1937 by George Washington Faulstich. The company was named after the underground springs located in the Black Mountain. In the 1930s, George began acquiring parcels adjacent to and including the natural spring located on the Project Area. During this time, the Black Mountain Spring Water company was located at 719 B Street in the City of San Mateo.[24] In 1946, George constructed a bottling facility (no longer extant), which included buildings, structures, and associated infrastructure, within the easternmost portion of the Project Area within Parcel 1. In the 1950s, George built three houses (extant), including the ca. 1954 house and two ca. 1958 houses, within three separate parcels (Parcel 1 – 3) within the Project Area (Figure 15). A 1956 aerial photograph of the Project Area shows the Black Mountain Spring Water company bottling facility. In the 1963 San Carlos City Directory,[25] George is listed as the President, and George's wife, Altha, is listed as the Vice President of the company. By 1965, the company had expanded significantly, including additional buildings, and parking lots. Alameda de las Pulgas road was also pushed westward and realigned.

During the 1960s, George continued to run the company with Altha, his wife, and their grandson, Joseph "Joe" Bullock Jr. In 1967, George and Joe invented the world's first plastic, snap-on bottle cap, the "Cap Snap Seal", which was manufactured within the Project Area, prior to moving to a new location in 1969. In 1969, George Faulstich was given permission by the City of San Carlos, to build a new office building and warehouse for the Black Mountain Spring Water Company at 3605 Haven Avenue in San Carlos, where the bottle caps were manufactured.[26] During the time the company was in business it was the largest independently owned bottled water company in the U.S. In 1991, Joe took over the family business and in 2001 he sold the company to Nestle.

[24] Newspaper.com, No title, The Time, February 06, 1940.

[25] Ancestry.com, City of San Carlos Directory, 1963.

[26] Newspapers.com, No title, The Times, November 19, 1969



Figure 12. George Washington Faulstich, founder of the Black Mountain Spring Water Company (courtesy of the City of San Carlos).



Figure 13. The photo shows the former Black Mountain Spring Water bottling facility (no longer extant) within the Project Area. The address of the facility was 800 Alameda de Las Pulgas (photo courtesy of Images of America: San Carlos).[27]

[27] Nicholas A. Veronico, *Images of America: San Carlos*, Arcadia Publishing, 2007.



Figure 14. undated photo of a Black Mountain Spring Water deliveryman and delivery truck within the Project Area near ca. 1954 house at 808 Alameda de las Pulgas, facing (courtesy of Black Mountain Properties, LLC.).

The following section provides the ownership and occupancy history of the three parcels within the Project Area that contain the built environment resources including 804 Alameda De Las Pulgas (Parcel 1; APN) that contains a ca. 1958 house and associated landscape; 806 Alameda De Las Pulgas (Parcel 2; APN) that contains a ca. 1958 house, ca. 1960 octagonal structure, and associated landscape; and 808 Alameda De Las Pulgas (Parcel 3; APN) that contains a ca. 1954 house, ca. 1965 ancillary building, ca. 1954 in-ground pool, and associated landscape. The fourth parcel (APN 049-360-060; no street address) is vacant.

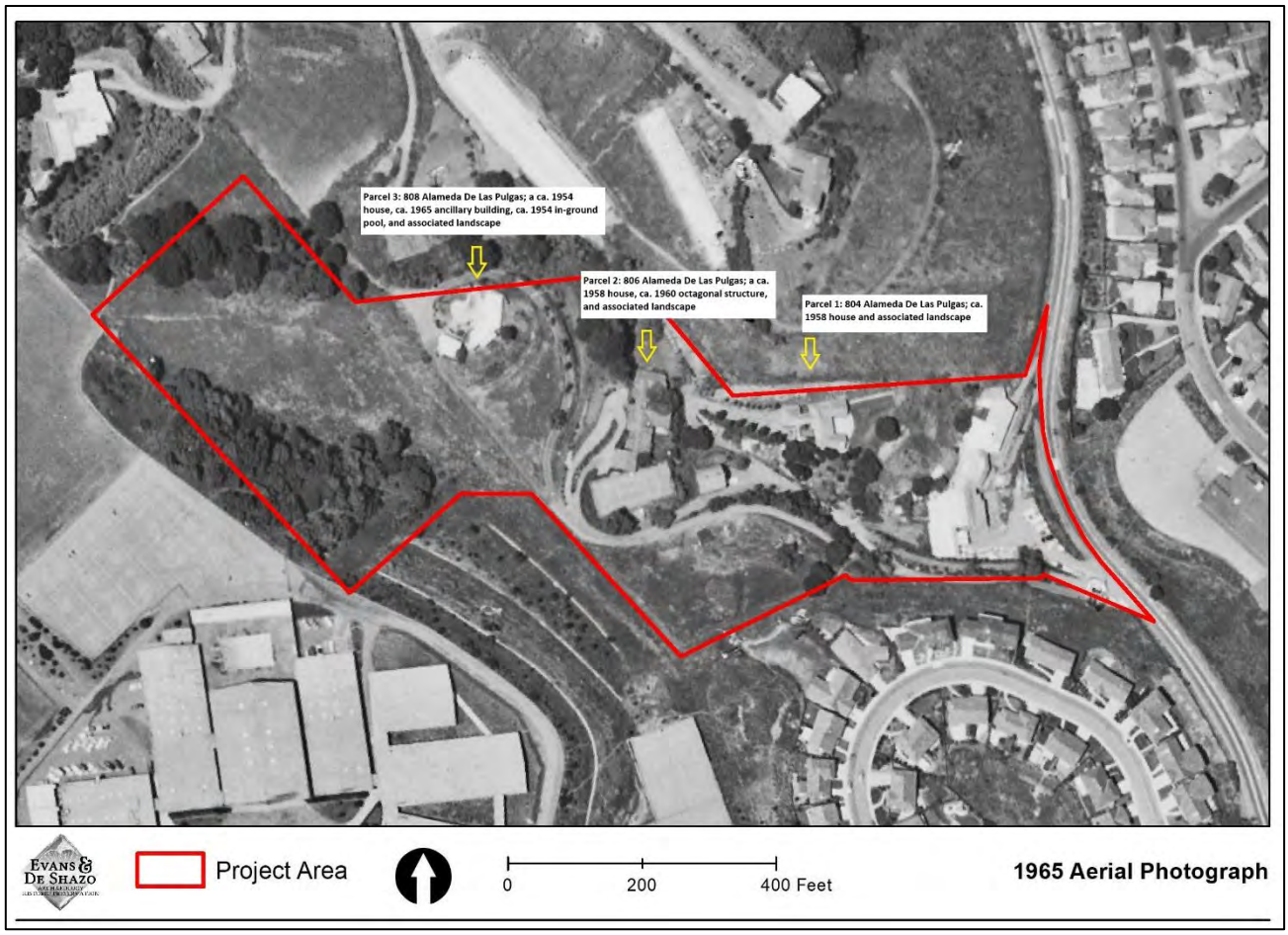

Figure 15. 1965 aerial photograph of the Project Area, showing the bottling facility (no longer extant) within the easternmost portion of the Project Area and the three houses (extant) (U.C. Santa Barbara Library).

Parcel 1: 804 Alameda de las Pulgas (APN 050-220-020)

Owners and Occupants: ca. 1958 house and associated landscape		
Year	**Owner/Occupants**	**Details**
ca. 1958-1988 **1988-2003**	Owners: George Washington Faulstich and Altha Etta Ashley Faulstich	• The owners the property at 804 Alameda de las Pulgas were George and Altha, and it appears that they constructed the ca. 1958 house as a rental property or investment property for their three daughters. • George and Altha were the owners of the Black Mountain Spring Water Company, established in 1937. George and Altha had three daughters, Darma Elaine, Carole, and Shirley Louise. • There is no evidence that George or Altha or their three daughters lived within the ca. 1958 house. • In the early 1990s, the property appears to have been put in various Faulstich family trusts, which appear to have been mainly held by the three daughters and later their children. • George died in 1981, and Altha died in 1988. • Shirley Louse died in 1992, and Darma Elaine died in 2002. After Darma's death, the trusts were held by the one remaining sister, Carole, and the children of Shirley Louise and Darma Elaine.
ca. 1963	Occupants: Merlin E. Ake Jr. and Mary Frances Bauer (Bear) Ake	• The 1963 San Carlos City Directory lists Merlin, Mary, and their son Merlin Jr. living in the ca. 1958 house. Merlin Jr. is listed as a student; however, Merlin and Mary's occupations are not listed.[28] • Merlin was born in 1915 in Ohio, and Mary was born in 1916 in Ohio. Merlin and Mary married in 1940 in Ohio and divorced in 1982.[29] [30] • No additional information was found.
1973 – 1976	Occupant: Joseph "Joe" Bullock Jr.	• In 1973, it appears that Joe Jr. lived in the ca. 1958 house; however, he did not own the house at this time.[31] • Joe was born in 1950 to Joseph Bullock and Carole Faulstich Bullock Scarioni. Joe was George and Altha's grandson. • Joe started working for the water company in his early twenties. In 1967, Joe and his grandfather George invented the world's first plastic, snap-on bottle cap, the "Cap Snap Seal". When George retired in the late 1970s, Joe ran the company.

[28] Ancestry.com. *U.S., City Directories, 1822-1995*

[29] Newspaper.com, "Socially Speaking…", The Akron Beacon Journal, October 14, 1940

[30] Ancestry.com. *Florida, U.S., Divorce Index, 1927-2001*

[31] Ancestry.com, *San Mateo, California, City Directory, 1973*

Owners and Occupants: ca. 1958 house and associated landscape		
Year	**Owner/Occupants**	**Details**
		• Joe married Paula A. Lewis in 1976, and the couple moved to Atherton.[32] [33] [34]
ca. 1977	Occupant: A.J. Baker	• A.J. is listed as living in the ca. 1958 house in 1977.[35] • No additional information about A.J. was found.
1977-2003	Occupant: unknown	• No information on any occupant(s) was found.
2003	Owners: Joseph "Joe" Bullock Jr. and Paula A. Lewis Bullock	• A 2003 deed shows Joseph Jr. and Paula as owners of the ca. 1958 house. However, Joe and Paula, did not live in the ca. 1958 house as they lived in Atherton at this time.

Parcel 2: 806 Alameda de las Pulgas (APN 050-220-170)

Owners and Occupants: ca. 1958 house, ca. 1960 octagonal structural and associated landscape		
Year	**Owner/Occupants**	**Details**
ca. 1958-1988 **1988 - 1994**	Owners: George Washington Faulstich and Altha Etta Ashley Faulstich Various Faulstich family trusts Occupants: Unknown	• The owners of the property at 806 Alameda de las Pulgas were George and Altha, and it appears that they constructed the ca. 1958 house as a rental property or investment property for their three daughters. • George and Altha were the owners of the Black Mountain Spring Water Company, established in 1937. George and Altha had three daughters, Darma Elaine, Carole, and Shirley Louise. • There is no evidence that George or Altha or their three daughters lived within the ca. 1958 house. • George died in 1981 and Altha died in 1988. • Shirley Louse died in 1992. • In 1994, the property was deeded to the "Three Sisters Ranch Enterprises, LLC."
1994	Owners: Three Sisters Ranch Enterprises, LLC.; "The Black Mountain Properties, Inc". Occupants: Unknown	• The 1994 Trust Deed shows the owners of the property at 806 Alameda de las Pulgas as the "Three Sisters Ranch Enterprise, LLC". The Three Sisters Ranch Enterprise was established by George and his grandson Joe Bullock Jr. and named for George and Altha's three daughters, Darma Elaine, Carol, and Shirley

[32] Ancestry.com, *California, U.S., Marriage Index, 1960-1985*

[33] Ancestry.com. *California Birth Index, 1905-1995*

[34] Ancestry.com. *California, U.S., Marriage Index, 1960-1985*

[35] Ancestry.com. *U.S., City Directories, 1822-1995*

Owners and Occupants: ca. 1958 house, ca. 1960 octagonal structural and associated landscape		
Year	**Owner/Occupants**	**Details**
		Louise. The company was formed to develop commercial, retail, and residential real estate throughout Northern California.[36] • Three Sisters Ranch Enterprises, LLC, was later changed to "Black Mountain Properties, LLC".
1994	Owners/Trusts: Darma Winder Trust; Stacey Doherty Trust; Stacey Elmore Trust; Terry L Phillips Trust; Carole J. Scarioni Trust; Joseph Bullock III	• In 1994 a deed of trust granted the property to various family trusts, including the remaining two sisters (Darma Winder, and Carole J. Scarioni) and their children. The various trusts included: o The Darma Winder Trust is associated with Darma Faulstich Winder, daughter of George Washington and Altha Faulstich. Darma died in 2002. o The Stacey Doherty Trust is associated with Stacey Lynn Doherty, who was the daughter of Shirley Louise Faulstich and James Daniel Doherty. After Shirley Louise died in 1992, the Stacey Doherty Trust was created. o Stacey was born in 1950 in San Mateo and died in 2006. o Information about the Stacey Elmore Trust was not found. o Information about the Terry L. Philips Trust was not found. • In 1994, the property was deeded to the Carol J. Scarioni Trust. • Carole was born at Sequoia Hospital in Redwood City in 1929. Carole, along with her two sisters, Dharma and Shirley Louise, were raised in Redwood City. Carole graduated from Sequoia High School in 1947. • Carole was first married to Joseph Bullock in 1948 but divorced in 1958.[37] Carole and Joseph had two children: Joseph Jr. and George. Carole married Russell Scarioni in 1960, but they divorced in 1976.[38] Carol and Russell had one child: Russell Jr. • Carol died in 2019.

[36] Black Mountain Properties, LLC. "The Founder", accessed June 28, 2021, https://blackmountainproperties.com/about/.

[37] Newspaper.com, "Couple Feted At Party", The Times, October 05, 1948

[38] Ancestry.com. *California, U.S., Divorce Index, 1966-1984*

Parcel 3: 808 Alameda De Las Pulgas (APN 050-220-160)

Owners and Occupants: ca. 1954 house, ca. 1965 ancillary building, ca. 1954 in-ground pool, and associated landscape		
Year	**Owner/Occupants**	**Details**
ca. 1954 - 1988 **1988-2002**	Owners: George Washington Faulstich and Altha Etta Ashley Faulstich Various Faulstich family trusts Occupants: Unknown	• The owners of the property at 808 Alameda de las Pulgas were George and Altha, and it appears that they constructed the ca. 1954 house as a rental property or investment property for their three daughters. • George and Altha were the owners of the Black Mountain Spring Water Company, established in 1937. George and Altha had three daughters, Darma Elaine, Carole, and Shirley Louise. • There is no evidence that George or Altha, or their three daughters ever lived within the ca. 1954 house. • George died in 1981, and Altha died in 1988. • In the 1990s, the property appears to have been put in various trusts that were held by each daughter and their children. • Shirley Louse died in 1992, and Darma Elaine died in 2002.
1977	Occupant Arthur Carl Hoffman Jr.	• Arthur is listed as living at this address in 1977.[39] • Arthur was born in 1907 and was previously married to Betty Gaddis. He was divorced when he lived in the house.[40] [41] Arthur and Betty had one daughter: Kimberly. It is unknown if Kimberly lived at the ca. 1954 house. [42]
1977-2002	Occupants: unknown	• The occupants of the ca. 1958 house during this time were not found.
ca. 2002	Owner: Carole J. Scaroni Carole J. Scaroni Trust	• During this time, the owner was Carole J. Scaroni and in the later 2000s, held by the Carole J Scaroni Trust. • Carol died in 2019.[43]

ARCHITECTURAL STYLES

The following section provides a brief understanding of the architecture styles associated with the built environment resources within the Project Area. The ca. 1958 house at 804 Alameda de las Pulgas is designed in the Ranch Architectural style; the ca. 1958 house at 806 Alameda de las Pulgas is designed in the Ranch architectural style with elements of Spanish Colonial Revival architecture; and the ca. 1954 house at 808

[39] Ancestry.com, *San Mateo, California, City Directory, 1977*

[40] Newspaper.com, "Mr. Hoffman Claims Betty Gaddis' Hand", The Times, August 31, 1964.

[41] Ancestry.com. *California, U.S., Divorce Index, 1966-1984*

[42] Ancestry.com. *California, U.S., Death Index, 1940-1997*

[43] Ibid.

Alameda de las Pulgas is designed in the Mid-Century Modern architectural style.

"RANCH" ARCHITECTURE (1930-1975)

The Ranch architectural style symbolizes a distinct historical period of unprecedented population growth, economic gains, and suburban and urban development at mid-century. It provided a wide range of new, affordable, and desirable housing for many post-war families and new design and change in usage of interior and exterior spaces that integrated landscape into floorplans and design of the new commercial buildings. Though not credited with inventing the style, noted twentieth-century Architect Cliff May was primarily responsible for popularizing the Ranch House style in America during the 1930s and 1940s, and he designed some of the most remarkable Ranch Houses in America. May worked closely with Sunset Magazine editors to publicize his ideas about the new Ranch House, and in collaboration with Sunset Magazine, he edited two popular publications about Ranch House design, which contained many of May's designs.

- One or two stories asymmetrical forms, some with one or more wings
- Gabled roof with wide eaves with exposed rafter tails
- Exposed post and beam construction
- Attached garages, often forming one wing; gable and wing form
- Brick or stone chimneys
- Setting in close relationship to the associated landscape; integral landscape design
- Dutch doors, French doors, and sliding glass doors
- Shutters on houses; and simple wood or metal hand-railing

SPANISH COLONIAL REVIVAL (1910 – 1940)

Following the immense success of Bertram W. Goodhue's and Carleton M. Winslow's designs for the 1915 Panama-California Exposition in San Diego, California, the popularity of the Spanish Colonial Revival style overwhelmed the earlier Mission Revival in many areas, principally California. Drawing from a broader spectrum of precedents than the earlier style, the Spanish Colonial Revival was employed for nearly all types of buildings—single and multi-family residential, commercial, and institutional—and therefore could range in height from one to multiple stories. Most Spanish Colonial Revival buildings were asymmetrical, although a popular bungalow subtype (often labeled a "Mission Revival bungalow") was markedly symmetrical. Almost all Spanish Colonial Revival buildings are recognizable by stucco-covered exterior walls and red clay tile roofs. Most roofs were gabled, or gabled and flat, although hipped roofs were also utilized.

The Spanish Colonial Revival style is often characterized by the following elements:

- Exterior walls of stucco
- Low-pitched gabled or hipped roof covered in Mission or Spanish red clay tiles or flat roof with parapet wall that may be edged with tile
- Shallow eaves

- Arched and flat-headed openings
- Wing walls
- Tile vents
- Can be combined with a wide range of decorative features and materials
- Garages, if present, were usually detached
- Focus on indoor and outdoor living

MID-CENTURY MODERN ARCHITECTURE

The "Modern Era" is broadly defined in the U.S. as the period from 1930 through the 1970s; however, many of the architectural designs that personify this category were spurred by the end of WWII, which brought sweeping changes to the American architectural landscape. During this time, new building materials became readily available and businesses, social, and civic buildings, and particularly tract-house suburbs were built in increasing numbers, and the architecture exhibited a much more modern appearance.

"Mid-century Modern" architecture developed around the middle decades of the twentieth century, post-WWII, and was the more "organic" response to the International Style characteristics of Modernism that developed earlier in the century. Mid-century Modern Architecture is generally characterized by a low profile, horizontal composition, the use of modern materials—particularly large expanses of plate glass—as well as other stylistic elements such as angular shapes, open floor plans, and stacked masonry veneer such as brick, Roman brick, or stone. The idea behind Mid-century Modern design was to create a new, fresh architecture, which, by its seemingly outlandish details, did not invoke the past. In these mid-century decades, owners of banks, shops, restaurants, theaters, and other commercial businesses throughout California built new buildings, or were inspired to update or modernize their existing buildings to give them a "modern" look to attract customers to retail during the post-war consumerism boom.

HISTORIC ARCHITECTURAL SURVEY

On November 30, 2020, EDS Principal Architectural Historian Stacey De Shazo, M.A., completed a historic architectural survey of the three properties with built environment resources, including the ca. 1958 house and associated landscape at 804 Alameda De Las Pulgas (APN 050-220-020; Parcel 1); the ca. 1958 house, ca. 1960 octagonal structure, and associated landscape at 806 Alameda De Las Pulgas (APN 050-220-170; Parcel 2), and the ca. 1954 house, ca. 1965 ancillary building, ca. 1954 in-ground pool, and associated landscape at 808 Alameda De Las Pulgas (APN 050-220-160; Parcel 3). The results of the survey are documented in the following section.



Figure 16. Aerial showing the built environment resources within parcels 1 – 3, in the Project Area

PARCEL 1: 804 ALAMEDA DE LAS PULGAS (APN 050-220-020)

ca. 1958 House

The ca. 1958 house is designed in the Ranch Architectural style. The single-story house has a rear-facing "U" form and rests on a concrete slab foundation. The house is clad in board and batten wood siding, and the roof is clad in composite shingles. The roof is low-pitched with a cross-gable and wide eave overhang with decorative rain gutters along the eaves. The roof gables have exposed beams along the peaks and eaves. There are two interior chimneys set within the roof slope, visible from the primary façade and constructed of stone with no courses. The second chimney is situated within a rear east-facing gable of the roof and is clad in wood in a board and batten design. There is a hipped roof breezeway that connects the house to a single-car garage.

West Elevation (Primary Façade)

The west elevation (primary façade) consists of a recessed and projecting (i.e., staggered) facade (Figure 17), with the main entrance located at the southernmost corner of a recessed primary facade. The main entry consists of an incorporated porch supported by a one square stone column at the southwest corner, reflecting the stonework of the chimney on the northern side of the porch (Figure 18). The porch has a slender, fixed window to the south, and there is a wood-paneled door with fanlight glazing. The middle section of the primary façade has an aluminum sliding window to the north of the stone chimney. The northernmost corner of the house has a sliding glass door situated adjacent to a wood door, both of which open onto the breezeway that leads to the garage (Figure 19). To the south of the wooden door is another aluminum sliding window. The garage is situated to the west of the house and is accessed from the breezeway. The western elevation of the garage building consists of a two-car garage door (Figure 20).



Figure 17. West elevation, facing east.



Figure 18. Photo showing the main front entry to the house, facing east.



Figure 19. Photo showing the breezeway along the west elevation, facing northeast.



Figure 20. Photo of the garage, facing northeast.

South Elevation

The south elevation consists of “two sections of the house”, at the garage (upper section) and main house

(lower section). The garage has an aluminum sliding window centered on the façade (see Figure 20). A breezeway separates the garage from the main house and includes a storage shed with a plywood door. The south elevation of the main house is void of fenestration (Figure 21). There is a utility meter at the western corner.



Figure 21. Photo of the south elevation, facing east.

East Elevation

The east elevation consists of two projecting gables on either side of a connected wing (Figure 22). The fenestration along this elevation includes a fixed window, continuous floor-to-ceiling windows, a sliding aluminum window, and a fixed picture window on either side of a sliding glass door, a sliding glass door centered on the northern most gable façade, and a single-entry wood door (Figure 23). An incorporated porch extends along the recessed eastern wing and is supported by two wooden columns.



Figure 22. East elevation, facing west.



Figure 23. East elevation, facing northwest.

North Elevation

The north elevation consists of three sections. The easternmost section has four high-place, side-sliding-sash windows. The middle section is a stucco-clad wall, enveloping a decorative concrete breezeway wall that connects the westernmost section and the eastern section. The westernmost section consists of the north attached garage wall with extending eaves and exposed rafters and is void of fenestration (Figure 24).



Figure 24. North elevation, facing west.

Associated Landscape

The associated landscape includes a long, paved, private driveway that is accessed via a "court" or "turn-around". A wood retaining wall is situated to the north of the driveway and runs the length of the paved driveway from the court to the house (Figure 25).



Figure 25. Photo showing the paved driveway west of the primary façade of the ca. 1958 house.

PARCEL 2: 806 ALAMEDA DE LAS PULGAS (APN 050-220-170)

ca. 1958 House

The ca. 1958 house is a designed in the Ranch style with elements of Spanish Colonial Revival architecture. The house consists of an "F" shaped floor plan and rests on a concrete slab foundation. The building is set along an east-facing hillside. There is a split-level garage built on top of the hill and is connected to the house with a breezeway, which has stamped red concrete and tile floors. The roof is a low-pitched, cross-gable roof clad in red mission-style clay tiles. The eaves of the house have exposed beams, which are partially covered by decorative rain gutters. The house has three brick chimneys: two exterior gable chimneys both set off-center and one interior chimney set within a portion of the roof. The house is clad in both painted brick and wooden clapboards.

West Elevation (Primary Façade)

The west elevation (primary façade) is predominantly clad with painted brick. There is a two-car garage located at the southernmost section of the house situated "above" the main portion of the house, which is built into the hillside, and appears to have been excavated to provide a level area to construct the house (Figure 26 and Figure 27). The northernmost gable of the house has a brick exterior chimney, situated off-center from the gable. To the south of the chimney is a fixed stained-glass window with a horizontal fixed window above it. This section of the primary façade is clad with wooden clapboards. There are semicircular stairs with a cast-iron railing set behind a brick retaining wall that leads to the main front entrance to the house (Figure 28). The front door is set within a recessed entry and consists of an eighteen-light double-door. To the south of the door is a large, fixed window. To the south of the recessed main entrance is a patio built

into the slope. This patio section “wall” has two ten-light doors that flank a wall fountain (Figure 29). The patio has brick pavers laid out in a herringbone pattern and a stone retaining wall. The southern section of the main house is clad with wooden clapboards and has a horizontal sliding wood aluminum window. To the south of this window is a wood-paneled door with one-over-one glazing. At the southernmost corner of the main house, south of the wood-paneled door, is an eight-light fixed window. It is at this section of the main house that the garage is connected via a breezeway.



Figure 26. West elevation, facing north.



Figure 27. Photo showing the two-car garage facing east.



Figure 28. Photo showing the semicircular stairs that lead to the main entrance to the house.



Figure 29. Photo showing the wall fountain facing north.

South Elevation

The south elevation consists of two eave facades and the walls of two projecting gables, which are primarily clad in wooden clapboards, with some areas covered in painted brick. The south elevation of the garage gable consists of exposed wood beams set under the roof eaves (Figure 30). This elevation is clad in painted brick and is void of fenestration. The south gable of the main house is connected to the garage by a breezeway and void of fenestration. The southern portion of the projecting winged gable of the main house has a wood-paneled door and a sliding aluminum window (Figure 31). A porch is incorporated under the roof, and the roof is supported by beams and square wooden columns. The south wall of the northernmost projecting gable has a wood-paneled door (Figure 32).



Figure 30. Photo showing the garage gable that consists of exposed wood beams set under the roof eaves, facing north.



Figure 31. Photo showing the southern portion of the projecting winged gabled form (right) of the main house, facing west.



Figure 32. Photo showing the south wall of the northern most projecting gabled form, facing north.

East Elevation

The east elevation consists of two projecting gable wings and the rear façade of the garage. The rear garage façade is clad in wooden clapboards and a central, wood-paneled door, which opens onto a partial-façade porch with wood balusters (Figure 33). There is a stairway that leads from the garage to an incorporated porch supported by beams connected to square, wood columns that run along the east elevation (see Figure 33). The fenestration of this wing includes two small, sliding aluminum windows followed by a larger sliding aluminum window. A section of the east elevation consists of a fixed, twelve-light window and a fixed, eight-light window. To the south of these windows is a three-light, fixed window. Between the two projecting gables is a brick-paved patio with a sliding glass door flanked by two floor-to-ceiling, fixed windows (Figure 34). The northernmost gable has a recessed sliding glass door to the south and a fixed, stained-glass window to the north. This gable has a wooden truss supporting the roof. The façade is clad in with wooden clapboards, but the south corner of the northern gable has painted brick, which extends along the southwest facade.



Figure 33. Photo showing the rear garage façade (left) and a portion of the main house, facing southwest.



Figure 34. Photo showing the brick-paved patio with a sliding glass door.

North Elevation

The north elevation consists of the north elevations of the northernmost façade, the north facades of two gabled wings, clad in wooden clapboard, and the north gable of the garage. The northernmost façade has a recessed entry on the north corner, consisting of a recessed side entry with glass double doors set between two floor-to-ceiling windows (Figure 35). There is an incorporated porch that is supported by two wooden posts at two corners. The northern side of this wing has a pair of one-over-one windows situated centrally

along the clapboard façade; and directly south of the windows is a built-in storage closet with wood-paneled accordion doors. A decorative gutter runs along the roof eave. The north wall of the southernmost wing consists of a pair of ten-light French doors centered along the clapboard section and brick cladding (Figure 36). This brick section includes a fixed, eight-light window. The eaves, which have exposed beams, provide a shallow porch supported by two wooden posts. The north elevation of the garage, adjacent to the breezeway, has a wood-paneled arched door set off-centered along a painted brick façade, topped with a curved band of soldier bricks (Figure 36). West of the door is a square, four-light fixed window.



Figure 35. Northermost façade of the north elevation, facing south.



Figure 36. Photo showing the north wall of the southernmost projecting wing, facing south.



Figure 37. Photo showing the north elevation of the garage, facing south.

ca. 1960 Octagonal Structure

The ca. 1960 octagonal structure appears to be a large birdhouse (Figure 38). The structure is clad with vertical wood siding with a wood shake roof. The structure has four narrow arched entries, with a perch under each opening. There is a latched door to access the interior of the structure. The structure rests upon a wooden pedestal situated on a stone foundation.



Figure 38. ca. 1960 octagonal structure, facing west.

Associated Landscape

The associated landscape includes a long, paved driveway that is accessed via iron gates attached to tall stone columns (Figure 39). Stone retaining walls on either side frame the driveway. There is a wood post and wire fence that encompasses the parcel.



Figure 39. Photo showing the large iron gates, facing northeast.

PARCEL 3: 808 ALAMEDA DE LAS PULGAS (APN 050-220-160)

ca. 1954 House

The ca. 1954 house is designed in the Mid-century Modern style. The house rests on a concrete slab foundation and has a multi-layer roof system of gable and slant roofs. The slanted roof extends over the main section of the house, from which an angled section extends and ends in a roof gable. The roof is low pitched with wide eave-overhangs and exposed beams. The roof is clad in a roofing membrane material. The attached garage has a slant roof and is connected along a corner that acts as a breezeway. The house has an exterior chimney, which is connected to an outdoor fireplace along the northwest façade. The ca. 1954 house is clad with both painted brick and vertically wooden clapboard.

Southeast Elevation (Primary Façade)

The southeast elevation is the primary façade and consist of several bays constructed of a mix of material and a layered roof. The main section of the house consists of a slanted roof with floor-to-ceiling windows to the south. Due to the pitch of the slanted roof, the wall is one-and-a-half-stories. A bay extends from this façade and has a flat roof with wide eave overhangs. The façade above the projecting flat roof has clerestory windows on which the slanted roof sits (Figure 40). There is an extended bay with a wood corner support. The bay is clad in painted brick and consists of double-glazed doors on one side and fixed corner windows set on a high "knee wall". To the north of this is a wood-paneled door with a single light surrounded by painted brick (Figure 41). Along this section, the brick meets vertical wooden clapboards that extend to an angled wing. The wing has a glass-sliding door on either side of two high-placed, horizontal fixed aluminum windows. The vertical clapboards continue throughout the façade of the angled wing. The southeast elevation of the garage has a

group of five, tall, twelve-light fixed windows with white wood paneling below and wooden muntins between each window (Figure 42). To the south of these windows is a Dutch door with wood paneling on the lower half and nine lights on the upper half. The façade has horizontal shiplap cladding.



Figure 40. Photo showing the primary façade, facing north.



Figure 41. Primary façade (southeast elevation) showing the multi-layer roof elements, facing northwest.



Figure 42. Photo showing the southeast elevation of the garage, facing northwest.

North/Northeast Elevations

The north/northeast elevations, combined due to the angular shape of the house, consists of the northernmost wall of the house and the northeastern-most wall of the house, as well as the northeast portion of the attached garage. The northernmost wall of the house consists of the gabled end with wide overhanging eaves. The northeastern-most wall of the house consists of two sliding glazed doors set under a recessed porch supported by square columns (Figure 43). Northeast of the northeast garage wall is an attached breezeway. The northeast garage wall has a series of three sliding aluminum windows with twelve faux lights (Figure 44 and Figure 45). The façade is clad in vertical wood panels.



Figure 43. Photo showing the northeastern-most wall of the house, facing north.



Figure 44. Photo showing the northeast section of the gargage set under the breezeway, facing south.



Figure 45. Photo showing the northeast wall of the garage, facing southwest.

Northwest Elevation

The northwest elevation consists of three sections or bays of the house that are clad in painted brick (Figure 46). The northernmost section has a floor-to-ceiling fixed window adjacent to a sliding glass aluminum door. To the south are two single doors, the northern of which is glass, while the southern is louvered wood. The middle section has floor-to-ceiling windows on either side of two glass-sliding doors. The southernmost section of this elevation has a tall wall clad in painted brick laid out in a running bond pattern topped with a band of soldier bricks. There are two square openings, which were at one-time built-in grills, but are currently being used as storage. This section of the northwest elevation also has an exterior outdoor fireplace set within the exterior wall, which is flanked by decorative spiral pilasters on either side (Figure 47). The hearth is raised, allowing for firewood storage. Additionally, the northwest elevation of the garage includes a one-car garage door clad in horizontal wood panel siding. The garage door is a trifold wood door with upper window glazing (Figure 48).



Figure 46. Northwest elevation, facing east.



Figure 47. Photo showing the exterior brick wall with an outdoor fireplace, facing southeast.



Figure 48. Photo showing the trifold garage doors, facing south.

Southwest Elevation

The southwest elevation consists of the wall of the main house connected to the garage by the breezeway and the southwest wall of the garage. The wall connected to the breezeway has three materials: painted brick, wood panels, and floor-to-ceiling glass windows (Figure 49). Unlike the rest of the house, the eaves on this elevation are closed. The southwest elevation consists of wide overhanging eaves and exposed rafters. The wall is clad in horizontal clapboard and void of fenestrations (Figure 50).



Figure 49. Photo showing the southwest wall of the house, facing southeast.



Figure 50. Photo showing the southwest elevation of the garage, facing northeast.

ca. 1965 Ancillary Building

The ca. 1965 ancillary building is not associated with any architectural style. The ca. 1965 ancillary building is a side-gabled building with the primary façade facing southwest. The western corner of the primary façade has an elaborate wood-paneled door with circular stained-glass glazing (Figure 51 and Figure 52). To the south of the door is a grouped window with three, nine-light wood windows with wood mullions. The southeast elevation is constructed of plywood. The northwest elevation consists of a three-step staircase leading to a side-entry door that is topped with an opening where a transom was likely located. The northeast elevation has a wood-paneled façade with a fixed twelve-light window at the center. There is a narrow porch that extends from the north elevation of the building, with a porch roof clad in corrugated plastic sheets (Figure 53). The northwest elevation has double-wood paneled doors centered beneath the gable.



Figure 51. Photo showing the southwest elevation of the ca. 1965 building, facing northeast.



Figure 52. Photo showing the elaborate door along the primary façade, facing northeast.



Figure 53. Photo showing the narrow porch along the rear façade, facing west.

ca. 1954 In-ground Pool

The ca. 1954 in-ground pool is not designed in any architectural style. The pool is kidney-shaped and is surrounded by square clay tiles that serve as the pool decking (Figure 54). There are semicircular concrete steps within the in-ground pool and two metal support bars along the northernmost section of the pool that previously supported a diving board that is no longer present.



Figure 54. Photo showing the kidney-shaped ca. 1954 in-ground pool, facing east.

Associated Landscape

The associated landscape includes a winding dirt and gravel private driveway that loops around the ca. 1954 house and provides access from either the eastern or western sides of the house to the main paved driveway within the Project Area (Figure 55). There is wood fencing along sections of the house and the private driveway.



Figure 55. Photo showing the dirt and gravel driveway and wood fencing, facing east.

EVALUATION OF HISTORICAL SIGNIFICANCE

The built environment resources within the Project Area were evaluated to determine individual eligibility for listing on the CRHR. The ca. 1958 house at 804 Alameda de las Pulgas (parcel 1) was evaluated for its association with the Ranch architecture within a period of significance of ca. 1958; the ca. 1958 house at 806 Alameda de las Pulgas (parcel 2) was evaluated for its association with Ranch architecture with elements of Spanish Colonial Revival design within a period of significance of ca. 1958; and the ca. 1954 house at 808 Alameda de las Pulgas (parcel 3) was evaluated for its association with the Mid-Century Modern architecture with a period of significance of ca. 1954.

The associated landscape at 804 Alameda De Las Pulgas (parcel 1); the ca. 1960 octagonal structure, and associated landscape at 806 Alameda De Las Pulgas (parcel 2); and the ca. 1965 ancillary building, ca. 1954 in-ground pool, and associated landscape at 808 Alameda de las Pulgas (parcel 3) are not associated within a known architectural style or architectural landscape design.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The CRHR is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the CRHR through several methods. State Historical Landmarks and NRHP listed properties are automatically listed in the CRHR. Properties can also be nominated to the CRHR by local governments, private organizations, or citizens. The CRHR follows *similar* guidelines to those used for the NRHP. One difference is that the CRHR identifies the Criteria for Evaluation numerically instead of alphabetically. Another difference, according to the OHP is that "It is possible that historical resources may

not retain sufficient integrity to meet the criteria for listing in the NRHP, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data".[44]

To qualify for listing in the CRHR, a property must possess significance under one of the four criteria and have historic integrity. The process of determining integrity consists of evaluating seven variables or aspects that include location, design, setting, materials, workmanship, feeling and association. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

- **Location** is the place where the historic property was constructed.
- **Design** is the combination of elements that create the form, plans, space, structure, and style of the property.
- **Setting** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- **Materials** refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history.
- **Feeling** is the property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.

The following section examines the eligibility of the built environment resources within the three parcels (parcel 1 – 3) for individual listing on the CRHR.

CRHR EVALUATION

1. **(Event): Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.**

   The built environment resources within 804 Alameda de las Pulgas (parcel 1); 806 Alameda de las Pulgas (parcel 2); and 808 Alameda de las Pulgas (parcel 3) are situated within the former Black Mountain Spring Water Company property established in 1937 by George Washington Faulstich. The Project Area consists of a natural spring where the water was extracted and bottled. In 1946, George had a bottling plant (no longer extant) constructed within the Project Area. When Black Mountain Spring Water Company was sold in 2001, it was the largest privately owned spring water company in the U.S. Although George Washington Faulstich had the built environment resources within parcels

[44] California Office of Historic Preservation Technical Assistance Series #6 California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register).

1-3 constructed, they are not directly associated with the Black Mountain Spring Water Company. Instead, they were built as investment properties for the Faulstich family. As such, they were not found to be associated with any other event that made a significant contribution to the broad patterns of California's history and cultural heritage.

Therefore, the built environment resources within parcels 1 -3 are not individually eligible for listing in the CRHR under Criterion 1.

1. (Person): Is associated with the lives of persons important in our past.

The ownership and occupancy history of the built environment resources within parcels 1 - 3 was thoroughly researched. The three parcels are associated with George Washington Faulstich, who achieved importance as an entrepreneur in the early bottled water business, and along with his grandson Joe Bullock Jr., invented the world's first plastic, snap-on bottle cap - the "Cap Snap Seal". Although George owned the three parcels, there is no evidence that George lived within any of the houses within the three parcels, as they appear to have been built as rentals. In addition, although Joe Bullock Jr. appears to have lived within the ca. 1958 house at 804 Alameda de las Pulgas (parcel 1) from 1973 to 1976 and in 2003 inherited the property, Joe was not living within the property at the time he and George invented to "Cap Snap Seal," and he inherited the property after the Black Mountain Spring Water Company was sold to Nestle in 1999. In addition, the three houses within the three parcels appear to have been primarily utilized as rentals, which makes association with a person difficult as occupants change frequently. For these reasons, it does not appear that the built environment resources within parcels 1-3 are associated with any persons important to California history.

Therefore, parcels 1 – 3 within the Project Area do not appear individually eligible for listing in the CRHR under Criterion 2.

3. (Construction/Architecture): Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Parcel 1: The ca. 1958 house is associated with Ranch architecture within a period of significance of ca. 1958. Although the house does consist of elements of Ranch architecture, including wing and gable forms, wide eaves, an attached garage, and a stone chimney, the ca. 1958 house was not determined to be a representative example of the Ranch Architecture and is not the first to be designed within this style, nor is it the work of a master or possess high artistic value.

Parcel 2: the ca. 1958 house is associated with Ranch architecture with elements of Spanish Colonial Revival design within a period of significance of ca. 1958. Although the house does consist of Ranch architectural design elements, including wing and gable forms and an attached garage, and Spanish Colonial Revival design elements, including a low-pitched, a cross-gable roof clad with red mission style clay tiles, and exposed wooden beams, the ca. 1958 house was not determined to be a representative example of the Ranch Architecture or Spanish Colonial Revival and is not the first to

be designed within either of these styles nor is it the work of a master or possess high artistic value.

Parcel 3: The ca. 1954 house is associated with Mid-Century Modern architecture with a period of significance of ca. 1954. Although the house consists of angular shapes, large plate glass windows, and stacked brick veneer, it was not found to be representative of the Mid-Century Modern architectural style, is not the first to be designed within this style, and is not the work of a master, nor does it possess high artistic values.

The associated landscape within parcel 1; the ca. 1960 octagonal structure and associated landscape within parcel 2; and the ca. 1965 ancillary building, ca. 1954 in-ground pool, and associated landscape within parcel 3 are not associated a known architectural style or architectural landscape design.

Therefore, the built environment resources within parcels 1 – 3 are not individually eligible for listing under Criterion 3.

4. **(Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

Criterion 4 most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion 4 can also apply to built environment resources that contain important information. For a building to be eligible under Criterion 4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

The built environment resources within parcels 1-3 do not appear to have the ability to convey information potential that is unique or unknown regarding an architectural style. Therefore, they do not appear individually eligible for listing under Criterion 4.

INTEGRITY

To qualify for listing in the CRHR, a property must possess significance under one or more of the above listed criteria and have historic integrity. There are seven variables, or aspects, that are used to judge historic integrity, including location, design, setting, materials, workmanship, feeling and association.[45] A resource must possess the aspects of integrity that relate to the historical theme(s) and period of significance identified for the built-environment resources. National Register Bulletin 15 explains, "only after significance is fully established can you proceed to the issue of integrity."

None of the built environment resources within parcels 1-3 located within the Project Area were found to be eligible under any of the CRHR criteria; therefore, an integrity analysis was not completed.

[45] National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: United States Department of the Interior, 1997).

CONCLUSIONS AND RECOMMENDATIONS

In compliance with CEQA, EDS completed an HRE of the built environment resources within the Project Area that were evaluated to determine individual eligibility for listing on the CRHR and if the Project will impact any historical resources as defined in CCR § 15064.5. The HRE included extensive research, and a field survey conducted EDS Principal Architectural Historian Stacey De Shazo, M.A., who exceeds the Secretary of the Interior's Professional Qualification Standards in Architectural History and History.

The HRE determined that none of the built environment resources, at least 45 years in age, meet the definition of a historical resource under CEQA. As such, the proposed Project will not impact any built-environment historical resources.

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Appendix A:

DPR Forms

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** 10 ***Resource Name or #:** 804 Alameda de las Pulgas
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** San Mateo **and**
***b. USGS 7.5' Quad** Woodside **Date** 1991 **T** 5S; **R** 4W ; un **of Sec**; MD **B.M.**
c. Address 804 Alameda de las Pulgas City San Carlos Zip 94070
d. UTM: Zone 10, 564553 mE/ 4150207 mN
e. Other Locational Data: The resource is located within the 0.61-acre Assessor's Parcel Number (APN) 050-220-020, approximately 385 feet west of Alameda de las Pulgas within the City of San Carlos.

***P3a. Description:** The resource includes a ca. 1958 house and associated landscape. The ca. 1958 house is designed in the Ranch Architectural style. The single-story house has a rear-facing "U" form and rests on a concrete slab foundation. The house is clad in board and batten wood siding, and the roof is clad in composite shingles. The roof is low-pitched with a cross-gable and wide eave overhang with decorative rain gutters along the eaves. The roof gables have exposed beams along the peaks and eaves. There are two interior chimneys set within the roof slope, visible from the primary façade and constructed of stone with no courses. The second chimney is situated within a rear east-facing gable of the roof and is clad in wood in a board and batten design. There is a hipped roof breezeway that connects the house to a single-car garage. (Continued on Continuation Sheet, Page 2)

P5a.



***P3b. Resource Attributes:** HP2. Single family property

****P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5b. Description of Photo: ca. 1958 house, facing east

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

***P7. Owner and Address:** Name withheld by owner.

***P8. Recorded by:** Stacey De Shazo, M.A., Evans & De Shazo, Inc., 1141 Gravenstein Highway S, Sebastopol, CA 95472

***P9. Date Recorded:** 11/30/2020

***P11. Report Citation:** Stacey De Shazo, M.A. (2021) Historic Resource Evaluation for the Alameda de las Pulgas Townhomes Project at 804, 806 and 808 Alameda De Las Pulgas, San Carlos, San Mateo County, California.

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

(Continued from Primary Sheet, Page 1)

West Elevation (Primary Façade)

The west elevation (primary façade) consists of a recessed and projecting (i.e., staggered) facade (Figure 1), with the main entrance located at the southernmost corner of a recessed primary facade. The main entry consists of an incorporated porch supported by a one square stone column at the southwest corner, reflecting the stonework of the chimney on the northern side of the porch (Figure 2). The porch has a slender, fixed window to the south, and there is a wood-paneled door with fanlight glazing. The middle section of the primary façade has an aluminum sliding window to the north of the stone chimney. The northernmost corner of the house has a sliding glass door situated adjacent to a wood door, both of which open onto the breezeway that leads to the garage (Figure 3). To the south of the wooden door is another aluminum sliding window. The garage is situated to the west of the house and is accessed from the breezeway. The western elevation of the garage building consists of a two-car garage door (Figure 4).



Figure 1. West elevation, facing east.



Figure 2. Photo showing the main front entry to the house, facing east.



Figure 3. Photo showing the breezeway along the west elevation, facing northeast.



Figure 4. Photo of the garage, facing northeast.

South Elevation

The south elevation consists of two sections of the house, including a garage (upper section) and the main house (lower section). The garage has an aluminum sliding window centered on the façade (see Figure 4). A breezeway separates the garage from the main house and includes a storage shed with a plywood door. The south elevation of the main house is void of fenestration (Figure 5). There is a utility meter at the western corner.



Figure 5. Photo of the south elevation, facing east.

East Elevation

The east elevation consists of two projecting gables on either side of a connected wing (Figure 6). The fenestration along this elevation includes a fixed window, continuous floor-to-ceiling windows, a sliding aluminum window, a fixed picture window on either side of a sliding glass door, a sliding glass door centered on the northern most gable façade, and a single-entry wood door (Figure 7). An incorporated porch extends along the recessed eastern wing and is supported by two wooden columns.



Figure 6. East elevation, facing west.



Figure 7. East elevation, facing northwest.

North Elevation

The north elevation consists of three sections. The easternmost section has four high-place, side-sliding-sash windows. The middle section is a stucco-clad wall, enveloping a decorative concrete breezeway wall that connects the westernmost section and the eastern section. The westernmost section consists of the north attached garage wall with extending eaves and exposed rafters and is void of fenestration (Figure 8).



Figure 8. North elevation, facing west.

Associated Landscape

The associated landscape includes a long, paved, private driveway that is accessed via a "court" or "turn-around". A wood retaining wall is situated to the north of the driveway and runs the length of the paved driveway from the court to the house (Figure 9).



Figure 9. Photo showing the paved driveway west of the primary façade of the ca. 1958 house.

California Register of Historical Resources (CRHR) Evaluation

1. **(Event): Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.**

   The ca. 1958 house and associated landscape within the property is situated within the former Black Mountain Spring Water Company property established in 1937 by George Washington Faulstich and moved to the property in 1939. The property consists of a natural spring where the water was extracted and bottled. In 1946, George had a bottling plant (no longer extant) constructed within the property. When Black Mountain Spring Water Company was sold in 2001, it was the largest privately owned spring water company in the U.S. Although George Washington Faulstich had the ca. 1958 house constructed, it is not directly associated with the Black Mountain Spring Water Company. Instead, the house was built as an investment property for the Faulstich family. As such, it was not found to be associated with any event that made a significant contribution to the broad patterns of California's history and cultural heritage.

   Therefore, the property is not individually eligible for listing in the CRHR under Criterion 1.

1. **(Person): Is associated with the lives of persons important in our past.**

   The ownership and occupancy history of the ca. 1958 house and associated landscape within the property was thoroughly researched. The property is associated with George Washington Faulstich, who achieved importance as an entrepreneur in the early bottled water business, and along with his grandson Joe Bullock Jr., invented the world's first plastic, snap-on bottle cap - the "Cap Snap Seal". Although George owned the property there is no evidence that George lived within the ca. 1958 house,

as it appears that it was built as a rental. In addition, although Joe Bullock Jr. appears to have lived within the ca. 1958 house from 1973 to 1976, and inherited the property in 2003, Joe was not living within the property at the time he and George invented to "Cap Snap Seal," and he inherited the property after the Black Mountain Spring Water Company was sold to Nestle in 1999. In addition, the house appears to have been primarily utilized as a rental, which makes association with a person difficult as occupants change frequently. For these reasons, it does not appear that the property including the ca. 1958 house and associated landscape is associated with any persons important to California history.

Therefore, the property does not appear individually eligible for listing in the CRHR under Criterion 2.

3. **(Construction/Architecture): Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.**

   The ca. 1958 house is associated with Ranch architecture within a period of significance of ca. 1958. Although the house does consist of elements of Ranch architecture, including wing and gable forms, wide eaves, an attached garage, and a stone chimney, the ca. 1958 house was not determined to be a representative example of the Ranch Architecture and is not the first to be designed within this style, nor is it the work of a master or possess high artistic value.

   The associated landscape within the property is not associated a known architectural style or architectural landscape design.

   Therefore, the ca. 1958 house and associated landscape within property is not individually eligible for listing under Criterion 3.

4. **(Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

   Criterion 4 most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion 4 can also apply to built environment resources that contain important information. For a building to be eligible under Criterion 4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

   The ca. 1958 house and associated landscape within property do not appear to have the ability to convey information potential that is unique or unknown regarding an architectural style. Therefore, the property does not appear individually eligible for listing under Criterion 4.

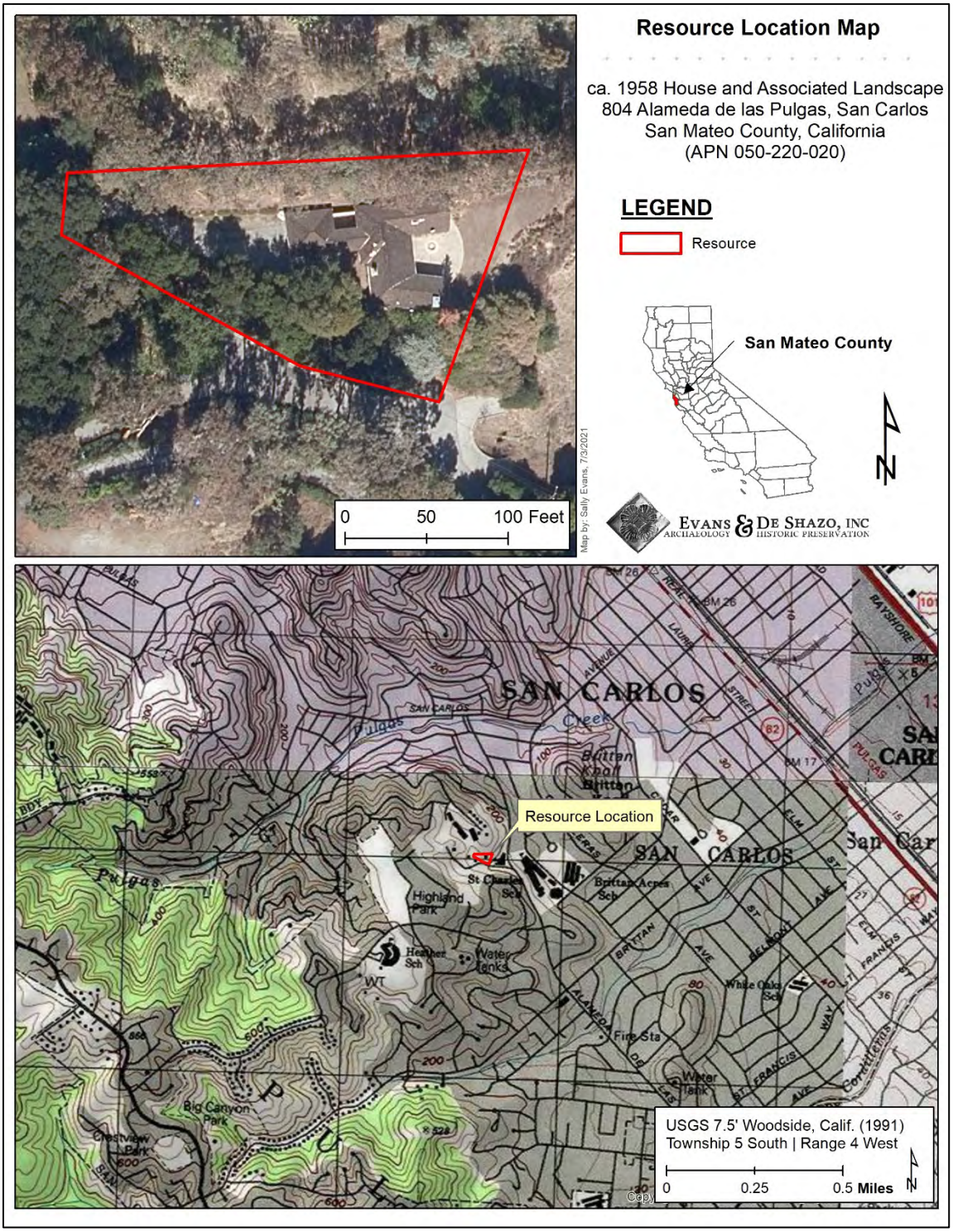
State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

Page 10 **of** 10 ***Resource Name or #** 804 Alameda de las Pulgas

***Map Name:** USGS 7.5' Woodside Quadrangle ***Scale:** 1:24,000 ***Date of map:** 1991



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** 13 ***Resource Name or #:** 806 Alameda de las Pulgas
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** San Mateo **and**
***b. USGS 7.5' Quad** Woodside **Date** 1991 **T** 5S; **R** 4W; un **of Sec**; MD **B.M.**
c. Address 806 Alameda de las Pulgas City San Carlos Zip 94070
d. UTM: Zone 10, 564468 mE/ 4150209 mN
e. Other Locational Data: The resource is located within the 5.86-acre Assessor's Parcel Number (APN) 050-220-170, approximately 650 feet west of Alameda de las Pulgas within the City of San Carlos.

***P3a. Description:** The resource includes the ca. 1958 house, ca. 1960 octagonal structure, and associated landscape. The ca. 1958 house is designed in the Ranch style with elements of Spanish Colonial Revival architecture. The house consists of an "F" shaped floor plan and rests on a concrete slab foundation. The building is set along an east-facing hillside. There is a split-level garage built on top of the hill and is connected to the house with a breezeway, which has stamped red concrete and tile floors. The roof is a low-pitched, cross-gable roof clad in red mission-style clay tiles. The eaves of the house have exposed beams, which are partially covered by decorative rain gutters. The house has three brick chimneys: two exterior gable chimneys both set off-center and one interior chimney set within a portion of the roof. The house is clad in both painted brick and wooden clapboards. (Continued on Continuation Sheet, Page 2)

P5a.



***P3b. Resource Attributes:** ca. 1958 house: HP2. Single family property; ca. 1960 octagonal structure; HP39. Other

****P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5b. Description of Photo: ca. 1958 house, facing east.

***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both Various construction dates; various sources

***P7. Owner and Address:** Name withheld by owner

***P8. Recorded by:** Stacey De Shazo, M.A., Evans & De Shazo, Inc., 1141 Gravenstein Highway S, Sebastopol, CA 95472

***P9. Date Recorded:** 11/30/2020

***P11. Report Citation**: Stacey De Shazo, M.A. (2021) Historic Resource Evaluation for the Alameda de las Pulgas Townhomes Project at 804, 806, and 808 Alameda De Las Pulgas, San Carlos, San Mateo County, California.

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

(Continued from Primary Sheet, Page 1)

West Elevation (Primary Façade)

The west elevation (primary façade) is predominantly clad with painted brick. There is a two-car garage located at the southernmost section of the house situated "above" the main portion of the house, which is built into the hillside, and appears to have been excavated to provide a level area to construct the house (Figure 1). The northernmost gable of the house has a brick exterior chimney, situated off-center from the gable. To the south of the chimney is a fixed stained-glass window with a horizontal fixed window above it. This section of the primary façade is clad with wooden clapboards. There are semicircular stairs with a cast-iron railing set behind a brick retaining wall that leads to the main front entrance to the house (Figure 2). The front door is set within a recessed entry and consists of an eighteen-light double-door. To the south of the door is a large, fixed window. To the south of the recessed main entrance is a patio built into the slope. This patio section "wall" has two ten-light doors that flank a wall fountain (Figure 3). The patio has brick pavers laid out in a herringbone pattern and a stone retaining wall. The southern section of the main house is clad with wooden clapboards and has a horizontal sliding wood aluminum window. To the south of this window is a wood-paneled door with one-over-one glazing. At the southernmost corner of the main house, south of the wood-paneled door, is an eight-light fixed window. It is at this section of the main house that the garage is connected via a breezeway.



Figure 1. Photo showing the two-car garage facing east.



Figure 2. Photo showing the semicircular stairs that lead to the main entrance to the house.



Figure 3. Photo showing the wall fountain facing north.

South Elevation

The south elevation consists of two eave facades and the walls of two projecting gables, which are primarily clad in wooden clapboards, with some areas covered in painted brick. The south elevation of the garage gable consists of exposed wood beams set under the roof eaves (Figure 4). This elevation is clad in painted brick and is void of fenestration. The south gable of the main house is connected to the garage by a breezeway and void of fenestration. The southern portion of the projecting winged gable of the main house has a wood-paneled door and a sliding aluminum window (Figure 5). A porch is incorporated under the roof, and the roof is supported by beams and square wooden columns. The south wall of the northernmost projecting gable has a wood-paneled door (Figure 6).



Figure 4. Photo showing the garage gable that consists of exposed wood beams set under the roof eaves, facing north.



Figure 5. Photo showing the southern portion of the projecting winged gabled form (right) of the main house, facing west.



Figure 6. Photo showing the south wall of the northern most projecting gabled form, facing north.

East Elevation

The east elevation consists of two projecting gable wings and the rear façade of the garage. The rear garage façade is clad in wooden clapboards and a central, wood-paneled door, which opens onto a partial-façade porch with wood balusters (Figure 7). There is a stairway that leads from the garage to an incorporated porch supported by beams connected to square, wood columns that run along the east elevation (see Figure 7). The fenestration of this wing includes two small, sliding aluminum windows followed by a larger sliding aluminum window. A section of the east elevation consists of a fixed, twelve-light window and a fixed, eight-light window. To the south of these windows is a three-light, fixed window. Between the two projecting gables is a brick-paved patio with a sliding glass door flanked by two floor-to-ceiling, fixed windows (Figure 8). The northernmost gable has a recessed sliding glass door to the south and a fixed, stained-glass window to the north. This gable has a wooden truss supporting the roof. The façade is clad in with wooden clapboards, but the south corner of the northern gable has painted brick, which extends along the southwest facade.



Figure 7. Photo showing the rear garage façade (left) and a portion of the main house, facing southwest.



Figure 8. Photo showing the brick-paved patio with a sliding glass door.

North Elevation

The north elevation consists of the north elevations of the northernmost façade, the north facades of two gabled wings, clad in wooden clapboard, and the north gable of the garage. The northernmost façade has a recessed entry on the north corner, consisting of a recessed side entry with glass double doors set between two floor-to-ceiling windows (Figure 9). There is an incorporated porch that is supported by two wooden posts at two corners. The northern side of this wing has a pair of one-over-one windows situated centrally along the clapboard façade; and directly south of the windows is a built-in storage closet with wood-paneled accordion doors. A decorative gutter runs along the roof eave. The north wall of the southernmost wing consists of a pair of ten-light French doors centered along the clapboard section and brick cladding (Figure 10). This brick section includes a fixed, eight-light window. The eaves, which have exposed beams, provide a shallow porch supported by two wooden posts. The north elevation of the garage, adjacent to the breezeway, has a wood-paneled arched door set off-centered along a painted brick façade, topped with a curved band of soldier bricks (Figure 10). West of the door is a square, four-light fixed window.



Figure 9. Northermost façade of the north elevation, facing south.



Figure 10. Photo showing the north wall of the southernmost projecting wing, facing south.



Figure 11. Photo showing the north elevation of the garage, facing south.

ca. 1960 Octagonal Structure

The ca. 1960 octagonal structure appears to be a large birdhouse (Figure 12). The structure is clad with vertical wood siding with a wood shake roof. The structure has four narrow arched entries, with a perch under each opening. There is a latched door to access the interior of the structure. The structure rests upon a wooden pedestal situated on a stone foundation.



Figure 12. ca. 1960 octagonal structure, facing west.

Associated Landscape

The associated landscape includes a long, paved driveway that is accessed via iron gates attached to tall stone columns (Figure 13). Stone retaining walls on either side frame the driveway. There is a wood post and wire fence that encompasses the parcel.



Figure 13. Photo showing the large iron gates, facing northeast.

California Register of Historical Resources (CRHR) Evaluation

1. **(Event): Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.**

   The ca. 1958 house, ca. 1960 octagonal structure, and associated landscape within the property is situated within the former Black Mountain Spring Water Company property established in 1937 by George Washington Faulstich and moved to the property in 1939. The property consists of a natural spring where the water was extracted and bottled. In 1946, George had a bottling plant (no longer extant) constructed within the property. When Black Mountain Spring Water Company was sold in 2001, it was the largest privately owned spring water company in the U.S. Although George Washington Faulstich had the ca. 1958 house constructed, it is not directly associated with the Black Mountain Spring Water Company. Instead, the house was built as investment properties for the Faulstich family. As such, it was not found to be associated with any event that made a significant contribution to the broad patterns of California's history and cultural heritage.

   Therefore, the property is not individually eligible for listing in the CRHR under Criterion 1.

2. **(Person): Is associated with the lives of persons important in our past.**

   The ownership and occupancy history of the ca. 1958 house, ca. 1960 octagonal structure, and associated landscape within the property was thoroughly researched. The property is associated with George Washington Faulstich, who achieved importance as an entrepreneur in the early bottled water business, and along with his grandson Joe Bullock Jr., invented the world's first plastic, snap-on bottle cap - the "Cap Snap Seal". Although George owned the property, there is no evidence that George lived

within the ca. 1958 house within the property, as it appears to have been built as a rental. In addition, as the house appears to have been primarily utilized as a rental, it makes association with a person difficult as occupants change frequently. For these reasons, it does not appear that the property including the ca. 1958 house, ca. 1960 octagonal structure, and associated landscape are associated with any persons important to California history.

Therefore, the property does not *appear individually eligible for listing in the CRHR under Criterion 2.*

3. **(Construction/Architecture): Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.**

The ca. 1958 house is associated with Ranch architecture with elements of Spanish Colonial Revival design within a period of significance of ca. 1958. Although the house does consist of Ranch architectural design elements, including wing and gable forms and an attached garage, and Spanish Colonial Revival design elements, including a low-pitched, a cross-gable roof clad with red mission style clay tiles, and exposed wooden beams, the ca. 1958 house was not determined to be a representative example of the Ranch Architecture or Spanish Colonial Revival and is not the first to be designed within either of these styles nor is it the work of a master or possess high artistic value.

The ca. 1960 octagonal structure, and associated landscape within the property is not associated a known architectural style or architectural landscape design.

Therefore, the ca. 1958 house, ca. 1960 octagonal structure, and associated landscape within property are not individually eligible for listing under Criterion 3.

4. **(Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

Criterion 4 most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion 4 can also apply to built environment resources that contain important information. For a building to be eligible under Criterion 4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

The ca. 1958 house, ca. 1960 octagonal structure, and associated landscape within property do not appear to have the ability to convey information potential that is unique or unknown regarding an architectural style. Therefore, the property does not appear individually eligible for listing under Criterion 4.

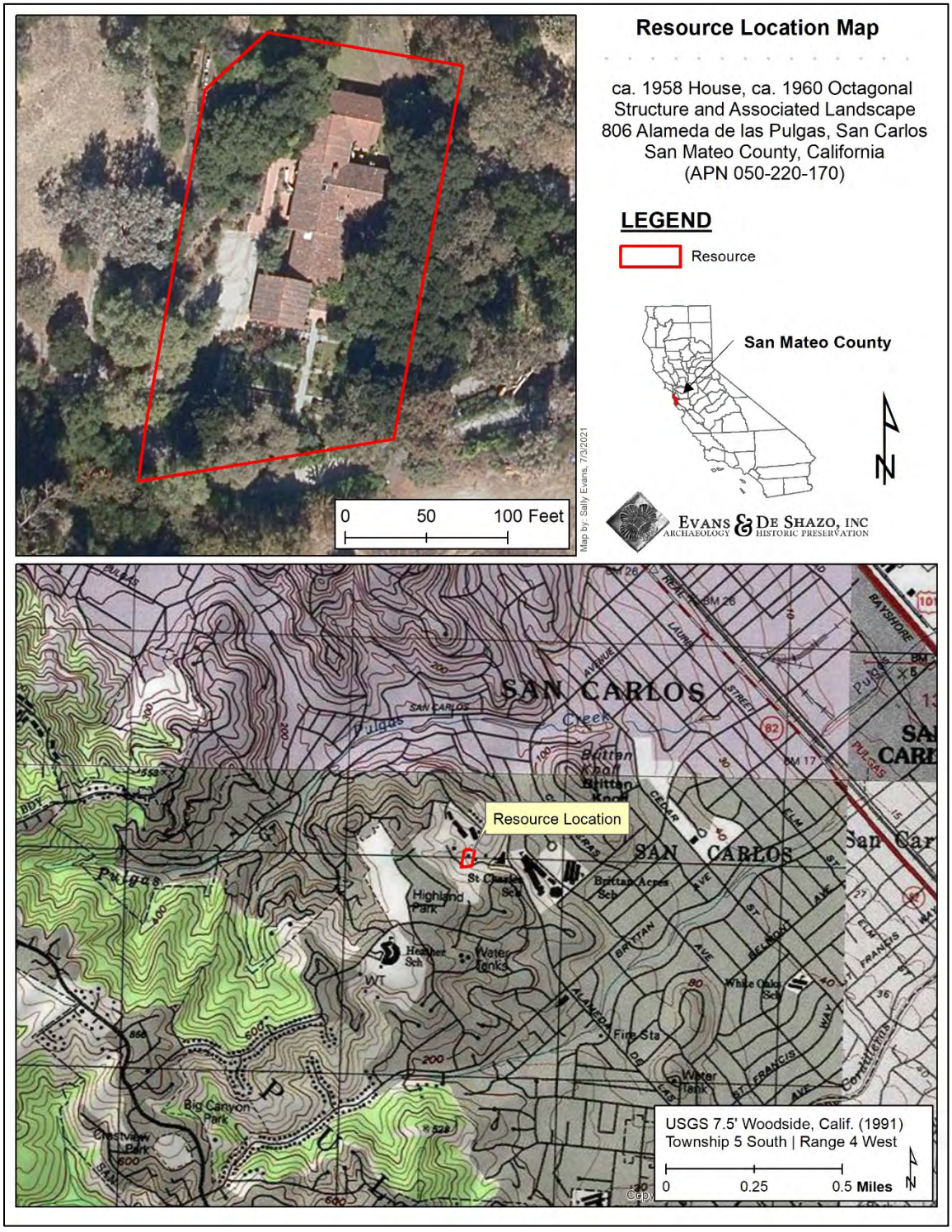
State of California ♁ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

Page 13 **of** 13 ***Resource Name or #** 806 Alameda de las Pulgas

***Map Name:** USGS 7.5' Woodside Quadrangle ***Scale:** 1:24,000 ***Date of map:** 1991



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** 15 ***Resource Name or #:** 808 Alameda de las Pulgas
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** San Mateo **and**

***b. USGS 7.5' Quad** Woodside **Date** 1991 **T** 5S ; **R** 4W; un **of Sec**; MD **B.M.**

c. Address 808 Alameda de las Pulgas City San Carlos Zip 94070

d. UTM: Zone 10, 564400 mE/ 4150241 mN

e. Other Locational Data: The resource is located within the 0.95-acre Assessor's Parcel Number (APN) 050-220-160, approximately 900 feet west of Alameda de las Pulgas within the City of San Carlos.

***P3a. Description:** The resource includes the ca. 1954 house, ca. 1965 ancillary building, ca. 1954 in-ground pool, and associated landscape. The ca. 1954 house is designed in the Mid-century Modern style. The house rests on a concrete slab foundation and has a multi-layer roof system of gable and slant roofs. The slanted roof extends over the main section of the house, from which an angled section extends and ends in a roof gable. The roof is low pitched with wide eave-overhangs and exposed beams. The roof is clad in a roofing membrane material. The attached garage has a slant roof and is connected along a corner that acts as a breezeway. The house has an exterior chimney, which is connected to an outdoor fireplace along the northwest façade. The ca. 1954 house is clad with both painted brick and vertically wooden clapboard (Continued on Continuation Sheet, Page 2)

P5a.



***P3b. Resource Attributes:** HP2. Single family property (ca. 1954 house and ca. 1965 ancillary building, ca. 1954 in-ground swimming pool and associated landscape); HP4. ca. 1965 ancillary building; HP39. Other (ca. 1954 in-ground swimming pool)

****P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5b. Description of Photo: aerial photograph of the ca. 1954 house and ca. 1954 in-ground swimming pool (Google maps).

***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both ca. 1954, ca. 1954; various sources

***P7. Owner and Address:** Name withheld by owner

***P8. Recorded by:** Stacey De Shazo, M.A., Evans & De Shazo, Inc., 1141 Gravenstein Highway S, Sebastopol, CA 95472

***P9. Date Recorded:** 11/30/2020

***P11. Report Citation:** Stacey De Shazo, M.A. (2021) Historic Resource Evaluation for the Alameda de las Pulgas Townhomes Project at 804, 806, and 808 Alameda De Las Pulgas, San Carlos, San Mateo County, California.

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

(Continued from Primary Sheet, Page 1)

Southeast Elevation (Primary Façade)

The southeast elevation is the primary façade and consists of several bays constructed of a mix of material and a layered roof. The main section of the house consists of a slanted roof with floor-to-ceiling windows to the south. Due to the pitch of the slanted roof, the wall is one-and-a-half-stories. A bay extends from this façade and has a flat roof with wide eave overhangs. The façade above the projecting flat roof has clerestory windows on which the slanted roof sits (Figure 1). There is an extended bay with a wood corner support. The bay is clad in painted brick and consists of double-glazed doors on one side and fixed corner windows set on a high knee wall. To the north of this is a wood-paneled door with a single light surrounded by painted brick (Figure 2). Along this section, the brick meets vertical wooden clapboards that extend to an angled wing. The wing has a glass-sliding door on either side of two high-placed, horizontal fixed aluminum windows. The vertical clapboards continue throughout the façade of the angled wing. The southeast elevation of the garage has a group of five, tall, twelve-light fixed windows with white wood paneling below and wooden muntins between each window (Figure 3). To the south of these windows is a Dutch door with wood paneling on the lower half and nine lights on the upper half. The façade has horizontal shiplap cladding.



Figure 1. Photo showing the primary façade, facing north.



Figure 2. Primary façade (southeast elevation) showing the multi-layer roof elements, facing northwest.



Figure 3. Photo showing the southeast elevation of the garage, facing northwest.

North/Northeast Elevations

The north/northeast elevations, combined due to the angular shape of the house, consist of the northernmost wall of the house and the northeastern-most wall of the house, as well as the northeast portion of the attached garage. The northernmost wall of the house consists of the gabled end with wide overhanging eaves. The northeastern-most wall of the house consists of two sliding glazed doors set under a recessed porch supported by square columns (Figure 4). Northeast of the northeast garage wall is an attached breezeway. The northeast garage wall has a series of three sliding aluminum windows with twelve faux lights (Figure 5 and Figure 6). The façade is clad in vertical wood panels.



Figure 4. Photo showing the northeastern-most wall of the house, facing north.



Figure 5. Photo showing the northeast section of the garage set under the breezeway, facing south.



Figure 6. Photo showing the northeast wall of the garage, facing southwest.

Northwest Elevation

The northwest elevation consists of three sections or bays of the house that are clad in painted brick (Figure 7). The northernmost section has a floor-to-ceiling fixed window adjacent to a sliding glass aluminum door. To the south are two single doors, the northern of which is glass, while the southern is louvered wood. The middle section has floor-to-ceiling windows on either side of two glass-sliding doors. The southernmost section of this elevation has a tall wall clad in painted brick laid out in a running bond pattern topped with a band of soldier bricks. There are two square openings, which were at one-time built-in grills, but are currently being used as storage. This section of the northwest elevation also has an exterior outdoor fireplace set within the exterior wall, which is flanked by decorative spiral pilasters on either side (Figure 8). The hearth is raised, allowing for firewood storage. Additionally, the northwest elevation of the garage includes a one-car garage door clad in horizontal wood panel siding. The garage door is a trifold wood door with upper window glazing (Figure 9).



Figure 7. Northwest elevation, facing east.



Figure 8. Photo showing the exterior brick wall with an outdoor fireplace, facing southeast.



Figure 9. Photo showing the trifold garage doors, facing south.

Southwest Elevation

The southwest elevation consists of the wall of the main house connected to the garage by the breezeway and the southwest wall of the garage. The wall connected to the breezeway has three materials: painted brick, wood panels, and floor-to-ceiling glass windows (Figure 10). Unlike the rest of the house, the eaves on this elevation are closed. The southwest elevation consists of wide overhanging eaves and exposed rafters. The wall is clad in horizontal clapboard and void of fenestrations (Figure 11).



Figure 10. Photo showing the southwest wall of the house, facing southeast.



Figure 11. Photo showing the southwest elevation of the garage, facing northeast.

ca. 1965 Ancillary Building

The ca. 1965 ancillary building is not associated with any architectural style. The ca. 1965 ancillary building is a side-gabled building with the primary façade facing southwest. The western corner of the primary façade has an elaborate wood-paneled door with circular stained-glass glazing (Figure 12 and Figure 13). To the south of the door is a grouped window with three, nine-light wood windows with wood mullions. The southeast elevation is constructed of plywood. The northwest elevation consists of a three-step staircase leading to a side-entry door that is topped with an opening where a transom was likely located. The northeast elevation has a wood-paneled façade with a fixed twelve-light window at the center. There is a narrow porch that extends from the north elevation of the building, with a porch roof clad in corrugated plastic sheets (Figure 14). The northwest elevation has double-wood paneled doors centered beneath the gable.



Figure 12. Photo showing the southwest elevation of the ca. 1965 building, facing northeast.



Figure 13. Photo showing the elaborate door along the primary façade, facing northeast.



Figure 14. Photo showing the narrow porch along the rear façade, facing west.

ca. 1954 In-ground Pool

The ca. 1954 in-ground pool is not designed in any architectural style. The pool is kidney-shaped and is surrounded by square clay tiles that serve as the pool decking (Figure 15). There are semicircular concrete steps within the in-ground pool and two metal support bars along the northernmost section of the pool that previously supported a diving board that is no longer present.



Figure 15. Photo showing the kidney-shaped ca. 1954 in-ground pool, facing east.

Associated Landscape

The associated landscape includes a winding dirt and gravel private driveway that loops around the ca. 1954 house and provides access from either the eastern or western sides of the house to the main paved driveway within the property (Figure 16). There is wood fencing along sections of the house and the private driveway.



Figure 16. Photo showing the dirt and gravel driveway and wood fencing, facing east.

California Register of Historical Resources (CRHR) Evaluation

1. **(Event): Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.**

   The ca. 1954 house, ca. 1965 ancillary building, ca. 1954 in-ground pool, and associated landscape is situated within the former Black Mountain Spring Water Company property established in 1937 by George Washington Faulstich. The property consists of a natural spring where the water was extracted and bottled. In 1946, George had a bottling plant (no longer extant) constructed within the property. When Black Mountain Spring Water Company was sold in 2001, it was the largest privately-owned spring water company in the U.S. Although George Washington Faulstich had the ca. 1954 house constructed, it is not directly associated with the Black Mountain Spring Water Company. Instead, the house was built as an investment property for the Faulstich family. As such, it was not found to be associated with any event that made a significant contribution to the broad patterns of California's history and cultural heritage.

   Therefore, the property is not individually eligible for listing in the CRHR under Criterion 1.

2. **(Person): Is associated with the lives of persons important in our past.**

   The ownership and occupancy history of the ca. 1954 house, ca. 1965 ancillary building, ca. 1954 in-ground pool, and associated landscape within the property was thoroughly researched. The property is associated with George Washington Faulstich, who achieved importance as an entrepreneur in the

early bottled water business, and along with his grandson Joe Bullock Jr., invented the world's first plastic, snap-on bottle cap - the "Cap Snap Seal". Although George owned the property, there is no evidence that George lived within the ca. 1954 house within the property, as it appears to have been built as a rental. The use of the house as a rental, makes association with an important historical person difficult, as occupants change frequently. For these reasons, it does not appear that the property including the ca. 1954 house, ca. 1965 ancillary building, ca. 1954 in-ground pool, and associated landscape are associated with any persons important to California history.

Therefore, the property does not *appear individually eligible for listing in the CRHR under Criterion 2.*

3. **(Construction/Architecture): Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.**

The ca. 1954 house is associated with Mid-Century Modern architecture with a period of significance of ca. 1954. Although the house consists of angular shapes, large plate glass windows, and stacked brick veneer, it was not found to be representative of the Mid-Century Modern architectural style, is not the first to be designed within this style, and is not the work of a master, nor does it possess high artistic values.

The ca. 1965 ancillary building, ca. 1954 in-ground pool, and associated landscape within the property is not associated a known architectural style or architectural landscape design.

Therefore, the ca. 1954 house, ca. 1965 ancillary building, ca. 1954 in-ground pool, and associated landscape within property are not individually eligible for listing under Criterion 3.

4. **(Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

Criterion 4 most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion 4 can also apply to built environment resources that contain important information. For a building to be eligible under Criterion 4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

The ca. 1954 house, ca. 1965 ancillary building, ca. 1954 in-ground pool, and associated landscape within property do not appear to have the ability to convey information potential that is unique or unknown regarding an architectural style or construction techniques. Therefore, the property does not appear individually eligible for listing under Criterion 4.

State of California ♁ Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 15 **of** 15 ***Resource Name or #** 808 Alameda de las Pulgas

***Map Name:** USGS 7.5' Woodside Quadrangle ***Scale:** 1:24,000 ***Date of map:** 1991

